EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

OCTOBER 28, 2025, 5:30 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

A. DISCUSSION - Utah Housing Strategic Plan

1. DISCUSSION ITEMS

7:00 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. October 14, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. PUBLIC HEARING / ORDINANCE - An Ordinance of Eagle Mountain City, Utah Approving the Lower Hidden Valley Master Development Plan Amendment.

BACKGROUND: (*Presented by Senior Planner, Robert Hobbs*) A request by Perry Homes for Master Development Plan Amendment approval to amend the Lower Hidden Valley Master Development Plan and Agreement pertaining to approximately 244.60 acres of property located in Section 30, T5S, R1W, (County Assessor Parcels/Serial #s 58:040:0149 & 58:040:0010) located west of the southwest corner of Hidden Valley Parkway and Pony Express Parkway on the east side of Pony Express Parkway in Eagle Mountain City. Project [to be] known as the Trails at Hidden Valley.

7.B. PUBLIC HEARING / ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.64 Alternative Energy Overlay Zone.

BACKGROUND: (*Presented by Director of Legislative and Strategic Affairs, Evan Berrett*) Eagle Mountain City is proposing the creation of an overlay zone known as the Alternative Energy Overlay Zone (AEOZ) which would allow for the development of a variety of types of power generation facilities at approved locations. The AEOZ is not being proposed at this time to be applied to any property and would generally be contemplated for use on request. The AEOZ contains a number of requirements and restrictions regarding power generation facility development including demonstration of approval from state and federal entities as applicable.

7.C. PUBLIC HEARING / PRELIMINARY PLAT - Firefly NPA 6 A

BACKGROUND: (*Presented by Senior Planner, Robert Hobbs*) A request by Candlelight Homes for Preliminary Plat Approval for Firefly NPA 6 Phase A; said plat consisting of 246 detached residential building lots on 52.53 total acres of land (4.68 du/a) within the Firefly Master Planned Community located in the southwest area of the City near SR-73 and Pole Canyon Blvd. on, and over, parcel number(s) 59:049:0052.

7.D. PUBLIC HEARING / ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 16.30.090.C.5,b.iii Connectivity Standards.

BACKGROUND: (*Presented by Senior Planner, David Stroud*) A proposed amendment regarding internal cross-access between non-residential lots by deleting the language that encourages shared access. EMMC 17.100.050.C3 requires shared access.

7.E. PUBLIC HEARING / ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.

BACKGROUND: *(Presented by Planner, Steven Lehmitz*) This proposal amends EMMC 17.80 to clarify which type of permit will be required for certain signs. Additionally, several other minor text changes are being proposed along with updates to some of the figures and schematics.

8. DISCUSSION ITEMS

9. AGENDA REVIEW

10. NEXT SCHEDULED MEETING

11. ADJOURNMENT

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodations for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6611. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **OCTOBER 28, 2025**
TITLE:	DISCUSSION - Utah Housing Strategic Plan
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
No

PREPARED BY
Elizabeth Fewkes, Planner
Kiara Polee, Affordable Housing Coordinator

PRESENTED BY
Elizabeth Fewkes, Kiara Polee

RECOMMENDATION:
Staff seeks to facilitate a joint discussion between the Planning Commission and City Council regarding the Utah Housing Strategic Plan to gather and coordinate feedback from the City to provide to the State.

BACKGROUND:
Staff presented the Utah Housing Strategic Plan to the Planning Commission on October 14, 2025, and the City Council on October 21, 2025. During the City Council meeting, the Council requested a joint session with the Planning Commission to discuss the plan and develop collective feedback to be submitted to the State on behalf of the City.

As this item is scheduled for discussion only, no public hearing will be held. Individuals desiring to provide feedback on the Utah Housing Strategic Plan (see attachment) may:

1. Submit feedback directly to the State through the end of November via the online form at governor.utah.gov/housing/; or
2. Email kpolee@eaglemountain.gov and/or efewkes@eaglemountain.gov on or before November 15, 2025, for inclusion in the City's compiled response to the State.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
Staff seeks feedback from the Planning Commission and City Council regarding the Utah Housing Strategic Plan.

ATTACHMENTS:

1. Utah Housing Strategic Plan
2. Reference Flyer

GOVERNOR COX

UTAH LEGISLATURE

Utah Housing

STRATEGIC PLAN

Built here.

UTAH HOUSING STRATEGIC PLAN

A consensus-based implementation strategy to address Utah's housing crisis

Why

- Only **9%** of Utahns can afford the median-priced home.
- The median age of first time homebuyers is **38** according to the National Association of Realtors
- Utah needs **274,000** new housing units to meet the 2033 demand

Approach

Goals & Guiding Principles

1. Improve housing availability, affordability, and stability.
2. Foster community well-being and quality of life.
3. Seek consensus- and evidence-based policy and housing support solutions.

Tactics

- Policy Changes
- Strategic Investments
- Data & Monitoring
- Research & Education Initiatives

Implementation

- Legislature
- Executive Branch
- Local Government
- Private
- Non-Profit

Outcome Metrics

- Affordability
- Ownership
- Supply
- Connectivity

Timeline

- August 2024 Kickoff
- January 2025 Phase I Draft Report
- *Stakeholder Review & Comment*
- April 2025 Phase II Kickoff
- October 2025 Phase II Draft Report
- *Stakeholder Review & Comment*
- December 2025 Final Plan

Steve Waldrip
Senior Advisor for Housing Innovation and Strategy
Swaldrip@utah.gov (801) 389-9329

governor.utah.gov/housing

NOTE: Tactic numbers do not represent a rank order

Tactics with a Delicate Arch icon originated in a rural and resort area working group.

TOP PRIORITY TACTICS

#	Tactic	Category	Implementation Lead	Cost
1	Inventory, analyze, and develop a plan for publicly-owned land that may be suitable for future housing.	Initiative	Executive	Nominal cost
2	Expand funding, including leveraging federal grants, for an infrastructure revolving loan fund to support implementation of station area plans and new master-planned developments and which may be repaid by development.	Investment	Legislature, Executive	1X or OG, Significant Cost
3	Secure ongoing funding for a revolving loan fund to provide low- or zero-interest loans for the acquisition and development of affordable housing projects and may be repaid by development.	Investment	Legislature	1X or OG, Significant Cost
4	Per HCR14 (2025) streamline Utah's executive branch and independent entity housing program administration and funding.	Policy	Legislature, Executive	1X, Nominal Cost
5	Provide training and technical assistance to resource-constrained local governments and growing communities to help them streamline housing development processes.	Investment	Legislature	1X or OG, Under $1M

PRIORITY TACTICS

#	Tactic	Category	Implementation Lead	Cost
6	Incentivize local governments to implement zoning reforms by leveraging existing state funding programs to offer priority to cities that are implementing the state's housing priorities of starter homes, station area plans, missing middle housing, and condominiums.	Policy	Legislature, Executive	Time & Effort
7	Conduct an analysis of the potential benefits and structural requirements of other shared equity models, such as Community Land Trusts or Limited Equity Cooperatives, and disseminate findings.	Initiative	Executive	Time & Effort
8	Review and revise state statute to require cities and towns to allow detached ADUs (DADUs), with reasonable considerations for infrastructure capacity, parking, public safety and health, etc.	Policy	Legislature	Time & Effort
9	Reauthorize existing state tax credits by removing the sunset date from state code sections 59-7-607 and 59-10-1010.	Policy	Legislature	Time & Effort
10	As part of streamlining Utah housing policies per HCR14 (2025), assign the new housing division the responsibility to coordinate the use of federal, state, and other funds to implement regional housing projects and solutions.	Initiative	Legislature, Executive	Time & Effort
11	Convene a working group to explore ways to better utilize the state's Medicaid funding to provide wraparound supports to accompany deeply affordable housing initiatives.	Initiative	Executive	Time & Effort
12	Conduct a comprehensive study to estimate realistic limits to growth and additional housing from water supply constraints.	Initiative	Executive	One-time, Under $1M
13	Implement reasonable, minimum regulations for short-term rentals such as requiring a local management contact, maximum occupancy limits, basic fire and safety measures, homeowner-held licenses or permits, and payment of Transient Room Tax.	Policy	Legislature, Local Govt	Time & Effort
14	Fund and host efforts to plan for growth at the state, regional, and local level by engaging the public in conversations (community forums, workshops, surveys, etc.), including highlighting the benefits of center-based development patterns.	Investment	Local Govt, Non-Profit	1X, Under $1M
15	Require all publicly funded housing to maintain affordability through long term deed restrictions.	Policy	Legislature	Time & Effort

NOTE: Tactic numbers do not represent a rank order

Tactics with a Delicate Arch icon originated in a rural and resort area working group.

ADDITIONAL TACTIC RECOMMENDATIONS

#	Tactic	Category	Implementation Lead	Cost
	This State Housing Plan process referred most land use policy and process tactics to the informal Land Use Task Force (LUTF), which will provide a list of additional recommended tactics for policy-makers' consideration.			
16	Establish a new housing funding coordination body to proactively utilize and coordinate federal, state, and other funds to implement regional housing projects and solutions.	Initiative	Executive	Time & Effort
17	Review and revise, if necessary, state code 17C-1-142 regarding RDA/CRA affordable housing set asides to include additional possibilities to expedite the use of those funds to create more affordable housing.	Policy	Legislature	Time & Effort
18	Direct additional funding towards Main Street revitalization as a strategy to expand housing choice, enhance community appeal, and support local businesses.	Investment	Legislature	1X, Under $1M
19	Create a inventory of all publicly-owned housing including deed restriction expiration dates, and require dissemination of the database to non-profit housing organizations.	Data	Executive, Non-Profit	1X, Nominal Cost
20	Review and analyze the impact of past legislative appropriations towards shared equity models and affordable housing preservation funding, and consider policy adjustment as needed.	Data	all	Time & Effort
21	Improve eviction court data transparency.	Data	Legislature, Non-Profit	1X, Under $1M
22	Fund and conduct a study to review development standards, explore opportunities for statewide consistency, and analyze potential cost savings to homeowners.	Investment	Executive, Private, Local Govt	1X, Under $1M
23	Fund the development and maintain annually a GIS-based inventory of entitled units and infrastructure deficiencies, and direct local government staff to partner with the state in developing this inventory.	Data	Executive, Local Govt	1X, Nominal Cost
24	Establish a grant or revolving loan fund to offer housing incentives to increase energy efficiency & lower monthly utility bills for new residential construction/ housing retrofits.	Investment	Legislature, Local Govt, Non-Profit	1X, Significant Cost
25	Expand and fund an eviction mediation and prevention program.	Investment	Non-Profit	OG, Under $1M
26	Convene a working group to revise the MIHP annual report to incorporate and reflect the recommendations of this plan including new tactics and metrics.	Policy	Legislature, Local Govt	Time & Effort
27	Update building code requirements for homes in Urban Wildland Interface (WUI) zones to increase wildfire resiliency.	Policy	Legislature	Time & Effort
28	Set regional standards for low-water-use landscaping in park strips and yards, incorporating context-sensitive approaches that reflect the character of rural environments.	Policy	Legislature, Private, Local Govt	Time & Effort
29	Develop standards and include Graduated Density Zoning as an MIHP option to encourage parcel aggregation for redevelopment projects, with a targeted minimum % of affordable units.	Policy	Legislature	Time & Effort
30	Develop new educational materials to increase use of Transfer of Development Rights (TDR) programs to achieve housing goals, and include TDR programs as an available menu option in the MIHP code.	Policy	Legislature, Executive	1X, Nominal Cost

NOTE: Tactic numbers do not represent a rank order

Tactics with a Delicate Arch icon originated in a rural and resort area working group.

ADDITIONAL TACTIC RECOMMENDATIONS

#	Tactic	Category	Implementation Lead	Cost
31	Attract a factory built/modular housing manufacturer to Utah to reduce construction costs.	Initiative	Executive, Private	1X, Under $1M
32	Establish a "home hardening" or "home adaptation" program to support communities in preventing the loss of, or reinstating, commercial insurance coverage.	Initiative	Local Govt	1X or OG, Nominal Cost
33	Create a governor's Utah First Homes award program to publicly recognize cities and developers advancing starter homes and center-based housing.	Initiative	Executive	Time & Effort
34	Increase education and promotion of existing local level housing incentives (e.g. density bonuses) to encourage their utilization and increase housing supply and affordability.	Initiative	Local Govt, Private	Time & Effort
35	Convene regional or sub-regional workshops with local government leaders to identify opportunities for accommodating future housing demand and to showcase benefits of regional collaboration.	Initiative	Local Govt, Non-Profit	1X, Nominal Cost
36	Increase funding and resources for public transit expansion to improve accessibility and mobility for residents and implement other state goals such as Station Area Plans.	Investment	Legislature, Local Govt	Ongoing, Significant Cost
37	Promote and disseminate the existing, state-funded street connectivity guide to encourage its implementation through individual development and local planning projects.	Initiative	Local Govt, Private	Time & Effort
38	Evaluate existing technical training for contractors and subcontractors on how to achieve superior energy efficiency in new homes/housing developments to determine if changes or additional support is needed.	Initiative	Non-Profit, Private	Time & Effort
39	Promote upstream, preventative housing interventions.	Initiative	Executive, Local Govt, Non-Profit	Time & Effort
40	Design and disseminate educational information around eviction prevention on foreclosure rental properties.	Initiative	Executive, Non-Profit	1X, Nominal Cost
41	Amend LUDMA at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations.	Policy	Legislature	Time & Effort
42	Develop and adopt consistent definitions for affordable housing and starter homes/housing throughout state code.	Policy	Legislature	Time & Effort
43	Build upon and expand the Utah Homeownership Investment Program (UHIP) to further incentivize and support the financing of new condominiums in existing and future centers.	Investment	Legislature	1X, Significant Cost
44	Amend the Moderate Income Housing Plan requirements to link local housing strategies to the population and employment projections already required in LUDMA.	Policy	Legislature	Time & Effort
45	Convene a working group to discuss broad sales tax policy reform and recommend changes to remove barriers to redevelopment of commercial land into housing.	Policy	Legislature	Time & Effort
46	Convene a working group to explore extending, monitoring, and expanding funding for rental assistance programs.	Investment	Legislature	OG, Significant Cost

Executive Summary

EXECUTIVE SUMMARY

> ***Barriers to homeownership and affordable housing are the single greatest threat to Utah's prosperity. A lack of affordable housing holds back our workforce, weakens our economy, and keeps Utahns from achieving the American dream.***
>
> **- Governor Spencer J. Cox**

Defining the Problem

Everything that we care about as a society is predicated upon stable housing for our citizens—elementary school proficiency, high school graduation rates, college attendance and graduation rates, teen pregnancy rates, crime rates, community engagement and volunteerism, family stability, physical health and life expectancy, mental health, upward social mobility—all of these outcomes, and more, improve with housing stability and decline with housing instability.

We live in a state where our homeownership rate is 70.3%, but we have a generation entering the workforce that has little hope of ever achieving homeownership (US Census Bureau). Only 9% of non-homeowners in Utah can afford the median-priced home and only about 20% can afford to buy a home that would be considered affordable under state and federal guidelines (Kem C. Gardner Policy Institute (GPI)). Additionally, over 45% of renters in Utah are considered rent burdened, with nearly 20% of those spending more than 50% of their income on rent (GPI). These statistics equate to a wave of housing instability in our communities, which will cause predictable, but unwanted and unpleasant results for our state. We must increase housing stability by creating attainable ownership opportunities and affordable rental opportunities.

We are in the midst of a supply crunch in our housing stock. This lack of sufficient housing supply, with record breaking reduction in current housing stock turnover, has resulted in radical price increases unprecedented in the history of our state. While increasing the overall housing supply is essential to alleviating market pressures - and it does help ease prices through basic supply and demand dynamics—it is not sufficient enough to address the full scope of Utah's housing affordability crisis. Market-rate development often fails to meet the needs of lower-income households, creating a critical gap in the housing continuum.

This strategic plan recognizes that ensuring access to safe, stable, and affordable housing for all Utahns requires a multifaceted approach. While the plan is primarily focused on addressing the state's persistent housing supply deficit—a key driver of unaffordability and instability—it also underscores the essential role of subsidized and deeply affordable housing.

The Gap

Utah has 35,000 fewer homes than needed to meet demand today, and a projected need for 274,000 additional homes to meet demand over the next 10 years (GPI). The current market pace is expected to produce only 220,000 homes over that same time period (GPI). The state's housing challenges are further exacerbated when household income levels and affordability are

considered. In addition to being short on housing units overall, Utah has a significant undersupply of housing affordable to lower income households, those with Area Median Income (AMI) levels under 80%. Fully addressing our housing challenges will require solutions across the entire spectrum of housing types and price points.

This housing gap is a crisis for our state, and must be treated like a crisis. Addressing our urgent housing needs requires focused attention, collaboration, and resources. This effort will require both **private and public capital investments**, and **engagement in solutions by all stakeholders**—the executive and legislative branches of state government, local government, the building community, financial community, nonprofit partners, and the public at large.

Defining Success

Vision

Our vision is to ensure that every resident in Utah has access to safe, affordable, and stable housing options that provide access to opportunities and a high quality of life.

Commitment

We commit to addressing the housing crisis through the development of a comprehensive, long-term strategy that engages legislators, the state's executive branch, private industry, local governments, advocacy organizations, and philanthropic partners.

Administration Priorities

Gov. Cox has outlined an ambitious goal, facilitating the market delivery of at least 150,000 new housing units, including 35,000 new starter homes and 40,000 new homes in identified regional centers, such as those depicted in Wasatch Choice Vision, by the end of his second term (December 2028).

Housing is a complex issue that is affected by national and local trends and market forces, and overcoming housing challenges requires the engagement of a broad set of public, private, and community stakeholders. Gov. Cox is co-chairing a National Housing Crisis Task Force, which centers on actions that can be taken at the federal level. Our plan focuses on what can be done statewide and locally.

About the Plan

This document outlines an actionable work plan for policymakers across the state, with a prioritized list of tactics to move us toward achieving our collective housing vision.

Target Audiences

- Public capital and policy influencers - State legislature, executive branch
- Private capital and executors - Developers, banks, philanthropic entities
- Analysts and researchers - Housing and demographic experts
- Program executors - Executive branch agencies, targeted housing programs
- Local officials - Municipal and county government elected and appointed leaders responsible for planning communities
- Residents - Current and prospective homeowners, renters, and members of the public at large

Phased Approach

- *Phase I, September 2024 - January 2025* - Commence steering and technical committees; determine plan framework; establish a shared vision, guiding principles, and goals; gather information about potential strategies.
- *Phase II, April 2025 - December 2025* - Solicit input on Phase I deliverable; incorporate legislative, stakeholder, and public feedback; align plan with other housing efforts; analyze and prioritize recommended actions including performance metrics and tactics.
- *Ongoing Implementation and Updates* - Regularly review and update the plan in response to progress made and the changing environment. The housing plan is meant to be a living document to guide discussions about housing policy and strategies at the state and local levels.

Utah's Housing Solutions

This strategic plan was developed through a collaborative process that engages a broad spectrum of stakeholders. The first phase focused on the establishment of a set of shared goals, guiding principles, and framework for additional dialogue and consensus-based decision making in the second phase.

Goals

Stakeholders have identified three overarching goals for Utah's housing strategy:

Goal 1: Improve housing availability, affordability, and stability
Goal 2: Foster community well-being and quality of life
Goal 3: Seek consensus- and evidence-based policy and housing support solutions

Guiding Principles

The following guiding principles are intended to serve as guideposts for how Utah stakeholders resolve to work with one another to address our housing crisis. These principles describe both the "Utah Way" of problem solving and desired long-term outcomes for the state.

- Prioritize Collaboration Over Preemption
- Promote a Holistic and Regional Approach
- Collaborate Across Sectors
- Enable Connected Communities and Center-Based Development
- Acknowledge Cross-Issue Policy Alignment
- Maintain a Long-Range Vision
- Promote Opportunity and Inclusivity

- Recognize Complex Market Forces
- Consider Rural Context

Metrics and Data
Achieving the state's housing goals requires focusing our resources and policies where we can make the greatest impact. The following **Lead Metrics** have been identified as key data points to track Utah's progress toward meeting our housing goals. Terms in *italics* are defined in the glossary found in Appendix D. See Section 3, starting on page 6, for more information.

Affordable Housing Metrics
- Number of deed restricted rental units affordable to Utahns at or below 60% of *AMI*
- Number of deeply affordable units created for 30-60% *AMI*
- Number of new *starter homes* delivered to market, starting January 2024

Market-Rate Housing Metrics
- Percentage of Utah renters that are housing *cost-burdened*
- Percentage of Utah homeowners that are housing *cost-burdened*
- Percentage of *households* that can afford the median-priced home
- Share of homes (new and existing) affordable to each AMI group

General Housing Supply
- Total number of new housing units currently entitled, but limited by *infrastructure* deficiencies
- Total number of new housing units *permitted*
- Total number of *certificates of occupancy* issued
- Amount of time from a completed development application to the issuance of a building permit by project type
- Acreage of identified *non-productive public land,* excluding State Trust Lands and federally-owned lands

Housing Location and Connectivity
- Number of housing units within areas designated as city or town centers identified in regional visions, such as *Wasatch Choice*, or in *Station Area Plans* (SAPs) or *Housing Transit Reinvestment Zones* (HTRZs)
- The proportionate share of different housing types (housing mix) available in any given municipality or area

Audit Recommendations Crosswalk
While broader in scope and purpose, the Housing Strategic Plan is also a response to the *Performance Audit of Utah Housing Policy - A Case for Statewide Strategic Planning and Accountability* published by the Office of the Legislative Auditor General in November 2023.

Audit Recommendation	Responses
1.1 The Legislature should require the creation of a state-level strategic plan for housing in Utah. This plan should define success and include goals that specifically address the current housing shortage and forecasted population growth.	**Housing Strategic Plan:** Section 2. Vision, Goals, & Guiding Principles
1.2 The Legislature should consider amending the land use, development, and management acts at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations.	**Housing Strategic Plan:** Plan Tactic 41
1.3 With information gathered from strategic planning, the Legislature should consider the range of state-level policy options presented in this chapter to create a program to set and manage state-level housing production targets.	**Housing Strategic Plan:** Section 2. Vision, Goals, & Guiding Principles **Administrative Priorities:** Governor Cox has articulated a goal of delivering to market an additional 150,000 new housing units by the end of his second term. This overall goal includes 35,000 new starter homes and 40,000 new housing units within regional centers.
2.1 The Legislature should consider whether to expand the moderate-income housing plan requirements to include forecasting benchmarks for household growth.	**Housing Strategic Plan:** Plan Tactic 44
2.2 The Legislature should consider options to increase zoning density on a wide scale within the state.	**Housing Strategic Plan:** Plan Tactic 8
2.3 The Legislature should consider policy options to craft additional penalties and incentives associated with housing planning and targets to better ensure local government compliance.	**Housing Strategic Plan:** Plan Tactic 6
3.1 As part of any statewide housing strategic planning, the Legislature should consider metrics to better track both actual and potential housing production.	**Housing Strategic Plan:** Section 3. Metrics, Data, & State Support Structures

HCR14 Crosswalk

Similarly, this plan also responds to *House Concurrent Resolution Supporting Streamlining Utah Housing Policies* (HCR14, Rep. Whyte) enacted during the 2025 General Session of the Utah Legislature.

HCR14 Resolutions	Responses
NOW, THEREFORE, BE IT RESOLVED that the Legislature of the state of Utah, the Governor concurring therein, supports consolidating housing policies to more efficiently and effectively address the attainable homeownership shortage, implement recommendations from the 2023 housing policy audit, reduce redundancy, and streamline government.	**Housing Strategic Plan:** Pages 18-19, + Inventory
BE IT FURTHER RESOLVED that the Legislature and the Governor will involve stakeholders in the process of identifying programs to consolidate.	**Housing Strategic Plan:** Pages 18-19, + Inventory
BE IT FURTHER RESOLVED that the Legislature and the Governor commit to begin the process of identifying programs for streamlining during the 2025 interim.	**Housing Strategic Plan:** Pages 18-19, + Inventory

Prioritized Tactics
In Phase I, stakeholders identified identify numerous potential tactics to address housing needs across the spectrum. Phase II of this plan delineates a prioritized list of potential tactics (policy changes, investments, or initiatives) available to the state's decision makers to address our housing challenges. Stakeholders propose these select tactics for further consideration and development because the tactics:

- Have significant potential impact on housing supply, affordability, and availability
- Have realistic implementation feasibility
- Align with the goals and guiding principles of this strategic plan
- Enjoy a basic level of consensus support for further policy discussions and implementation

Please see Section 4 of the Utah Housing Strategic Plan for a list of prioritized tactic recommendations.

This State Housing Plan process referred most land use policy and process tactics to the informal Land Use Task Force (LUTF). The LUTF will provide a list of additional recommended tactics for policy-makers' consideration. The LUTF has met annually since 2007 and has produced more than 70 consensus-based policy recommendations since that time.

GOVERNOR COX

UTAH LEGISLATURE

DRAFT

Utah Housing

STRATEGIC PLAN

Built here.

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UTAH HOUSING STRATEGIC PLAN

"Barriers to homeownership and affordable housing are the single greatest threat to Utah's prosperity. A lack of affordable housing holds back our workforce, weakens our economy, and keeps Utahns from achieving the American dream."

- Governor Spencer J. Cox

1. INTRODUCTION

Defining the Problem

Everything that we care about as a society is predicated upon stable housing for our citizens—elementary school proficiency, high school graduation rates, college attendance and graduation rates, teen pregnancy rates, crime rates, community engagement and volunteerism, family stability, physical health and life expectancy, mental health, upward social mobility—all of these outcomes, and more, improve with housing stability and decline with housing instability.

We live in a state where our homeownership rate is 70.3%, but we have a generation entering the workforce that has little hope of ever achieving homeownership (US Census Bureau). Only 9% of non-homeowners in Utah can afford the median-priced home and only about 20% can afford to buy a home that would be considered affordable under state and federal guidelines (Kem C. Gardner Policy Institute (GPI)). Additionally, over 45% of renters in Utah are considered rent burdened, with nearly 20% of those spending more than 50% of their income on rent (GPI). These statistics equate to a wave of housing instability in our communities, which will cause predictable, but unwanted and unpleasant results for our state. We must increase housing stability by creating attainable ownership opportunities and affordable rental opportunities.

We are in the midst of a supply crunch in our housing stock. This lack of sufficient housing supply, with record breaking reduction in current housing stock turnover, has resulted in radical price increases unprecedented in the history of our state. While increasing the overall housing supply is essential to alleviating market pressures - and it does help ease prices through basic supply and demand dynamics—it is not sufficient enough to address the full scope of Utah's housing affordability crisis. Market-rate development often fails to meet the needs of lower-income households, creating a critical gap in the housing continuum.

This strategic plan recognizes that ensuring access to safe, stable, and affordable housing for all Utahns requires a multifaceted approach. While the plan is primarily focused on addressing the state's persistent housing supply deficit—a key driver of unaffordability and instability—it also underscores the essential role of subsidized and deeply affordable housing.

The Gap

Utah has 35,000 fewer homes than needed to meet demand today, and a projected need for 274,000 additional homes to meet demand over the next 10 years (GPI). The current market pace is expected to produce only 220,000 homes over that same time period (GPI). The state's housing challenges are further exacerbated when household income levels and affordability are

considered. In addition to being short on housing units overall, Utah has a significant undersupply of housing affordable to lower income households, those with Area Median Income (AMI) levels under 80%. Fully addressing our housing challenges will require solutions across the entire spectrum of housing types and price points.

The Spectrum of Housing Needs

Utah's housing needs span a spectrum of housing types and affordability levels—from those experiencing or at risk of falling into homelessness, those who are employed but struggle to find safe, affordable, and stable housing, to those where market-rate housing is just out of reach or consumes an unsustainable portion of their household budgets. Additionally, rural areas have unique housing needs, especially areas that serve as gateways to major recreation destinations.

This housing gap is a crisis for our state. It must be treated like a crisis. Addressing our urgent housing needs requires focused attention, collaboration, and resources. This will require both **private and public capital investments**, and **engagement in solutions by all stakeholders**—the executive and legislative branches of state government, local government, the building community, financial community, nonprofit partners, and the public at large.

Actions To Date

In late 2023, Governor Cox set an ambitious goal to build 35,000 starter homes by 2028. To address housing affordability, land use, and transportation challenges in support of this goal, Utah has recently enacted several significant policies and investments:

Station Area Planning (SAP): This law mandates that cities with FrontRunner, TRAX, and Bus Rapid Transit (BRT) stations develop Station Area Plans. These plans are designed to bolster housing availability and affordability, economic growth, transportation connectivity, and environmental sustainability. As of September 2025, SAP has already led to the planning of 64,600 new housing units near existing state transit infrastructure.

Housing and Transit Reinvestment Zones (HTRZ): This tax increment financing tool specifically promotes higher-density and affordable housing development near transit hubs. It has been instrumental in planning 28,532 additional housing units that would not have been feasible otherwise.

First Home Investment Zones (FHIZ) & Home Ownership Promotion Zones (HOPZ):
FHIZ encourages owner-occupied, mixed-use projects, requiring at least 25% of the homes to be affordable. HOPZ also uses tax increment financing to boost home ownership, requiring at least 60% of homes built to be affordable.

Moderate Income Housing Plans (MIHP): To incentivize local cooperation, cities must submit effective housing construction plans to qualify for state transportation funds.

Utah Homes Investment Program (UHIP): A substantial $300 million has been allocated from the state transportation fund to offer 100% financing at below-market rates for developers building for-sale homes and condominiums. This program is expected to open new homeownership opportunities for thousands of Utahns in the coming years.

An Action-Oriented Strategy
This document is designed to serve as a work plan for policy and decision makers at all levels. The vision aims to keep us focused on the outcomes we want to achieve, the goals define success for the state, the guiding principles provide a policy evaluation rubric and guide collaborative decision-making, and the tactics offer a list of vetted, prioritized, and actionable next steps for policymakers.

This plan is intended to guide and inform future policy discussions regarding housing, including updating the Moderate Income Housing Plan (MIHP) requirements and the work of the CHA and the LUTF.

Need for Ongoing Work
Just as it took a decade to reach this crisis point, it will take time to achieve our housing vision. Phase I defined the shared goals, established a framework for how the state will tackle housing challenges, and inventoried available data, housing support structures, and potential implementation tactics. Phase II focused on recommending specific implementation tactics and strategies to accomplish our housing goals.

This plan will be updated at least every four years with new findings, tactics, best practices, case studies, and statutory guidance.

2. VISION, GOALS, & GUIDING PRINCIPLES

Vision
Our vision is to ensure that every resident in Utah has access to safe, affordable, and stable housing options.

Commitment
The contributors to this planning effort commit to addressing the housing crisis through the development of a comprehensive, long-term strategy that engages legislators, the state's executive branch, private industry, local governments, advocacy organizations, and philanthropic partners.

Administration Priorities
Gov. Cox has outlined an ambitious goal, facilitating the market delivery of at least 150,000 new housing units, including 35,000 new starter homes and 40,000 new homes in identified regional centers, such as those depicted in Wasatch Choice Vision, by the end of the second term (December 2028).

Housing is a complex issue that is affected by national and local trends and market forces, and overcoming housing challenges requires the engagement of a broad set of public, private, and community stakeholders. Gov. Cox is co-chairing a National Housing Crisis Task Force, which

centers on actions that can be taken at the federal level. Our plan focuses on what can be done statewide and locally.

Additionally, Utah continues to streamline government, improve permitting efficiency, and reduce unnecessary regulatory burdens, to accelerate the development of new housing and critical infrastructure—while still protecting public health and safety.

Strategic Housing Goals

Goal 1: Improve housing availability, affordability, and stability

Achieving success for this goal means:

- Increasing the number of smaller, less expensive, for-sale units to promote homeownership for all Utahns.
- Increasing Utah's housing stock to meet projected demand, population growth, and cultural and demographic shifts.
- Expanding housing supports and products to provide stable, safe, and affordable housing options for moderate- to low-income Utahns.
- Preventing homelessness by helping those with moderate- to low-incomes stay housed.
- Partnering across private and public sectors to utilize publicly-owned lands to expand housing potential.
- Identifying and improving process inefficiencies.

Goal 2: Foster community well-being and quality of life

Achieving success for this goal means:

- Coordinating housing, land acquisition, and infrastructure planning to provide essential services, maintain financial sustainability, and promote good asset management.
- Improving access to jobs, education, daily needs, and recreation; reducing overall household housing and transportation costs by focusing the most intense development in areas with existing or planned public investments.
- Designing neighborhoods that have diverse housing options to meet the needs of residents throughout their life stages.
- Expanding both infill and greenfield development, while promoting efficient development patterns that preserve natural and agricultural lands, clean air, and water.
- Understanding and sharing the regional impacts of local decisions.

Goal 3: Seek consensus- and evidence-based policy and support solutions

Achieving success for this goal means:

- Using data and evidence to guide policymaking.
- Striving for context- and people-sensitive solutions (consider geographic setting, Area Median Income (AMI) level, infrastructure capacity, etc.).
- Advancing solutions that have been vetted through this collaborative process.

Guiding Principles
The following guiding principles are intended to serve as guideposts for how Utah stakeholders resolve to work with one another to address our housing crisis. These principles describe both the "Utah Way" of problem solving and desired long-term outcomes for the state.

Prioritize Collaboration Over Preemption - Utah's housing stakeholders should aim for solutions that deliver mutual gains for a diverse set of stakeholders. Discussions should first fully exhaust the potential for collaborative, consensus-based solutions before state-mandated policy interventions.

Promote a Holistic and Regional Approach - Addressing housing challenges requires a comprehensive view, while still being sensitive to the context of local communities. This means coordinating efforts across municipalities and counties, as the decisions of one can affect another. It is necessary to consider how infrastructure investments and housing decisions can best serve a region's immediate and future needs. This coordination should include identifying cross-jurisdictional infrastructure financing opportunities.

Collaborate Across Sectors - Bringing together various sectors such as government, private industry, and non-profit organizations encourages shared responsibility and resource pooling. This collaborative approach leads to more effective and inclusive housing policies that benefit all community members. Collaboratively-developed decisions typically have greater implementation feasibility, buy-in, longevity, and are resistant to challenge.

Enable Connected Communities and Center-Based Development - Developments that are accessible, well-connected, and aligned with community resources enhance residents' quality of life. Development patterns should maximize existing and planned transportation and utility investments, create community anchors and gathering places, and serve as connection points to jobs and education. Enabling more growth to occur in centers also helps to preserve the character of surrounding suburban and agricultural areas. Centers in urban areas may include major intersections or transit station areas, while traditional "main streets" and historic settlements can serve as centers in more rural areas.

Acknowledge Cross-Issue Policy Alignment - HCR 11 (2024), *Concurrent Resolution Recognizing the Importance of Cross-Issue Growth Impacts* (B. Bolinder), encourages private, public, and community partners to consider a broad range of growth issues when making policy or funding decisions, including: water, natural ecosystems, housing, economic development, and transportation. When new housing is planned, stakeholders will consider the connections between housing and other policy areas and strive to advance shared goals.

Maintain a Long-Range Vision - Utah's housing strategy will take a long-term approach that anticipates future growth, demographic shifts, and meets the needs of future generations—while also striving for short-term wins.

Promote Opportunity and Inclusivity - Utah will strive to offer housing choices and opportunities for Utahns at all life stages and circumstances. This includes a diverse range of affordable housing options that are accessible to all income levels, age groups, physical abilities, and household sizes.

Recognize Complex Market Forces - Housing and financial markets are complex, and the interests of one sector may compete with that of another. Priority should be placed on fostering an environment that supports a fair balance. This means maximizing housing production, lowering the cost of housing, maintaining community safety, strengthening residential stability, protecting existing property values, and supporting profitable private investment—ultimately enhancing the success of communities, residents, and businesses.

Consider Rural Context - Rural communities may require housing solutions distinct from those in urban areas. Housing policy developed to target urban-specific challenges or opportunities should not be pushed forward as a statewide strategy. Rather, policy for rural areas should prioritize context-sensitive designs that integrate housing with local economies, agriculture, and natural landscapes. Densities should reflect the scale of rural areas, with flexibility to accommodate growth where infrastructure allows. Lot sizes should be appropriately sized for their intended purposes (single-family, backyard animals, or farming) to avoid inefficient use of land while preserving rural character and lifestyles. Implementation tactics should consider tiered requirements to reflect the varying capacity, infrastructure, and applicability to different municipal classifications. Recommended tactics for rural Utah should also reflect the pressures of tourism and the market forces influencing the construction industry in rural and resort-type communities.

3. METRICS, DATA, & STATE SUPPORT STRUCTURES

Metrics

Achieving the state's housing goals means that our resources and policies must focus on the opportunities that will have the greatest impact. Good data, performance metrics, accountability, and coordinated programs and supports will be critical to evaluating the success of our efforts. Collecting and reporting data requires time. Any new data policy or reporting considerations should balance the time and financial resources needed to achieve the data objective with the limited capacity of stakeholders to advance other steps of the housing process.

The following Lead Metrics have been preliminarily identified as key data points for tracking Utah's progress toward meeting our housing goals. Progress towards these metrics can be viewed on the Housing Metrics Dashboard located at governor.utah.gov/housing.

LEAD HOUSING METRICS					
Goal	**Metric**	**Why It Matters**	**Reporting Entity**	**Reporting Frequency**	**Data Source**
NOTE: Terms in *italics* are defined in the glossary found in Appendix D.					
Affordable Housing					
1	**Deeply Affordable** Number of new deeply affordable units created for 30-60% *AMI*	There is a significant shortage of available housing that is affordable to Utahns at the lowest income levels. Utahns that cannot find affordable housing can easily fall into homelessness.	Kem C. Gardner Policy Institute	Quarterly	Utah Affordable Housing Dashboard; Utah Housing Corporation
1, 2	**Deed Restricted Rentals** Number of deed restricted rental units affordable to Utahns at or below 60% of *AMI*	Deed restrictions cap rental costs to preserve long-term housing affordability for those at lower income levels. Utahns that cannot find affordable housing can easily fall into homelessness.	Kem C. Gardner Policy Institute	Quarterly	Utah Affordable Housing Dashboard; Utah Housing Corporation; National Housing Preservation Database

LEAD HOUSING METRICS					
Goal	**Metric**	**Why It Matters**	**Reporting Entity**	**Reporting Frequency**	**Data Source**
1, 3	**Share of Homes Available** Share of homes (new and existing) affordable to each AMI group	Addressing Utahns' housing needs requires not only building more homes, but also ensuring those new homes are affordable to people at various income levels.	Kem C. Gardner Policy Institute	Quarterly	Kem C. Gardner Policy Institute, Utah Association of Realtors Database; US Census Bureau
1	**New Utah First Homes** Total number of new *starter homes* delivered to market starting January 2024	Homeownership creates greater stability and economic opportunity for households. Utah has a shortage of single family homes priced under $400,000.	Kem C. Gardner Policy Institute	Quarterly	Utah Association of Realtors Database; Utah Affordable Housing Dashboard
Market Overview					
1, 2	**Cost-Burdened Renters** Percentage of Utah renters that are housing *cost-burdened*	Housing instability is exacerbated when households pay over 30% of their income on housing.	Kem C. Gardner Policy Institute	Quarterly	Utah Affordable Housing Dashboard
1, 2	**Cost-Burdened Owners** Percentage of Utah homeowners that are housing *cost-burdened*	Housing instability is exacerbated when households pay over 30% of their income on housing.	Kem C. Gardner Policy Institute	Quarterly	Utah Affordable Housing Dashboard

LEAD HOUSING METRICS					
Goal	**Metric**	**Why It Matters**	**Reporting Entity**	**Reporting Frequency**	**Data Source**
1, 3	**Share of Utahns Priced Out** Percentage of *households* that cannot afford the median-priced home	Homeownership creates greater stability and economic opportunity for households.	Kem C. Gardner Policy Institute	Quarterly	Utah Affordable Housing Dashboard; Home Mortgage Disclosure Act Data
General Housing Supply					
1	**Infrastructure Deficiencies** Total number of new housing units currently entitled, but limited by *infrastructure* deficiencies	Many new homes are entitled by local governments, but are not being constructed. Deficiencies in infrastructure connections (water, sewer, roads) are often cited as the barrier. Tracking this metric will help us understand how big of a challenge this is, and will help us to prioritize the location of future infrastructure investments.	TBD	TBD	Currently unavailable. (see proposed approach below)

LEAD HOUSING METRICS					
Goal	**Metric**	**Why It Matters**	**Reporting Entity**	**Reporting Frequency**	**Data Source**
1	**Total New Units Permitted** Total number of new housing units *permitted*	Permitted means a builder has started construction but the home is not yet available for sale or occupancy. Tracking new construction permits helps us understand how much new housing supply is being added.	Kem C. Gardner Policy Institute	Quarterly	Ivory-Boyer Construction Database
3	**Approval Times** Amount of time from a completed development application to the issuance of a building permit by project type, such as: ● Single-family detached ● Multi-family ● Master-planned development	Delays at any point in the home building approval and construction process result in increased costs to the developer that are ultimately passed along to residents. Streamlining and speeding up approval times could result in more affordable housing for Utahns. Comprehensive data could help identify patterns and inform future policymaking.	TBD	TBD	Currently unavailable (see proposed approach below)

LEAD HOUSING METRICS					
Goal	**Metric**	**Why It Matters**	**Reporting Entity**	**Reporting Frequency**	**Data Source**
1	**Total C of O Issued** Total number of *certificates of occupancy* issued	C of O means a home is ready to be sold and occupied, while *permitted* simply means a builder can start construction. Tracking how many new homes are available for occupancy provides a fuller picture of Utah's actual housing supply.	Local governments	Annually with MIHP report	Currently unavailable (see proposed approach below)
1, 3	**Vacant Public Parcels** Total acreage of identified non-productive public land, excluding State Trust Lands and federally-owned lands	Land cost is a major factor in the cost of housing, and publicly-owned parcels can increase the amount of affordable, developable land. Understanding the location and size of publicly-owned parcels could highlight opportunities to construct housing on land that is subsidized through public ownership.	Utah Geospatial Resource Center and Governor's Office of Planning and Budget (63A-16-506)	Annually	Currently under development

LEAD HOUSING METRICS					
Goal	**Metric**	**Why It Matters**	**Reporting Entity**	**Reporting Frequency**	**Data Source**
Housing Location and Connectivity					
1, 2	**City/Town Center Units** Number of housing units within areas designated as city or town centers identified in regional visions, such as *Wasatch Choice*, or in Station Area Plans (SAPs) or Housing Transit Reinvestment Zones (HTRZs)	Center-based development patterns help to preserve the character of single-family neighborhoods by directing most new growth and density into nodes or "centers" of activity. Centers are higher in density than surrounding areas, allowing them to maximize the value of infrastructure investments like public transit. They also often spur additional private investment in the area.	Associations of Governments	Quarterly	Urban Utah: Housing Unit Inventory Dataset; Utah Redevelopment Agency (RDA) Database Rural Utah: Not currently available (see proposed approach below)

LEAD HOUSING METRICS					
Goal	**Metric**	**Why It Matters**	**Reporting Entity**	**Reporting Frequency**	**Data Source**
1, 2	**Housing Mix** The proportionate share of different housing types (housing mix) available in any given municipality or area	Housing diversity means housing accessibility for people in all stages of life. Communities that include a range of housing products (sizes and price points) can allow residents to find housing that meets their needs without having to leave their community and the social structures they have built there over time.	Utah Geospatial Resource Center and Kem C. Gardner Policy Institute	Quarterly	Urban Utah: Housing Unit Inventory Dataset Rural Utah: Not currently available (see proposed approach to City/Town *Centers* below)

Data Availability
Having good data is critical to be able to evaluate the effectiveness of any housing initiative or policy. Utah is fortunate to have many useful data sources available (see Appendix C). However, there are still data gaps and a lack of critical information necessary for a full understanding of the state's housing picture. Additional research and data are needed to determine the factors that influence the construction or delay of construction of homes and the effectiveness of recent housing policy.

Recommendations: Data Development
Data needs that should be prioritized for future investment and development include:

Certificates of Occupancy - A Certificate of Occupancy (C of O) is the final step in the process of planning, zoning, designing, approving, constructing, and making a new home available to prospective residents. Currently, tools exist to track many key steps of this process but not C of O, which would provide policymakers with the clearest picture of our progress toward our goal of increasing the state's housing supply. This could potentially replace or streamline other reporting efforts.

Proposed Approach: Total number of certificates of occupancy issued	
Step 1 - Pursue legislation to require the collection and reporting of the number and address location of Certificates of Occupancy issued at the local government level.	
2026 General Session	Engage in the legislative process to update reporting requirements.
Step 2 - Add reporting on the number and address location of Certificates of Occupancy into the annual MIHP report required by all cities and towns subject to the MIHP requirements.	
Upon annual report deadline	Implement the change in reporting.

Approval Process Time - For private homebuilding companies that must turn a profit, the faster a home can move from concept to sale, the better. At the same time, cities have a responsibility to their residents to protect health, safety, and welfare through the careful review and consideration of proposed projects, which takes time. Better understanding the amount of time taken from a development application to the issuance of a building permit could highlight imbalances between thoughtful review and moving projects forward. Providing this data source would require a new statewide system of reporting process milestones, and would need to be broken down into project types.

Proposed Approach: Amount of time from a completed development application to the issuance of a building permit by project type	
Step 1 - Administrative Process Pilot **Identify 5-10 cities willing to participate in a pilot project to track subdivision and building processes by July 2026.**	

September 2025	State to compile building type definitions from existing statute, GPI database, and Construction Monitor.
	
	● Single-family detached,
	● Multi-family:
	  ○ Townhome project,
	  ○ Typical podium-style apartment/condo,
	  ○ High rise apartment/condo, and
	● Master-planned development (zoning/land use plan, subdivision, permitting).

September 2025	ULCT to identify cities that may already have software capability to capture and track the following process milestones and identify potential pilot start dates: ● Complete application submitted, ● Is this project covered under a DA or MDA? y/n, ● Preliminary plat approval, ● Final plat approval, ● Building permit issued, ● Initial inspection completed, ● Final inspection completed, and ● C of O issued. The official pilot will run from July 2026 to July 2027, with monthly or quarterly reports.

October - November 2025	State to meet with willing cities to discuss implementation of the pilot process.
	
	● Ensure good representation of project types.
	● Explore typical scale (total number of units) of projects being considered by pilot cities, and ensure differences in scale are reflected.
	● Maintain a high level view of desired outcomes, tracking both the:
	  ○ Number of projects completed in reasonable time, and
	  ○ Number of housing units delivered to market.

Proposed Approach: Amount of time from a completed development application to the issuance of a building permit by project type	
January 2026	State to develop, with stakeholder input, a standardized template for data output report. Include a notes section to explain any timeline changes.
July 2026	Cities begin tracking subdivision and building process data.
August 2027	At the close of July 2027, conduct an analysis of collected data to determine what the pilot was/wasn't able to tell us.
Step 2 - Statewide System Solution **Conduct an analysis to outline the product and implementation requirements of a comprehensive, statewide planning and development data tracking software.**	
Spring 2026	Develop and release a request for information (RFI) to solicit information from multiple vendors to explore existing software capabilities, cost, and flexibility.
Summer 2026	Conduct analysis of product vendor solutions versus a custom solution.
Summer 2026	Develop a report with recommendations and product specifications for a potential request for legislative appropriation and a draft request for proposals to purchase software.

City and Town Center Units - Focusing development in centers, or nodes of more intense investment and activity, makes cities more efficient by optimizing the use of existing infrastructure, which can help keep taxes low. Vibrant centers serve as memorable places that help give each community its unique identity and boost the local economy. When centers are strong focal points of a community, it reduces the pressure to expand into surrounding rural lands and existing single-family neighborhoods, preserving open spaces. This strategy also helps improve air quality and reduce traffic congestion.

We already have the ability to track the number and types of housing units in centers along the Wasatch Front using the Housing Inventory Explorer, created by the Wasatch Front Regional Council. This data does not exist for the rest of the state. While more rural areas do not have the same scale of centers, this development pattern still offers benefits and can be adapted to fit historic main streets and other rural-scale neighborhoods.

Proposed Approach: Number of housing units within areas designated as city or town centers identified in regional visions, such as Wasatch Choice, SAP, HTRZ	
Step 1 - Identify Centers beyond the Wasatch Front	
August 2025	Finalized Wasatch Choice Vision Centers Work! explore creating an expanded set of rural center typologies.
Fall 2025	State to meet with AOGs off the Wasatch Front to outline the concept of identifying centers.
Winter 2025 - Spring 2026	AOGs meet with select cities and towns likely to explore potential center identification and boundaries.
Spring 2026	Work with UGRC, AOGs, and local governments to identify and map center boundaries in GIS.
Step 2 - Start Tracking Housing within Centers	
Spring 2026	Work with UGRC to convert the most recent County Assessor GIS tax parcel data into Housing Unit Inventory (HUI) point-based features.
Spring 2026	Utilize this HUI data together with a GIS-base 'intersection overlay' analysis of the city and town centers identified by AOGs in partnership with the municipalities in their regions to calculate a baseline number of homes within each center.
Ongoing	Conduct an annual analysis and update the to the Housing Metrics Dashboard.

Underground Infrastructure Location and Capacity - The availability and capacity of drinking, waste, storm, and secondary irrigation water infrastructure is a limiting factor to development potential. Impact fees can help cover the cost of infrastructure when development occurs in locations adjacent to existing development and the needed infrastructure connections are shorter in distance. However, these existing systems can only be extended so far and there is a threshold at which an entirely new system, including lift stations and treatment facilities, is needed.

Building regionalized infrastructure systems that are designed to meet the needs of both immediate and anticipated growth in the area can have significant capital, operational, and regulatory savings over time. However, constructing systems with the capacity necessary to meet future demands is often cost prohibitive and places an unfair burden on existing residents.

There is a need for a comprehensive and regional inventory of existing and needed infrastructure in areas projected for significant growth. This inventory would help decision makers better understand the impact infrastructure deficiencies have on development potential, and delineate

locations where regionalized systems would be beneficial. In addition to infrastructure, availability of water supply should also be considered.

Proposed Approach: Total number of new housing units currently entitled, but limited by infrastructure deficiencies	
Step 1 - Calculate the number of currently entitled units	
Fall 2025	State, with stakeholder input, to define "entitled unit" and add to MIHP report instructions for local governments.
Following annual report deadline (currently August 1)	Compile data from MIHP report using qualtrics to produce a report that lists the number of entitled units by County and add to the Housing Metrics Dashboard.
Step 2 - Identify infrastructure deficiencies	
Winter 2025	State to work with ULCT, UAC, and the Utah Association of Special Service Districts (SSDs) to explore the availability of existing utility infrastructure data sets that include: ● Service area boundaries ● Age of infrastructure, and ● Infrastructure capacity.
Spring/Summer 2026	Utilizing the definitions of "system" infrastructure and "project" infrastructure from state statute, conduct a series of workshops with local governments and SSDs to: ● Identify and map infrastructure needs, and ● Continue to populate the Utah Project Portal with known infrastructure needs.
Step 3 - Determine how many entitled units are being held up by infrastructure deficiencies	
Summer 2026	Conduct a GIS analysis, intersecting the number of entitled units and their locations with infrastructure service area boundaries. **Harrisville City Example**
Align with scheduled quarterly dashboard updates	Report annually analysis findings to the Utah Housing Metric Dashboard.

Housing Support Structures Alignment

The State of Utah has multiple housing support structures in place today. These include boards, grants and loans, other incentives, regulatory roles, and financing partners. There are also many regional, local, private, and non-profit organizations providing additional housing support. Each

program has funding and capacity limitations and some are limited in focus to specific populations. These constraints impact the number of families and individuals that can be supported by these programs.

Legislative and other stakeholders are in ongoing conversations about how to best streamline Utah's state housing structures. The outcomes of those discussions and any recommendations will be included in the final version of this Strategic Plan.

The following pages include an inventory of known housing support structures, their capacity, focus areas, and AMI targets.

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
** Federal funds administered by state or local partners* *** State funds administered by local partners*													
FEDERAL PROGRAMS													
Funding Source	HUD VASH Vouchers*	Veterans Experiencing Homelessness	702 vouchers statewide		X	X		X	X	X			
Funding Source	Low Income Housing Tax Credit		2024: 9%: ~$106MM 4%: ~$140MM	Need to confirm these numbers				X	X	X			X
Funding Source	HUD/Federal Financing Bank Risk Share Loan Program			This program might be threatened by the incoming administration.				X	X	X			
Funding Source	Housing Opportunities for Persons With Aids (HOPWA)	People with AIDS and their families	$361,347	not likely to be renewed in FY26	X	X	X	X	X	X	X		
Funding Source	USDA Single Family Housing Programs	Low to very low income households in Rural Areas of Utah		Limited capacity to take on additional mortgages					X	X			X
Funding Source	Private Activity Bond		$427 M						X	X		X	
Funding Source	USDA Mutual Self-Help Housing*	Low to very low income households in Rural Areas of Utah		9 Grantees in Utah / Limited Funds					X	X			X
Funding Source	Emergency Solutions Grant*	Homelessness	Utah: $1.38 M SLC: $298,628 SLCO: $213,884		X	X	X						
Funding Source	Recovery Housing Program (RHP)	Addiction Recovery					X						
Funding Source	Community Development Block Grants*							X	X	X			

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Funding Source	Section 8 Landlord Incentive Program								X				
Funding Source	HOME Investment Partnerships		$2,998,928							X			
Funding Source	National Housing Trust Fund		$2,830,350							X			
Funding Source, Project	Salt Lake Valley Coalition to End Homelessness (Salt Lake County Continuum of Care)	All individuals experiencing homelessness in the Salt Lake Valley	$10.3M	Federally designated body	X	X	X	X	X				
Funding Source, Project	Mountainland Continuum of Care	All individuals experiencing homelessness in Utah, Wasatch, and Summit Counties	$1.9M	Federally designated body	X	X	X	X	X				
Funding Source, Project	Balance of State Continuum of Care	All individuals experiencing homelessness in 25 counties	$2.5M	Federally designated body; subdivided into 11 local homeless councils	X	X	X	X	X				
STATE PROGRAMS (Funding Information from cobi.utah.gov)													
Funding Source	State Low-Income Housing Tax Credit		$10 M/year for 10 years					X	X	X			
Funding Source	Misc. State Owned Land		~96 acres of UDOT land, unknown for other state agencies	DNR, DFCM, UDOT, SITLA, etc.	X	X	X	X	X	X	X	X	X
Funding Source	Pamela Atkinson Homeless Account	Homeless	$1.8 M FY25		X	X	X	X					
Funding Source	Homeless to Housing Account	Homeless	$12.9 M FY25		X	X	X	X					
Funding Source	Office of Homeless Services - General Fund	Homelessness	$29.5 M Ongoing FY25 $35.5 M One-time FY25		X	X	X	X					

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Funding Source	Homeless Shelter Cities Mitigation Account	Homelessness	$7.5 M GF FY25	Local governments that do not host an eligible shelter deposit a portion of their local sales and use tax revenue into the account	X	X							
Funding Source	Olene Walker Housing Loan Fund		$218.6 million 823 current loans							X			
Funding Source	Utah Housing Corporation Down Payment Assistance	Low- and Moderate-Income Homebuyers	$55MM (5 year annual average)	This is funded predominantly off of UHC's balance sheet. We now carry ~$200MM in outstanding DPA loans.								X	
Funding Source	First Time Homebuyer Program	First-Time Homebuyers	~$14MM remaining	This figure needs to be confirmed								X	
Funding Source	Law-Enforcement First Time Homebuyer Program	Law Enforcement or Correctional Officers	~$3MM remaining	This figure needs to be confirmed								X	
Funding Source	Utah Homebuyer Veteran Grant	Veterans	$X M remaining									X	
Funding Source	Utah Homes Investment Program	Small to Medium Sized Builders	$300 M $X M remaining									X	
Funding Source	Deeply Affordable Housing Grants		State: $20 M Federal: $85 M					X					
Funding Source	Attainable Housing Grants		$5 M annually					X					
Funding Source	Rural Single Family Revolving Loan Fund	Rural Housing Devel	$2.25 M annually										X
Funding Source	Rural Single Family Rehab	Housing Rehab	$500k annually										X

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Project	The Point (POMSLA)	Foster innovation and technological advancement, provide parks and open space, support economic opportunity and enhance Utahns' quality of life.	Total project area: 600 acres Total units: 7,850 840 for sale 7,010 for rent	Currently going through a "rethink" will likely increase the number of for sale units					X	X	X	X	
Project	Mayflower (MIDA)	Honor military service members with recreational opportunities, boost local economy, and enhance community life	Total project area: 34 acres 140 affordable units, and up to 660 market rate units							X	X	X	X
Project	Falcon Hill Aerospace Research Park (MIDA)	Drive innovation and growth outside of Hill Air Force Base, support military readiness, and support aerospace industry											
Project	Utah Fairpark Area Investment and Restoration District	HB562 (2024): Encouraging and facilitating development to provide economic and other benefits to the area, region, and state	Total project area: 276 acres	Includes lands not expected to be available for housing, such as state office buildings and Fairpark						X	X	X	
Project	Capital City Revitalization Zone	SB272 (2024): improvement, or restoration of project area for pedestrian and traffic flow, aesthetic, entertainment, recreational, and safety purposes	Total project area: No greater than 100 acres	Includes lands not expected to be available for housing, such as Salt Palace, Delta Center, Abravanel Hall						X	X	X	

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Project	Utah Inland Port & Satellite Project Areas (UIPA)	Use of Tax Differential to Support Housing	Housing may be included within any of the UIPA Project Areas	Includes lands not expected to be available for housing					X	X	X	X	X
REGIONAL / LOCAL PROGRAMS													
Funding Source	Local CRA/RDA funding		unknown	TIF financing to incentivize new multi-family housing construction				x	x	x	X	x	
Funding Source	Municipal, School, or Utility Owned Land		unknown										
Funding Source	UAC Housing Foundation	Varies based on individual county needs	Unknown, growing						X	X	X	X	X
Project	Housing Connect Salt Lake County	Low Income							X				
Funding Source	Housing and Transit Reinvestment Zones (HTRZ)	Transit Oriented Development	80K potential new units	TIF financing to incentivize new multi-family housing construction						X	X		
Funding Source	First Home Investment Zone (FHIZ)			TIF financing to incentivize starter home construction							X	X	
Funding Source	Home Ownership Promotion Zone (HOPZ)			TIF financing to incentivize starter home construction								X	X
Project	Salt Lake City Housing Stability											X	
Project	Utah Regional Housing												

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Mutual Self Help Programs:													
Project	Mutual Self Help R6 AOG	Self-Help/ Sweat equity ownership	~6 homes/year	Limitations:: cost of land & infrastructure									X
Project	Self Help Homes – Utah, Wasatch, and Washington Counties	Self-Help/ Sweat equity ownership	~65 homes/year	Limitations:: cost of land & infrastructure					X	X			
Project	Mutual Self Help Ground Up Construction / Single Family Housing Rehab (SERDA)	Self-Help/ Sweat equity ownership	~6+ homes/year	Limitations:: cost of land & infrastructure					X	X			X
Project	Community Rebuilds Self Help Program	Self-Help/ Sweat Equity ownership	~6-8 homes/year	Limitations:: cost of land & infrastructure					X	X			X
Project	Self Help – Neighborhood Nonprofit Housing	Self-Help/ Sweat equity ownership; Repairs; Counseling	~20 homes/year	Limitations:: cost of land & infrastructure					X	X			
Project	Self Help – Housing Authority of Southeastern Utah (HASU)	Self-Help/ Sweat equity ownership	6 homes/year	Limitations:: cost of land & infrastructure					X	X			X
Project	Self Help Tooele County Housing Authority	Self-Help/ Sweat equity ownership; CROWN	6-8 homes/year	Limitations:: cost of land & infrastructure					X	X			X
Project	Mutual Self Help – Mountainlands Community Housing Trust (MCHT)	Self-Help/Sweat equity ownership	6 homes/year	Limitations:: cost of land & infrastructure					X	X			
Project	Mutual Self-Help – Uintah Basin Association of Government (UBAOG)	Self-Help/Sweat equity ownership	6-8 homes/year	Limitations:: cost of land & infrastructure					X	X			
Local Housing Authorities:													
Project	Salt Lake City Housing Authority		3,635 families 6,960 on waitlist 5-6 year wait					X	X	X		X	

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

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					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Project	West Valley Housing Authority		537 families 3,426 on waitlist 3-5 year wait					X	X	X			
Project	Tooele County Housing Authority		200 families 800 on waitlist 3.5 year wait					X	X	X			
Project	Housing Authority of Utah County		1,047 families 6,312 on waitlist 3+ year wait					X	X	X			
Project	Provo Housing Authority		893 families 2,022 on waitlist 9-18 month wait					X	X	X			
Project	Davis County Housing Authority		900 families 1,200 on waitlist 2+ year wait					X	X	X			
Project	Weber County Housing Authority		243 families 1,380 on waitlist 2 year wait					X	X	X			
Project	Cedar City Housing Authority		282 families, 104 on waitlist 12-14 month wait					X	X	X			
Project	St George Housing Authority		375 families, 83 on waitlist 3-5 year wait					X	X	X			
Project	Housing Authority of Ogden		1,127 families 3,300 on waitlist 2+ year wait					X	X	X			
Project	Logan City and Bear River Housing Authority AOG		612 families 700 on waitlist 1+ year wait					X	X	X			
Project	Housing Authority of Carbon-Emery Counties		244 families 107 on waitlist 6-9 month wait					X	X	X			
Project	Beaver City Housing Authority		33 families 41 on waitlist 6-12 month wait					X	X	X			

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Project	Roosevelt Housing Authority		65 families 30 on waitlist 1-5 year wait					X	X	X			
Project	Housing Authority of Southeastern Utah		73 families 39 on waitlist 1-4 month wait					X	X	X			
Project	Millard County Housing Authority							X	X	X			
Project	Myton City Housing Authority			435-722-5002 Helps those who are 50% of the AMI or less in the specific area				X	X	X			X
Project	Navajo Nation Housing Authority	Most popular programs: Public Rental Program and the Homeownership Program						X	X	X			
Project	NW Band of Shoshone Nation Housing Authority	Rental assistance, housing assistance, closing costs						X	X	X			
Project	Paiute Tribal Housing Authority	Rental assistance, Low Rent Program	Low rent programs serves 163 units; Rental assistance program serves 86 households	Also offers Resident Opportunity and Self Sufficiency program				X	X	X			
Project	White Mesa Ute Council							X	X	X			
Project	Ute Indian Tribe	Low income Native American families		Offers rental assistance, homeownership opportunities, housing rehabilitation, emergency shelter assistance				X	X	X			
PRIVATE & NON-PROFIT PROGRAMS													

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Funding Source	Philanthropic organizations and private donations				X	X	X	X	X	X			
Funding Source	Utah Housing Preservation Fund	Grant for repair or rehabilitation of housing owned or occupied by low and very low-income rural citizens	768 units preserved to date, no upper cap of potential	Awarded annually 10:1 leverage rate for state investment				X					
Project	Utah Community Action & Head Start								X				
Project	Utah Non-Profit Housing Corporation								X				
Funding Source	CROWN (Credits-to-Own)		32 homes in progress									X	
Funding Source	Rocky Mountain Homes Fund	Healthcare, education, public service employees and veterans	120 families in homes now, no upper cap of potential	10:1 leverage rate for state investment						X			
Funding Source	Community Development Corporation of Utah											X	
Funding Source	NeighborWorks SLC - Down Payment Assistance											X	
Funding Source	NeighborWorks SLC - Home Improvement Loans / Grants											X	
Funding Source	NeighborWorks SLC - Affordable Housing Mission Investment Loan Fund											X	
Funding Source	Rocky Mountain Community Reinvestment Corporation	Low- and moderate-income families	Has originated over $189 million in 129 CRA-qualified loans to fund the development of 7,500+ apartment homes						X	X			

KNOWN EXISTING HOUSING SUPPORT STRUCTURES

FUNDING SOURCE or PROJECT	PROGRAM NAME	SPECIAL FOCUS	PROGRAM CAPACITY	ADDITIONAL NOTES	Homelessness				Affordable Housing		Market Rate (Attainable) Housing		Rural
					Unsheltered Homeless/ Sheltered	Rapid Housing	Transitional Housing	Permanent Supportive Housing	Subsidized Housing	Affordable Restricted	Market Rental Housing	Home Ownership	Rural and Resort Housing
					0-30% AMI	0-30% AMI	0-30% AMI	0-40% AMI	0-60% AMI	61-139% AMI	140% + AMI	140% + AMI	0-140% + AMI
Project	NeighborWorks Mountain County Home Solutions	Renter and Owner Counseling							X	X	X	X	X
Community Land Trusts:													
Project	NeighborWorks SLC - Community Land Trust											X	
Project	Moab Area Community Land Trust											X	X
Project	Mountainlands Community Land Trust											X	X
Project	Utah Community Land Trust											X	X
Habitat for Humanity Chapters:													
Project	Northern Utah Habitat for Humanity	Sweat equity home ownership and repair							X	X			X
Project	Habitat for Humanity of Southern Utah	Sweat equity home ownership and repair							X	X			X
Project	Habitat for Humanity Utah County	Sweat equity home ownership and repair							X	X			
Project	Habitat for Humanity Summit and Wasatch Counties	Sweat equity home ownership and repair							X	X			X
Project	Habitat for Humanity for the Greater Salt Lake Area	Sweat equity home ownership and repair							X	X			
Project	Fuller Center for Housing (Castle Country Chapter)	Home repair							X	X			X

4. PRIORITIZED TACTICS MENU

Phase I of this strategic planning process included a literature review and the identification of over 200 individual tactics that could be implemented to help address Utah's housing needs. Phase II refined, consolidated, analyzed, and prioritized these tactics.

Tactics advanced are those that were deemed to:

- Have significant potential impact on housing supply, affordability, and availability
- Have realistic implementation feasibility
- Align with the goals and guiding principles of this strategic plan
- Enjoy a basic level of consensus support for further policy discussions and implementation

Hundreds of additional tactics were considered as part of this process but were excluded from the final list of recommendations. Tactics not included are those with:

- No stakeholder consensus to support further policy discussion
- Tactics with low potential impact on housing supply, affordability, or availability

The tactics on the following pages are organized into three groups:

- **Top Priority Tactics - 5 total**
- **Priority Tactics - 10 total**
- **Additional Tactic Recommendations - 31 total**

This State Housing Plan process referred most land use policy and process tactics to the informal Land Use Task Force (LUTF). The LUTF will provide a list of additional recommended tactics for policymakers' consideration. The LUTF has met annually since 2007 and has produced more than 70 consensus-based policy recommendations since that time.

Tactics with a Delicate Arch icon originated in a rural and resort area working group.

TOP PRIORITY TACTICS

Tactic numbers are provided for ease of reference only and do not represent a rank ordering.

1	Inventory, analyze, and develop a plan for publicly-owned land that may be suitable for future housing.

Problem:
As Utah grows, land availability becomes more limited and expensive. The cost of land is a major factor in the end cost of new housing.

Solution:
Over 70% of the land in Utah is publicly owned. This includes federal, state, and local ownership including school districts and utilities. Some of these parcels may be appropriate for future housing. The state should consider a variety of strategies to utilize this land for housing while retaining public ownership. This could include creating a state land trust, joint-development agreements, or long-term leases. Homes can also be deed restricted to maintain their affordability.

Other Considerations:

- Consider land with immediate access to infrastructure and existing development.
- Parcel identification should be driven by local players for buy-in and knowledge.
- Place controls on new housing to ensure long-term affordability.
- Partner with private or nonprofit developers.
- Community land trusts can be created by the state, nonprofit organizations, local government, or private individuals.

Goal:
Goals 1 and 2

Tactic Type:
New Initiative

Implementation Lead:
Executive Branch

Cost:
One-Time, Nominal Cost

2	Expand funding, including leveraging federal grants, for an infrastructure revolving loan fund to support implementation of station area plans and new master planned developments which may be repaid by development.

Problem:
Many thousands of housing units have been entitled by local governments, but have not yet been constructed due, in part, to infrastructure deficiencies. Some of these areas would be best served by large, regional infrastructure systems, but neither the cities nor individual developments can bear the full cost of the necessary investments. Others require upsizing and replacing aging infrastructure to support additional density.

Solution:
Increase funding to the existing State Infrastructure Bank or create a new fund to offer low interest loans to local governments for the construction of infrastructure needed to support additional development.

Other Considerations:
Expansion and refinement of the existing program should:

- Offer more favorable terms for moderate income housing and more cost-effective development patterns (e.g. city and town centers).
- Prioritize large regional investments to support new master planned developments, upsizing existing infrastructure to accommodate additional density, and promoting transit oriented development.
- Prioritize redevelopment of centers (station area plans, HTRZs) and other opportunities for high density infill.

Goal:
Goals 1 and 2

Tactic Type:
Strategic Investment

Implementation Lead:
Executive Branch
Local Government

Cost:
One-Time or Ongoing, Significant Cost

3	Secure ongoing funding for a revolving loan fund to provide low- or zero-interest loans for the acquisition and development of affordable housing projects; may be repaid by development.

Problem:
Developers frequently face challenges securing financing for affordable housing projects due to high land prices, increasing construction costs, and limited availability of low-interest capital. Without ongoing financial support, many proposed developments are delayed or never begin, increasing the shortage of affordable housing for low- to moderate-income households. The Olene Walker Housing Trust Fund

Goal:
Goal 1

Tactic Type:
Strategic Investment

(OWHTF) provides critical support, but its current funding sources are not sufficient to meet growing housing needs. **Solution:** Establishing ongoing funding for a revolving loan fund would provide developers with access to low- or zero-interest loans, reducing financial barriers to the acquisition and development of affordable housing. **Other Considerations:** ● Establish clear loan criteria and coordinated oversight to ensure projects deliver affordable housing outcomes and prioritize those that serve low-income populations. ● Potential revenue streams include: alcohol sales tax, transfers from residual unclaimed property funds for properties above a certain acreage, portions of settlement proceeds, vacancy taxes, registration fees, sales tax from medical marijuana, or a new local option sales tax.	**Implementation Lead:** Legislature **Cost:** One-time or Ongoing, Significant Cost

4	Per HCR14 (2025) streamline Utah's executive branch and independent entity housing program administration and funding.
Problem: Four distinct agencies administer state and federal programs related to housing, and several boards. The current structure has overlapping responsibilities, duplicated administrative functions, and the use of separate resources for similar tasks. Individuals, developers, and city leaders seeking assistance must navigate a complex administrative web. **Solution:** Restructure the offices, agencies, and boards that are associated with housing, so they are all in one unified structure. **Other Considerations:** ● Consider creating a position that is accountable for all the state's housing programs and policies and can carry out a cohesive, comprehensive strategy.	**Goal:** Goal 3 **Tactic Type:** Policy Change **Implementation Lead:** Executive Branch Legislature **Cost:** One-Time, Nominal Cost

5	**Provide training and technical assistance to resource-constrained local governments and growing communities to help them streamline housing development processes.**

Problem:
Many smaller communities are facing significant growth pressures and have limited planning personnel on staff. These communities have not yet had the resources to develop an expertise in managing large scale housing development projects. This lack of expertise and resources can slow down the implementation of new, high-quality housing development.

Solution:
Establish housing-specific technical assistance programs to support smaller communities with training, educational resources, and technical assistance. With support, these communities can better serve both their residents and developers in reviewing, approving, and guiding new development proposals. Support may include a pool of technical consultants, planners, and engineers available to expand local capacity as directed by the local government.

Other Considerations:

- Consider tapping into private development resources to fund this program, while still maintaining local direction and control.
- Training opportunities should be available to planning commissioners, council members, and commissioners in addition to city and county staff.

Goal:
Goals 1, 2, and 3

Tactic Type:
New Initiative

Implementation Lead:
Legislature

Cost:
One-time or Ongoing,
Under $1M

PRIORITY TACTICS

Tactic numbers are provided for ease of reference only and do not represent a rank ordering.

6	**Incentivize local governments to implement zoning reforms by leveraging existing state funding programs to offer priority to cities that are implementing the state's housing priorities of starter homes, station area plans, missing middle housing, and condominiums.**

Problem:
Local governments are sometimes reluctant to utilize all tools available to them (upzoning, relaxing development regulations, etc.) to maximize the development of new housing. This can be a result of public anti-growth pressure or other reasons. Current zoning regulations may limit the development of diverse, affordable housing options, focusing more on overall housing supply than true affordability.

Solution:
The state has several grant and funding programs that could be leveraged to encourage voluntary implementation of pro-housing policy at the local level. The state already prioritizes access to transportation funding for cities meeting Moderate Income Housing Plan requirements. Pro-housing zoning could include regulations designed to:

- Target affordability directly, not just housing quantity.
- Align zoning with long-term community and equity goals.
- Ensure changes are data-driven and balanced.

Other Considerations:

- Grant programs that could be leveraged as an incentive include: UDOT planning grants, outdoor recreation grants, economic development grants, and water infrastructure grants.
- Evaluate and revise zoning regulations with a focus on affordable, diverse, and attainable housing options that meet the needs of all community members.
- Utilize the Land Use Task Force to inform policy changes, and balance promoting affordability with community development goals.

Goal:
Goals 1 and 2

Tactic Type:
Policy Change

Implementation Lead:
Legislature

Cost:
Time & Effort

7	Conduct an analysis of the potential benefits and structural requirements of other shared equity models, such as Community Land Trusts or Limited Equity Cooperatives, and disseminate findings.

Problem:
Traditional housing includes purchasing both the housing structure and the land it sits upon, which pushes the cost of many homes out of reach for first time homebuyers.

Solution:
Shared equity housing models offer innovations in pricing and financing to lower the cost of entry into homeownership. Community land trusts allow for a housing structure to be sold independently from the land underneath, which remains held in trust by a government, private, or non-profit partner. Similarly, limited equity cooperatives allow a resident to purchase a "share" in a housing development that allows them permanent residence at a lower cost than traditional housing. In both scenarios, the home or housing share can generate equity and be sold for a profit.

Other Considerations:
- Consider prioritizing access to shared equity models for public servants and first responders.
- The OPRO Land Use Training Fund could be a potential funding source for this study.

Goal:
Goals 1 and 3

Tactic Type:
New Initiative

Implementation Lead:
Executive Branch

Cost:
Time & Effort

8	Review and revise state statute to require cities and towns to allow detached ADUs (DADUs), with reasonable considerations for infrastructure capacity, parking, public safety and health, etc.

Problem:
Utah has a shortage of available housing units to meet project demand. As Utah grows, land availability becomes more limited and more expensive. New housing is needed in areas of new development and growth, and in already developed areas.

Solution:
Adding accessory dwelling units (ADUs) to existing residential lots is a tool to increase the number and density of housing in a neighborhood without creating significant impacts to neighborhood character. Internal ADUs are already allowed by right in Utah, and the state could apply a similar approach to

Goal:
Goals 1 and 2

Tactic Type:
Policy Change

Implementation Lead:
Legislature

external or detached ADUs. **Other Considerations:** ● Consideration should be given to design standards, owner-occupancy requirements, and infrastructure impacts. ● These factors must be considered along with the broader land use and housing strategies currently being studied.	**Cost:** Time & Effort

9	Reauthorize existing state tax credits by removing the sunset date from state code sections 59-7-607 and 59-10-1010.
Problem: Affordable housing development is hindered by limited and uncertain long-term financial incentives. State tax credits are often underused or lose impact due to sunset dates, creating unpredictability that reduces investor confidence and slows both development and preservation efforts. **Solution:** By removing the sunset date from existing state housing tax credits and allowing local governments to establish their own, Utah can provide more stable and flexible financial incentives. This would encourage greater private-sector investment and long-term planning in affordable housing development and preservation efforts.	**Goal:** Goal 1 **Tactic Type:** Policy Change **Implementation Lead:** Legislature **Cost:** Time & Effort

10	As part of streamlining Utah housing policies per HCR14 (2025), assign the new housing division the responsibility to coordinate the use of federal, state, and other funds to implement regional housing projects and solutions.
Problem: Utah struggles to fully utilize federal housing funds due to limited coordination and misalignment between funding sources and local capacity. This leads to missed opportunities, inefficiencies, and delays—especially in smaller or rural communities with limited resources to navigate complex funding processes.	**Goal:** Goal 3 **Tactic Type:** New Initiative

Solution: Utah can more effectively leverage federal, state, and other housing grants and resources to support regional projects and housing priorities. A designated state agency or coordinating body should lead out to align efforts across agencies and regions through bringing stakeholders together for regular meetings, discussing specific projects, and simplifying application and allocation processes. **Other Considerations:** ● Capacity gaps, especially in smaller or rural communities, may require technical support and training. ● Addressing these gaps will require greater collaboration and consistent communication among state, regional, and local stakeholders to effectively pursue and allocate funding opportunities.	**Implementation Lead:** Legislature Executive Branch **Cost:** Time & Effort

11	**Convene a working group to explore ways to better utilize the state's Medicaid funding to provide wraparound supports to accompany deeply affordable housing initiatives.**
Problem: Supportive housing options for individuals with severe mental illness, disabilities, and those who require full-time care are limited. Medicaid resources exist but are underused due to low awareness, fragmented coordination, and complex processes for qualification. **Solution:** Continue and enlarge the coordinated approach between state Medicaid programs and supportive housing providers to improve access, streamline project qualification, and connect funding streams (including HRSS and traditional Medicaid) to housing initiatives. This coordination includes proactive outreach, education, partner engagement, and process simplification to ensure eligible populations can benefit from available resources. **Other Considerations:** ● Determine who is the best agency/leader to spearhead the effort. ● Explore potential legislative appropriations to expand supportive housing capacity. ● Engage key partners across health, housing, and human services sectors to align strategies and	**Goal:** Goals 2 and 3 **Tactic Type:** New Initiative **Implementation Lead:** Executive Branch **Cost:** Time & Effort

maximize impact. ● Build awareness among housing developers, service providers, and local governments about Medicaid funding opportunities.	

12	**Conduct a comprehensive study to estimate realistic limits to growth and additional housing from water supply constraints.**

Problem:
New growth and housing in the state will eventually hit a natural limit established by our natural water supply. Water availability also impacts our agricultural economy and the health of natural ecosystems like the Great Salt Lake. We currently have no direct and defensible answer to the question of how water will impact our growth. This limits the effectiveness of the state's long range planning and policymaking.

Solution:
Analyze the impact of water supply on future growth, drawing upon the following resources:

- GOEO, Development Capacity and Market Analysis
- Local government general plans
- DWRe, Utah Water Related Land Use dataset, and State Water Plan
- DWRi, Water Duty map
- Wasatch Choice Vision
- Envision Utah, Development "Rule of Thumb" study
- GSL Strategic Plan
- Prepare 60, water delivery plans
- GPI, Utah population projections

Other Considerations:

- This study must clearly articulate any assumptions made in calculating water availability constraints.
- Consider estimated water requirements for different types of housing (e.g. SF detached, condo, townhome, etc.)

Goal:
Goal 2

Tactic Type:
New Initiative

Implementation Lead:
Executive Branch

Cost:
One-time, Under $1M

13	Implement reasonable, minimum regulations for short-term rentals such as requiring a local management contact, maximum occupancy limits, basic fire and safety measures, homeowner-held licenses or permits, and payment of Transient Room Tax.	
Problem: Available housing stock is diminished when homes are turned into short-term rentals, especially in resort communities that lack workforce housing options. **Solution:** Implementing reasonable, minimum regulations for short-term rentals aims to put landlords on an even playing field, promote health and safety, provide more accurate data on number of permits, ease monitoring and compliance, and aid in TRT collection. These efforts will help inform future conversations about potential short term rental tactic actions.		**Goal:** Goals 1 and 2 **Tactic Type:** Policy Change **Implementation Lead:** Legislature Local Government **Cost:** Time & Effort

14	Fund and host efforts to plan for growth at the state, regional, and local level by engaging the public in conversations (community forums, workshops, surveys, etc.), including the benefits of center-based development patterns.	
Problem: Many parts of the state on the edges of urban development are just a few years away from experiencing increased development pressure as available land becomes more scarce and growth expands outward. Many of these communities are unprepared for the growth and do not have the resources to undertake proactive growth planning, such as updating older ordinances and regulations, or planning infrastructure expansion. Utilize these opportunities to provide education to city leaders, staff, and the general public about housing facts and opportunities. **Solution:** The state could partner with AOGs or non-profit organizations to undertake collaborative planning and		**Goal:** Goals 2 and 3 **Tactic Type:** Strategic Investment **Implementation Lead:** Local Government Non-Profit

public visioning processes for key areas. Support could come through in-kind technical support, planning grants, or convening power. **Other Considerations:** ● Note that this tactic focuses on long-range, regional or sub-regional visioning, and is distinct from the tactic to offer additional technical support for day-to-day housing planning.	**Cost:** One-time, Under $1M

15	Require all publicly funded housing to maintain affordability through long term deed restrictions.

Problem: Newly developed homes are often not affordable for low- to moderate-income Utahns, and current affordable housing does not always stay affordable over time. **Solution:** Require deed-restrictions for all new publicly-funded housing programs to guarantee the long-term affordability of newly developed homes. **Other Considerations:** ● Publicize and provide training on current tools by offering education resources on best practices, lists of partners, information toolkits, and support resources to overcome hurdles of capacity, compliance, and technical skills. ● Deed restrictions could be offered for a variety of lengths of time, from 55 years (LITEC) to 99 years, or 40 years with reevaluation every 10 years.	**Goal:** Goals 1 and 3 **Tactic Type:** Policy Change **Implementation Lead:** Legislature **Cost:** Time & Effort

ADDITIONAL TACTIC RECOMMENDATIONS

Tactic numbers are provided for ease of reference only and do not represent a rank ordering.

16	Establish a new housing funding coordination body to proactively utilize and coordinate federal, state, and other funds to implement regional housing projects and solutions.
Problem: Utah struggles to fully utilize federal housing funds due to limited coordination and misalignment between funding sources and local capacity. This leads to missed opportunities, inefficiencies, and delays—especially in smaller or rural communities with limited resources to navigate complex funding processes. **Solution:** Utah can more effectively leverage federal, state, and other housing grants and resources to support regional projects and housing priorities. A designated state agency or coordinating body should lead out to align efforts across agencies and regions through bringing stakeholders together for regular meetings, talking about specific projects, and simplifying application and allocation processes. **Other Considerations:** Capacity gaps, especially in smaller or rural communities, may require technical support and training. Addressing these gaps will require greater collaboration and consistent communication among state, regional, and local stakeholders to effectively pursue and allocate funding opportunities.	**Goal:** Goal 3 **Tactic Type:** New Initiative **Implementation Lead:** Executive Branch **Cost:** Time & Effort

17	Review and revise, if necessary, state code 17C-1-142 regarding RDA/CRA affordable housing set aside to include additional possibilities to expedite the use of those funds to create more affordable housing.
Problem: For redevelopment projects of certain parameters, cities are required to set aside 20% of anticipated tax differential revenue for purposes of building or replacing affordable housing. Code specifies that the city must spend, encumber, or allocate this funding within six years of receiving it. Looking at municipal budgets submitted to the state annually may indicate substantial carry over fund balance from year to	**Goal:** Goals 1 and 2 **Tactic Type:** Policy Change

year, which would suggest funds are not being deployed as timely as possible. However, other factors may also be contributing to build up of the fund balances such as generally challenging housing market forces. **Solution:** Additional flexibility and reporting requirements in state code could encourage more timely utilization of these funds. The GOEO RDA Database could require more detailed reporting on project housing allocations, such as the reports already required by the State Auditor. Eligible housing projects could be expanded to include a wider range of targeted income levels (e.g. up to 120% AMI), or funds could be used for infrastructure to support the addition of new housing. **Other Considerations:** ● Possible penalties (e.g. forfeiture of funds) could be incorporated for cities that are not actively utilizing funds after the six year deadline. ● Consider greater flexibility in use of the housing set aside funds in cities to acknowledge the land availability constraints in built out areas. ● Any policy changes should require tax differential collected to be spent on housing projects within the same county, perhaps even within the same city.	**Implementation Lead:** Legislature **Cost:** Time & Effort

18	**Direct additional funding towards Main Street revitalization as a strategy to expand housing choice, enhance community appeal, and support local businesses.**
Problem: Many urban and rural parts of the state have historic main street areas that are underutilized. With investment and support these areas could advance multiple local goals including economic development, historic preservation and community identity, and expanding options for affordable housing. However, resources, local capacity, and technical skills are limiting the potential of these corridors. **Solution:** The Utah Main Street Program could be bolstered with additional resources and funding to increase and	**Goal:** Goals 1 and 2 **Tactic Type:** Strategic Investment **Implementation Lead:** Legislature

expand its impact in both urban and rural centers across the state. Access to these additional resources could be tied to achieving affordable housing outcomes. **Other Considerations:** ● Partnerships could be explored with the Governor's Office of Economic Opportunity, the Utah Department of Transportation's Technical Planning Assistance grant program, and the Utah Department of Culture and Community Engagement. ● Showcase success stories to encourage greater use, and identity opportunities to combine Main Street revitalization efforts with local economic development planning.	**Cost:** One-time, Under $1M

19	**Create an inventory of all publicly-owned housing including deed restriction expiration dates, and require dissemination of the database to non-profit housing organizations.**
Problem: The deed restrictions for many affordable housing units expire each year and are being sold at market rate. This reduces the overall inventory of affordable housing supply. Non-profit housing organizations may have interest in purchasing these units to maintain their affordability, but they are often unaware of their availability. **Solution:** An publicly-accessible, comprehensive database of deed restricted units and their expiration dates would increase transparency and increase the opportunity for affordable housing organizations to acquire the units and preserve their long-term affordability.	**Goal:** Goal 3 **Tactic Type:** Data & Monitoring **Implementation Lead:** Legislature Non-profit **Cost:** One-Time, Nominal Cost

20	Review and analyze the impact of past legislative appropriations towards shared equity models and affordable housing preservation funding, and consider policy adjustment as needed.	
Problem: The state has limited funding to put towards affordable housing initiatives, and there is a desire to ensure that public tax dollars are maximized and resulting in quantifiable positive outcomes. The legislature has appropriated funding towards several programs focused on increasing housing affordability and preservation, and these programs should be evaluated to ensure they are the best possible investments to achieve the desired housing outcomes. **Solution:** Conduct a detailed analysis of impact, spending drawdowns, and funding leveraging for the Rocky Mountain Homes Fund, Utah Housing Preservation Fund, and other programs to ensure that state dollars are maximized.		**Goal:** Goals 1 and 3 **Tactic Type:** Data & Monitoring **Implementation Lead:** all **Cost:** Time & Effort

21	Improve eviction court data transparency.	
Problem: Eviction-related court data in Utah is currently limited, inconsistent, and not easily accessible. This lack of transparency makes it difficult to understand how eviction judgments affect tenants' long-term records, track related debt, or inform policies aimed at housing stability. **Solution:** Improve eviction court data transparency by: ● Tracking and publicly reporting eviction-related court judgments, including the long-term impacts on tenants' records and the status of expungements. ● Collaborating with public and private sector entities to identify what data can be aggregated from their systems and the courts. ● Determining the specific data points that need to be collected, with particular attention to tracking expungements. ● Implementing agreed-upon best practices for data collection and reporting, potentially without requiring new legislation.		**Goal:** Goal 3 **Tactic Type:** Data & Monitoring **Implementation Lead:** Legislature Non-profit **Cost:** One-time, Under $1M

Other Considerations: ● Ensure data is disaggregated to reveal trends and disparities, including eviction-related debt that affects Utahns. ● Protect tenant privacy while enhancing transparency and public reporting. ● Ongoing monitoring and evaluation may be necessary to maintain accuracy and usefulness of the data.	

22	**Fund and conduct a study to review development standards, explore opportunities for statewide consistency, and analyze potential cost savings to homeowners.**
Problem: Restrictive development standards are often cited as a major contributor to the challenge of housing supply and affordability. Standards often differ from one city to the next, and the time needed for builders to understand and adapt to different standards can increase costs to private development. These costs are ultimately passed on to residents. The potential impact on housing affordability from making development standards more uniform across the state is unknown. **Solution:** A study of common development standards (e.g. setbacks, water pipe diameter, required parking, etc.) could help determine if there are quantifiable benefits of moving to a statewide or regional standard. If significant opportunities for benefits are identified, the study could recommend items for future state policy. **Other Considerations:** ● The study should account for differences between rural and urban contexts. ● Include ROW widths and a consideration of soils, slopes, and engineering standards.	**Goal:** Goals 1, 2, and 3 **Tactic Type:** Strategic Investment **Implementation Lead:** Executive Local Government Private **Cost:** One-time, Under $1M

23	Fund the development and maintain annually a GIS-based inventory of entitled units and infrastructure deficiencies, and direct local government staff to partner with the state in developing this inventory.

Problem:
Many thousands of housing units have been entitled by local governments, but have not yet been constructed, in part due to infrastructure deficiencies. Currently, there is no official, validated database of the number of entitled units within each community. Similarly, there is no comprehensive view of infrastructure deficiencies across the state and how many housing units that may affect.

Solution:
HB334 from 2023 tasked the Utah Geospatial Resource Center and the Governor's Office of Planning and Budget with developing an inventory of all publicly-owned parcels in the state. Work on this database is currently underway, and could be expanded to also include an inventory of entitled housing units, and known infrastructure deficiencies.

Other Considerations:

- Consider tying this to required notices to state agencies per Utah code 10-9a-2, and 17-27a-2 of all general plan amendments and modifications to land use regulations.

Goal:
Goals 1, 2 and 3

Tactic Type:
Data & Monitoring

Implementation Lead:
Executive
Local Government

Cost:
One-Time, Nominal Cost

24	Establish a grant or revolving loan fund to offer housing incentives to increase energy efficiency and lower monthly utility bills for new residential construction/housing retrofits.

Problem:
Heating and cooling costs can be a significant contributor to a household budget and impact the overall cost of owning or renting a home. Renovating homes to improve insulation or make energy efficiency upgrades can be cost prohibitive.

Solution:
The state or private utility companies could consider a variety of potential financial incentives to increase energy efficiency and lower household utility costs, including:

- A revolving loan fund for homeowners to cover the incremental construction costs of energy efficiency upgrades in new construction

Goal:
Goals 1 and 2

Tactic Type:
Strategic Investment

Implementation Lead:
Legislature
Local Government
Non-Profit

• A new loan or grant program to fund energy efficiency improvements in existing housing • A new grant/rebate/incentive program for production home builders and affordable housing developers to offset the incremental cost of energy efficiency upgrades in new construction **Other Considerations:** • Local energy providers can partner by offering additional rebates or discounts. • Affordable housing could be prioritized through recipient or resident income restrictions.	**Cost:** One-time, Significant Cost

25	Expand and fund an eviction mediation and prevention program.
Problem: Eviction prevention and mediation programs are proven to keep people housed, reduce homelessness, and lessen family trauma while easing pressure on courts. However, these programs are not yet scaled statewide, and existing resources cannot meet growing demand. Without a stable funding source, service availability is inconsistent, limiting access and leaving many at risk of eviction. **Solution:** Establish a stable, ongoing funding stream to scale mediation and prevention services across Utah, ensuring consistent and holistic support statewide. This expansion will enable courts to prioritize resolution over litigation, benefiting families and communities while reducing costs. **Other Considerations:** • This tactic will also involve revisiting plans to consolidate the court schedule statewide, improving access to mediation services regardless of location.	**Goal:** Goal 1 **Tactic Type:** Strategic Investment **Implementation Lead:** Non-profit **Cost:** Ongoing, Under $1M

26	Convene a working group to revise the MIHP annual report to incorporate and reflect the recommendations of this plan including new tactics and metrics.
Problem: The state requires annual reporting from municipalities on how they are meeting the requirements of the	**Goal:** Goals 1 and 3

Moderate Income Housing Plan (MIHP) statute. With the completion of this new Strategic Plan, there may be new tactics available to local governments to meet the intent of the MIHP statute that should be considered. Additionally, it is unclear if the actions local governments have been implementing in response to the law are actually resulting in more housing affordability. The metrics outlined in this Strategic Plan may provide improved data on evaluating housing outcomes. **Solution:** A working group of key stakeholders should convene to review the MIHP statute and annual reporting requirements and make recommendations to have these tools better reflect information in this Strategic Plan. The current reporting process and deliverables could be improved to tell a clearer story of the progress being made in each community towards increasing options for moderate income housing. **Other Considerations:** ● Consider tying housing metric reporting with updated required noticing to state agencies per state code 10-9a-2, and 17-27a-2 of all general plan amendments and modifications to land use regulations.	**Tactic Type:** Policy Change **Implementation Lead:** Legislature Local Government **Cost:** Time & Effort

27	Update building code requirements for homes in Urban Wildland Interface (WUI) zones to increase wildfire resiliency.

Problem: Homeowners in Wildland Urban Interface (WUI) areas nationwide are losing their insurance coverage or are seeing large increases in premiums due to increasing risk of natural disasters. This is increasing the cost of housing in these areas. **Solution:** Adopt state amendments to the International Building Code for homes in WUI areas to require fire resistant building materials and designs. This may include cement siding, the elimination of attic vents, metal roofs, etc. **Other Considerations:**	**Goal:** Goal 2 **Tactic Type:** Policy Change **Implementation Lead:** Legislature **Cost:** Time & Effort

• Explore a grant program to help communities and/or individual property owners reduce their fire risks. • Offer a "Firewise Certification" recognition to assist homeowners in retaining or reinstating insurance coverage. • Encourage insurance companies to offer discounts to homes that meet fortified standards. • Use example safety standards.	

28	**Set regional standards for low-water-use landscaping in park strips and yards, incorporating context-sensitive approaches that reflect the character of rural environments.**
Problem: Utah's water resources are finite and increasingly strained. We must use less water as a state if we want to continue to grow and protect our natural ecosystems. The vast majority of residential water use is for outdoor use. Landscaping changes offer the greatest opportunity for residential water conservation. Low-water use plant choices can be more expensive to install than traditional turf grass, which could result in higher costs being passed on to homeowners. However, retrofitting existing traditional landscaping is more expensive than installing the appropriate plants initially. **Solution:** Develop new statewide residential landscaping standards that result in a reduction of water use overall, and that reflect the climate and context of different parts of the state. **Other Considerations:** • Do not fall into a trap of false choices. We can have affordable homes, nicely landscaped neighborhoods, and increased water conservation.	**Goal:** Goal 2 **Tactic Type:** Policy Change **Implementation Lead:** Legislature Local Government Private **Cost:** Time & Effort

29	Develop standards and include Graduated Density Zoning as an MIHP option to encourage parcel aggregation for redevelopment projects, with a targeted minimum % of affordable units.	
Problem: Assembling smaller properties into a larger project area allows for more cohesive development projects. This can unlock potential for increased value, better land utilization, and streamlined development processes than would be possible by developing individual parcels. However, land assembly can take many years and delays bringing needed housing to market. **Solution:** Graduated Density Zoning (GDZ) is a planning strategy that encourages voluntary land assembly for redevelopment by allowing higher density on larger sites, incentivizing owners to cooperate in assembling larger parcels to achieve greater development potential. This approach increases the value of individual properties within the assembled site and provides an incentive to participate, as holdouts could be left with smaller, less valuable properties. **Other Considerations:** ● The OPRO Land Use Training Fund could support the development of educational materials about GDZ. ● Additional tools may be needed to specifically deliver greater housing affordability.	**Goal:** Goal 1 and 2 **Tactic Type:** Policy Change **Implementation Lead:** Legislature **Cost:** Time & Effort	

30	Develop new educational materials to increase use of Transfer of Development Rights (TDR) programs to achieve housing goals, and include TDR programs as an available menu option in the MIHP code.	
Problem: Transfer of Development Rights (TDR) programs could be an effective tool in increasing density in appropriate locations, while preserving lower densities and open spaces in other parts of a community. While already allowable in Utah, TDR programs are not frequently used. **Solution:** When employed in the right settings, TDR programs can prevent sprawl and encourage the construction of new moderate-income housing in centers. The state and local governments could encourage use of	**Goal:** Goals 1 and 2 **Tactic Type:** Policy Change **Implementation Lead:** Executive Branch	

TDR through education and promotion of case studies, and inclusion in the MIHP menu. **Other Considerations:** ● The OPRO Land Use Training Fund could support development of educational materials. ● Educational materials should highlight potential benefits and applications for resort, suburban, and rural communities including preservation of key viewsheds, productive agricultural lands, and access to recreational areas. ● Administration of TDR programs requires resources for monitoring and compliance, and depends on conducive market conditions.	Legislature **Cost:** One-Time, Nominal Cost

31	**Attract a factory built/modular housing manufacturer to Utah to reduce construction costs.**

Problem: Modular homes have the potential to bring housing units to market faster than conventional construction methods. Currently, most modular homes in Utah are being manufactured in nearby states and then shipped into Utah. This transportation cost cuts into any potential savings created. **Solution:** Recruiting a new modular home company to locate in Utah would maximize the potential of modular housing to provide affordable homes to Utahns, while also creating the opportunity for additional jobs and tax revenue for the state. **Other Considerations:** ● This could include a post-performance incentive program tied to each new home placed in Utah communities, similar to that in Colorado. ● Higher incentives could be offered to modular homes that meet ENERGY STAR efficiency standards.	**Goal:** Goal 1 and 2 **Tactic Type:** New Initiative **Implementation Lead:** Executive Branch Private **Cost:** One-time, Under $1M

32	Establish a home hardening or home adaptation program to support communities in preventing the loss of, or reinstating, commercial insurance coverage.

Problem:
Homeowners in Wildland Urban Interface (WUI) areas nationwide are losing their insurance coverage or are seeing large increases in premiums due to increasing risk of natural disasters. This is increasing the cost of housing in these areas.

Solution:
The state, or local governments could establish a new grant or educational program to support homeowners in maintaining or updating their home and yard space to be more resilient to disaster. This may include expanding the defensible space around the structure through landscaping choices, building materials, or other strategies.

Other Considerations:

- Offer a Firewise Certification recognition to assist homeowners in retaining or reinstating insurance coverage.
- Encourage insurance companies to offer discounts to homes that meet fortified standards
- Use example safety standards.

Goal:
Goals 1 and 2

Tactic Type:
New Initiative

Implementation Lead:
Local Government

Cost:
One-Time or Ongoing, Nominal Cost

33	Create a governor's Utah First Homes award program to publicly recognize cities and developers advancing starter homes and center-based housing.

Problem:
Many communities and private developers and builders are engaged and proactive partners in addressing Utah's housing challenges, but not being recognized for their hard work. Many others are reluctant to advocate for more housing, especially when their residents are resistant and vocal.

Solution:
An award program could help thank local governments for their pro-housing actions, and inspire other communities to do the same. An award program could include sub-categories highlighting specific

Goal:
Goals 1 and 2

Tactic Type:
New Initiative

efforts, including: ● Energy Star and energy efficient homes (new or rehab) ● Riparian or sensitive lands-friendly planning ● Starter home planning and construction **Other Considerations:** ● The most impact will come from a high level of promotion and publicity. ● Consider a potential collaboration with the existing Homes Elevated or Ivory Innovation prize programs.	**Implementation Lead:** Executive Branch **Cost:** Time & Effort

34	**Increase education and promotion of existing local level housing incentives (e.g. density bonuses) to encourage their utilization and increase housing supply and affordability.**
Problem: Many local governments have existing programs and incentives to promote housing density and affordability, but they are often underutilized. This limits opportunities to expand or preserve affordable housing, slows progress toward housing goals, and prevents communities from fully leveraging available resources. **Solution:** Actively promote and streamline access to existing local housing incentives to increase affordable housing production and preservation. This includes: ● Educating developers and property owners about programs such as density bonuses, reduced impact fees, tax abatements, and expedited permitting. ● Providing technical assistance to help applicants navigate the incentive process and meet program requirements. ● Creating outreach campaigns or workshops targeting communities and organizations working on affordable housing projects. ● Coordinating incentives with state-level programs to maximize impact and reduce administrative barriers.	**Goal:** Goal 1 **Tactic Type:** New Initiative **Implementation Lead:** Local Government Private **Cost:** Time & Effort

35	Convene regional or sub-regional workshops with local government leaders to identify opportunities for accommodating future housing demand and to showcase benefits of regional collaboration.

Problem:
The housing policy choices made in one city impacts housing affordability in adjacent cities. Addressing the state's housing challenges requires a coordinated regional approach and participation from all local governments in the solution.

Solution:
Utah has a culture of collaboration and regional planning. This tradition could be extended into a series of workshop conversations focusing on how cities can more equitably share responsibility for affordable housing within a region. This effort includes all cities participating in designating appropriate areas for low- to moderate- income housing, in balance with appropriate locations for higher-end housing and other land uses.

Goal:
Goals 1, 2, and 3

Tactic Type:
New Initiative

Implementation Lead:
Local Governments
Non-Profit

Cost:
One-Time, Nominal Cost

36	Increase funding and resources for public transit expansion to improve accessibility and mobility for residents and implement other state goals such as Station Area Plans.

Problem:
As Utah urbanizes and population increases, traffic congestion is expected to increase. This will result in longer commutes and increased costs to Utahn households (gas, personal vehicle wear and tear) and Utah taxpayers (road construction and maintenance).

Solution:
Convenient and robust public transportation systems move people more efficiently and more economically than single occupancy vehicles. Public transportation investments have been shown to stimulate new development, including new housing, around high-capacity transit stations. Absorbing growth in higher density, transit oriented developments, also helps to preserve areas of lower density development and open spaces by redirecting growth pressure.

Other Considerations:

Goal:
Goals 1 and 2

Tactic Type:
Strategic Investment

Implementation Lead:
Legislature
Local Government

Cost:
Ongoing, Significant Cost

• Expanding public transit coverage and frequency requires both ongoing funding (operator and maintenance worker wages, fuel) in addition to one-time capital investments (new vehicles, garages, and rail infrastructure).	

37	Promote and disseminate the existing, state-funded street connectivity guide to encourage its implementation through individual development and local planning projects.
Problem: While buildings change over time, the location of roads rarely does, and therefore must be planned carefully. Well-connected street networks have the capacity to absorb additional density over time, whereas adding more density to disconnected, cul-de-sac neighborhoods will cause congestion. The benefits of a connected street network include: greater emergency response, lower traffic congestion, more walkable neighborhoods, and increased traffic safety due to shorter distances. **Solution:** The state has funded the development of a street connectivity guide, which now must be implemented. S.B. 195, Transportation Amendments (W. Harper) from the 2025 general session requires cities to amend their general plans to identify priority transportation connections. **Other Considerations:** • There is currently no penalty nor incentive for local governments to follow the provisions of SB195 regarding street connectivity.	**Goal:** Goal 2 **Tactic Type:** New Initiative **Implementation Lead:** Local Government Private **Cost:** Time & Effort

38	Evaluate existing technical training for contractors and subcontractors on how to achieve superior energy efficiency in new homes/housing developments to determine if changes or additional support is needed.
Problem: There are multiple federal tax credits available to new housing that meets energy efficiency standards. The standards that need to be met to access these tax credits require additional construction details that aren't common in homes that are built to the minimum energy code. It is unclear if Utah homebuilders are aware of and pursuing these credits to their full extent.	**Goal:** Goal 3 **Tactic Type:** New Initiative

Solution: Reach out to home builder associations across the state to disseminate information about tax credit opportunities, and determine if additional training or education would be beneficial. **Other Considerations:** ● Subcontractor training can help single family and multifamily contractors be positioned to take advantage of sizable federal tax credits for energy efficient new construction, which can range from $2,500 - $5,000 per home, or $500 - $5,000 per multi-family unit if certain requirements are met.	**Implementation Lead:** Private Non-Profit **Cost:** Time & Effort

39	Promote upstream, preventative housing interventions.
Problem: Many tenants and landlords lack awareness of best practices, resources, and mutual responsibilities, which can lead to housing instability, conflicts, and avoidable crises. Without early intervention or education, challenges escalate, creating negative outcomes for individuals and the broader community. **Solution:** Utah should promote a rental housing system that emphasizes early intervention, education, and flexible support for both tenants and landlords. Key actions include: ● Expanding education for tenants, landlords, property managers, and community organizations/nonprofits on best practices and available resources. ● Making information on rights, responsibilities, and obligations accessible to everyone in the housing ecosystem. ● Integrating housing and rental literacy into high school curricula to equip students with knowledge to be responsible tenants or homeowners, manage bills, and live within their means. ● Implementing broader community education initiatives to raise awareness and understanding of housing-related responsibilities.	**Goal:** Goal 1 **Tactic Type:** New Initiative **Implementation Lead:** Executive Local Government Non-Profit **Cost:** Time & Effort

40	Design and disseminate educational information around eviction prevention on foreclosure rental properties.	
Problem: Tenants and landlords often lack clear information about their rights and responsibilities when rental properties enter foreclosure, which can lead to confusion, wrongful evictions, and housing instability. **Solution:** Provide targeted education and outreach to ensure landlords and tenants understand their rights related to foreclosure on rental properties. This could include: ● Clear guidance on legal protections for tenants during foreclosure. ● Resources for landlords on proper procedures and obligations. ● Communication tools or programs to proactively inform affected parties before eviction risks arise.		**Goal:** Goal 1 **Tactic Type:** New Initiative **Implementation Lead:** Executive Non-profit **Cost:** One-Time, Nominal Cost

41	Amend LUDMA at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations.	
Problem: The OLAG Performance Audit Report No. 2023-16, Recommendation 1.2 states: "The Legislature should consider amending the land use, development, and management acts at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations." **Solution:** State land use code should reflect a holistic vision of high-quality, livable Utah communities. This should emphasize housing production and affordability, but must also be balanced with thoughtful considerations for transportation, water, open space, and more. **Other Considerations:** Shared statewide goals established by the BUILD Coordinating Council include: 1. *Housing* - Every Utahn has access to safe, affordable, and stable housing.		**Goal:** Goals 1 and 2 **Tactic Type:** Policy Change **Implementation Lead:** Legislature **Cost:** Time & Effort

2. *Energy* - Utah has affordable, reliable, and dispatchable energy to power our economy. 3. *Transportation* - Our transportation system offers all Utahns convenient access to where they need to go. 4. *Water* - Utah has well-managed water resources and a thriving Great Salt Lake. 5. *Open Space and Agriculture* - Healthy, accessible open spaces and productive agricultural lands are a key feature of Utah's landscape and culture. 6. *Employment and Education* - Utahns can improve their lives and their families' through quality employment and education. 7. *Safety and Health* - Our communities are a safe, healthy, and good place to raise a family and for people of all ages.	

42	Develop and adopt consistent definitions for affordable housing and starter homes/housing throughout state code.
Problem: Affordable housing and starter homes are terms defined differently in multiple sections of statute. A single state definition would provide clarity and consistency. **Solution:** The legislature should consolidate and reconcile all definitions for affordable housing and starter home/housing throughout state code. **Other Considerations:** ● A separate or different definition may be necessary to meet federal housing requirements.	**Goal:** Goal 3 **Tactic Type:** Policy Change **Implementation Lead:** Legislature **Cost:** Time & Effort

43	Extend the Utah Homeownership Investment Program (UHIP) to further incentivize and support the financing of new condominiums in existing and future centers.
Problem:	**Goal:**

The Utah Homeownership Investment Program (UHIP) requires all homes that utilize the state's financing to be sold by 2028, prohibiting multi-stage and future projects. **Solution:** Renew UHIP for several more years to give developers more confidence to build.	Goal 1 and 2 **Tactic Type:** Strategic Investment **Implementation Lead:** Legislature **Cost:** One-time, Significant Cost

44	Amend the Moderate Income Housing Plan requirements to link local housing strategies to the population and employment projections already required in LUDMA.

Problem: The OLAG Performance Audit Report No. 2023-16, Recommendation 2.1 states: "The Legislature should consider whether to expand the moderate-income housing plan requirements to include forecasting benchmarks for household growth." **Solution:** Updates to state code should facilitate a coordinated approach to local land use, housing, and transportation planning by building on the following existing requirements: • Section 10-9a-403 (2)(a)(i)(B), A land use element that includes a statement of the projections for and standards of population density; and • Section 10-9a-403 (2)(a)(i)(D), A transportation and circulation element that correlates with the population projections, the employment projections, and the proposed land use element of the general plan.	**Goal:** Goals 1, 2, and 3 **Tactic Type:** Policy Change **Implementation Lead:** Legislature **Cost:** Time & Effort

45	Convene a working group to discuss broad sales tax policy reform and recommend changes to remove barriers to

	redevelopment of commercial land into housing.	
	Problem: Utah's current sales tax structure, which uses point-of-sale as the primary value in tax distribution calculations, incentivizes local governments to zone land as commercial that might otherwise be suitable for housing. Tax revenue is necessary to fund the many needs and services of a city. The current distribution system has led to counterproductive competition between communities for sales tax-generating businesses. This also discourages cities from zoning for high-density housing in places where commercial may also be viable. **Solution:** Review and revise the state's system of sales tax distribution to better balance planned land uses within a community. Any revisions to this policy would need to hold cities harmless to ensure that current services, debt repayment, and other municipal functions are not disrupted. **Other Considerations:** ● Include population in calculation.	**.Goal:** Goals 1, 2, and 3 **Tactic Type:** Policy Change **Implementation Lead:** Legislature **Cost:** Time & Effort

46	Convene a working group to explore extending, monitoring, and expanding funding for rental assistance programs.	
	Problem: As federal rental assistance has evaporated, low income individuals are being squeezed out of housing into homelessness. **Solution:** The state could offer very low income Utahns rental assistance to ensure that they remain sheltered, which allows them to seek or retain employment and better their situation. This could include Housing Choice Vouchers. **Other Considerations:** ● Consider a program specifically for seniors.	**Goal:** Goals 1 and 3 **Tactic Type:** Strategic Investment **Implementation Lead:** Legislature **Cost:** Ongoing, Significant Cost

5. IMPLEMENTATION PLAN

Housing Plan Implementation
This plan's tactics list is intended to drive action and serve as a work plan for policy- and decision-makers across all sectors touching housing. Implementing this housing strategy will require cooperation and focused efforts by all stakeholders. Implementation may also look different in each region of the state. Below is a summary of recommended implementation next steps.

All Stakeholders

- Actively refer to the goals and guiding principles of this Housing Strategic Plan as a foundation for housing policy dialogue at the state, regional, local, and project levels.
- Identify tactics that could be implemented within your organization's decision-making level, and take steps to advance them.
- Document and widely promote successes and outcomes.

Legislative Branch Implementation Lead

- Review and discuss the Utah Housing Strategic Plan at Political Subdivisions and other relevant legislative committee meetings.
- Identify "Policy" and "Investment" tactics ready for implementation.
- Identify legislative sponsors and open bill files.
- Initiate work to advance tactics, track progress, and monitor outcomes.

Executive Branch Implementation Lead

- Identify "Initiatives" and "Data" tactics ready for implementation.
- Identify the appropriate agency champions to lead implementation.
- Initiate work to advance tactics, track progress, and monitor outcomes.
- Update the Utah Housing Metrics Dashboard quarterly.
- Present progress updates annually, per state code, 63J-4-402, to the Political Subdivisions Interim Committee.

Local Governments, Quasi Government, and Private / Non-Profit Implementation Leads

- Review and discuss the Utah Housing Strategic Plan at conferences, meetings of city councils and planning commissions, Councils of Government, Associations of Governments, professional association, and any other venues for promotion and dissemination of the Strategic Plan.
- Identify "Policy," "Investment," "Initiatives," and "Data" tactics ready for implementation at the local or private level.
- Identify the appropriate champions to lead implementation of key tactics.
- Initiate work to advance tactics, track progress, and monitor outcomes.

Ongoing Updates
This plan will be updated at least every four years to reflect progress accomplished by all stakeholders in the housing space, and changing economic and market conditions, housing costs and affordability rates, and demographics. Future updates will be managed by a streamlined new housing division.

Appendices

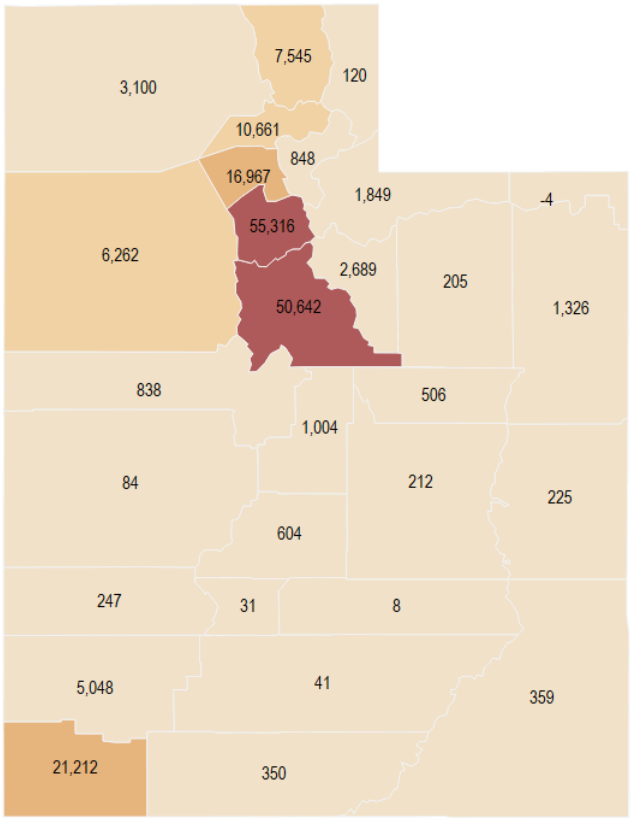
Appendix A - BACKGROUND

BACKGROUND

Today's Housing - Too Few and Too Expensive

Across the country, rapid population growth coupled with decades of housing underproduction has resulted in a critical shortage of housing units and rising housing costs. While this issue is felt nationwide, Utah stands out as it is one of the fastest growing states in the nation and faces unique pressures on its housing market. Despite years of strong growth, the number of homes being built in Utah has not kept pace with need overall. GPI estimates that Utah has a cumulative shortage of 35,000 homes in 2024, and a projected demand of 188,000 new homes by 2030.

Projected housing demand by county from 2024-2030
Kem C. Gardner Policy Institute



This shortage has increased the cost of housing for both renters and prospective homebuyers. In 2023, 45% of renters and nearly 20% of homeowners are housing cost-burdened, with most low-income households spending more than 30% of their household income on housing (GPI). As a result, high housing costs affect health outcomes, upward mobility, and can require difficult household tradeoffs.

Utah's housing needs include a spectrum of housing types and services. These needs include crisis shelters and services for the unsheltered, affordable housing for low- to moderate-income Utahns

to prevent homelessness, and market-rate rental and ownership options. Rural areas face unique housing challenges that will require different strategies than urban areas.

There is a significant lack of housing programs and funding aimed specifically at the 30-60% AMI range. This lack of targeted support creates a major barrier, making it more difficult for families in this income bracket to secure safe, affordable, and stable housing. Affordable housing is not being produced by the market because it does not meet the financial requirements of private builders, even if all regulatory requirements were removed. To increase the supply of affordable housing for the lower AMI ranges, public subsidy will be necessary. Utah's lower income renters are challenged with finding housing that meets current health and safety standards; multiple costly application fees, credit, and background checks; threat of eviction; court judgements; lengthy lease commitments; cost prohibitive damage deposits; and monthly rents that do not match available wages.

Those looking to purchase a home also face challenges. The year-over-year median sales price of a home peaked in February 2022 with a record 28.2% increase, according to GPI. Price increases have since leveled and are increasing at more reasonable rates, but housing continues to remain out of reach for many. GPI found that in 2023, only 15% of Utah's renter households had enough income to purchase a modestly priced $300,000 to $400,000 home, and there are very few housing options available at this price point for those that are ready to purchase.

Utah's housing challenges are not unique, and states across the nation are facing similar housing shortages and affordability constraints. The Covid-19 pandemic sparked a national surge in relocation trends, with more people moving to Utah due to its desirable quality of life, strong economy, and growing job opportunities. This influx of residents has placed additional pressure on an already tight housing market. Economic factors, including historically high interest rates, a persistent labor shortage, and supply chain disruptions, have further constrained housing development. While these challenges echo some of those seen during the Great Recession, they are compounded by new and unique pressures.

Utah's distinctive approach to problem solving, the "Utah Way," provides a model for addressing these challenges. Grounded in collaboration, innovation, and a proactive mindset, this approach works to confront the housing challenges in a way that brings all stakeholders together to find viable and long-term solutions.

In response to Utah's housing supply and affordability issue, some have suggested that the state should raise wages. While raising wages would certainly help low- and middle-income Utahns afford a greater share of housing costs, it is not a sufficient solution to the state's housing affordability crisis and could possibly lead to further housing price increases. Utah's affordability problem is fundamentally driven by a supply shortage in the face of rapid, sustained population and economic growth. In a market with a significant supply shortage, an increase in demand (even if driven by higher wages) can simply lead to further price inflation in the short to medium term. If an increase in a worker's income is immediately absorbed by a corresponding increase in rent or mortgage costs, the affordability problem for that individual is not solved.

The state of Utah has limited policies to actively raise wages beyond the federal baseline. The state has opted to utilize tax credits to support low-income workers and to invest in economic

development initiatives that increase potential opportunities to find higher wage employment than they would otherwise.

States generally have three primary policy options to boost wages: legislative mandates, tax policy, and strengthening worker power.Utah's existing policies for wage support and regulation center on compliance with federal law and targeted tax relief.

Tomorrow's Housing - A Variety of Housing Types and Price Points

During the summer of 2023, over 28,000 Utah residents shared their vision for the state's future in the Guiding Our Growth survey. Utahns in urban and rural areas consistently responded that they wanted to see their communities offer a variety of housing options and price points, and in locations where they can easily reach desired opportunities. They overwhelmingly favored building up rather than out, and when new greenfield development was necessary, they favored thoughtfully designed master-planned communities complete with parks, trails, community gathering places, and good public transit access.

Utahns want housing that offers opportunities for safe and dignified living regardless of economic status, location, physical ability, or stage of life. This means ensuring that our communities include a mix of single-family detached homes, townhomes, twin homes, condos, accessory dwelling units (ADUs), and apartments. It also means housing options that are priced to not overly-burden households across the spectrum of economic levels.

Communities with a mix of housing types and price points allow Utahns to stay within their same neighborhoods and social networks even as their needs change, e.g. young adults, families with children, empty nesters, or retirees. This means a mix of attached and detached units, large and small lots, rental and for-sale options.

Prior to interest rate increases, Utah was a leader in the nation for the number of new building permits issued per capita. Utah can again be a housing solutions leader if we work together.

Guiding Our Growth

Guiding Our Growth was a statewide initiative aimed at engaging residents in a meaningful conversation about how to maintain and enhance quality of life as the state experiences rapid population growth. This effort brought together community voices, local leaders, and policy experts to explore smart, sustainable solutions for managing growth across sectors like transportation, water, land use, and housing. By gathering broad public input through surveys and community meetings, Guiding Our Growth helped ensure that future planning reflects the values and priorities of Utahns.

One of the most significant findings from the public input was the widespread concern about housing affordability and availability. As population growth continues, residents across the state identified housing as a top priority, signifying the urgent need for long-term solutions.

This strategic plan serves as response to these findings, outlining a coordinated approach to increasing housing supply, improving affordability, and expanding access to a diverse range of housing options for all income levels. This plan represents a key step in aligning state policies with public input to support thriving, inclusive communities across Utah.

Appendix B - TIMELINE & CONTRIBUTORS

TIMELINE

KEY MILESTONES	START	COMPLETE
Project Management	Sept 2024	Ongoing
PHASE I		
Project Kickoff	Sept 8, 2024	
Project Charter	Sept 10, 2024	Sept 24, 2024
Plan Development		
Technical and Steering Committee meetings	Oct 4, 2024	Jan 10, 2025
Stakeholder Engagement		
Legislator and key stakeholder outreach	Dec 2024	Jan 2024
Public comment period - Phase I Deliverable	Jan 24, 2025	Mar 7, 2025
PHASE II		
Phase Kickoff - Review and Confirm Charter	Apr 1, 2025	
Plan Development		
Technical and Steering Committee meetings	Apr 2025	Sept 2025
Written report to Political Subdivisions Committee	**Statutory Deadline: oct 1, 2025**	
Stakeholder Engagement		
Legislator and key stakeholder outreach	May & Oct 2025	
Present Draft Plan at CHA meeting	Sept 11, 2025	
Draft Plan published	**Sept 30, 2025**	
Public comment period - Phase II Deliverable	Oct 1, 2025	Nov 30, 2025
Present to Political Subdivisions Committee	**Nov 18 or 19, 2025**	
Final Plan		
Revise and finalize plan based on input	Nov 30, 2025	Dec 19, 2025
Final Plan published	**Dec 19, 2025**	
Deliver final plan to Political Subs Committee	**Statutory Deadline: Dec 31, 2025**	

CONTRIBUTORS

STEERING COMMITTEE

Andrew Gruber
Christina Oliver*
David Damschen**
Jeff Silvestrini
John Montgomery
Laura Hanson
Mike Ostermiller
Rebecca Banner**
Steve Waldrip
Travis Kyhl
Tricia Davis Winter**
Wayne Niederhauser

LEGISLATORS

Sen. Calvin Musselman
Sen. Lincoln Fillmore
Sen. Mike McKell
Rep. Cal Roberts
Rep. Gay Lynn Bennion
Rep. Jim Dunnigan
Rep. Jill Koford
Rep. Ray Ward
Sen. Ron Winterton
Rep. Stephen Whyte

PROJECT MANAGEMENT TEAM

Ajla Hadzialijagic
Alexa Oldham*
Alexander Hill**
Arden Cook**
Chloe Leaver**
Emily Willis
Laura Hanson
Terrah Anderson

* Phase I Contributor
** Phase II Contributor

TECHNICAL COMMITTEE

Alan Matheson
Andi Beadles
Ari Bruening
Bert Granberg
Brandy Grace
David Damschen
Cameron Diehl
Chris Gamvroulas
Danny Walz
Dave Damschen
Dejan Eskic
Dina Blaes
Elizabeth Sodja
Janice Kimball
Jason Boal
Jeremy Hafen
John Salevurakis
Jordan Katcher
Karson Eilers
Kyle Pasley
Lacy Richards
Megan Pajen
Michelle Carroll
Michelle Weaver
Moira Dillow
Paul Allred
Paul Drake
Paul Smith
Ross Ford
Saskia Devries
Shay Morrison
Tara Rollins

ADDITIONAL WORKING GROUP PARTICIPANTS

Alissa Dailey
Andrew Nestlehut
Ben Riley
Browne Sebright
Cate Klundt
Chris Allred
Chris Gamvroulas
Chris Kyler
Chris Parker
Claudia O'Grady
Councilmember Dan Dugan
Councilmember Mary Wintch
Craig Weston
DeAnn Christiansen
Edward Bennett
Holly Stirling
Jake Sawyer
Jason Glidden
Jason Harris
Jason Hill
Jonathan Hanks
Julie Davies
Justin Allen
Kaitlin Meyers
Ken Leetham
Kenny Fallon
Kevin Emerson
Kyle Pasley
Lauren Patterson
Lynn Pace
Mara Brown
Matt Packard
Mayor Barbara Bruno
Mayor Cherie Wood
Mayor Lorin Palmer
Meg Ryan
Molly Wheeler
Patsy Stoddard
Rhoda Stauffer
Rob Terry
Russell Goodman
Saskia DeVries
Scott Harmon
Sebright Browne
Sharlene Wilde
Shawn Guzman
Shellie Barrus
Terry Gentry
Todd Sheeran
Troy Fitzgerald

Appendix C - DATA SOURCES

DATA SOURCES

The successful development and implementation of the Housing Strategic Plan will rely on future collaboration among key state agencies, local governments, and stakeholders. By leveraging insights, resources, and data from these diverse partners, the plan will address housing challenges across the state and align efforts to meet shared housing goals, ensuring a comprehensive and sustainable approach to housing solutions.

Housing Unit Inventory (HUI) Dataset - Specified in Utah Code 63A-16-506, 4a, this dataset is published by the Utah Geospatial Resource Center (UGRC) in collaboration with the County Assessors and MPOs. This GIS dataset builds on the tax parcels maintained by the County Assessors and Recorders that includes the parcels' geographic location and built year, by adding a count of housing units and housing type for each residential property. The HUI dataset has been completed for Davis, Salt Lake, Utah, Washington, and Weber (Wasatch Front portion) counties since HB 433 *Public Land Geographic Data Amendments* (R. Spendlove) passed in the 2023 General Session. HB433 does not specify an update frequency for the HUI but it could certainly be updated annually by Utah's larger counties with additional support funding (perhaps to UGRC).

Housing Inventory Explorer Web Map - This is an online platform for viewing the HUI dataset. The map includes filters for centers and transit proximity, and year built, making the derivation of statistics for specific time periods relatively straightforward. Parcel records in the housing inventory usually correspond to January 1 or a specific year and updated data for each year becomes available after assessors finalize the property tax roll in the summer of the same year.

Utah Affordable Housing Dashboard - The Kem C. Gardner Policy Institute developed the Utah Housing Affordability Dashboard in partnership with the Utah Department of Workforce Services. The dashboard tracks moderate and affordable housing needs and supply across Utah communities. The information identifies the number of lower-income renter households who cannot find a moderate or affordable residence in the current market by comparing the number of renter households with the number of moderate, affordable, and available rental homes. The dashboard measures home purchase affordability by area at various income levels and tracks existing, deed-restricted, affordable housing supply.

Ivory-Boyer Construction Database - GPI, in partnership with the Ivory-Boyer Real Estate Center, tracks building permit activity across the state, publishing updates quarterly. The construction report provides an in-depth analysis of both residential and non-residential trends. The public-use database contains 40 years of detailed monthly permit data for Utah localities.

Utah Association of Realtors Database - The Utah Association of Realtors maintains a restricted-access database of real estate market statistics of all home sales and prices. They produce an aggregated report every month reporting the total number of units sold and the median sales price by county during the reporting period.

MIHP Reporting - Most jurisdictions must adopt a moderate-income housing element (MIHP) in their general plan which includes an “analysis of how the jurisdiction will provide a realistic opportunity for development of moderate-income housing within the next five years”. As part of

required annual reporting, municipalities must demonstrate how they are implementing the MIHP.

Paragon, Utah Mass Appraisal (PUMA) - State legislation mandates that county assessors physically inspect and evaluate every property in their jurisdiction at least once every five years to determine its full market value. The Utah Association of Counties is working toward bringing all county assessors into a new mass appraisal system called Paragon Utah Mass Appraisal (PUMA). This new system will allow for annual updates of all real property parcel data across the state using accepted valuation methodologies. The process will also facilitate other enhancements to the assessment process and access to centralized, standardized data. Data will include current land use, ownership, and taxable value.

American Community Survey - The U.S. Census publishes this detailed dataset, which includes data on housing affordability, construction, vacancy and financing patterns. In addition the survey data includes housing characteristics such as bedroom count, units in structure, building age, facilities, and utility access. Estimates are reported yearly, but sample sizes vary and do not encompass every community. Error margins on this data should be considered.

Comprehensive Housing Affordability Strategy (CHAS) - Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of the American Community Survey data. These data demonstrate the extent of housing programs and housing needs, particularly for low income households. Local governments use the CHAS data to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

Utah Redevelopment Agency (RDA) Database - The Governor's Office of Economic Opportunity maintains a database of all RDA project areas within the state. The database includes data on developed and undeveloped acreage, percentage of project set aside for residential, number of housing units authorized, taxable value, and more.

Redfin - Redfin is a real estate brokerage that publishes aggregated housing market data collected from multiple listing services and real estate agents from across the country. Data includes the number of new listings, median sales prices, home price index, and median asking rent by region, state, and metro area. Redfin also publishes **WalkScore**, an index of how walkable a neighborhood is. Walkability refers to the ability to safely walk to services and amenities within a reasonable distance.

Access to Parks and Trails - WFRC maintains an interactive map that highlights the ability for residents of the Wasatch Front to reach a park or trail system within a 5- or 10-minute walk.

Housing + Transportation Cost Index - The traditional measure of affordability recommends that housing cost no more than 30% of household income. This benchmark does not account for transportation costs, which are typically a household's second-largest expenditure. The Center for Neighborhood Technology's Housing and Transportation (H+T®) Affordability Index offers an expanded view of affordability, one that combines housing and transportation costs and sets the benchmark at no more than 45% of household income. Costs can be seen from the regional to the neighborhood level.

Multiple Listing Service - Popularly known as the MLS, this service is a free, nationwide database of real estate listings. MLS also features foreclosures, new construction, resale homes, acreage, lots, land, commercial properties, and investment properties.

Utah State Tax Commission - For tax collection and distribution purposes, the Tax Commission currently collects data from each county assessor on the parcels of land within each county. Data includes current land use, ownership, and taxable value.

National Housing Preservation Database - The *National Housing Preservation Database (NHPD)* The *NHPD* is an address-level inventory of federally assisted rental housing in the US. The data in the *NHPD* come from the US Department of Housing and Urban Development (HUD) and the US Department of Agriculture (USDA), and include ten federally subsidized programs. The *NHPD* is updated four times a year in January, April, August, and October.

Occupational Employment and Wage Statistics (OEWS) - The Occupational Employment and Wage Statistics (OEWS) program produces employment and wage estimates for nonfarm establishments throughout the United States. It utilizes the Standard Occupational Classification (SOC) system to categorize jobs into occupations based on their job duties. The visualization below represents the OEWS data for the State of Utah, including its metropolitan and nonmetropolitan areas. This data is published annually. For a comprehensive analysis of Utah occupational data, please visit **Utah Economic Data Viewer**.

Home Mortgage Disclosure Act Data - The Home Mortgage Disclosure Act requires financial institutions to maintain, report, and publicly disclose loan-level information about mortgages. These data help show whether lenders are serving the housing needs of their communities; give a range of stakeholders information that helps them make recommendations, decisions, and policies; and shed light on lending patterns that could be discriminatory. Among the data points are loan type, loan purpose, demographic information of the borrower or co-borrowers including race, ethnicity, sex and age, the location of the dwelling, the action the financial institution took on the application, the loan amount, the interest rate, any points and fees charged in connection with the loan, and the property value.

Appendix D - GLOSSARY

GLOSSARY

Accessory Dwelling Unit (ADU) - A small, self-contained residential unit located on the same lot as an existing single-family home. An ADU has all the basic facilities and connections needed for day-to-day living independent of the main home, such as a kitchen, sleeping area, and a bathroom. ADUs can be internal or external to the primary home.

Active Transportation - Refers to the modes of human-powered mobility, such as biking, walking, etc.

Affordable Housing - Affordable housing has a range of connotations and meanings in different policy areas. Utah Code commonly refers to "affordable housing" as housing offered for sale or rent to households at or below 80% of county median income.

Affordable Housing Density Bonuses - Zoning allowances that permit additional building units or height in exchange for providing affordable housing.

Affordable Housing Financing Tools - Financial programs and incentives (e.g., tax credits, grants, low-interest loans) designed to support the development or preservation of affordable housing.

Affordable Housing Funding Sources - Public and private funding options (e.g., federal tax credits, local subsidies, philanthropy, non-profit programs, low-interest loans) available to finance the construction or renovation of affordable housing.

Affordable Housing Preservation - The effort to maintain or improve existing affordable housing stock to prevent displacement and preserve affordability.

Affordable Housing Rehabilitation - The process of renovating existing properties to preserve habitability and affordability, often through government programs.

Affordable Housing Set-Aside - A percentage of units in a new development reserved for lower-income residents at affordable rates.

Affordable Housing Shortage - The gap between the demand for affordable housing and the available supply.

Affordable Housing Tax Credits - Tax incentives provided to developers or investors for the construction or renovation of affordable housing.

Affordable Housing Trust Fund (AHTF) - A public fund dedicated to financing affordable housing development, typically sourced from public funds or private contributions. The Olene Walker Housing Loan Fund is a local example.

Annexation - Incorporation of land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Area Median Income (AMI) - The midpoint of a specific area's income distribution which is calculated on an annual basis by the Department of Housing and Urban Development.

Association of Governments (AOG) - A voluntary association of local governments formed under the authority of the Utah Interlocal Cooperation Act to provide a common forum to identify, discuss, study, and resolve area or region-wide problems.

Attainable Housing - A term defined by the state in Utah Code 51-12-101 and 63H-8-501 as for-sale homes not exceeding a purchase price of $450,000.

Availability - A measure of how many suitable housing options are present for people who need them, taking into account both the physical supply of homes and broader market dynamics.

Building Codes - Standards typically recommended by the International Code Council and adopted by the state that govern the construction, alteration, demolition, occupancy, or other use of buildings used for habitation.

By-Right Development - A zoning term indicating that certain types of development are permitted without the need for local legislative approvals, conditional use permits, or variances, if they follow zoning laws.

Center - An area within a community that contains a mix of uses (live, work, and play), is more intense in development than the surrounding area/neighborhoods, and has transportation choices and connectivity that give people access to opportunities.

Certificates of Occupancy - A document that indicates that a building complies substantially with the applicable building codes, plans and specifications that have been submitted to, and approved by, the local authority.

Commission on Housing Affordability (CHA) - A subcommittee of the Unified Economic Opportunity Commission, identified in Utah Code 35A-8-22, that addresses housing affordability through data-driven and collaborative methods to identify housing needs, gaps, and opportunities throughout the State of Utah.

Community Land Trusts (CLTs) - Nonprofit organizations that own land and lease it to individuals or organizations for affordable housing, ensuring long-term affordability.

Community Reinvestment Area (CRA) - As authorized by Utah Code Title 17C, CRAs are political subdivisions of the state, created by the legislative body of a county or municipality for the purpose of stimulating redevelopment. A CRA is authorized to create project areas and use property tax increments from a project area to help pay for infrastructure improvements, affordable housing, or other development projects.

Complexity - How much political, social, environmental, and other factors play into implementing tactics.

Condo Owners Association (COA) - An established community association whereby individual property owners share common interests in community amenities and/or facilities. State laws contain provisions governing COAs, but those laws are enforced in informal proceedings before the association or in civil court and are not overseen by the state. COA registration is mandatory in Utah.

Constructed - A new housing unit that has been built, but not yet awarded a certificate of occupancy.

Construction - Refers to the process of building or assembling housing units.

Cost-burdened - A household is considered cost-burdened if it spends more than 30% of its gross income on housing-related costs, including rent or mortgage payments and utilities.

Deed - A document that gives parties, a seller (grantor) and a buyer (grantee), the right to exchange ownership of property for consideration or a purchase price. The deed must include a valid legal description of the property being conveyed, be notarized, and otherwise follow state regulations.

Deed Restrictions - Legal agreements that limit the use or resale of a property, often used to maintain affordability or prevent speculation.

Density Bonus - A zoning incentive that allows developers to build more units than normally allowed in exchange for community benefits, including affordable housing, in their projects.

Easement - A process that permits the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals, allowing for the installation and maintenance of utilities.

Economic Integration - The process of creating mixed-income communities by promoting a range of housing options for various income levels.

Eminent Domain - Sometimes referred to as condemnation; the power to compel the sale of private property to a condemning agency for a public purpose, subject to payment of just compensation.

Entitlement - Refers to a legally established right to develop, occupy, or use a property, typically as determined through zoning laws, property rights, or contracts.

Eviction - Legal process used by landlords to regain possession of their real property when a tenant refuses to leave. Eviction can occur due to nonpayment of rent, damages, illegal activity, violating the terms of a lease, or the landlord's desire to take possession of the property.

Eviction Protections - Eviction laws are legal protections that make the lease renewal process more predictable, empower tenants to advocate for better living conditions without fear of retaliation, provide limits on exorbitant rent increases to prevent renters from becoming extremely rent-burdened or experiencing displacement, and promote long-term housing stability for low-income and marginalized renters.

Exaction - A mandatory contribution required by a governmental entity as a condition of approval for a development application which may include items such as the dedication of property for utilities, the construction and dedication of public improvements, and monetary payments (including impact fees).

Fair Housing Act - A federal law that prohibits discrimination in housing based on race, color, religion, sex, disability, familial status, or national origin.

Fair Housing Ordinance - Laws that prohibit discrimination in housing based on race, gender, disability, family status, or other protected categories.

First Home Investment Zone (FHIZ) - A tax-increment financing housing program created in 2024 by SB 268, *First Home Investment Zone Act* (W. Harper).

First-Time Homebuyer Program - A Utah program created in 2024 by *SB 240 First-time Homebuyer Assistance Program (W.A. Harper)* and designed to help first-time homebuyers access homeownership by providing down payment assistance, tax incentives, or interest rate buy-downs.

Gap financing - Financial assistance is provided to make up the difference between the available funding and the total cost of a housing project, often to assist with affordable housing development.

Goal - A broad statement of intent that describes a desired future state.

GPI - See Kem C. Gardner Policy Institute.

Greenfield - Natural or agricultural lands that are currently undeveloped.

Guiding Principles - Broad, strategic guidelines that provide a framework for how stakeholders agree to work together.

Home Ownership Promotion Zone (HOPZ) - A tax-increment financing housing program created in 2024 by SB 168, *Affordable Building Amendments* (L. Fillmore).

Homeless Resource Center - A facility that provides essential services, support, and temporary shelter to individuals and families experiencing homelessness.

Homeowners Association (HOA) - An established community association whereby individual property owners share common interests in community amenities and/or facilities. State laws contain provisions governing HOAs, but those laws are enforced in informal proceedings before the association or in civil court and are not overseen by the State. HOA registration is mandatory in Utah.

Household - The U.S. Census Bureau defines a household as all people who live in a housing unit, such as an apartment or house, as their primary residence. This includes people who are related by family, and unrelated people who share the housing unit, such as employees, foster children, or lodgers. A household can also be made up of a single person or a group of unrelated people, such as roommates or partners.

Housing and Transit Reinvestment Zone (HTRZ) - A tax-increment financing housing and transit program amended in 2024 by SB 208, *Housing and Transit Reinvestment Amendments* (W. Harper).

Housing Choice Vouchers - A federal program that provides rental assistance to low-income individuals and families, allowing them to rent from private landlords.

Housing Stability - The ability for Utahns to have access to safe, clean, affordable housing without fear of losing it.

Housing Subsidy - Government or private investments to help lower the price of housing. This may refer to individual assistance or development of new housing.

Housing Supply - The number of homes available for rent or sale in a given market.

Impact Fees - Fees charged to developers to offset the cost of public infrastructure and services required to support new development (e.g., roads, utilities).

Inclusionary Zoning - Zoning regulations that require developers to include a certain percentage of affordable units in new residential developments. Except as part of a master development agreement, inclusionary zoning is prohibited in Utah by Utah Code 10-9a-535 (municipalities), Utah Code 17-27A-531 (counties).

Income Restricted Affordable Housing - Refers to housing units where the rent is set based on the area's median income. These units are designed for low-income individuals or families who may not be able to afford market rent units.

Infill Development - The process of developing vacant or redeveloping underused land within existing urban areas, often as a means to increase housing density and reduce urban sprawl.

Infrastructure - Infrastructure refers to the essential facilities and utility systems needed to support a community.

Internal Accessory Dwelling Units (IADU) - Defined in Utah Code 10-9a-530 (municipalities) and Utah Code 17-27a-526 (counties); an accessory dwelling unit created within a primary dwelling, within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created, and for the purpose of offering a long-term rental of 30 consecutive days or longer.

Judgments - Legal decisions related to unpaid debts secured by property. It can result in eviction or other actions.

Just-Cause Eviction - A policy that prevents landlords from evicting tenants without a valid reason, offering tenants more stability and protection.

Kem C. Gardner Policy Institute (GPI) - The University of Utah's Kem C. Gardner Policy Institute, housed in the David Eccles School of Business, is Utah's premier economic and public policy research institute. The institute develops and shares economic, demographic, public finance, and public policy research that sheds light and helps state leaders make informed decisions.

Land Banking - The practice of acquiring and holding land for future development, often used to secure land for affordable housing before it is developed.

Land Use Academy of Utah (LUAU) - This is an online resource library compiled through a joint effort between the Utah League of Cities and Towns and the Office of the Property Rights Ombudsman.

Land Use Authority - A person, board, commission, agency, or other body designated by the local legislative body to act upon a land use application.

Land Use Regulations - Refers to the set of rules, standards, and guidelines established by governmental authorities or planning bodies that govern land use, development, and urban growth. These regulations are designed to guide how land is developed, used, and managed to ensure organized, sustainable, and balanced growth while promoting public safety, welfare, and environmental protection.

Land Value Tax - A tax that is levied only on the value of land, not buildings, encouraging land development and reducing speculation.

Legacy Cities - A city that has been largely built out, or has developed all available land within its borders. These are well-established, older cities.

Limited-Equity Cooperatives (LEC) - A homeownership model in which residents purchase a share in a development. The share is sold at a price determined by formula, which is designed to maintain affordability at purchase and over the long term.

Low-Income Housing Tax Credit (LIHTC) - A federal tax incentive program used to encourage the development and rehabilitation of affordable rental housing for low-income households.

Land Use, Development, and Management Act (LUDMA) - The state law for land use which applies to all cities, towns, and counties throughout Utah. Municipal LUDMA (for cities and towns) can be found in Utah Code Title 10, Chapter 9a. County LUDMA is contained within Utah Code Title 17, Chapter 27a.

Market-Rate Housing - Refers to non-subsidized properties that are rented or owned by those who pay market-rate rents or who paid market value to purchase the property.

Master-Planned Developments - See Master-Planned Communities.

Master-Planned Communities - Defined in Utah Code 72-1-102, as a land use development designated by the city as a master-planned community; and comprised of a single development agreement for a development larger than 500 acres.

Metrics - Specific measurements used to track progress toward achieving the goals and objectives outlined in a strategic plan.

Metropolitan Planning Organization (MPO) - A federally-required regional transportation organization to conduct coordinated transportation planning, and to receive and distribute federal transportation funding. MPO membership is composed of representatives of the local governments within the MPO boundaries.

Micro-Units - A compact, self-contained living space designed to accommodate a sitting space, sleeping space, bathroom, and kitchenette.

Missing Middle Housing - A term popularized by Opticos/Dan Parolek, that refers to multi-unit, low-rise housing comparable in feel to single-family homes at a middle scale between lower-density detached single-family houses and higher-density multifamily complexes. Because this type of development is scarce in many communities, it is referred to as “missing middle.” It is critical to note that missing middle housing types will look different in every community, as a key component of their placement is being designed to fit into and enhance existing communities. However, common examples include cottages, bungalows, courtyard apartments, duplexes, triplexes, fourplexes, townhouses, and live-work units.

Mixed-Use Developments - See Mixed-Use.

Mixed-Use - Refers to development that typically contains residential and commercial uses in the same building or within a small area. For example, a residential building with ground floor retail is a typical mixed-use development.

Moderate-Income Housing Plan (MIHP) - Utah Code 10-9a-408 requires certain municipalities and counties to include an MIHP element in their general plan. Cities and counties must outline their preferred strategies and implementation progress toward advocating for long-term affordability and preservation.

Modular Housing - Housing built using prefabricated components that are assembled on-site, often used for both affordable and emergency housing. Modular housing units must be connected to a foundation.

Multifamily Housing - Residential buildings that contain multiple separate housing units, such as duplexes, triplexes, or apartment complexes.

Naturally Occurring Affordable Housing (NOAH) - Existing market-rate housing that is affordable to low- and moderate-income households without government subsidies.

Non-Governmental Organization (NGO) - A voluntary group of individuals or organizations, usually not affiliated with any government, that is formed to provide services or to advocate a public policy. Although some NGOs are for-profit corporations, the vast majority are nonprofits.

Non-productive public land - Land owned by a any public entity that is not currently a part of an identified, specific current or future use, excluding State Trust Lands, US Forest Service, or US Bureau of Land Management

Ordinance - A written law duly adopted by the local legislative body regulating land development in a community. Each community's land use laws are unique, and each community has significant flexibility within state law to adopt land use laws that fit their community's needs.

Owner-Occupancy Requirement - A policy requiring that the homeowner live in the property as their primary residence, often applied to ADUs.

Permanent Supportive Housing (PSH) - PSH is a model that combines low-barrier access to affordable housing and dedicated supportive services to help individuals and families lead more stable lives. PSH targets people, particularly the homeless or chronically homeless, and those with psychiatric disabilities, chronic health challenges, or other barriers to accessing or retaining stable housing. PSH provides robust supportive services to reduce instability in housing. PSH projects deliver supportive services through a combination of on-site services and linkages to available community services. PSH projects have tenant selection policies that prioritize people who have been homeless the longest or have the highest service needs as evidenced by vulnerability assessments. PSH units are rent restricted at or below 35% of Area Median Income and are required to have a minimum 15-year commitment of project based rent subsidy. Owners and operators of PSH for the chronically homeless must utilize the Coordinated Entry System (CES) from the applicable Continuum of Care, if available, though not exclusively.

Permitted Use - The type of development use that has been approved by the local planning authority through the issuance of a building permit.

Planned Unit Development (PUD) - A planned unit development (PUD) is a flexible zoning tool that allows developers to create a community with a mix of land uses, buildings, and open spaces. A PUD can be part of a Master-Planned Community or a smaller, stand-alone project.

Pre-Approved Housing Designs - Standardized building designs that have been approved by an applicable government entity in advance, making the permitting and approval process faster and more streamlined for developers.

Prefab Housing - See Modular.

Private Activity Bond (PAB) - A tax-exempt security issued by or on behalf of a local or state government. PABs are issued for projects that carry special financing benefits, such as funding hospitals or airports.

Progressive Property Tax - Tax system that increases the tax rate on higher-value properties, often used to discourage land speculation and promote affordable housing.

Public Housing Authority - State, county, municipality or other governmental entity or public body or agency or instrumentality of these entities that is authorized to engage or assist in the development or operation of low-income housing under the United States Housing Act of 1937 in accordance with 24 CFR §5.100.

Public Services - Essential resources and facilities provided by government agencies or other organizations to promote the well-being, safety, and quality of life of the general public. These include healthcare facilities, educational institutions, libraries, emergency services like police and fire departments, and other community support systems.

Public-Private Partnerships (P3s or PPPs) - Collaborative agreements between government agencies and private developers to fund and build affordable housing projects.

Rapid Housing - Permanent housing intervention designed to help individuals and families quickly exit homelessness by obtaining and remaining in permanent housing.

Rent Buyout - A financial offer made by a landlord to tenants, often in the context of gentrification, to incentivize them to leave their units.

Rent Stabilization - Local policies that limit rent increases for specific types of housing to protect renters from excessive rent hikes during periods of high demand. Rent control policies that limit the amount landlords can increase rent, are often applied to older housing units to prevent displacement.

Rental Assistance - Programs that provide support to low-income households by helping them pay rent. These programs offer a monthly subsidy to cover the gap between what the household can afford (usually around 30% of their income) and the actual rent.

Right of First Refusal - A policy that gives tenants the first opportunity to purchase their rental unit before it is sold to a third party.

Right-Sizing Zoning Policies - Zoning adjustments that make it easier to develop affordable housing in areas where there is demand but outdated regulations.

Setbacks - The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.

Shared Equity Housing - A model where homebuyers purchase a share of a property and the remaining equity is owned by a nonprofit or other organization, ensuring long-term affordability.

Single Room Occupancy (SRO) - A type of affordable housing where individual rooms are rented out, often in buildings that were originally designed for hotels or boarding houses. Typically, facilities like restrooms and kitchens are shared amongst tenants.

Site Plan - A site plan is a drawing, to scale, showing uses and structures proposed for a parcel of land. It typically includes lot lines, streets, building sites, public open spaces, buildings, major landscape features (both natural and man-made), and locations of proposed utility lines.

Split-Rate Property Tax - A tax system that taxes land at a higher rate than buildings to encourage land development and reduce speculation.

Stakeholders - All individuals and groups that must be engaged in the tactic for it to be successful and/or who will lead the implementation.

Starter Homes - New construction, for sale at $450,000 or below.

Station Area Plans (SAPs) - Development plans required to be created by HB 462, *Utah Housing Affordability Amendments* (S. Waldrip) that focus on areas surrounding transit stations, promoting housing, access to opportunity, environmental sustainability, and transportation connectivity.

Subsidized Housing - Housing that is partially or fully subsidized by government programs or non-profit organizations, typically to make it more affordable for low-income households.

Sustainable Development - Housing development that minimizes environmental impact, often incorporating energy-efficient designs, renewable materials, and green infrastructure.

Tactics - Specific actions or steps taken to implement a strategy.

Tax Increment Financing (TIF) - A development financing tool in which local taxing bodies make a joint investment in the redevelopment of an area with the intent that any short-term gains be reinvested and leveraged so that all taxing bodies will receive larger financial gains in the future. The funds for this investment come from future tax revenues, not otherwise expected to occur but for economic activity enabled by the increased public and private investment in the area. The state has multiple TIF programs that could be used to increase housing including CRA, HTRZ, FHIZ, and HOPZ.

Tenant Protections - Legal provisions aimed at protecting renters from unfair eviction, rent increases, or substandard living conditions.

Transit-Oriented Development (TOD) - A type of mixed-use development within walking distance (up to one-half mile) of a fixed-rail transit stop. TODs typically have sufficient development density to support frequent transit service and a mix of residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to engage in active transportation methods.

Transitional Housing - Broadly refers to a supportive community that offers temporary housing for different segments of the homeless population or those experiencing a crisis.

Unsheltered Homeless - Refers to homeless individuals who live outside or in a building not intended for human habitation, or in which they have no legal right to occupy.

Upzoning - The process of changing zoning laws to allow higher-density development, often to increase housing availability in growing urban areas.

Urbanized - Urbanization refers to the increasing population shift from rural to urban areas, resulting in the growth of cities and towns.

Utah Association of Counties (UAC) - The Utah Association of Counties (UAC) is a voluntary, statewide organization whose members are the 29 counties of Utah. The counties, through their elected officials, direct UAC activities in providing services to county officials. UAC's purpose is to improve the operation of Utah's county governments and thereby improve the quality of services which counties provide to their residents.

Utah Department of Transportation (UDOT) - State agency charged with maintaining the more than 6,000 miles of roadway that constitute the network of state highways in Utah.

Utah Homes Investment Program (UHIP) - A three-year program managed by the Office of State Treasurer and created in 2024 by HB 572, *State Treasurer Investment Amendments* (R. Spendlove). It provides low-cost deposits to financial institutions, enabling them to offer low-interest loans to developers building attainable homes.

Utah Housing Corporation (UHC) - Created by the legislature in 1975, Utah Housing Corporation is Utah's housing finance agency. It develops and finances safe and affordable housing for low- and moderate-income Utahns and their families. By providing down payment assistance and working with over 65 financial institutions in Utah, UHC acquires and services over $1 billion in single family mortgages each year, most of which are for first-time homebuyers throughout the state.

UHC also serves as the state's designated allocator of federal and state Low-Income Housing Tax Credits, which along with bonds issued by UHC provide hundreds of millions of dollars each year in financing for rental housing affordable to low-income Utahns and their families.

UHC also serves as a developer on select (mostly rural) housing projects, helping communities throughout the state to address their affordable workforce housing needs.

Utah League of Cities and Towns (ULCT) - A nonpartisan, inter-local government cooperative first organized in 1907. The organization serves 255 cities and towns in the State of Utah, representing municipal government interests with a unified voice at the state and federal levels. ULCT also provides information, training, and technical assistance to local officials on municipal issues and works to create a greater public awareness and understanding of municipal responsibilities, governance, and administration.

Walkability - Describes general pedestrian access and layout of an area related to the safety, comfort, and convenience of the walking environment.

Wasatch Choice Vision - A shared regional vision, developed by public and private sector stakeholders, for coordinated transportation investments, development patterns, and economic opportunities on Utah's Wasatch Front and Back. The Wasatch Choice Vision includes a map and key strategies for enhancing quality of life as Utah grows.

Water-Efficient Landscaping - A term used for low-water requirement landscaping. Also known as localscaping, xeriscaping, or water-wise landscaping.

Zoning - Legislative act of designating areas of a city or county into areas (or zones) that specify allowable uses for real property and size restrictions for buildings within these areas.

Zoning Incentives - Changes in zoning laws or the introduction of incentives (e.g., density bonuses, relaxed parking requirements) to encourage developers to include affordable housing.

UTAH HOUSING STRATEGIC PLAN

A consensus-based implementation strategy to address Utah's housing crisis

Why

- Only **9%** of Utahns can afford the median-priced home.
- The median age of first time homebuyers is **38** according to the National Association of Realtors
- Utah needs **274,000** new housing units to meet the 2033 demand

Approach

Goals & Guiding Principles

1. Improve housing availability, affordability, and stability.
2. Foster community well-being and quality of life.
3. Seek consensus- and evidence-based policy and housing support solutions.

Tactics

- Policy Changes
- Strategic Investments
- Data & Monitoring
- Research & Education Initiatives

Implementation

- Legislature
- Executive Branch
- Local Government
- Private
- Non-Profit

Outcome Metrics

- Affordability
- Ownership
- Supply
- Connectivity

Timeline

- August 2024 Kickoff
- January 2025 Phase I Draft Report
- *Stakeholder Review & Comment*
- April 2025 Phase II Kickoff
- October 2025 Phase II Draft Report
- *Stakeholder Review & Comment*
- December 2025 Final Plan

Steve Waldrip
Senior Advisor for Housing Innovation and Strategy
Swaldrip@utah.gov (801) 389-9329

governor.utah.gov/housing

NOTE: Tactic numbers do not represent a rank order

Tactics with a Delicate Arch icon originated in a rural and resort area working group.

TOP PRIORITY TACTICS

#	Tactic	Category	Implementation Lead	Cost
1	Inventory, analyze, and develop a plan for publicly-owned land that may be suitable for future housing.	Initiative	Executive	Nominal cost
2	Expand funding, including leveraging federal grants, for an infrastructure revolving loan fund to support implementation of station area plans and new master-planned developments and which may be repaid by development.	Investment	Legislature, Executive	1X or OG, Significant Cost
3	Secure ongoing funding for a revolving loan fund to provide low- or zero-interest loans for the acquisition and development of affordable housing projects and may be repaid by development.	Investment	Legislature	1X or OG, Significant Cost
4	Per HCR14 (2025) streamline Utah's executive branch and independent entity housing program administration and funding.	Policy	Legislature, Executive	1X, Nominal Cost
5	Provide training and technical assistance to resource-constrained local governments and growing communities to help them streamline housing development processes.	Investment	Legislature	1X or OG, Under $1M

PRIORITY TACTICS

#	Tactic	Category	Implementation Lead	Cost
6	Incentivize local governments to implement zoning reforms by leveraging existing state funding programs to offer priority to cities that are implementing the state's housing priorities of starter homes, station area plans, missing middle housing, and condominiums.	Policy	Legislature, Executive	Time & Effort
7	Conduct an analysis of the potential benefits and structural requirements of other shared equity models, such as Community Land Trusts or Limited Equity Cooperatives, and disseminate findings.	Initiative	Executive	Time & Effort
8	Review and revise state statute to require cities and towns to allow detached ADUs (DADUs), with reasonable considerations for infrastructure capacity, parking, public safety and health, etc.	Policy	Legislature	Time & Effort
9	Reauthorize existing state tax credits by removing the sunset date from state code sections 59-7-607 and 59-10-1010.	Policy	Legislature	Time & Effort
10	As part of streamlining Utah housing policies per HCR14 (2025), assign the new housing division the responsibility to coordinate the use of federal, state, and other funds to implement regional housing projects and solutions.	Initiative	Legislature, Executive	Time & Effort
11	Convene a working group to explore ways to better utilize the state's Medicaid funding to provide wraparound supports to accompany deeply affordable housing initiatives.	Initiative	Executive	Time & Effort
12	Conduct a comprehensive study to estimate realistic limits to growth and additional housing from water supply constraints.	Initiative	Executive	One-time, Under $1M
13	Implement reasonable, minimum regulations for short-term rentals such as requiring a local management contact, maximum occupancy limits, basic fire and safety measures, homeowner-held licenses or permits, and payment of Transient Room Tax.	Policy	Legislature, Local Govt	Time & Effort
14	Fund and host efforts to plan for growth at the state, regional, and local level by engaging the public in conversations (community forums, workshops, surveys, etc.), including highlighting the benefits of center-based development patterns.	Investment	Local Govt, Non-Profit	1X, Under $1M
15	Require all publicly funded housing to maintain affordability through long term deed restrictions.	Policy	Legislature	Time & Effort

NOTE: Tactic numbers do not represent a rank order

Tactics with a Delicate Arch icon originated in a rural and resort area working group.

ADDITIONAL TACTIC RECOMMENDATIONS

#	Tactic	Category	Implementation Lead	Cost
	This State Housing Plan process referred most land use policy and process tactics to the informal Land Use Task Force (LUTF), which will provide a list of additional recommended tactics for policy-makers' consideration.			
16	Establish a new housing funding coordination body to proactively utilize and coordinate federal, state, and other funds to implement regional housing projects and solutions.	Initiative	Executive	Time & Effort
17	Review and revise, if necessary, state code 17C-1-142 regarding RDA/CRA affordable housing set asides to include additional possibilities to expedite the use of those funds to create more affordable housing.	Policy	Legislature	Time & Effort
18	Direct additional funding towards Main Street revitalization as a strategy to expand housing choice, enhance community appeal, and support local businesses.	Investment	Legislature	1X, Under $1M
19	Create a inventory of all publicly-owned housing including deed restriction expiration dates, and require dissemination of the database to non-profit housing organizations.	Data	Executive, Non-Profit	1X, Nominal Cost
20	Review and analyze the impact of past legislative appropriations towards shared equity models and affordable housing preservation funding, and consider policy adjustment as needed.	Data	all	Time & Effort
21	Improve eviction court data transparency.	Data	Legislature, Non-Profit	1X, Under $1M
22	Fund and conduct a study to review development standards, explore opportunities for statewide consistency, and analyze potential cost savings to homeowners.	Investment	Executive, Private, Local Govt	1X, Under $1M
23	Fund the development and maintain annually a GIS-based inventory of entitled units and infrastructure deficiencies, and direct local government staff to partner with the state in developing this inventory.	Data	Executive, Local Govt	1X, Nominal Cost
24	Establish a grant or revolving loan fund to offer housing incentives to increase energy efficiency & lower monthly utility bills for new residential construction/ housing retrofits.	Investment	Legislature, Local Govt, Non-Profit	1X, Significant Cost
25	Expand and fund an eviction mediation and prevention program.	Investment	Non-Profit	OG, Under $1M
26	Convene a working group to revise the MIHP annual report to incorporate and reflect the recommendations of this plan including new tactics and metrics.	Policy	Legislature, Local Govt	Time & Effort
27	Update building code requirements for homes in Urban Wildland Interface (WUI) zones to increase wildfire resiliency.	Policy	Legislature	Time & Effort
28	Set regional standards for low-water-use landscaping in park strips and yards, incorporating context-sensitive approaches that reflect the character of rural environments.	Policy	Legislature, Private, Local Govt	Time & Effort
29	Develop standards and include Graduated Density Zoning as an MIHP option to encourage parcel aggregation for redevelopment projects, with a targeted minimum % of affordable units.	Policy	Legislature	Time & Effort
30	Develop new educational materials to increase use of Transfer of Development Rights (TDR) programs to achieve housing goals, and include TDR programs as an available menu option in the MIHP code.	Policy	Legislature, Executive	1X, Nominal Cost

NOTE: Tactic numbers do not represent a rank order

Tactics with a Delicate Arch icon originated in a rural and resort area working group.

ADDITIONAL TACTIC RECOMMENDATIONS

#	Tactic	Category	Implementation Lead	Cost
31	Attract a factory built/modular housing manufacturer to Utah to reduce construction costs.	Initiative	Executive, Private	1X, Under $1M
32	Establish a "home hardening" or "home adaptation" program to support communities in preventing the loss of, or reinstating, commercial insurance coverage.	Initiative	Local Govt	1X or OG, Nominal Cost
33	Create a governor's Utah First Homes award program to publicly recognize cities and developers advancing starter homes and center-based housing.	Initiative	Executive	Time & Effort
34	Increase education and promotion of existing local level housing incentives (e.g. density bonuses) to encourage their utilization and increase housing supply and affordability.	Initiative	Local Govt, Private	Time & Effort
35	Convene regional or sub-regional workshops with local government leaders to identify opportunities for accommodating future housing demand and to showcase benefits of regional collaboration.	Initiative	Local Govt, Non-Profit	1X, Nominal Cost
36	Increase funding and resources for public transit expansion to improve accessibility and mobility for residents and implement other state goals such as Station Area Plans.	Investment	Legislature, Local Govt	Ongoing, Significant Cost
37	Promote and disseminate the existing, state-funded street connectivity guide to encourage its implementation through individual development and local planning projects.	Initiative	Local Govt, Private	Time & Effort
38	Evaluate existing technical training for contractors and subcontractors on how to achieve superior energy efficiency in new homes/housing developments to determine if changes or additional support is needed.	Initiative	Non-Profit, Private	Time & Effort
39	Promote upstream, preventative housing interventions.	Initiative	Executive, Local Govt, Non-Profit	Time & Effort
40	Design and disseminate educational information around eviction prevention on foreclosure rental properties.	Initiative	Executive, Non-Profit	1X, Nominal Cost
41	Amend LUDMA at both the county and city level to clearly emphasize housing production and affordability as primary goals of land use regulations.	Policy	Legislature	Time & Effort
42	Develop and adopt consistent definitions for affordable housing and starter homes/housing throughout state code.	Policy	Legislature	Time & Effort
43	Build upon and expand the Utah Homeownership Investment Program (UHIP) to further incentivize and support the financing of new condominiums in existing and future centers.	Investment	Legislature	1X, Significant Cost
44	Amend the Moderate Income Housing Plan requirements to link local housing strategies to the population and employment projections already required in LUDMA.	Policy	Legislature	Time & Effort
45	Convene a working group to discuss broad sales tax policy reform and recommend changes to remove barriers to redevelopment of commercial land into housing.	Policy	Legislature	Time & Effort
46	Convene a working group to explore extending, monitoring, and expanding funding for rental assistance programs.	Investment	Legislature	OG, Significant Cost

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **OCTOBER 28, 2025**
TITLE:	October 14, 2025, Planning Commission meeting minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
Yes

PREPARED BY
Megan Green, Planning Secretary

PRESENTED BY

RECOMMENDATION:
N/A

BACKGROUND:
N/A

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. 10.14.25 PC Meeting Minutes Draft, Brandon's Comments

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

October 14, 2025 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

COMMISSION MEMBERS PRESENT: Commissioners Jason Allen, Rod Hess, Robert Fox, Craig Whiting; and Alternate Commissioner Bryan Free. Commissioner Brent Strong was excused.

CITY STAFF PRESENT: Steve Mumford, Deputy City Manager; Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Kiara Polee, Affordable Housing Coordinator; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Elizabeth Fewkes, Planner; and Megan Green, Planning Secretary.

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

Commissioner Allen called the meeting to order at 5:30 p.m. He noted Commissioner Brent Strong was excused from the meeting.

1. Discussion Items

1.A. DISCUSSION - Utah Housing Strategic Plan Update

Kiara Polee Affordable Housing Coordinator and Elizabeth Fewkes City Planner presented the Utah Housing Plan Update. Statewide challenges within the housing market were discussed with key objectives in the plan to address these challenges including, but not limited to, expanding access to quality housing options for every household budget, fostering diverse housing choices, coordinating housing growth with essential infrastructure, planning for growth that reflects local priorities, and collaborating across all levels of government to create lasting housing solutions. Elizabeth Fewkes shared Eagle Mountain's population demographics, housing needs for the City, policy and procedural impacts to the City, legislative impacts to the City, State investment and support, economic development opportunities, and projected timelines. Commissioner Whiting was glad to hear that the State is doing a robust study into these issues but would like the State to also consider age in the analysis and focus on income as well as cost of housing. He also has concerns about broadening the sales tax among other things. Commissioner Allen believes that the State needs to study and take into consideration not just limits to growth with water supply constraints, but other factors in Eagle Mountain including infrastructure, being geographically landlocked, etc. The State is looking for detailed feedback from the Planning Commissioners that Kiara Polee and Elizabeth Fewkes will pass along.

1.B. DISCUSSION - Water Use and Preservation Plan

Rachel Valek from Bowen Collins & Associates presented the Water Use and Preservation Plan including the City's supply and demand projections, effects of permitted development, impact of land use on water demands, and policy levers. The main goals of the plan include developing a sustainable water source plan, identifying opportunities to most effectively use water, and provide information to decision-makers regarding impact of land use on water management. Rachel also went over element requirements. The Commissioners agreed that before adopting the plan that the water demand Table numbers need to be adjusted to reflect the correct population numbers that we currently have in Eagle Mountain.

Commissioner Allen adjourned the work session at 6:39 p.m.

6:30 P.M. – Eagle Mountain City Planning Commission Policy Session

2. Commissioner Allen called the policy session to order at 6:47 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION: ***Commissioner Hess moved to approve the minutes of the September 2, 2025, Planning Commission Meeting. Commissioner Allen seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Excused**
Craig Whiting	**Abstain**
Bryan Free	**Yes**

The motion passed with 4 affirmative votes and one abstention.

MOTION: ***Commissioner Whiting moved to approve the minutes of the September 9, 2025, Planning Commission Meeting. Commissioner Hess seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Abstain**
Rod Hess	**Yes**
Brent Strong	**Excused**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with 4 affirmative votes and one abstention.

MOTION: ***Commissioner Hess moved to approve the minutes of the September 23, 2025, Planning Commission Meeting. Commissioner Fox seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Excused**
Craig Whiting	**Abstain**
Bryan Free	**Yes**

The motion passed with 4 affirmative votes and one abstention.

6. Status Report

Community Development Director Brandon Larsen reviewed the planning items discussed and voted upon during the City Council meeting.

7. Action and Advisory Items

7.A. ORDINANCE / PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah Amending the General Water and Preservation Plan.

Presentation Summary: (Presented by Community Development Director, Brandon Larsen) Required by Utah Code 10-9a-403, this proposal provides information to be incorporated into the General Plan in fulfillment of State requirements to address the effect of permitted development or patterns of development on water demand and water infrastructure, methods of reducing water demand and per capita consumption for future development, methods of reducing water demand and per capita consumption for existing development, and opportunities for the municipality to modify its operations to eliminate practices or conditions that waste water.

Discussion summary:

- Brandon Larsen discussed the need to address the implementation of the land use element and water use and preservation element, particularly their impact on water distribution, planning, and the Master Plan.
- Commissioner Allen and Whiting raised concerns regarding the population projections in the Water Use and Preservation Plan and would like the charts updated to reflect the City's latest data.
- It was also recommended not accepting development based solely on paper water rights and considering a water budget for future development.
- Commissioner Allen and Brandon Larsen discussed the constraints of the end-of-year timeline and the potential need to schedule an additional Planning Commission meeting.

Commissioner Allen opened the public hearing at 7:02 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Whiting moved to recommend approval to the City Council of Item 7.A., An Ordinance of Eagle Mountain City, Utah Amending the General Water and Preservation Plan with the following recommended updates that address the following:***

- ***That population tables be updated to reflect current population and projections.***
- ***How implementation of the land use element and water use and preservation element may affect water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans. How implementation of the land use element and the water use and preservation element may affect the Great Salt Lake.***
- ***How the plan is affected by water that is to be purchased by residential developers and brought to the city, since they will not be purchasing City owned water.***

Commissioner Allen seconded the motion.

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Excused**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

7.B. John Hancock Charter School - Master Site Plan

Presentation summary: Robert Hobbs presents the traffic study for the John Hancock Charter School, noting the need for right-of-way dedication and water shares validation. Staff recommended the following: 1. That right-of-way

dedication sufficient to cause Lake Mountain Road, from its intersection with Pole Canyon Boulevard be provided to the City and that such dedication create a right-of-way at least 59' wide; and, 2. That the project comply with approved plans.

Applicant's statements summary: Craig Frank from John Hancock Charter School presented the school's plans to expand. He explained the school's efforts to manage traffic through bus routes and other measures. He explained that they met and worked with Alpine School District to cross coordinate their efforts and meeting demands with the growth in the City.

Discussion summary:

- Commissioners questioned the level of service E rating for Pole Canyon Boulevard and Lake Mountain Road, expressing concern about traffic issues.
- Robert Hobbs noted that the Fire Marshal did indicate that as far as they are concerned, the site, configuration, layout, frontage improvements, etc, are agreeable.

Commissioner Allen opened the public hearing at 7:18 p.m.

A public comment from Michael Alexander expressed concerns about the current road configuration and the impact on traffic and public safety.

Commissioner Allen closed the public hearing at 7:20 p.m.

MOTION: ***Commissioner Hess moved to recommend approval to the City Council of Item 7.B., John Hancock Charter School-Master Site Plan with the second condition that the project comply with approved plans. Commissioner Free seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Excused**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

7.C. Granite Credit Union Sign Variance

Presentation Summary Points: On September 17, 2024, the City Council approved the Site Plan Application for a Granite Credit Union to be constructed at 3569 E Maverik Lane (Parcel No. 71:034:0002). A building permit was issued on July 8, 2025, and construction has begun. The applicant, on behalf of Granite Credit Union, is applying for a Variance from EMMC 17.80.070(D). They would like the wall signs to be permitted to take up to 15% of the wall face instead of the 10% currently allowed by code.

Applicant's statements summary: Preston Pauole from Signarama--Sandy representing Granite Credit Union, confirmed the sign size and the reasons for the variance request.

Discussion summary points:

- Steven Lehmitz presented the variance request for the Granite Credit Union sign, explaining the criteria for granting the variance.
- The Commissioners discussed the sign on the building would be plenty visible from the highway and there is nothing that deems a hardship on the property.
- Commissioner Whiting pointed out that the applicant was aware of the location and the City codes before construction.

This Item is not a Public Hearing.

MOTION: ***Commissioner Whiting moved to deny Item 7.C., Granite Credit Union Sign Variance with the given findings:***

- ***Relative to Criteria 1 - There doesn't appear to be a unreasonable hardship because they already knew the location of the building on the site. They knew what the visibility would look like according to current codes at the time that they were constructing, and there is no unreasonable hardship experienced here.***
- ***Relative to Criteria 2 - Here they would need to meet the burden of proving that there are special circumstances attached to the property that do not generally apply to other properties in the same district. That's just not true. The code applies ubiquitously throughout and they're not experiencing undue hardship.***
- ***Relative to Criteria 3 - Granting the variance is essential to enjoyment of substantial property right possessed by other property in the district. They had the right to choose this location. They understood what the code was regarding the signage. They have the same right as anybody else to be able to put up the signage per code.***
- ***Relative to Criteria 4 and 5 – Granite Credit Union's point is probably well taken regarding point number four and five. Commissioners do not have any commentary on those but believe points one through three are sufficient to merit denial.***

Commissioner Allen seconded the motion.

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Excused**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

7.D. Development Agreement -- Meritage Homes Privacy Screening

Presentation Summary Points: Meritage Homes purchased land from the Harmony Subdivision developer covering three plats. Two of those plats have lots that abut arterial and/or collector roads. Pursuant to the Harmony Development Agreement and City Code, privacy fencing is required on the property lines of those lots at the time the subdivision infrastructure is installed and prior to the issuance of a building permit. Meritage Homes and Harmony have been disputing what material is required to be used for the privacy fencing. To resolve the dispute, the parties are proposing a Development Agreement specific to the Meritage parcels that would allow Meritage to receive building permits prior to installing the fence and they would bond for it. Meritage would have to start the installation within six months and proceed with reasonable diligence to completion

Applicant's statements summary: Leeza Evenson, representing Meritage, discussed that the agreement allows bonding for the infrastructure prior to building permits and sets deadlines for completion. She stated that it only involves 10 lots.

Discussion summary points:

- Marcus Draper explained the development agreement between the City and Meritage Homes regarding privacy screening along arterial and collector roads.
- Commissioner Whiting questioned the impact of the agreement on the City's position and the potential delay for homeowners.
- Materials required by the code to build the privacy screening were discussed.

Commissioner Allen opened the public hearing at 7:44 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Fox moved to recommend approval to the City Council of Item 7.D., Development Agreement – Meritage Homes Privacy Screening. Commissioner Hess seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Excused**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

7.E. Development Agreement -- Stadion LLC

Presentation Summary Points: Stadion LLC is seeking to expand its data center project to land immediately south of the existing data center. This property is already zoned with the RTI overlay. The attached Development Agreement establishes the right of Stadion LLC to expand to the property to the south, establishes what infrastructure needs to be installed to support the data center, and generally establishes the rights and responsibilities of the parties. It is largely modeled after the existing development agreement between the parties.

Applicant's statements summary: a representative from Stadion LLC discusses the Development Agreement and stated that there are no plans for a nuclear energy facility in the future of any kind. They are looking in Eagle Mountain and other areas to expand. He explained that Meta is in a position where they're not able to get the amount of energy they need from Rocky Mountain Power and so on-site generation will be required for this expansion to be able to go forward. The Development Agreement on language is meant to just give them options.

Discussion summary points:

- Marcus Draper presented the development agreement for Stadion LLC's data center expansion, highlighting the expected financing and infrastructure requirements.
- Commissioner Hess questioned the energy options and the City's role in approvals for energy-related projects.
- Stadion LLC is exploring on-site energy generation options and the Development Agreement provides flexibility for future expansions.
- Commissioners discussed the pros and cons of a potential nuclear energy facility and although there are no plans for one, it is in the Development Agreement language.

Commissioner Allen opened the public hearing at 7:57 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Allen moved to recommend approval to the City Council of 7.E., Development Agreement – Stadion LLC. Commissioner Fox seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Excused**
Craig Whiting	**No**
Bryan Free	**Yes**

The motion passed with a 4 to 1 vote.

8. Discussion Items – Planning Conference

Commissioner Free shared insights from the recent planning conference, emphasizing the importance of creating unique destinations and promoting non-car transit options. Mitchell Silver's presentation on designing experiences and the importance of longevity in building materials is highlighted. The discussion included the potential for creating more pedestrian-friendly and bike-friendly areas in Eagle Mountain.

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for October 28, 2025.

6. Adjournment

MOTION: ***Commissioner Hess moved to adjourn the meeting at 8:13 p.m. Commissioner Whiting seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Excused**
Craig Whiting	**Yes**
Bryan Free	**Yes**

The motion passed with a unanimous vote.

The meeting was adjourned at 8:13 p.m.

Approved by the Planning Commission on

_____

Brandon Larsen
Community Development Director

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **OCTOBER 28, 2025**
TITLE:	Lower Hidden Valley Master Development Plan Amendment - Trails at Hidden Valley
ITEM TYPE:	Master Development Plan
FISCAL IMPACT:	N/A
APPLICANT:	Perry Homes, Lynsi Neve representing

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Mixture of Parks & Open Space and Neighborhood Residential / ""Residential" as per the approved Lower Hidden Valley Master Plan and associated Master Development Agreement...	~244.60

PUBLIC HEARING	PREPARED BY	PRESENTED BY
Yes	Robert Hobbs, Senior Planner	Robert Hobbs

RECOMMENDATION:
Advance a positive recommendation to the City Council conditioned as determined by the Planning Commission. (Note: this recommendation considers the project as a whole versus that version of the same currently considered vested. Certain aspects of the project's design elements require additional Applicant input and others are of concern to Staff and the public.)

BACKGROUND:
The Lower Hidden Valley project [with 1,256 residential units] was approved by the City in 2011. A Master Development Plan (MDP) and a Master Development Agreement (MDA) memorialized that action. Vesting was made in perpetuity. The Agreement was later amended, in minor form(s), in 2023. Copies of both of those documents are attached. A new MDP Amendment proposal is the subject of this report.

The new Amendment proposes to re-configure the approved layout of the project. Associated with the changes is a reduction in building lot density count (with a resultant increase in unimproved open space), right-of-way changes (e.g., deletion of the Hidden Valley Parkway) and open spaces' dimensioning and positioning alterations. Because the changes are seemingly substantial on the whole, Staff believes there is cause to require the plan to be submitted as a MDP Amendment set. (A Development Agreement Amendment will come later if the Applicant's request is approved and both City and Applicant are in Agreement with the City's decision and any conditions associated with the request.)

On April 1st of this year, the Applicant's representative appeared before City Council to show the concept version of the plan under consideration. A copy of the minutes from that meeting is attached. Council was also interested in preserving the prior Agreements' open space amenity(ies) — including a clubhouse. And, they noted the impact of the future mid-valley road on the project.

Apparent major project design changes between April and October include: the elimination of a number of building lots in varying locations (e.g., on the south of the main entry road off/onto Pony Express, the north side of the entry road along the Monkey Brass trail, and, along Pony Express [residential pod adjustments]). Further, elimination of a condition requiring "one preliminary plat" for the whole development, changes to the lot layout and open space configuration, and, the design of the principal roadways in the development are some other contemplated revisions. Noteworthy is that the density count is proposed to drop significantly with a corresponding increase in open space versus the approved 2011 LHV Plan. That said, whether the density is still too high for the area is a matter for debate, but the City has taken the stance that the original Plan and Agreement are vested and of force and effect.

ITEMS FOR CONSIDERATION:
General considerations appertaining to Master Development Plans [their review and approval] are found in EMMC 16.10.030. & 16.10.070. All facts and any projected approval outcomes relevant to a Master Development Plan, such as the Trails at Hidden Valley, should be considered. Note that such plans often precede subdivision plats. Plats serve to divide land and their layouts react to constraints imposed by adopted code and topography. They demarcate building lots, streets, open space parcels, easements and are influenced by approved Master Plan design configurations. Accordingly, where weighty issues regarding a MDP's design which may affect future plats are concerned, such matters should be considered at the MDP review stage.

16.10.070 Criteria for approval of MDPs. A master development application shall be evaluated using the following criteria. The planning commission and city council will determine compliance with these criteria:

A. General Criteria.

1. Slope. Is the slope of each area designated for development suitable for the intended development? Does the application restrict development from areas with a slope greater than 25 percent?

Attached is a "Slope Analysis Plan" prepared in 2010. It identifies areas of land having 15-25% slopes within the confines of the project as well as those areas that have slopes in excess of 25% (unbuildable). It depicts the existing, approved MDP "pod" lines, computes buildable area in the project to be circa 205.10 acres, 39.5 acres as unbuildable and suggests that the 2010 plan features 24.20 acres of improved open park space and 74.10 acres of native, unimproved open space within the project. Staff has not received a more current rendition of a slope analysis from the current developer.

Concerns regarding the impact and applicability of the City's hillside ordinance passed on February 02, 2010, as Ord. # O-03-2010 and now codified as EMMC 15.80 et al have been expressed by a neighbor. Their emailed comments are hereto attached. Staff notes that the City's hillside ordinance was made effective some 15 months before the Lower Hidden Valley community was first entitled. Further, we note that the original Development Agreement states the following as affecting residential density prospects and the effect(s) of the sloped land relative to that density:

The LHV Master Development Agreement (on or after June 23, 2011) Paragraph 2.2. Maximum Density paragraph specifies that the,

"Developer shall be entitled to develop up to the Maximum Density provided that Developer has

complied with applicable provisions of the Municipal Code. Developer acknowledges that the City enact future ordinances, amendments, or other development standards which increases [sic] or otherwise modify minimum lot size requirements, setbacks, frontage requirements, or other similar standards which relate to or have an effect on densities. Notwithstanding anything to the contrary herein, any City ordinance, amendment to the Municipal Code, or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or unreasonably restricting Developer's ability to develop the vested densities set forth herein shall be inapplicable to the Property, unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property. The City makes no guarantee or warranty that the entitled Maximum Density can be achieved, and the parties acknowledge that as development progresses certain market, infrastructure, and/or other similar constraints beyond the control of the paries may be presented which could prevent the practical use of all vested densities." (underlines added)

It further mandates in paragraph 11 ("Slope Requirements") that,

> "In addition to maximum slope requirements in the Municipal Code, Developer shall not construct any building or structure on a slope 25% or greater."

No rescission, redaction, or alteration of those requirements is found in the 1st Amendment (effective circa June 14, 2023) to the original Agreement. Accordingly, unless City legal counsel determines otherwise, Staff is of the opinion that those areas of the project encumbered by slopes 25% or greater in gradation are unbuildable. This applies even where some pods seemingly offer an allocation of density that is not, neither would be, expectedly feasible (given legal and practical slope construction constraints). Reiterated differently — we believe pod density yields may be affected (including being reduced) by code and such a predicament was contemplated/acknowledged by the original Development Agreement and 1st Amendment.

2. Natural Hazards. Can the proposed development reasonably be established without hazard of slope failure (rockfall, landslides, debris flows, and similar earth movements)?

> Unknown at this time/TBD.

.

3. Storm Water Runoff. Does the application include development methods that will not accelerate runoff and erosion in a way that would have adverse downslope or downstream impacts?

> The original 2011 Agreement noted this regarding stormwater improvements etc.: "Based upon the proposed Storm Water Master Plan, attached hereto as Exhibit H, it appears that the proposed uses and densities associated with the Project can reasonably be established without accelerating runoff and erosion in a way that would have adverse downslope or downstream impacts. Major storm drain improvement, including storm drain lines, detention basins, and ponds must be sized to accommodate future growth in surrounding areas as set forth on the Storm Water Master Plan." This was directed at a larger project than currently contemplated.

4. Protection of Natural Channels and Ridgelines. Will the proposed development be reasonably compatible with the protection of natural channels and comply with the ridge line protections as provided in Chapter 17.62 EMMC, where applicable?

> Unknown at this time/TBD. An issue that bears discussion is whether the City's ridgeling ordinance (passed on January 16, 2018 as O-14-2018 and codified as EMMC 17.62 et al)

applies to the development.

5. Flooding. Will the proposed development be reasonably safe from flooding, including alluvial fan flooding?

Unknown at this time/TBD.

6. Soil Characteristics. Is the soil in each area designated for development generally suitable for that development? Soil characteristics that shall be considered in answering this question include depth to rock, depth to water table, texture, permeability, expansiveness, corrosivity, and runoff potential. The suitability tables found in the Soil Survey of the Fairfield-Nephi Area, Utah, parts of Juab, Sanpete, and Utah Counties issued by the USDA Soil Conservation Service may be used in answering this question.

Unknown at this time/TBD. Nevertheless, building of a school and houses on adjoining lands has occurred and in the surrounds.

B. Criteria Related to Infrastructure.

1. Utilities. Can the proposed development be adequately served by existing and proposed utilities for the project area?

TBD. City Public Works indicated on September 08, 2025, that, "Need wastewater conveyance plan, this will most likely be split between NSA and SSA. Do we have capacity to convey to treatment plant[?] Need water modeling to define what areas can be serviced by pressure zones."

2. Streets. Does the street plan comply with the transportation master plan? Can the proposed development be adequately served by the city's transportation master plan and the project's proposed local streets?

City Engineering commented on September 02, 2025, that, "[they] have no problems with the traffic plan". Public Works commented on September 08, 2025, "Concerned about connecting to the Red Pine intersection. This is an unsafe intersection due to high volume of traffic at the crest of the hill. Recommend making the connection at Lonetree Parkway."

The original 2011 Master Development Agreement addressed "Traffic Study and Roadway Improvements" for the project as proposed at that time. See document pages 5–6 of that Agreement, paragraphs 16, 16.1, & 16.2 as well as the 1st Amendment paragraphs 16.1 & 16.2. Specifics regarding cul-de-sacs, block lengths and connectivity index compliance are also assessed during preliminary plat review.

A July 28, 2025, Traffic Analysis [effectually an abbreviated Traffic Impact Study(TIS)] hereto attached concluded (respecting the roadway situation in and around the proposed development) that:

"Based on Red Pine's high degree of access, as seen in Exhibit 2 (see attached Analysis), and both Red Pine Road Oquirrh Ranch Parkway's roadway capacity analysis. It is recommended that Red Pine Road, southeast of the Pony Express Parkway intersection be classified as a local roadway and Oquirrh Ranch Parkway be classified as a minor collector roadway based on the road's ability to serve accesses to local residential villages and connections onto Pony Express Parkway and Hidden Valley Parkway."

Single-Family Building Lots' Roadway Access: Conversion of the right-of-way ["Red Pine Road"? - Roadway stemming from "Access 1" per the Traffic Analysis] that spans from Pony Express Parkway into the eastern heart of the project originally slated to be a 96' wide three-lane "collector" tapering down at an unspecified location to a two-lane, 60' wide "Community Class Collector I" [Eagle Mountain's "local" roads were up until the end of 2023 53' wide but now are 59' wide] with streets stemming off of the same to provide access to building lots along that street is a concern to Staff. City code prohibits direct lot access to/from any street classified as a "collector" or "arterial" type. Hence, the original Master Development Plan's configuration/layout with that street not being encumbered by abutting lots having immediate ingress/egress to or off the same. The roadway length from the intersection at Pony Express to the first internal intersection shown on the proposed new plan is over 1/2 mile in distance. The afore-noted concern has been shared with the Applicant. They are seeking modification of the plan as indicated to make the road a local.

Multi-Family Buildings' Orientation and Access: Another issue respecting street access pertinent to multi-family residential structures: Recently, the City Council approved an ordinance amendment that requires that: "Townhouse buildings in MF1 and MF2 zones shall completely front/abut on, and be accessed via, streets, not service drives; and, Lots with apartment buildings thereon in MF1 and MF2 zones shall front/abut streets, but may have their parking spaces/lots accessed either via service drives or streets." (EMMC 17.25.040). The Master Development Plan map, as far as the original and amended Master Development Agreement set are concerned is the zoning map and the whole of Lower Hidden Valley is/was zoned "Residential". However, the Residential Zone is no longer a codified district. It is now mandated that it's Tier III and IV strata (which allowed for multi-family structures) be equated to MF-1 and/or MF-2 Zones (case dependent) per EMMC 17.32.010.B.3 & 4. This in turn directly affects how the proposed multi-family buildings will be oriented and their parking areas accessed. The currently proposed plan does not seem to conform to the newly passed code. The Applicant has been informed of this concern and are seeking exception to the standard.

In summary, as far as roadways are concerned, part of the 2nd Amendment proposal to Lower Hidden Valley asks, in part, that:
1. The City allow the conversion of Red Pine Road from collector to local status (with commensurate lot access ability); and,
2. That shared service drives still be allowed to provide access to townhouse units in the project; and,
3. That the portion of Hidden Valley Parkway still anticipated to be constructed within the project be reclassified as a 77' wide "minor collector" — instead of a 74' "two-way arterial" [the 100' wide, four-way portion of the road now lies outboard of the Lower Hidden Valley development].

There may be other street changes proposed, but Staff did not have time to assess them prior to report publication. Note that a number of local, internal roadways may have changed alignments, but this is not of concern to Staff.

3. Water Rights. Is there legally enforceable documentation to the satisfaction of the city attorney that substantiates the ability of the applicant to convey water rights to the city sufficient to meet the development need, including both the building lots and common improved open space?

Specifics unknown at this time/TBD or addressed in hearing by the Applicant. Generally speaking, the developer/Applicant, Perry Homes is known to have 450 acre-feet of water.

C. Criteria Related to Compatibility.

1. Compatible Development – Adjacent Parcels. Will the proposed development be reasonably compatible with existing or vested uses on adjoining lands? Is the proposed plan consistent with the city's future land use map or requested amendment? Yes -- given nature of adjoining development(s).

D. Criteria Related to Design.

1. Open Space.

a. Does the proposed development include the improved open space required by this title?

The 2011 MDA specified that the project as then proposed was to have no less than 24.2 acres of improved open space to be owned/managed by the HOA. The Applicant's plans report that the approved open space amount is 22.8 acres, proposed equals 23 acres. Also noted is that there was approved 65.1 acres of native (unimproved) open space, proposed is 122 acres. Totals: 87.9 acres improved, 145.1 unimproved. At a maximum (using only RC 4,500 sq. ft. lot zoning) each detached building lot (256) and each multi-unit attached building (453) would trigger the requirement to have 1,000 sq. ft. of open space per lot and 1,000 per building unit at a maximum. At 709 lots/units (townhouses), this translates into 709,000 sq. ft. or 16.28 acres. The open space provision in terms of quantity appears compliant.

b. Does the proposed pattern of development attempt to make effective use of the open space?

Yes; also, as specified in the 2011 MDA, "Community Improvements. In conjunction with Chapter 17.30 of the Municipal Code, Developer must contribute $2,000 per buildable acre of land within the Project to fund construction of community wide improvements (regional parks or public buildings that will benefit the residents of this development).. Credit may be given to Developer for some trails and outlook structures constructed on Porters Lookout and for certain improvements at the petroglyph park, if determined to provide benefits above and beyond those required. This will be determined along with each subdivision plat approval. Necessary agreements will be executed by Developer to secure public use of these areas. Developer agrees that prior to recording each subdivision plat, Developer shall either place into a community improvement escrow fund for the Project (the "Improvement Fund") established with the City sufficient funds to meet the required community improvements, or otherwise demonstrate that a sufficient amount of community improvements have been constructed to meet the requirement. For example, if the first subdivision plat is for 10 acres, Developer will place $20,000 in the Improvement Fund or demonstrate that $20,000 of community improvements have been constructed to meet the requirements."

c. Does the development incorporate trails, parks, and other open spaces included in the city's parks, trails, and open space master plan?

Unknown at this time/TBD.

d. Does the plan attempt to combine open spaces into larger, more usable parks and open spaces?

Yes — especially compared to the approved 2011 version - see "Regional Trails Exhibit".

2. Public Facilities. Does the proposed development include land designated for public uses, including churches, schools, community centers, etc.?

Other than an expected clubhouse etc., it appears that there in no intent to provide for a church, school or City-wide community facility. The City needs new improved open space/park plan drawings. The elements of the original plan's parks etc. (and ownership identifiers) should be incorporated onto those drawings.

...

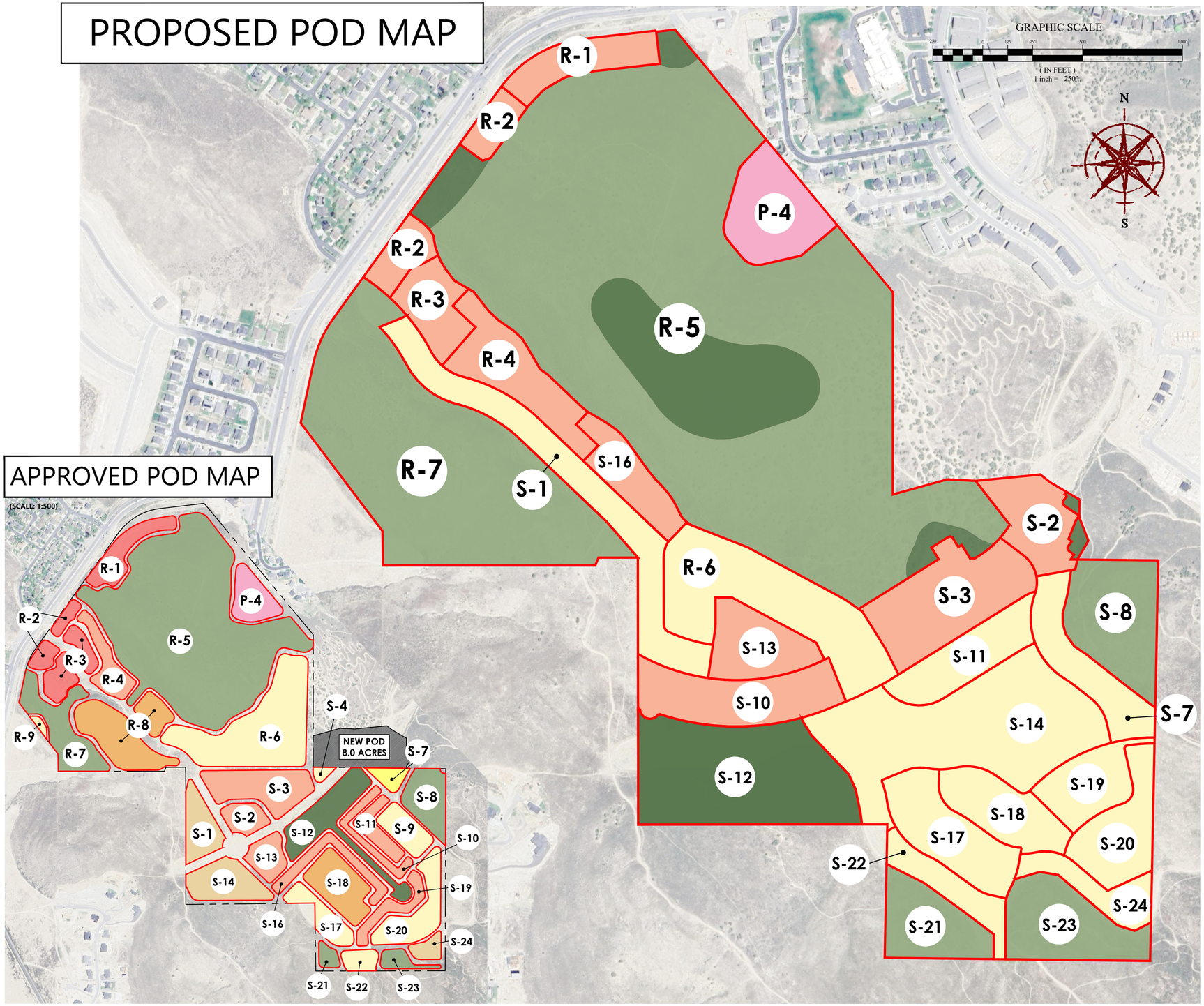
"At the end of the day", approval of any MDP and MDA has a certain amount of subjectivity to it.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. Exhibits: Proposed Pod Map/Pod Comparison(s), Street Classification(s), Regional Trails, Phasing Plan
2. 2011 MDA Lower Hidden Valley
3. 2023 MDA Lower Hidden Valley 1st Amendment
4. 03.06.2024 Approved Minutes - City Council
5. 04.01.2025 Approved Minutes - City Council
6. Lower HV Roadway Hierarchy
7. Roadway Classification Memo
8. Traffic (Plan) Analysis
9. Lower HV Slope Plan
10. Citizen 10/14 email from Chris Turner
11. Citizen 10/14 email from Chris Turner

PROPOSED POD MAP



APPROVED POD MAP

(SCALE: 1:500)

LEGEND

- MULTI-FAMILY
- SFA - TOWNHOMES
- SFA - TRIPLEX
- SFA - TWIN HOMES
- SFA - CLUSTER
- SFD - CLUSTER
- SFD
- PARKS & OPEN SPACE
- NATIVE OPEN SPACE
- POD BOUNDARY

POD	UNIT COUNT		LAND USE	
	APPROVED	PROPOSED	APPROVED	PROPOSED
P-4*	61	27	SFA - TRIPLEX	SFA - TRIPLEX
R-1*	56	53	MULTI-FAMILY	SFA - TOWNHOMES
R-2*	48	44	MULTI-FAMILY	SFA - TOWNHOMES
R-3*	45	36	MULTI-FAMILY	SFA - TOWNHOMES
R-4*	82	68	SFA - TOWNHOMES	SFA - TOWNHOMES
R-5*	N/A	N/A	PARK/OPEN SPACE	PARK/OPEN SPACE
R-6*	90	46	SFD	SFD
R-7*	N/A	N/A	PARKS	PARKS
R-8*	98	N/A	SFA - TWIN HOMES	N/A
R-9*	N/A	N/A	SFD - CHURCH SITE	N/A
S-1*	45	45	SFD - CLUSTER	SFD
S-2*	41	26	SFA - TOWNS/CHURCH	SFA - TOWNHOMES
S-3*	110	85	SFA - TOWNHOMES	SFA - TOWNHOMES
S-4*	2	N/A	SFD	N/A
S-7*	15	14	SFA - CLUSTER	SFD
S-8	N/A	N/A	NATIVE OPEN SPACE	NATIVE OPEN SPACE
S-9*	18	N/A	SFD	N/A
S-10*	48	40	SFA - TOWNHOMES	SFA - TOWNHOMES
S-11*	33	30	SFA - TWIN HOMES	SFD
S-12*	N/A	N/A	PARK	PARK
S-13*	50	30	SFA - TOWNHOMES	SFA - TOWNHOMES
S-14*	66	65	SFD - CLUSTER	SFD
S-16*	60	44	SFA - TOWNHOMES	SFA - TOWNHOMES
S-17*	17	14	SFD	SFD
S-18*	75	10	SFA - TWIN HOMES	SFD
S-19*	36	7	SFA - TWIN HOMES	SFD
S-20*	72	12	SFD - GARDEN	SFD
S-21	N/A	N/A	NATIVE OPEN SPACE	NATIVE OPEN SPACE
S-22*	16	6	SFD - GARDEN	SFD
S-23	N/A	N/A	NATIVE OPEN SPACE	NATIVE OPEN SPACE
S-24*	20	7	SFD - CLUSTER	SFD
NEW POD	52	N/A	N/A	N/A
TOTAL	1256	709		

* INDICATES A CHANGE IN UNIT COUNT, POD LOCATION, AND/OR LAND USE TYPE

TOTAL PROJECT AREA:	***244.6 ACRES***
APPROVED DEVELOPABLE AREA:	*148.8 ACRES*
PROPOSED DEVELOPABLE AREA:	***112.7 ACRES***
TOTAL APPROVED OPEN SPACE:	*100.5 ACRES*
TOTAL PROPOSED OPEN SPACE:	***131.9 ACRES***

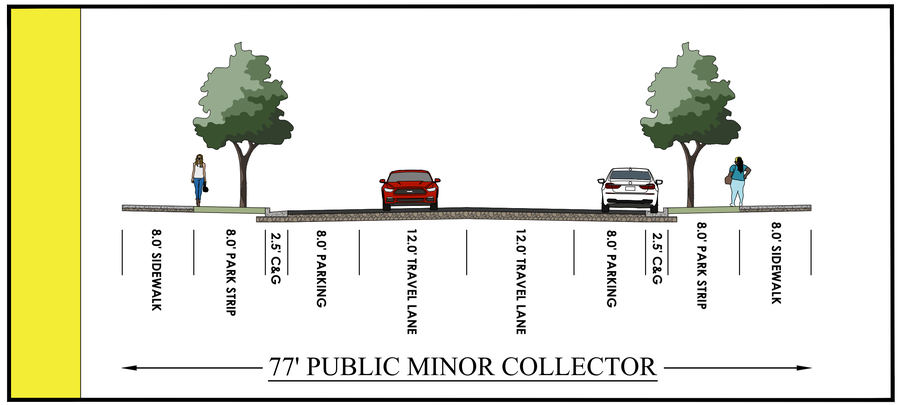
THE TRAILS AT HIDDEN VALLEY *pod comparison exhibit*

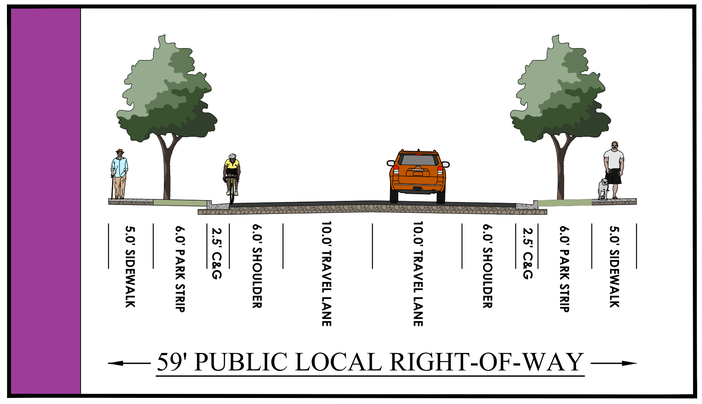
EAGLE MOUNTAIN CITY, UTAH COUNTY
10/6/2025
23-0134

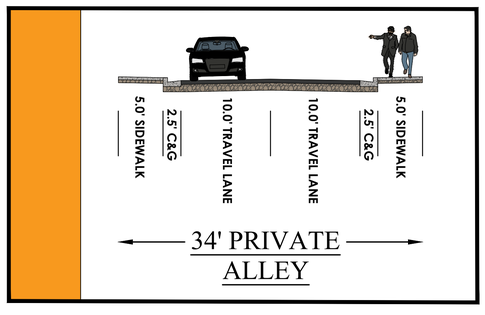
FOCUS ENGINEERING AND SURVEYING, LLC

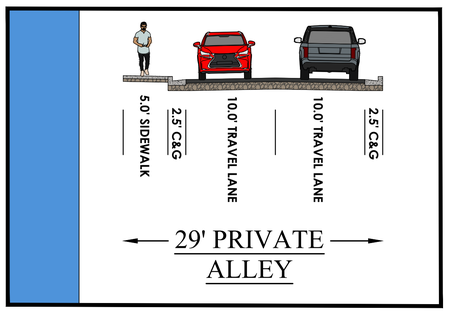
Z:_2023\23-0134 Hidden Valley\design\ 23-0134\dwg\MDA\23-0134 Hidden Valley Pod Comparison Exhibit.dwg

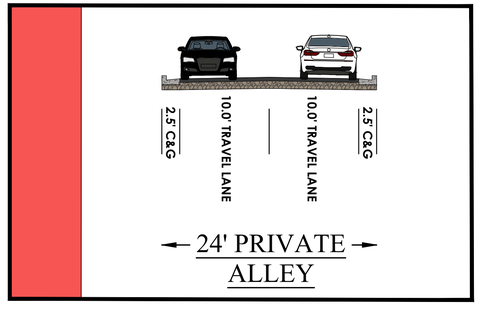
LEGEND











LAND USE TYPE

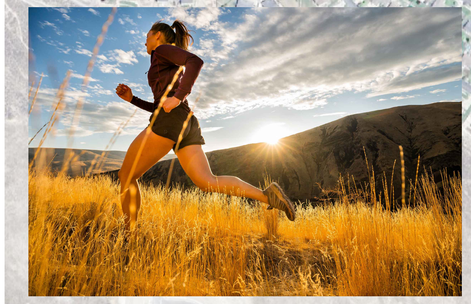
- TOWNHOME
- TRIPLEX
- SINGLE-FAMILY
- PARKS & OPEN SPACE
- NATIVE OPEN SPACE

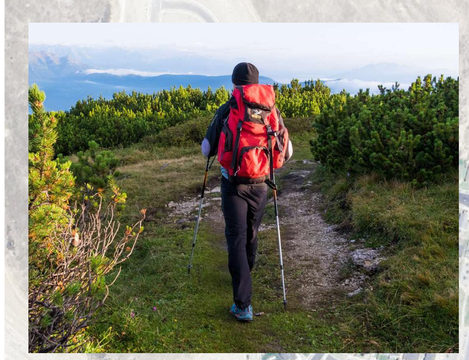
THE TRAILS AT HIDDEN VALLEY *street classification exhibit*

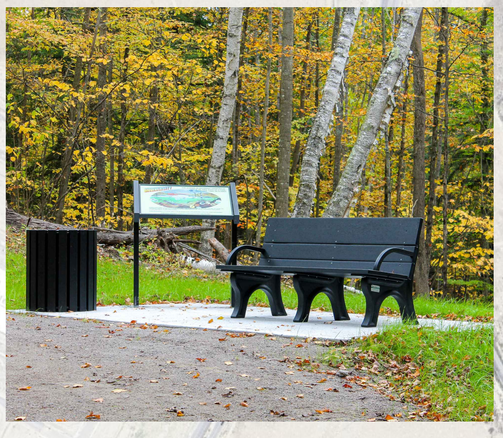
EAGLE MOUNTAIN CITY, UTAH COUNTY
9/25/2025
23-0134

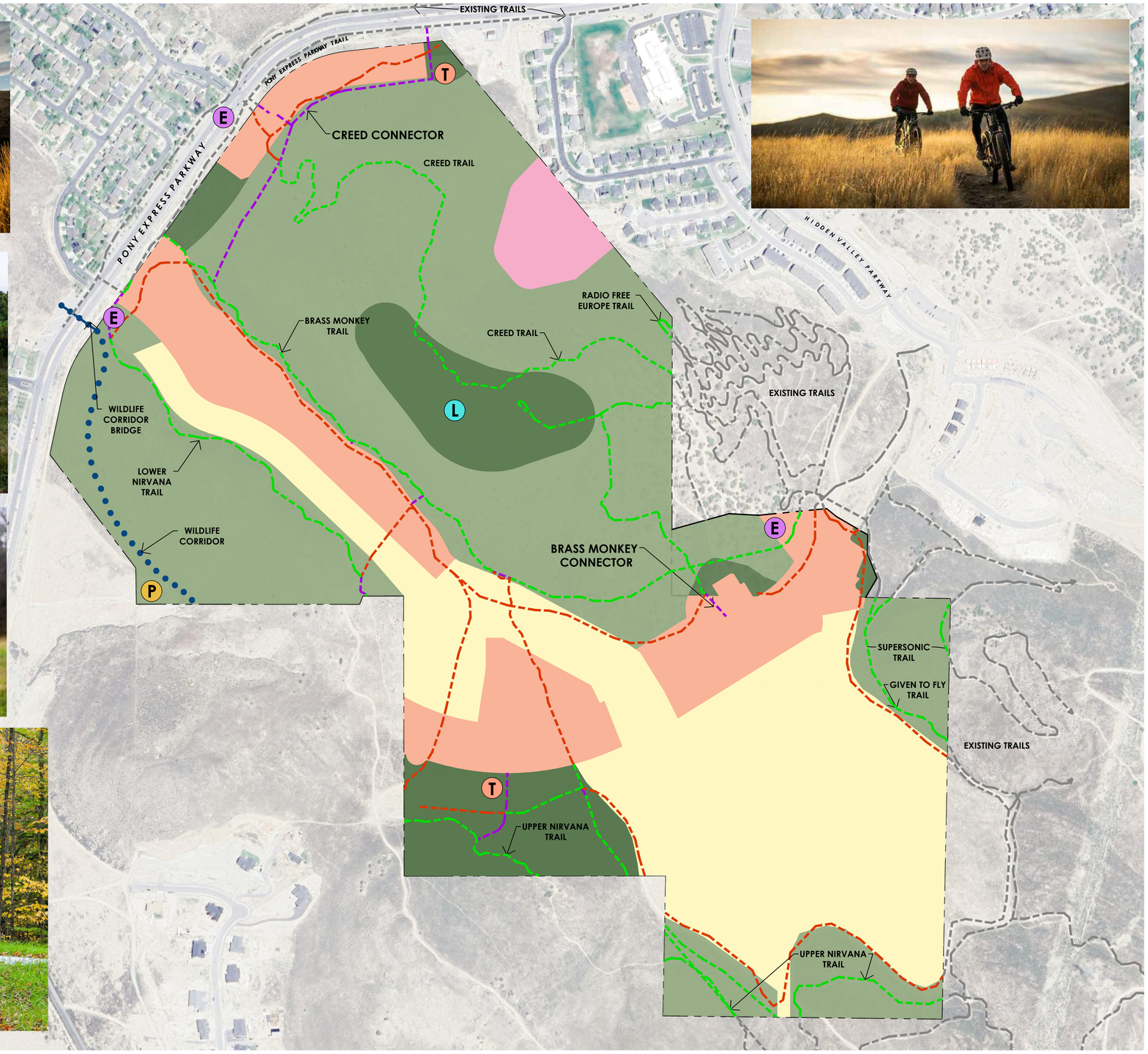
Z:_2023\23-0134 Hidden Valley\design 23-0134\dwg\MDA\23-0134 Hidden Valley ROW classification exhibit with pods.dwg

FOCUS ENGINEERING AND SURVEYING, LLC









LEGEND

- PRESERVED TRAIL CORRIDOR
- PROPOSED TRAIL CORRIDOR
- VACATED TRAIL CORRIDOR
- WILDLIFE CORRIDOR
- E — ENTRY MONUMENT
- T — TRAILHEAD
- L — LOOKOUT TOWER
- P — PETROGLYPHS

LAND USE TYPE

- TOWNHOME
- TRIPLEX
- SINGLE-FAMILY
- PARKS & OPEN SPACE
- NATIVE OPEN SPACE

APPROVED IMPROVED OPEN SPACE	26.4 AC
PROPOSED IMPROVED OPEN SPACE	26.4 AC
APPROVED NATIVE OPEN SPACE	74.1 AC
PROPOSED NATIVE OPEN SPACE	105.5 AC
TOTAL APPROVED OPEN SPACE	100.5 AC
TOTAL PROPOSED OPEN SPACE	131.9 AC

N

S

GRAPHIC SCALE

250 0 125 250 500 1,000

(IN FEET)
1 inch = 250ft.

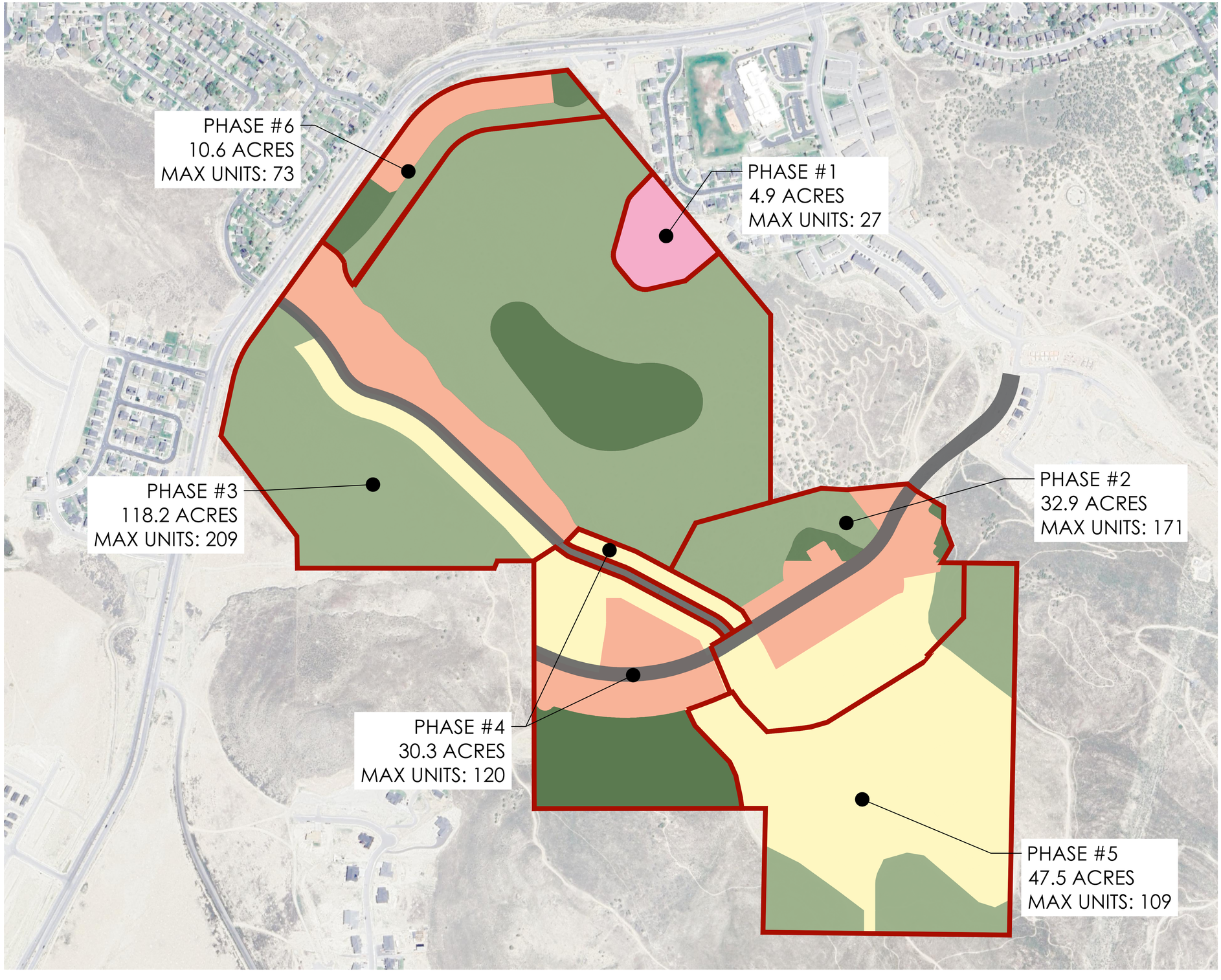
NOTE: TRAIL LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE

THE TRAILS AT HIDDEN VALLEY *regional trails exhibit*

EAGLE MOUNTAIN CITY, UTAH COUNTY
10/6/2025
23-0134

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2023\23-0134 Hidden Valley\design 23-0134\dwg\MDA\23-0134 Hidden Valley Trails Exhibit with pools.dwg



PHASE	ACREAGE	TOTAL UNITS
1	4.9 ACRES	27 UNITS
2	32.9 ACRES	171 UNITS
3	118.2 ACRES	209 UNITS
4	30.3 ACRES	120 UNITS
5	47.5 ACRES	109 UNITS
6	10.6 ACRES	73 UNITS

MAXIMUM TOTAL UNITS: 709

LEGEND

- *TOWNHOME*
- *TRIPLEX*
- *SINGLE-FAMILY*
- *PARKS & OPEN SPACE*
- *NATIVE OPEN SPACE*
- *PHASE BOUNDARY*
- *BACKBONE ROADS*

N

S

GRAPHIC SCALE

250 0 125 250 500 1,000

(IN FEET)
1 inch = 250ft.

THE TRAILS AT HIDDEN VALLEY *phasing plan*

EAGLE MOUNTAIN CITY, UTAH COUNTY
10/3/2025
23-0134

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2023\23-0134 Hidden Valley\design 23-0134\dwg\MDA\23-0134 Hidden Valley phasing plan with pods.dwg

EAGLE MOUNTAIN CITY

MASTER DEVELOPMENT AGREEMENT FOR THE LOWER HIDDEN VALLEY MASTER DEVELOPMENT PLANNED AREA

This Master Development Agreement for the Lower Hidden Valley Master Development Planned Area is entered into between Eagle Mountain City, a municipal corporation of the State of Utah (the "**City**") and OMR Investments, LLC, a Utah limited liability company, Vestin Mortgage, Inc. a Nevada corporation, and Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole (collectively "**Developer**").

This Agreement is made with reference to the following facts.

A. Developer has submitted to the City an application for a new development known as Lower Hidden Valley (the "**Project**").

B. The Project consists of approximately 244.6 acres of land (the "**Property**") located southeast of Pony Express Parkway. A legal description of the Property is attached as Exhibit **A**.

C. The Project will be zoned as residential in accordance with Chapter 17 of the Eagle Mountain Municipal Code, as amended (the "**Municipal Code**"), and improved in compliance with procedures and standards in the Municipal Code, the Utah Code and the terms of this Master Development Agreement.

D. Developer has received approval of the Land Use Element and Concept Plan for the Project from the Planning Commission and City Council of Eagle Mountain City. The approved land use map, which depicts the zoning for the Project and land uses which will be allowed by the City, is attached as Exhibit **B** (the "**Land Use Map**").

E. The parties wish to define the rights and responsibilities of the parties with respect to the development of the land and funding of improvements in the Master Development Plan area which is approved by the City in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties contained herein, the parties agree as follows:

1. Governing Standards. The Project shall be governed by the procedures, standards and requirements of the Municipal Code.

2. Zoning, Density and Land Use Standards. The Project will be zoned as residential in accordance with Chapter 17.25 of the Municipal Code. The residential zone must be a predominately residential use, but certain commercial and mixed-use developments are allowed as a conditional use within the Project. The Land Use Map is the zoning map for the Property.

2.1 Phases and Densities. The total Project densities are as follows:

Total Land Area:	244.6 acres
Total Buildable Acres:	205.1 acres
Total Residential Units:	1,256 units
Improved Open Space:	Not less than 24.2 acres

The overall density of the Project may not exceed a total of 1,256 residential dwelling units (the "**Maximum Density**"). In addition, the Property is divided into six phases (individual "**Phase**" and collectively "**Phases**") which permit a certain number of dwelling units within each Phase. The location of each of Phase is depicted on Exhibit **C** (the "**Phasing Map**"). The number of dwelling units provided for each Phase is a maximum, and dwelling units may not be transferred between Phases to increase the number of dwelling units for any particular Phase. Except as provided herein, the development of each Phase must contain improvements to meet the City's current Tier II, Tier III or Tier IV requirements concurrent with the density for that particular Phase, or such other requirements as adopted by the City in the future.

2.2 Maximum Density. Developer shall be entitled to develop up to the Maximum Density provided that Developer has complied with applicable provisions of the Municipal Code. Developer acknowledges that the City may enact future ordinances, amendments, or other development standards which increases or otherwise modify minimum lot size requirements, setbacks, frontage requirements, or other similar standards which relate to or have an effect on densities. Notwithstanding anything to the contrary herein, any City ordinance, amendment to the Municipal Code, or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or unreasonably restricting Developer's ability to develop the vested densities set forth herein shall be inapplicable to the Property, unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property. The City makes no guarantee or warranty that the entitled Maximum Density can be achieved, and the parties acknowledge that as development progresses certain market, infrastructure, and/or other similar constraints beyond the control of the parties may be presented which could prevent the practical use of all vested densities.

2.3 Development Requirements. Unless the Municipal Code is amended to require other improvements, Developer shall construct improvements to meet the City's Tier II,

Tier III, and Tier IV requirements for the approved density within each Phase. A copy of Table 17.30.110 of the Municipal Code, which sets forth the necessary improvements to acquire the approved density, is attached hereto as Exhibit **D**.

3. Home Owners' Association. Prior to approval of any preliminary subdivision plat for the Project, as defined in Chapter 16.20 of the Municipal Code, Developer shall create a Home Owners' Association ("**HOA**") for the Project with legal authority to collect assessments and to maintain the improvements required to be dedicated to the HOA by this Agreement. Alternatively, Developer may join with and contract to dedicate said improvements to the existing Ranches HOA.

4. Design Guidelines. In order to provide for a higher standard of architecture and visual appeal for the Project, Developer has proposed design guidelines to be enforced by the HOA. A copy of the design guidelines are attached hereto as Exhibit **E**. The design guidelines are an integral part of the approval of the Project and must be adopted prior to approval of any final subdivision plat for the Project. The design guidelines are not intended to replace or supersede the City's Tier II, Tier III, and Tier IV requirements for the approved density within each Planning Area, and in the event of any conflict between the City's Tier II, Tier III, and Tier IV requirements and the design guidelines, the City's requirements shall control.

5. Improved Open Spaces and Trails. Developer's plan includes 24.3 acre of improved parks, 21 acres of native open space and 6.8 acres of community trails (collectively "**Park Improvements**"). A map and conceptual drawings depicting the size and location of the Park Improvements are attached hereto as Exhibit **F**. Developer shall comply with section 16.30.070 of the Municipal Code which requires a separate cash bond for all parks, trails, and open space improvements for each Phase of the development.

6. Trail Requirements. In addition to the requirements of the section 16.35.100 of the Municipal Code, all trails constructed adjacent to any street must be a minimum of eight feet in width.

7. Ownership and Maintenance of Park Improvements. Unless otherwise required by the City, all Park Improvements shall be dedicated to and maintained by the HOA. The HOA shall be solely responsible for all maintenance of the Park Improvements. The HOA shall at all times provide access to all Park Improvements for emergency services, including fire and police services.

8. Vesting of Improved Open Space, Parks and Trails. In accordance with Chapter 17.30 of the Municipal Code, bonus density entitlements, or increases in the number of residential units a developer is entitled to build on an acre (above the 0.8 residential dwelling units per acre base density of the residential zone), are permitted when a project provides additional improvements and amenities as outlined in Chapter 17.30 of the Municipal Code. These additional improvements and amenities include improved open space, parks and trails. The City agrees that that the proposed Park Improvements, as set forth on Exhibit F of this

Agreement, satisfy the improved open space, parks and trails requirement for the Maximum Density, and the City shall not require the Developer to build or develop additional improved open space, parks and trails in order to develop up to the Maximum Density.

9. Community Improvements. In conjunction with Chapter 17.30 of the Municipal Code, Developer must contribute $2,000 per buildable acre of land within the Project to fund construction of community wide improvements (regional parks or public buildings that will benefit the residents of this development).. Credit may be given to Developer for some trails and outlook structures constructed on Porters Lookout and for certain improvements at the petroglyph park, if determined to provide benefits above and beyond those required. This will be determined along with each subdivision plat approval. Necessary agreements will be executed by Developer to secure public use of these areas. Developer agrees that prior to recording each subdivision plat, Developer shall either place into a community improvement escrow fund for the Project (the "Improvement Fund") established with the City sufficient funds to meet the required community improvements, or otherwise demonstrate that a sufficient amount of community improvements have been constructed to meet the requirement. For example, if the first subdivision plat is for 10 acres, Developer will place $20,000 in the Improvement Fund or demonstrate that $20,000 of community improvements have been constructed to meet the requirements.

10. Transitioning and Setback Requirements. Developer agrees to comply with all transitioning requirements set forth in Chapter 17.60 of the City Code.

11. Slope Requirements. In addition to maximum slope requirements in the Municipal Code, Developer shall not construct any building or structure on a slope 25% or greater.

12. Off-Site Infrastructure Generally. Developer acknowledges that prior to the development of the Project, Developer may be required to construct improvements located outside the Project area (the "**Off-Site Infrastructure**"). The City may refuse in its sole and absolute discretion to approve any preliminary or final subdivision plat until the City reviews and approves the funding and construction mechanisms of all Off-Site Infrastructure necessary for the Phase of the Project subject to the preliminary or final subdivision plat.

13. On-Site Infrastructure Generally. Developer acknowledges that prior to the development of the Project, Developer will be required to construct improvements located inside the Project area (the "**On-Site Infrastructure**"). The City may refuse in its sole and absolute discretion to approve any preliminary or final subdivision plat until the City reviews and approves the funding and construction mechanisms of all On-Site Infrastructure necessary for the Phase of the Project subject to the preliminary or final subdivision plat.

14. Sanitary Sewer. Developer proposed Sanitary Sewer Master Plan is attached hereto as Exhibit **G**. The Sanitary Sewer Master Plan proposes to gravity flow sewer through new on-site sewer lines into and through existing City owned sewer lines located in the Pony

Express Parkway that flow to the Timpanogos Special Service District ("**TSSD**"). Developer acknowledges that existing capacity in the off-site sewer lines is limited and that such lines may have to be upsized or paralleled to accommodate proposed future capacity. City acknowledges that a portion of the master plan area lies within The Ranches SID area which funded certain sewer improvements and capacity. Developer shall not be required to upsize such capacity until the capacity allotted to as a result of said SID has been exceeded. In addition, wastewater facilities for any areas that are capable of gravity flowing to Eagle Mountain South Service Area wastewater facility (the "**SSA**"), or require a lift station to flow to TSSD, must be constructed in a manner to accommodate gravity flow to SSA.

15. Storm Water Improvements. Based upon the proposed Storm Water Master Plan, attached hereto as Exhibit **H**, it appears that the proposed uses and densities associated with the Project can reasonably be established without accelerating runoff and erosion in a way that would have adverse downslope or downstream impacts. Major storm drain improvement, including storm drain lines, detention basins, and ponds must be sized to accommodate future growth in surrounding areas as set forth on the Storm Water Master Plan.

16. Traffic Study and Roadway Improvements. Developer shall comply with the Municipal Code with respect to all roadways within the Project. In addition, the City has reviewed the traffic study ("**Traffic Study**") attached hereto as Exhibit **I**. Based on the Traffic Study, the following improvements are required:

16.1 Pony Express Parkway. As set forth in the Traffic Study, the Project will require the existing Pony Express Parkway to be upgraded to a five lane road from Hidden Valley Parkway to the termination of the existing five lane road. For the northeast bound roadway, this is at the western edge of the Hidden Canyon development. For the southwest bound roadway, this is at the western edge of the Ruby Valley subdivision. The Project will also require the installation of a traffic signal at the intersection of Pony Express Parkway and Hidden Valley Parkway. The improvements are part of City's Capital Facilities Plan and may be installed by City prior to development of the Project. However, if City has not previously installed the improvements, Developer is required to construct the improvements prior to recording any final subdivision plat for the Project. Prior to constructing the improvements, Developer may request, but not require, that the City (1) contribute any impact fees that may have been collected by the City up to that point toward construction of the improvements and (2) enter into a reimbursement agreement with Developer to reimburse Developer for the cost of the improvements through the collection of future impact fees by City.

16.2 Hidden Valley Parkway. The proposed Hidden Valley Parkway is currently not included in the City's Capital Facilities Plan. Therefore, it shall be the sole responsibility of the developer to install the section of Hidden Valley Parkway between Pony Express Parkway and Sage Road (aka Cross-Valley Parkway) as a four lane arterial road prior to approval of any final subdivision plat for the Project. Developer acknowledges that a part of the proposed Hidden Valley Parkway is located on property that is not subject to the agreement.

Developer shall be required to negotiate with the property owner and provide for dedication of the necessary right-of-way to construct this section of Hidden Valley Parkway prior to approval of any preliminary subdivision plat for the Project.

17. Culinary Water Infrastructure. Developer has submitted a Culinary Water Master Plan which details the major culinary water infrastructure improvements for the Project. A copy of the Culinary Water Master Plan is attached hereto as Exhibit **J**. It is anticipated that culinary water for Project will be provided by the existing water tank, as shown on the Culinary Water Master Plan. Developer shall be required to upsize all culinary water lines, as indicated on the Culinary Water Master Plan to provide water service to future developments.

18. Power and Gas Infrastructure. City has requested an analysis of the infrastructure that would currently be necessary to provide electricity and natural gas to the Project. A copy of the analysis is attached hereto as Exhibit **K**. The parties acknowledge that due to the uncertainty regarding the timing of the Project, changes in the City's electric and natural gas infrastructure may occur that alter the required improvements. Accordingly, City and Developer shall evaluate the electric and gas infrastructure necessary to service the Project in conjunction with each preliminary subdivision application for the Project. Prior to constructing the improvements that are contained in the City's Capital Facilities Plan, Developer may request that the City enter into a reimbursement agreement with Developer to reimburse Developer for the cost of the improvements through the collection of future impact fees by City.

19. Dedication of Facilities. Except as provided in a reimbursement agreement which may be entered between the City and Developer, Developer agrees to dedicate and donate free and clear of all encumbrances to the City all required spaces for the location of City owned utilities, utility facilities and improvements for the construction and use of utilities, roads, and other public ways.

20. Building Permits. No buildings or other structures shall be constructed within the Project prior to Developer first obtaining a build permit.

21. Water Rights. Developer shall comply with the Municipal Code, as amended, related to providing water or water rights to the City for the Project.

22. Bonding. All public improvements constructed within the Project shall be constructed in accordance with the City's current development standards and bonded by Developer in accordance with the City's bonding requirements to guarantee timely completion of all public improvements and payment of all subcontractors entitled to payment for work on the public improvements.

23. Withholding Approval Upon Default. The parties agree that the City shall not approve or record any subdivision plat in the Project if the Developer is in default on any obligation to the City which requires the construction of roads and completion of public improvements or other utility infrastructure to serve the Project. In addition, the City may

withhold approval of building permits to construct any building or structure within the Project if the Developer is not current with all obligations to the City at the time of application for the development approval and/or has not completed all required improvements within the time to complete required improvements approved by the City Council.

24. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Development Code to apply standards for development and construction generally applicable throughout the City. It is the intent of the parties to vest the Developer with the specific land uses and development density defined specifically on the Land Use Map (Exhibit B) and to require compliance by the Developer with all other generally applicable standards, conditions and requirements enacted by the City to protect the safety, health and welfare of the current and future inhabitants of the City.

25. Impact Fees. Developer agrees to pay all impact fees when due at subdivision approval, subdivision recordation or upon application for building permits from the City as set forth more specifically in the City Impact Fee Ordinance as it may be amended from time to time. The parties may enter into a separate Reimbursement Agreement upon the enactment of impact fee requirements which shall provide for reimbursement to the Developer for certain improvements transferred to the City by the Developer as provided more specifically in the Reimbursement Agreement.

26. Annual Review of Compliance. The parties agree that the City may conduct an annual review of compliance by the Developer within the terms of this Agreement. It shall be an event of default if the Developer has failed to fund roads, parks or other utility infrastructure facilities required by this Agreement or by the City Development Standards, or if work remains incomplete on public infrastructure facilities without having received an adequate extension of time for the completion of such facilities from the City. It shall be an event of default if the Developer fails to deposit adequate collateral for the improvements required by this Agreement or fails to cure any defect discovered by the City upon inspection of any infrastructure utility facilities.

27. Default Notice. Upon the occurrence of an event of default, the City shall provide not less than fifteen (15) days notice to the Developer of a meeting of the City Council where the Developer's default shall be heard and reviewed by the City Council. The Developer shall be entitled to attend the hearing and comment on the evidence presented concerning the default. Upon a finding by the City Council that the Developer is in default, the City Council may order that work in the Project be terminated until the default is cured or may issue such further directions to City staff and to the Developer as deemed appropriate under the circumstances.

28. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

29. Integration. This Agreement constitutes the entire understanding and agreement

28. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the successors, heirs and assigns of the parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any party hereto.

29. Integration. This Agreement constitutes the entire understanding and agreement between the parties, and supersedes any previous agreement, representation, or understanding between the parties relating to the subject matter hereof; provided however, that the Development Code of the City shall govern the procedures and standards for approval of each subdivision and public improvement.

30. Not Severable. The provisions of this Agreement are not severable, and should any provision hereof be deemed void, unenforceable or invalid, such provision shall affect the remainder of this Agreement, and shall provide grounds for dissolution of the Agreement at the option of the parties in the exclusive discretion of each of them.

31. Waiver. Any waiver by any party hereto of any breach of any kind or character what so ever by the other party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of the other party.

32. No Modification. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

33. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

34. Costs of Enforcement. In the event of default on the part of any party to this Agreement, that party shall be liable for all costs and expenses incurred by the other parties enforcing the provisions of this Agreement, whether or not legal action is instituted.

35. Agreement to Run With the Land. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

DATED this 23rd day of June, 2011.

OMR INVESTMENTS, LLC

By: _____
Print Name: Bill Turnbull
Title: Manager, Sage Communities LLC, Manager of OMR Investments, LLC

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On the 23rd day of June, 2011, personally appeared before me Bill Turnbull, who being by me duly sworn, did say that he is the Manager of **OMR INVESTMENTS, LLC**, and that the foregoing instrument was duly authorized by the company and signed in behalf of said company.

MELANIE A. LAHMAN
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 606215
COMM. EXP. 04-25-2015

Melanie A. Lahman
NOTARY PUBLIC

DATED this 14th day of June, 2011.

VESTIN MORTGAGE, INC.

By: _____
Print Name: Michael V. Shustek
Title: President

STATE OF ~~UTAH~~ NEVADA)
:ss
COUNTY OF CLARK)

On the 14TH day of JUNE, 2011, personally appeared before me MICHAEL V. SHUSTEK, who being by me duly sworn, did say that he is the PRESIDENT of **VESTIN MORTGAGE, INC.**, and that the foregoing instrument was duly authorized by the company and signed in behalf of said company.

SHANNON R. HARPER
Notary Public State of Nevada
No. 98-1332-1
My Appt. Exp. January 21, 2015

Shannon R. Harper
NOTARY PUBLIC

DATED this 4 day of May, 2011.

EAGLE MOUNTAIN CITY

Heather Jackson, Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Recorder

CORPORATE SEAL
EAGLE MOUNTAIN
EST. 1996
STATE OF UTAH

Exhibit A

[Legal Description]

EXHIBIT "A"

(Legal Description)

PARCEL 1:

Commencing at the South quarter corner of Section 30, Township 5 South, Range 1 West, Salt Lake City Base and Meridian; thence South 89° 57' 5" West 1473.8 feet; thence South 21° 53' 28" West 42.66 feet; thence North 89° 57' 33" West 1063.45 feet; thence North 0° 51' 9" West 1549.61 feet; thence North 35° 52' 22" East 1043.59 feet; thence along a curve to the right (chord bears North 59° 25' 30" East 477.11 feet, radius = 597 feet); thence North 83° 32' 28" East 460.47 feet; thence South 39° 41' 56" East 1718.3 feet; thence South 0° 3' 9" West 1327.4 feet to the point of Beginning. (Tax Parcel No. 58:040:0149)

PARCEL 2:

Commencing at the Southeast corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence North 0° 51' 9" West 1549.61 feet; thence South 35° 52' 22" West 427.97 feet; thence along a curve to the left (chord bears South 23° 56' 3" West 164.25 feet, radius = 397 feet); thence South 11° 59' 43" West 1072.14 feet; thence South 89° 36' 51" East 563.32 feet to the point of Commencement.

Less and excepting the following described property: Beginning at the Southeast corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian running thence North 89°36'41 West along the section line 8.14 feet; thence along the arc of a 227.00 foot radius non-tangent curve to the left 123.12 feet through a central angle of 31°04'32" (chord bears North 73°50'57" West 121.61 feet); thence North 89°23'13" West 152.70 feet; thence along the arc of 262.00 foot radius curve to the left 52.05 feet through a central angle of 11°22'56" (chord bears North 83°41'45" West 51.96 feet); thence North 78°00'17" West 221.13 feet; thence North 11°59'43" East along the easterly right-of-way line of the Pony Express Parkway 640.43 feet; thence South 37°05'14" East 679.81 feet; thence South 00°51'16" East 171.35 feet to the point of Beginning.

And also less and excepting the following description: Beginning at a point located North 89°36'41" West along the section line 8.14 feet from the Southeast corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian and running thence North 89°36'41" West along section line 509.34 feet; thence North 78°00'17" West 44.90 feet; thence North 11°59'43" East along the easterly right-of-way line of the Pony Express Parkway 76.00 feet; thence South 78°00'17 East 221.13 feet; thence along the arc of a 262.00 foot radius curve to the right 52.05 feet through a central angle of 11°22'56" (chord bears South 83°41'45" East 51.96) feet; thence South 89°23'13" East 152.70 feet; thence along the arc of a 227.00 foot radius non-tangent curve to the right 123.12 feet through a central angle of 31°04'32" (chord bears South 73°50'57" East 121.61 feet) to the point of Beginning.

(Tax Parcel Nos. 58:048:0033, 58:040:0149)

EXHIBIT "A"
Page 2

(Legal Description)

The North half of the Southwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter and the Northwest quarter of the Northeast quarter of Section 31, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

(Tax Parcel No. 58:040:0010)

Exhibit B

[Land Use Map]

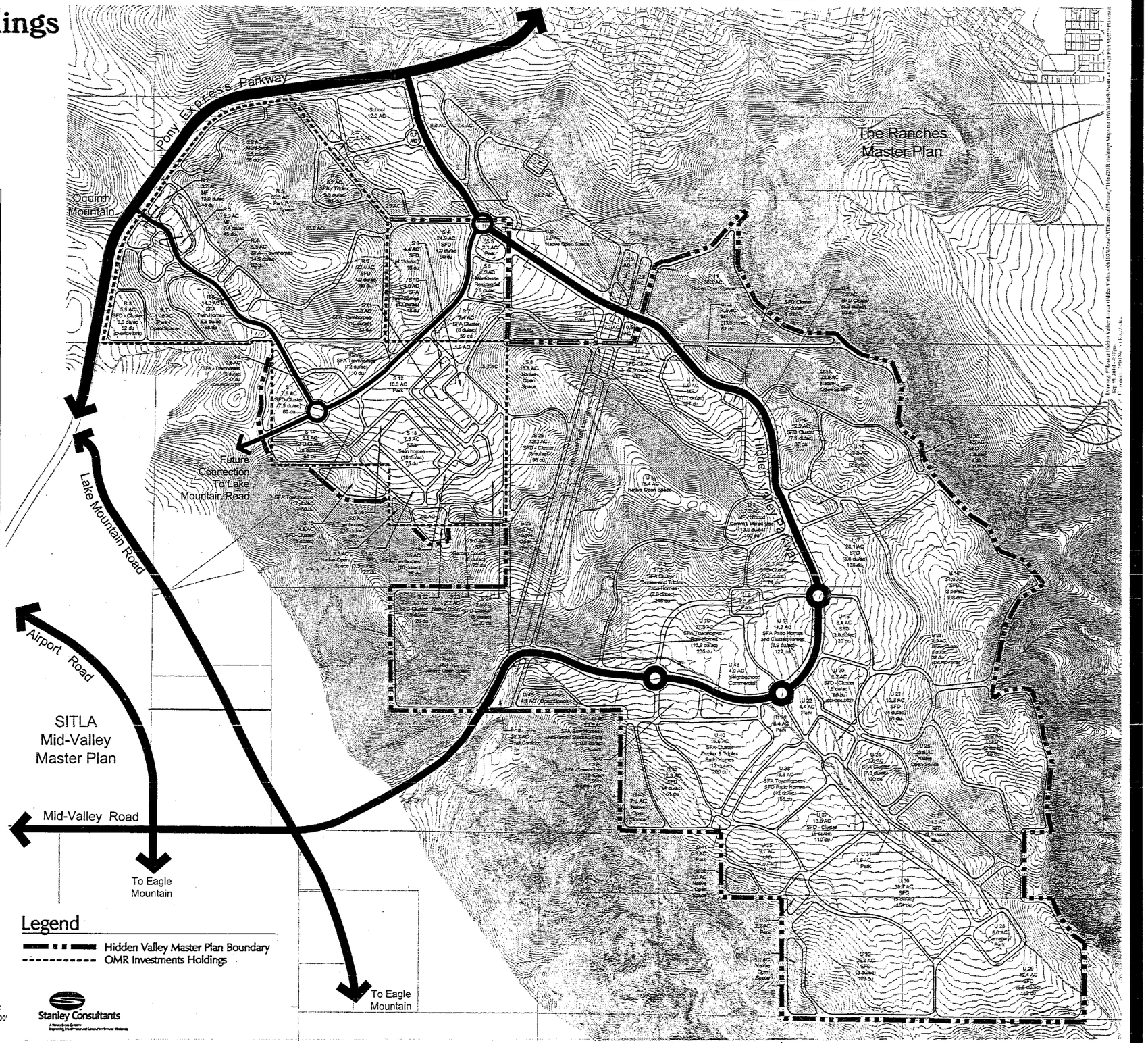
OMR Investments Holdings

LOWER HIDDEN VALLEY

Master Development Plan

Land Use Data

PARCEL	LAND USE	AREA (AC)	DENSITY (DU/AC)	DU	RES TIER	% OF MASTER PLAN AREA
LOWER HIDDEN VALLEY						
P 4	SFA - TRIPLEX	6.2	9.8	61	III	
SUBTOTAL RESIDENTIAL		6.2	9.8	61		0.6%
LOWER HIDDEN VALLEY TOTALS		6.2	9.8	61		0.6%
HIDDEN VALLEY WEST						
R 1	MULTI-FAMILY	5.9	9.5	56	III	
R 2	MULTI-FAMILY	3.7	13.0	48	IV	
R 3	MULTI-FAMILY	6.1	7.4	45	III	
R 4	SFA - TOWNHOMES	5.5	14.9	82	IV	
R 6	SFD	22.4	4.0	90	II	
R 8	SFA - TWIN HOMES	14.3	6.8	98	III	
R 9	SFD - CLUSTER (Church Site)	5.9	8.9	52	III	
SUBTOTAL RESIDENTIAL		63.8	7.4	471		5.7%
R 1	PARKS	0.7	*acres included in Residential Subtotal*			
R 5 *(partial)*	PARK / OPEN SPACE	55.7				
R 5	PARKS	7.3				
R 6	PARKS	1.4	*acres included in Residential Subtotal*			
R 7	PARK / OPEN SPACE	8.5				
R 7	PARKS	3.1				
SUBTOTAL PARKS & OPEN SPACE		76.7				6.8%
HIDDEN VALLEY WEST TOTALS		138.4	3.4	471		12.3%
MID-VALLEY						
S 1 *(partial)*	SFD - CLUSTER	5.6	8.0	45	III	
S 2	SFA - TOWNHOMES (Church Site)	3.5	11.7	41	III	
S 3	SFA - TOWNHOMES	9.2	12.0	110	III	
S 4 *(partial)*	SFD	0.6	3.3	2	II	
S 7 *(partial)*	SFA - CLUSTER	1.9	7.9	15	III	
S 9	SFD	4.4	4.1	18	II	
S 10	SFA - TOWNHOMES	4.0	12.0	48	III	
S 11	SFA - TWIN HOMES	3.3	10.0	33	III	
S 13	SFA - TOWNHOMES	4.2	11.9	50	III	
S 14 *(partial)*	SFD - CLUSTER	8.3	8.0	66	III	
S 16	SFA - TOWNHOMES	5.0	12.0	60	III	
S 17 *(partial)*	SFD	4.2	4.0	17	II	
S 18	SFA - TWIN HOMES	7.5	10.0	75	III	
S 19	SFA - TWIN HOMES	3.6	10.0	36	III	
S 20	SFD - GARDEN COURTS	9.0	8.0	72	III	
S 22 *(partial)*	SFD - CLUSTER	2.0	8.0	16	III	
S 24	SFD - CLUSTER	2.5	8.0	20	III	
SUBTOTAL RESIDENTIAL		78.8	9.2	724		7.0%
S 3	PARK	1.5	*acres included in Residential Subtotal*			
S 8	NATIVE OPEN SPACE *(partial)*	5.7				
S 12 *(partial)*	PARK	10.2				
S 21	NATIVE OPEN SPACE	1.5				
S 23	NATIVE OPEN SPACE	2.7				
SUBTOTAL PARKS & OPEN SPACE		21.6				1.9%
ROW		1.1				
MID-VALLEY TOTALS		100.0	7.2	724		8.9%
HIDDEN VALLEY COMBINED DATA						
SFD	TRADITIONAL	31.6	4.0	127		
SFD	CLUSTER	33.3	8.1	271		
TOTAL SINGLE FAMILY		64.9	6.1	398		5.8%
MF	SFA	68.2	10.4	709		
MF	MULTI-FAMILY	15.7	9.5	149		
TOTAL MULTI-FAMILY		83.9	10.2	858		7.5%
TOTAL RESIDENTIAL		148.8	8.4	1,256		13.3%
TOTAL PARKS	*(includes 3 areas totaling 3.6 acres, that are included also in "Total Residential" above)*	24.2	-	-		2.2%
TOTAL NATIVE OPEN SPACE		74.1	-	-		6.6%
TOTAL ROW		1.1				0.1%
TOTAL		244.6	5.1	1,256		21.8%



LOWER HIDDEN VALLEY
Master Development Plan

Eagle Mountain City, Utah
September 29, 2010

NORTH

0' 500' 1000' 1500'

SCALE: 1" = 500'

Stanley Consultants

Exhibit C

[Phasing Map]

OMR Investments Holdings

LOWER HIDDEN VALLEY

Phasing Plan

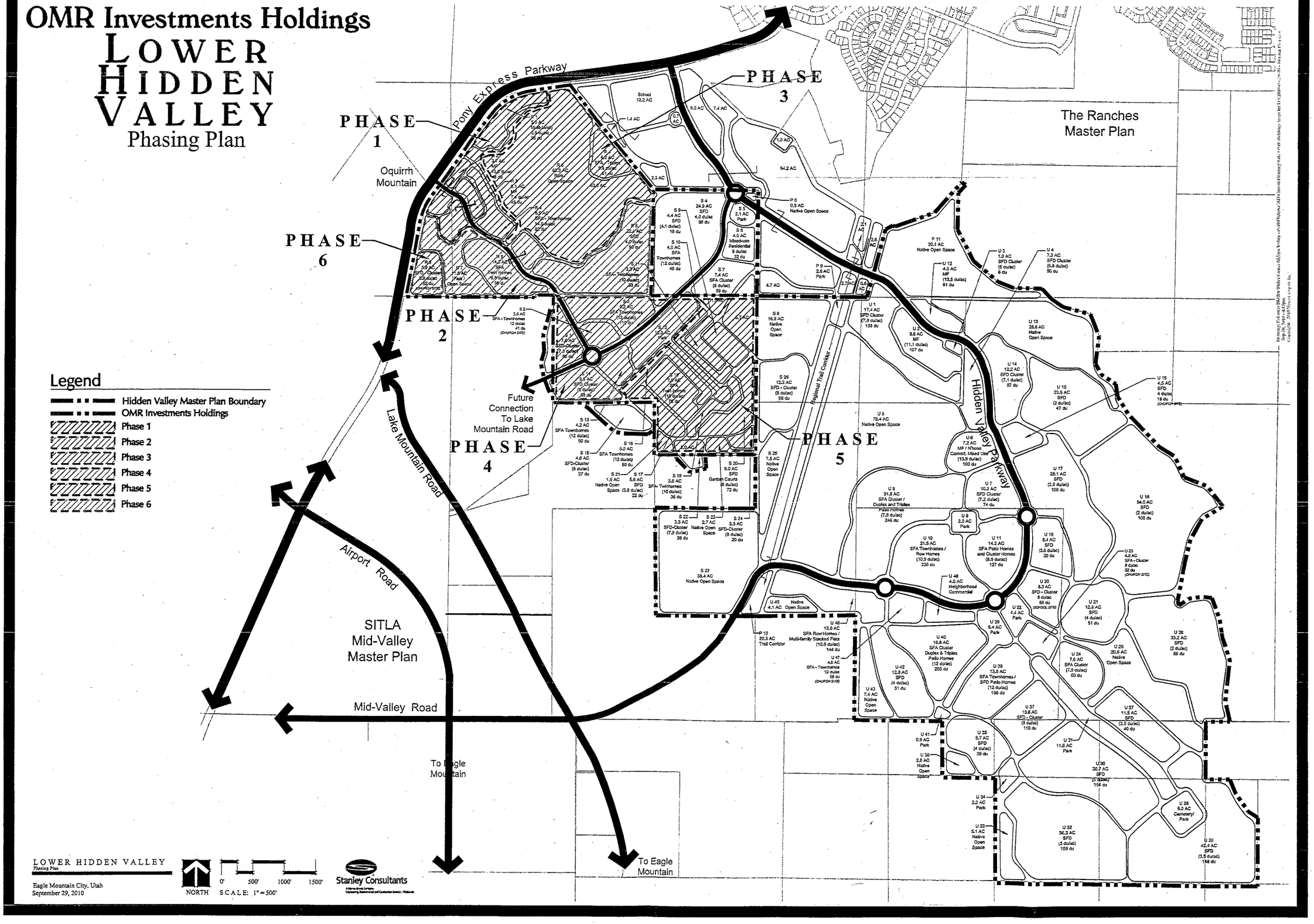


Exhibit D

[Development Code]

17.30.110 Tables.

Table 17.30.110(a) Tier I Residential Bonus Density Entitlements (Required)

Bonus Density	Improvement	Required/Optional
0.8	*Base Density Improvements*	*Required*
0.8	Improved open space: 4% improved open space (total buildable acres)	Required
	Fund or construct community improvements/amenities	Required
	Entryways and monuments	Required
	Professional land planning	Required
1.6	**Total density granted required to do all improvements noted above**	

0.81 to 1.6 dwelling units per acre: Tier I.

Table 17.30.110(b) Tier II Residential Bonus Density Entitlements (Optional)

Bonus Density	Improvement	Required/Optional
0.8	*Base Density Improvements*	*Required*
0.8	*Tier I Improvements*	*Required*
	Improved open space: 8% improved open space (total buildable acres)	
0.5	Architectural and landscape guidelines/CC&Rs/design review committee	Optional
0.7	Street trees, enlarged park strips, fencing, and street signposts	Optional
1.0	Masonry materials (75% of the exterior)	Optional
Up to 1.5	Residential lot landscaping (1 front and sides, 0.5 rear)	Optional
0.1 – 0.6	Recreational amenities	Optional
5.9	**Total available (cannot exceed 5.2 dwelling units per acre)**	

1.61 to 5.2 dwelling units per acre: Tier II.

Table 17.30.110(c) Tier III Residential Bonus Density Entitlements (Required)

Bonus Density	Improvement	Required/Optional
0.8	*Base Density Improvements*	*Required*
0.8	*Tier I Improvements*	*Required*
3.6	*Tier II Improvements*	*Required*
7.0	Improved open space: 8% improved open space (total buildable acres) *plus* 10% of Tier III development acreage	Required
	Clubhouse (all multifamily development)	Required
	Swimming pool	Required
12.2	**Total density granted required to do all improvements noted above**	

5.21 to 12.2 dwelling units per acre: Tier III.

Table 17.30.110(d) Tier IV Residential Bonus Density Entitlements (Optional)

Bonus Density	Improvement	Required/Optional
0.8	*Base Density Improvements*	*Required*
0.8	*Tier I Improvements*	*Required*
3.6	*Tier II Improvements*	*Required*
7.0	*Tier III Improvements*	*Required*
	Improved open space: 8% improved open space (total buildable acres) *plus* 10% of Tier III and Tier IV development acreage	
1.5	Covered parking	Optional
3.5	Garages	Optional
3.5	Masonry materials (75%)	Optional
3.5	Storage units (100 square feet)	Optional
24.2	**Total available (cannot exceed 22.7 dwelling units per acre)**	

12.21 to 22.7 dwelling units per acre: Tier IV.

[Ord. O-24-2008 § 2 (Exh. A Tables 6.1 – 6.4); Ord. O-27-2006 § 2 (Exh. A Tables 6.1 – 6.4); Ord. O-23-2005 § 3 (Exh. 1(1) Tables 6.1 – 6.4)].

17.30.120 Improved open space calculations.

Example 1

Total Land Area: 160 Acres

Total Buildable Land: 100 Acres

Tier I and II: 80 Acres

Tier III and IV: 20 Acres

8% x 100 = 8 Acres

10% x 20 = 2 Acres (to be built within Tier III and IV areas)

Total Improved Open Space Required = 10 Acres (10% of buildable land)

Example 2

Total Land Area: 160 Acres

Total Buildable Land: 100 Acres

Tier I and II: 50 Acres

Tier III and IV: 50 Acres

8% x 100 = 8 Acres

10% x 50 = 5 Acres (to be built within Tier III and IV areas)

Total Improved Open Space Required = 13 Acres (±13% of buildable land)

Example 3

Total Land Area: 30 Acres

Total Buildable Land: 30 Acres

Tier I and II: 25 Acres

Tier II and III: 5 Acres

8% x 30 = 2.4 Acres

10% x 5 = 0.5 Acres (to be built within Tier III and IV areas)

Total Improved Open Space Required = 2.9 Acres (±10% of buildable land)

Example 4

Total Land Area: 30 Acres

Total Buildable Land: 30 Acres

Tier I and II: 0 Acres

Tier III and IV: 30 Acres

8% x 30 = 2.4 Acres

10% x 30 = 3.0 Acres (to be built within Tier III and IV areas)

Total Improved Open Space Required = 5.4 Acres (± 18% of buildable land)

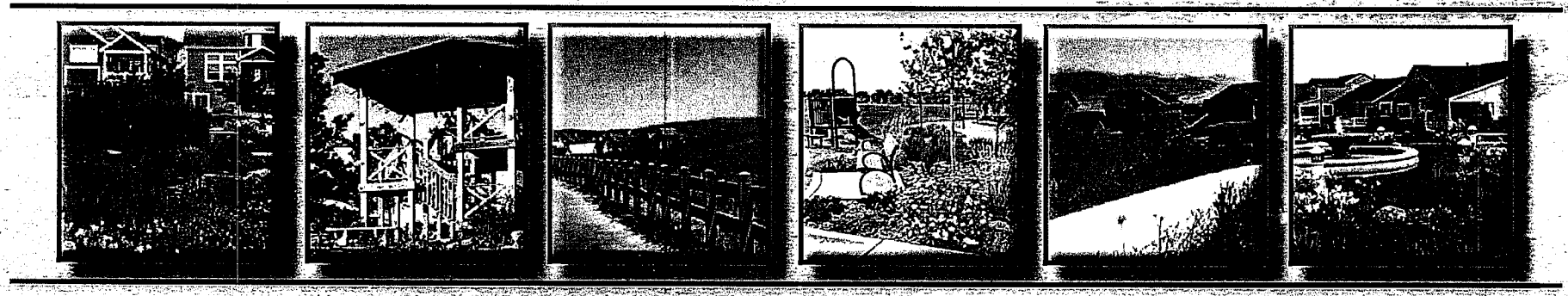
[Ord. O-24-2008 § 2 (Exh. A, Exh. 6.5)].

Exhibit E

[Design Guidelines]

Hidden Valley Community
Master Design Guidelines

Eagle Mountain, Utah



September 1, 2010

PREPARED FOR:

CADENCE CAPITAL
1396 WEST STATE STREET
SUITE 204
PLEASANT GROVE, UTAH 84062
801.616.2300

SAGE COMMUNITIES
1305 NORTH COMMERCE DRIVE
SUITE 200
SARATOGA SPRINGS, UTAH 84045
801.768.8778

STATE OF UTAH
SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION
675 EAST 500 SOUTH
SUITE 500
SALT LAKE CITY, UTAH 84102
801.538.5100
WWW.TRUSTLANDS.UTAH.GOV

PREPARED BY:

NUSZER KOPATZ URBAN DESIGN ASSOCIATES/STANLEY CONSULTANTS, INC.
8000 SOUTH CHESTER STREET, SUITE 500
CENTENNIAL, COLORADO 80112-3516
PHONE: 303.799.6806
FAX: 303.799.8107
WWW.STANLEYGROUP.COM

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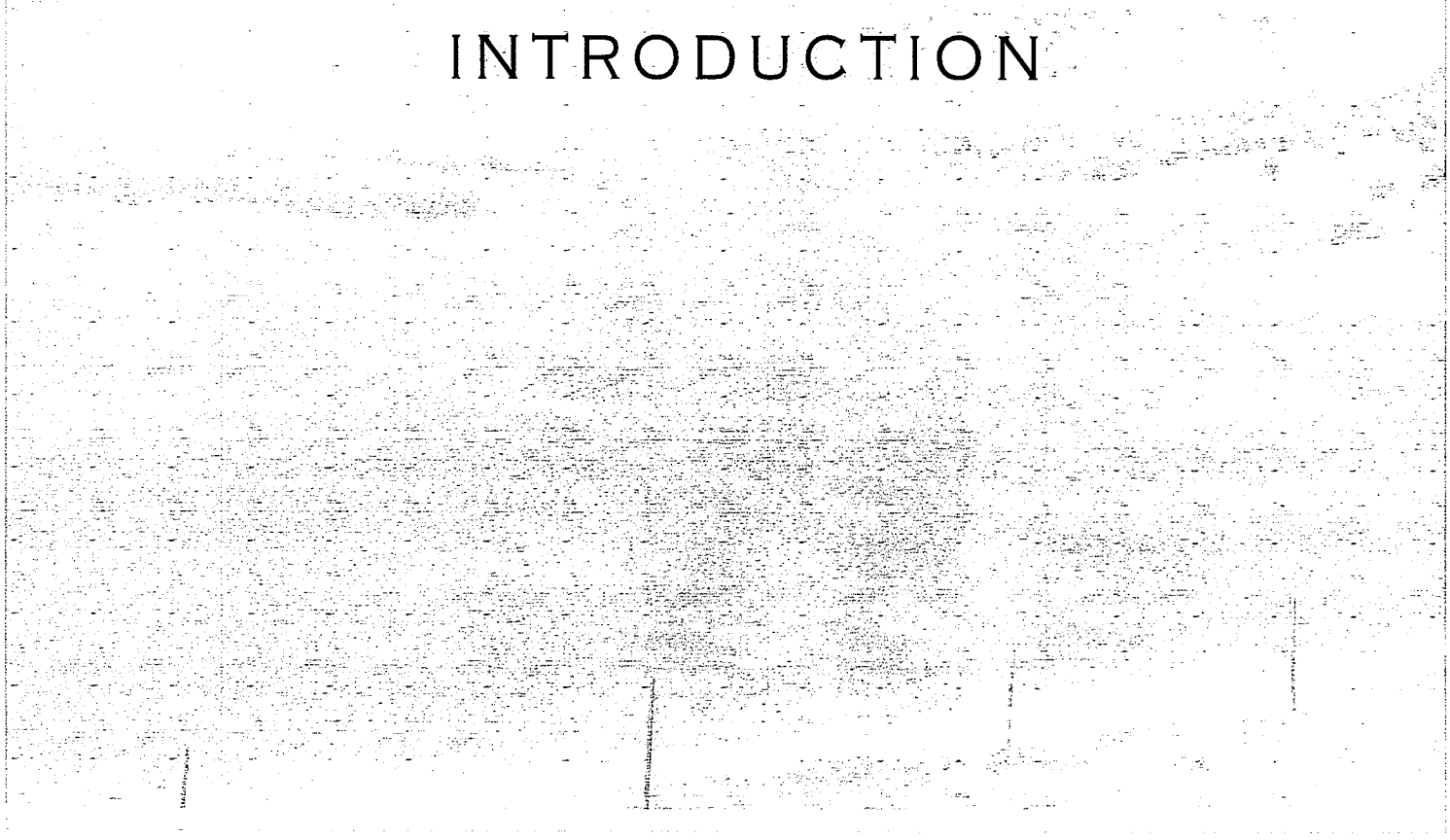
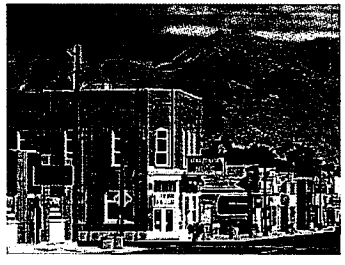
CHAPTER 1
INTRODUCTION





The overall community theme is strongly rooted in the heritage of the Utah Valley, generally emphasizing rural and small-town Utah elements.

1.1 Purpose and Intent of the Guidelines

The purpose of the **Hidden Valley Community Master Design Guidelines** ("Guidelines") is to provide the Hidden Valley stakeholders with a clear statement of the design philosophy, principles, and development criteria for Hidden Valley. Hidden Valley stakeholders include land owners, Eagle Mountain City officials, master developers, sub-developers, home builders and other contractors, prospective buyers, and homeowners.

The intent of these Guidelines is to facilitate the appropriate, coherent, and compatible uses of land in order to:

- *Establish* **a unified community appearance that will complement the native land forms and landscape;**
- *Encourage* **a variety of residential densities, home types and styles, and associated lifestyles;**
- *Promote* **distinct, individual neighborhoods through creative site planning, pedestrian and vehicular circulation, architecture, landscape architecture, and overall community design;**
- *Provide* **a comprehensive system of convenient recreational amenities for both passive and active uses; and**
- *Recognize* **the economic realities of changing real estate markets and the necessity to provide financial rewards for Hidden Valley stakeholders.**

Accordingly, these Guidelines direct development throughout Hidden Valley and provide the critical principles unifying the various neighborhoods within the Hidden Valley master plan in a manner that will assure high-quality design and construction. These Guidelines are to be used as a design guideline template for individual neighborhoods and are applicable to the development of site plans, architecture plans, and landscape plans that will be submitted to and reviewed by the Hidden Valley Design Review Committee ("Hidden Valley DRC"), and post-construction changes proposed by homeowners and/or homeowners' association(s). These Guidelines shall be used for any area within the Hidden Valley Master Plan that does not prepare individual neighborhood design guidelines in conformance with these Guidelines.

1.2 How to Use These Guidelines

The Guidelines are divided into three parts:

- **Guiding Principles and Regulatory Framework (Chapter 2)** –This section contains information pertaining to the overall principles that will direct the physical design of Hidden Valley as it is built out over the multi-year life of the project, and the relationship of these Guidelines to individual neighborhood design guidelines and other regulations that control its development. This section includes a detailed procedure for design review, including: concept plan review, plan submittal and final inspection. The design review procedure insures that quality development and construction occurs in every neighborhood and is compatible with the overall Hidden Valley community while accommodating the uniqueness of each neighborhood. This section also contains the procedures for variances, appeals and the review of modifications to existing structures.

- **Site Planning Guidelines (Chapter 3)** –This section describes the concepts which form the foundation of the Guidelines and presents an overall philosophy for the physical character of Hidden Valley. This chapter establishes detailed site design principles that are the framework for the more detailed design components within these Guidelines. This section describes concepts related to community and neighborhood development, and best practices for site sustainability, including the preservation of native landscapes and the configuration of parking lots, circulation features, and pedestrian spaces. In addition, practices are identified to promote site-sensitive grading and construction techniques in areas suitable for development to prevent the inappropriate "grading out" of landscape features, such as ridgelines and drainage ways (overlot or strip grading), and to encourage "contour grading" that harmonizes with the natural contours of the land rather than "mass grading" that reduces inherent land values.

- **Design Standards (Chapter 4)** –This section discusses detailed design standards for architecture, landscape architecture, signage, and lighting. This section also addresses a palette of acceptable and encouraged architectural elements, materials, and colors, some of which are rooted in the vernacular architecture of traditional Utah County and others of which have a distinctively contemporary flair. These Guidelines are intended to increase building variety and visual interest throughout the community while ensuring overall compatibility and design quality.

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CHAPTER 2

GUIDING PRINCIPLES AND REGULATORY FRAMEWORK

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2.1 Community Vision & Guiding Principles
2.2 Conflicts with Other Regulations
2.3 Design Review Process

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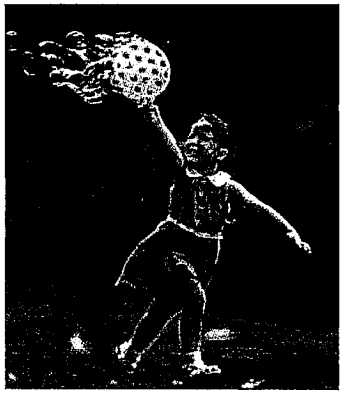

2.1 Community Vision & Guiding Principles

The design philosophy for community development at Hidden Valley, and the consequent design standards necessary to achieve that preferred development, are intended to make the land and homes more desirable to the builder community and more marketable to the home-buying public than nearby subdivisions. Enhanced marketability accelerates land and lot sales, quickens absorption of housing product, and ultimately yields superior valuation and demand over the life of the Hidden Valley project.

2.1.1 Design Theme

Hidden Valley provides for a mix of complimentary land uses; diverse, high-quality housing and neighborhood design; community amenities that benefit residents of the neighborhood, Eagle Mountain City, and the region; a unifying first-class community image; and stewardship of the natural environment. An emphasis is placed on the creation of a well-planned mix of conventional neighborhoods, "neo-traditional" higher-density neighborhoods with mixed products, and neighborhood commercial and civic uses at central locations. The preservation and integration of vast expanses of open space throughout the community will be a unifying and unique element of Hidden Valley.

Hidden Valley will ultimately feature a wide range of housing types and some modest mixed use/neighborhood commercial developments at varying developmental densities.

2.1.2 Historical Context, Site Description

Hidden Valley is located in a large perched valley on the northern flanks of Lake Mountain, approximately 30 miles south of Salt Lake City and 30 miles northwest of Provo on 1,100 acres adjacent to The Ranches development. The overall community is further defined by its topography into three distinct areas: the lower valley, the mid-valley, and the upper valley, and is zoned for 4,648 residences of different types at various residential densities. In addition, mixed-uses and commercial/retail districts are located at focal points throughout the community, and are provided to support community commercial services for the neighborhoods at Hidden Valley.

Primary access and visibility to the undeveloped community is from Pony Express Parkway, which follows the historic route of the famous Pony Express Trail, and forms the northwestern boundary of the community.

Broad, sweeping views characterize the higher-elevation slopes of Hidden Valley.

2.1.3 Community Background

Approved in 2009 by the Eagle Mountain City Council, the Hidden Valley Master Plan ("Master Plan") establishes the development framework for the Hidden Valley community. The Master Plan identifies development pods, and establishes future land uses (residential, commercial, civic, park, open space, etc.) and densities for each pod.

In addition, the Master Plan illustrates conceptual locations of the primary circulation system (parkways and community trails), and street cross-sections to be used throughout the community. The Parks and Open Space Map identifies the locations and acreages required to be built. The Master Plan documents are included for reference in Figures 5.1 – 5.4.

The official approved Master Plan should be consulted before development commences to ensure compliance with these documents and subsequent amendments.

2.2 Conflicts with Other Regulations

All development within Hidden Valley shall comply with laws of the State of Utah and the United States of America and with the codes and regulations of Eagle Mountain City. All development shall also comply with the Declaration of Covenants, Conditions and Restrictions for Hidden Valley ("Hidden Valley CC&Rs") adopted for Hidden Valley. To the extent that the Hidden Valley Community Master Design Guidelines conflict with design standards that are required by an entity having jurisdiction over development in Hidden Valley, then the Hidden Valley Community Master Design Guidelines shall prevail. To the extent that any provisions of the Hidden Valley Community Master Design Guidelines conflict with the provisions of the Hidden Valley CC&Rs, the Hidden Valley CC&Rs shall control.

Exceptions to the specific provisions of the Hidden Valley Community Master Design Guidelines may be granted by the Hidden Valley DRC at its sole discretion. All exceptions are considered unique, and are not to be a precedent for any future decision by the Hidden Valley DRC.

2.2.1 Additional Sources for Information

- **Hidden Valley Master Plan** (2009): master development plan map, open space plan, phasing plan, residential density plan, roadway hierarchy plan, and existing slope plan (as amended)
- **Eagle Mountain City Development Code**
- **Eagle Mountain City General Plan**: includes Eagle Mountain's community development criteria, vision and goals of the City
- **Eagle Mountain City Zoning Map**
- **Hidden Valley Master Development Agreement**
- **Hidden Valley Master Covenants, Conditions and Restrictions** (Hidden Valley CC&Rs)

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2.1.1 Design Theme
2.1.2 Historical Context, Site Description
2.1.3 Community Background

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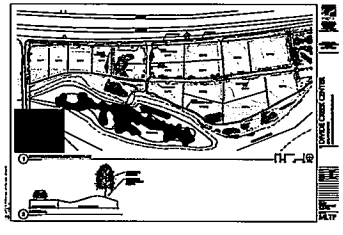
The Design Review Process will address the following:

- *Site Planning*
- *Architecture*
- *Landscape Architecture*
- *Signage*
- *Lighting*



Submittals to the Hidden Valley DRC should include plans and drawings with adequate detail to assist the Hidden Valley DRC in determining the conformance of the proposal with these Guidelines.

2.3 DESIGN REVIEW PROCESS

The Hidden Valley Master Design Review Committee ("Hidden Valley DRC") shall be created at the time that the Hidden Valley CC&Rs are recorded at Eagle Mountain City. The Hidden Valley DRC shall have jurisdiction over design review for proposed development on all private parcels at Hidden Valley. As specified in the Hidden Valley CC&Rs, it shall be the responsibility of the Hidden Valley DRC to ensure that all proposed improvements at Hidden Valley are in compliance with the design principles of the community as reflected in the Hidden Valley Community Master Design Guidelines ("Guidelines"). The Hidden Valley DRC shall use its reasonable discretion and make final determinations in good faith directed in these Guidelines.

The decisions of the Hidden Valley DRC are final, but may be appealed to the Hidden Valley Community Council per the process identified herein. Hidden Valley DRC approval is required prior to submittal of a site plan, preliminary plat, and/or building permit to Eagle Mountain City, and prior to the commencement of construction or exterior physical modification in Hidden Valley. The applicant or builder shall submit such plans and specifications necessary to demonstrate conformance with the intent of the Guidelines.

All applicants are responsible for addressing and meeting any and all applicable local, state, and federal codes and regulations. The Hidden Valley DRC shall not be responsible for reviewing or approving any plans and specifications with regard to accessibility, engineering design, structural engineering, safety, or for compliance with any applicable zoning, building, or other local, state and federal laws, ordinances and policies.

A design review process has been established to ensure that all development within Hidden Valley meets the requirements set forth in these Guidelines and Hidden Valley CC&Rs. The review covers site planning, architecture, landscape architecture, signage, and exterior lighting.

2.3.1 Five Steps of Process

1. **Pre-Design Meeting**
2. **Preliminary Plan Submittal**
3. **Final Plan Submittal**
4. **Construction Period**
5. **Final Inspection**

A submittal for review and approval is to be made to the Hidden Valley DRC at each step with the associated review fee. The Hidden Valley DRC shall determine the specific submittal documents required at the time of the Pre-Design Meeting. Approval to submit plans for each successive step in the design review process is contingent on an approval of the previous step, and shall be issued by the Hidden Valley DRC. It is recommended but not required that architectural plans be prepared by a licensed architect, and that landscape plans (excluding homeowner landscape improvement plans) be prepared by a licensed landscape architect.

Step 1: Pre-Design Meeting

To initiate the review and approval process prior to preparing any detailed drawings for a proposed improvement, the owner and architect or builder shall meet with the Hidden Valley DRC to present and discuss the proposed project and to explore and resolve any questions regarding construction requirements or the interpretation of the Guidelines or the design review process. This informal review will offer guidance prior to the Preliminary Plans submittal.

Step 2: Preliminary Plan Submittal

This review covers conceptual site planning and architecture, and preliminary landscape architecture for any proposed development or improvement in Hidden Valley. At this stage, site planning is particularly important and should be developed with sufficient detail to indicate the general layout and arrangement of streets, buildings, and open spaces. Three (3) paper sets and one electronic set of Preliminary Plans are to be submitted to the Hidden Valley DRC for review. Plans should include the following information:

Site Survey

- Parcel boundaries, dimensions and legal description
- Existing contours at 2-foot intervals
- Major existing terrain features or historical features

Site Plans (at a scale of no less than 1" = 100')

- Name of owner or developer, consultants and date of submittal
- Property boundary and site coverage data (e.g., total planning area acreage, number of dwelling units, dwelling units per acre, typical lot sizes, and open space acreage)
- Proposed lots, building envelopes and setbacks (SFD neighborhoods)
- Proposed building footprints and building setbacks (SFA, multifamily, mixed-use and commercial developments)
- Maximum building height/number of stories
- Streets and Rights-of-Way (ROW) widths
- Parking lot layout, where applicable, including the location of handicapped spaces, and numerical data for parking
- Sidewalks, off-street trails, and bicycle lanes
- Community areas, such as courtyards and plazas
- Parks, open spaces and amenity areas
- Existing utility easements
- North arrow and scale

Schematic Architectural Plans (at a scale of no less than 1/8" = 1'-0")

- Floor plan(s)
- Elevation(s) (See Architecture Guidelines for Elevation Articulation Ratio calculation in Section 4.2)
- Typical exterior materials, colors, and finishes under consideration

Preliminary Landscape Architecture Plans (at a scale of no less than 1" = 100')

- Conceptual landscape plan showing locations of lawns, trees, shrubs, and planting beds
- Conceptual fence and/or wall plan
- Plant materials under consideration (See Appendix 6.3 for Approved Plant List)

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2.1.2 Historical Context, Site Description

2.1.3 Community Background

2.2 Conflicts with Other Regulations

2.2.1 Additional Sources for Information

2.3 Design Review Process

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2.3.3 Variances

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2.3.5 DRC Review Process

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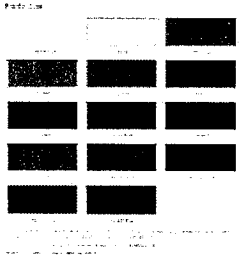
Preliminary architectural plans for residential and commercial developments should be submitted to the Hidden Valley DRC as soon as possible to ensure that they are consistent with these Guidelines, and allow for changes, if necessary.



A sample of the proposed colors and materials to be used should be submitted with architecture plans to the Hidden Valley DRC for evaluation and approval.

Step 3: Final Plan Submittal

This review covers specific designs for site planning, architecture, landscape architecture, signage, and exterior lighting. After preliminary approval is obtained, Final Plans shall be submitted to the Hidden Valley DRC. The Final Plan drawings should further elaborate upon the approved Preliminary Plans. This review should include resolution of the conditions placed on the prior Preliminary Plan approval. Three (3) complete paper sets and one (1) electronic set of design drawings are to be submitted to the Hidden Valley DRC for review. Plans should include the following information:

Site Plans (at a scale of no less than 1" = 100')

- Property boundary and site coverage data (e.g., total planning area acreage, number of dwelling units, dwelling units per acre, lot sizes, and open space acreage)
- Dwelling/footprint location and setbacks (front, rear, sides)
- Dwelling heights/number of stories
- Street width and Right-of-Way (ROW)
- Parking lot layout, where applicable, including the location of standard, compact, and handicapped spaces and numerical data for each type of parking
- Sidewalks, off-street trails, bicycle lanes, and paths
- Community areas such as courtyards and plazas
- Parks, open space and amenity areas (with acreage)
- Development phasing concept (if applicable)
- Locations and finished floor elevations of homes
- Utility easements and locations (sewer, water, gas, power, and telecommunications)
- Conceptual grading plan with existing and proposed grades and limits of construction
- Location of on-site exterior lighting
- Location of accessory structures, decks, driveways, etc.
- North arrow and scale

Covenants, Conditions and Restrictions ("Hidden Valley CC&Rs"), including but not limited to the following:

- EAR requirements
- Size of proposed dwellings, including minimum square feet of dwelling
- Exterior material and color requirements
- Minimum setbacks for building envelope
- Other thematic elements

Architecture Plans (at the same scale as site plans)

- Floor plan(s) (including the square footage of each residence)
- Elevations: three (3) elevations for each floor plan with full graphic representation of exterior treatments
- Calculation of Elevation Articulation Ratio (EAR) (See Architecture Standards for EA Ratio calculation - Section 4.2)
- Roof Plan
- Sample board of exterior materials (e.g., cladding, roof materials), colors and finishes for building body and trim
- Location of wall-mounted lights
- Method of screening of exterior utility boxes and mechanical and communications equipment (for multifamily and commercial)

Landscape Architecture Plans (at a scale of no less than 1" = 100')

- Location, size, quantity, and types of plant materials (See Appendix 6.3 for Approved Plant List)
- Location and dimensions of berms and other grading elements
- Location and type of hardscape materials
- Location and description of site furnishings
- Description of type(s) of irrigation proposed
- Location, type and materials of fencing and/or walls

Step 4: Construction Period

An appointed representative of the Hidden Valley DRC will observe all work in progress and will advise the Hidden Valley DRC to give notice of non-compliance, if found.

Step 5: Final Inspection

Upon completion of any project or modification for which final design approval was given (in Step 3 above) by the Hidden Valley DRC, the owner or developer shall give written notice of completion to the Hidden Valley DRC. Within such reasonable time as the Hidden Valley DRC may determine, but in no case exceeding 14 calendar days from receipt of such written notice of completion, a member of the Hidden Valley DRC will inspect the project, improvements or modification.

If the completed improvement has conformed with the Guidelines and followed the approved plans, the Hidden Valley DRC will issue a Final Inspection Certificate signifying compliance.

2.3.2 Review of Modification

The review of any modifications, including but not limited to changing of colors, materials, additions and landscaping alterations of an existing structure shall require the submission of an Application for Review to the Hidden Valley DRC. Depending on the scope of the modification, the Hidden Valley DRC may require the revised submission of all or some of the plans and specifications described above.

2.3.3 Variances

Variances may be granted in some circumstances (including, but not limited to topography, natural obstructions, hardship or environmental considerations) when deviations may be required. The Hidden Valley DRC shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Hidden Valley CC&Rs. No variance shall be effective unless approved in writing. Each variance is for one specific occurrence, and may be applied only to the approved area.

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2.1.3 Community Background

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2.3.1 Five Steps of Process

2.3.2 Review of Modification

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2.3.4 Appeals

2.3.5 DRC Review Process

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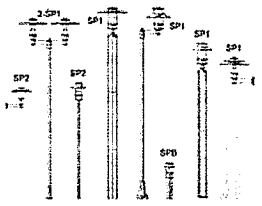
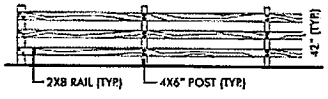




For a list of items to include for each review, please see the Design Review Checklist in Appendix 6.4.

2.3.4 Appeals

Any owner or developer shall have the right to appeal a decision by the Hidden Valley DRC by submitting the information and documentation described above; however such appeal shall be considered only if the owner or developer has modified the proposal or has new information which would, in the opinion of the Hidden Valley Community Council warrant a reconsideration. If the owner or developer fails to appeal a decision of the Hidden Valley DRC within 30 days of the decision, then the decision of the Hidden Valley DRC is final. In the case of disapproval and resubmittal, the Hidden Valley DRC shall have ten calendar days from the date of each resubmittal to approve or disapprove any resubmittal.

2.3.5 Hidden Valley DRC Review Process

Unless otherwise explicitly provided herein to the contrary, all approvals required under these Guidelines shall be in writing, and may be granted or withheld at the sole discretion of the Hidden Valley DRC. Any approval pursuant to these Guidelines does not constitute a warranty, assurance, or representation by the approving party.

Applicant(s) shall submit requests for approval to the specified agent for the Hidden Valley Homeowners' Association. Such application(s) shall include the items indicated above (in Step 3). The Hidden Valley DRC will review and evaluate all applications on a semi-monthly basis, confirming compliance of the design with the Guidelines and verifying that recommendations made by the Hidden Valley DRC, if any, have been incorporated. Written responses to applications will be sent to the applicant within fifteen days of the monthly review meeting.

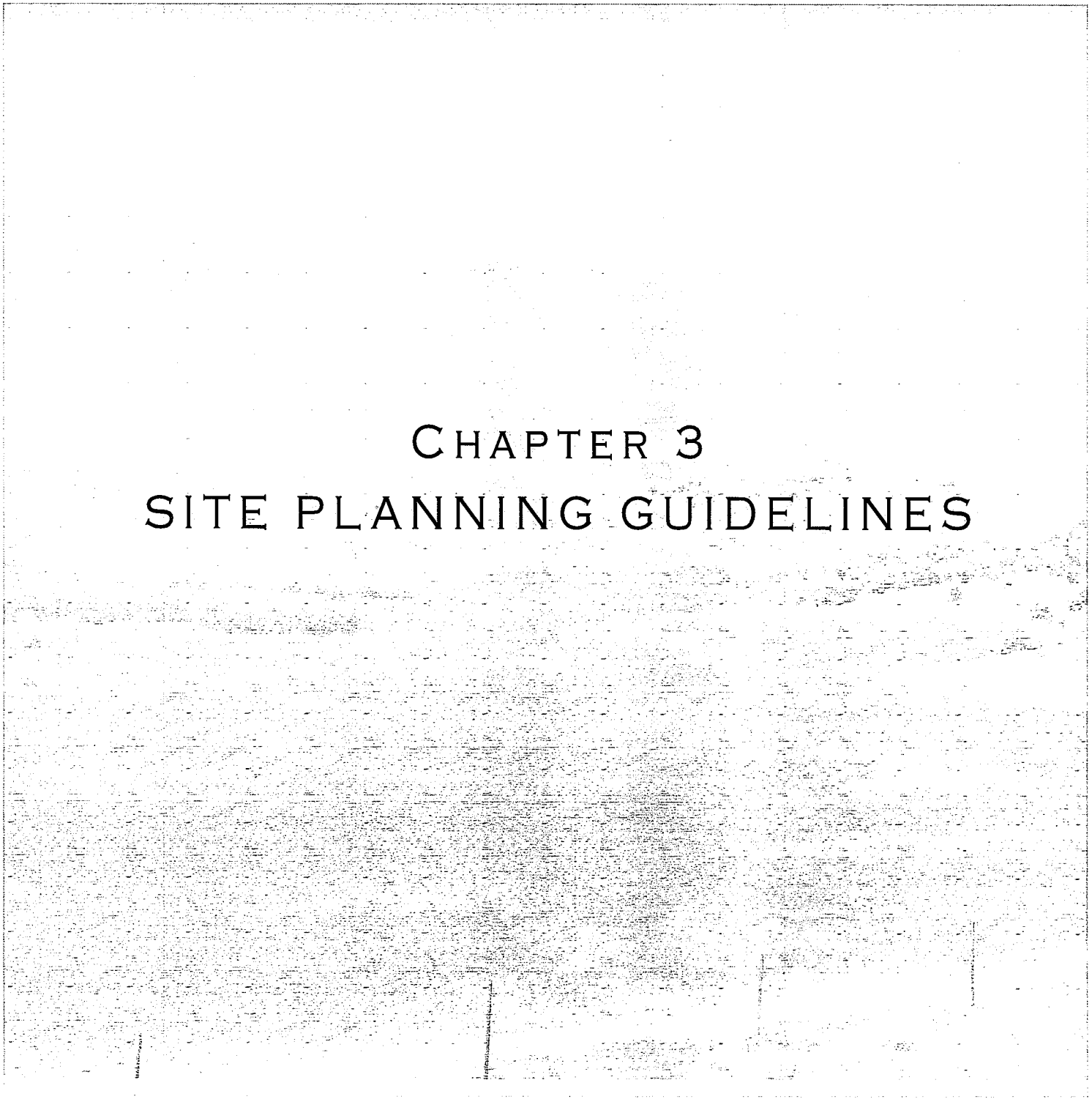
In the event that the Hidden Valley DRC approves an application, a Hidden Valley DRC Approval Notice ("Approval Notice") will be sent to the applicant. A copy of this Approval Notice shall accompany any application for Site Plan, Plat or Building Permit submitted to Eagle Mountain City for consideration.

The Hidden Valley DRC reserves the right to request additional information as deemed necessary to adequately evaluate any submittal (i.e.: renderings, sketches, 3-dimensional physical or digital model(s), staking, etc.).

Review fees for improvements shall be set and approved by the Hidden Valley DRC. A fee schedule shall be given to each applicant at the time of the Pre-Design Meeting. Hidden Valley DRC review fees shall be paid upon commencement of Step 2, as described above.

Hidden Valley DRC:
- *Meets semi-monthly*
- *Reviews Submittals*
- *Decisions may be appealed within 30 days*
- *Review fees paid in Step 2*

CHAPTER 3
SITE PLANNING GUIDELINES



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These Guidelines encourage the creation of attractive and stimulating neighborhoods in which to ***live, work and play.***

3.1 Purpose and Overview

The site planning guidelines are a reference to assist developers, home builders, City officials, and homeowners in understanding the goals and objectives for development within Hidden Valley. These guidelines complement the Eagle Mountain City Development Code and provide design strategies and examples of potential solutions for the economically and aesthetically successful development of Hidden Valley.

These guidelines will be utilized during the design review process to encourage the highest level of design quality while providing the flexibility necessary to encourage creativity by individual project designers and developers. The site planning guidelines are general in nature and should be interpreted with some flexibility in their application to any specific development parcel within Hidden Valley.

3.2 General Planning Standards

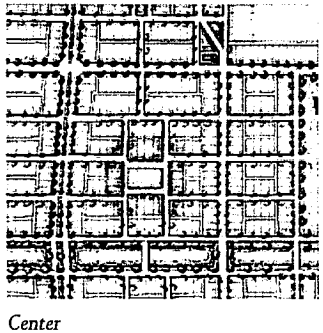
3.2.1 Principles of Community Design

Community Design is the integration of the site, architecture, and landscape improvements within the context of the overall Hidden Valley Master Plan. The intent of this section is to protect and enhance open space areas as a central element of the community while encouraging creativity and quality development of the built environment. The inherent topographic character of Hidden Valley with its broad and gently sloping valley areas, and steeply sloping edges creates opportunities for a wide variety of patterns and densities of development over much of the site while preserving and featuring the surrounding hillsides that define it.

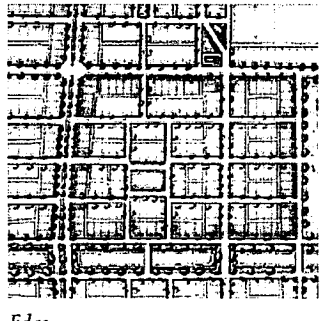
The intent of community design principles is that Hidden Valley be composed of a well-connected series of neighborhoods, each defined by a unique character and set of amenities. These neighborhoods, as the fundamental building blocks of Hidden Valley, may be composed of residential lots or commercial, mixed-use or civic development parcels, blocks, parkways and collector streets, parks and open spaces.

In the flats along the valley floors, development will be composed of traditionally-designed neighborhoods with gridded street and lot patterns. Moving toward the edges of the valleys and into more steeply sloping areas, the neighborhood form will become more organic by conforming to the topography of the site.

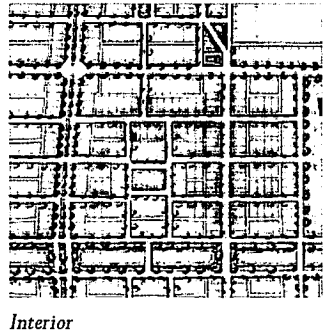
The three zones of a Neo-Traditional Neighborhood



Center



Edge



Interior

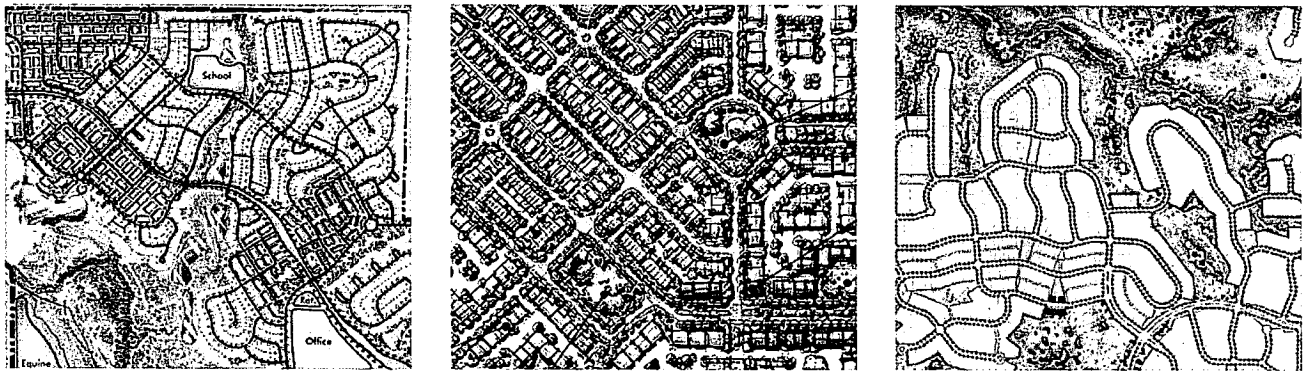
3.2.1.1 Neo-Traditional Neighborhoods

Neo-traditional neighborhoods are compact, vibrant, pedestrian-oriented developments that provide a variety of uses, diverse housing types, and are anchored by a central public space or civic activity. Neo-traditional neighborhoods use a grid or modified grid pattern of streets, and often include homes that are alley-loaded. Neo-traditional neighborhoods are based on the principle that neighborhoods should be walkable, interconnected, distinctive, affordable, environmentally friendly and true to the context of their surroundings.

Within Hidden Valley, neo-traditional neighborhoods will be the predominant form in the flat valley centers.

The following elements are common characteristics of a neo-traditional neighborhood:

- **The neighborhood has a discernable center. This is often a square or a green, or may be a busy or memorable street corner.**
- **Most of the dwellings are within a five minute walk of the neighborhood center or a significant public space.**
- **There are a variety of dwelling types interspersed with each other – e.g. single-family houses, twin homes, rowhouses, live-work units, and apartments – so that younger and older people, singles, and families of various economic levels may find a place to live in the neighborhood.**
- **Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings, larger homes or parks.**
- **At the edge of the neighborhood, there may be shops and offices of sufficiently varied types to supply the weekly needs of a household.**
- **Streets are places for people, not just cars. Streets are relatively narrow and shaded by rows of trees.**
- **The streets form an inter-connected network, dispersing traffic and providing a variety of vehicular routes to any destination.**
- **Well-connected trails and sidewalks connect neighborhood destinations, encouraging walking.**
- **Buildings are oriented toward the street, with vehicular access that can be served by an alley.**
- **Parking lots are screened with vegetation or placed behind buildings.**



Examples of neighborhoods that incorporate neo-traditional design principles

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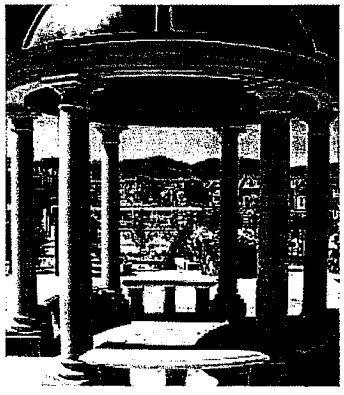


Important connections and design features throughout the neighborhood should respond to the pedestrian scale of the neighborhood.

3.2.1.2 Conventional Neighborhoods

Conventional residential neighborhoods make up the bulk of the community, and are located principally around the edges of the valleys, and along the developable hillsides found throughout Hidden Valley. As development feathers out from the neo-traditional centers, the neighborhoods will become more organic in form, conforming to the topography found in these areas. Although the neighborhoods will have a "looser" design, several of the principles of neo-traditional development remain relevant: Views should be anchored with significant architecture, landscape features or views; streets should be walkable and inviting to pedestrians; parks should be located within easy access to every home; and homes should address the street. Alleys are much less common in these neighborhoods, if they are present at all. Nevertheless, garage doors should not dominate the street view of a home or lot.

Within Hidden Valley, conventional neighborhood forms will predominate along the edges of the valleys, along the sloping areas and hillsides.

The following elements are common characteristics of a conventionally designed neighborhood:

- **The pattern of streets tends to follow topography and natural features present on the site.**
- **Most of the dwellings are within a five minute walk of a park or public space.**
- **There may be a variety of dwelling types interspersed with each other – single-family houses, twin homes, rowhouses, live-work units, and apartments.**
- **Prominent sites at corners or the termination of street vistas have larger homes or parks.**
- **Streets are places for people, not just cars. Streets are relatively narrow and shaded by rows of trees.**
- **The streets form an inter-connected network to the extent permitted by topography and natural features, dispersing traffic and providing at least two vehicular routes to most destinations.**
- **Well-connected trails and sidewalks connect neighborhood destinations, encouraging walking.**
- **Buildings are oriented toward the street but their garages are visually minimized.**
- **Parking lots are screened with vegetation or placed behind buildings.**

Examples of typical layouts for conventionally designed neighborhoods in hilly settings

3.2.2 Site Planning

3.2.2.1 Neighborhood Character and "Uniqueness"

Each neighborhood in Hidden Valley should have its own identity. Opportunities for neighborly interaction and casual encounters are encouraged whenever possible. Neighborhood gathering places and parks are placed within an easy walk of every home, and provide the opportunity for easily-supervised play for young children and quiet common areas for adults to socialize. A network of streets, parks and open spaces promotes the freedom of movement for pedestrians and helps to stitch together the various neighborhoods in the community.

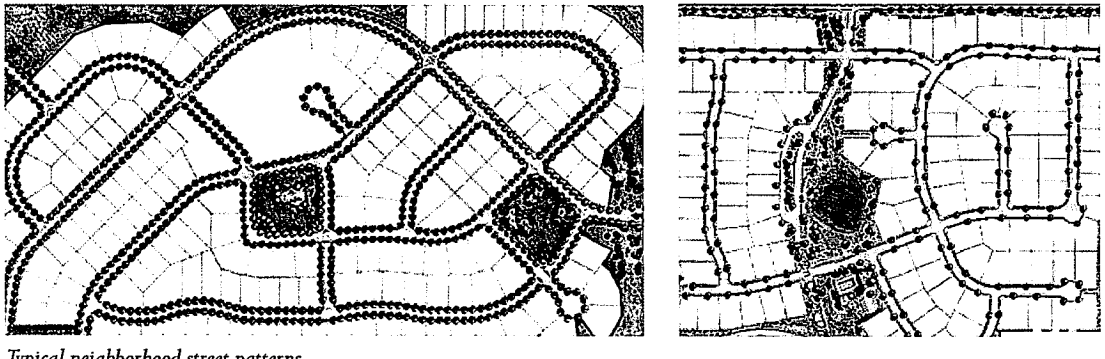
In order to create and define authentic and unique neighborhoods, it is important to incorporate the following principles:

- **Neighborhoods should be distinguishable, visually as well as by name.**
- **A mix of architectural styles, massing, and form throughout each neighborhood and within each block enhances the style of the neighborhood.**
- **Architecture shall define streetscapes and parks.**
- **Building elevations, setbacks, styles, and massing shall be used to create variation and interest along thoroughfares.**
- **Placement of dwellings close to the street creates a more interesting, framed streetscape.**

3.2.2.2 Lot and Street Patterns

Blocks may vary greatly in size and shape due to specific conditions of an individual neighborhood. Small blocks are generally desirable to provide the greatest amount of pedestrian connectivity; however, larger blocks are acceptable if they are broken up by greenways or pedestrian paths to provide the desired connections. Generally and where not impractical due to topography, blocks are encouraged to be no longer than 600 feet without some kind of mid-block pedestrian way.

On straight streets, landscaped medians, "knuckles", and/or "eyebrows" with landscaped islands shall be introduced to ameliorate the length of straight stretches of street pavement. Generally and where not impractical there should be no more than twelve homes in a row should occur without a change in the orientation of the road center-line (i.e. curve, kink, or intersection).



Typical neighborhood street patterns

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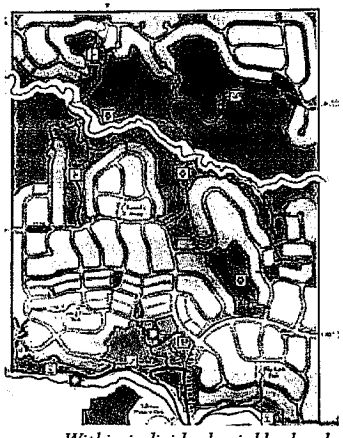


Within individual neighborhoods, sidewalks should connect all homes and businesses to parks and other publicly-accessible buildings and open space, and provide access to the community-wide trail network.

3.2.2.3 *Sidewalk/ Trail Locations & Neighborhood Connectivity*

A comprehensive system of non-vehicular trails and sidewalks accessing the neighborhoods supports the importance of connectivity. Where practical all streets should have a detached sidewalk on both sides of the street that connects every residence or business with the community trail network to support non-vehicular access and recreation throughout Hidden Valley. Attached sidewalks, or sidewalks on one side of the street only, may be provided if this does not adversely affect pedestrian connectivity and specific site conditions make detached walks or dual walks impractical or unnecessary.

Trails and trailheads should be clearly marked with directional/informational signage, as described in Chapter 3. The locations of the primary trails and trailheads are identified on the Open Space Plan (See Figure 5.3).

The minimum width for a sidewalk is 4 feet. Sidewalks which directly abut curbing are discouraged, however in the event a sidewalk directly abuts curbing, the sidewalk shall be a minimum of 5 feet. Sidewalks may need up to an additional 2 feet of width if they directly abut fences, walls and buildings. Within commercial areas and places with high pedestrian volumes, sidewalks should be sized and surfaced appropriately for anticipated pedestrian traffic volumes.

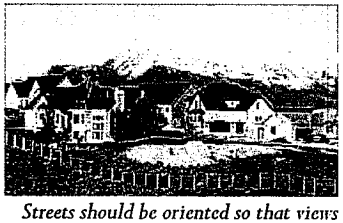
3.2.2.4 *Ridgelines and View Preservation*

Hidden Valley is surrounded by dramatically sloping topography, with ridges surrounding the development. From the site, there are also panoramic views toward the Oquirrh Mountains and Mt. Timpanogos. Care should be taken during the site planning process to ensure the preservation of existing sightlines and "framing" of key views. The following principles should be used:

- **Use architecture to "frame" view corridors and anchor key views.**
- **Enhance and preserve existing key views by orienting streets toward views.**
- **Don't "build out" the views with improperly sited buildings.**
- **Place parks and vistas to capture key views.**
- **Views add value and desirability to the neighborhood.**

The steep hillsides and ridgelines at Hidden Valley are areas of high visibility. Where homes or other buildings are on steeply sloping sites around the perimeter of the valleys, a higher architectural finish is expected, as these buildings will be visible from the valley floors. Inside development parcels that are of an elevation at or above 5,280', Enhanced Elevation Articulation Ratio ("Enhanced EA Ratio") shall be required for all structures. When visible from streets or publicly-accessible areas below, the rear elevations of these structures shall also meet an Enhanced EA Ratio.

Refer to *Figure 5.5* for the location of the 5,280' contour line, and *Appendix 6.5* for Enhanced EA Ratio requirements.

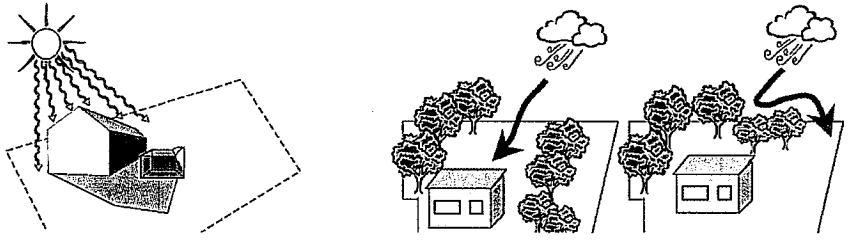


Streets should be oriented so that views are not "built out." Where sightlines terminate within a neighborhood, there should be significant architecture or a park or open space view.

3.2.2.5 Climatic Conditions: Solar Orientation and Wind Patterns

Homes and buildings in Hidden Valley should be oriented, to the extent possible, to take advantage of the natural climate, so that a majority of primary living spaces receive direct sunlight for the daylight hours, and take advantage of the prevailing wind patterns.

- **Dwellings should be positioned to minimize the impact of shadows on adjacent properties, to the extent possible and reasonable.**
- **Site design should utilize building forms, natural landforms and landscaping to take advantage of prevailing summer breezes and winter sun, and to serve as buffers against adverse winter wind conditions and summer sun.**



3.2.2.6 Sustainability: Best Practices and Goals

The Hidden Valley Master Plan has been developed to take into account the context of its natural surroundings and environment. To promote the long-term health and welfare of the community, development within Hidden Valley should incorporate sustainable features whenever possible. Sustainable development principles include:

- ***Diversity of Uses:*** Provide a variety of uses, housing types, and recreational opportunities within relatively close proximity to promote community livability, transportation efficiency and walkability.
- ***Heat Island Reduction:*** Limit paved areas to the minimum amount necessary, provide street trees along all streets to shade large expanses of paving and provide canopy trees in parking lots to shade parking areas.
- ***Connectivity to Community Bicycle/Pedestrian Network:*** Provide access to trailheads within 1/4 mile of each home and business to encourage alternative modes of travel for short trips.
- ***Storm Water Management/Aquifer Recharge/Bioretention:*** Where topography allows, encourage bioswales and filter strips to intercept draining water, slowing the water to allow for sediment dissipation and water infiltration back into the ground.
- ***Construction Waste Management:*** Set up and maintain construction waste management areas that encourage the separation of construction debris and support recycling of reusable materials.
- ***"Built Green" Architecture:*** Encourage the design and construction of buildings that utilize green building practices and may be certified by the U.S. Green Building Council.
- ***Water Use:*** Encourage drip irrigation and the use of appropriate "low-water demand" landscape plants to reduce water consumption for landscaping.
- ***Light Pollution Reduction:*** Protect the night sky while providing a safe and maintainable lighting package within the community by requiring full-cutoff fixtures and limiting the quantity of fixtures used.
- ***Local Food Production:*** Encourage the establishment of community garden plots to promote community-based and local food production to minimize the impacts from transporting food long distances and increase direct access to fresh food.

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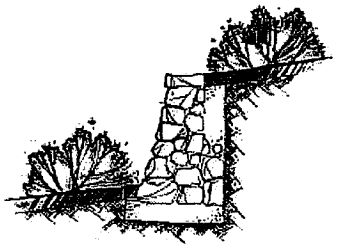


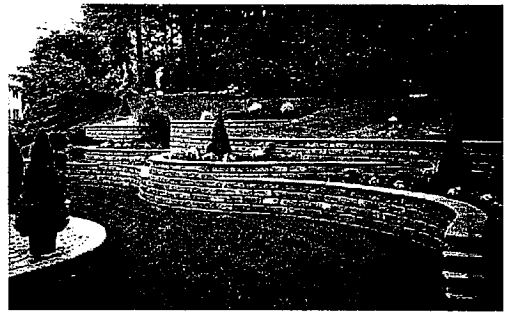
Retaining walls are encouraged to be constructed of natural materials, especially in highly visible areas to blend in with the community's natural setting.

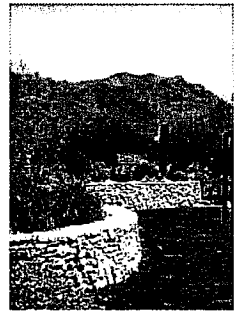
3.2.3 Site Improvements

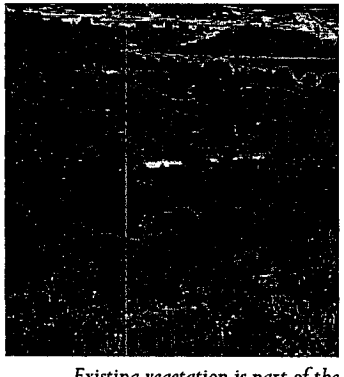
3.2.3.1 Grading, Erosion Control & Retaining Wall Design

As neighborhoods within Hidden Valley are developed, some grading of the site will be necessary. While grading is necessary, it should be sensitive to the native environment, and overlot grading or mass grading of an entire neighborhood is discouraged. The following principles shall be employed during the development of Hidden Valley:

- **Significant topographic features should not be "graded out." Consistent with the goal of enhancing the natural environment at Hidden Valley, grading should strive to mimic the natural lay of the land.**
- **Grading and site design shall protect existing trees to the greatest extent possible.**
- **During construction, erosion control measures such as erosion fences shall be used to minimize erosion.**
- **Where retaining walls are necessary or desired, they should be an earth-tone color that blends in with the environment.**
- **Where retaining walls higher than five feet are necessary, they should be stepped at regular intervals, rather than one large monolithic wall.**







Existing vegetation is part of the beauty of the site, and as such, it should be preserved and enhanced when possible.

3.2.3.2 Preservation of Existing Vegetation

Site design shall be compatible with the natural habitats and features found in Hidden Valley. Development plans shall direct development away from sensitive ecological resources, minimizing disturbance, and enhancing existing conditions or restoring or replacing lost resource values.

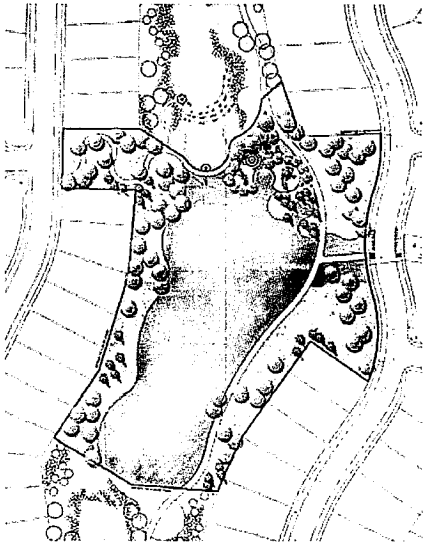
When development occurs in or adjacent to natural areas, vegetation to be preserved shall be clearly marked and the limits of construction shall be identified. Existing vegetation to be preserved and construction limits shall be approved by the Hidden Valley DRC. A temporary barrier fence shall be installed and maintained for the duration of the construction period.

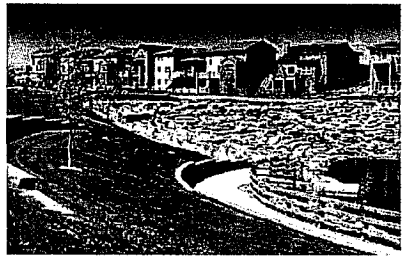
3.2.3.3 Storm Water / Drainage Management

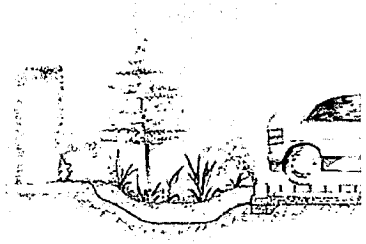
Development should minimize storm water runoff and necessary storm water systems while using the most current technology to improve the quality of storm water before it reaches natural systems that may be affected by poor water quality. This philosophy reduces infrastructure costs, increases ground water recharge and improves the environment.

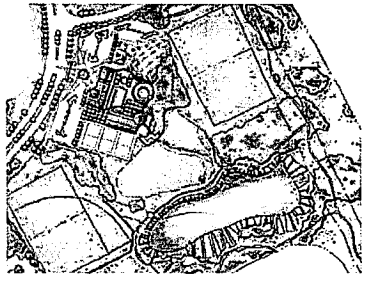
- **Site drainage shall be compatible with adjacent property drainage and in accordance with the overall master drainage plan for Hidden Valley. Developers and owners are responsible for controlling the drainage resulting from development and may not direct water onto an adjacent property, unless such a diversion is located within an established drainage easement or within an approved drainage report.**
- **Excess run-off from the site shall be minimized with sites graded to provide positive drainage away from buildings.**
- **Water from parking lots, roof drains, and other areas should be consciously directed to landscape areas that could benefit from the additional water rather than piping it off the property, thereby improving water quality by filtration through landscape materials.**
- **Drainage shall be conveyed along streets, drives and swales along property lines, or in open space corridors.**
- **Drainage will be sheet flow and surface drained where possible, however some below-grade drainage using storm water piping and culverts may be required.**
- **Surface drainage systems and detention/retention ponds shall be irregular in plan and graded to create an aesthetically pleasing character that mimics natural landforms. Side slopes shall vary.**
- **Drainage shall be directed to natural or improved drainage channels, or dispersed into shallow sloping planting areas for retention.**
- **Storm drainage shall not connect into sanitary sewer systems.**

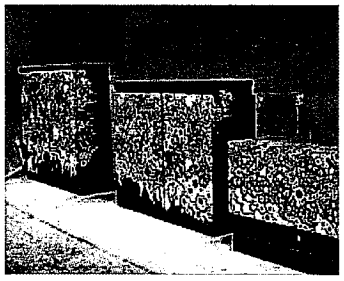
If properly designed and engineered, storm water detention areas may function as recreational amenities (i.e. open fields, play fields, ball courts) for the community when they are not detaining water. This use may offset additional park land required within a subdivision.











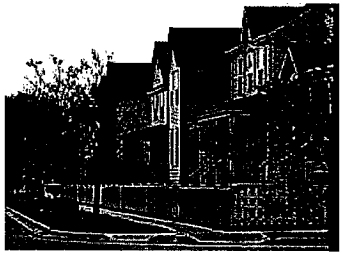
Artfully decorated utility transformers.

3.2.3.4 Easements & Utilities

Utility and drainage easements facilitate the conveyance of storm water and the installation and maintenance of public and private utilities. No site improvements or landscaping that may result in damage to or interference with utilities or drainage will be permitted within these easements. Grading may be permitted within these easements if it does not interfere with drainage or the maintenance of utilities. Fencing may be permitted in easements with permission of the easement holder and approval by the Hidden Valley DRC. If it is necessary to remove fencing to work inside a utility easement, the easement holder may do so, and has no responsibility to repair or replace such fencing.

Connections to all utilities including water, sanitary sewer, gas, electricity, telephone, and cable television shall be installed underground from existing trunk lines except where the lines daylight at transformer and pedestal locations. Utility connections from main service lines to individual buildings shall be located to minimize disruption of the site and existing vegetation. Transformers, pedestals and pull boxes should be located out of public view or screened as much as possible to minimize their appearance. Utilities should be located in alleys when possible.

Utility pedestals and screened service areas are less obtrusive when located in alleyways



It is the intent of these guidelines to discourage monotonous repetition along neighborhood streets.

3.2.4 Neighborhood Types

There are a variety of residential land uses found throughout Hidden Valley. An important goal of these guidelines is to ensure compatibility of these land uses and cohesiveness throughout the entire development and create functional and visual variety along streets and the public realm. A range of housing styles creates varied looks but cohesive neighborhoods.

3.2.4.1 Single-family Detached Neighborhoods

All single-family detached subdivision plans shall be evaluated using the guidelines contained in this section with emphasis on the following criteria:

- **Proportional mix and location of different home types**
- **Placement of the dwelling unit on the lot**
- **Location and orientation of garages**
- **Preservation of ridgelines**
- **Preservation of significant views**
- **Preservation of natural features (e.g., drainages, native vegetation, sloping hillsides)**
- **Treatment of walls and fences**

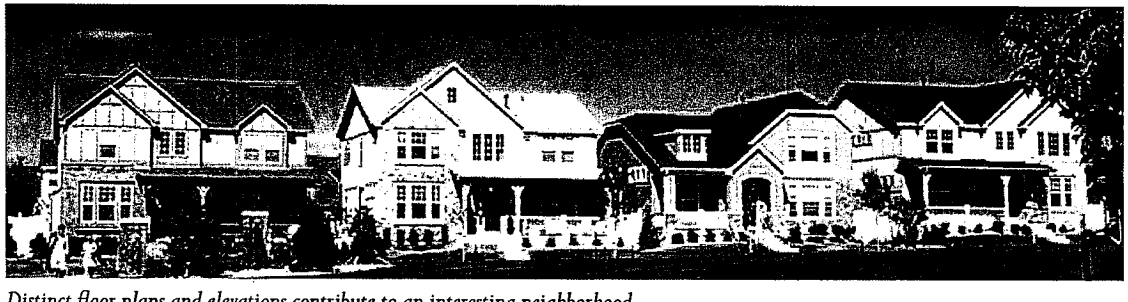
Product variation per neighborhood

The creation of interesting, diverse and distinctive neighborhoods by integrating varying lot types, home sizes and architectural character in a harmonious relationship is encouraged. A variety of home sizes in a single neighborhood addresses the needs of different households. The diversity of building types and home sizes not only creates a more appealing neighborhood, but also promotes increased housing opportunities to a variety of ages and incomes, promoting a socially vibrant community.

The following criteria shall be used to ensure a variety of lot types throughout a neighborhood:

- **Within a defined block, where ten or fewer lots comprise the block, only one lot size shall be required, although more than one size may be provided.**
- **Where a block has more than 10 lots, a minimum of two lot sizes may be encouraged: lot size changes should be in the 20% range.**

In addition to the above, the developer/builder shall provide at least three distinct floor plans and elevations to create variation as seen from the street (i.e. garage placement, front porch location, placement of doors and windows, change in color and/or materials).



Distinct floor plans and elevations contribute to an interesting neighborhood

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Street tree types and locations are defined to create variety and interest and to establish neighborhoods as unique places.

Similar lots on a given block shall provide a mix of floor plans and elevations to create variation in building relationships.

Diversity and Distribution of Home Types

Buildings physically define streetscapes while encouraging neighborhood sociability. Each streetscape should have a unique character:

- **Special attention shall be given to the mix of architectural styles in creating streetscapes.**
- **Streetscapes shall be visibly pleasing in terms of building scale, proportion, pattern, balance, material composition and color palette.**
- **Streetscapes shall respond to the public realm while creating a safe and comfortable environment for the pedestrian.**

Varied Lot Width and Side-yard Setbacks

Making some lots wider and some narrower than the average is encouraged. This also allows for the placement of different shapes and sizes of homes as well as variations in open space dimensions. On narrow lots, a variation of only two to four feet in home width can make a perceptible difference.

Varied Garage Placement and Orientation

Lot size should permit some garages to be side-loaded from the street in order to break up the monotony of a line of garage doors being placed parallel to the street. Alley-accessed, rear loaded garages (either attached to the dwelling or detached) are encouraged where possible. Careful consideration shall be given to the location of garages and driveways at corners so that a side load configuration does not cause conflicts with automobile traffic circulation at those corners. Placing the side loaded garage on the interior of the corner lot is preferred. Garage setbacks shall allow driveway parking that keeps the sidewalk clear of vehicles (15 feet minimum, 18 feet preferred).

Home Placement and Garage Access

Access should be carefully considered when placing each home on the lot/building site because of the close relationship between the access drive, building footprint, grade of the street, and individual lot drainage. Driveway location and grade typically will dictate the finished floor elevation of the home.

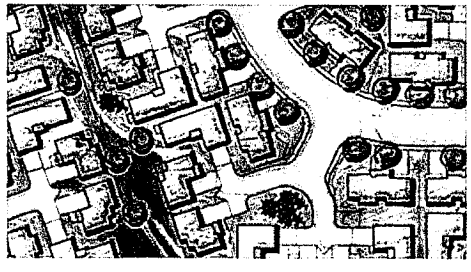
Recommended driveway grades are 2-8% within ten feet from the sidewalk or garage, and up to 12% on all other portions of the driveway, where applicable. While these grading standards should be met whenever possible, setting elevations for proper drainage should take precedence.

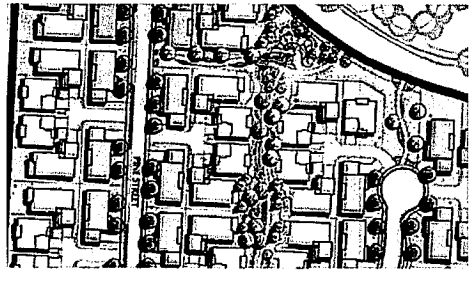
3.2.4.2 Single-family Cluster Development

Clustering of buildings is a unique site planning opportunity at Hidden Valley. Cluster developments may include detached residences, attached residences, or both as site constraints permit. Clustering homes preserves open space, allowing these open areas to be aggregated into one or more larger spaces for parks, community gardens or "view corridors" that are for use by all members of the development. Often, these open areas are held "in common", and are maintained by a sub-master homeowners' association of which all residents are members. Clustering units is a useful technique for planning areas that are constrained by topography or other site features that make traditional single-family lot development undesirable.

The following design techniques should be implemented whenever possible:

- **Create a hierarchy of open spaces with small, intimate spaces that relate to unit entries.**
- **Use reduced-width private drives to diminish impervious coverage on the site.**
- **Create small parking courts with direct access to unit entries rather than large perimeter parking lots.**
- **Accommodate guest and resident parking with parallel parking lanes and bays along drives and neighborhood streets where possible.**
- **Preserve unique site elements and open spaces.**
- **Provide amenities and outdoor recreation areas.**
- **Use a variety of building plans to add interest to site plan.**
- **Vary building orientations to avoid the monotony of "barracks-like" site configurations.**





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A combination of a front-load and side-load garage on a twin home reduces the dominance of the garage doors on the front facade of this home.

3.2.4.3 Single-family Attached Neighborhoods

Single-family attached homes provide an alternative to traditional detached homes, and are encouraged in specific areas within Hidden Valley. The construction of twin homes (duplexes), townhomes and rowhomes lends diversity to the community, providing additional home styles and appealing to buyers who may not want a traditional single-family home.

The following design techniques should be considered and implemented whenever possible:

- **Vary front setbacks to avoid a long row of "lined up" buildings.**
- **Place the front doors of homes along the streets, to define the street and create a pedestrian-friendly environment.**
- **Use staggered and jogged unit planes within the same structure to create an interesting street scene.**
- **Use materials changes on facades to reduce monotony.**
- **Include modified units and reversed building plans to add variety.**
- **Vary building orientations to avoid the monotony of "barracks-like" site configurations.**

Clustering Buildings

Attached homes may be clustered to respond to site constraints and preserve open space for use as park, common lawn and/or gardens.

Home Placement and Garage Access on lots and in relation to streets & alleys

Front-loaded row homes are discouraged, as they often lead to a garage-dominated streetscape that is hostile to the pedestrian environment and decreases property values. When possible, use alleys to provide access to rowhomes and townhomes.

High-quality finishes and changes in materials on facades create interesting neighborhoods

3.2.4.4 Multifamily Neighborhoods

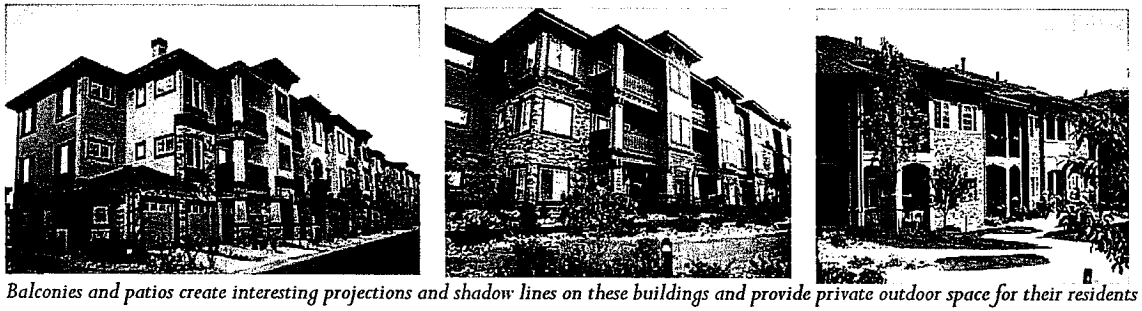
Multi-family developments add an important component to the home types available at Hidden Valley. Multi-family developments further add diversity to the community, and should be designed so that they are integrated into the fabric of Hidden Valley.

The following site planning techniques should be implemented whenever possible:

- **Multi-family communities should be integrated into their surroundings. Developments that are surrounded by high walls, privacy fencing and rows of garages and/or carports should be avoided.**
- **Buildings with long unbroken facades and box-like forms devoid of architectural are not permitted.**
- **Building footprints and facades should be broken-up to provide visual relief, and give the appearance of a collection of smaller structures.**
- **To the extent possible, each of the units should be individually recognizable through the use of balconies and other projections, setbacks, and an appropriate rhythm of windows and doors.**
- **Vary front setbacks to avoid a long row of "lined up" buildings.**
- **Front doors of homes should be visible from the street or drive leading to the building, creating a pedestrian-friendly environment.**
- **Use material changes on facades to increase visual interest.**
- **Include modified units and reversed building plans to add variety.**
- **Vary building orientations to avoid the monotony of "barracks-like" site configurations.**
- **Preserve unique site elements and open spaces.**
- **Provide for amenities and outdoor recreation areas that are visible from residences, providing natural surveillance.**

Support Facilities and Service Areas

Support structures within multi-family residential neighborhoods such as laundry facilities, recreation buildings and/or sales and leasing centers, should be consistent in architectural design and form with the rest of the development. Sales and leasing centers, possibly combined with lifestyle amenity structures, may be prominently located at the primary entrance to the development, but other service areas and support facilities (such as laundry facilities, community rooms, recreation buildings, and outdoor recreation areas) should be placed in convenient locations in the interior of the residential neighborhood to minimize visual impacts on adjacent neighborhoods.



Balconies and patios create interesting projections and shadow lines on these buildings and provide private outdoor space for their residents

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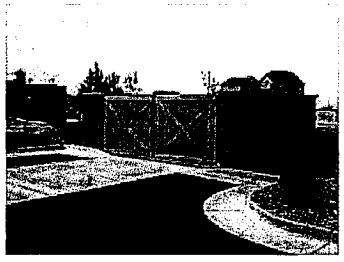


Service areas don't have to be neighborhood "eyesores."

Screening for Loading and Trash Collection

Loading areas and trash collection areas should be screened with landscaping, walls, or both to reduce their impact on the community and adjacent neighborhoods. In addition, dumpsters and/or trash compactors should be carefully located to avoid being placed directly in one's line of sight upon entering a neighborhood. Concealing or obscuring air conditioning units and utility panels is also strongly encouraged.

Parking

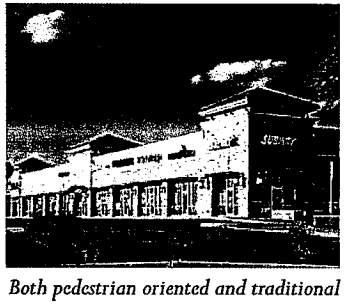
Parking lots shall be designed to be safe, convenient and attractive, but should not visually dominate a neighborhood. It is preferred that smaller parking lots should be conveniently distributed throughout a project site. Perimeter parking lots shall be avoided. Perimeter parking areas provide a poor image of a neighborhood and often function as barriers between the multi-family neighborhood and the surrounding community.

3.2.4.5 Commercial and Mixed-Use Development Areas

Commercial developments in Hidden Valley may take a variety of physical forms depending on location and the type of businesses located within.

Types of Development

Commercial development is anticipated to include neo-traditional neighborhood commercial developments that are pedestrian oriented and primarily serve individual neighborhoods as well as traditional commercial strips and pad sites that serve the entire Hidden Valley community. Depending on the location and type of development, vertical and horizontal mixed uses may be included, and are encouraged to increase the vitality of the community.



Both pedestrian oriented and traditional commercial developments can be attractive if well designed and detailed.

Building Orientation

Buildings should be oriented toward the primary street on which they are located, and set close to the street in order to frame the street and create a pleasant pedestrian environment.

Parking

Parking lots shall be designed to be safe, efficient, convenient, and attractive, but should not visually dominate a site. When possible, parking lots should be located to the rear or sides of buildings.

- **The number and dimensions of parking spaces will be per City standards.**
- **Landscaped islands shall be used to define parking lot entrances, the ends of all parking aisles, and the location of access drives, and to provide pedestrian refuge areas and walkways.**
- **Parallel and/or angled parking is encouraged along the fronts of buildings to promote walking and reduce the impact of large parking lots.**
- **Parking lots shall be screened from adjacent streets and public areas with vegetation, berms, and/or landscape walls.**

Service Areas
Loading and service areas, including trash collection and storage facilities, shall be located to minimize the visual impact from public thoroughfares, primary building entries and neighboring properties. Rear building loading is preferred, but side loading will be allowed if properly designed and screened.

- **Service areas on the fronts of buildings are prohibited. When rear service areas are not provided, oversized front doors may be used to service commercial establishments.**
- **Rear and side service and delivery activities should be separated from public access and screened from public view with walls, fences and/or landscaping of sufficient height and density. Walls and fencing shall be compatible with the primary structure. Chain link fencing is not allowed.**
- **Service areas should not be visible from public thoroughfares or adjacent residential properties.**

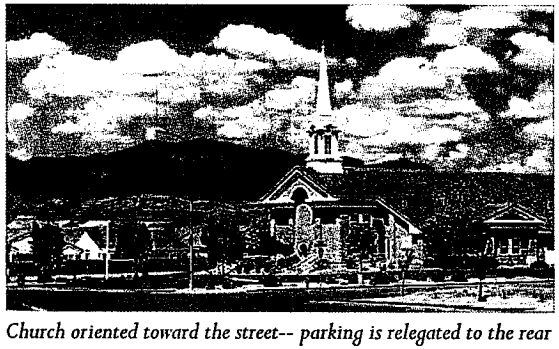
3.2.4.6 Institutional Development Areas

Institutional areas include churches, schools, fire stations, libraries, recreation facility buildings, and buildings for other public uses.

Churches
Churches should be integrated into the neighborhoods in which they are located. When built, the church should occupy significant places in the community and be visual "anchors."

The following site planning techniques shall be followed:

- **Building architecture, and not parking lots, should dominate the site.**
- **The main entrance should face the street.**
- **When possible, sharing parking or open areas should be encouraged.**
- **Parking, loading and service areas shall be screened with vegetation, berms, fencing, or a combination of these elements.**
- **When possible, churches should be located along the trail network to increase connectivity with the surrounding neighborhoods.**



Church oriented toward the street-- parking is relegated to the rear of the site

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Richly-detailed and landscaped public buildings are assets to their neighborhoods.

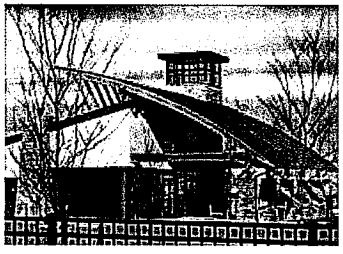
Schools & Other Public Uses

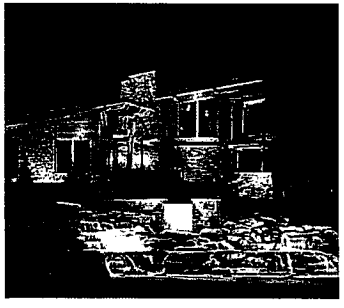
Schools, libraries, public safety, emergency services, and other public-use facilities will be located in Hidden Valley to support the needs of the community's residents. These uses are highly-visible components of the community, and should strive to attain a high level of design quality and compatibility with other structures in the community.

The following site planning techniques shall be followed:

- **Building architecture and landscaping shall fit into the overall character of Hidden Valley.**
- **Parking, loading and service areas shall be screened with vegetation, berms, fencing, or a combination of these elements.**
- **Parking lots shall be encouraged to include landscaping islands and pedestrian walkways to "break up" large expanses of asphalt.**
- **The main entrance to a building should face the primary street on which the building is located.**
- **Schools and libraries are encouraged to be located along the trail network to increase connectivity with the community.**

Examples of high-quality materials and well-placed details and landscaping





Recreation Facility Buildings

Community recreation buildings will be located in Hidden Valley neighborhoods, providing meeting space, gathering areas and play areas for the residents of the community. These buildings add an amenity to the neighborhood and should be designed to be well-integrated into the fabric of Hidden Valley.

The following site planning techniques should be considered and implemented whenever possible:

- **Locate recreation buildings inside parks or along the trail system so they are easily accessible to the community.**
- **Where possible, anticipate the potential for shared uses of the gathering and parking areas, and locate recreation facilities adjacent to schools, churches or other public areas.**
- **The front doors should face the primary street on which the building is located.**
- **Architecture shall be compatible with the surrounding neighborhood.**
- **Architecture and landscaped spaces should be the focus of the site, and parking areas must be screened with vegetation or placed to the rear of recreation facilities.**
- **Shared parking is encouraged with parks, churches, commercial areas, and schools.**
- **Loading and service areas shall be screened with vegetation, walls or fencing.**

3.3 VEHICULAR CIRCULATION & STREETSCAPE DESIGN

3.3.1 Street Patterns

The circulation system for Hidden Valley will consist of a hierarchy of streets of various sizes, as well as off-street trails intended for pedestrians, equestrians and bicyclists. The overall intent of the circulation system is to accommodate both traditional and alternative forms of movement within and through the community.

A network of parkways and community collector streets provides efficient access between the individual neighborhoods, community parks and other areas in Hidden Valley. Within individual neighborhoods, neighborhood collectors and local streets are intended to move traffic at modest speeds and provide vehicular access to each home or business. All neighborhood collectors and local streets have detached sidewalks that connect each home or business to each other and the off-street trails of the community.

Streets should be laid out according to the following principles:

- **The circulation system shall respond to topography, land use and environmental constraints. On relatively flat terrain, grid or modified grid-oriented street patterns should be employed, sympathetic to neo-traditional neighborhood design planning patterns.**
- **Long straight streets shall be avoided. Narrower streets reflecting a more "human scale" shall be encouraged.**
- **Streets and pathways should lead directly to visual anchors and/or focal points when possible. This is a key urban design tenet that creates a "sense of place" and helps people orient themselves within neighborhood.**
- **Alternative pedestrian connections to public areas and mixed-use developments shall be provided, reducing the pedestrian and vehicular conflict.**
- **Circulation patterns shall be designed to direct vehicles to entrances and/or exits from the neighborhoods. The entry/exit function is a critical means of defining a sequence of movement and creating a sense of "arrival" and "passage" through Hidden Valley.**
- **Traffic calming measures may be implemented, as needed, on collector and residential streets such as, but not limited to, small roundabouts, street narrowing, medians, pedestrian tables, or other techniques.**

A general circulation plan for the community is included on the Master Plan maps (See Figure 5.2 - Roadway Plan). The approved street cross-sections for Hidden Valley shall be used for any development within the community.

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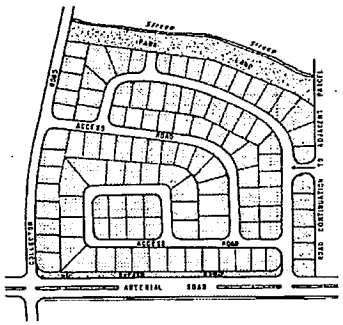
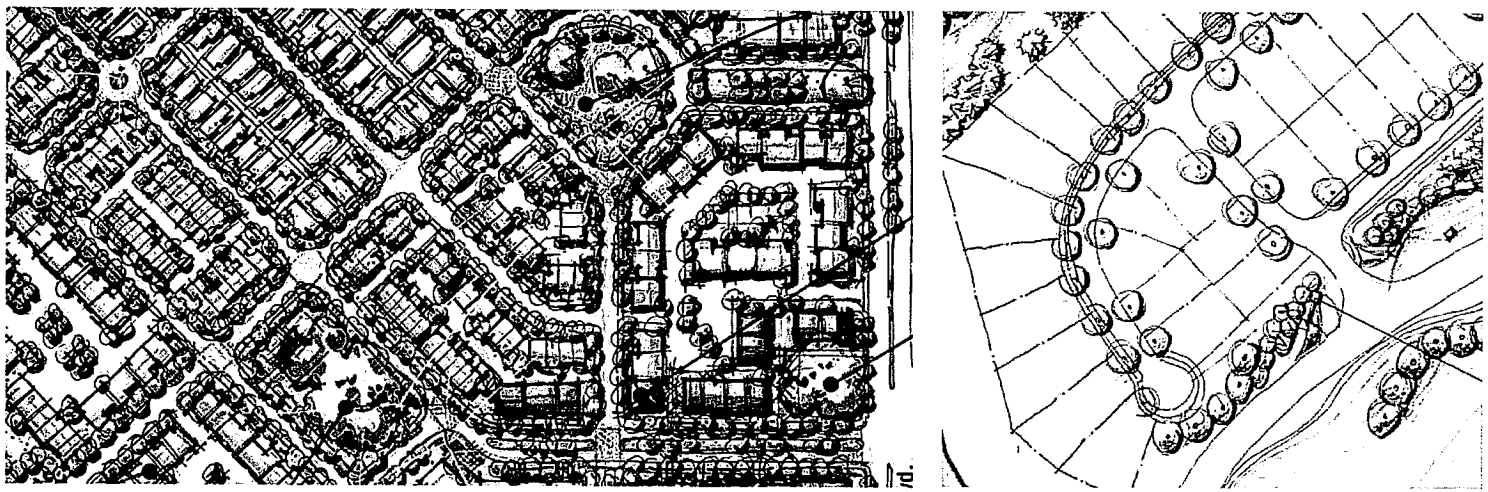


A typical neighborhood with a modified grid pattern of streets.

3.3.2 Straight and Curved Street Patterns

Straight and relatively narrow streets are most efficient for densities of four or more dwelling units per acre and can be used effectively to create a traditional neighborhood image. These streets should not be longer than 10-12 lots in a row (approximately 650 to 700 feet long) before the centerline of the street is interrupted. Grid street patterns are located predominately in the flat land areas in the center of the valleys.

Modified grid and curvilinear street patterns are located predominately in the sloping areas of the site. These street types respond to the topography of the site.

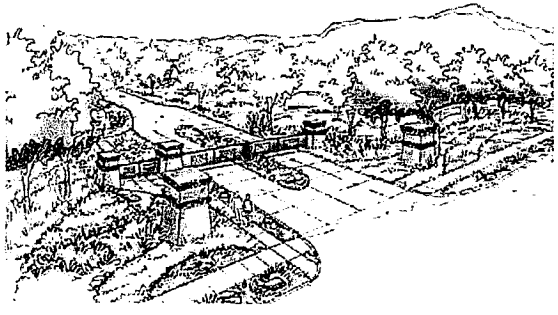


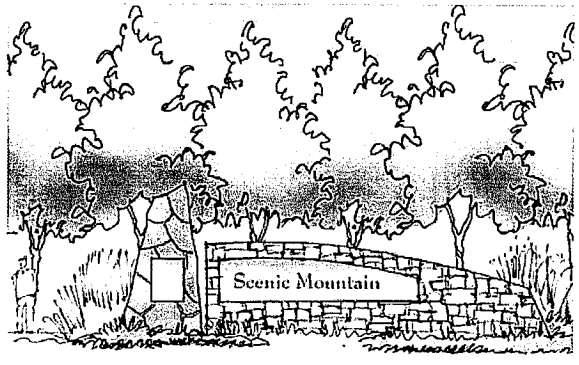
Predominantly grid street patterns with a discernible pattern of lots and blocks is appropriate for the flat land areas in Hidden Valley

Modified grid street patterns appropriate for the hilly areas in Hidden Valley

3.3.3 Community Entries

Community entries mark the entrances into the Hidden Valley development and distinguish Hidden Valley from other adjacent and nearby master planned communities. The entries provide the resident and visitor with a sense of "arrival" and a point of reference in the community-at-large. Entries should provide an open window into the project which highlights landscaping, neighborhoods and amenities located within the community, recreational facilities, and directional information. Special attention should be given to hardscape and landscape treatments that enhance the overall project image at entries.



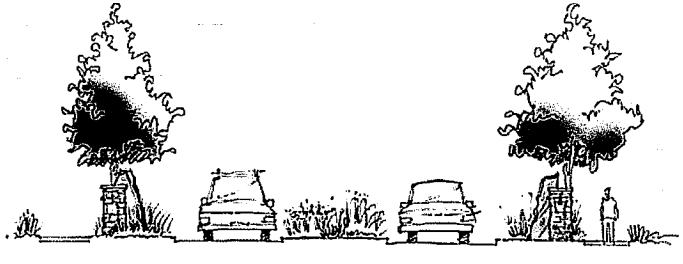


Monumentation distinguishes community entries

3.3.4 Neighborhood Entry Drives

Each neighborhood shall have a distinctive entry that announces "arrival" into the neighborhood, and all entry features shall have consistent features as designed and determined by the Hidden Valley DRC. Neighborhood entry monuments and signature landscaping shall be used at each entry from the community parkways.

The principal vehicular access into a mixed-use development, single-family attached or multi-family neighborhood should be through an entry drive rather than a parking aisle. These entry drives should have minimal or no parking. Where parking is necessary, angled or parallel parking is preferred. 90-degree parking shall not be permitted along the entry drives of mixed-use developments, single-family attached or multi-family neighborhoods.



Appropriately-scaled monuments mark the transition from one neighborhood to another within Hidden Valley

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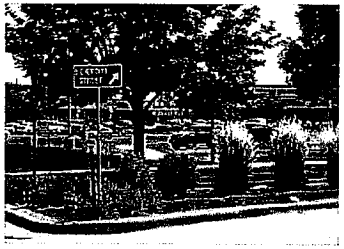


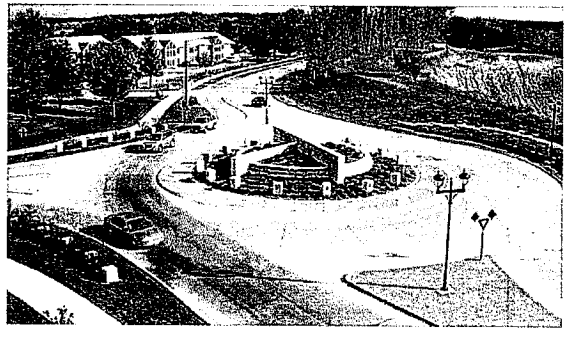
Clearly-visible directional signs help motorists navigate roundabouts

3.3.5 Medians and Roundabouts

Medians and roundabouts are an effective tool for traffic management. Medians and roundabouts will be used on the parkways as indicated on the Master Plan, and encouraged on collector streets and at neighborhood entrances. The location and configuration of proposed roundabouts and medians shall be designed by a licensed transportation engineer.
Medians and roundabouts are used largely to:

- **Reduce motor vehicle speeds**
- **Increase capacity level**
- **Increase safety**
- **Reduce noise and air pollution**
- **Provide landscaping interest**

The City Engineer shall approve the design of roundabouts. On principal streets, roundabouts should be sized larger to safely and efficiently accommodate the desired design speed and volume of traffic. When used in neighborhoods, roundabouts may be of a smaller diameter, with higher curbs to safely slow traffic. All roundabouts shall be designed to accommodate service and emergency vehicles and moving vans.



3.3.6 Cul-de-Sac Connections

Where cul-de-sacs are used, openings should be provided at the end of cul-de-sacs to provide views into neighborhoods and provide pedestrian connectivity to open space and paths/walkways. As street connectivity is encouraged throughout Hidden Valley, the use of cul-de-sacs shall be limited to areas where necessary due to specific site or topographical concerns. Cul-de-sacs are discouraged in neo-traditional neighborhoods on flat to gently sloping land.

Cul-de-sacs are not built out, but rather terminate on publicly accessible open spaces and provide pedestrian corridors into and out of the neighborhood

3.4 Parking

Tandem parking in driveways and garages shall be permitted, and may be counted toward residential parking requirements.

3.4.1 Parking Lots & Structures

While it is necessary to accommodate vehicle parking, parking lots should not visually dominate a development. Large parking lots with long, monotonous drive lanes flanked by 90-degree, pull in parking, and parking lots without landscaping shall not be permitted. As an alternative to a large parking lot, parallel or angled parking along streets and drives is encouraged.

Where parking structures are constructed, they should be designed to complement the architecture of their primary use.

Parking shall be provided at the level required for a specific use by the Eagle Mountain City Development Code.

3.4.2 Parking Lot Landscaping and Screening

Parking lots shall be landscaped to reduce their visual impact and to shade parked cars and pedestrians. Parking lots shall be screened from view from the street and adjacent uses using plant material, berms, landscape walls or a combination of these elements.

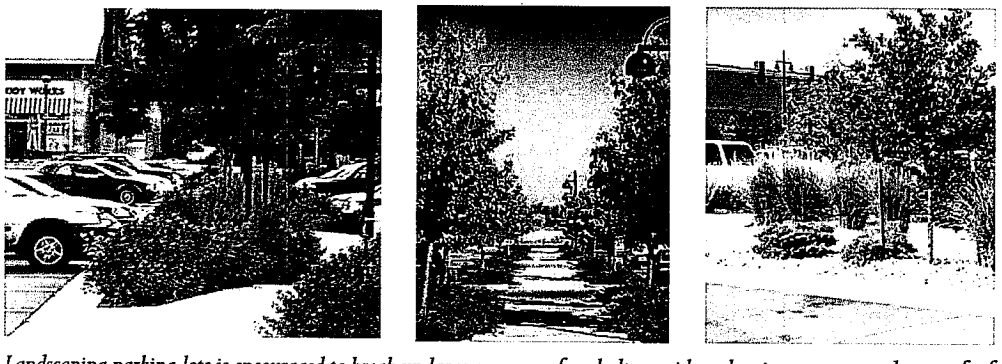
Landscape islands shall be provided at a rate of at least one 9'x18' area per fifteen cars. No more than twelve (12) parking spaces may be in a row without a landscape island.

3.4.3 Bicycle Parking and Motorcycle Parking

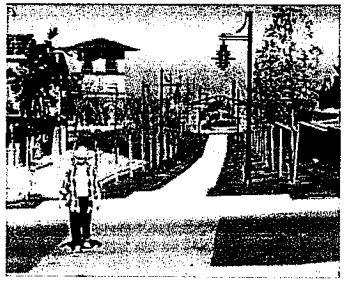
Convenient bicycle and motorcycle parking shall be provided for all commercial and multifamily developments.

3.4.4 Temporary Parking Lots

Temporary parking lots may be constructed and approved by the Hidden Valley DRC.



Landscaping parking lots is encouraged to break up large expanses of asphalt, provide pedestrian passages and areas of refuge, and reduce the "heat island" effect



Crosswalks should be clearly marked so that they are visible to pedestrians and motorists.

3.5 Pedestrian, Bicycle and Other Non-Motorized Circulation

Off-street trails and sidewalks are a significant community amenity and shall be provided throughout Hidden Valley to promote recreational opportunities and alternative modes of transportation. This network of sidewalks and trails will also provide connectivity to the City's system of regional trails, further expanding the system and providing additional destinations. The location of the principal off-street trails and trailheads are indicated on the Hidden Valley Open Space Plan (See Figure 5.3).

The network of sidewalks and trails will be developed according to the following principles:

- **Where possible, neighborhoods and developments shall provide connectivity with the overall pedestrian and cycling network to form a comprehensive system within Hidden Valley.**
- **Equal access in a manner that integrates handicapped-accessibility with ordinary accessibility rather than separate systems shall be provided where permitted by terrain and trail type.**
- **Where possible, connections to the system of trails and sidewalks shall be made to every home, business, publicly-accessible destination (i.e. school, church, library), park and recreational amenity within Hidden Valley.**

3.5.1 Walkway and Sidewalk Design

Walkways for pedestrians should connect people to their destinations in a pleasant, safe and convenient manner. Where possible, a paved walkway shall connect the street adjoining the property to each home or building in Hidden Valley. Walkways within the community shall be located and aligned to directly and continuously connect points of pedestrian origins with pedestrian destinations.

Pedestrians and bicycles shall be separated from vehicles where possible along principal routes. Where complete separation is not possible, potential hazards shall be minimized through the use of techniques such as:

- **Special paving**
- **Grade separations**
- **Pavement markings**
- **Signs, striping and bollards**
- **Street width reductions at crosswalks and pedestrian refuge areas**
- **Traffic calming features (i.e. speed bumps, speed tables)**
- **Lighting to clearly delineate pedestrian areas at night**

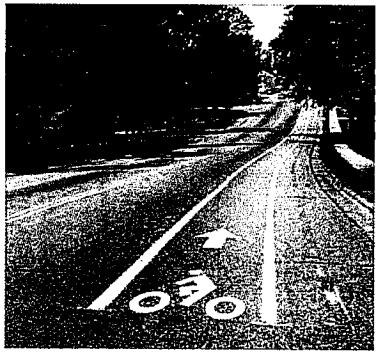
Walks should be wide enough to accommodate a variety of uses.

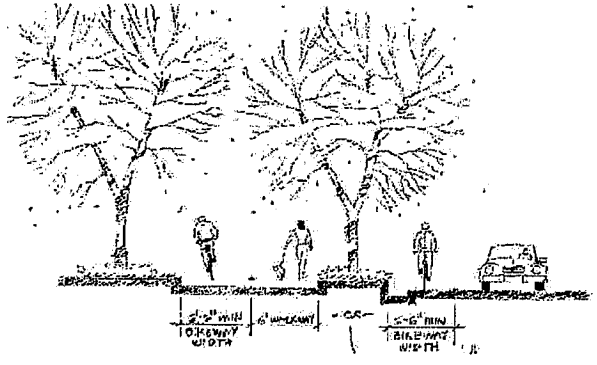
Paving materials shall be easily maintained, non-slip, and accessible to persons with disabilities. Special paving materials such as interlocking brick, color concrete pavers, colored and textured concrete, and other similar materials are encouraged for pedestrian gathering areas.

3.5.2 Bike Lanes

On-street bike lanes are recommended on all parkways and collectors where an adjacent off-street trail is not provided. On-street bike lanes are encouraged to connect neighborhoods with the community trail network and provide neighborhood connectivity.

Where required or provided, bike lanes shall be delineated on the pavement with a white painted or thermoplastic line to widths currently prescribed by AASHTO standards.





3.5.3 Road Crossings/Crosswalks

Road crossings shall be adequately signed for automobiles and pedestrians. A stop or yield sign should be placed on both sides of an at-grade crossing, and warning signs should be placed well ahead of the crossing for vehicular users. These signs should be placed far enough in advance to provide adequate warning for oncoming motorists.

Roadways at trail crossings should be striped with standard pedestrian crosswalk striping or enhanced paving.

3.5.4 Recreational Trails

Recreational trails are a significant amenity within the Hidden Valley community. These trails connect with the sidewalk system in each neighborhood, and form a network that connects every home and business with parks, schools, churches, recreation centers, and open space in the community.

In addition to accommodating pedestrians and cyclists, several trails are designated as equestrian trails, providing a unique recreational opportunity for residents and visitors. ATVs and other motorized vehicles (except emergency and maintenance vehicles) are not permitted to use the trails within Hidden Valley.

Trails may be paved with a variety of materials such as asphalt, concrete, crushed gravel, and bark/shredded wood, depending on the anticipated intensity of use and the trail's location. Additionally, trails may be left natural in undeveloped areas. A final determination on the surface to be installed shall be approved by the Hidden Valley DRC.

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Trails connect the neighborhoods throughout Hidden Valley, providing alternative access to destinations and recreational opportunities.

3.5.5 Trailheads and Trail Connectivity

Trailheads are an important element in the trail system, marking an entry point to the trail system at Hidden Valley and providing information about routes, trail connections and amenities available along the system. As these trailheads lay the foundation for a user's overall impression of the trail system, they should be well-designed and located in highly visible locations, usually within parks or other public places. Trailhead facilities shall be programmed and designed to meet the needs of the community. Needs specific to a neighborhood should be considered by developers when determining the size and programming needs of each location.

3.5.5.1 Regional Trails

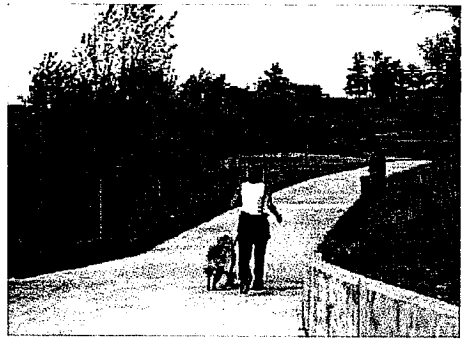
Regional trails extend through Hidden Valley, connecting to the City trail system, including the trail along the utility corridor and the trail along Pony Express Parkway. These regional trails should have a natural surface of gravel or crushed rock, and should not be paved.

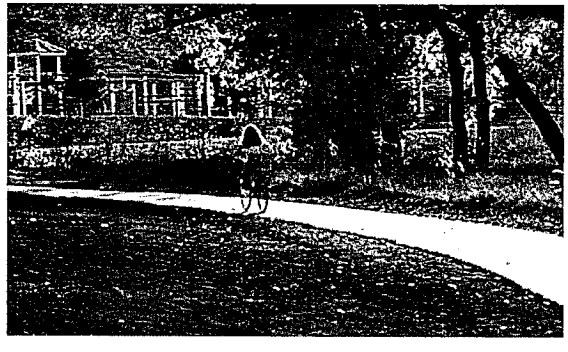
3.5.5.2 Community Trails

Community trails provide connections between neighborhoods and community destinations, and along the parkways and collector streets throughout Hidden Valley. These trails also provide access points beyond the community and to the City's trail system. These trails shall be a minimum of ten feet wide and constructed of concrete or asphalt.

3.5.5.3 Neighborhood Trails

Smaller neighborhood trails, and other "connector" trails connect areas within individual neighborhoods and provide access to regional and community trails. These trails shall be a minimum of six feet wide. These trails may be constructed of a soft surface, such as crusher fines or decomposed granite material. However, connector trails providing connections within parks to the regional and community trail system shall be paved with a hard surface material





3.6 Parks & Open Space

Parks shall be designed to express the character of the location and to distinguish between different park types while relating to the overall vision of Hidden Valley. Park programming shall respond to the individual park size, type, context, topography, and the potential users. All parks shall be connected to the network of trails and sidewalks to ensure easy and safe access to residents and visitors.

The locations of the major parks and open space are indicated on the Master Plan (See Figure 5.3 - Hidden Valley Open Space Plan). In addition to the parks indicated on the Master Plan, individual neighborhoods may also include smaller pocket parks, courtyards and other gathering areas to provide required park space and amenities.

Wherever practical, all parks and park facilities shall incorporate sustainable design practices and materials that will enhance the long-term viability and success of the park system within Hidden Valley. Sustainable practices shall include bio-swales to improve the quality of storm water runoff, preserving native topography and vegetation, xeriscape planting principles, water conservation irrigation practices, energy efficient designs incorporating solar, wind or photovoltaic resources, or any other means deemed appropriate and cost effective.

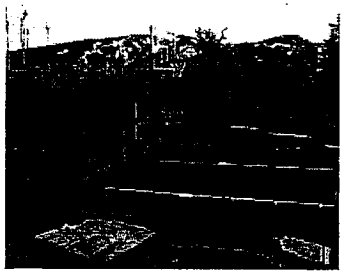
Where detention facilities are provided in parks, these facilities are encouraged to be designed to function as useable park land when not retaining water.

3.6.1 Community Parks

The community parks are designed to support a wide variety of active and passive uses and to serve the entire community. These parks also serve as focal points and destinations for the recreational trail system.

The range of possible community park uses may include:

- **Recreational ball fields/courts (softball, soccer, baseball, tennis, basketball, etc.)**
- **Recreation buildings**
- **Playground areas & picnic shelters**
- **Gathering areas**
- **Trailheads**
- **Passive use spaces**
- **Dog parks**
- **Restored or preserved open space areas**
- **Detention/water quality facilities**



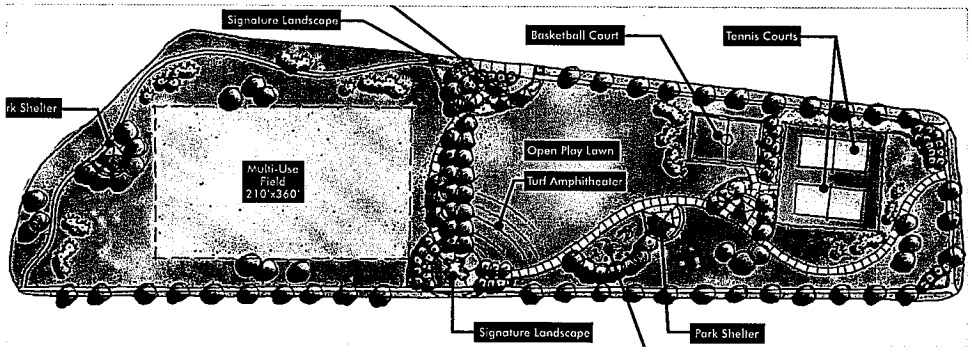
An informal half-court basketball court creatively tucked into an available hillside.

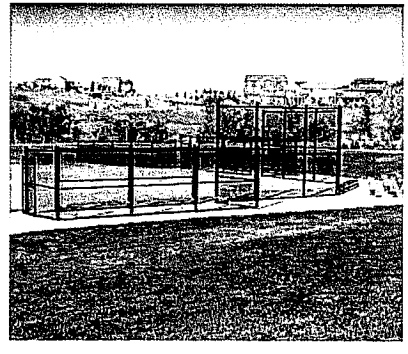
3.6.2 Neighborhood Parks

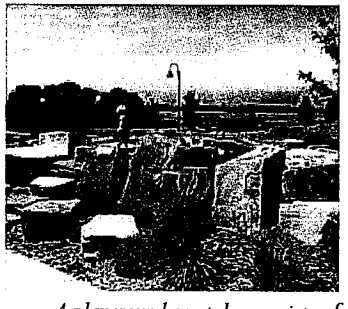
Neighborhood parks are smaller than community parks, and are designed to serve the residents of an individual neighborhood, although these parks may be used by all residents and visitors of Hidden Valley.

The range of possible uses may include:

- **Recreational ball fields/courts (softball, soccer, baseball, tennis, basketball, etc.)**
- **Informal ball fields for "pick-up" sports**
- **Recreation buildings**
- **Playground areas & picnic shelters**
- **Gathering areas**
- **Trailheads**
- **Passive use spaces**
- **Community garden spaces**
- **Detention/water quality facilities**





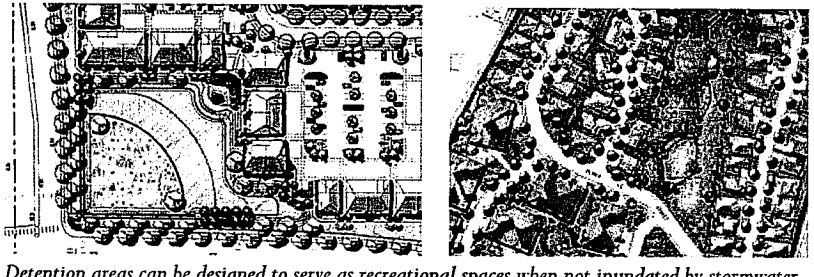


A playground can take a variety of forms.

3.6.3 Pocket Parks

Pocket parks should be designed to accommodate the needs of the surrounding neighborhood and may include a variety of programming elements such as:

- **Children play areas and tot lots that are separated from each other**
- **Open space for casual recreation**
- **Seating and picnic areas**
- **Community garden spaces**



Detention areas can be designed to serve as recreational spaces when not inundated by stormwater

3.6.4 Community Open Space

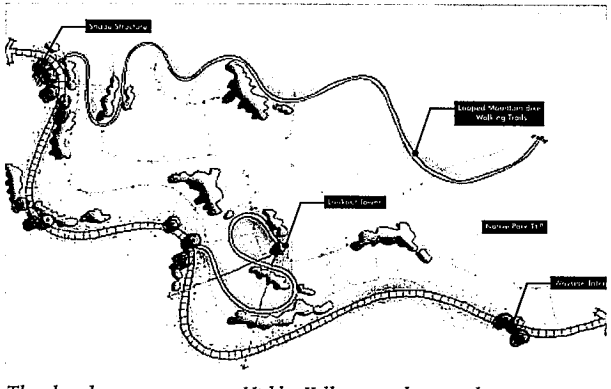
The broad expanses of open space are a key component of Hidden Valley, lending beauty to the site, providing relief from the built environment, preserving historic views and viewsheds, and "anchoring" the residential community to the native environment. The preservation of open space is a key tenet of the Hidden Valley Master Plan. Open space will primarily be left undisturbed, but may be used for trail corridors, drainage ways, detention ponds and "native parks."

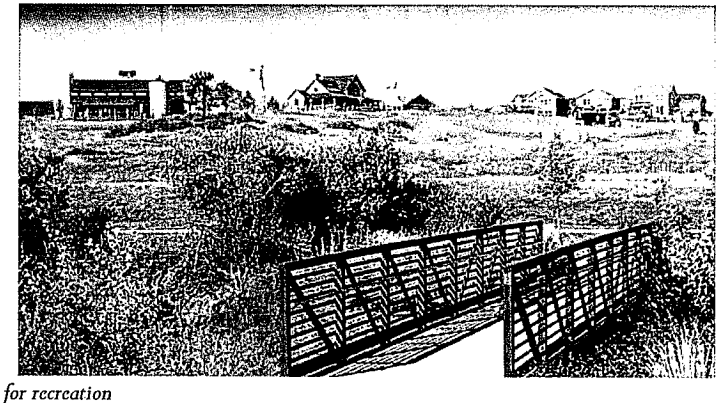
Native parks help to balance preserved and restored natural areas and may provide for water quality treatment and storm water detention. These parks may also include areas designated for low-impact active uses and passive recreational uses such as trails and seating/viewing areas.

The range of possible uses in Community Open Space includes:

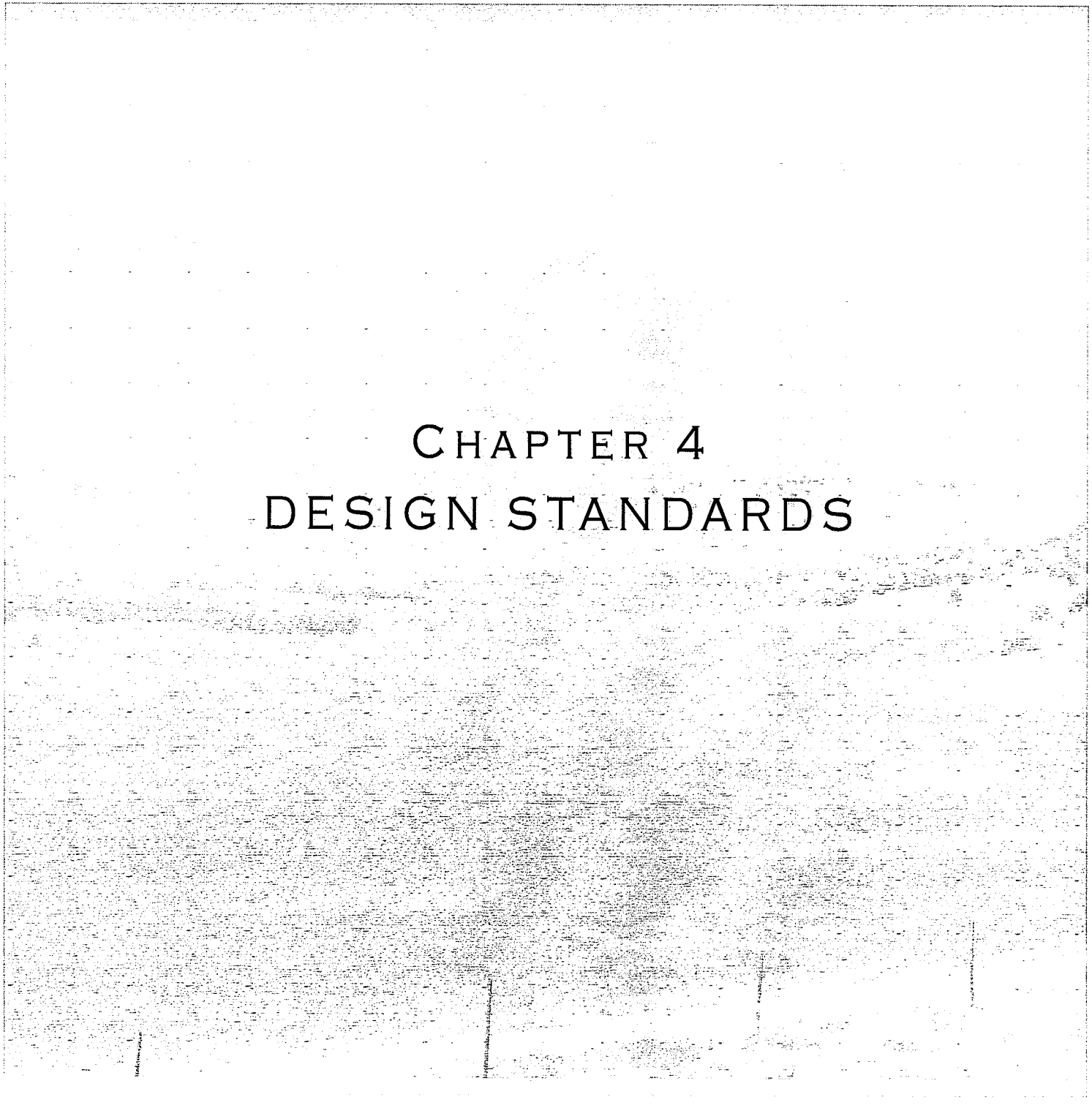
- **Community and neighborhood trails**
- **Equestrian trails**
- **Detention/Retention facilities**
- **Native parks**
- **Shade structures**
- **Trailheads**
- **Gathering areas**
- **Seating areas**
- **Viewing towers**

Open space areas that are located within a development parcel will be left undisturbed, or when disturbed, planted with native or regionally adapted plant materials requiring minimal maintenance. Open space areas will be primarily unirrigated (except as necessary to establish plant material).





The abundant open space at Hidden Valley provides countless opportunities for recreation



CHAPTER 4
DESIGN STANDARDS

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4.1 Purpose and Overview

The following design standards have been developed to support the guiding principles of the Hidden Valley Community Master Design Guidelines and specifically to ensure a cohesive "identity" within the community. Consistency in the design image of Hidden Valley is crucial to its identification as a special, unique and desirable place to live. All elements that are visible to the public are considered part of the community's overall identity and, therefore, shall be subject to review and approval by the Hidden Valley DRC.

This chapter of the Guidelines applies to all development in Hidden Valley, and contains special information on performance standards and guidelines for the design of public areas, the exterior treatments of private property, construction practices, landscaping, and maintenance.

In utilizing these Guidelines, one should remain flexible in approach to site design, taking into account the specific characteristics of the site, the nature of the use, and the overall intent of these standards to promote a pleasing and unified environment within Hidden Valley.

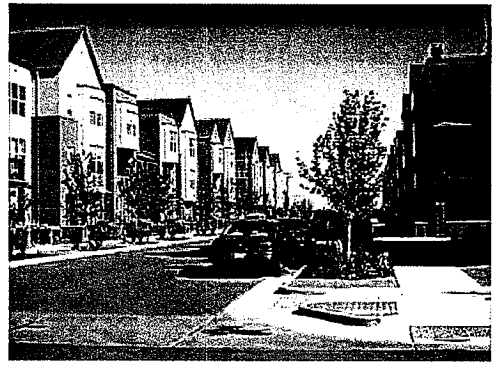
This section is intended to apply to the entire Hidden Valley Master Plan; however, individual neighborhoods within the Hidden Valley Master Plan may have more stringent requirements that will be required and enforced through neighborhood covenants, conditions and restrictions.

4.2 ARCHITECTURE GUIDELINES

4.2.1 Architecture Overview

These Architecture Guidelines promote a high level of design, ranging from the public realm to the private residence. They are intended to assure compatibility between adjacent structures within the community and to guide character and form, using concepts varying from streetscape design to building style and façade detailing.

These Architecture Guidelines apply to all residential dwellings/buildings, commercial and mixed use buildings, and neighborhood community buildings and amenity structures.



4.2.2 Evolving Architecture Guidelines

There may be a substantial length of time between the adoption of these Architectural Guidelines and their use. With this in mind, the Hidden Valley DRC may need to overwrite portions of these guidelines with more stringent overall guidelines or guidelines specifically tailored to certain neighborhoods. If provided, enhanced or individual neighborhood guidelines shall supersede these guidelines.

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4.2.3 Residential Guidelines

All facets of these Residential Guidelines apply to all single-family detached, single-family attached, multi-family and neighborhood community buildings and amenity structures.

4.2.3.1 Neighborhood Relationships

Hidden Valley consists of numerous distinct neighborhoods. To promote a shared sense of community amongst these neighborhoods, they need to be connected by common characteristics, including architectural design standards and landscaping themes as well as roadway and trail systems.

Special Locations

Within the site plan, there will be buildings located on prominent corners, parkways or open spaces. These buildings should recognize their special locations within the neighborhood and their architecture should be enhanced accordingly.

- **Buildings at gateways to neighborhoods shall be defined with prominent architectural features incorporating strong massing elements to create interest and frame views. Using massing and architectural elements to add emphasis to corners of buildings is recommended.**
- **Buildings that form a thoroughfare, square or special intersection shall relate to each other through color, material and/or form.**
- **All Exposed Elevations shall have articulation that is similar to a front elevation in design. Buildings on corner lots shall address both thoroughfares with similarly designed architectural features and materials.**

Streetscape

Within residential neighborhoods, building form, mass and scale play key roles in developing design continuity and defining "streetscape", or the cohesive view of elevations along a street. The articulation of roof forms and building facades, in terms of proportion, style and textures, provides the foundation for visual interest and variety within the streetscape. Builders are required to carefully combine architectural styles to create neighborhood streets that are united in their character and that are uniquely different from those of other neighborhoods.

- **Special attention shall be given to the mix of architectural styles in creating streetscapes. The elevations of buildings along the streets shall be diverse, yet compatible with neighboring buildings. A variety of building massing, roof sizes and forms shall be used to create interest.**
- **Streetscapes shall be visibly pleasing in terms of scale, proportion, pattern, balance, material composition, and color scheme. Buildings related by form, color or texture create a successful streetscape.**
- **Grouping architectural styles or limiting the number of styles on a streetscape is encouraged in order to create distinct and special places. Elevations on a street may be of the same architectural style, but are encouraged to vary in massing, roof lines, entry features, and architectural detailing.**
- **Designs shall reflect harmonious architectural styles and consistent quality.**
- **Usable porches, terraces and upper level balconies are encouraged to activate the street.**
- **The architectural style and detailing of garages and other ancillary structures shall be consistent with the principal building's architectural style, colors and materials.**

Examples of good streetscapes:

Example of poorly-designed streetscape:

Garages project from and dominate the front facades. Attached sidewalk with no street trees.

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Diversity Requirements

Diversity is a major component of successful streetscapes and neighborhoods. The diversity requirements are the minimum standards that promote the streetscape concepts. The requirements encourage a varied street scene and prohibit disconnected rows of homes built without regard for the neighborhood fabric.

Variation Requirements

- *Single Family Detached and Twinhomes Variation*

  It is possible to design a streetscape with relatively few plan types, as long as attention is paid to the combination of houses built.

  - **If a plan is repeated, a minimum of three distinct elevation styles shall be developed.**
  - **Roof forms must change from one elevation style to another.**
  - **Changes solely of materials or colors do not constitute an independent elevation style.**
  - **Elevation style changes should include porch and bay designs, window configurations, materials, and detailing.**
  - **Houses sited on three adjacent lots (on the same side of the street) or directly across the street (sharing frontage) shall have different plans and/or elevation styles.**
  - **Main roof ridge lines shall vary in orientation to the street (i.e. parallel or perpendicular to the street) at least once in every three adjacent lots.**
  - **On a streetscape with any group of nine adjacent lots, houses are encouraged to have varying roof colors.**

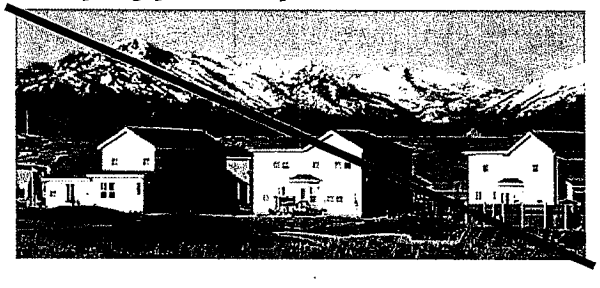
- *Townhouse and Multi-family Building Variation*
  - **Townhouse buildings must have a minimum of two unit types within every building. These unit types must be articulated with different façade elements and different window locations.**
  - **If more than 4 buildings are built within a neighborhood, a second elevation style must be introduced. If more than 8 buildings, a third style must be present.**

- *Color Variation*

  The use of a variety of paint colors provides an inexpensive manner to add variety to a streetscape and neighborhood.
  - **In general, 2/3 of a streetscape should have subdued body colors, while 1/3 of a streetscape should have stronger body colors. "Beige box" color strategy is prohibited. While buildings with beige/brown/tan body colors can be appropriate, they must be interspersed with buildings with other color palettes within the streetscape.**
  - **Adjacent Single-Family Detached houses within the same block face shall not have the same color palette.**
  - **Color palettes for townhouse and multi-family buildings shall be varied; no more than two buildings within a block face may have the same color scheme.**

Examples of good use of color:

Example of poor color palette:



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Garage Orientation

Garages shall not dominate or be a repetitious feature of homes within the neighborhood. Flush front load and projecting front load garages are highly discouraged without compensating design elements. Garages accessed from an alley are not required to meet the following requirements.

- *Single-family Detached Garage Orientation*
  In addition to conforming to the site planning guidelines, single-family detached houses shall comply with the following garage orientation standards:

  - **Houses sited on any three adjacent lots (on the same side of the street) or directly across the street (sharing frontage) are encouraged to have different garage orientations.**
  - **The building must have sufficient design such that the viewer's eye is drawn away from the garage doors. This can be done in many ways, including designing entries as focal points or including interesting materials or additional detailing on the portions of the façade without the garage.**
  - **There must be a minimum of a 2 foot (2'-0") plane change every two garage bays. (e.g. doors adjacent to double garage doors shall not be in the same plane) and there can be no more than two single garage doors in plane before a plane break.**

Examples of good garage orientation:

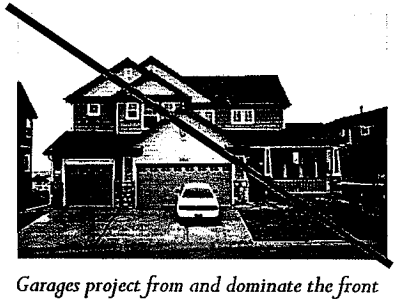
Garage doors are recessed from the most forward projecting part of the house and are painted to "blend in" with the facade.

A side-loaded garage minimizes the visual impact of the garage doors.

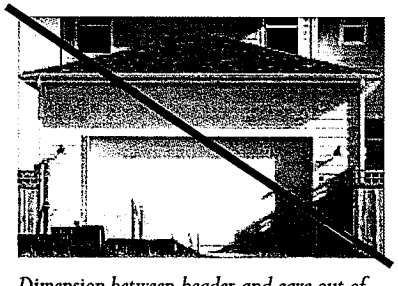
A front-loaded garage can be set back toward the rear of the house to minimize its impact on the streetscape.

Examples poor of garage orientation:

Garage appears "tacked on" to home.



Garages project from and dominate the front of home.

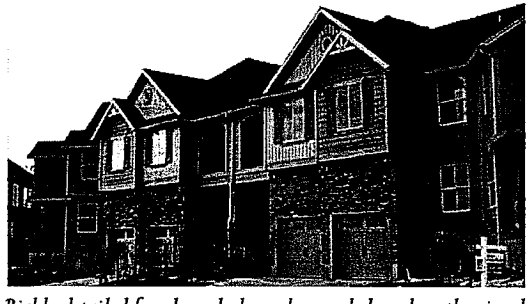


Dimension between header and eave out of proportion with home.

- *Single-family Attached Garage Orientation*
  Front load garages on twin homes and townhouses are strongly discouraged. When front load garages are necessary, they shall follow these garage standards:

  - **The building must have sufficient design such that the viewer's eye is drawn away from the garage doors. This can be done in many ways, including designing entries as focal points or including interesting materials or additional detailing on the portions of the façade without the garage.**
  - **Each unit must have a building mass (either porch or enclosed space) located 3 feet (3'-0") or more in front of the plane of its garage door.**
  - **There must be a minimum of a 2 foot (2'-0") plane change every two garage bays. (e.g. doors adjacent to double garage doors shall not be in the same plane) and there can be no more than two single garage doors in plane before a plane break.**
  - **Twinhome garage frontage shall not comprise more than fifty percent of the street elevation.**
  - **Garage doors with windows are encouraged. Single car garage doors are encouraged in lieu of double car garage doors.**

Example of good front-loaded garage on a single-family attached home.



Richly detailed facade and plane changes help reduce the visual impact of these garage doors.

- *Multifamily Building Garage Orientation*
  Front load garage design are discouraged, but not prohibited, for multi-family buildings.

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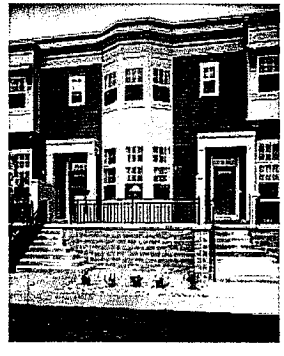
Porch Requirements

Front porches help to enliven the street and soften the streetscape and are highly encouraged on all residential building types. Covered entries are not applicable towards these requirements. For definition purposes, porches are a covered area and shall be triple the width of the front door (including the portion in front of the front door entry). Porches are encouraged to have a depth of a minimum of four feet.

Public to Private Transition

The transition space between thoroughfare and building shall be designed with careful attention to detail, human scale, landscape, and streetscape character.

- **All front entries are encouraged to be connected to the street sidewalk with a concrete sidewalk not less than three (3) feet in width. If a front driveway exists, the entry is also encouraged to be connected to the driveway with a three (3) foot sidewalk.**
- **Buildings, entries, curb-to-entry hardscapes and landscapes, architectural elements, and site components should define and enhance the character of the streetscape.**
- **Where grade permits, residential front entries elevated from the street are encouraged.**
- **Inviting and functional outdoor living spaces are encouraged.**
- **Elements that provide shade such as trellises, awnings, arcades, or tree plantings are encouraged.**



Alleys

The design of alley environments serves to unify neighborhoods while providing vehicular access to buildings. All alley projects must be designed in coordination with the Hidden Valley DRC. In principle, alleys should adhere to the following criteria:

- **Alleys should have variety, rhythm and pattern in terms of materials and detailing.**
- **Alleys should be functional and aesthetically appealing.**
- **Consideration should be given to setbacks, drainage, fencing, lighting, utility screening, etc.**
- **Alleys shall be appropriately fenced and landscaped.**
- **Placement of service equipment shall be designed to be as unobtrusive as possible.**
- **Driveways, where applicable, should be perpendicular to the alley.**

4.2.3.2 Exterior Architecture

Each building shall have high quality, well detailed exterior architecture that promotes neighborhood variety and visual interest while being compatible with adjacent homes.

Building form

Within neighborhoods, building massing, balance and scale play key roles in developing design continuity and defining streetscapes. The articulation of roof forms and building elevations in terms of proportion, architectural style and texture provides the foundation for visual interest and variety along the street.

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Examples of poor building massing and scale.

- *Building Massing and Scale*

  Building massing is the general building shape and size. Building massing and scale play important roles in how a building is experienced from the exterior.

  - **All buildings shall emphasize at least one primary architectural massing volume. Most buildings should also have supporting secondary forms.**
  - **The mass of buildings should be broken up to reduce the apparent scale, provide visual interest and depth, and achieve a more articulated form.**
  - **Strong and simple forms are encouraged. Overly complex or redundant forms are prohibited (e.g. houses shall not have "telescoping" gables or roof forms lacking a focal form).**
  - **Building mass shall be suitable relative to both lot size and setback requirements.**
  - **Overhangs, prominent porches, covered entries, doors and windows should be used to break up facades and articulate form, as well as to enhance indoor/outdoor site relationships.**
  - **Recessed and projecting building elements should be used to encourage shadow effects. Possibilities include roof overhangs, bay windows, chimneys and covered porches.**
  - **When sloping conditions exist, buildings should be stepped down inclines, anchoring the structures to their sites and creating a natural relationship between the building forms and topography.**
  - **In walkout situations, three-story unbroken masses are prohibited.Three-story elevations shall have a minimum of one vertical plane break and one lower secondary roof form; more are encouraged.**
  - **In no case shall an unbroken plane of a building be longer than 50 feet.**
  - **Building materials shall relate to building massing:**
  - **When planes are broken, materials shall conceptually support the additive nature of the building.**
  - **Masonry wainscoting less than a story tall should be avoided; instead, masonry should be used to highlight one or more of the building masses.**
  - **Dominant building materials should be used with contrasting and complimentary trim materials and colors to preserve contrast and depth.**
  - **Building heights for large buildings should be "stepped-down" toward the edges of structures to aid transitions between buildings and create human scale.**
  - **Buildings shall be scaled so as not to overwhelm or dominate their surroundings.**

- *Special Single Family Attached and Multi-family Massing Provisions*

Larger buildings have special massing considerations in order to reduce scale and relate to their users. In addition to the general building massing concepts, single-family attached and multi-family buildings shall follow these special provisions:

- **Twinhome structures shall be designed such that they appear to be large single-family detached structures from the exterior.**
- **Townhouse structures shall be designed with either the "Individual Unit" or "Whole Building" massing approach.**
- **Multi-family buildings shall be designed using the "Whole Building" massing approach.**
- **Multi-family stairs shall be integrated with the architecture of the building. They shall not protrude outward from the plane of any elevation.**
- **Freestanding parking garages shall be limited to a maximum of twelve cars.**

° ***Individual Unit Approach***

Conceptually, the main building mass is broken down and each unit is distinguishable from the exterior. Buildings are designed to a finer scale, with unit articulation similar to that of a single-family house.

- The building massing form shall be broken up with building breaks occurring at every unit or every other unit.
- All units shall not be articulated similarly or be equally balanced within the facade.
- Roof forms are encouraged to have separate roofs or accent roofs relating to the individual units.

° ***Whole Building Approach***

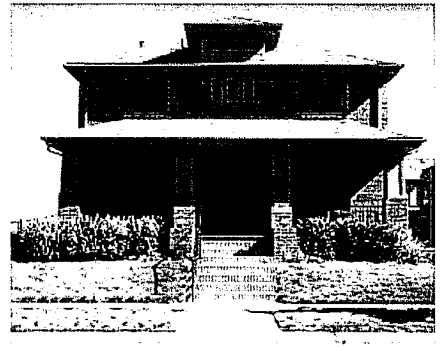
The building is designed to read as one cohesive mass. Buildings are designed to a larger scale with larger building masses and elements; often, a whole building approach is appropriate for buildings where the entire façade will be viewed at once, such as on a site bordering a park or boulevard.

- Less emphasis is placed on building breaks; it may not be evident from the exterior where individual units are located.
- The main building mass has consistent materials throughout the entire building face.
- The building mass must still be broken down. This can be done without articulating separate units. Roof forms, bays or porches can be used to reduce the building mass; in many cases, bays of adjacent units can be combined to create larger bays.
- Interior units are meant to play a secondary role, and the building has greater articulation at each end.
- In some cases, it may be desirable for 3-plex or 4-plex townhouse buildings to be designed similarly to twinhomes, with the appearance of a large single-family detached structure.

- *Visual balance*

  Balance and relief between the various forms and elements of a building should provide variety and interest while still contributing to a unified overall image and being complimentary to one another.

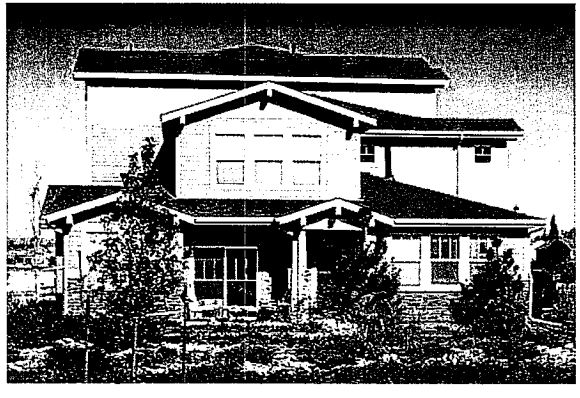
  - **Building designs shall encourage visually heavier and more massive elements at their base and visually light elements above these components. A second story, for example, shall not appear heavier or demonstrate greater mass than the portion of the building supporting it.**
  - **Combinations of one- and two-story building forms are encouraged to promote visual interest, while still maintaining the primary architectural massing element.**
  - **Natural stone and masonry materials are encouraged as visual "anchors" for buildings.**
  - **Vertical and horizontal elements should be used in contrast to one another (e.g. chimneys counterbalancing strong, horizontal facade elements or generous roof overhangs in contrast to strong vertical elements).**
  - **Creative entry treatments should be used and other secondary focal points created, such as porches, balconies, bays, and dormers.**
  - **Porch and covered entry roofs, bays and cantilevers must have brackets or other properly proportioned supporting elements beneath them. Visually unsupported cantilevers and other elements are prohibited.**
  - **Covered entries and entry porches shall not be overscaled. Ceiling heights for these areas shall not exceed 1.5 times the entry door height.**



- *Styles*

There are no prescribed architectural styles for Hidden Valley; however, the one unifying theme is quality design, materials and workmanship. These Architecture Guidelines are intended to establish a recognizable vocabulary for architecture and produce diverse yet compatible groups of buildings without demanding "letter perfect" authenticity.

- **The architectural style of the building shall be complemented by scale, mass, proportion, articulation, and detailing.**
- **Architectural styles should be interpreted in a manner to ensure that the design of each building is unique in character, specific to the site, and contributes to the overall community.**
- **A concentration of a particular architectural style may be encouraged to create special blocks or green courts.**
- **Side and rear elevations shall incorporate style elements and details that unify the building's composition.**
- **Each building shall have a style stated on its submittal documents. The Hidden Valley DRC will review the elevations with the style in mind to determine if they are a successful interpretation of the style.**



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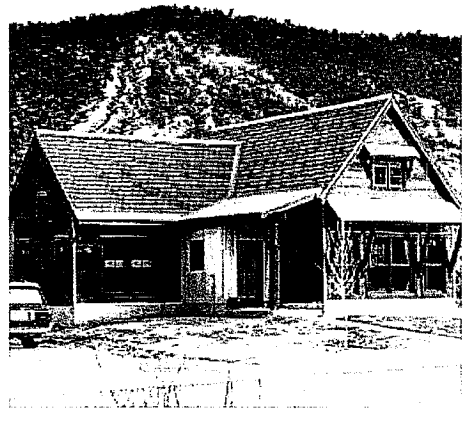
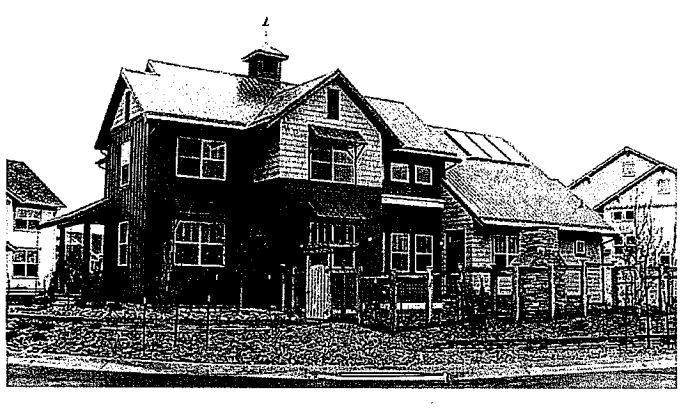
Sample architectural styles that are acceptable are the following:

Farmhouse

Typical Farmhouse buildings could be articulated with:

- **High pitched gable roofs**
- **Prominent front porches**
- **Vertically proportioned windows (2:1 or greater) with muntins, often with shutters**
- **Windows with emphasized window head trim**
- **Clean-lined, simple building forms**
- **Claddings such as board and batten and lap siding**
- **Additive massing concepts, implying construction over time**
- **Indigenous building materials**

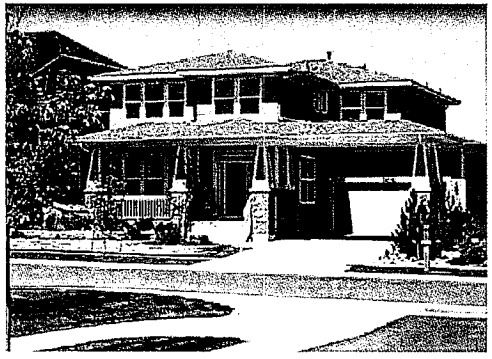




Prairie

Typical Prairie buildings could be articulated with:

- **Low to moderate pitched roofs**
- **Hipped roof forms with dormers**
- **Eave returns if gable ends are present**
- **Large porches, often full building width**
- **Symmetrical facades, although not required**
- **Generous closed soffit overhangs, often with corbels**
- **Claddings such as brick, lap siding and stucco**
- **Composed window groupings with muntins**



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Craftsman

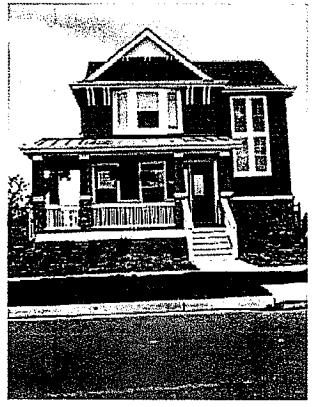
Typical Craftsman buildings could be articulated with:

- **Low sloped gable roofs, visually supported by brackets**
- **Exposed rafter tails**
- **Paired or grouped windows with muntins on the upper panes**
- **Window trim with tapered jamb trim or extended, sculpted head trim**
- **Wide overhanging eaves with sloped soffits**
- **Claddings such as stone, brick, lap siding, shingle siding**
- **Gable end accent materials such as board and batten or shingle siding**
- **Battered, compound or paired columns, often on a masonry base**

Shingle

Typical Shingle buildings could be articulated with:

- **Asymmetrical volumes**
- **Moderate to high pitched gable roofs, sometimes with eave returns**
- **A body with shingle siding; corner clips or mitered corners are encouraged in lieu of corner boards**
- **A stone base**
- **Flared shingle siding skirts at trim banding**
- **Multiple gable end vents**
- **Gable ends built out with supporting corbels**
- **Oval accent windows**
- **Windows with many-pane muntins and/or transoms; Palladian windows are encouraged**



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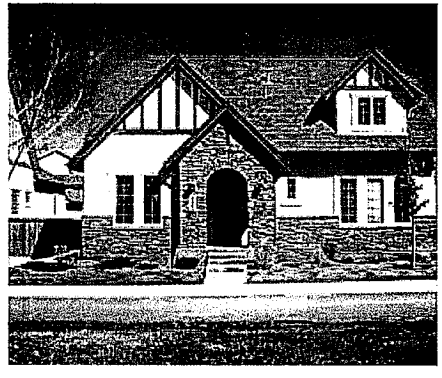
Tudor

Typical Tudor buildings could be articulated with:

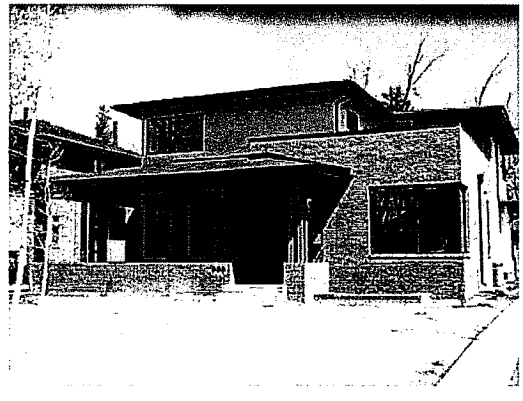
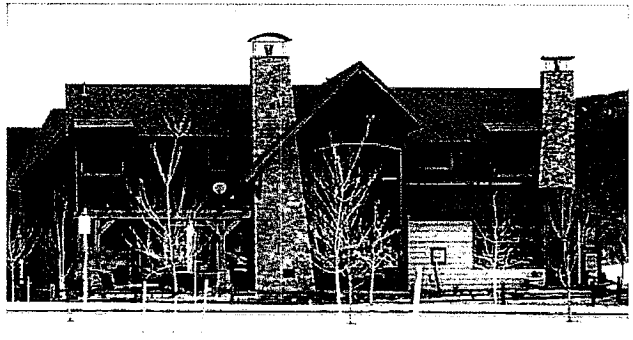
- **Asymmetrical massing**
- **Gable roof forms with steep pitches, some with curved lower portions**
- **Brick, stone or stucco cladding materials**
- **"Timber" trim with stucco infill in gable ends**
- **Windows with many-pane or diamond muntins**
- **Minimal overhangs**
- **Lower rooflines with raised plate areas on the upper floor**
- **Brick or stone chimneys**



Contemporary

Typical Contemporary buildings could be articulated with:

- **Strong forms**
- **Shed or barrel vaulted roofs**
- **Specially proportioned windows**
- **Clean-lined claddings such as stucco, board and batten siding and paneling**
- **Contemporary interpretations of building elements such as bays, roofs or brackets**
- **Strict symmetric arrangement of parts or clearly deliberate asymmetry (i.e. asymmetry should not look like an error)**

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Examples of poor garage design that dominates the architecture

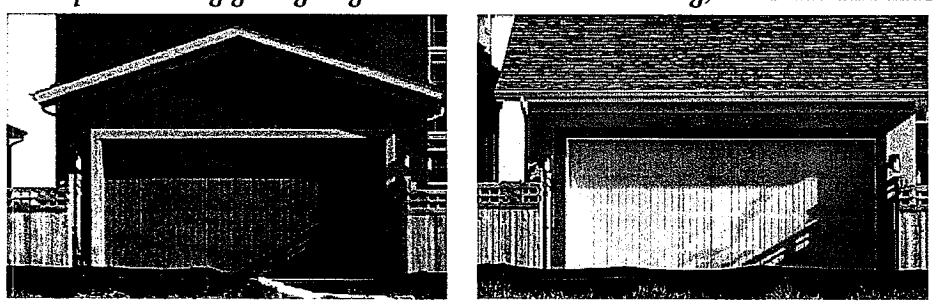
- *Garage Architecture*

  The housing of cars is not as important as the housing of people, and this priority shall be immediately obvious in the design of buildings; garages are to be relegated to a secondary role within the architecture of Hidden Valley buildings.

  ° ***General Garage Requirements***
  - Carports are prohibited for all building types.
  - Garage proportions shall demonstrate human scale and not dominate or overwhelm the building, street or alley.
  - Garage massing shall be secondary to the principal building and shall be reduced in scale whenever possible.
  - Garage detailing shall have visual interest with a similar style and materials to the principal building.
  - Garage door treatments should be varied between adjacent buildings by using doors with different details or a combination of single and double doors.

  ° ***Specific Garage Requirements***
  - Garages shall have usable dimensions:
    - Single-bay garages shall have a minimum rough dimension of 12 feet (12'-0") by 20 feet (20'-0").
    - Double-bay garages shall have a minimum rough dimension of 20 feet (20'-0") by 20 feet (20'-0").
  - Garage doors shall have a maximum distance of two and one-half feet (2'-6") from the bottom of the garage door header to the bottom of the garage eave. If the garage pad is set lower than its typical elevation due to site grading, the garage plate height shall be reduced accordingly so as to satisfy this condition.
  - Sectional garage doors with decorative panels are required. Three-car garages shall have a minimum plan offset of two feet (2'-0") at one bay.
  - Front load garage doors shall be set back a minimum of 20 feet (20'-0") from the back of sidewalk.
  - Side load garages:
    - Shall appear to be livable space from the street and shall have a combined window area of 30 square feet or more on the front elevation.
    - Shall be set back a minimum of 15 feet (15'-0") from the back of sidewalk.

Examples showing good garage architecture with detailing, and scale and massing in proportion to the home.



Creative use of color is an inexpensive way to provide good garage architecture.

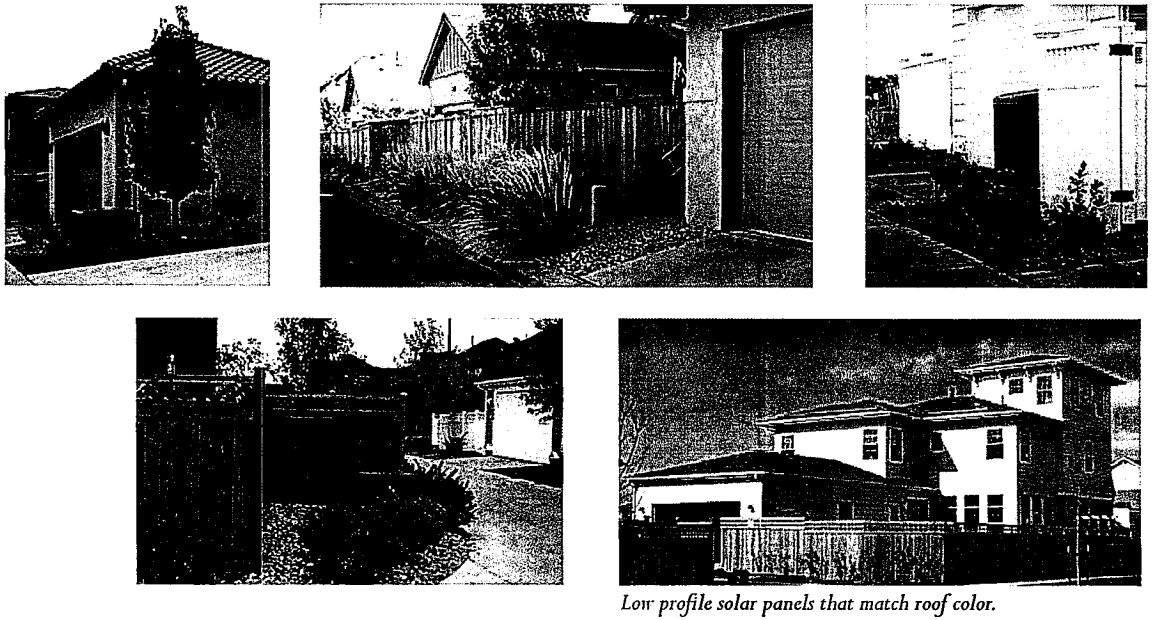
Examples of poor garage architecture with lack of detailing and poor massing and proportion relative to the home.

The area between top of garage door and roof is out of proportion with the home.

- *Mechanical Equipment*

  Mechanical equipment shall be located such that it does not distract from the architectural character of the building and should be concealed if possible; if concealment is not possible, the mechanical equipment must be located and detailed to integrate with the building's architecture. Mechanical equipment includes, but is not limited to, HVAC, electrical, communications or security equipment, access ladders, and utility meters.

  - **Eighteen inch (1'-6") satellite dishes are allowed, but their location must be approved in writing by the Hidden Valley DRC.**
  - **Air-conditioning and evaporative cooling units shall not be located in windows or mounted on the sides of buildings.**
  - **In single-family detached and attached homes, air-conditioning and evaporative cooling units may be located on the roof or next to the home only if they are not visible from the street in front of the home or next to the home.**
  - **In multifamily buildings, air-conditioning and evaporative cooling units may be located on the roof, if screened from public view.**
  - **Utility meters, transformers, phone and cable boxes, air conditioning units, and evaporative coolers shall be screened from public view. Screen walls and/or landscaping are required treatments.**
  - **Solar panels shall:**
    - **Have low profile roof brackets.**
    - **Be integrated into the roof design and consistent with the roof slope.**
    - **Have frames colored to match the roof.**
    - **Have all associated mechanical equipment screened from view.**
  - **If present, passive and active solar energy systems visible from the street must be integrated into the architecture of the building.**



Low profile solar panels that match roof color.

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4.2.3.3 Building elements

Numerous exterior design elements integrated into building form are desirable for enhancing and providing visual interest and relief. The exterior design elements should be proportional to the overall building scale and to human scale.

- All building elements and their related trim and materials shall reinforce and be appropriate to the architectural style of the building.
- Elements shall be used to visually break up larger volumes. Large, flat, unbroken planes shall be avoided.
- Building element details shall be carefully designed to highlight the element. The Hidden Valley DRC may require this level of detail to be enhanced for the purposes of distinguishing the architecture under review from lower-cost buildings nearby.
- Each element should help unify the design by using either similar or complimentary forms, textures and proportions.
- Each residence shall have a minimum of one private, usable outdoor space directly accessible from the residence. Possible outdoor spaces include: porches, patios, balconies, yards, and decks.

Covered Entries & Porches

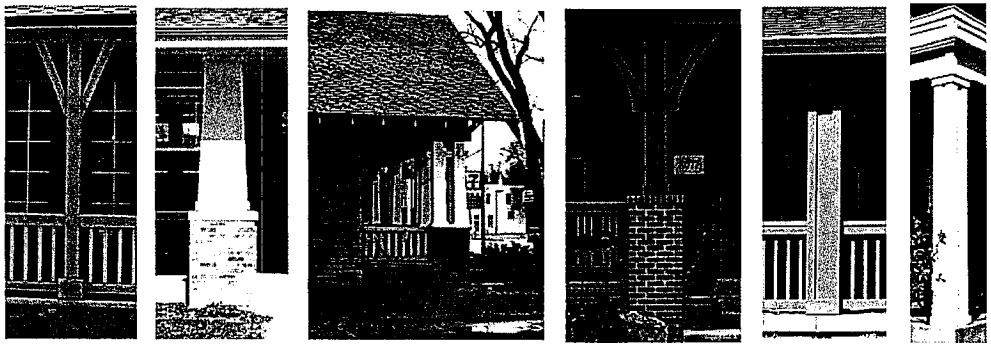
Porches can be used to create a human scale at the front entry, to promote public/semi-private/private layering, to activate the streetscape and to break down building massing. Covered entryways and outdoor areas, including front porches, patios, decks, and balconies, are encouraged to provide gracious transitions to outdoor areas, as well as shade for indoor and outdoor living areas.

- A porch or covered entry is required at every entry door.
- All front-door entries shall be visible and accessible from the street, unless specifically approved by the Hidden Valley DRC.
- Entry design should aim to provide a graceful transition between the public and private realms.
- Front entries shall be well defined, detailed, and reflect individual units.
- Multi-family access points to units shall be clustered in groups of four or less; balconies and corridors that service five or more dwellings are prohibited unless specifically approved by the Hidden Valley DRC.

Columns & Railings

Columns and railings are an opportunity to bring the character and detailing of the architecture to a location that is tangible to the building's users.

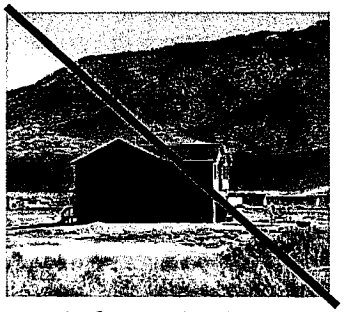
- Columns shall be properly proportioned to the mass they support. A minimum porch column size of six inches (6") by six inches (6") with trimmed cap and base is required. Columns taller than nine feet shall have a minimum size of eight inches (8") by eight inches (8").
- Paired or grouped columns are encouraged.
- Columns and railings shall be solidly mounted.
- In most cases, column spacing should create square or vertically oriented spaces (the spaces between columns should not be wider than they are tall). If the space is horizontally oriented, columns should be boxed columns greater than 18 inches (1'-6" x 1'-6") square or paired columns.
- Masonry on column bases shall be a minimum of two inches (2") above a railing termination.



Bays

The use of bays is encouraged to break down the massing of facades.

- Bays and projections shall be supported by properly proportioned architectural elements.
- A bay must project a minimum of 12 inches (1'-0").
- Bays with vertical proportions are encouraged.
- Bays shall appear to be mounted entirely upon another building mass and shall not share a common edge with that mass.
- In most cases, a bay should have a different material than the building mass on which it is mounted.



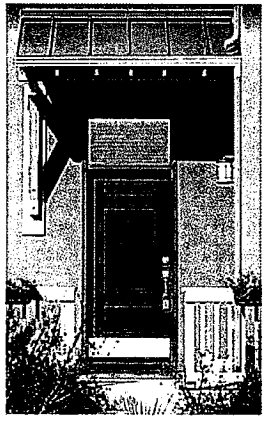
Example of poor window placement (no windows at all!)

Doors & Windows

Doors and windows provide light to the building's interior while providing character and detail to the building's architecture.

- Proportions of window and door openings shall reflect human scale and complement rooflines and building eaves.
- Vertically proportioned windows are encouraged.
- All elevations shall have at least one window with a minimum of 8 square feet. Corner lots or lots adjacent to public open spaces may require additional windows as determined by the Hidden Valley DRC. (See pages 82-83 for the required fenestration areas in Single-family Detached Buildings and Other Residential Buildings.)
- Attic windows shall be located such that there is a believable living space behind them.
- Sliding glass doors are not permitted on elevations that face a public street (alleys excluded). French doors are allowed in all residential elevations.
- Metal windows, where allowed, shall be painted.
- Skylight requirements:
  - Skylights must be integrated with the roof design and shall be mounted in a manner parallel to the roof pitch.
  - Skylights shall be flat rather than bubbled.
  - Skylight glazing shall be clear, solar bronze, or grey.
  - Skylight framing materials shall be copper, bronze, or anodized metal, or colored to match the adjacent roof.

Good door treatment:



Good window treatment:

Roof Forms & Dormers

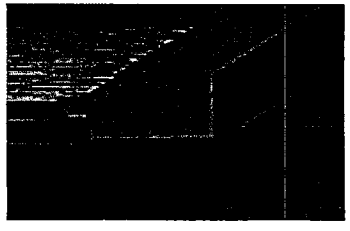
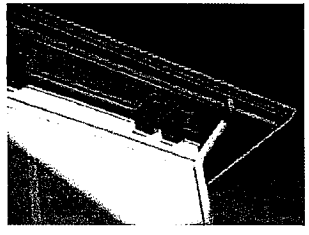
Roof forms and dormers accentuate a building's architectural style and contribute to the overall streetscape rhythm and aesthetic.

- Care should be taken so that complex roof forms retain a sense of hierarchy and reason. Overly complex roof forms and roofs not supporting the architectural style of the building are discouraged.
- A main gable or hip form should be used with complimentary sheds, dormers and other minor elements. Other types of dominant roof forms will be considered by the Hidden Valley DRC on a case-by-case basis; however, mansard roofs are prohibited.
- Gables, dormers, and other smaller roof elements should be proportional to the spaces they cover and to the overall roof size and form. Their use is encouraged to help break up the proportions of large roofs and to provide visual interest through articulation. Roof breaks shall occur in all homes, unless specifically waived by the Hidden Valley DRC.
- Roof pitch shall be a minimum of 4:12 (4" vertical in 12" horizontal); however the Hidden Valley DRC may, at its sole discretion, waive this requirement based upon the architectural style of the home.
- Habitable space within the primary roof is encouraged.
- Roof overhangs shall be designed to respond to passive solar requirements as appropriate for seasonal and/or climatic conditions.
- Gutters and downspouts should be integrated into the design of buildings, and appear as a continuous architectural element.

Eaves

Roof overhangs and eaves are recommended for their aesthetic quality as well as practical functions. These elements create relief and shadow patterns that visually reduce height and scale, provide shade for walls and windows, and control rainwater.

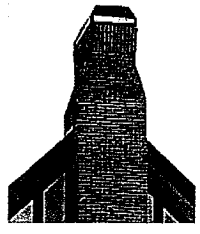
- Overhangs shall be a minimum of twelve inches (12"); however the Hidden Valley DRC may, at its sole discretion, waive this requirement based upon the architectural style of the home.
- Overhangs should be proportional to the sizes of roofs, pitches, and building heights. Larger roof areas, shallow pitches and roofs high from the ground generally indicate larger overhangs. Steeper roofs typically require less overhang.
- Fascia and soffit details shall be proportional to the size of overhangs and roof pitches.
- A minimum eight-inch (8") width or a comparable combination of built-up and relief boards is required for fascia boards, provided however that 6" width fascia may be presented to the Hidden Valley DRC for approval. (e.g. two-inch by four-inch exposed rafter tails).

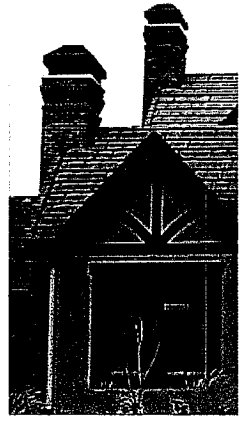



Chimneys

Chimneys add architectural detail to residential buildings. When well constructed, chimneys can be a beautiful addition to a building's exterior.

- Chimneys shall look authentic. Chimneys must have a foundation and shall not be cantilevered.
- Proportions and materials should give chimneys a substantial and stable appearance.
- Chimneys should punctuate rooflines and add architectural interest.
- If masonry is present on the building, the chimney shall be constructed of the same masonry.
- If a chimney cap is used, it should be sized proportionally to the chimney. Color, style and materials utilized for chimney caps may vary, but should be complimentary to the overall style and color scheme of the building.

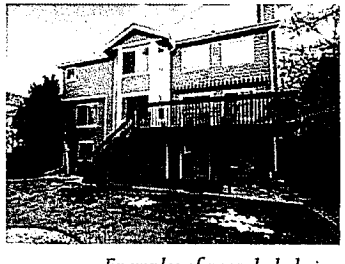




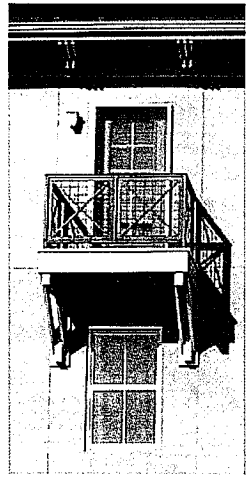
Decks, Balconies & Stairs

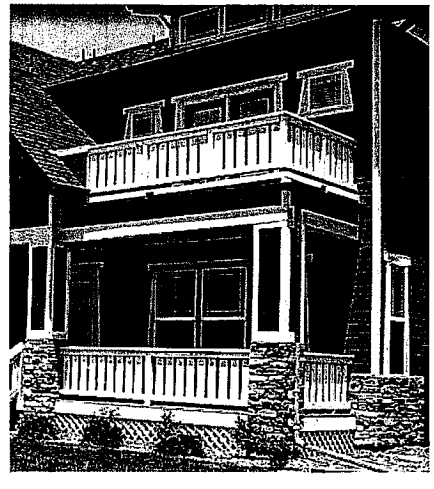
Decks and balconies are encouraged so as to offer additional outdoor living space to homeowners.

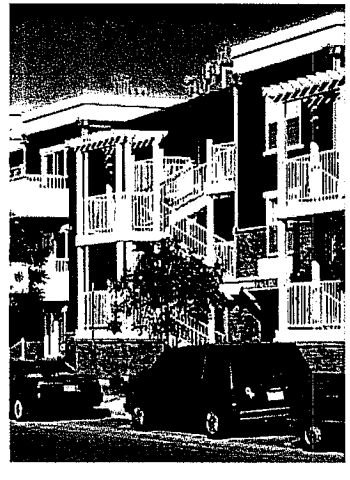
- Decks, balconies and exterior stairs shall be integrated with building forms. Materials and colors shall be consistent with or complimentary to the building.
- Columns at rear elevations of walkout lots shall be proportional to the entire building mass.
- Where sites permit, patios and decks shall step with the slope or incorporate terracing.
- If masonry (rock or brick) is used on the primary building, columns supporting raised decks are encouraged but not required to have a masonry exterior matching the primary structure.
- Decks must have their lowest walking surface ten feet or less above grade. If a third story deck is desired, there must be a building volume or deck below.
- Open-riser metal stairs are prohibited unless approved by the Hidden Valley DRC.



Examples of poor deck design that is un-integrated with the building's architecture



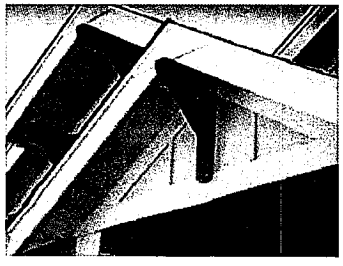


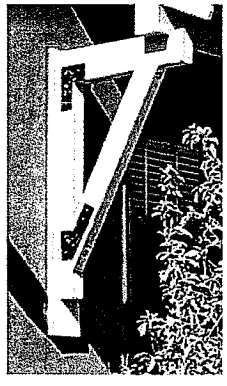


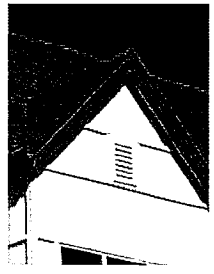
Decorative Elements

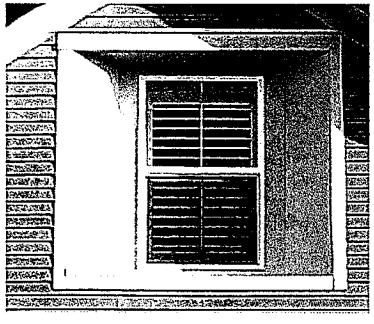
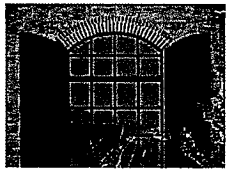
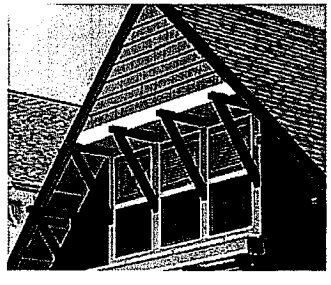
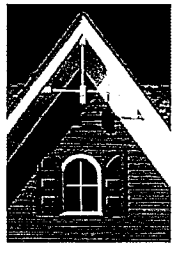
Decorative elements provide visual interest and add detail to a building's elevation while reinforcing the architectural style.

- Exterior shutters offer elevation relief and should be sized to the adjacent window height and width, and shall match the architectural style of the building. Undersized shutters may be presented to the Hidden Valley DRC for approval.
- Shutter hardware shall be stylistically correct and be well proportioned.



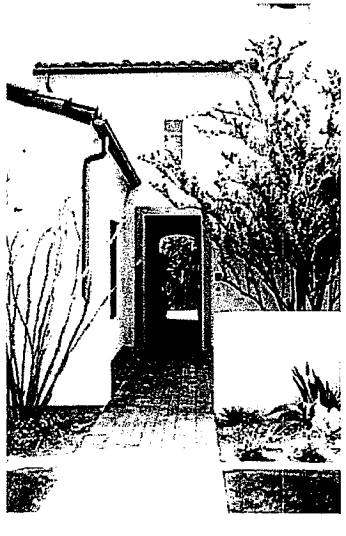
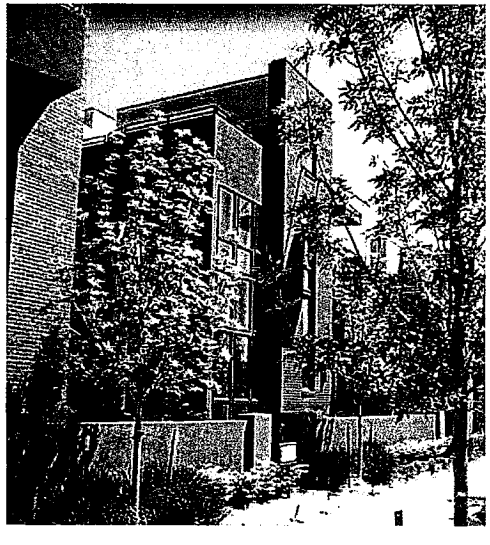




Fencing and Walls

When fencing, retaining, landscaping or privacy walls are present, their materials, style, scale, and design shall be coordinated with the architectural style and color palette of the building.

HIDDEN VALLEY

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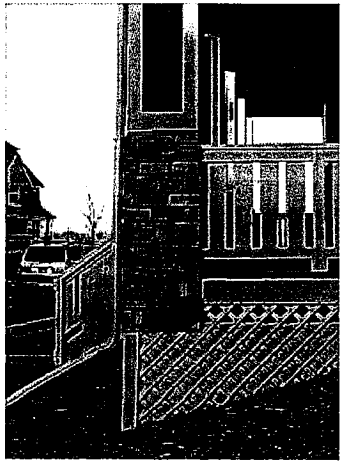

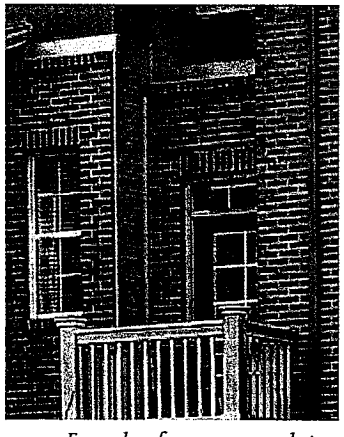

Examples of poor masonry design: "Floating" masonry (top photo); Brick termination at outside corner (bottom photo)

4.2.3.4 Building Materials & Colors

Exterior Building Materials

Exterior building materials (referred to as "materials" in this section) offer an opportunity to reinforce the architectural style of a building. (See the Building Massing section (page 56) for application of materials in relationship to building massing.)

- All materials and colors shall reinforce and be appropriate to the architectural style of the building.
- Contrasting but compatible building textures and/or materials shall be used to help unify exterior building elements and create depth, proportion and scale.
- Generally, materials are most visually effective when only two (2) materials, excluding trim, are used. Sometimes, more than two (2) materials can be successfully used on exterior walls, but special care must be taken in order that the materials do not detract from the overall design and form. Frequent changes of material are prohibited.
- Front, side, and rear elevations shall share common materials, colors and architectural elements.
- Material changes must occur at inside corners, when possible. If not possible, materials must wrap a minimum of two feet (2'-0") around corners.
- Rock and masonry elements are encouraged. The intent of rock and masonry use is to be architecturally correct, not to meet "minimum requirements."
- Materials shall be consistently applied and harmonize with adjacent materials.
- Cladding materials with varying, compatible textures and depths should be used.
- Edges and the transition of materials shall be carefully detailed so as to provide authenticity and avoid the perception of abrupt or unfinished planes.
- All efforts shall be made to minimize the visual impact of unfinished foundation walls. Masonry or siding materials should be continued down the elevation as close as possible to grade.
- All materials should be used in a way that is authentic to the material.

- *Masonry*

  Masonry is a cladding material that contributes to the creation of attractive and varied elevation designs and can be used to reinforce building style.
  - Masonry should be used to articulate building masses, as outlined in the Building Massing section (page 56). Wainscoting should be used sparingly and is discouraged.
  - All masonry applications shall be properly detailed and appear to be load bearing.
  - Masonry is encouraged for porch foundations and columns as an accent material.
  - The use of veneer with mitered corners is prohibited.

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- *Stucco*

  Stucco, due to its consistent surface qualities and lack of shadow or other visual interest, needs special attention when used as a primary cladding material.

  - Detailing, including control joint locations, trim at rakes and eaves, and applied details should be carefully composed to provide visual interest without appearing overdone. Control joints must be located such that they enhance the architectural style of the building.
  - Trim for stucco elevations shall be governed by the following (trim is defined as around openings of the house i.e. windows and doors):

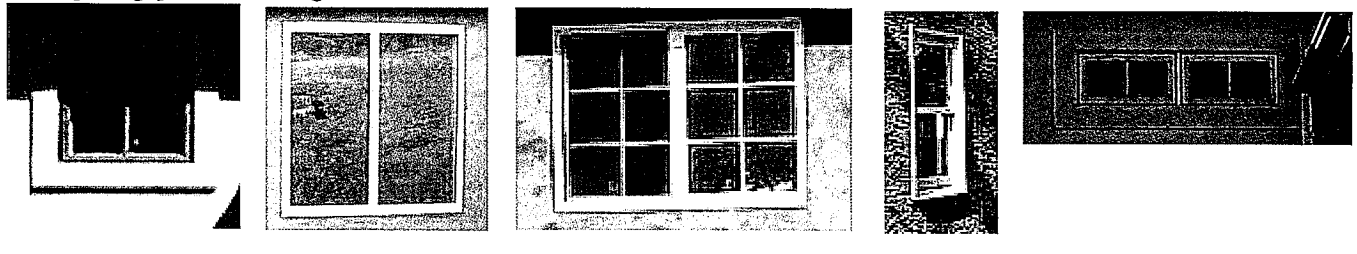
    Allowed:
    - Trim at all four sides, including at least one profile or change of depth
    - Header trim only, including at least one profile or change of depth
    - Sill trim only
    - Header and sill trim
    - Recessed design (plane of the window is 3" or more recessed behind the stucco wall plane)

    Prohibited:
    - Trim at all four sides, lacking at least one profile or change of depth. (e.g. the symmetrical picture frame look is prohibited).
    - No trim

  - Trim should be sized to the application; constant trim sizes for all locations shall be avoided (e.g. soffit trim banding should not be the same dimension as a base trim band; similarly, a base trim band should not be the same dimension as a belly band).
  - If a rough stucco finish type is used on the building body, trim should have a finer stucco finish type in order to promote a more finished look at the trimmed areas.

Examples of good detailing with stucco:

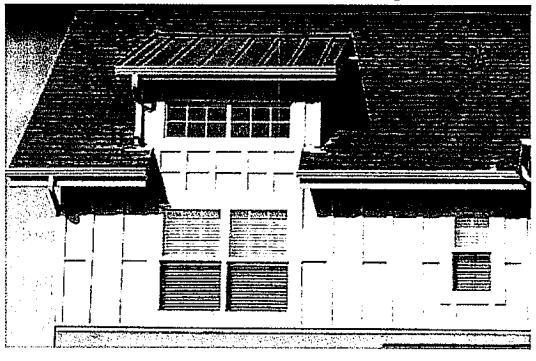
Examples of poor detailing:

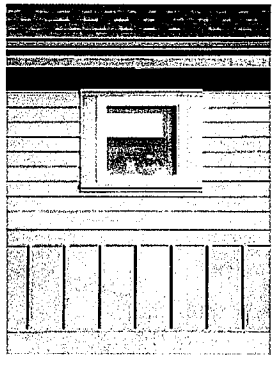


- *Sidings*

  Sidings are a traditional cladding material that can be cost effective and provide texture and shadow on the main body of a building.
  - Sidings other than traditional lap sidings are encouraged, including: board and batten, paneling, shingle siding and alternate lap siding.
  - Some architectural styles may lend themselves to fishscale siding or corrugated metal siding, but both should be used with special attention to appropriate quantities and locations.
  - Paneling shall be carefully detailed and must have trim, reglets, or other defined edges. Paneling designs and trim must relate to the building fenestration and complement the architectural style; large quantities of paneling unrelated to the architecture are prohibited.
  - Lap siding widths should be proportional to structure size and shall not exceed an eight inch (8") lap exposure on single-family detached buildings or twelve inch (12") on single-family attached or multi-family buildings. Lap siding exposure shall be consistent for all elevations.
  - Cementitious sidings and trim may be used.
  - Aluminum, vinyl and unarticulated panel sidings are prohibited.

Examples of good sidings and roof materials:





- *Roof Materials*

  Use of appropriate roof material adds value to the architectural design of a building by complementing the building's facades. Color and texture are relevant criteria when selecting roofing material.

  - Acceptable roof materials include composite shingle (architectural grade), tile, slate, concrete, and metal. Membrane roofing such as EPDM or TPO are appropriate for flat roofs.
  - In general, roof material colors are encouraged to be darker and earth-toned hues that accent and compliment other building colors.
  - Gutters shall be required on all draining roof areas, with the exception of small bay or other roofs that cover less than 20 square feet of area.
  - Metal roofs shall not have highly reflective surfaces.

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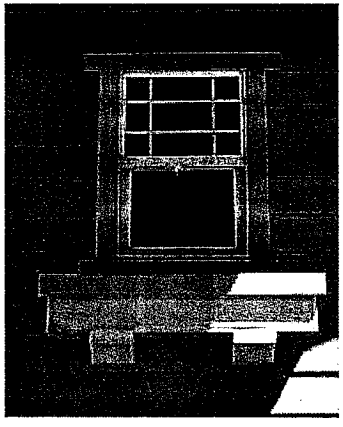
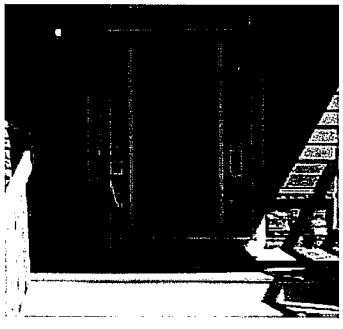
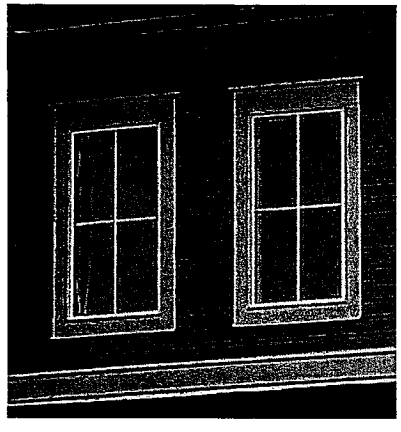
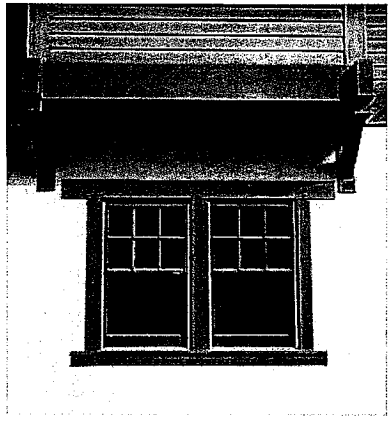


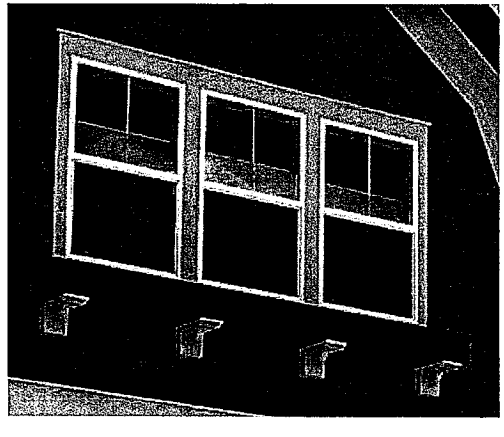


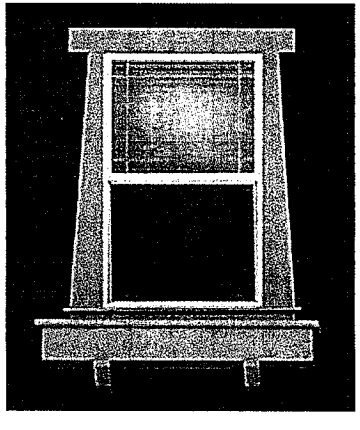
- *Trim*

  Trim should be used to enhance the architectural character of the building's main body materials.
  - All windows and doors shall be trimmed. All doors shall be trimmed to match window and other openings. Trim treatments for arched and other special windows shall be consistent or in harmony with standard window trim on the rest of the building.
  - Refer to the stucco materials section (page 76) for window trim requirements for stucco buildings. Window trim for all other materials shall consist of trim on all four sides. There must be a dimensional change on at least one of the four sides.
  - Trim bands are required to be consistent for all elevations.
  - A minimum of four inch (4") trim shall be required beneath soffits at rake conditions.
  - A minimum of six inch (6") fascia is required.
  - When wood or composition siding is used, a skirt board of eight inches (8") (minimum) shall be required at the base of bays and in locations where siding meets foundation.
  - Exposed wood shall be painted, stained or oiled.
  - Pre-manufactured plastic or PVC railings are prohibited, but may be approved in lower-tier residence sizes by the Hidden Valley DRC.





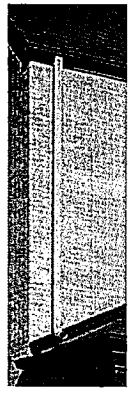




Color

Color is an inexpensive opportunity to reinforce architectural style, neighborhood diversity, and visual interest. Color should be used whenever possible to enhance a building's appearance.

- All color palettes shall be approved by the Hidden Valley DRC.
- Body colors shall be evaluated with the roof color; the colors should be harmonious or provide a conscious contrast.
- Although they should be avoided in the building design, any awkward or odd areas of the building shall be painted the body color in order to reduce their visual impact.
- Highly saturated color hues must be approved by the Hidden Valley DRC.
- Garage and entry door color(s) shall complement the body color.
- All metal and/or plastic roof protrusions such as plumbing vents, furnace vents, water heater vents, and similar mechanical equipment shall be fully screened from view or primed with an appropriate primer and painted with a durable paint that will withstand the weather. The roof protrusions shall be painted a color that is complimentary to the adjacent roofing materials. When ABS is used to vent through dark colored roofs, it need not be painted if all other such vents and equipment are painted in corresponding black color.
- Gutter and downspout colors shall match the colors of the materials that the gutters and downspouts are mounted on.

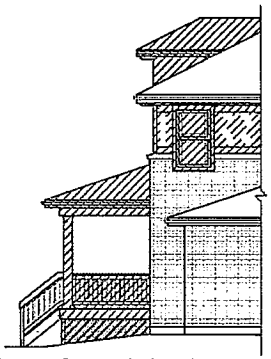


4.2.3.5 Elevation Articulation (EA) Ratio

The Elevation Articulation Ratio ("EA Ratio") provides a guideline to evaluate building elevations. The builder/developer is advised to consider these ratios in the design of residences, as the Hidden Valley DRC will use this guideline in the evaluation of plans received in submittals. The Hidden Valley DRC may approve plans that do not conform to these EA Ratios if 1) it deems the elevations to include compensating design elements, or 2) it concludes that increasing articulation to meet the EA Ratios would compromise the aesthetics of a particular design.

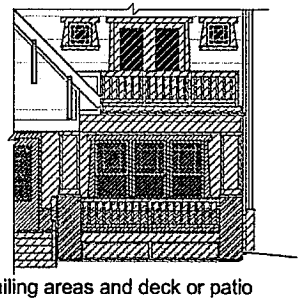
$$\left(\frac{\text{Full Credit Areas} + (0.50 \times \text{Partial Credit Areas})}{\text{Surface Area}} \right) + \text{Extra Articulation Credit} = \text{EA Ratio}$$

The EA Ratio is intended to create a non-subjective baseline for elevation articulation. It should be used with the other Architectural Guidelines to create well-proportioned, well-articulated buildings that enhance the neighborhoods of Hidden Valley. In order for building elements and material areas to be considered as an EA Ratio Area, the element must meet all requirements set forth in these guidelines. EG: items must be stylistically appropriate; bays cannot share a plane with the building mass, porches must be 6'-0" clear in both dimensions, etc. Full or partial credit areas may not be re-counted, with two exceptions--masonry and fenestration beneath a porch or deck roof.

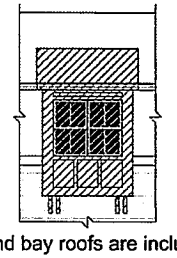


Areas of a porch that do not cover the facade are not included; both porches and dormers can be included on side elevations

Canopy roofs above windows or doors can be included in Fenestration Area, provided they are additive forms that are distinct from other rooflines



Railing areas and deck or patio areas below uncovered decks are included in Porch/Deck Area

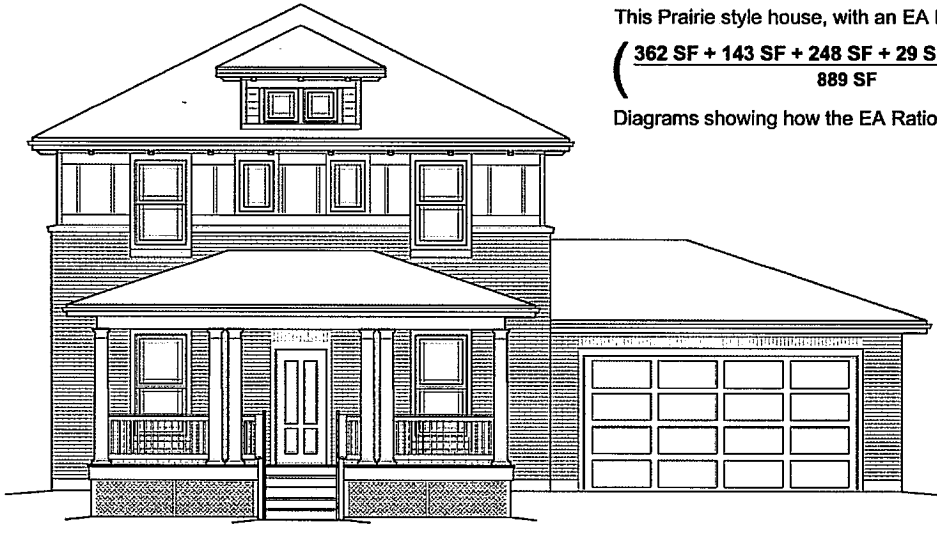


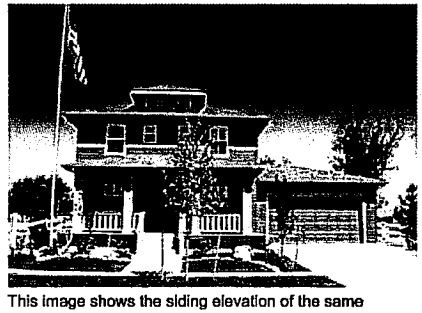
Bays and bay roofs are included in Bay/Dormer Area

This Prairie style house, with an EA Ratio of 0.96, will be used as an example:

$$\left(\frac{362\ \text{SF} + 143\ \text{SF} + 248\ \text{SF} + 29\ \text{SF} + (0.50 \times 76\ \text{SF})}{889\ \text{SF}} \right) + 0.04 = 0.96\ \text{EA Ratio}$$

Diagrams showing how the EA Ratio was calculated follow.

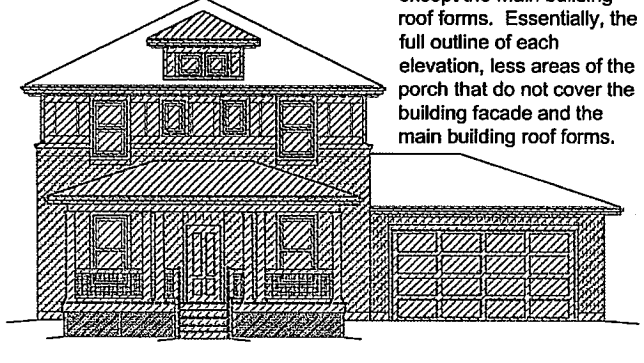




This image shows the siding elevation of the same house; it's EA Ratio is 0.66.

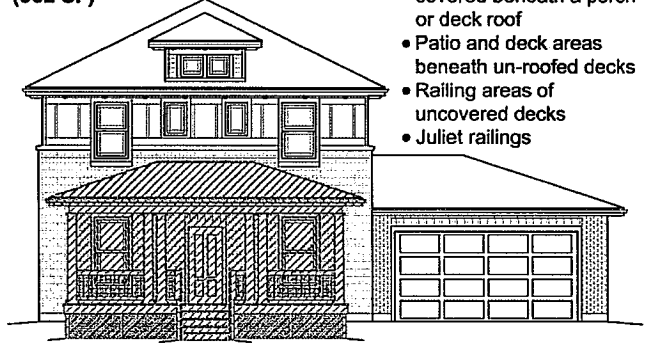
SURFACE AREA
(889 SF)

All wall, roof and fascia areas of an elevation, except the main building roof forms. Essentially, the full outline of each elevation, less areas of the porch that do not cover the building facade and the main building roof forms.

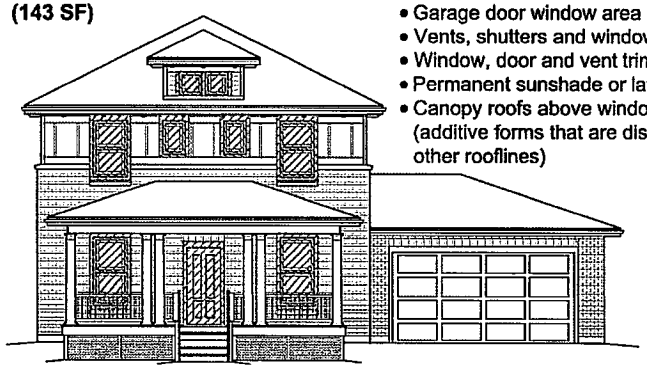


FULL CREDIT AREA
PORCH/DECK AREA
(362 SF)

- Porch and deck roofs
- All areas of a elevation covered beneath a porch or deck roof
- Patio and deck areas beneath un-roofed decks
- Railing areas of uncovered decks
- Juliet railings

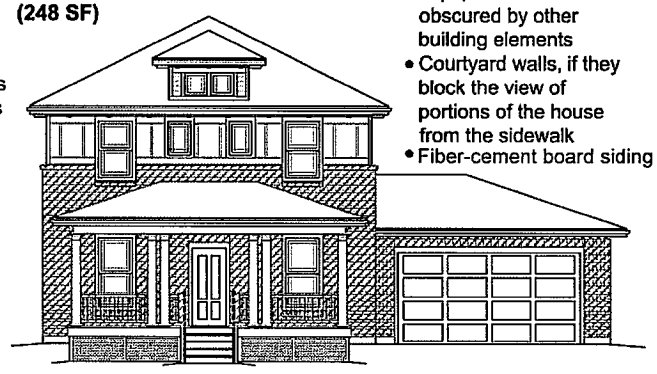


FULL CREDIT AREA
FENESTRATION AREA
(143 SF)



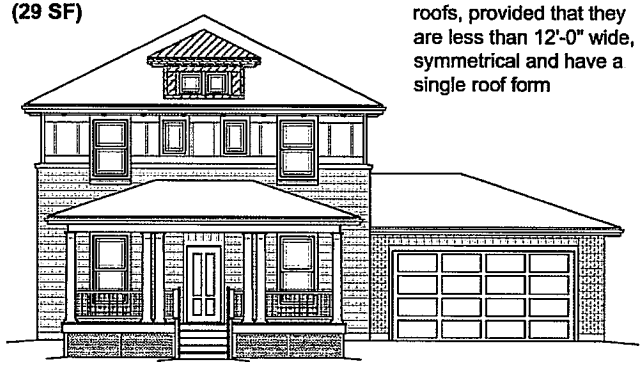
- Windows and doors, except garage doors
- Garage door window area
- Vents, shutters and windowboxes
- Window, door and vent trim
- Permanent sunshade or lattice devices
- Canopy roofs above windows or doors (additive forms that are distinct from other rooflines)

FULL CREDIT AREA
MASONRY AREA
(248 SF)



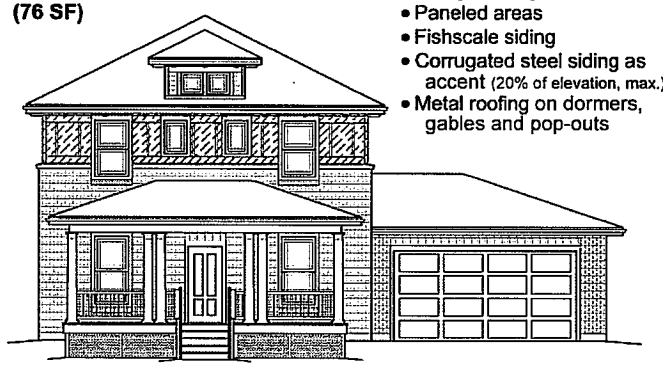
- All brick or stone, including rowlocks, drip caps, etc. that are not obscured by other building elements
- Courtyard walls, if they block the view of portions of the house from the sidewalk
- Fiber-cement board siding

FULL CREDIT AREA
BAY/DORMER AREA
(29 SF)



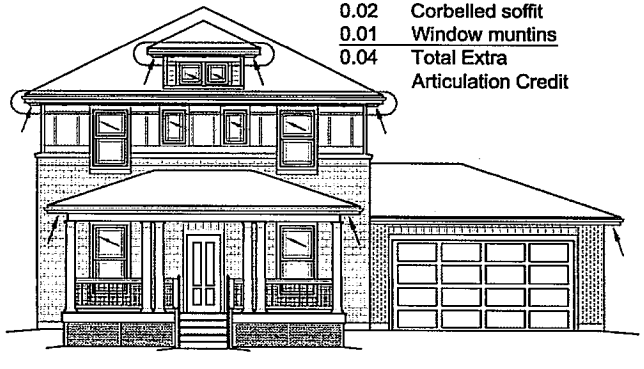
- Bays and bay roofs
- Dormers and dormer roofs, provided that they are less than 12'-0" wide, symmetrical and have a single roof form

PARTIAL CREDIT AREA
SPECIAL MATERIALS AREA
(76 SF)



- Board & Batten siding
- Shingle siding
- Paneled areas
- Fishscale siding
- Corrugated steel siding as accent (20% of elevation, max.)
- Metal roofing on dormers, gables and pop-outs

EXTRA ARTICULATION CREDIT
(0.03)



0.01	16" or greater boxed soffit
0.02	Corbelled soffit
0.01	Window muntins
0.04	Total Extra Articulation Credit

accent (20% of elevation, max.)

Credit	Item
0.01	Two 8' or 9' wide garage doors in lieu of one 16' wide door (must enter the same unit)
0.02	Wood garage door(s)
0.01	1 to 3 roof brackets
0.02	4 or more roof brackets
0.01	Sloped soffit on all main roof forms
0.01	16" or greater boxed soffit on all main roof forms
0.02	Corbelled soffit on all main roof forms, 3'-6" or less on center
0.02	Exposed rafter tails, 2'-0" or less on center
0.01	Window muntins that match the architectural style (must be present on all windows)
0.01	Belly band or other horizontal trim board that is not associated with paneling
0.02	Building plane offset, not including bays or porches, of 6'-0" or more on a Single Family Detached building
0.02	Building plane offset, not including bays or porches, of 3'-0" or more on a Single Family Attached or Multi-family building
0.04	Covered entry (each unit can either receive area credit for a porch or extra articulation credit for a covered entry)
0.05	Side-loaded or rear-loaded garage (credit granted for all four elevations)
0.05	Use of cementitious siding as primary exterior material (credit granted for each qualified elevation)
0.10	A garage door set 4'-0" or more behind the front plane of the closest portion of the house; a porch is not considered "house" for this credit
0.02	Hip roof on all main roof forms
0.01	Gable end finished with alternative materials
-0.03	All stucco front facade (debit, in lieu of credit)

Add the credits together for the total Extra Articulation Credit. Credits are given for each type, not each occurrence of each item. EG: credit is given if an elevation contains a trim band, but each band is not counted individually.

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EA Ratio for Single-Family Detached Buildings

The EA Ratio for single-family detached homes has the following requirements based on house size:

Full or partial credit areas may not be re-counted, with two exceptions—masonry and fenestration beneath a porch or deck roof.

	Single-family Detached House Area				
	Under 1,700 SF	1,701-2,100 SF	2,101-2,500 SF	2,501-3,100 SF	3,101 and up
EA Ratio Requirements					
Front and Exposed Elevation EA Ratio minimum*	0.38	0.42	0.46	0.50	0.54
Side Elevation(s) EA Ratio minimum	0.26	0.28	0.30	0.32	0.34
Passive Side Elevation EA Ratio minimum **	0.22	0.23	0.24	0.25	0.26
Rear Elevation EA Ratio minimum - Street Load	0.32	0.34	0.36	0.38	0.40
Rear Elevation EA Ratio minimum - Alley Load	0.16	0.20	0.23	0.26	0.30
Materials					
Exposed foundation at 2:12 or shallower slopes	Up to 20"				
Exposed foundation at slopes greater than 2:12	Up to 24"				
Minimum Fenestration Area per elevation (SF) ***	60	75	90	105	120
Roofing requirements	Architectural Grade				
Window Materials					
Allowable	Vinyl, Wood				
Prohibited	Aluminum				

* "Exposed Elevations" are those elevations that face streets, open spaces or hillside locations that are visible from surrounding streets, including street-side elevations of houses that are on a corner lot.

** A "Passive Side Elevation" is the inactive, or blank wall side of a building that is using a cross-use easement, zero-lot line, or another mechanism in order to integrate active areas of the lot with the architecture. These elevations are often characterized by the use of clerestory windows on the passive side. Houses that are not designed to share or bias outdoor spaces with the neighboring home will not be able to use the Passive Side EA Ratio requirement.

*** Depending on the proposed building style, Hidden Valley DRC may, but is not required to, grant a waiver for the minimum fenestration area.

EA Ratio for Other Residential Buildings

The EA Ratio for single-family attached, multifamily and community buildings has the following requirements based on building type and size:

	Building Type									
	Twinhomes		Townhomes						Multifamliy	Community Buildings & Clubhouses
	Front Load	Rear Load	Street Load		Attached Alley Load		Detached Alley Load			
			< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF		
EA Ratio Requirements										
Front and Exposed Elevation EA Ratio minimum	0.40	0.52	0.38	0.46	0.52	0.60	0.52	0.60	0.60	
Side Elevation(s) EA Ratio minimum	0.30		0.30	0.32	0.30	0.32	0.30	0.32	0.32	0.48
Hidden Side Elevation EA Ratio minimum	0.24		0.24	0.25	0.24	0.25	0.24	0.25	0.25	n/a
Rear Elevation EA Ratio minimum	0.38	0.34	0.34	0.38	0.28	0.34	0.14	0.16	0.40	0.48
Materials										
Exposed foundation at 2:12 or shallower slopes	Up to 8"		Up to 12"							
Exposed foundation at slopes greater than 2:12	Up to 16"		Up to 24"							
Minimum Fenestration Area per elevation (SF)	105									
Roofing requirements	Architectural Grade									
Window Materials										
Allowable	Vinyl, Wood									
Prohibited	Aluminum									

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4.2.4 Commercial, Mixed Use & Civic Building Guidelines

Although important, the commercial and civic buildings are not the predominant building types within Hidden Valley. As such, they will be closely monitored by the Hidden Valley DRC to ensure that these buildings do not detract from the residential neighborhoods. These Guidelines are intended to provide a baseline for good architecture and a building should surpass these standards for great design. All exterior architecture in Hidden Valley shall be designed specifically for its location; "stock" plans and elevations must meet all Guideline criteria.

4.2.4.1 Site Relationships

Special locations

Similar to residential buildings, commercial and civic buildings located on prominent corners, parkways or open spaces should recognize their special locations within the neighborhood by having enhanced architecture.

- **Buildings located at intersections with gateways to neighborhoods shall be defined with prominent architectural features incorporating strong massing elements to create interest and frame views. Using massing and architectural elements to add emphasis to building corners is required.**
- **Buildings that form a thoroughfare, square or special intersection shall relate to each other through color, material and/or form.**
- **All Exposed Elevations shall have articulation that is similar to a front elevation in design. Buildings on corner lots shall address both thoroughfares with similarly designed architectural features and materials.**

Streetscape and Pedestrian Oriented Design

The emphasis on neighborhood living should be carried over to the commercial and civic areas of Hidden Valley by implementing the principles of walkability, defined spaces and streetscapes with variety and harmony. Inviting, visually interesting building facades, street-oriented entries and human scaled detailing provide an active pedestrian experience.

- **Streetscapes shall be designed with attention to detail and human-scale proportions.**
- **Building design and site location shall facilitate pedestrian access between buildings.**
- **Buildings should relate to each other and to the residential architecture of Hidden Valley in scale, materials and details. Diverse building types can be related through similarities in material, form, fenestration, cornice lines, or other architectural features.**
- **Decorative features should be utilized to create interest and scale along all public frontages of the building.**
- **Where practical, buildings shall be designed so as to block views of parking lots.**

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4.2.4.2 Exterior Architecture

Each building shall have high quality, well detailed exterior architecture that promotes variety and visual interest while being compatible with its community.

Building form

Within Hidden Valley's commercial and civic areas, building massing, balance and scale play key roles in developing design continuity and defining streetscapes.

- *Building massing*

  Building massing should enhance entrances into the site, create interesting streetscapes and punctuate important corners.

  - **Buildings should change in architectural expression at modules of 20 feet and overall rhythms of 40 to 60 feet to promote diversity, interest and character.**
  - **Individual designs should be balanced with common themes to result in an identity for the area.**
  - **Individual building height and massing within the civic and commercial areas shall focus on breaking up the horizontal profile and overall massing effect of each building and work to create interesting spaces between buildings.**
  - **In some cases, massing strategies can be used to reduce the perceived scale of a building, giving the impression of several buildings placed side by side.**
  - **Gable and shed roofs may be integrated with flat roofs and parapets to create interest and to break the horizontal profile of the building as necessary.**
  - **Cornice treatments shall be reinforced by plane and/or material changes (e.g. painted cornice lines are prohibited).**
  - **Portions of buildings having functions that restrict the use of glazing shall use other architectural features or methods to reduce their scale.**
  - **Signage shall play a secondary role in the building facade.**

- *Visual Balance and Scale*
  - **The building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public shall display similar levels of quality and architectural interest.**
  - **Smaller building components should be balanced while retaining the primary massing of the overall building.**
  - **Each building taller than thirty feet (30') in height shall be designed with a base additionally articulated to provide human scale and include a highly visible entrance feature.**
  - **Buildings shall use horizontal and/or vertical variation as a tool to break down the building mass.**

Building styles

There are no prescribed building styles for the civic and commercial sectors of Hidden Valley; the Hidden Valley DRC will have full control over what may be approved.

Service Areas and Mechanical Equipment

Service areas and mechanical equipment shall have a secondary role in the perception of the building.

- **Utility meters, transformers, phone and cable boxes, air conditioning units, and evaporative coolers shall be screened from public view. Screen walls and/or landscaping are required treatments.**
- **Loading docks, on-site equipment and other service areas shall be located so that they are not visible from the streets or open spaces. A combination of building design, walls and landscaped areas can be used to prevent visibility.**
- **Screening of rooftop equipment shall be done with either extended parapet walls or freestanding screen walls.**
- **All screen walls shall be built of materials and colors that match or are compatible with the dominant materials and colors found on the building.**
- **If present, passive and active solar energy systems visible from the street shall be integrated into the architecture of the building.**

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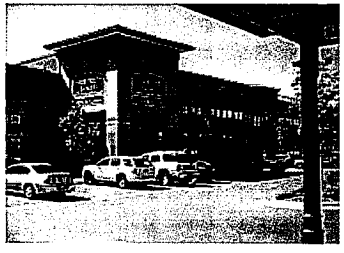
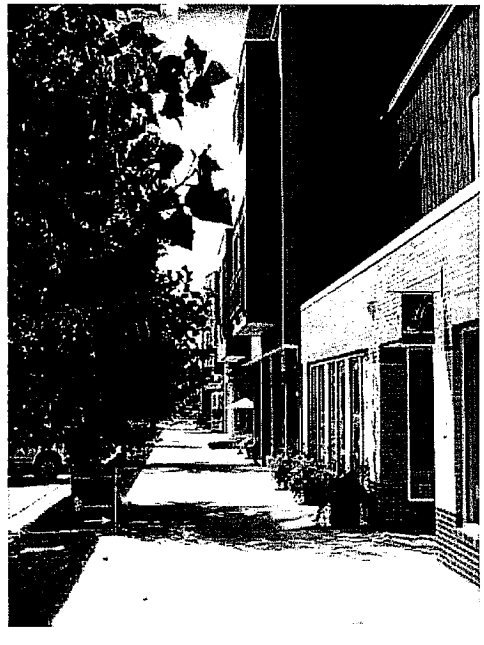
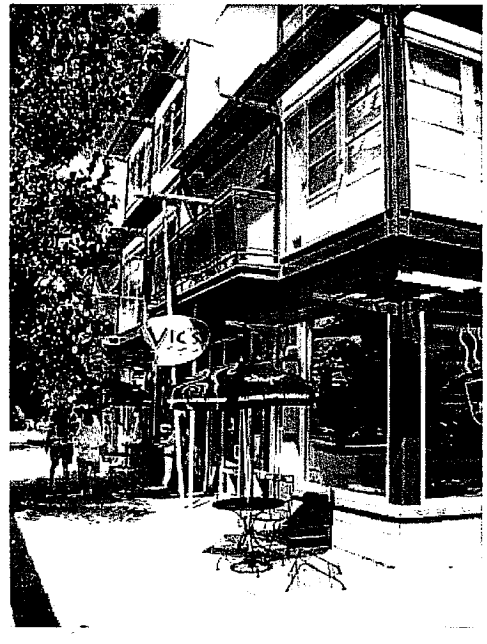


4.2.4.3 Building Elements

Building elements shall be used to break down the scale of larger buildings.

- **All building elements and their related trim and materials shall reinforce and be appropriate to the architectural style of the building.**
- **Building elements should be integral to the building's form and shall not give the perception of a fake or "applied" façade element.**
- **All building elements, including but not limited to entries, bays and columns shall be properly proportioned for the façade.**
- **Principal building entries shall be emphasized by the building design. The principal entries shall be oriented toward the principal thoroughfare, easily identified and well detailed. Secondary access points may also be defined as necessary.**
- **Plane changes and/or material or color changes at entries are encouraged.**
- **Glazing is a fundamental building element and shall be used responsibly:**
  - Glazing shall be used to reinforce the massing concept for the building as well as emphasize human scale.
  - Utilizing traditional fenestrations is encouraged, such as windows with operable sections, clean lines that allow the interior to be naturally day-lit, and proportions that reflect the building form and uses and further emphasize human scale.
  - Clear, low-E insulated glazing is encouraged. Highly reflective glazing is prohibited.
  - Shading devices that supplement the orientation of the buildings are highly encouraged.
- **Decks and balconies should be integrated into the form of the building so as to avoid a multitude of ill-composed cantilevered elements.**





4.2.4.4 Building Materials & Colors

Building Materials

Materials provide an opportunity to reinforce and elaborate building design. The Residential Guideline Exterior Building Materials provisions (section 4.2.3.4) shall also apply to non-residential buildings. In addition to those provisions, the following criteria apply:

- **All materials and colors shall reinforce and be appropriate to the architectural style of the building.**
- **Commercial and civic building materials shall be selected for their appearance and durability in order to promote a high quality atmosphere for an extended period of time.**
- **Quality accent materials and attention to detail shall be employed along high pedestrian contact areas and particularly along ground level storefront areas. High quality, durable materials such as masonry, architectural concrete masonry units, architectural pre-cast, stone, and architectural metal panels and glass should be used for street facing facades and primary entrances.**
- **Large walls of monolithic glass are discouraged. Instead, large glass areas should incorporate a variety of mullion patterns, bay dimensions and other detailing to provide human scale.**
- **All visible roof areas shall be surfaced with attractive and durable commercial materials.**

Permitted wall cladding materials include, but are not limited to:

Brick
Stone
Synthetic or hardcoat stucco—Synthetic stucco (or E.I.F.S.) shall not be used where it comes into regular contact with people or vehicles to prevent the finish from being susceptible to damage.
Metal
Architecturally finished concrete
Storefront window systems

Prohibited Materials:

Tilt-up wall systems that are primarily "structural" in appearance (High quality architectural grade tilt-up may be considered).
Common CMU materials are prohibited as primary wall construction unless painted. Colored and architectural grade CMU is encouraged.

Color

The Residential Guideline Color provisions (page 77) shall also apply to non-residential buildings.

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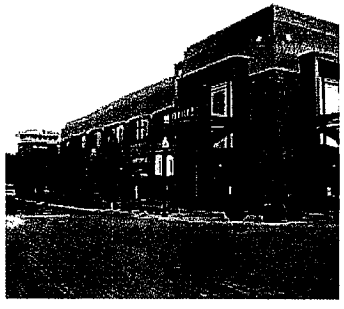


4.2.4.5 Additional Provisions by Building Type

In addition to the general Commercial and Civic Guidelines concerning site relationships, exterior architecture, building elements, materials, and colors, specific building types shall meet to the following provisions.

Retail, Commercial and Recreation Facilities

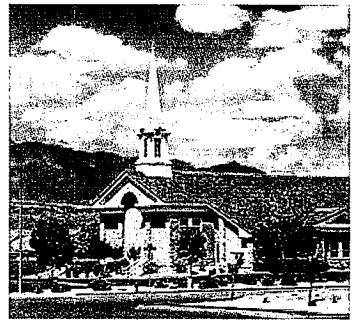
These buildings shall be inviting to pedestrians. Design elements such as entries, windows, lighting, railings, and landscape plantings shall be provided along the streetscape. Elements that provide some shade such as trellises, awnings, arcades, or plantings are encouraged.

- **Retail buildings shall have a maximum of 80% storefront glazing on street-facing facades. Bulkheads lower than two feet (2'-0") may be used in combination with the glazing.**
- **Windows and doorways shall provide functional transparency between the interior and exterior of the building and create enhanced pedestrian connections at the street level.**
- **Passageways and alleys shall be designed as a part of the pedestrian circulation element. These corridors shall be well maintained and designed to be functional yet interesting spaces.**
- **Plaza or seating areas are encouraged in addition to landscape requirements in the front of buildings; outdoor seating is encouraged for restaurants.**

Churches

Churches are encouraged to use architectural elements to evoke traditional church imagery. Churches shall have:

- **A vertical element that will serve as a landmark**
- **A symmetrical gabled roof form facing the street**
- **An axis perpendicular to the street**
- **A front façade and an entrance facing the street**
- **Proximity to the street; parking lots shall be located only to the side or rear of the building**



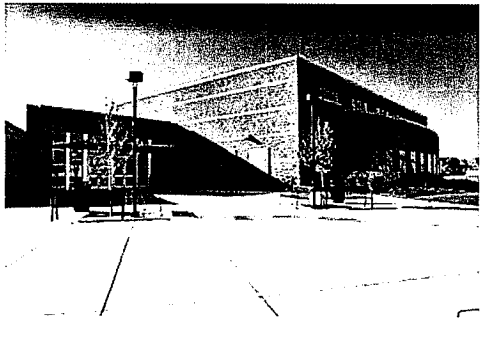
Schools & Other Civic Buildings

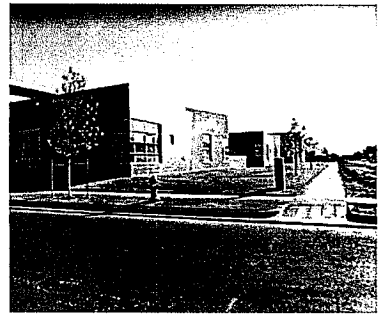
The integration of publicly used buildings is an asset to creating livable neighborhoods.

- **Buildings shall be community-oriented. They shall be integrated into the surrounding neighborhood and be designed and scaled appropriately.**
- **Building design shall promote pedestrian access.**
- **It is encouraged that buildings be designed for multiple uses.**
- **Designs should be flexible to the changing needs in order to promote a lengthy community/civic partnership.**

Schools shall also meet the following requirements:

- **Small schools are encouraged due the ease of integration into the neighborhood.**
- **Schools shall be located such that the number of students that can walk or bike to the facility is maximized. Adjacency to large thoroughfares is discouraged, due to pedestrian conflict issues and traffic congestion.**
- **Daylighting tactics shall be used to promote student performance.**
- **Designs are encouraged to support community use of the school facilities after school hours.**
- **Schools shall be located in proximity to the street; parking lots shall be located only to the side or rear of the building.**





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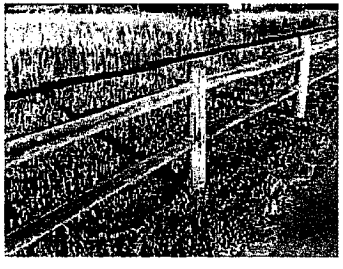

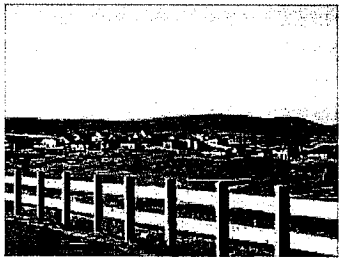

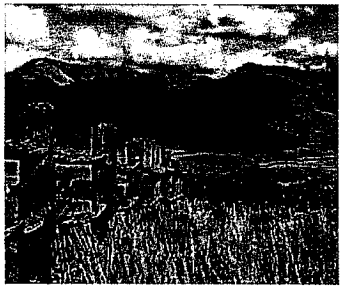

4.3 LANDSCAPE GUIDELINES

4.3.1 General Landscape Character

The overall landscape concept for Hidden Valley is based on the creation of a unified landscape that is sustainable, attractive, and complimentary to the natural and man-made elements within the community. The landscape will create an environment that evokes the rural Utah town and country landscapes commonly associated with this region through the use of specific plant species, arrangements of plants, landscape berms, walls, and other landscape features.

Use of xeriscape principles is encouraged throughout Hidden Valley to promote self-sustaining landscape zones and to reduce water and maintenance requirements. A critical element that integrates xeric principles into the Hidden Valley landscape is the use of native grasses, seen frequently in the valleys of Utah, in conjunction with a limited amount of irrigated turf, which will provide green highlights.

Town and Country Landscape

TOWN: Within core areas of Hidden Valley and its neo-traditional neighborhoods, the landscape utilizes an indigenous plant palette and plants are arranged with a formal structure. Streets are defined by a relatively uniform placement of deciduous shade and ornamental trees, either in tree lawns between the street and the sidewalk, or near the back of the walk. Ornamental shrubs and flowers are planted in defined beds, often in geometric patterns and grouped to provide four season interest.

COUNTRY: Plant materials are grouped in masses and placed to provide interest and create focal points at key locations within the community. Along development edges, major streets and parkways, in open spaces and natural areas, and on properties where there are large landscaped areas, landscape designs will imitate natural patterns, with large informal groupings of trees, shrubs and flowering plants, and sweeps of lawn and ornamental grasses.

Aesthetic considerations for Town and Country landscape plans include:

- **Use of a "Utah Town and Country" theme featuring native and complimentary plant materials**
- **Creation of landscapes with a central focus (courtyard, plaza, square), especially within higher-density neighborhoods in the heart of the mid- and upper valleys**
- **Enhanced landscaping at neighborhood entry areas and public gathering areas**
- **Consideration of sculpture, public art, unique plantings, and water features in key areas**
- **Special lighting, pavement and furnishings in public open spaces**
- **Use of seasonal color in the landscape as focal points**
- **Creation of landscapes that provide interest during all four seasons**

In addition to utilizing traditional Utah Town and Country elements, the landscape concept incorporates several important ideas that are essential to the long term viability of the landscape. These ideas form the basic direction necessary to integrate landscape designs into the natural setting within Hidden Valley:

- **Landscape development will be efficient. That is, it will concentrate resources in those areas receiving the most intense human use, such as parks and recreation facilities. Areas intended primarily for passive or visual amenity will require fewer water and maintenance resources.**
- **Landscape areas will be designed with the objective of reducing long-term water use. Irrigation standards will be directed to gradually weaning plants from watering as they mature, so that water use can be significantly reduced over time.**
- **The landscape will be designed to minimize long-term maintenance for the majority of landscaped areas. This will be achieved by limiting areas of highly irrigated turf, clipped hedges, and ornamental plants to key locations where they can be emphasized.**

4.3.2 Site Considerations

Landscape improvements should minimize the disturbance of existing terrain and vegetation, and should minimize the disturbance of natural drainage patterns when feasible. Landscapes should be considered an extension of living space for the community, and the design of such spaces should coordinate with adjacent building construction and design, extending similar or complimentary materials where feasible, and using creative paving compatible in color and texture to the residence (i.e. brick, concrete, pavers, and treated wood).

The following design elements should be considered by the landscape architect when preparing landscape plans for Hidden Valley:

- **Solar orientation of landscape areas**
- **Separation of functional uses and creation of exterior "rooms"**
- **Clear identification and separation of vehicular and pedestrian traffic; maintaining required sight distances**
- **Reinforcement of the circulation system with plantings**
- **Climatic mitigation of pedestrian spaces and corridors (e.g., wind-row plantings for warming in the winter; canopy trees for sun protection in the summer)**
- **Shelters from traffic noise and hazards**
- **Maximizing long-term ease of maintenance and optimizing water conservation**
- **Compatibility with size and type of existing vegetation onsite or adjacent to the site**

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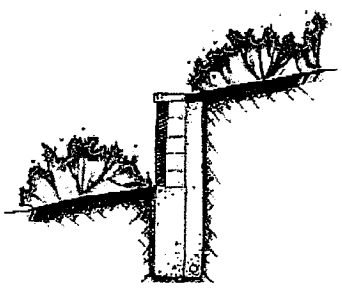


Retaining walls should blend into the landscape, not dominate it.

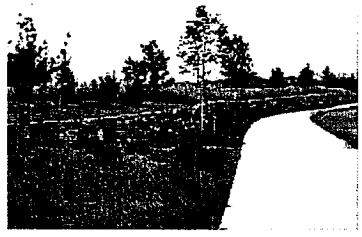
4.3.3 Landscape Grading & Berming

Significant portions of the Hidden Valley community contain steep slopes that must be accommodated in the landscape. The Hidden Valley Master Plan attempts to minimize overlot or mass grading by keeping the areas with the most dramatic topography as open space and trail corridors. However, where there are steep areas in development pods, proper treatment to address slope stability issues will be required. In general, landscapes should be graded to harmonize with the natural lay of the land. Gentle earth mounding and berms are encouraged as techniques that reflect and enhance the natural landscape.

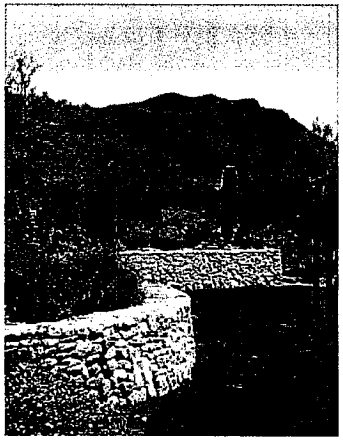
Planting beds shall not exceed a 3:1 slope and shall be 50% covered by plant material at the time of installation. Retaining walls shall be used when 3:1 slopes are otherwise exceeded. In certain circumstances, native turf, sod, and shrubs may also be used in areas where the slope exceeds 3:1, subject to Hidden Valley DRC approval.

Open areas not covered with seed, sod, or plants will be covered by shredded wood or rock mulch and kept free of weeds.

During and subsequent to all site construction, techniques to control site erosion and to protect adjacent properties are mandatory and must conform to City requirements. Control techniques include the use of sedimentation basins, filtration materials, such as straw bales or permeable geotextiles, and slope stabilization fabrics or tacking agents.



4.3.4 Accent Walls & Retaining Walls



4.3.4.1 Walls adjacent to Community Parkways/Collectors, Parks and Open Space

Where retaining walls are required or accent walls are desired to terrace a slope, and the area is visible from the community parkways, collector streets, parks, or open space, walls must be constructed of quality interlocking masonry wall units, at a minimum. Cast concrete walls with a stucco or masonry face are also allowed. Dry-stacked natural or cultured stone walls are preferred. Walls made of landscape timbers or railroad ties are not acceptable. Colors should be soft earth tones from an approved palette, as opposed to a variety of contrasting colors and patterns.

No single wall shall exceed four feet (4') in height unless unique site conditions shall require otherwise. When more than four feet needs to be taken up, a series of walls with planting between the walls is preferred. These tiered walls should be separated by a minimum of four feet (4') to allow for planting of evergreen and deciduous plants. Retaining walls greater than twenty feet (20') in length must have breaks or jogs at regular intervals.

4.3.4.2 Walls within or between Interior Lots

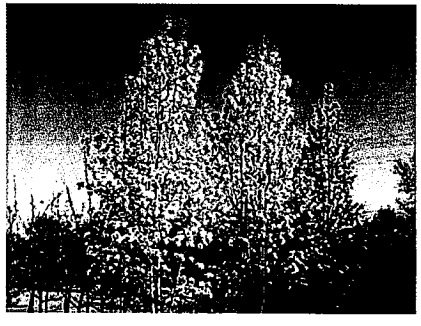
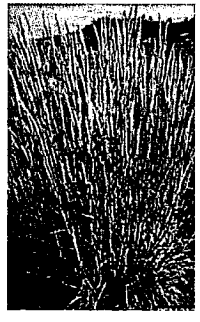
For walls not visible from community parkways, collector streets, parks, or open space, interlocking masonry wall units in grays, tans or browns are the minimum acceptable. Natural stone or cultured stone walls will be considered an upgrade. No walls with high contrast colors or patterns will be allowed. Landscape timber or railroad tie walls are not acceptable.

Samples of proposed walls indicating materials and color(s) must be submitted to the Hidden Valley DRC for approval before construction.

4.3.5 Plant Palette & Material Standards

All plant materials (trees, shrubs, ground cover, grasses, etc.) shall be high-quality nursery stock suitable for the growing conditions found in the Utah Valley bench areas, as applicable. Use of plants from the list of Hidden Valley Approved Plant Materials is encouraged (See Appendix 6.3).

Trees with vigorous, shallow root systems such as willows and cottonwoods are not permitted within ten feet (10') of building foundations, driveways, curbs and utility easements. Care should be used in the placement of trees, in particular, and other plant material so that access and visibility are unhindered along sidewalks, roadways and intersections, and at building entrances and utility easements.

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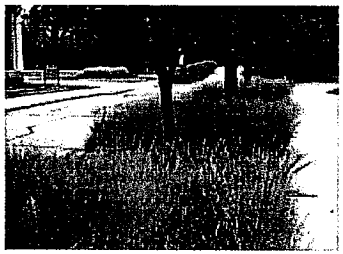
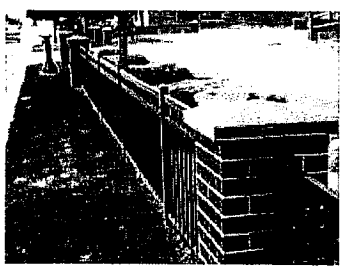
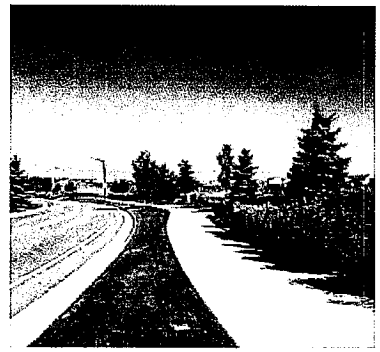




Examples of "mow strips" between fence and street or and alley.

4.3.6 Landscape "Edges"

The transition between areas of distinct uses should be as smooth and continuous as possible, with the goal of "visual compatibility" occurring from publicly-viewed areas to any abutting land use. A graduated transition, featuring enhanced landscape plantings and berms will be required where the residential neighborhoods and commercial developments can be seen from parks, open space, community parkways, and collector streets.



4.3.7 Fencing

The fencing for Hidden Valley is designed to provide a consistent and unified image throughout the community's neighborhoods, reinforcing the Hidden Valley landscape theme while satisfying the functional and privacy needs of residents. Fencing use and materials shall be approved by the Hidden Valley DRC prior to installation and will conform with the following guidelines:

Materials

- Chain link fencing is prohibited, with the only exception that dark color-vinyl coated chain link fencing may be used in a limited fashion around athletic facilities, school sites, and other areas for security.
- In residential areas, wood or plastic varieties of open rail or picket fencing are preferred.
- In commercial areas, architectural metal fencing (ornamental iron or similar) is required in highly visible areas. "Highly visible area" is defined as along private or public open space areas, community parkways and collector streets.

Height Dimensions

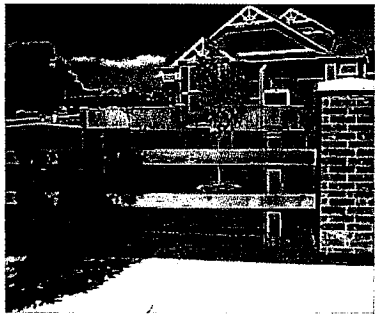
- Fences shall be a maximum of 6 feet tall in residential areas.
- In non-residential areas, fences may be a maximum of 8 feet tall, except as associated with sports facilities.

Buffering and Landscaping

- In areas visible to the public, fencing is encouraged to be buffered with landscaping to ensure an attractive development. Buffering should be accomplished with a mixture of evergreen trees, shrubs, ornamental or deciduous canopy trees, and berms.
- Front yard fencing may be installed in neo-traditional and "cluster home" neighborhoods, with the approval of the Hidden Valley DRC. When used, front yard fences shall be a minimum of 40% open, and no more than 42 inches in height.
- Optional mow strip is allowed between the fence and sidewalk or alley.

4.3.7.1 Residential Fences

A detailed fencing plan will be adopted and enforced through the Hidden Valley CC&Rs for all residential fencing within each neighborhood, will conform to all requirements and guidelines, and shall be approved by the Hidden Valley DRC.



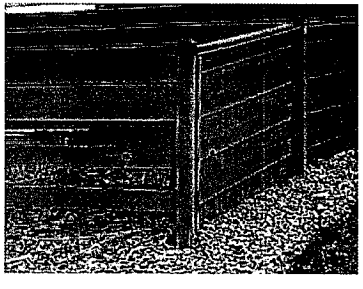
4.3.7.2 Privacy Fences

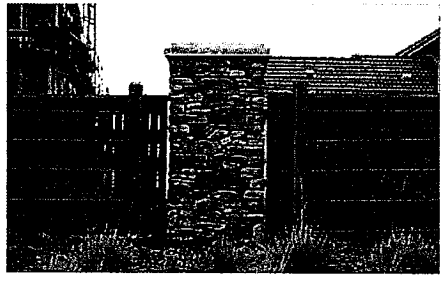
Privacy fences shall not protrude into the front yard areas of any residential lot. Privacy fencing may not start any closer than six feet (6') behind the front corner of the home which is furthest from the street that the home faces.

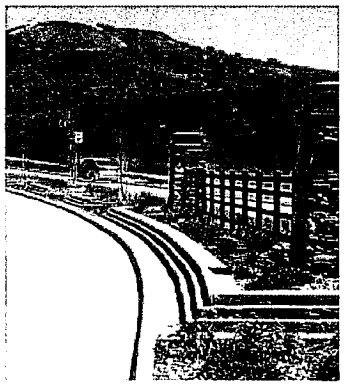
Special privacy fencing rules apply for corner lots and for lots adjacent to any public open space such as a park or trail corridor, parkway road, or community center.

For corner lots, privacy fencing may include a 6-foot fence on the side yard beginning at a point which is 10 feet behind the front corner of the house, extending toward the side property line or sidewalk no more than 3-feet from the sidewalk, then turning parallel to the side property line until the fence meets the rear property line. This 45° angle will not create front yard fencing for the home behind the corner-lot home.

Privacy fencing on corner lots is subject to "Line of Sight" regulations implemented by Eagle Mountain City.







4.3.7.3 Alley Fences

Alley fencing is defined as the fencing enclosing all of the sides of the back and side yards between the alley and the residential structure.

Fences that parallel an alley shall be set back a minimum of two feet (2') behind the back of the alley curb.
Alley fencing is not required if the fence is set back a minimum of eleven feet (11') from the back of the alley curb; in such situations, six-foot (6') privacy fencing will be allowed.

Alley fencing for corner lots must comply with the City's "Line of Sight" ordinance.

4.3.7.4 Residential Areas of Limited Fences

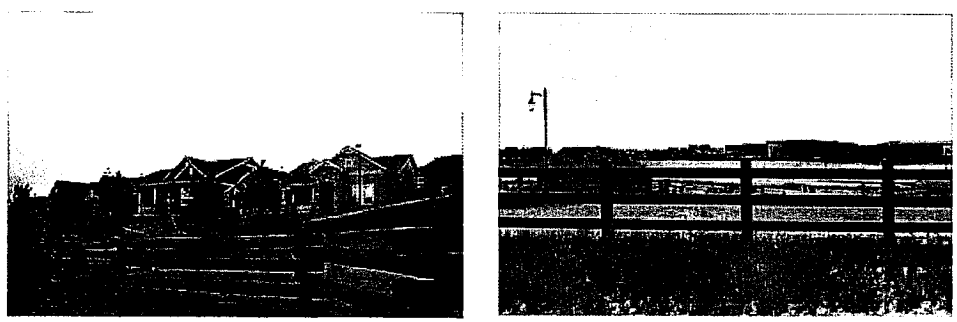
In some areas, the Hidden Valley Master Plan minimizes or limits fencing all together. Homes that are clustered or constructed adjacent to common open areas or in "garden courts" may have fencing limited to a private courtyard or patio area directly adjacent to the building. Common areas shall not be fenced.

4.3.7.5 Commercial Fences

Commercial fencing shall conform to the fencing guidelines of its respective neighborhood design and the Hidden Valley CC&Rs. "Highly visible area" is defined as along private or public open space areas, community parkway or collector streets.

4.3.7.6 Fences along Parkways and Open Spaces

Open rail fencing shall be used where residential lots abut trail corridors, parks and open space, community parkways and collector streets.



Open rail fencing may have pet mesh (hogwire) attached to the inside, but should otherwise remain visually open

4.3.8 Irrigation and Water Use

Automatic irrigation systems are required for all landscapes. It is recommended that homeowners create a complete landscape irrigation plan for their lot, preferably designed by a landscape irrigation specialist. All systems shall be designed to minimize overspray and water waste. The use of drip irrigation systems is encouraged to reduce water usage and evaporation.

4.3.8.1 Spray irrigation

A spray irrigation system is recommended for turf and lawn areas.

4.3.8.2 Drip irrigation

Drip irrigation is recommended to water annual and perennial flower beds, shrubs and trees.

4.3.9 Mulch and Landscape Edging

Weed barrier in areas with wood mulch is encouraged. A 3- to 4-inch depth of mulch is typically suitable to prevent most weed growth. An approved pre-emergent herbicide must be applied prior to all mulch applications.

Acceptable mulches are:

- **Crushed gravel (+1 inch), river rock, or river cobble, in the tan, brown and gray color range**
- **Sandstone quarry tailings**
- **Wood mulch (pine/fir and other regionally produced products is preferred)**
- **No white, black, pink, red, green or other artificially-colored rock or dyed wood mulch is allowed**

4.3.10 Xeriscaping

Xeriscape principles, including the appropriate selection of plants, amending the soil, mulching landscape planting beds, the use of semi-irrigated "native" turf, and drip irrigation shall be utilized where practical.

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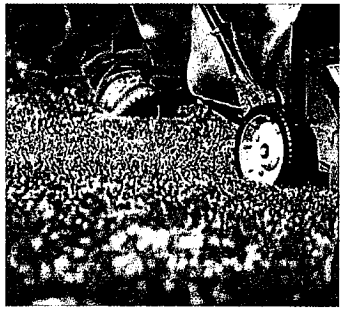
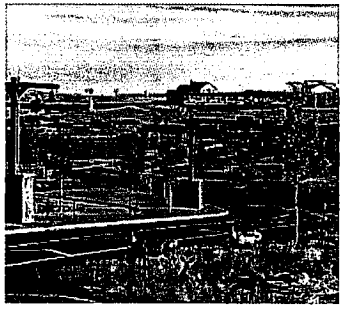




4.3.11 Landscape Maintenance

Well-maintained landscapes are critical to the overall image and appearance of the Hidden Valley community. However, maintenance practices need not negatively impact the environment or budget. The following landscape maintenance principles should be followed:

- **Limit the use of pesticides and fertilizers to the minimum required to establish and sustain plants.**
- **Reduce the need for mowing by minimizing the amount of turf grass used in landscapes to areas that receive the heaviest use.**
- **The Hidden Valley Homeowners' Association shall maintain trees, lawns, sidewalks, and plantings along Hidden Valley Parkway, Mid-Valley Parkway and all other community parkways, and for common open space, parks and trailheads throughout the development. Maintenance of all other landscape areas is the responsibility of the adjacent property owner unless special arrangements are made with the Hidden Valley Homeowners' Association.**

Homeowners must maintain their entire lot on a regular basis, including lawn cutting, tree and shrub pruning, removal of weeds and dead plant material, and general removal of trash and debris.

4.3.11.1 Snow Removal

Residents shall be responsible for snow removal and snow storage on single-family detached residential lots. The Hidden Valley Homeowners' Association, or appropriate sub-association, shall be responsible for snow removal and snow storage on each single-family attached and multifamily residential lot. Pushing snow into the street or street medians is not permitted.

4.3.12 Community Landscapes

An overall landscape plan that carries a consistent design and theme throughout the entire Hidden Valley Master Plan will be adopted and enforced by the Hidden Valley DRC.

4.3.12.1 Community Entries

All community and neighborhood entries will be required to incorporate distinctive landscape areas at entries, roundabouts and intersections. These community and neighborhood entries shall be of a consistent design throughout Hidden Valley and shall follow the community landscape designs approved by the Hidden Valley DRC. Plant species shall consist of specimens having a high degree of visual interest during all seasons. At neighborhood entrances, a planting bed with a mixture of shrubs, ornamental trees, flowers and/or groundcovers shall be planted.

4.3.12.2 Streetscapes

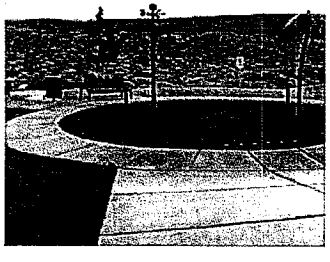
Streetscapes shall have a consistent design throughout the community.

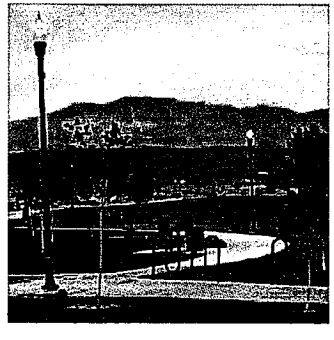
The landscape along Hidden Valley Parkway and the Mid-Valley Parkway is inspired by the vegetation and land forms of the native hillsides that surround the community. Gentle earth mounding and native plant materials should be used along the parkways to transition and screen abutting neighborhoods. Native junipers shall be planted in sparsely located groves so as not to block views and to keep the natural planting concept intact.

Trees along residential streets shall be selected for a mature size that is compatible with the width of the adjacent street and on the Approved Plant List (See Appendix 6.3).

4.3.12.3 Parks

Parks and site furnishings, including picnic shelters and park benches, shall be designed in a consistent fashion, so as to provide continuity throughout the Hidden Valley community. All site furnishings and street furniture should be constructed of high-quality materials and installed by the developer.





4.3.12.4 Open Space and Trails

The large open spaces surrounding Hidden Valley are key components defining the landscape character of the Hidden Valley community. Generally, open space should be left in its native condition, preserving the rugged natural environment.

The development of recreational trail corridors with viewing platforms and/or resting areas with shade structures consistent with the Hidden Valley Master Plan will allow the native open space to be used as a recreational amenity. Trailheads shall be constructed to provide access to the open space from all parks and neighborhoods that are adjacent to open space.

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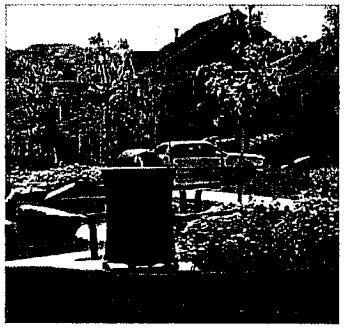

4.3.13 Residential Landscapes

Production builders are required to provide front yard landscapes for all residences to insure a quality streetscape.

Front and rear yard landscaping shall be in accordance with the Hidden Valley CC&Rs and the CC&Rs of the applicable development. All residential parcels are required to have a basic landscape package installed by the owner and/or builder. This landscape will define the edges of neighborhoods, the streetscapes within them, and become the base planting for the overall development parcel.

Production builders are required to provide front yard landscapes for all residences to insure a quality streetscape.

The front yard of a lot is defined as the area of the lot beginning at the back of the curb on any adjacent street or roadway to a distance at least to the rear most part of the residence and/or privacy fencing from such street or roadway.

In single-family detached neighborhoods, a list of appropriate plant materials (See Appendix 6.3) shall be provided to homeowners to install additional plantings that are complementary to the plantings installed by the developer or builder in common landscaped areas.

Landscaping, executed in accordance with a previously approved landscape plan, shall be completed no later than one hundred twenty (120) calendar days following the completion of construction of any dwelling on any lot, or the occupancy of such dwelling, whichever occurs first. If completion of construction or occupancy occurs during winter months (October - March), landscaping must be completed by the next July 1st to occur.

All front yards and, in some cases, other areas shall be landscaped in accordance with plans approved by the Hidden Valley DRC and thereafter properly maintained.

The following requirements apply to all residential landscapes:

- **Production builders are required to provide a front yard landscape and shall submit a typical landscape plan for review.**
- **The developer, builder or homeowner shall select plant materials from the approved plant list (See Appendix 6.3).**
- **Corner lot sightlines shall not have any year-round plant material exceeding 30 inches (30") in height at mature growth. Deciduous trees planted within sightlines shall be pruned up to a minimum of five feet (5') from grade.**
- **Irrigation systems for lawns and planting beds shall be required.**
- **Drought tolerant turf grass species such as improved fescues or buffalo grass are strongly encouraged.**
- **Street Trees:**
  - Each lot shall have a minimum requirement of one (1) street tree per lot to be planted in the tree lawn/park strip (or just behind the walk if no tree lawn/park strip). Lots shall meet the following street tree requirement, according to lot size:
    Over 5,000 square feet 2 Street Trees
    Over 10,000 square feet 3 Street Trees

Over 15,000 square feet 4 Street Trees
Over 20,000 square feet 5 Street Trees

Corner lots shall have a minimum of 3 street trees; lots that exceed 5,000 square feet shall plant one (1) tree per additional 40 feet of combined street frontage.

- When planted, all street trees shall be 2" caliper or greater (as measured 8" from the root ball).

- **Planting coverage:**
  - Front yards shall have a maximum turf coverage of 80 percent.
  - Corner lots may have up to 75 percent turf coverage
  - Planting beds shall be 50 percent covered by plant material at the time of installation. Seasonal flowers shall qualify as cover.
  - Planting beds shall include the two feet adjacent to the foundation of each home. Turf shall not be installed up to the foundation of the home.
  - Open areas not covered with plants shall be covered with wood or rock mulch.
  - No marble chips, volcanic rock, or high-contrast stone patterns shall be used.
- **Soil Amendment:**
  - The addition of soil amendments to existing soil is required. A typical specification for soil amendments includes three (3) cubic yards of amendment per 1,000 square feet of area.
  - Builders and owners should contact local nurseries for specific recommendations.
  - A site specific horticultural solids test can provide specific soils information.

4.3.13.1 Pests and Plant Diseases

All lots shall be kept free from any plant materials infected with noxious insects or plant diseases which in the opinion of the Hidden Valley DRC are likely to spread to other property. The provisions of this section apply to all dwellings built on any lot whether sold or unsold. The builder or such other original property owner will be held responsible for the completion of landscaping within the time limit specified herein. Violation of the requirements specified herein will be subject to a daily fine as determined by the Hidden Valley DRC, calculated from the due date of completion, as specified herein, to the actual date of completion.

4.3.13.2 Shared Common Areas

Shared common areas in cluster developments, single-family attached and multifamily neighborhoods shall be installed by the builder/owner according to Hidden Valley DRC-approved landscape plans. These areas should be installed at the time of the first Certificate of Occupancy of a residence inside any such development.

4.3.13.3 Storage Sheds

Storage sheds shall be allowed in the rear yards of single-family detached and attached homes where a private back yard is provided. Such sheds should be integrated into the landscape and match the color palette of the primary residence with which they are associated. Sheds shall not extend more than 30 inches above the top of the privacy fence.

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4.3.13.4 Mailboxes

Mailboxes for single-family residences shall consist of either a single box or two boxes grouped together, subject to a design review by the Hidden Valley DRC. Individual neighborhoods are allowed only one style per neighborhood. Grouped mailboxes that accommodate a maximum of nine mail slots shall be considered. All single-family residence mailboxes must be U.S. Postal Service approved.

Mail delivery in the multi-family neighborhoods of Hidden Valley shall be made to grouped mail box units supplied by the U.S. Postal Service. No individual mail boxes shall be permitted in multi-family neighborhoods. Clustering of mail box units is encouraged and placement should be sensitive in order to minimize the impacts to automobile circulation and the overall streetscape. Mailbox shelters are encouraged and shall be constructed in accordance with the approved design for each neighborhood.

4.3.13.5 Play Equipment

Play equipment will be allowed in private back yards and designated recreational areas in single-family attached and multifamily developments, but is subject to approval by the Hidden Valley DRC. To minimize the visual impact of such equipment, every effort should be taken to screen the play equipment from view of adjacent public areas and streets.

4.3.13.6 Satellite Dishes

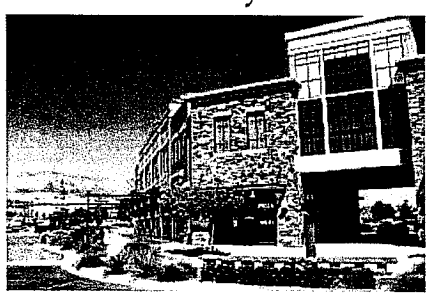
The installation and placement of satellite dishes shall be permitted in locations approved by the Hidden Valley DRC. Care should be taken to screen or otherwise minimize the visual impact of such features on neighbors and the community.

4.3.14 Commercial/Public/Community Building Landscapes

4.3.14.1 Building Perimeter Landscape

All commercial developments facing public streets, transportation corridors, public open space, entrance doors or residential neighborhoods shall provide perimeter-building landscaping.

- **Provide one tree equivalent for each 40 linear feet of elevation (building face) length.**
- **Landscaping shall be planted within 20 feet of the building (unless prevented so by loading docks).**
- **Such building landscaping shall be installed in plant beds, raised planters or plant vaults covered by tree grates.**
- **Plant beds shall be a minimum of ten feet wide, planters a minimum of six feet wide, and tree grates four feet by four feet.**

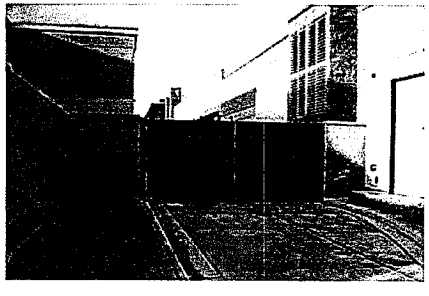


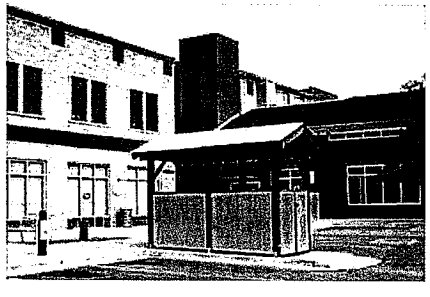
4.3.14.2 Landscape Screening / Buffers

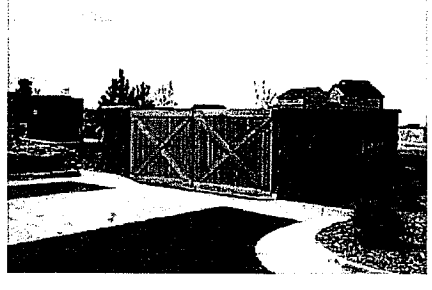
Along parkways, where parking areas are located between the street and a commercial or public building, these parking areas must be screened from view. Where screening is not accomplished by an architectural element, a 2 ½ to 3-foot high earth berm with maximum 4:1 slope, in combination with shrubs and street trees, is required. At least 50% of the shrubs shall be flowering deciduous species.

4.3.14.3 Trash Receptacles and Enclosures

Trash receptacles should be fully enclosed by wood or decorative masonry walls consistent with project architecture and equipped with solid metal or wood gates. Enclosures should be softened with landscaping on their most visible sides. Recommended locations include parking courts or at the end of parking bays. Locations should be conveniently accessible for trash collection and maintenance.







4.4 Signage and Wayfinding Guidelines

These signage guidelines are intended to create a strong image and reduce visual clutter, while allowing for signs that inform occupants, residents and visitors of the various amenities, services and products, and regulations within the Hidden Valley community.

The size, placement and design details of all signs are considered to be an integral part of the site development approval process. An overall signage package which includes all signs on the site or building exterior is required for each development site. All exterior signs and graphic systems are to be designed so that they are compatible with the character of Hidden Valley.

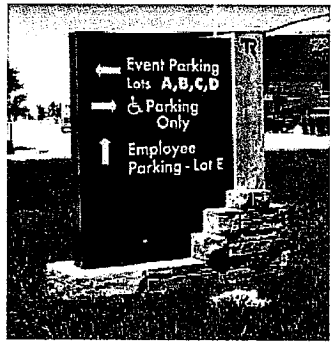
Signage proposals will be reviewed for appropriateness within the content of the proposed application. Adherence to the following minimum or maximum parameters does not necessarily assure Hidden Valley DRC approval. The Hidden Valley DRC reserves the right, at its sole discretion, as long as such waiver is not arbitrary and capricious, to waive any of the provisions outlined in the Guidelines at any particular time.

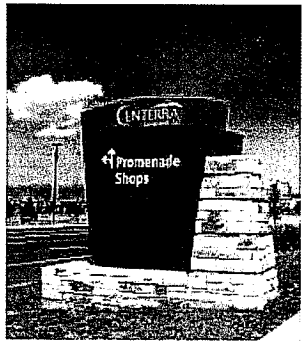
4.4.1 Regulations Applicable to All Signs

All proposed plans for signs, including details of design, materials, location, size, height, color, and lighting, must be approved in writing by the Hidden Valley DRC prior to obtaining a sign permit from the City and/or construction or installation of the sign.

4.4.2 Sign Area Calculation and Setbacks

Sign areas and setback locations are required to be in compliance with the City standards.





4.4.3 Prohibited Signs

The following signs are prohibited unless specifically approved in writing by the Hidden Valley DRC on a case-by-case basis:

- Animated, moving, rotating, or sound-emitting signs
- Billboards signs painted on building exteriors; signs in trees; signs on utility poles, traffic signs, traffic devices; or signs in the public right of way
- Signs affixed to or installed on benches, fences, recreation amenities, or trailhead structures, with the exception of wayfinding signage
- Formed plastic or injection-molded plastic signs
- Hand-lettered signs executed in the field
- Paper or cardboard signs attached to or temporarily placed within the windows of buildings and/or affixed to the exterior or interior of doors
- Plastic-faced sign cabinets with illuminated backgrounds, with the exception of convenience stores
- Portable signs which are not permanently affixed to any structure on the site or permanently mounted to the ground
- Roof-mounted signs or signs which project above the highest point of the roof line of the fascia of the building
- Signs attached to a building which project perpendicular a distance of more than 18 inches from the building
- Signs attached parallel to the wall of a building but mounted more than 18 inches from the wall
- Signs mounted, attached or painted on motor vehicles, trailers or boats when used as business advertising signs on or near the business premises

4.4.4 Construction and Installation Requirements

- Exposed conduits, raceways, ballast boxes, or transformers will not be allowed.
- No labels will be permitted on surfaces, except those required by ordinances. Where necessary, labels will be placed in inconspicuous locations.
- All metal surfaces shall be uniform and free from dents, warps and other defects. Painted surfaces shall be free of particles, drips and runs.
- Exposed screws, rivets or other fastening devices shall be flush with the surrounding surface and finished as to be unnoticeable.

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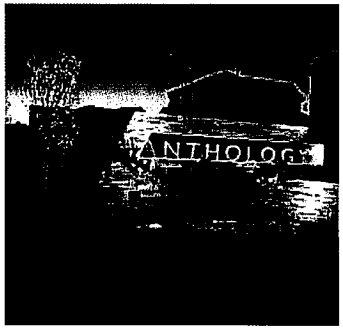
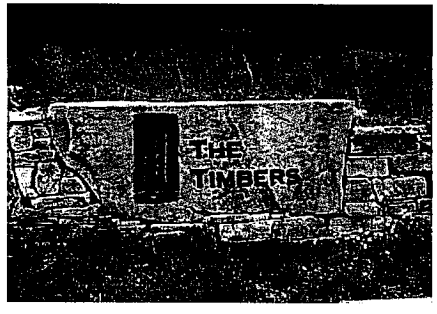


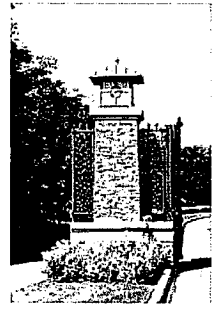
4.4.5 Community Entry Monuments and Neighborhood Entry Markers

Monumentation shall be located along Pony Express Parkway at the entries to Hidden Valley, announcing entrance to Hidden Valley. The community entry monumentation shall be substantial in size and of a consistent size and design as submitted by each developer builder and approved by the Hidden Valley DRC.

Individual neighborhoods located within Hidden Valley will be identified through the use of smaller, neighborhood markers of a consistent design that complements the community entry monumentation.

Project signage and monumentation will be installed in compliance with plans, agreements, City regulations, and as approved by the Hidden Valley DRC.



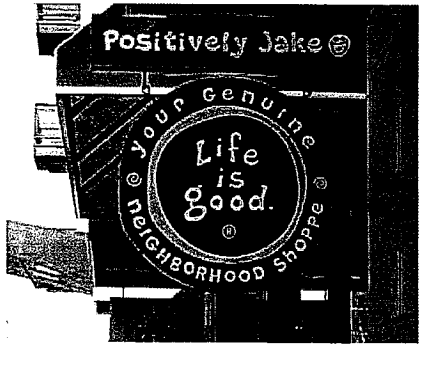


4.4.6 Commercial Signs

All signs shall be architecturally integrated with their surroundings in terms of size, shape, color texture, and lighting so that they are complementary to the overall design of the buildings. Signs should reflect the character of the building, its use and the immediate context of the building, as well as the overall character of Hidden Valley.

Commercial signs should comply with the following guidelines:

- **Signs should be designed with the purpose of promoting retail and street activity, while enhancing the pedestrian experience, and should be limited in number to the fewest number necessary to clearly identify the businesses located within.**
- **Architectural features should be considered when determining the size of a sign.**
- **Signs will not be allowed to cover or obscure architectural features.**
- **Signs must comply with City regulations.**



4.4.7 Real Estate Signs

Real estate signs are not allowed in the tree lawn/parkstrip area between the curb and sidewalk. These signs shall be located on the lot or in the front yard.

4.4.7.1 Vacant Land "For Sale/Lease"

Permissible sign elements are:

- **One ground-mounted sign is allowed per direct street frontage.**
- **The maximum allowable size is 3'-0" x 6'-0" and 4'-0" above grade (single or double-faced).**
- **Permitted sign content includes:**
  - Sales Entity name and/or logo (logo may not exceed 2'-0" x 3'-0", name may not exceed 6-inch letters)
  - Site Available (may not exceed 5-inch letters)
  - Contact Name (may not exceed 3-inch letters)
  - Telephone Number (may not exceed 5-inch letters)

4.4.7.2 Commercial/Retail "For Sale/Lease"

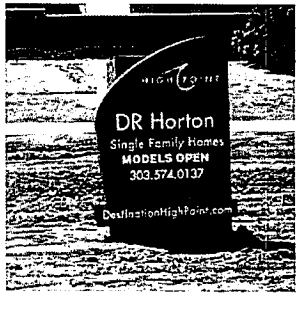
Permissible sign elements are:

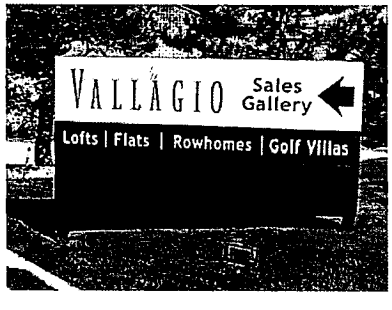
- **One ground-mounted sign is allowed per direct street frontage.**
- **The maximum allowable size is 2'-6" x 6'-0" and 3'-6" above grade (single or double-faced).**
- **Permitted sign content includes:**
  - Sales Entity name and/or logo (logo may not exceed 1'-6" x 2'-0", name may not exceed 4-inch letters)
  - Site Available (may not exceed 5-inch letters)
  - Contact Name (may not exceed 3-inch letters)
  - Telephone Number (may not exceed 4-inch letters)
  - Sign may only be used when building occupancy is less than 90%.

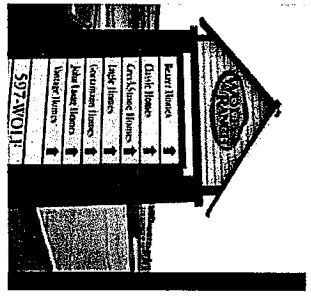
4.4.7.3 Loft Units "For Sale/Lease"

Permissible sign elements are:

- **One window-mounted temporary sign advertising individual loft unit property for sale or lease.**
- **The maximum allowable size is 4 square feet.**
- **Permitted sign content includes:**
  - Sales Entity name and/or logo (logo may not exceed 1'-6" x 1'-6", name may not exceed 4-inch letters)
  - Site Available (may not exceed 5-inch letters)
  - Contact Name (may not exceed 3-inch letters)
  - Telephone Number (may not exceed 4-inch letters)





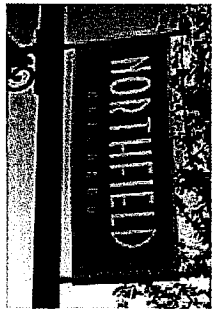


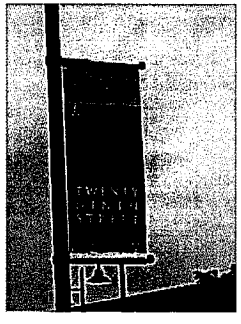
4.4.8 Project Information Signs

Project information signs include construction signs, and signs and banners announcing special events of interest to the community. The design of these signs should be compatible with other Hidden Valley signage and is subject to Hidden Valley DRC approval.

4.4.8.1 Special Event Signs and Banners

- **A banner or another approved concept with number and size as approved by the Hidden Valley DRC.**
- **When a banner is ground-mounted, it shall not be higher than 22 feet above grade.**
- **When a banner is building-mounted, it shall be below parapet.**
- **Banners shall be used for retail/commercial developments only, installed up to a 90-day period for initial opening of the development.**





4.4.8.2 Construction Signs

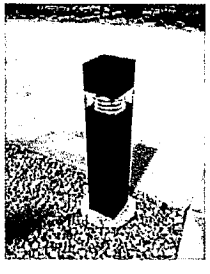
- **One temporary construction sign, not to exceed 24 square feet, shall be permitted on each construction site.**
- **The sign may be free standing or affixed to the construction trailer, but in all cases shall be located within the construction property boundary.**
- **In order to facilitate the delivery of construction materials, the construction sign should be visible from the adjacent right-of-ways.**
- **All construction signs must be approved by the Hidden Valley DRC prior to installation.**
- **The removal of construction signs shall be required prior to the issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy.**

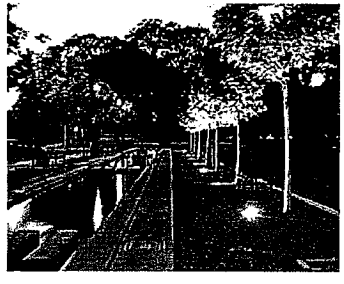
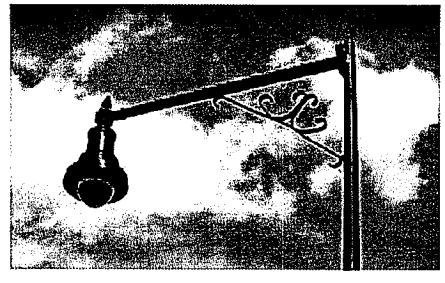
4.5 Lighting Guidelines

Lighting provides a welcome dusk and nighttime atmosphere where entrances, destination points and features are highlighted. Outdoor gathering areas are inviting and travelled pathways are lighted to provide guidance and safety. The goal of the roadway lighting system is to provide low-glare lighting that provides excellent visibility for conflict zones like pedestrian crossings, parking lot entries and roadway intersections. The Guidelines establish sensitive lighting methods/styles that limit light encroachment onto adjacent property and light pollution.

A consistent selection of lighting fixtures shall be followed throughout Hidden Valley, and coordinated throughout the various neighborhoods to ensure a long-lasting quality, low-maintenance amenity. Lighting for the paths and trails (where used) will incorporate uniform wayfinding navigational lighting. The lighting must be safe and should make the user aware of hazards that may be present, such as pavement or grade changes or obstacles on the path. Walkways, paths and trails are lighted with varying light intensities and methods. This technique creates a greater depth to the entire community and forms a unifying feature between different neighborhoods.

Parking lot lighting will provide low-glare, uniform lighting to ensure a secure parking environment. The lighting will be designed as a transitional element that leads to commercial or residential areas, and will be compatible in design with the surrounding structures.



4.5.1 Sports field lighting

Guidelines for lighting sports fields include the following:

- **Sports field lighting is prohibited in residential areas**
- **External floodlights should be equipped with both internal and external shielding**
- **Aiming angles above 60 degrees from vertical is not allowed**
- **Field lighting shall be controlled such that when fields are not in use, the lighting equipment is turned off. In no case shall sports field lighting be on after 11 p.m.**

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- 4.5.1 Sports Field Lighting
- 4.5.2 "Night Sky" Preservation

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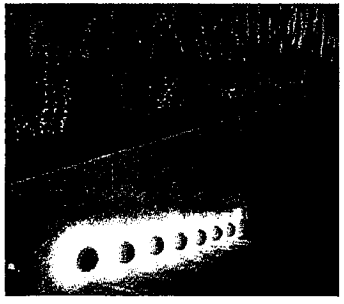


Creative use of indirect lighting can provide abundant light for security and wayfinding without polluting the darkness of the night sky.

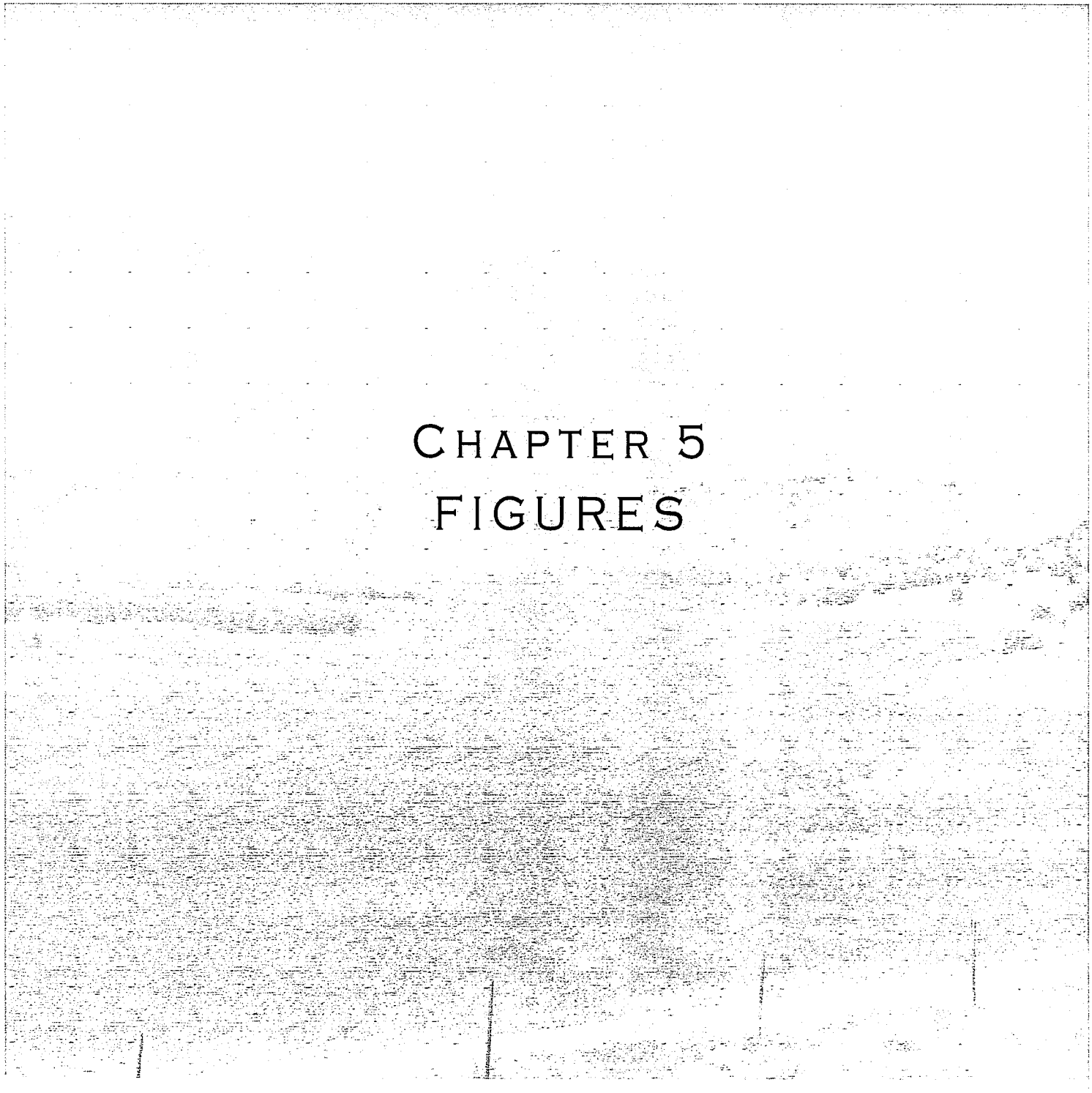
4.5.2 "Night Sky" Preservation

Environmentally sensitive lighting minimizes light encroachment and light pollution, and uses minimal energy through lighting equipment selection and operation. Light pollution is uncontrolled light that travels into the atmosphere, creating "sky glow." Unshielded luminaires and excessively high lighting levels cause light pollution and should be avoided.

The key to quality exterior lighting is to place light only where it is needed, without causing glare. By not wasting light, smaller lamp wattages can be utilized to achieve superior effects. The most important result is improved visibility. Another benefit is reduced energy usage and improved maintenance. Design criteria include lighting levels, uniformity and brightness balance, as well as recommendations for reducing glare, light trespass and light pollution.

The following guidelines preserve the night sky:

- **Use low wattage, shielded luminaires that are properly located and aimed**
- **High wattage luminaires with poor shielding are not permitted**
- **Excessive light levels with high amounts of reflected light are not permitted**
- **No lights shall negatively impact sensitive natural areas**



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HIDDEN VALLEY

Master Development Plan

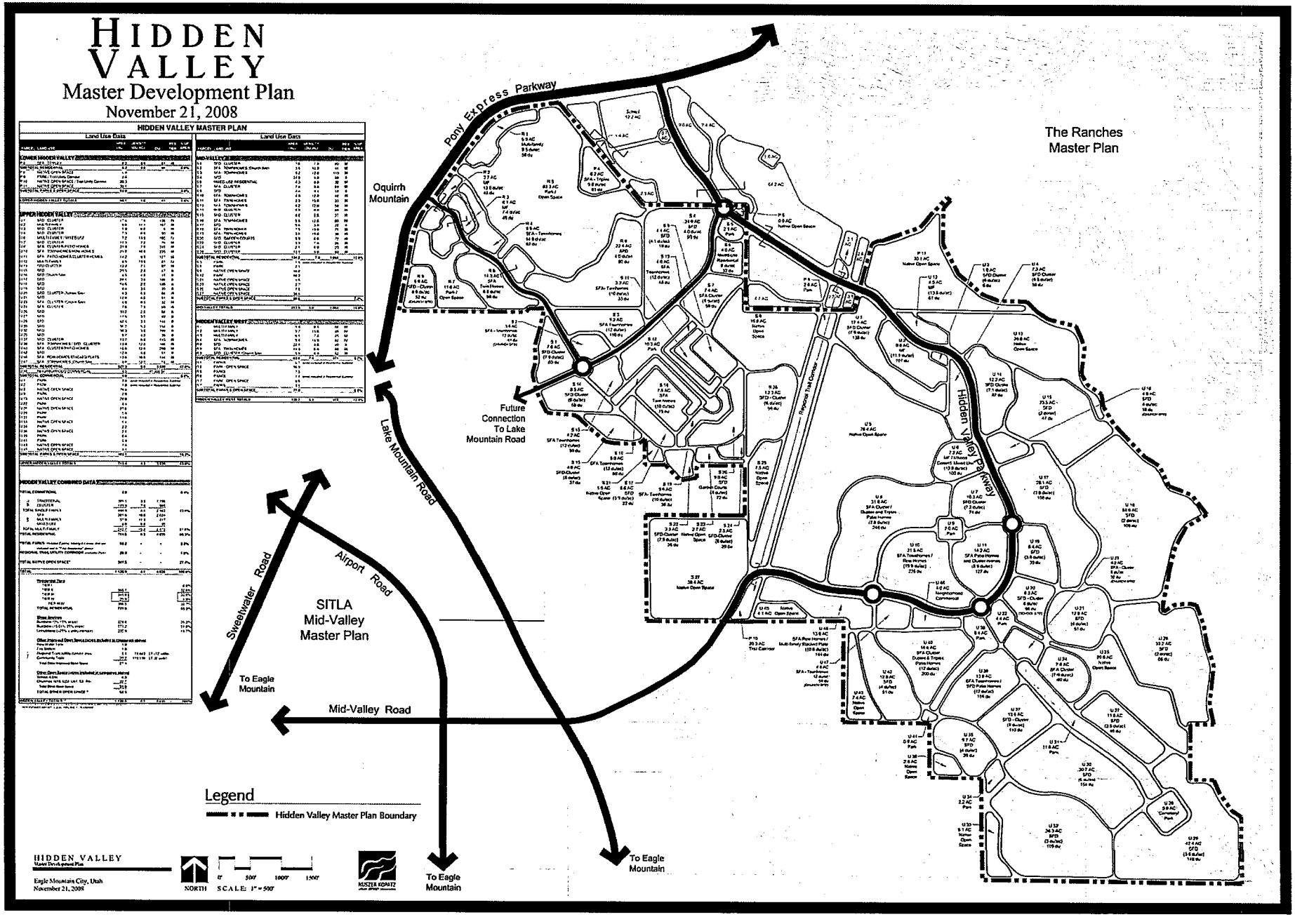
November 21, 2008

HIDDEN VALLEY MASTER PLAN

Land Use Data

Land Use Data

HIDDEN VALLEY COMBINED DATA



Legend

Hidden Valley Master Plan Boundary

HIDDEN VALLEY
Master Development Plan

Eagle Mountain City, Utah
November 21, 2008

NORTH SCALE: 1" = 500'

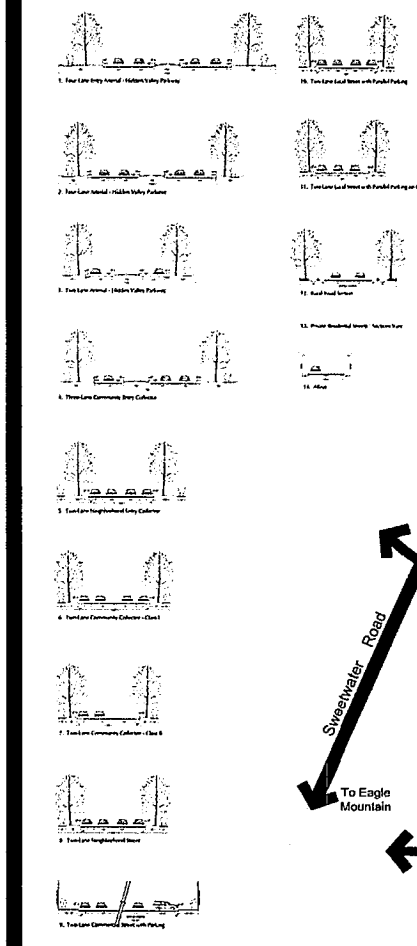
0' 500' 1000' 1500'

MUSTER ROBATZ

HIDDEN VALLEY

Roadway Hierarchy Plan

November 21, 2008



1. Four-Lane Entry Arterial (At intersection with Pony Express Parkway)
9. Two-Lane Commercial Street with Parking (may occur inside this parcel)
4. Three-Lane Entry Collector (At intersection with Pony Express Pkwy.)
Pony Express Parkway
Oquirrh Mountain
The Ranches Master Plan
2. Four-Lane Arterial (Section determined by traffic count)
6. Two-Lane Community Collector Class I
Future Connection To Lake Mountain Road
3. Two-Lane Arterial (Section determined by traffic count)
12. Rural Road Section (may occur here & in other larger lot areas)
Hidden Valley Parkway
Lake Mountain Road
Sweetwater Road
Airport Road
SITLA Mid-Valley Master Plan
6. / 7. Two-Lane Community Collector - Class I or II (Section determined by traffic count and adjacent land use)
5. & 8. Two-Lane Neighborhood Road and Two-Lane Neighborhood Street (occur where warranted, between residential parcels throughout)
To Eagle Mountain
Mid-Valley Road
3. Two-Lane Arterial (Section determined by traffic count)
9. Two-Lane Commercial Street with Parking (may occur here)
10. & 11. Two-Lane Local Streets (occur in residential neighborhoods)
13. Private Residential Streets (may occur in condo/apt. neighborhoods)
14. Alleys (occur in alley-loaded neighborhoods)
To Eagle Mountain
To Eagle Mountain

Legend

Hidden Valley Master Plan Boundary

HIDDEN VALLEY

Eagle Mountain City, Utah
November 21, 2008

NORTH SCALE: 1" = 500'

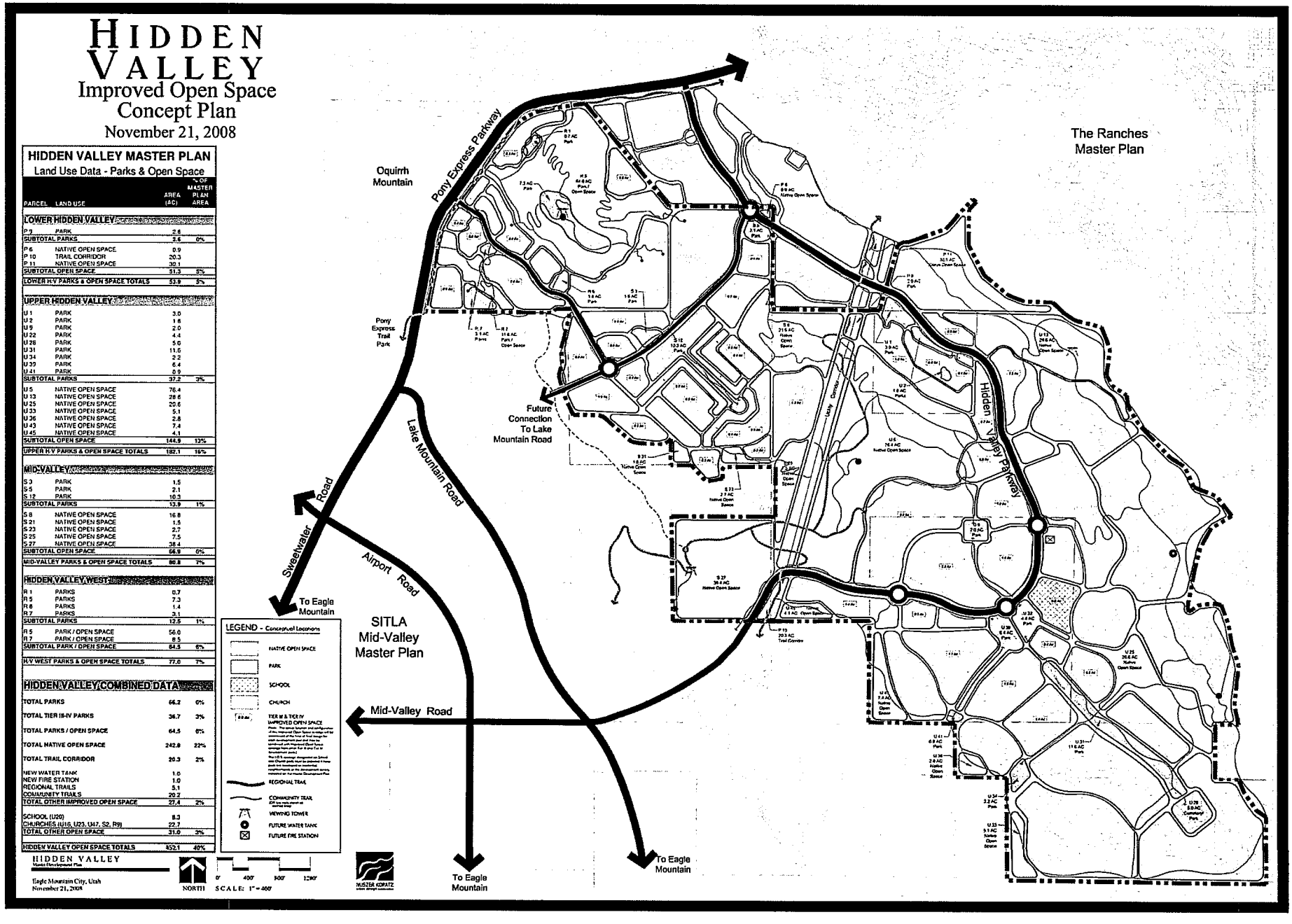
0' 500' 1000' 1500'

MUSTER HOYATT

HIDDEN VALLEY
Improved Open Space Concept Plan
November 21, 2008

HIDDEN VALLEY MASTER PLAN
Land Use Data - Parks & Open Space

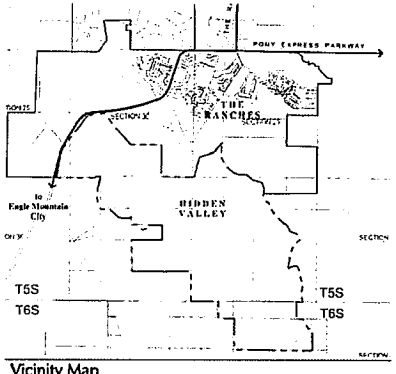
PARCEL	LAND USE	AREA (AC)	% OF MASTER PLAN AREA
LOWER HIDDEN VALLEY			
P 9	PARK	2.6	
SUBTOTAL PARKS		3.6	0%
P 6	NATIVE OPEN SPACE	0.9	
P 10	TRAIL CORRIDOR	20.3	
P 11	NATIVE OPEN SPACE	30.1	
SUBTOTAL OPEN SPACE		51.3	5%
LOWER H.V PARKS & OPEN SPACE TOTALS		53.9	5%
UPPER HIDDEN VALLEY			
U 1	PARK	3.0	
U 2	PARK	1.8	
U 9	PARK	2.0	
U 22	PARK	4.4	
U 28	PARK	5.0	
U 31	PARK	11.6	
U 34	PARK	2.2	
U 39	PARK	6.4	
U 41	PARK	0.9	
SUBTOTAL PARKS		37.2	3%
U 5	NATIVE OPEN SPACE	76.4	
U 13	NATIVE OPEN SPACE	28.6	
U 25	NATIVE OPEN SPACE	20.6	
U 33	NATIVE OPEN SPACE	5.1	
U 36	NATIVE OPEN SPACE	2.8	
U 43	NATIVE OPEN SPACE	7.4	
U 45	NATIVE OPEN SPACE	4.1	
SUBTOTAL OPEN SPACE		144.9	13%
UPPER H.V PARKS & OPEN SPACE TOTALS		182.1	16%
MID-VALLEY			
S 3	PARK	1.5	
S 5	PARK	2.1	
S 12	PARK	10.3	
SUBTOTAL PARKS		13.9	1%
S 8	NATIVE OPEN SPACE	16.8	
S 21	NATIVE OPEN SPACE	1.5	
S 23	NATIVE OPEN SPACE	2.7	
S 25	NATIVE OPEN SPACE	7.5	
S 27	NATIVE OPEN SPACE	38.4	
SUBTOTAL OPEN SPACE		66.9	6%
MID-VALLEY PARKS & OPEN SPACE TOTALS		80.8	7%
HIDDEN VALLEY WEST			
R 1	PARKS	0.7	
R 5	PARKS	7.3	
R 6	PARKS	1.4	
R 7	PARKS	3.1	
SUBTOTAL PARKS		12.5	1%
R 5	PARK / OPEN SPACE	56.0	
R 7	PARK / OPEN SPACE	8.5	
SUBTOTAL PARK / OPEN SPACE		64.5	6%
H.V WEST PARKS & OPEN SPACE TOTALS		77.0	7%
HIDDEN VALLEY COMBINED DATA			
TOTAL PARKS		66.2	6%
TOTAL TIER III-IV PARKS		36.7	3%
TOTAL PARKS / OPEN SPACE		64.5	6%
TOTAL NATIVE OPEN SPACE		242.8	22%
TOTAL TRAIL CORRIDOR		20.3	2%
NEW WATER TANK		1.0	
NEW FIRE STATION		1.0	
REGIONAL TRAILS		5.1	
COMMUNITY TRAILS		20.2	
TOTAL OTHER IMPROVED OPEN SPACE		27.4	2%
SCHOOL (U20)		8.3	
CHURCHES (U16, U23, U47, S2, R9)		22.7	
TOTAL OTHER OPEN SPACE		31.0	3%
HIDDEN VALLEY OPEN SPACE TOTALS		452.1	40%



HIDDEN VALLEY

Slope Analysis Plan

November 21, 2008



Vicinity Map

Land Use Data

RESIDENTIAL	731.6 Ac.
SCHOOLS	8.3 Ac.
PARKS	66.2 Ac.
TRAIL/UTILITY CORRIDOR	20.3 Ac.
NATIVE OPEN SPACE	307.3 Ac.
TOTAL PARKS & O.S.**	393.8 Ac.
TOTAL SITE ACREAGE	1,120.9 Ac.

**Does not include neighborhood parks to be built within individual development areas

Area of Parks & O. S. on less than 15% slope	174.1 Ac.*	(46.6%)
Area of Parks & O. S. on 15% - 25% slope	66.5 Ac.*	(17.8%)
Area of Parks & O. S. on greater than 25% slope	132.9 Ac.*	(35.6%)

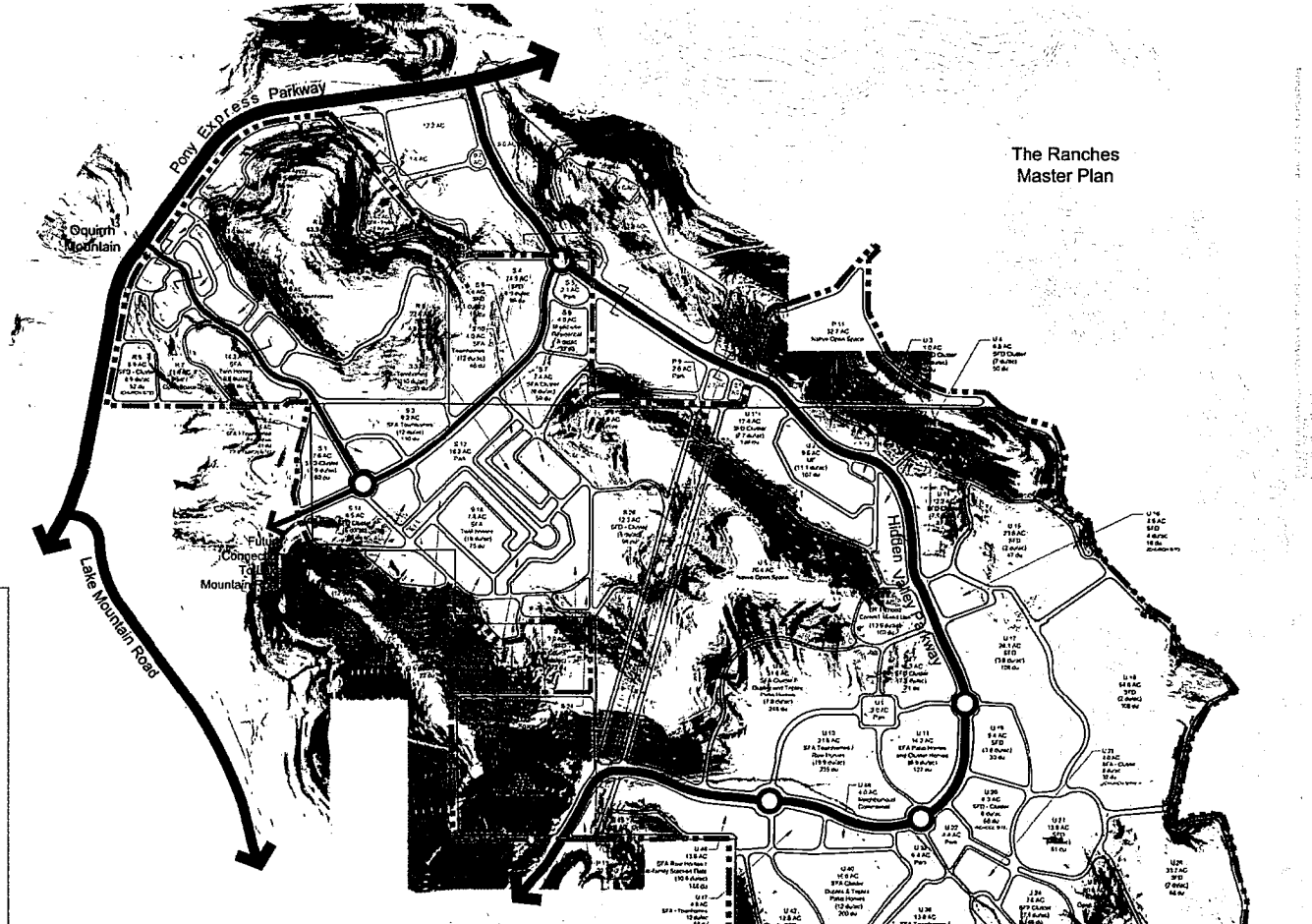
*Area does not include 20.3 Ac. Trail/Utility Corridor

Slope Legend

15-25%

25%+

Total Ac. of buildable land	900.0 Ac.	(80.3%)
(0 - 15% slope)	328.8 Ac.	
(15 - 25% slope)	571.2 Ac.	
Total Ac. of non-buildable land	220.9 Ac.	(19.7%)
Trail Corridor	20.3 Ac.	
Greater than 25% slope (not including powerline corridor)	200.6 Ac.	



HIDDEN VALLEY
Slope Analysis
Eagle Mountain City, Utah
November 21, 2008

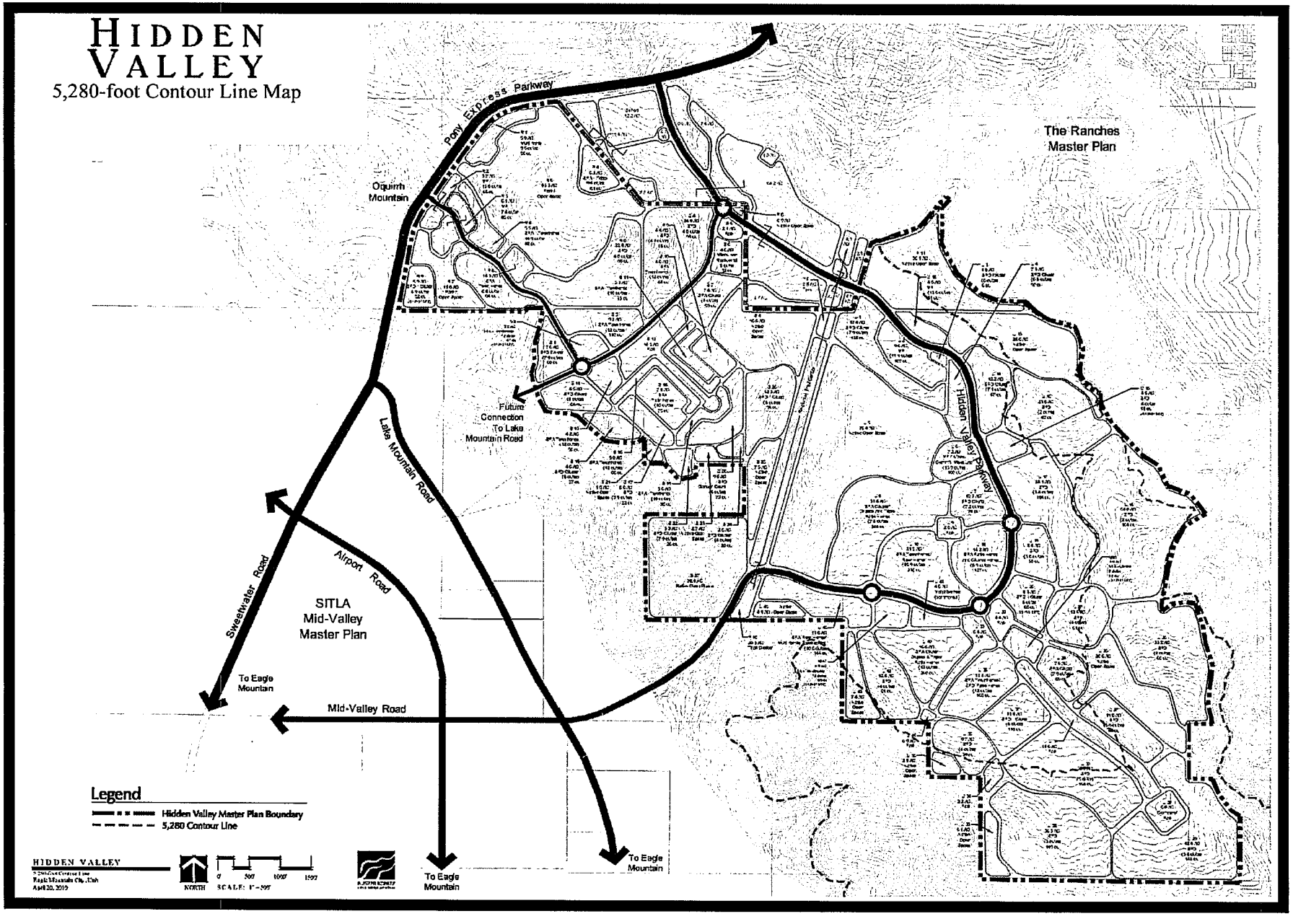
NORTH SCALE: 1" = 500'

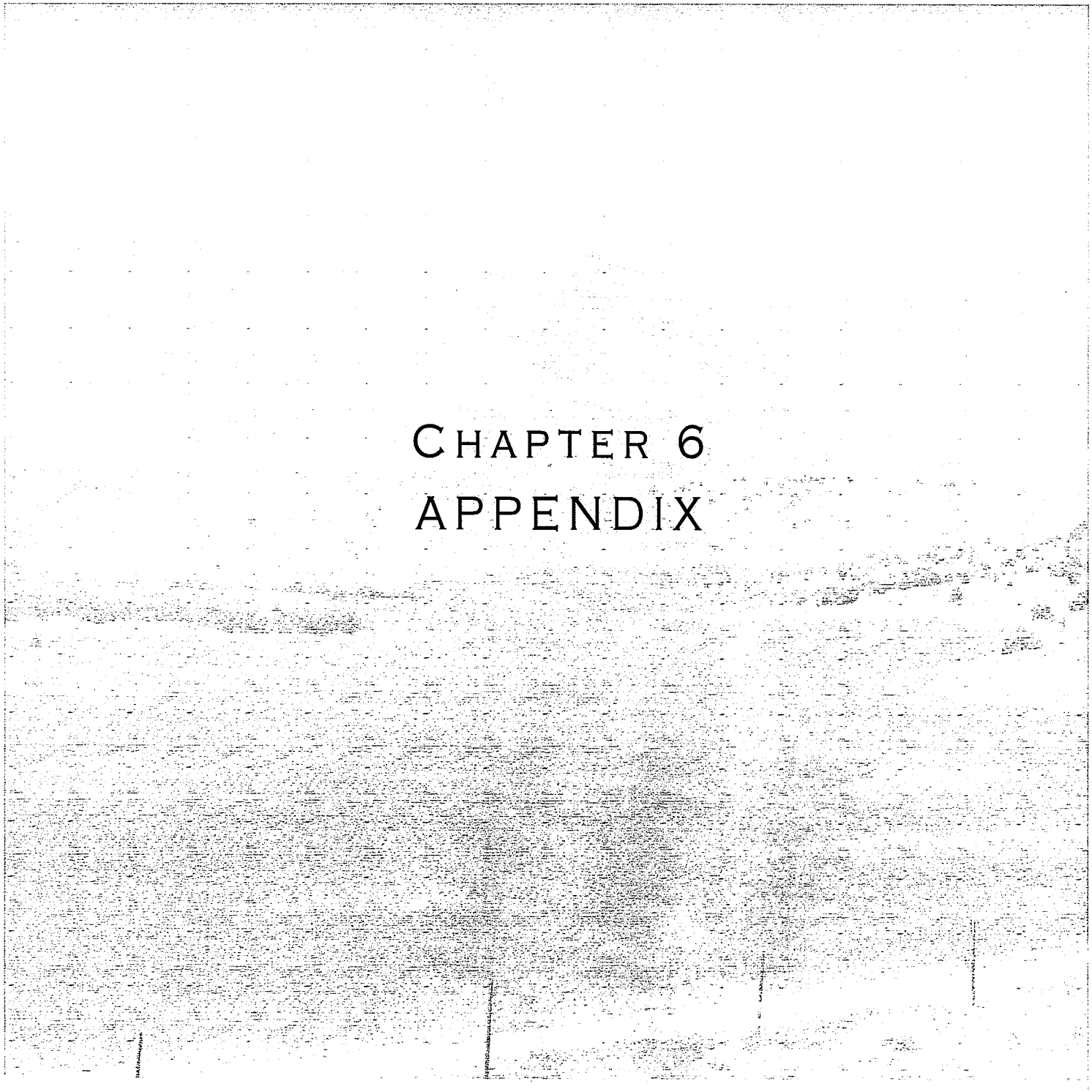
0' 500' 1000' 1500'

MUSSER YOPATZ

HIDDEN VALLEY

5,280-foot Contour Line Map





CHAPTER 6
APPENDIX

Chapter 1 - Introduction

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6.1 DEFINITIONS

The use of words or phrases in these Guidelines shall have the following defined meanings:

Applicant – Any Owner or designated representative submitting improvement plans to the Hidden Valley DRC.
City – Eagle Mountain City.
City Engineer – City engineer for Eagle Mountain City.
Hidden Valley CC&Rs – Hidden Valley Covenants, Conditions and Restrictions.
Discouraged – Not wanted and may not be approved; unlikely to be approved.
Encouraged – Preferred and most likely to be approved.
Guidelines – Hidden Valley Community Master Design Guidelines.
Hidden Valley DRC – Hidden Valley Design Review Committee.
Exception – The allowance of a practice or design that is consistent with the general intent of these Guidelines, but inconsistent with a specific provision of the Guidelines. Granting an exception does not establish a precedent for future development.
May – Compliance with a Guideline using this term is important to the Hidden Valley DRC, but IS NOT required.
Owner – Each person or entity that holds record title to a Unit or Lot.
Shall – Compliance with a Guideline using this term IS required.
Should – Compliance with a Guideline using this term is important to the Hidden Valley DRC, but IS NOT required.
Will – Compliance with a Guideline using this term IS required.

6.2 EXPLANATION OF TERMS

The use of words or phrases in these Guidelines shall mean:

AASHTO – The American Association of State Highway and Transportation Officials. A non-profit association that fosters the development and maintenance of transportation systems and establishes roadway design guidelines and criteria.
ABS – A type of plastic pipe commonly used in construction in non-pressurized applications (i.e. sewer systems).
Accent color – A contrasting color used sparingly for special emphasis on items such as the front door or, in some cases, shutters.
Alley load garage – A garage design in which the garage is accessed from the alley side (or rear) of the lot.
Approval Notice – Notice of approval of an application by the Hidden Valley DRC.
Arbor – A framework or lattice used as a shade structure or landscape bower.
Architect – A design professional licensed by the State of Utah to practice architecture.
Articulation – An architectural design characteristic that distinctly varies an otherwise flat plane of a building. This may include repetitive architectural elements stepping in or out of the building plane, intersections of building elements, or other architectural devices meant to divide a large unbroken building plane.
Applicant – Any Owner or designated representative submitting improvement plans to the reviewer.
Balcony – A projecting platform on an upper level of a building's exterior cantilevered from the building structure or supported by columns.
Balustrade – A handrail or guardrail system along a stair, porch, deck, balcony, or terrace that consists of a top-rail, bottom-rail and balusters.
Banner – A hanging sign that is attached to a pole or structure on one or two ends. Banners are typically made of fabric.
Bay – A section of room projecting outward from the exterior wall. The projecting room area must contain at least one window, but may also be composed of wall surface.
Block face – One side of a street between two consecutive intersections. (i.e. a block face can be one side of a city block).

Body color – The dominant color of the building used for the primary cladding material.
Bracket – A member that projects from a structure that is designed to support, or visually give the impression of supporting, a vertical load.
Builder – The professional entity that constructs the improvements on a given lot.
Building elements – Building components used to refine building facades to a smaller scale; building elements include covered entries and porches, columns, railings, bays, doors, windows, roof forms, dormers, eaves, chimneys, decks, balconies, stairs, and exterior fencing and walls.
Building envelope – The portion of a home site which encompasses the area within which building may occur subject to the Guidelines and as delineated on the plat.
Cementitious material – A durable cement-based synthetic building material used for siding and trim applications, such as products manufactured by the James Hardie Corp. or equivalent.
CMU – Concrete masonry units.
Clapboard – A traditional type of horizontal siding for stick framed buildings. This may be produced from natural wood, fiber-cement or composition hardboard materials.
Column – A vertical structural member that carries the principal loads of building elements. A column is typically expressed architecturally with a base anchoring it to the ground or foundation, and a capital that transitions the load to a horizontal, overhead framing member.
Covered entry – A covered area adjoining an entrance to a building and usually having a separate roof. Within these Guidelines, a covered entry pertains to all such areas less than eighty (80) square feet in size or those having a clear dimension of less than six feet (6'-0").
Cul-de-sac – A a street, lane, etc., closed at one end; a dead-end street.
Deck – An open, unroofed outdoor space usually constructed of light framing above grade, and attached to the building.
Detail – Individual elements of architectural expression that can be either functional, ornamental or both that enhance the overall character of the improvement.
Dormer – An architectural element projecting from a roof form usually accommodating a window, ventilating louver or other opening in the vertical plane.
E.I.F.S. – Exterior Insulating Finish System, commonly referred to as "synthetic stucco" and not to be confused with Stucco.
EA Ratio – Elevation Articulation Ratio (See Chapter 4 for a detailed explanation).
Eaves – The overhanging lower edge of a roof.
Enhanced EA Ratio – EA Ratio for structures within development parcels at or above an elevation of 5,280'.
EPDM – Ethylene-propylene-diene terpolymer, a thermoset polymer-based waterproof roofing membrane suitable for flat roofs.
Excavation – Any disturbance of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.
Exposed Elevation – Facades that face streets, open spaces or hillside locations, or are visible from surrounding streets, regardless of whether or not they gain access from those streets.
Facade – Any face of a building.
Fascia – Any broad, flat horizontal surface at the outer edge of a cornice or roof.
Fenestration – The design proportioning and distribution of windows, doors, and other exterior openings of a building.
Flush front load garage – A street load garage design in which the face of the garage door is parallel to the street and is set flush with the front plane of the house (or porch) or set back less than 10 feet (10'-0") behind the front plane of the house (or porch).
French door – A door, usually one of a pair, of light construction with glass panes extending for most of its length.
Front load garage – A garage that is accessed from the primary street on which a residence is located and whose door is generally parallel with that street.

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Gable – The generally triangular section of wall at the end of a pitched roof, occupying the space between the two slopes of the roof.
Hip roof – A roof that slopes upward from all sides of a structure, having no vertical ends.
HVAC – Heating, ventilation and air conditioning system.
Home site – A parcel of land, together with any appurtenances, described as lots on the subdivision plat.
Lap Siding – A traditional type of horizontal siding for stick framed buildings. This may be produced from natural wood, fiber-cement or composition hardboard materials.
Lot – Land platted as a home site that is held in private ownership.
Masonry – Stone, brick or other vitreous clay bonded by cementitious mortar for use in the construction of site and building elements.
Massing – An architectural design characteristic that refers to the overall three dimensional form of a building on its site. Massing encompasses the length, width, height, volume and overall shape of a building.
Mile High Elevation – A mile high building is one that has its lowest level finished floor elevation set 5,280 feet or greater above sea level. A Mile High Elevation is an elevation on a mile high building that is visible from the valley floor.
Mullion – The dominant vertical or horizontal framing member that is between the sashes or lights of a window unit.
Muntin – A vertical or horizontal glazing device which visually divides a larger window pane into smaller sections.
Open Space – Vacant land that may be subject to future development is not considered open space. There is no specified size range for open space, other than the minimum area needed to conserve a significant natural feature or encompass an amenity. Open space areas include all landscaped areas as well as sidewalks and other paved pedestrian areas, pools, and pool decks, recreational buildings and accessory structures associated with community amenities and associated improvements and all utility easements included therein.
Paneling – Smooth or wood textured flat cementitious or composite sheet good material applied with decorative battens, recessed channels, or double layered with finished edges.
Parcel – An area of land that will be further subdivided into lots.
Passive Side Elevation – When a cross-use easement or other mechanism is present, the side of house that faces an adjacent house's active exterior living space. Passive Side Elevation EA Ratio requirements allow for less building articulation on such facades due to the presence of a cross-use easement and the design of houses having specific active and passive sides.
Patio – An outdoor semi-private space often paved, that is immediately adjacent to a home. It may be further defined by a low privacy wall.
Pitch – The degree of slope of a roof. Defined as a ratio of the vertical (rise) in inches of the slope to the horizontal (run) of one foot. EG: 12:12 pitch equals 45 degrees.
Plate – A double horizontal member in light frame construction that connects and terminates studs, columns or wall planes.
Porch – An architectural element attached to the exterior of a building that provides various degrees of shelter and enclosure as well as providing semi-public space at the building entry. Porches must have a minimum size of eighty (80) square feet and a minimum clear dimension of six feet (6'-0") in both directions to be recognized as a porch within these guidelines.
Rake – The inclined, roof overhang on a pitched roof.
Residence –The building or buildings, including any garage, or other accessory building, used for residential purposes constructed on a home site, and any improvements constructed in connection therewith.
ROW – Right of way.
Side load garage – A street load garage design in which the face of the garage door is perpendicular to the street. Houses with three garage bays are considered side load if two or more garage bays have doors perpendicular to the street. Corner lot houses are considered side load if the garage door does not face either street.
Street load garage – A garage design in which the garage is accessed from the street side (either front or side) of the lot.
Streetscape – An environment consisting of streets, sidewalks, buildings, and the landscaping that generally defines that street.

Stucco – A traditional exterior building material which consists of a layered cementitious veneer plaster. Not to be confused with E.I.F.S.
Terrace – A raised outdoor space or earthen platform adjacent to a building used to transition between areas of steep grade.
Trellis – An open framework or lattice on which plants will grow.
TPO – Thermoplastic polyolefin, a thermoplastic polymer-based waterproof roofing membrane suitable for flat roofs.
Unit – An individual residence or dwelling place.
Xeriscape – A method of landscaping, specifically utilizing native, drought tolerant, low maintenance plants and shrubs that once established, will thrive with local rainfall amounts.

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6.3 Approved Plant List

These plants are approved for use within Hidden Valley:

Canopy Trees

Acer x freemanii	*Autumn Blaze Maple*	
Acer platinoides hybrids	*Norway Maple*	*Plant sterile hybrids*
Acer pseudoplatanus	*Sycamore Maple*	*Drought tolerant*
Aesculus hippocastanum	*Common Horsechestnut*	
Albizia julibrissin	*Silk Tree*	*Drought tolerant*
Catalpa speciosa	*Catalpa / Umbrella Tree*	*Drought tolerant*
Fagus grandifolia	*American Beech*	
Fraxinus americana	*Autumn Purple Ash*	
Fraxinus anomala	*Single-leaf Ash*	*Utah's Choice selection*
Fraxinus pennsylvanica	*Green Ash*	
Fraxinus velutina	*Modesto Ash*	
Ginkgo biloba	*Ginkgo / Maidenhair*	*Plant male variety*
Gleditsia triacanthos	*Thornless Honeylocust*	*Drought tolerant*
Gymnocladus diocus	*Kentucky Coffeetree*	*Drought tolerant*
Liriodendron tulipifera	*Tulip Poplar / Tulip Tree*	
Morus alba	*Fruitless White Mulberry*	
Platanus x acerifolia	*London Planetree / Sycamore*	*Drought tolerant*
Populus simonii	*Simon Polar*	
Ptelea trifoliate	*Hop Tree*	
Quercus macrocarpa	*Bur Oak*	*Drought tolerant*
Quercus robur	*English / Crimson Spire Oak*	*Drought tolerant*
Quercus rubra	*Red Oak*	
Robinia neomexicana	*New Mexico Locust*	
Tilia americana	*American Linden*	
Tilia cordata	*Littleleaf Linden*	*Drought tolerant*
Tilia euchlora	*Crimean Linden*	
Tilia tomentosa	*Silver Linden*	*Drought tolerant*
Ulmus parviflora	*Lacebark / Chinese Elm*	*Drought tolerant*
Zelkova serrata	*Japanese Zelkova*	*Drought tolerant*

Evergreen Trees

(Most not suitable for parkstrips)

Abies concolor	*White Fir*	*Utah's Choice selection*
Calocedrus decurrens	*Incense Cedar*	
Cedrus atlantica glauca	*Blue Atlas Cedar*	
Cedrus libani	*Lebanese Cedar*	
Cupressus arizonica	*Arizona Cypress*	
Juniperus osteosperma	*Utah Juniper*	
Juniperus scopulorum	*Rocky Mtn Juniper*	
Picea abies	*Norway Spruce*	*Dwarf varieties recommended*
Picea pungens	*Colorado Spruce*	*Dwarf varieties recommended*
Pinus aristata	*Bristlecone Pine*	
Pinus edulis	*Pinyon Pine*	*Utah's Choice selection*
Pinus flexilis	*Limber Pine*	
Pinus nigra	*Austrian Black Pine*	*Grows quickly*
Pinus ponderosa	*Ponderosa Pine*	*Needs room to grow*
Pinus strobes	*White Pine*	*Dwarf varieties recommended*
Pinus sylvestris	*Scotch Pine*	*Dwarf varieties recommended*
Pseudotsuga menziesii	*Douglas Fir*	
Thuja species	*Arborvitae*	

Ornamental Trees

Acer buergeranum	*Trident Maple*	*Drought tolerant*
Acer campestre	*Hedge Maple*	
Acer ginnala	*Amur Maple*	*Drought tolerant*
Acer grandidentatum	*Bigtooth Maple*	*Utah's Choice selection*
Acer griseum	*Paperbark Maple*	
Acer nigrum	*Black Maple*	*Drought tolerant*
Acer palmatum	*Japanese Maple*	
Acer tataricum	*Tatarian Maple*	*Drought tolerant*
Acer truncatum	*Shantung Maple*	
Amelanchier alnifolia	*Serviceberry*	
Betula x avalzam	*Avalanche Birch*	
Beatula occidentalis	*Western Water Birch*	*Moderate water needs*
Celtis reticulata	*Netleaf Hackberry*	
Cercis canadensis	*Eastern Redbud*	*Drought tolerant*
Corylus colurna	*Turkish Filbert*	
Cotinus obovatus	*American Smokebush*	
Crataegus douglasii	*Black Hawthorn*	
Crataegus laevigata	*English Hawthorn*	*Few thorns*
Crataegus lavallei	*Lavalle Hawthorn*	*Drought tolerant*
Crataegus phaenopyrum	*Washington Hawthorn*	
Koelreuteria paniculata	*Golden Raintree*	*Drought tolerant*
Laburnum watereri	*Golden Chaintree*	
Malus hybrids	*Crabapple*	*New varieties recommended*
Persica Parrotia	*Persian Ironwood*	
Prunus x blireiana	*Flowering Plum*	
Prunus padus commutata	*Mayday Tree*	*Fruit stains concrete*
Prunus serrulata	*Flowering/Kwanzan Cherry*	*Drought tolerant*
Prunus virginiana	*"Canada Red" Chokecherry*	
Pyrus hybrids	*Flowering Pear*	*New varieties recommended*
Quercus gambelii	*Gambel Oak*	*Utah's Choice selection*
Sophora japonica	*Japanese Pagodatree*	*Messy; late summer flower*
Sorbus americana	*Mountain Ash*	
Syringa reticulata	*Japanese Tree Lilac*	

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Deciduous Shrubs

Full Sun

Amelanchier utahensis	*Utah Serviceberry*	*Utah's Choice selection*
Amorpha canescens	*Lead Plant*	
Amorpha nana	*Dwarf Lead Plant*	
Artemisia tridentate vaseyana	*Mountain Big Sagebrush*	*Utah's Choice selection*
Atriplex confertifolia	*Shadscale*	*Utah's Choice selection*
Berberis species	*Barberry*	*Thorns*
Buddleia davidii	*Butterfly Bush*	
Caragana species	*Siberian Peashrub*	
Caryopteris x clandonensis	*Blue Mist Spirea*	
Ceratoides lanata	*Winterfat*	*Very low water needs*
Cercocarpus species	*Mountain Mahogany*	*Utah's Choice selection*
Chamaebatiaria millefolium	*Fernbush*	*Utah's Choice selection*
Chrysothamnus nauseosus	*Rabbitbrush*	*Very low water needs*
Cornus stolonifera	*Red-twig Dogwood*	*Moderate water needs*
Cotinus coggygria	*Smokebush*	
Cowania mexicana	*Cliffrose*	*Very low water needs*
Cytisus scoparius	*Scotch Broom*	*Very low water needs*
Ephedra viridis	*Green Mormon Tea*	*Utah's Choice selection*
Euonymus alatus	*Burning Bush*	*Recommend compact var*
recommended		
Fallugia paradoxa	*Apache Plume*	*Utah's Choice selection*
Foresteria neomexicana	*New Mexico Privet*	*Low water needs*
Forsythia species	*Forsythia*	
Genista species	*Spanish Broom*	*Low water needs*
Kolkwitzia amabilis	*Beauty Bush*	
Ligustrum species	*Privet*	*Good for hedges*
Peraphyllum ramosissimum	*Squaw Apple*	*Low water needs*
Philadelphus microphyllus	*Littleleaf Mockorange*	*Utah's Choice selection*
Physocarpus species	*Ninebark*	*Low water needs*
Potentilla fruticosa	*Potentilla*	*Low water needs*
Prunus besseyi	*Western Sand Cherry*	
Prunus x cistena	*Purple-leaf Sand Cherry*	
Prunus virginiana	*Common Chokecherry*	
Purshia mexicana	*Cliffrose*	*Utah's Choice selection*
Quercus turbinella	*Shrub Live Oak*	*Low water needs*
Rhus trilobata	*Oakleaf Sumac*	*Utah's Choice selection*
Ribes aureum	*Golden Currant*	*Utah's Choice selection*
Rosa woodsii	*Woods Rose*	*Low water needs*
Salvia dorrii	*Desert Sage*	*Utah's Choice selection*
Sambucus nigra cerulean	*Blue Elderberry*	
Shepherdia argentea	*Silver Buffaloberry*	*Very low water needs*
Sorbaria sorbifolia	*False Spirea*	
Spiraea species	*Spirea*	
Syringa vulgaris	*Lilac*	*Low water needs*
Viburnum lantana	*Wayfaring Tree*	
Yucca harrimaniae	*Dwarf Yucca*	*Utah's Choice selection*

Shade

Holodiscus dumosus	*Mountain Spray*	
Kerria japonica	*Japanese Kerria*	
Symphoricarpus species	*Snowberry*	
Viburnum rhytidophyllum	*Leather-leaf Viburnum*	
Viburnum x rhytidophylloides	*Blackhaw*	

Evergreen Shrubs

Cotoneaster species	*Cotoneaster*	
Juniperus species	*Juniper*	*Very low water needs*
Mahonia fremontii	*Utah Holly*	*Very low water needs*
Mahonia aquifolium	*Oregon Grape*	*Prefers shade*
Pinus mugo	*Mugo Pine*	*Low water needs*
Euonymus fortunei 'Coloratus'	*Purpleleaf Wintercreeper*	

Perennials

Sun

Achillea species	*Yarrow*	*Very low water needs*
Aethionema schistosum	*Stonecress*	
Agastache species	*Hyssop*	*Very low water needs (except A. foeniculum)*
Allium species	*Ornamental Allium*	*Low water needs*
Amsonia tabernaemontana	*Blue Star*	
Anacyclus depressus	*Mount Atlas Daisy*	
Anaphalis margaritacea	*Pearl Everlasting*	
Antennaria species	*Pussy Toes*	
Arabis causasia	*Rock Cress*	
Arenaria macradenia	*Showy Sandwort*	*Utah's Choice selection*
Armeria maritime	*Sea Pinks/Sea Thrift*	
Asclepias tuberose	*Butterfly Weed*	
Aster species	*Aster*	
Astragalus utahensis	*Utah Lady Finger*	*Utah's Choice selection*
Aurinia saxatilis	*Basket of Gold*	
Baileya multiradiata	*Desert Marigold*	*Low water needs*
Ballota pseudodictamnus	*Horehound*	
Berlandiera lyrata	*Chocolate Flower*	
Brodiaea species	*Brodiaea*	
Callirhoe involucrata	*Poppy Mallow/Wine Cups*	*Low water needs*
Calylophus species	*Sundrops*	
Campanula species	*Bell Flower*	
Castilleja chromosa	*Indian Paintbrush*	*Utah's Choice selection*
Catananche caerulea	*Cupid's Dart*	
Centranthus rubber	*Jupiter's Beard/Red Valerian*	*Low water needs*
Colchicum autumnale	*Autumn Crocus*	
Coreopsis verticillata	*Thread-leaf Coreopsis*	
Crocus species	*Crocus*	
Dianthus x allwoodii	*Dianthus/Pinks*	
Dianthus deltoids	*Dianthus/Pinks*	
Dianthus gratianopolitanus	*Dianthus/Pinks*	
Dianthus plumaris	*Dianthus/Pinks*	
Diascia integerrima	*Twinspurs*	
Dicamus albus	*Gas Plant*	
Echinacea species	*Cone Flower*	
Echinops ritro	*Globe Thistle*	
Erigeron species	*Fleabane*	
Eriogonum species	*Buckwheat*	*Low water needs*
Eriogonum umbellatum	*Sulfurflower Buckwheat*	*Utah's Choice selection*
Erygium amethystinum	*Sea Holly*	
Gallardia species	*Blanket Flower*	
Gaura lindheimeri	*Gaura*	
Geranium viscossissimum	*Sticky Geranium*	*Utah's Choice selection*
Geum species	*Geum*	
Gypsophila paniculata	*Baby's Breath*	
Hedysarum boreale	*Utah Sweetvetch*	*Utah's Choice selection*
Helenium hoopesii	*Helen's Flower/Sneezeweed*	
Helianthemum nummularium	*Sunrose*	
Hemerocallis x species	*Daylilies*	
Hesperaloe parviflora	*RedYucca*	
Hymenoxis aucalis	*Sundancer Daisy/Perky Sue*	*Utah's Choice selection*
Iberis sempervirens	*Candytuft*	
Iliamna rivularis	*Maple Mallow*	*Utah's Choice selection*
Iris, Bearded hybrids	*Bearded Iris*	*Low water needs*
Kniphofia uvaria	*Red Hot Poker*	
Lavandula augustifolia	*Lavender*	
Leucanthemum x superbum	*Shasta Daisy*	
Leucojum aestivum	*Snowflake*	
Liatris spicata	*Liatris/Gayfeather*	
Limonium latifolium	*Sea Lavender*	
Linum species	*Flax*	
Melampodium leucanthum	*Blackfoot Daisy*	
Mirabilis multiflora	*Desert Four O'Clock*	*Utah's Choice selection*
Monardella odoratissima	*Little Beebalm*	*Utah's Choice selection*
Narcissus species	*Daffodils/Narcissus*	
Nepeta x faassenii	*Catmint*	
Oenothera marcocarpa	*Evening Primrose*	*Low water needs*
Oenothera pallida	*Evening Primrose*	*Low water needs*
Oenothera caespitosa	*Fragrant Evening Primrose*	*Utah's Choice selection*
Origanum species	*Oregano*	
Papaver orientale	*Oriental Poppy*	*Low water needs*
Penstemon cyananthus	*Firecracker Penstemon*	*Utah's Choice selection*
Penstemon palmeri	*Palmer Penstemon*	*Utah's Choice selection*
Penstemon utahensis	*Utah Penstemon*	*Utah's Choice selection*
Penstemon whippleanus	*Whipple Penstemon*	*Utah's Choice selection*
Perovskia atriplicifolia	*Russian Sage*	*Low water needs*
Phlomis species	*Jerusalem Sage*	
Potentilla species	*Cinquefoil*	
Psilostrophe tagetina	*Paper Flower*	
Pulsatilla vulgaris	*Pasque Flower*	
Ratibida columnifera	*Mexican Hat*	

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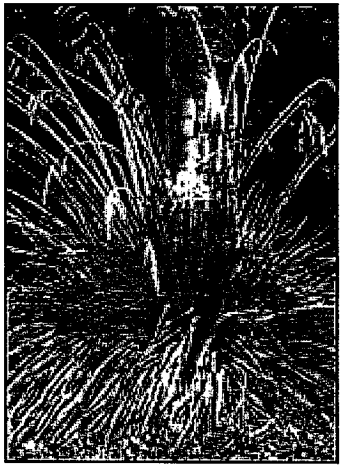

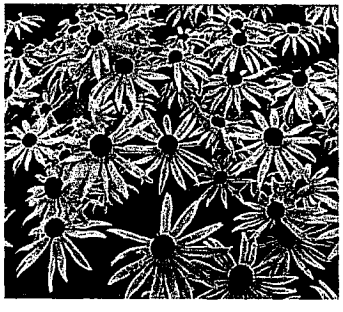

Rudbeckia species	*Black-eyed Susan*	
Salvia species	*Salvia/Sage*	
Salvia x sylvestris 'May Night'	*May Night Salvia*	
Santolina species	*Santolina/Lavender Cotton*	
Scabiosa caucasica	*Pincushion Flower*	
Sedum species	*Sedum/Stonecrop*	*Low water needs*
Sempervirum tectorum	*Hens and Chicks*	
Sphaeralcea species	*Globemallow*	
Sphaeralcea grossulariifolia	*Gooseberryleaf Globemallow*	*Utah's Choice*
Teucrium chamaedrys	*Germander*	
Thymus species	*Thyme*	
Tithonia rotundifolia	*Mexican Sunflower*	
Tulipa species	*Tulips*	
Veronica spicata	*Spike Speedwell Veronica*	
Viguiera multiflora	*Showy Goldeneye*	*Low water needs*
Yucca filamentosa	*Yucca/Adam's Needle*	*Low water needs*
Zauschneria latifolia	*Firechalice*	*Utah's Choice*
Zinnia grandiflora	*Desert Zinnia*	*Low water needs*
Zizophora clinopodioides	*Blue Mist Bush*	

Shade

Aquilegia species	*Columbine*
Bergenia cordifolia	*Bergenia*
Corydalis lutea	*Yellow Corydalis*
Epimedium species	*Barrenwort/Epimedium*
Geranium endressii	*Cranesbill*
Geranium sanguineum	*Cranesbill*
Geranium viscosissimum	*Cranesbill*
Heuchera species	*Coral Bells*
Smilacina racemosa	*False Solomon Seal*

Ornamental Grasses

Full Sun

Andropogon gerardii	*Big Bluestem*	
Aristida purpurea	*Three Awn Grass*	
Bouteloua curtipendula	*Side Oats Grama Grass*	*Utah's Choice*
Bouteloua gracilis	*Blue Grama Grass*	
Calamagrostis acutiflora	*Feather Reed Grass*	
Erianthus ravennae	*Ravenna Grass/Hardy Plume Grass*	
Festuca ovina glauca	*Blue Fescue*	
Rudbeckia species	*Black-eyed Susan*	
Salvia species	*Salvia/Sage*	
Helictotrichon sempervirens	*Blue Oat Grass/Blue Avena*	
Leymus cinereus	*Great Basin Wildrye*	*Utah's Choice*
Miscanthus sinensis	*Maiden Grass*	
Panicum species	*Switch Grass*	
Schizachyrium scoparium	*Little Bluestem*	*Utah's Choice*
Sorghastrum nutans	*Indian Grass*	
Sporobolus airoides	*Alkali Sacaton Grass*	*Utah's Choice*
Stipa comata	*Needle and Thread Grass*	
Stipa hymenoides	*Indian Rice Grass*	*Utah's Choice*
Stipa tenuissima	*Mexican Grass*	

Shade

Dechampsia caespitosa	*Tufted Hair Grass*
Molina caerula	*Purple Moor Grass*

Groundcovers

Antennaria species	*Pussy Toes*	
Arctostaphylos uva-ursi	*Kinnikinnick*	
Buchloe dactyloides	*Buffalograss*	*Low water needs*
Cerastium tomentosum	*Snow-in-Summer*	
Delosperma species	*Ice Plant*	*Low water needs*
Helianthemum nummularium	*Sun Rose*	
Hypericum calycinum / reptans	*St. Johnswort*	
Juniperus horizontalis	*Horizontal Juniper*	*Low water needs*
Mahonia repens	*Creeping Mahonia*	*Utah's Choice*
Phlox subulata	*Creeping Phlox*	
Sedum species	*Sedum*	*Low water needs*
Stachys byzantine	*Lamb's Ear*	*Low water needs*
Teucrium chamaedrys	*Germander*	
Thymus species	*Thyme*	*Low water needs*
Veronica liwanensis	*Turkish Veronica*	
Veronica rupestris	*Creeping Veronica*	

Vines

Campsis radicans	*Trumpet Vine*	*Extremely vigorous*
Clematis tangutica	*Clematis*	
Polygonum aubertii	*Silverlace Vine*	
Wisteria species	*Wisteria*	

Trees to be planted in naturalized areas

Acer glabrum	*Rocky Mountain Maple*	*Plant at higher elevations*
Acer grandidentatum	*Bigtooth Maple*	
Chilopsis linearis	*Desert Willow*	
Juniperus osteosperma	*Utah Juniper*	
Juniperus scopulorum	*Rocky Mtn Juniper*	*Plant at higher elevations*
Pinus aristata	*Bristlecone Pine*	
Pinus edulis	*Pinyon Pine*	
Pinus flexilis	*Limber Pine*	
Populus	*Poplar*	
Populus fremonti	*Cottonwood*	
Quercus gambelii	*Gambel Oak*	

Unacceptable Trees and Shrubs

Acer negundo	*Box Elder*	*Volunteers easily; messy*
Acer saccharinum	*Silver Maple*	*Needs too much water*
Ailanthus	*Tree of Heaven*	*Volunteers easily; messy*
Betula species	*White Birch*	*Disease prone*
Celtis occidentalis	*Common Hackberry*	*Invasive on Wasatch Front*
Elaeagnaceae angustifolia	*Russian Olive*	*Volunteers easily; messy*
Populus tremloides	*Quaking Aspen*	*Disease prone*
Pyracantha	*Firethorn Shrub*	*Grows aggressively*
Robinia pseudoacacia	*Black Locust*	*Volunteers easily; messy*
Salix species	*Willow*	*Needs too much water*
Ulmus Americana	*American Elm*	*Disease prone*
Ulmus pumilla	*Siberian Elm*	*Volunteers easily; messy*

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6.4 DESIGN REVIEW CHECKLIST

Use for submission of plans to Hidden Valley DRC:

Step 1: Pre-Design Meeting

To initiate the review and approval process prior to preparing any detailed drawings for a proposed improvement, the owner and architect or builder shall meet with the Hidden Valley DRC to present and discuss the proposed project and to explore and resolve any questions regarding construction requirements or the interpretation of the Guidelines or the design review process. This informal review will offer guidance prior to the Preliminary Plans submittal.

Plans are not required at the pre-design meeting, however, the following items are recommended in order to maximize the effectiveness of this meeting with the Hidden Valley DRC:

- ❑ **Site plan of entire area of proposed improvement, showing property boundary and topography (11"x17" or larger size recommended)**
- ❑ **Plans, photographs and/or drawings of proposed building prototypes and styles**
- ❑ **Narrative letter describing the improvements, including the proposed land use, number of units/square feet of commercial space, density/FAR, vehicular and pedestrian access, building finishes, treatment of open space and common areas, etc.**

Step 2: Preliminary Plan Submittal

This review covers conceptual site planning and architecture, and preliminary landscape architecture for any proposed development or improvement in Hidden Valley. At this stage, site planning is particularly important and should be developed with sufficient detail to indicate the general layout and arrangement of streets, buildings, and open spaces. Three (3) paper sets and one electronic set of Preliminary Plans are to be submitted to the Hidden Valley DRC for review. Plans should include the following information:

Site Survey

- ❑ Parcel boundaries, dimensions and legal description
- ❑ Existing contours at 2-foot intervals
- ❑ Major existing terrain features or historical features

Site Plans (at a scale of no less than 1" = 100')

- ❑ Name of owner or developer, consultants and date of submittal
- ❑ Property boundary and site coverage data (e.g., total planning area acreage, number of dwelling units, dwelling units per acre, typical lot sizes, and open space acreage)
- ❑ Proposed lots, building envelopes and setbacks (SFD neighborhoods)
- ❑ Proposed building footprints and building setbacks (SFA, multifamily, mixed-use and commercial developments)
- ❑ Maximum building height/number of stories
- ❑ Streets and Rights-of-Way (ROW) widths
- ❑ Parking lot layout, where applicable, including the location of handicapped spaces, and numerical data for parking
- ❑ Sidewalks, off-street trails, and bicycle lanes
- ❑ Community areas, such as courtyards and plazas
- ❑ Parks, open spaces and amenity areas
- ❑ Existing utility easements
- ❑ North arrow and scale

Schematic Architectural Plans (at a scale of no less than 1/8" = 1'-0")

- ❑ Floor plan(s)
- ❑ Elevation(s) (See Architecture Guidelines for Elevation Articulation Ratio calculation in Section 4.2)
- ❑ Typical exterior materials, colors, and finishes under consideration

Preliminary Landscape Architecture Plans (at a scale of no less than 1" = 100')

- ❑ Conceptual landscape plan showing locations of lawns, trees, shrubs, and planting beds
- ❑ Conceptual fence and/or wall plan
- ❑ Plant materials under consideration (See Appendix 6.3 for Approved Plant List)

In addition to the above plans, submit the following:

- ❑ Narrative letter describing the improvements, including the proposed land use, number of units/square feet of commercial space, density/FAR, vehicular and pedestrian access, building finishes, treatment of open space and common areas, etc.

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Step 3: Final Plan Submittal

This review covers specific designs for site planning, architecture, landscape architecture, signage, and exterior lighting. After preliminary approval is obtained, Final Plans shall be submitted to the Hidden Valley DRC. The Final Plan drawings should further elaborate upon the approved Preliminary Plans. This review should include resolution of the conditions placed on the prior Preliminary Plan approval. Three (3) complete paper sets and one (1) electronic set of design drawings are to be submitted to the Hidden Valley DRC for review. Plans should include the following information:

Site Plans (at a scale of no less than 1" = 100')

- ❑ Property boundary and site coverage data (e.g., total planning area acreage, number of dwelling units, dwelling units per acre, lot sizes, and open space acreage)
- ❑ Dwelling/footprint location and setbacks (front, rear, sides)
- ❑ Dwelling heights/number of stories
- ❑ Street width and Right-of-Way (ROW)
- ❑ Parking lot layout, where applicable, including the location of standard, compact, and handicapped spaces and numerical data for each type of parking
- ❑ Sidewalks, off-street trails, bicycle lanes, and paths
- ❑ Community areas such as courtyards and plazas
- ❑ Parks, open space and amenity areas (with acreage)
- ❑ Development phasing concept (if applicable)
- ❑ Locations and finished floor elevations of homes
- ❑ Utility easements and locations (sewer, water, gas, power, and telecommunications)
- ❑ Conceptual grading plan with existing and proposed grades and limits of construction
- ❑ Location of on-site exterior lighting
- ❑ Location of accessory structures, decks, driveways, etc.
- ❑ North arrow and scale

Covenants, Conditions and Restrictions ("Hidden Valley CC&Rs"), including but not limited to the following:

- ❑ EAR requirements
- ❑ Size of proposed dwellings, including minimum square feet of dwelling
- ❑ Exterior material and color requirements
- ❑ Minimum setbacks for building envelope
- ❑ Other thematic elements

Architecture Plans (at the same scale as site plans)

- ❑ Floor plan(s) (including the square footage of each residence)
- ❑ Elevations: three (3) elevations for each floor plan with full graphic representation of exterior treatments
- ❑ Calculation of Elevation Articulation Ratio (EAR) (See Architecture Standards for EA Ratio calculation - Section 4.2)
- ❑ Roof Plan
- ❑ Sample board of exterior materials (e.g., cladding, roof materials), colors and finishes for building body and trim
- ❑ Location of wall-mounted lights
- ❑ Method of screening of exterior utility boxes and mechanical and communications equipment (for multifamily and commercial)

Landscape Architecture Plans (at a scale of no less than 1" = 100')

- ❑ Location, size, quantity, and types of plant materials (See Appendix 6.3 for Approved Plant List)
- ❑ Location and dimensions of berms and other grading elements
- ❑ Location and type of hardscape materials
- ❑ Location and description of site furnishings
- ❑ Description of type(s) of irrigation proposed
- ❑ Location, type and materials of fencing and/or walls

In addition to the above plans, submit the following:

- ❑ Narrative letter describing the improvements, including the proposed land use, number of units/square feet of commercial space, density/FAR, vehicular and pedestrian access, building finishes, treatment of open space and common areas, etc.

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6.5 Enhanced EA Ratio Requirements

Enhanced EA Ratio requirements have been established in order to promote a higher level of exterior finishing for buildings that are located in "high visibility" areas within Hidden Valley. The following enhanced EA Ratios apply to all residential structures whose finished floor elevation is above the 5,280-foot contour line, otherwise know as the "Mile High Elevation", as depicted in Figure 5.5.

6.5.1 Enhanced EA Ratio for Single-Family Detached Buildings

The Enhanced EA Ratio for single-family detached homes has the following requirements based on house size:

Full or partial credit areas may not be re-counted, with two exceptions—masonry and fenestration beneath a porch or deck roof.

	Single-family Detached House Area				
	Under 1,700 SF	1,701-2,100 SF	2,101-2,500 SF	2,501-3,100 SF	3,101 and up
Enhanced EA Ratio Requirements					
Front and Exposed Elevation EA Ratio minimum*	0.40	0.44	0.46	0.52	0.58
Side Elevation(s) EA Ratio minimum	0.28	0.30	0.32	0.34	0.36
Passive Side Elevation EA Ratio minimum **	0.22	0.24	0.24	0.26	0.26
Rear Elevation EA Ratio minimum - Street Loac	0.32	0.34	0.36	0.38	0.44
Rear Elevation EA Ratio minimum - Alley Loac	0.16	0.20	0.23	0.26	0.32
Materials					
Exposed foundation at 2:12 or shallower slopes	Up to 20"				
Exposed foundation at slopes greater than 2:12	Up to 24"				
Minimum Fenestration Area per elevation (SF) ***	60	75	90	105	120
Roofing requirements	Architectural Grade				
Window Materials					
Allowable	Vinyl, Wood				
Prohibited	Aluminum				

* "Exposed Elevations" are those elevations that face streets, open spaces or hillside locations that are visible from surrounding streets, including street-side elevations of houses that are on a corner lot.

** A "Passive Side Elevation" is the inactive, or blank wall side of a building that is using a cross-use easement, zero-lot line, or another mechanism in order to integrate active areas of the lot with the architecture. These elevations are often characterized by the use of clerestory windows on the passive side. Houses that are not designed to share or bias outdoor spaces with the neighboring home will not be able to use the Passive Side EA Ratio requirement.

*** Depending on the proposed building style, Hidden Valley DRC may, but is not required to, grant a waiver for the minimum fenestration area.

6.5.2 Enhanced EA Ratio for Other Residential Buildings

The Enhanced EA Ratio for single-family attached and multifamily buildings has the following requirements based on building type and size:

	Building Type									
	Twinhomes		Townhomes						Multifamily	Community Buildings & Clubhouses
	Front Load	Rear Load	Street Load		Attached Alley Load		Detached Alley Load			
			< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF		
Enhanced EA Ratio Requirements										
Front and Exposed Elevation EA Ratio minimum	0.43	0.52	0.40	0.48	0.54	0.61	0.58	0.60	0.64	
Side Elevation(s) EA Ratio minimum	0.34		0.32	0.34	0.32	0.34	0.34	0.34	0.36	0.54
Hidden Side Elevation EA Ratio minimum	0.24		0.24	0.25	0.25	0.25	0.25	0.25	0.30	n/a
Rear Elevation EA Ratio minimum	0.40	0.34	0.37	0.40	0.30	0..36	0.18	0.18	0.44	0.54
Materials										
Exposed foundation at 2:12 or shallower slopes	Up to 8"		Up to 12"							
Exposed foundation at slopes greater than 2:12	Up to 16"		Up to 24"							
Minimum Fenestration Area per elevation (SF)	105									
Roofing requirements	Architectural Grade									
Window Materials										
Allowable	Vinyl, Wood									
Prohibited	Aluminum									

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Engineering, Environmental and Construction Services - Worldwide

Exhibit F

[Parks and Open Space Plan]

Sage Communities

Trailhead Park A-$2.75/sf:
-Acreage:1
-Approx. cost: $120,000

Neighborhood Community Center B-$500,000 ea:
-Acreage: 0.8
-Approx. cost: $500,000

Trailhead Park B-$2.75/sf:
-Acreage: 0.3
-Approx. cost: $35,000

Primary Trailhead B-$2.50/sf:
-Acreage: 0.7
-Approx. cost: $80,000

Garden Park A-$4.50/sf:
-Acreage: 0.8
-Approx. cost: $155,000

Pocket Park-$3.50/sf:
-Acreage: 0.5
-Approx. cost: $80,000

Primary Trailhead D-$2.50/sf:
-Acreage: 0.7
-Approx. cost: $80,000

Neighborhood Community Center C-$500,000 ea:
-Acreage: 0.9
-Approx. cost: $500,000

The Ranches/Hidden Valley Community Center
-Acreage: 6
-Approx. cost: $1,200,000

Neighborhood Park D-$4.50/sf:
-Acreage: 1.7
-Approx. cost: $335,000
-Detention Pond

Hilltop Native Park

Neighborhood Community Center D-$600,000 ea:
-Acreage: 1
-Approx. cost: $600,000

Neighborhood Community Center E-$500,000 ea:
-Acreage: 3.2
-Approx. cost: $500,000

Neighborhood Park E-$4.50/sf:
-Acreage: 1.4
-Approx. cost: $275,000

Pocket Park-$3.50/sf:
-Acreage: 0.5
-Approx. cost: $80,000

Neighborhood Park F-$4.50/sf:
-Acreage: 0.6
-Approx. cost: $125,000

Pocket Park-$3.50/sf:
-Acreage: 0.5
-Approx. cost: $80,000

Petroglyph Reserve

Neighborhood Park B-$4.50/sf:
-Areage: 0.5
-Approx. cost: $100,000
-Passive
-Boulder garden

Neighborhood Park A-$4.50/sf:
-Areage: 2.3
-Approx. cost: $455,000
-Berm seating
-Restroom facility
-Multi-Use Field

Neighborhood Community Center A-$500,000 ea:
-Acreage:0.4
-Approx. cost: $500,000
-Pedestrian Pass-Through

Primary Trailhead A-$2.50/sf:
-Acreage: 0.6
-Approx. cost: $65,000
-Tot lot

Petroglyph Park/ Primary Trailhead C-$2.50/sf:
-Acreage: 2.6
-Approx. cost: $285,000
-Tot lot

Neighborhood Park C-$4.50/sf:
-Acreage: 1.3
-Approx. cost: $255,000
-Tennis courts
-Half-basketball court
-Parking

Pocket Park-$3.50/sf:
-Acreage: 0.5
-Approx. cost: $80,000

Active Park-$5.00/sf:
-Acreage: 7.6
-Approx. cost: $1,655,000
-Amphitheater
-Tennis courts
-Basketball courts

Garden Park B-$4.50/sf:
-Acreage: 2.7
-Approx. cost: $430,000

Legend

- Native Open Space
- Native Parks
- Developed Parks/ Landscape
- Regional Trails
- Community Trails
- Lookout Tower
- Trail Access

Parks and Open Space Program Elements

Trailhead Park:	Native/developed landscape
	Seating
	Trail system connection
Primary Trailhead:	Native/developed landscape
	Seating
	Trail system connection
	Parking
Pocket Park:	Developed landscape
	Walking paths
Garden Park:	Garden landscape
	Walking paths
	Shade structure
	Small water feature
	Small plaza
Neighborhood Park:	Developed landscape
	Playground
	Shade structure
	Trail system connection
	Small-scale recreation amenities
Active Park:	Developed landscape
	Multi-use fields
	Playground
	Shade structure
	Community gathering spaces
	Small-scale recreation amenities
Neighborhood Community Center:	Bath house
	Pool (approx. 1500 sf)
	Spa
	Fire Pit
	Deck/plaza (3000 sf)
	Lawn
	Shade structure
	Enhanced landscape

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Parks, Trails, and Open Space Plan

February 4, 2008

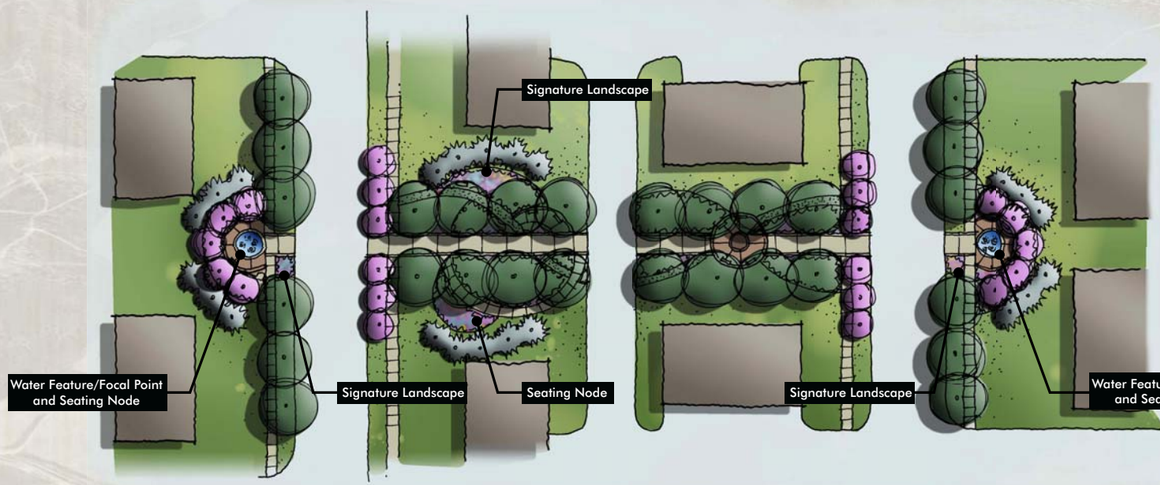
NORTH

Sage Communities

Active Park-$5.00/sf:

- -Acreage: 7.6
- -Approx. cost: $1,655,000
- -Amphitheater
- -Tennis courts
- -Basketball court

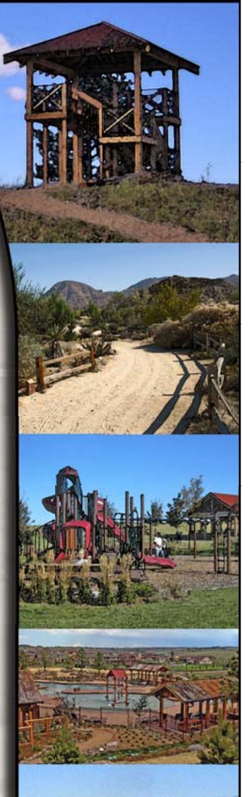
Scale: 1"=50'-0" 0 25 50 100 NORTH



Garden Park TYP-$4.50/sf:

- -Acreage: 2.7
- -Approx. cost: $430,000

Scale: 1"=20'-0" 0 10 20 40 NORTH



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Parks, Trails, and Open Space Plan - Active Park and Typical Garden Park

February 4, 2008

Sage Communities

Neighborhood Community Center A-$500,000 ea:

-Acreage:0.4
-Approx. cost: $500,000
-Pedestrian Pass-Through

Primary Trailhead A-$2.50/sf:

-Acreage: 0.6
-Approx. cost: $65,000
-Tot lot

Scale: 1"=20'-0"
0 10 20 40 NORTH

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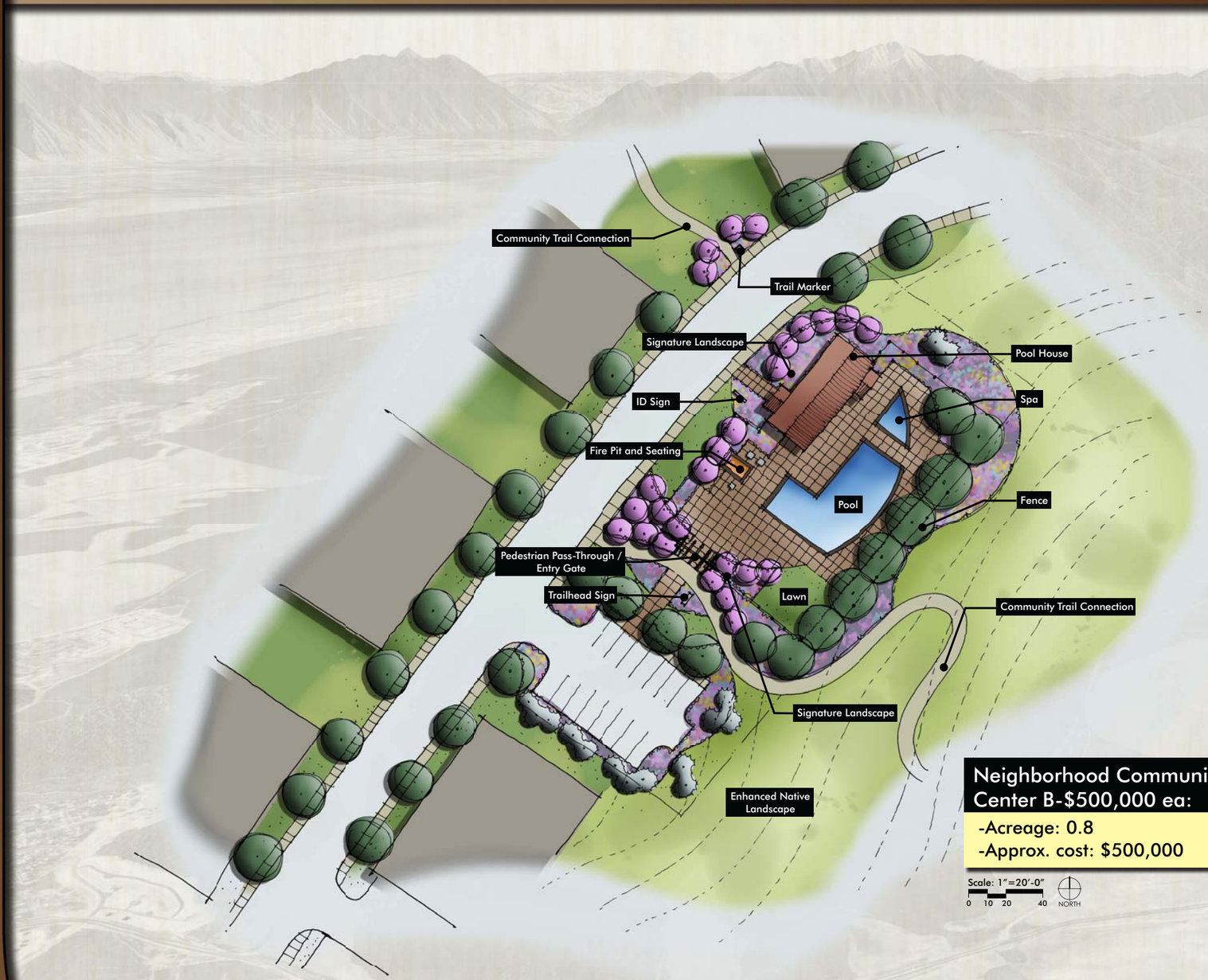
Parks, Trails, and Open Space Plan - Neighborhood Community Center A and Primary Trailhead A

February 4, 2008

Sage Communities



NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan - Neighborhood Community Center B

February 4, 2008

Sage Communities

Neighborhood Community Center C-$500,000 ea:

-Acreage: 0.9
-Approx. cost: $500,000

Scale: 1"=20'-0"
0 10 20 40 NORTH

NUSZER KOPATZ
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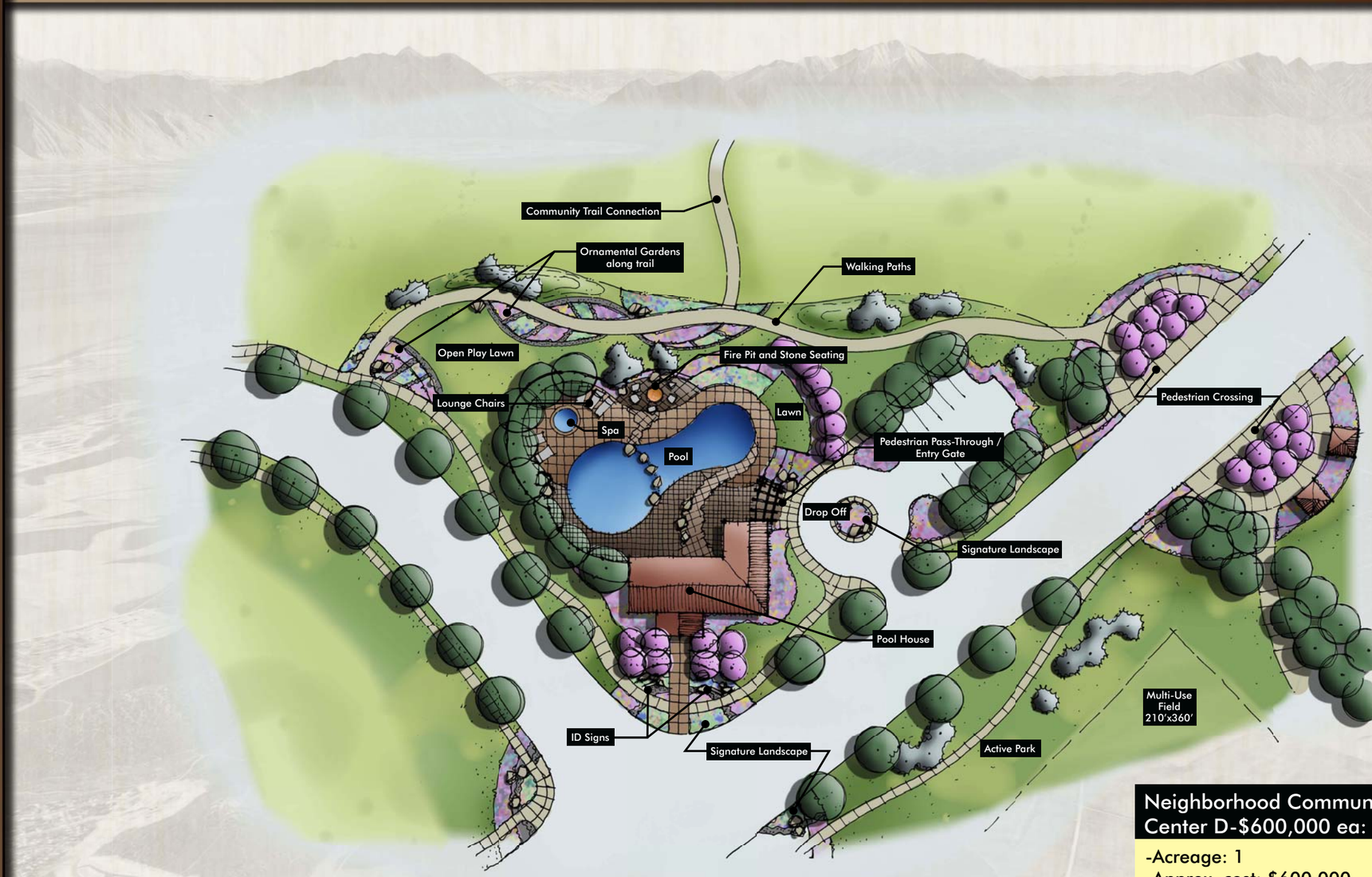
Parks, Trails, and Open Space Plan - Neighborhood Community Center C

February 4, 2008

Sage Communities



NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan - Neighborhood Community Center D

February 4, 2008

Sage Communities

Neighborhood Community Center E-$500,000 ea:

-Acreage: 3.2
-Approx. cost: $500,000

Scale: 1"=30'-0"
0 15 30 60 NORTH

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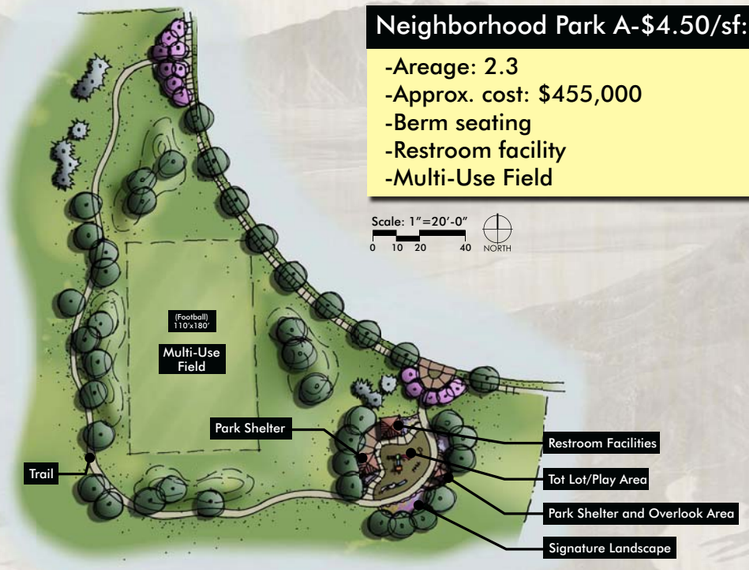
Parks, Trails, and Open Space Plan - Neighborhood Community Center E

February 4, 2008

Sage Communities



Neighborhood Park A-$4.50/sf:

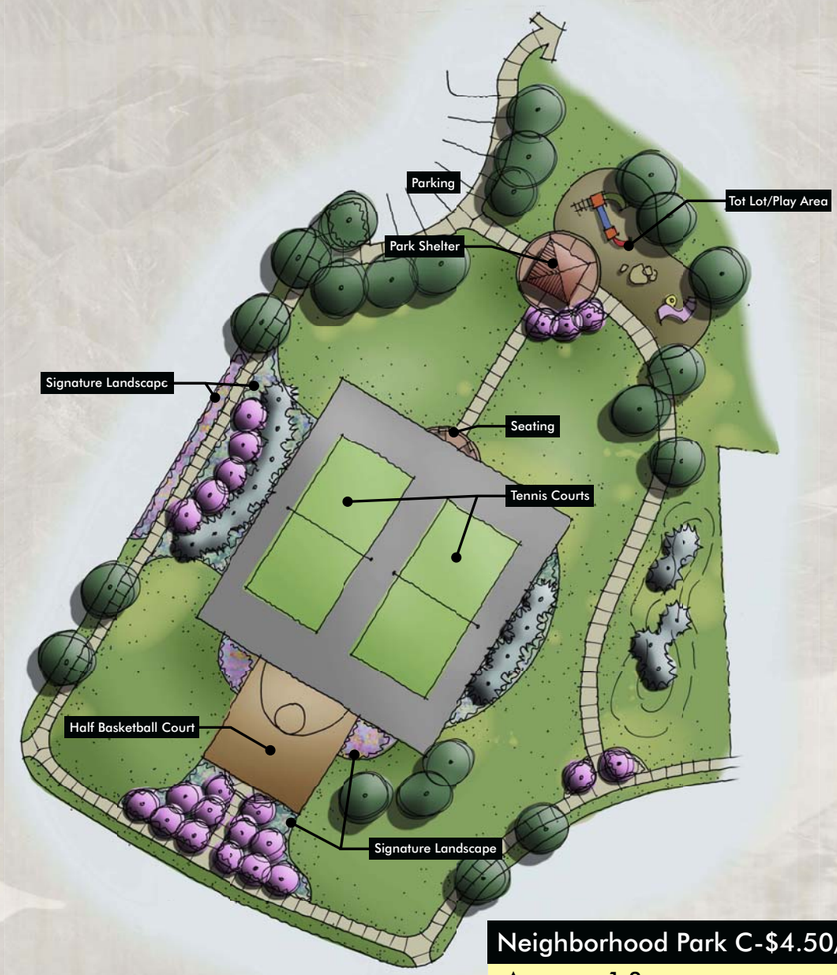
- -Areage: 2.3
- -Approx. cost: $455,000
- -Berm seating
- -Restroom facility
- -Multi-Use Field

Scale: 1"=20'-0"
0 10 20 40 NORTH

Neighborhood Park B-$4.50/sf:

- -Areage: 0.5
- -Approx. cost: $100,000
- -Passive
- -Boulder garden

Scale: 1"=30'-0"
0 15 30 60 NORTH



Neighborhood Park C-$4.50/sf:

- -Acreage: 1.3
- -Approx. cost: $255,000
- -Tennis courts
- -Half-basketball court
- -Parking

Scale: 1"=20'-0"
0 10 20 40 NORTH

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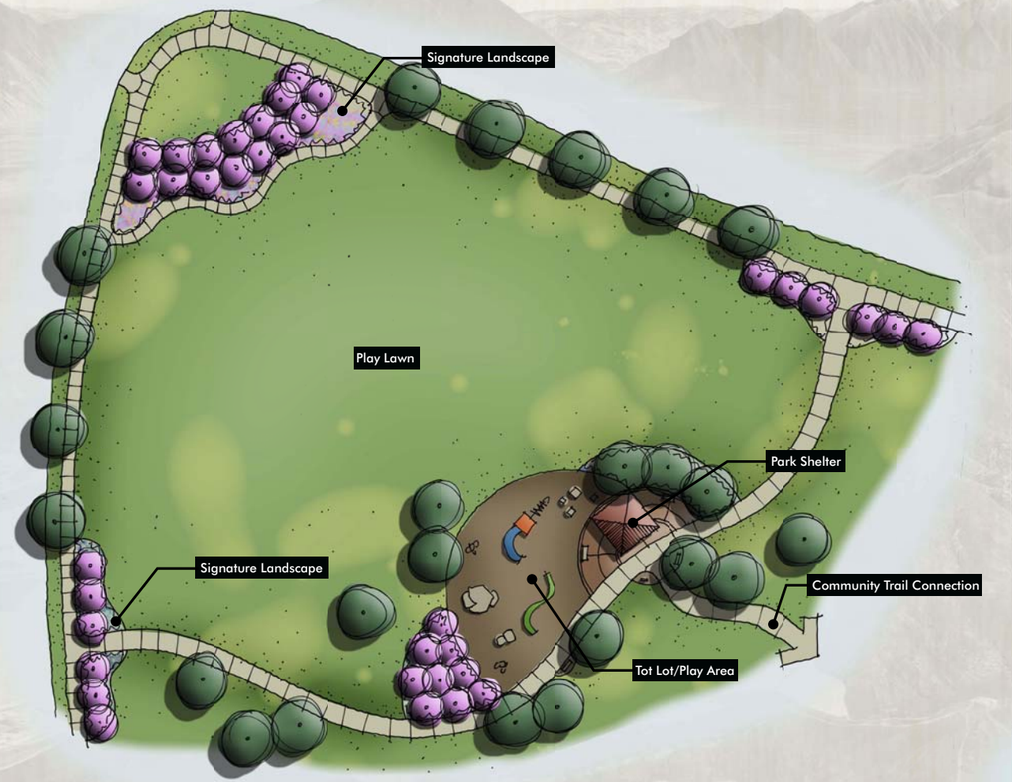
Parks, Trails, and Open Space Plan - Neighborhood Park A, Neighborhood Park B and Neighborhood Park C

February 4, 2008

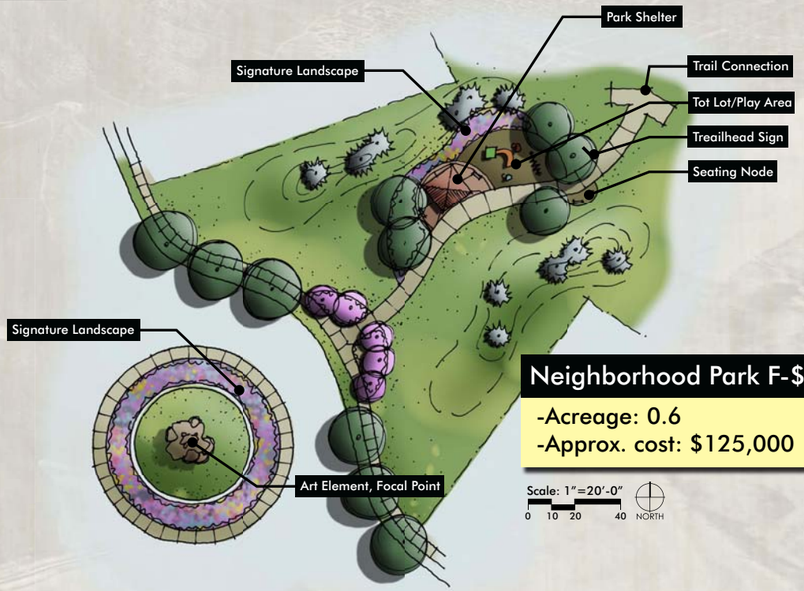
Sage Communities



Neighborhood Park D-$4.50/sf:

-Acreage: 1.7
-Approx. cost: $335,000
-Detention Pond

Scale: 1"=20'-0" 0 10 20 40 NORTH



Neighborhood Park F-$4.50/sf:

-Acreage: 0.6
-Approx. cost: $125,000

Scale: 1"=20'-0" 0 10 20 40 NORTH

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Parks, Trails, and Open Space Plan - Neighborhood Park D and Neighborhood Park F

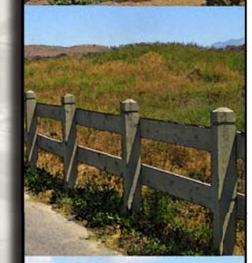
February 4, 2008

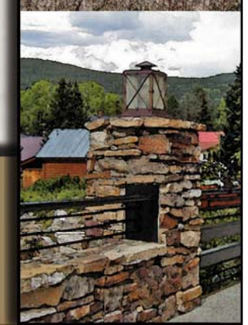
Sage Communities

Neighborhood Park E-$4.50/sf:

-Acreage: 1.4
-Approx. cost: $275,000

Scale: 1"=30'-0"
0 15 30 60
NORTH





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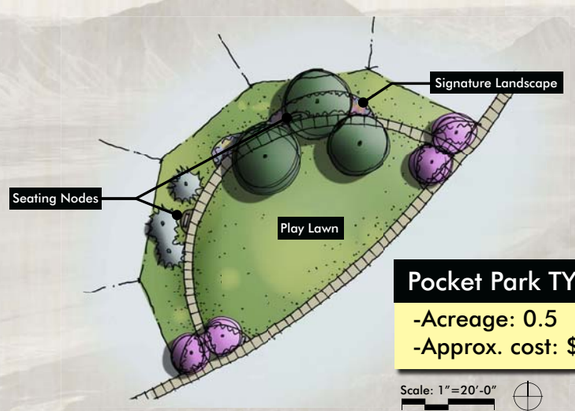
Parks, Trails, and Open Space Plan - Neighborhood Park E

February 4, 2008

Sage Communities



Pocket Park TYP -$3.50/sf:

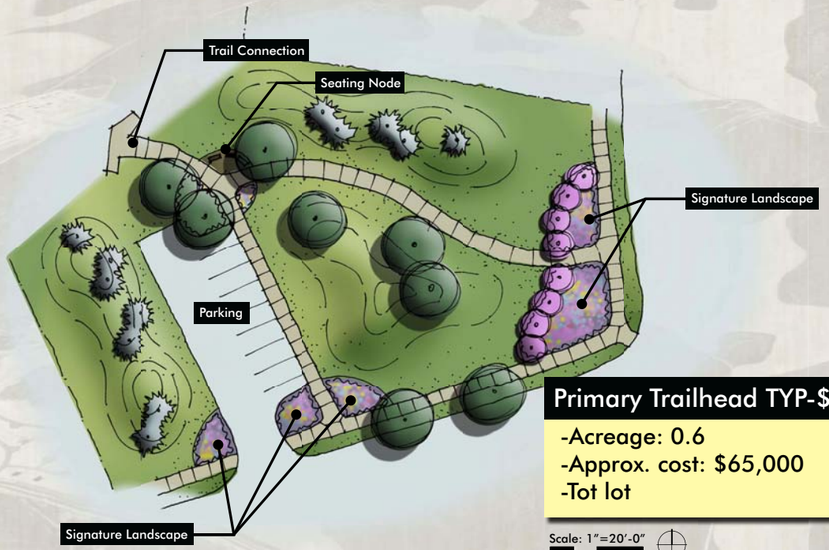
-Acreage: 0.5
-Approx. cost: $80,000

Scale: 1"=20'-0" 0 10 20 40 NORTH

Trailhead Park TYP -$2.75/sf:

-Acreage: 0.3
-Approx. cost: $35,000

Scale: 1"=20'-0" 0 10 20 40 NORTH



Primary Trailhead TYP-$2.50/sf:

-Acreage: 0.6
-Approx. cost: $65,000
-Tot lot

Scale: 1"=20'-0" 0 10 20 40 NORTH

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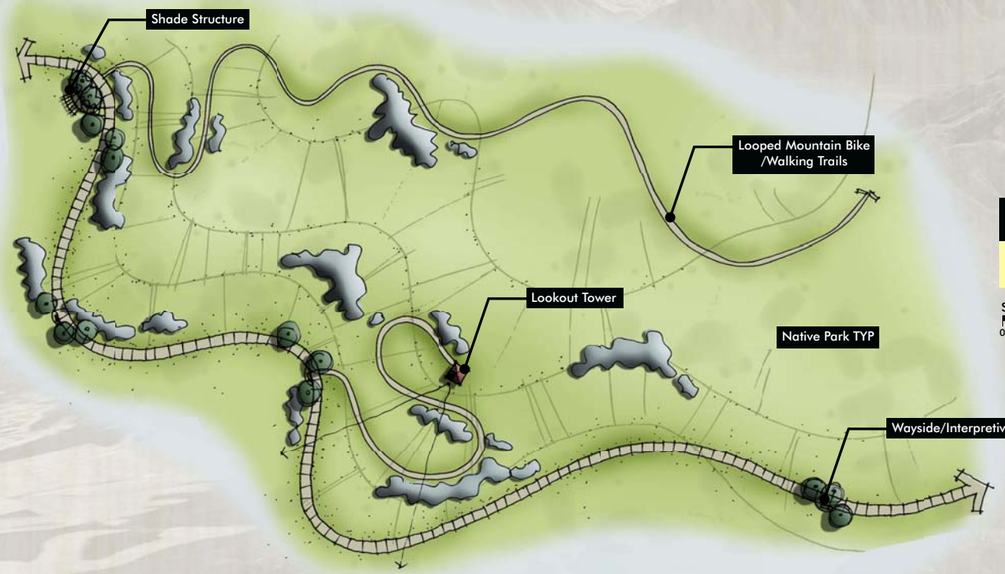
Parks, Trails, and Open Space Plan - Typical Pocket Park, Primary Trailhead, and Trailhead Park

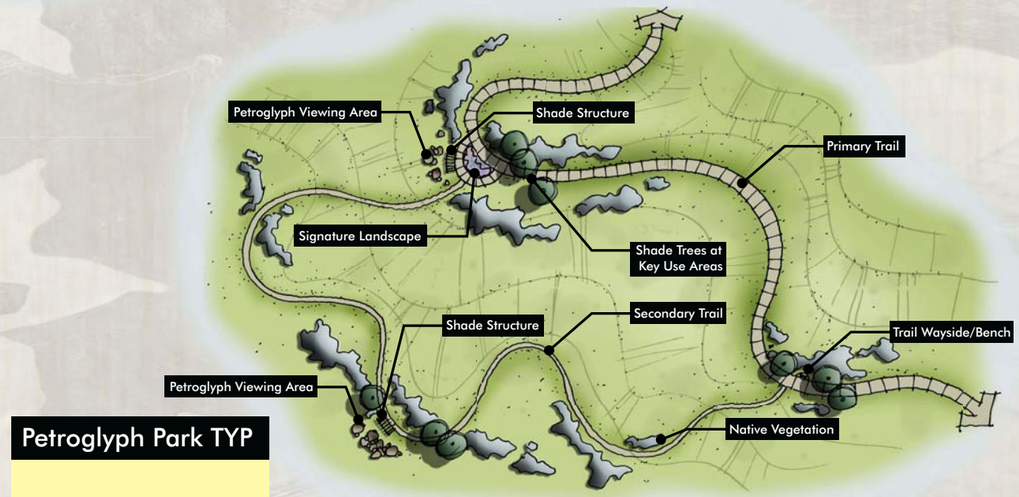
February 4, 2008

Sage Communities



Hilltop Native Park TYP

Scale: 1"=40'-0"
0 20 40 80 NORTH



Petroglyph Park TYP

Scale: 1"=40'-0"
0 20 40 80 NORTH

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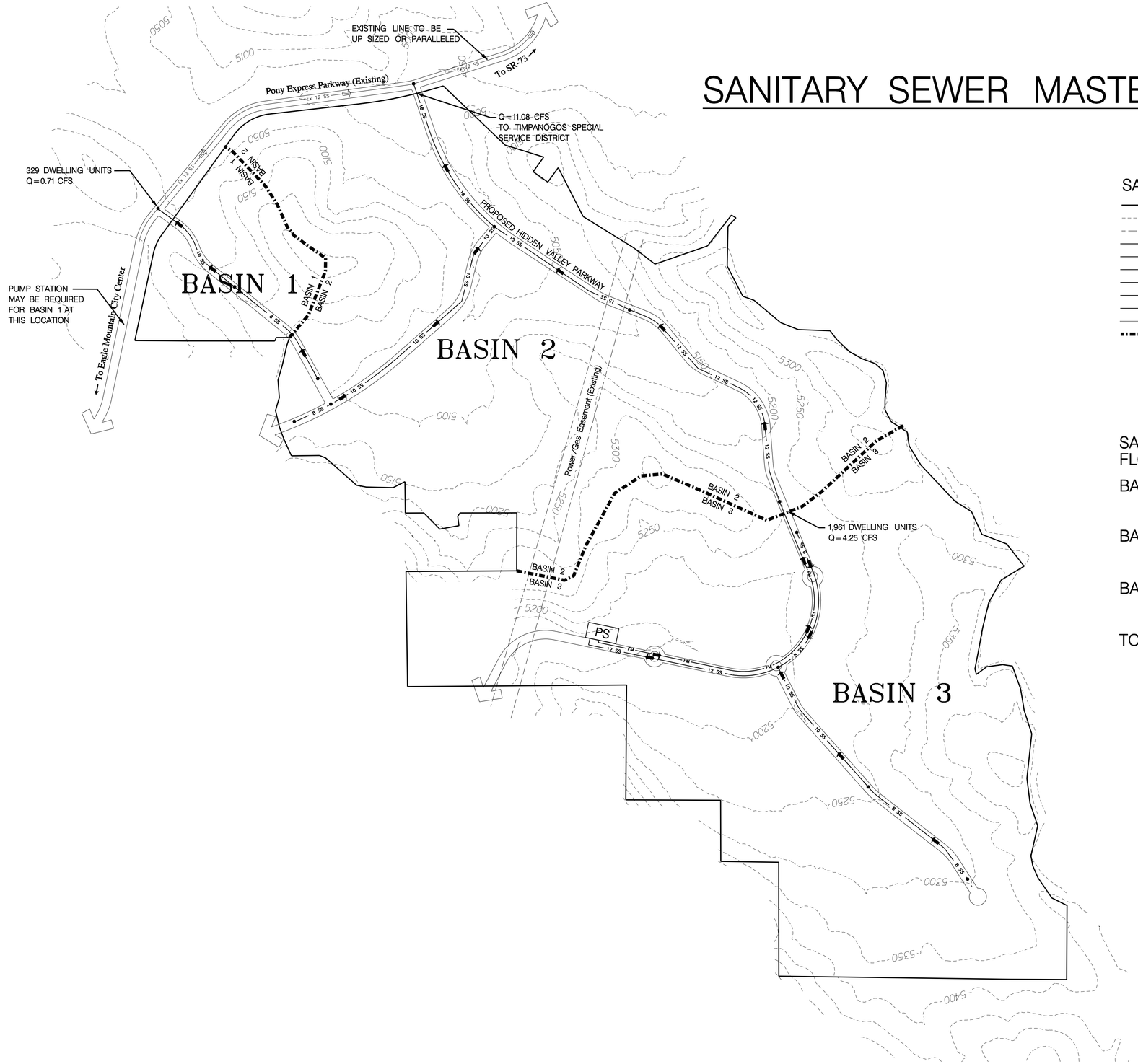
Parks, Trails, and Open Space Plan - Hilltop Native Park Typical and Petroglyph Park Typical

February 4, 2008

Exhibit G

[Sanitary Sewer Master Plan]

SANITARY SEWER MASTER PLAN



SANITARY SEWER LEGEND

- PROPERTY BOUNDARY
- 50' CONTOUR (EXISTING)
- POWER /GAS EASEMENT (EXISTING)
- 8 SS — 8" SEWER LINE
- 10 SS — 10" SEWER LINE
- 12 SS — 12" SEWER LINE
- 15 SS — 15" SEWER LINE
- 18 SS — 18" SEWER LINE
- FM — SEWER FORCE MAIN
- Ex 8 SS — 8" EXISTING SEWER LINE (PONY EXPRESS PARKWAY)
- SEWER BASIN BOUNDARY LINE
- PS — PUMP STATION
- FLOW DIRECTION

SANITARY SEWER PEAK DAY FLOW CALCULATIONS

BASIN 1

329 DWELLING UNITS X 400 GALLONS/DAY PER CAPITA X 3.5 CAPITA PER DWELLING =
460,600 GALLONS PER DAY OR 0.71 CFS

BASIN 2

2,827 DWELLING UNITS X 400 GALLONS/DAY PER CAPITA X 3.5 CAPITA PER DWELLING =
3,957,800 GALLONS PER DAY OR 6.12 CFS

BASIN 3

1,961 DWELLING UNITS X 400 GALLONS/DAY PER CAPITA X 3.5 CAPITA PER DWELLING =
2,745,400 GALLONS PER DAY OR 4.25 CFS

TOTAL

TOTAL PROJECTED PEAK DAY SANITARY SEWER FLOW =
7,163,800 GALLONS PER DAY OR 11.08 CFS

600 0 600 1200
Horizontal Scale 1" = 600'

NO.	DATE	BY	DESCRIPTION
5			
4			
3			
2			
1			

REVISIONS

CLIENT: Cadence Capital, LLC
DWG: HV-MP4.dgn
JOB NO: CAD003
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE - DRAWING IS REDUCED IF LESS THAN 22"x34"

DESIGN:
DRAWN:
CHECK:
DATE: 01/29/08

231 West 800 South Suite A
Salt Lake City, Utah 84101
Tel: (801) 487-8040
Fax: (801) 487-8868
Ward Engineering Group
Planning · Engineering · Surveying
www.wardeng.com

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HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
INFRASTRUCTURE MAP - SANITARY SEWER MASTER PLAN

SHEET
UT5

1/30/2008 12:13:00 PM L:\Cadence Capital\Hidden Valley\C2003 Master Plan\Design\Construction Dwgs\HV-UT5.dgn

Exhibit H

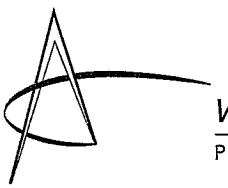
[Storm Water Master Plan]

Existing Storm Water Management Report

Prepared for:

Hidden Valley Development

Prepared by:



Ward Engineering Group

Planning. Engineering. Surveying

January 8, 2008

1.0 Title Page

1.1 Background

The following existing storm water management report and plan was prepared for the proposed ***Hidden Valley Development***, located along Pony Express Parkway in Eagle Mountain, Utah, Sections 29,30,31 and 32, Township 5S, Range 1W. The site consists of approximately 1237.12 acres and will have 5117 units consisting of single-family and multi-family units. The lots will range from 5400 square feet to 20,000 square feet in area.

1.2 Preparer

Ward Engineering Group compiled the following study under the supervision of Dave Reddish, P.E. (Land Development Director). Company information is as follows:

Ward Engineering Group
231 West 800 South, Suite A
Salt Lake City, Utah 84101

Tel: (801) 487-8040
Fax: (801) 487-8668

2.0 Property Description

The 1237.12 acres is nestled in a valley with steep side slopes sloping down to the valley floor. Much of the site has been used for the farming of winter wheat in the gentle sloping valley. The soil conditions of the site are as follows: There are up to 18 inches of top soil followed by layers of lean clay, silty clay, silt, sand and gravel. At several locations very dense shallow cemented soils underlain by bedrock were encountered. (For further soil information see the Preliminary Soil Report by Earthtec Dated December 13, 2007 Job No. 073190)

3.0 Off-site Drainage Description

There is one offsite basin (218.49 acres) that sheet flows onto the southwest side of the property. This basin has fairly steep slopes and the total flow from offsite is Q10= 24.54 cfs and Q100= 66.57 cfs.

4.0 On-Site Drainage Description

The proposed site has been broken down into 5 Basins with 5 different discharge locations. See UT2 for map showing basins and discharge locations. The existing flows from Basin 1(543.13 acres) discharge along the west side of the property through an existing ditch. The 10 year flow rate is 53.46 cfs and the 100 year flow rate is 135.37 cfs. Basin 2 (586.57 acres) discharges along Pony

Express Parkway on the north end of the property. The 10 year flow rate is 66.16 cfs and the 100 year flow rate is 160.41 cfs. Basins 3 and 4 (36.24 acres and 22.41 acres) also discharge along Pony Express Parkway at the northwest end of the property. The 10 year flow rates are 7.13 cfs and 7.98 cfs and the 100 year flow rates are 19.41 cfs and 16.20 cfs respectively. Basin 5 (65.80 acres) sheet flows off the back side along the east property line. The 10 year flow rate is 10.52 cfs and the 100 year flow rate is 28.67 cfs.

5.0 Master Plan Drainage Considerations

Each development or at a minimum each sub-basin will be required to detain it's developed 100-yr 24 hour storm event and shall be allowed to discharge at the historic runoff rate. Energy dissipation and erosion protection shall be provided at all outlets where storm water is released into natural channels.

Under ground storm collection pipes shall be designed for the 10 year-24 hour storm event flow. The minimum pipe size shall be 15" diameter and the pipes shall not be designed for surcharged/pressure flow conditions.

The 100 year – 24 hour storm event must be conveyed within the collection system and the roadway surface while maintaining one (12' Wide) Travel lane free of water and not over topping the curbs.

6.0 FEMA Floodplain Requirements

Based on the current FEMA Flood Insurance Rate Map panel 4955170115B, Hidden Valley Development is not currently located in a FEMA-designated Special Flood Hazard Area. Current designation for the area is "X".

7.0 Design Runoff Computations

7.1 Selection of Hydrologic Model

The SCS TR-20 method of analysis was utilized due to the size of the site.

7.2 Model Input Parameters

The input parameters needed for the SCS Method TR-20 area are as follows: (See Appendix for detailed calculations).

a) Watershed Area is calculated run-off areas based on watershed boundaries created from existing or proposed contours. (See sheet UT2 for details)

b) Time of concentration is estimated Shallow Concentrated flow and Sheet Flow. The TR-20 Sheet Flow procedure is designed to calculate the Tc for flow over plane surfaces, as usually occurs in the uppermost regions of a

watershed. Shallow concentrated flow is calculated using Length over velocity.

c) Rainfall Intensities/Depth Rainfall information was taken from the "Precipitation-Frequency Atlas of the United States" NOAA (National Oceanic and Atmospheric Administration)

d) Run-off Coefficients

The curve number, or CN, is determined according to the soil type and ground cover. A high CN (such as 98 for pavement) indicates minimum retention, while a low CN (such as 30 for certain wooded areas) indicates a large retention capability.

Soils are classified into hydrologic soil groups to indicate the minimum rate of infiltration obtained for bare soil after prolonged wetting. The HSG's, (hydrologic soil groups), which are A, B, C, and D, are one element used in determining runoff curve number.

The infiltration rate is the rate at which water enters the soil at the soil surface. It is controlled by surface conditions. HSG also indicates the transmission rate - the rate at which the water moves through the soil. This rate is controlled by the soil profile. The four groups are defined by SCS soil scientists as follows:

Group A soils have low runoff potential and high infiltration rates even when thoroughly wetted. They consist chiefly of deep, well to excessively drained sands and gravels, and have a high rate of water transmission (greater than 0.30 in/hr).

Group B soils have moderate infiltration rates when thoroughly wetted, and consist chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission (0.15-0.30 in/hr).

Group C soils have low infiltration rates when thoroughly wetted, and consist chiefly of soils with a layer that impedes downward movement of water, and soils with moderately fine to fine texture. These soils have a low rate of water transmission (0.05-0.15 in/hr).

Group D soils have high runoff potential. They have very low infiltration rates when thoroughly wetted, and consist chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very low rate of water transmission (0-0.05 in/hr).

8.0 Summary

The Hidden Valley development has 5 discharge locations for a total discharge of 169.79 cfs and 426.63 cfs for the 10/100 year storm event respectively. Basins 1 and 2 yield the highest discharge flows of 119.62 cfs and 295.78 cfs for the 10/100 year storm event respectively and may need special erosion protection during construction. Offsite flows from the southwest Basin 6 have been accounted for in the overall calculations and pipe sizing for the development. The flows from each basin are shown on sheet UT2 of this report.

APPENDIX

insurance agent or call the National Flood Insurance Progra

APPROXIMATE SCALE IN FEET

1000 0

29

28

Utah County

National Resource Land

ZONE X

ZONE X

State Land

32

33

ZONE X

Private

Private

Road

Road

T. 5 S.
T. 6 S.

National Resource Land

5

4

National Resource Land

Private Road

FLOOD HAZARD
UNINCORPORAT
COUNTY AND T
FOR INFORMATI
INSURANCE RAT
TO SEPARATEL
INSURANCE RA

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF
SARATOGA SPRINGS,
UTAH
UTAH COUNTY

PANEL 115 OF 725
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
4902500115 A

EFFECTIVE DATE:
JULY 17, 2002

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

National Resource Land

8

9

Private Road

CANYON ROAD

LOTT

ZONE X

JOINS PANEL 0200

17

ZONE X

Utah County

16

State Land

ISRAEL

15

20

29

Private Rd

Road

APPROXIMATE SCALE IN FEET

1000 0

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF
SARATOGA SPRINGS,
UTAH
UTAH COUNTY

PANEL 205 OF 725
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
4902500205 A
EFFECTIVE DATE:
JULY 17, 2002

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

POINT OF DISCHARGE
BASIN 2
Q_{10} = 66.16 cfs
Q_{100} = 160.41 cfs

POINT OF DISCHARGE
BASIN 5
Q_{10} = 10.52 cfs
Q_{100} = 28.67 cfs

BASIN 5
65.80 ACRES

BASIN 2
586.57 ACRES

POINT OF DISCHARGE
BASIN 3
Q_{10} = 7.13 cfs
Q_{100} = 19.41 cfs

BASIN 3
38.24 ACRES

BASIN 4
22.41 ACRES

BASIN 1
543.13 ACRES

BASIN 6
218.487 ACRES
Q_{10} = 24.54 cfs
Q_{100} = 66.57 cfs

POINT OF DISCHARGE
BASIN 4
Q_{10} = 7.98 cfs
Q_{100} = 16.20 cfs

POINT OF DISCHARGE
BASIN 1
Q_{10} = 53.46 cfs
Q_{100} = 135.37 cfs

PROPERTY BOUNDARY
DRAINAGE BASIN
DRAINAGE SUB-BASIN
FLOW DIRECTION

600 0 600 1200 1800
Scale 1" = 600'

1/24/2008 9:01:33 AM L:\Cadence Capital\Hidden Valley\AD0003 Master Plan\Design\Construction Dwgs\MV-DP1 existing.dgn

NO.	DATE	BY	DESCRIPTION
1			
2			
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5			

REVISIONS

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DWG: DP1.dgn
JOB No: CAD003
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DRAWN:
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DATE: 1/16/07

Ward Engineering Group
Planning - Engineering - Surveying
251 West 800 South Suite A
Salt Lake City, Utah 84101
Tel: (801) 487-9649
Fax: (801) 487-9668
www.wardeg.com

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HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
HISTORIC DRAINAGE CONDITIONS

SHEET:
UT2

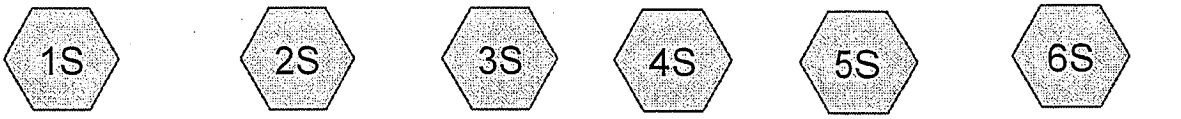
POINT PRECIPITATION
FREQUENCY ESTIMATES
FROM NOAA ATLAS 14

Utah 40.227 N 112.089 W 4888 feet

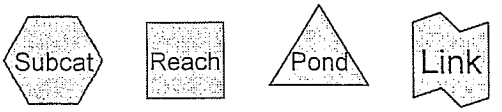
From "Precipitation-Frequency Atlas of the United States" NOAA Atlas 14, Volume 1, Version 4
G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley
NOAA, National Weather Service, Silver Spring, Maryland, 2006

Precipitation Frequency Estimates (inches)

ARI* (years)	5 min	10 min	15 min	30 min	60 min	120 min	3 hr	6 hr	12 hr	24 hr	48 hr	4 day	7 day	10 day	20 day	30 day	45 day	60 day
1	0.11	0.17	0.21	0.29	0.36	0.44	0.49	0.62	0.76	0.90	1.00	1.19	1.40	1.58	2.06	2.43	3.03	3.56
2	0.14	0.22	0.27	0.37	0.45	0.55	0.61	0.77	0.94	1.10	1.23	1.46	1.72	1.94	2.53	2.98	3.71	4.36
5	0.20	0.31	0.38	0.51	0.63	0.72	0.79	0.94	1.13	1.32	1.47	1.76	2.06	2.31	3.00	3.55	4.38	5.13
10	0.25	0.38	0.47	0.64	0.79	0.89	0.93	1.09	1.30	1.50	1.67	2.01	2.35	2.62	3.37	4.00	4.90	5.72
25	0.33	0.50	0.62	0.83	1.03	1.14	1.17	1.31	1.53	1.73	1.94	2.37	2.73	3.03	3.85	4.58	5.56	6.47
50	0.40	0.60	0.75	1.01	1.25	1.36	1.39	1.49	1.70	1.91	2.15	2.64	3.03	3.33	4.19	5.02	6.04	7.00
100	0.48	0.73	0.90	1.21	1.50	1.62	1.64	1.73	1.88	2.09	2.37	2.93	3.33	3.64	4.53	5.46	6.50	7.51
200	0.57	0.87	1.08	1.45	1.80	1.92	1.94	2.02	2.15	2.27	2.58	3.23	3.63	3.94	4.85	5.88	6.92	7.98
500	0.72	1.09	1.35	1.82	2.25	2.39	2.41	2.49	2.58	2.61	2.87	3.64	4.04	4.33	5.25	6.42	7.45	8.55
1000	0.85	1.29	1.60	2.15	2.66	2.81	2.82	2.89	2.93	2.96	3.09	3.96	4.35	4.62	5.54	6.81	7.82	8.94



Basin 1 upper | Basin 2 lower | Basin 3 | Basin 4 | Offsite Basin 5 | Offsite Basin 6



Drainage Diagram for Hidden Valley Historic
Prepared by Ward Engineering Group, Printed 1/24/2008
HydroCAD® 8.50 s/n 004211 © 2007 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: Basin 1 upper

Runoff = 53.46 cfs @ 12.96 hrs, Volume= 12.830 af, Depth> 0.28"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
248.020	81	Small grain, contoured, Good, HSG C
295.105	79	Desert shrub range, Good, HSG C
543.125	80	Weighted Average
543.125		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
59.1	7,096	0.0400	2.00		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
75.1	7,396	Total			

Summary for Subcatchment 2S: Basin 2 lower

Runoff = 66.16 cfs @ 12.92 hrs, Volume= 15.269 af, Depth> 0.31"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
586.570	81	Herbaceous range, Fair, HSG C
586.570		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.9	6,123	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
74.9	6,423	Total			

Summary for Subcatchment 3S: Basin 3

Runoff = 7.13 cfs @ 12.23 hrs, Volume= 0.824 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
38.240	79	Desert shrub range, Good, HSG C
38.240		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9	1,652	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
8.8	300	0.1000	0.57		**Sheet Flow,** Fallow n= 0.050 P2= 1.10"
24.7	1,952	Total			

Summary for Subcatchment 4S: Basin 4

Runoff = 7.98 cfs @ 12.27 hrs, Volume= 0.844 af, Depth> 0.45"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
22.410	85	Desert shrub range, Poor, HSG C
22.410		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	1,475	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
30.2	1,775	Total			

Summary for Subcatchment 5S: Offsite Basin 5

Runoff = 10.52 cfs @ 12.32 hrs, Volume= 1.418 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
65.800	79	Desert shrub range, Good, HSG C
65.800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		**Sheet Flow,** Range n= 0.130 P2= 1.10"
3.6	845	0.1500	3.87		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
30.8	1,145	Total			

Summary for Subcatchment 6S: Offsite Basin 6

Runoff = 24.54 cfs @ 12.61 hrs, Volume= 4.698 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
218.487	79	Desert shrub range, Good, HSG C
218.487		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		**Sheet Flow,** Range n= 0.130 P2= 1.10"
23.3	3,430	0.0600	2.45		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
50.5	3,730	Total			

Summary for Subcatchment 1S: Basin 1 upper

Runoff = 135.37 cfs @ 12.91 hrs, Volume= 27.794 af, Depth> 0.61"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
248.020	81	Small grain, contoured, Good, HSG C
295.105	79	Desert shrub range, Good, HSG C
543.125	80	Weighted Average
543.125		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
59.1	7,096	0.0400	2.00		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
75.1	7,396	Total			

Summary for Subcatchment 2S: Basin 2 lower

Runoff = 160.41 cfs @ 12.89 hrs, Volume= 32.173 af, Depth> 0.66"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
586.570	81	Herbaceous range, Fair, HSG C
586.570		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.9	6,123	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
74.9	6,423	Total			

Summary for Subcatchment 3S: Basin 3

Runoff = 19.41 cfs @ 12.21 hrs, Volume= 1.835 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
38.240	79	Desert shrub range, Good, HSG C
38.240		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9	1,652	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
8.8	300	0.1000	0.57		**Sheet Flow,** Fallow n= 0.050 P2= 1.10"
24.7	1,952	Total			

Summary for Subcatchment 4S: Basin 4

Runoff = 16.20 cfs @ 12.26 hrs, Volume= 1.609 af, Depth> 0.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
22.410	85	Desert shrub range, Poor, HSG C
22.410		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	1,475	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
30.2	1,775	Total			

Summary for Subcatchment 5S: Offsite Basin 5

Runoff = 28.67 cfs @ 12.29 hrs, Volume= 3.158 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
65.800	79	Desert shrub range, Good, HSG C
65.800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		**Sheet Flow,** Range n= 0.130 P2= 1.10"
3.6	845	0.1500	3.87		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
30.8	1,145	Total			

Summary for Subcatchment 6S: Offsite Basin 6

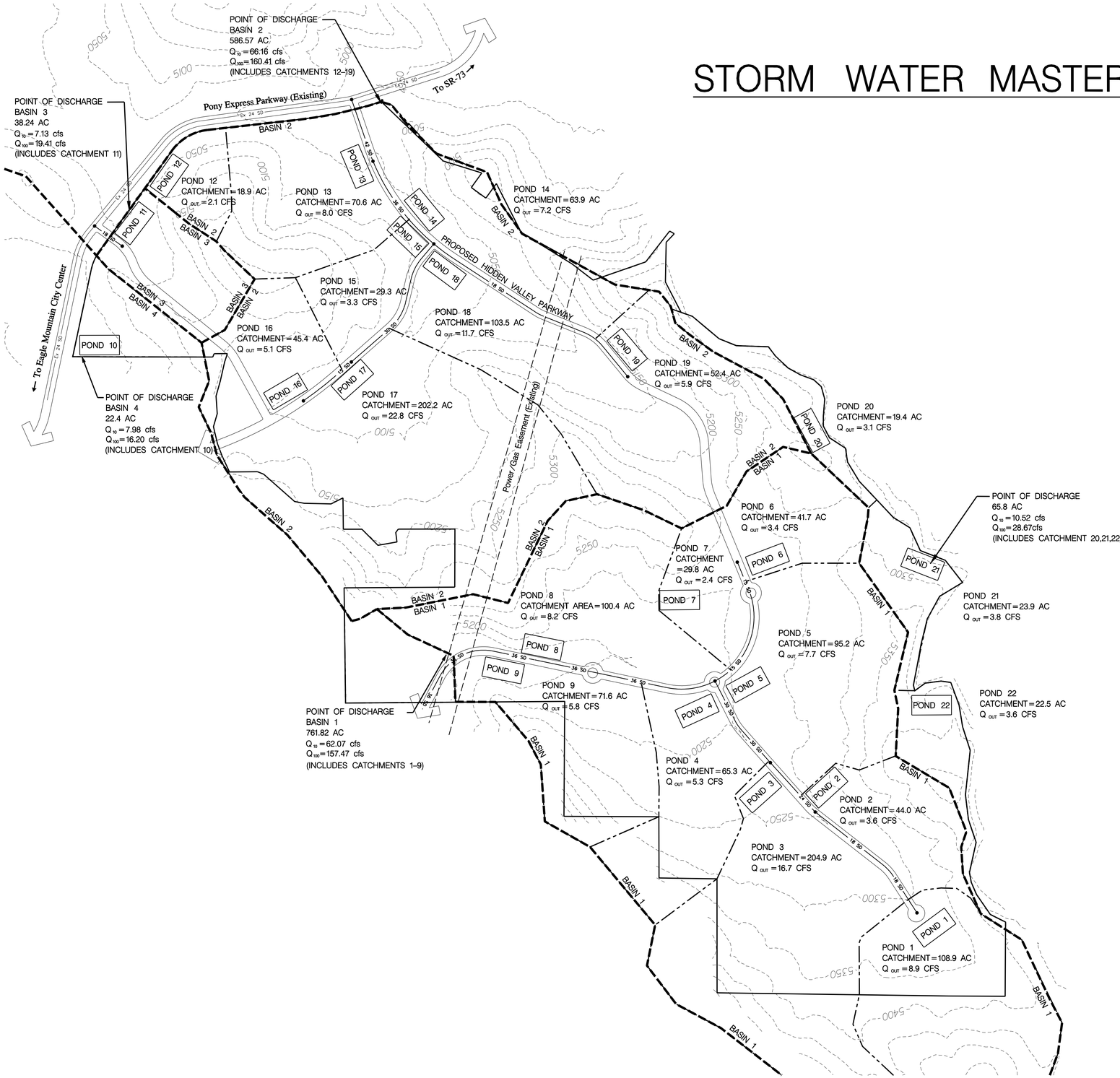
Runoff = 66.57 cfs @ 12.56 hrs, Volume= 10.469 af, Depth> 0.57"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
218.487	79	Desert shrub range, Good, HSG C
218.487		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		**Sheet Flow,** Range n= 0.130 P2= 1.10"
23.3	3,430	0.0600	2.45		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
50.5	3,730	Total			

STORM WATER MASTER PLAN



STORM WATER LEGEND

- PROPERTY BOUNDARY
- 50' CONTOUR (EXISTING)
- POWER /GAS EASEMENT (EXISTING)
- DRAINAGE BASIN
- CATCHMENT BOUNDARY
- 15" STORM DRAIN LINE
- 18" STORM DRAIN LINE
- 24" STORM DRAIN LINE
- 30" STORM DRAIN LINE
- 36" STORM DRAIN LINE
- 42" STORM DRAIN LINE
- EXISTING 24" STORM DRAIN LINE (PONY EXPRESS PARKWAY)
- POND — APPROXIMATE DETENTION POND LOCATION

STORM WATER MANAGEMENT PLAN

IN GENERAL, EACH DEVELOPMENT OR AT A MINIMUM EACH CATCHMENT AS SHOWN WILL BE REQUIRED TO DETAIN IT'S DEVELOPED 100-YR 24 HOUR STORM EVENT AND SHALL BE ALLOWED TO DISCHARGE AT THE HISTORIC RUNOFF RATE. ENERGY DISSIPATION AND EROSION PROTECTION SHALL BE PROVIDED AT ALL OUTLETS WHERE STORM WATER IS RELEASED INTO NATURAL CHANNELS.

UNDERGROUND STORM COLLECTION PIPES SHALL BE DESIGNED FOR THE 10 YEAR – 24 HOUR STORM EVENT FLOW. THE MINIMUM PIPE SIZE SHALL BE 15" DIAMETER AND THE PIPES SHALL NOT BE DESIGNED FOR SURCHARGED/PRESSURE FLOW CONDITIONS.

THE 100 YEAR – 24 HOUR STORM EVENT FLOW MUST BE CONVEYED WITHIN THE COLLECTION SYSTEM AND THE ROADWAY SURFACE WHILE MAINTAINING ONE (12' WIDE) TRAVEL LANE FREE OF WATER.

600 0 600 1200
Horizontal Scale 1" = 600'

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

REVISIONS

CLIENT: Cadence Capital, LLC
DWG: HV-MP4.dgn
JOB NO: CAD003
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE - DRAWING IS REDUCED IF LESS THAN 22"x34"

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CHECK:
DATE: 1/29/08

231 West 800 South
Suite A
Salt Lake City, Utah
84101
Tel: (801) 487-8040
Fax: (801) 487-8868
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HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
DRAINAGE AND EROSION PLAN - STORM WATER MASTER PLAN

SHEET
UT3

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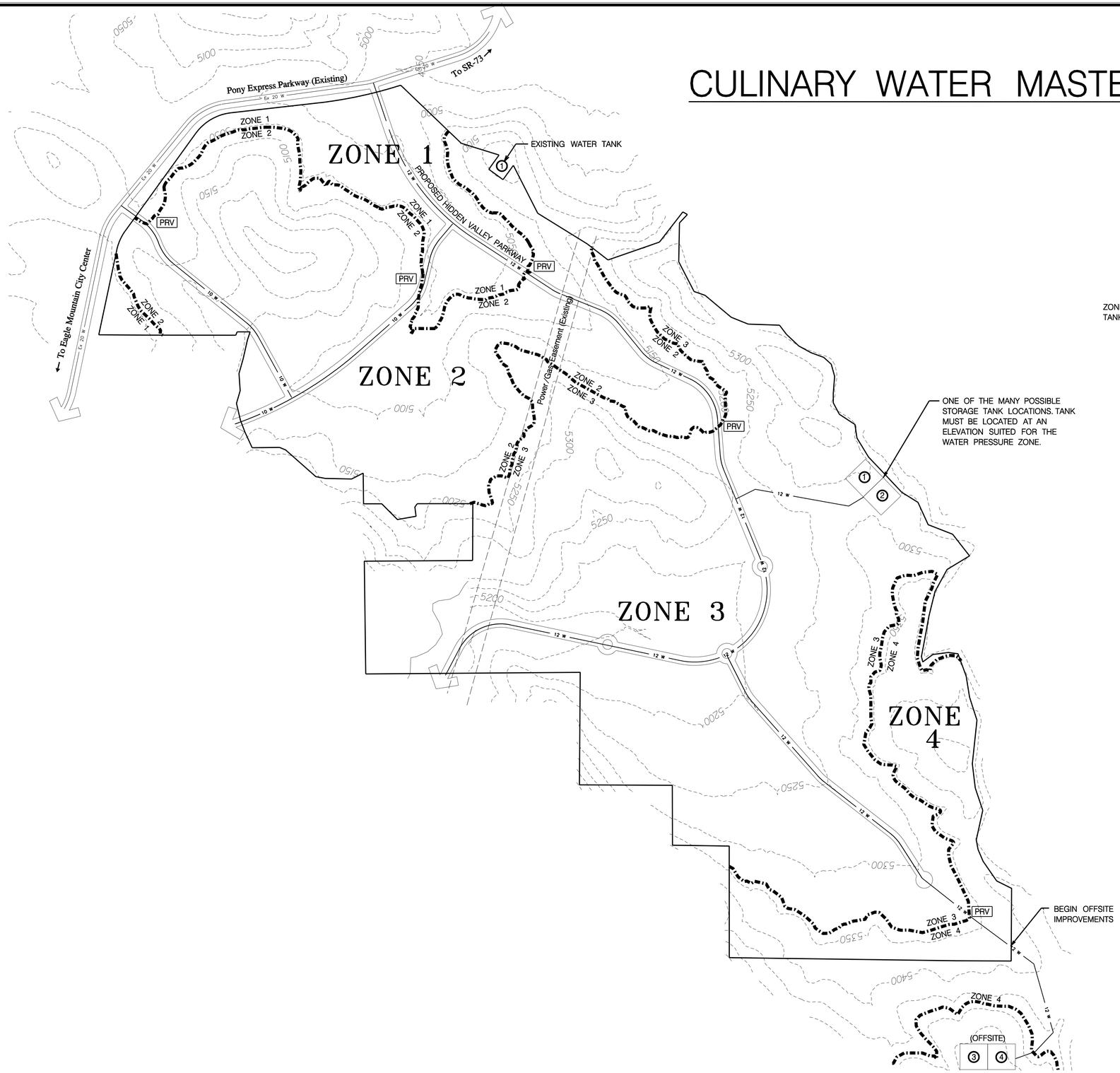
Exhibit I

[Traffic Study]

Exhibit J

[Culinary Water Master Plan]

CULINARY WATER MASTER PLAN



CULINARY WATER LEGEND

- PROPERTY BOUNDARY
- 50' CONTOUR (EXISTING)
- POWER /GAS EASEMENT (EXISTING)
- PRESSURE ZONE BOUNDARY
- 12 W — 12" WATER LINE
- 10 W — 10" WATER LINE
- 8 W — 8" WATER LINE
- Ex 20 W — EXISTING 20" WATER LINE (PONY EXPRESS PARKWAY)
- ① — WATER STORAGE TANK (APPROXIMATELY 2AC SITE SHOWN FOR EACH)
- ZONE NUMBER / TANK SERVICES
- PRV — PRESSURE REDUCING VALVE

STORAGE REQUIREMENT

INDOOR USE = 400 GALLONS/UNIT = 2,046,800 GALLONS
*OUTDOOR USE = 264.46 GALLONS/UNIT (AVG.) = 1,353,235 GALLONS

FIRE = 2000 GPM FOR 120 MIN. OR 0.25M GALLONS

TOTAL STORAGE REQUIREMENT = 3,650,035 GALLONS

ZONE 1 = 301,510 GALLONS
ZONE 2 = 1,405,060 GALLONS
ZONE 3 = 1,606,440 GALLONS
ZONE 4 = 274,525 GALLONS

* THE OUTDOOR STORAGE AND SOURCE REQUIREMENTS WILL BE REVISED WHEN THE IRRIGATION DESIGN IS COMPLETE.

SOURCE REQUIREMENT

INDOOR = 800 GALLONS/DAY/CONNECTION = 2,843 GPM
OUTDOOR = 0.367 GPM/UNIT (AVG.) = 1,880 GPM

TOTAL SOURCE REQUIREMENT = 4,723 GPM (OR 6,801,120 GPD)

ZONE 1 = 332 GPM
ZONE 2 = 1,866 GPM
ZONE 3 = 2,230 GPM
ZONE 4 = 295 GPM

NOTE:
THE WATER SYSTEM SHOWN HAS BEEN SIZED AND LOCATED FOR MASTER PLANNING PURPOSES ONLY. FINAL LOCATIONS AND SIZES WILL BE DETERMINED AT A LATER DATE.

ZONE	PRESSURE RANGE	ELEVATION RANGE	TANK ELEVATION
1	48 PSI	5060 + LOWER	EXISTING TANK
2	40 PSI – 115 PSI	5060 – 5200	5300
3	40 PSI – 115 PSI	5200 – 5340	5440
4	40 PSI – 115 PSI	5340 – 5480	5580

600 0 600 1200
Horizontal Scale 1" = 600'

NO.	DATE	BY	DESCRIPTION
5			
4			
3			
2			
1			

REVISIONS

CLIENT: Cadence Capital, LLC
DWG: HV-MP4.dgn
JOB NO: CAD003
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE - DRAWING IS REDUCED IF LESS THAN 22"x34"

DESIGN:
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CHECK:
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231 West 800 South
Suite A
Salt Lake City, Utah
84101
Tel: (801) 487-8040
Fax: (801) 487-8868
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HIDDEN VALLEY MASTER DEVELOPMENT PLAN

INFRASTRUCTURE MAP - CULINARY WATER MASTER PLAN

SHEET
UT4

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Exhibit K

[Dry Utility Analysis]

Intermountain Consumer Professional Engineers, Inc.

Consulting Engineers
1145 East South Union Avenue
Midvale, Utah 84047

January 27, 2011

Mr. Adam Ferre
Eagle Mountain City
2513 North Sweetwater Road
Eagle Mountain, Ut 84005

Subject: Lower Hidden Valley Development – Electric Infrastructure Questions

Dear Adam:

Intermountain Consumer Professional Engineers, Inc. (ICPE) has received the questions on the offsite electric infrastructure for the proposed Lower Hidden Valley included in your January 26, 2011 email.

The additional pad mounted switchgear to be installed along the south side of Pony Express Parkway to serve the initial three phases of the development would generally serve the development only. These switchgear are not included in the current Capital Facilities Plan.

The Ranches Parkway South (2010 Peak Load 5.5 MW) and Underground Tie Circuit (2010 Peak Load 4.25 MW) are two of the most heavily loaded Eagle Mountain City distribution circuits. Adding the first three phases of the Lower Hidden Valley to either or both of these circuits will overload one or both of the circuits when the three phases of the development are built out. These overloads can be avoided by connecting these three phases of the development to the Underground Tie Circuit and transferring load from the Underground Tie Circuit to the Underbuild Circuit. To complete this transfer the projects that have previously been identified to allow more load to be transferred between the Underground Tie Circuit and the Underbuild Circuit should be completed in 2011. These previously identified projects will likely not benefit others. The amount of load that can be transferred to the Underbuild Circuit will only be enough to serve a portion of the Lower Hidden Valley development. If the amount of load transferred exceeds the requirements for the development the excess capacity would be usable by others. I do not believe these projects are included in the current Capital Facilities Plan.

Construction of the South Substation to increase the capacity of the Underground Tie Circuit by allowing the circuit to be divided into two circuits, one fed from the existing North Substation and one from the new South Substation. The construction of the South Substation will definitely benefit others and it is included in the current Capital Facilities Plan.

Electric service to Phases 4 and 5 of the Lower Hidden Valley development will be provided from the existing Underbuild Circuit. Construction of the new South Substation will allow the existing Underbuild Circuit to be split into two circuits one fed from the existing North Substation and one from the new South Substation. Several underground feeder additions extending from one or both of the Underbuild Circuits into the Lower Hidden Valley development will be required when Phase 4 and 5 are developed. These underground feeders will generally serve the Lower Hidden Valley development only. These underground feeders are not included in the current Capital Facilities Plan.

The existing 750 kcmil Aluminum circuit that extends south from Pony Express Parkway along the east side of the street in front of the Grade School to the City's well (located south and east of the Grade School) will also need to be extended into Phase 5 of the development. This circuit extension will generally serve the Lower Hidden Valley development only. This circuit extension is not included in the current Capital Facilities Plan.

I can not respond to Item 3 in your January 26, 2011 email.

If ICPE can be of further assistance relative to this letter please feel free to contact me by phone or email.

Sincerely,

L. A. Bell Jr.

Leslie A. Bell, Jr.

LAB/lb

Intermountain Consumer Professional Engineers, Inc.

Consulting Engineers
1145 East South Union Avenue
Midvale, Utah 84047

January 21, 2011

Mr. Adam Ferre
Eagle Mountain City
2513 North Sweetwater Road
Eagle Mountain, Ut 84005

Subject: Lower Hidden Valley Development – Offsite Natural Gas Infrastructure

Dear Adam:

Intermountain Consumer Professional Engineers, Inc. (ICPE) has received and reviewed the information on the proposed Lower Hidden Valley development atached to your January 19, 2011 email. Phases 1 through 3 of the development are located along the south side of and adjacent to Pony Express Parkway. Phase 4 and 5 are south and east of Pony Express Parkway and the other three phases of the development.

Possible existing natural gas facilities that can be expanded or extended to provide natural gas service the Lower Hidden Valley development are as follows:

1. The low pressure natural gas line located along the south side Pony Express Parkway, ending at the existing Lone Tree Development could be extended further south along Pony Express Parkway and Sweetwater Road (reference Item 3).

2. The low pressure natural gas lines located along Eagle Mountain Boulevard could be extended north along Lake Mountain Road and then east into the development.

3. The low pressure gas line ending at Bobby Wren Road on Sweetwater Road could be extended north along the east side of Sweetwater Road to connect to the low pressure gas line serving the Lone Tree Development.

4. A pressure reduction station(s) could be located along the high pressure natural gas line that is installed along the east side of Sweetwater Road and the south side of Pony Express Parkway.

More than one of the previously listed alternatives will need to be implemented to provide natural gas service to the Lower Hidden Valley development. The selected alternatives will provide the capability to serve additional development located along the routes of the facilities.

If ICPE can be of further assistance relative to this letter please feel free to contact me by phone or email.

Sincerely,

L. A. Bell Jr.

Leslie A. Bell, Jr.

LAB/lb

Office: (801) 255-1111 • Fax: (801) 566-0088 • E-mail: ICPE@icpeinc.com

WHEN RECORDED, MAIL TO:

Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain, UT 84043

ENT 39645:2023 PG 1 of 14
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 20 1:42 pm FEE 0.00 BY KR
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY

AMENDMENT NO. 1 TO THE MASTER DEVELOPMENT AGREEMENT FOR THE LOWER HIDDEN VALLEY MASTER DEVELOPMENT PLANNED AREA

This Amendment No. 1 ("Amendment No.1") to the Master Development Agreement for the Lower Hidden Valley Master Development Planned Area (the "Master Development Agreement") is entered into between Eagle Mountain City, a municipal corporation of the state of Utah (the "City") and Perry Development, LLC a Utah limited liability company ("Perry").

RECITALS

WHEREAS, the City and certain entities known as the Developer under the Master Development Agreement, entered into the Master Development Agreement as of June 23, 2011;

WHEREAS, Perry has since acquired all of the real property that was the subject of and encumbered by the Master Development Agreement;

WHEREAS, since Perry acquisition and with the passage of time, certain events have transpired that have made it advisable to amend the Master Development Agreement;

WHEREAS, the Master Development Agreement was deemed to be amendable by its express terms by all Parties thereto pursuant to its express terms;

WHEREAS, the City and Perry acknowledge that Perry is the successor in interest to the original Developer and is thereby empowered to execute the Amendment No. 1 as the required Developer party and that the same will be binding on both the City and Perry in accordance with the Master Development Agreement (and specifically with reference to Paragraph 35, thereof) and that Perry is now considered the Developer of the Project;

WHEREAS, the Project consists of approximately 244.5 acres of land (the "Property") located southeast of Pony Express Parkway. An amended legal description of the Property is attached as Exhibit A;

NOW THEREFORE, for good and valuable consideration, the same as is hereby acknowledged by the Parties hereto, the City and Perry agree as follows:

1. Paragraph 2 of the Master Development Agreement is hereby amended and restated in its entirety as follows:
    a. 2. Zoning Density and Land Use Standards. The Project will be zoned as residential in accordance with Chapter 17.25 of the City's Vested Laws. The residential zone must be a predominately residential use, but certain commercial and mixed-use developments are allowed as a conditional use with the Project permitted for a total of (not to exceed) 1,256

residential dwelling units (the "Maximum Density"). The Amended Land Use Map (Exhibit B) is the zoning Map for the Property.

2.1 Phases and Densities. The total Project densities are as follows:

Total Land Area:	244.59 acres
Total Buildable Area:	204.2 acres
Total Residential Units:	1,256 units
Improved Open Space:	not less than 26.4 acres

2.2 To accommodate the wildlife corridor and minimize impact to the existing mountain bike trails on the City's property as requested by the City, Perry shall dedicate via separate instrument 1.5 acres of Parcel R2 to the City (the "Wildlife Corridor Parcel") and approximately 2 to 3 acres on the northern portion of Parcel R6 (the "Creed Trail Parcel"). The legal descriptions for both the Wildlife Corridor Parcel and the Creed Trail Parcel shall be determined at final plat approval. The Wildlife Corridor Parcel and the Creed Trail Parcel shall be designated as open space and dedicated to the City upon recording of the first plat adjacent to R2 and R6 respectively. The remaining density and acreage in R2 once the Wildlife Corridor Parcel is created from Parcel R2 shall be transferred to R3. In exchange for Perry dedicating both parcels to the City, the City agrees to dedicate up to 8 acres of the southwest corner of the city-owned Parcel 58:040:0634 to Perry via separate instrument (the "New Parcel"). The density associated with the Wildlife Corridor Parcel and the Creed Trail Parcel shall be transferred to the New Parcel. The New Parcel shall be designed with single-family detached lots and single-family cluster lots with the same number of units as were transferred from the Wildlife Corridor Parcel and the Creed Trail Parcel. The City will only exchange or dedicate the acres that are required for the same number of units that will be transferred to be designed as single-family detached homes and cluster homes and such property from the City (up to 8 acres from Parcel 58:040:0634) to Perry shall be transferred to Perry simultaneously with the dedication by Perry to the City of the Wildlife Corridor Parcel and the Creed Trail Parcel.

2.3 In addition, the Property is divided into [six (6) phases] (individually a "Phase" and collectively "Phases") which permit certain numbers of dwelling units to be constructed in each Phase. The Location of each Phase is depicted on Exhibit C, attached hereto (the "Phasing Map"). The number of dwelling units provided for in each Phase may be transferred between Phases or between areas of the Amended Land Use Map, provided that the total number of units transferred from one Phase or area to another shall not exceed ten (10) percent of the units in such phase (and the units in any such Phase may not be increased by more than 10% as a result of such transfer). The forgoing approved density transfers shall not have the effect of reducing the total number of single-family detached or cluster units in the entire project (if single-family units are reduced in a development area or Phase they must be provided in another area or Phase). To facilitate this process the parties may agree to slight modifications to the Phase or area boundaries. Perry shall submit a preliminary plat for the entire Property for City Council approval. Upon preliminary plat approval, no further density transfers shall be permitted unless otherwise approved by the City. In no event shall the total number of dwelling units constructed in all Phases of the Project exceed the Maximum Density. Notwithstanding anything herein to the contrary, any City ordinance, amendment to the Municipal Code or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or unreasonably restricting Developer's ability to develop the vested densities set forth herein shall be inapplicable to the Property, unless the City Council, on the record and in good faith, finds that a compelling,

countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property. The City makes no warranty or guarantee that the entitled Maximum Density can be achieved, and the Parties acknowledge that as the development progresses that certain market, infrastructure, and/or other similar constraints beyond the control of the Parties may be presented which could prevent the practical use of all vested densities.

2. Paragraph 4 of the Master Development Agreement is hereby amended and restated in its entirety as follows:

4. Design Guidelines: In order to provide for a higher standard of architectural and visual appeal for the Project, Developer has proposed design guidelines to be enforced by the HOA. A copy of the design guidelines is attached hereto as Exhibit E (the "Design Guidelines"). The design guidelines are an integral part of the approvals of the Project and are hereby adopted. In the event of a conflict between the City ordinances or requirements and the Design Guidelines, the Design Guidelines shall control.

3. Paragraph 7 of the Development Agreement is hereby amended and restated as follows:

7. Ownership and Maintenance of Park Improvements. All Park Improvements less than 2 acres shall be dedicated to and maintained by the HOA. The HOA shall at all times provide access to all HOA-owned Park Improvements for emergency services, including fire and police services. All Park Improvements 2 acres or greater along with any native open space shall be dedicated to and maintained by the City.

4. Paragraph 16.1 of the Development Agreement is hereby deleted in its entirety and restated as follows:

16.1 Hidden Valley Parkway. It shall be the sole responsibility of Perry to complete, to a 100-foot ROW, the section of Hidden Valley Parkway between Pony Express Parkway and the beginning of Hidden Hollow Phase C development that is not completed to a 100-foot ROW. The timing of these improvements may be based upon traffic study updates provided by Perry with the preliminary plats and/or final plats.

5. Paragraph 16.2 of the Development Agreement is hereby amended and restated as follows:

16.2 Project Collector Roads. The main collector roads that provide access to and through the project (from Pony Express Parkway at northwest to Hidden Valley Parkway at the east, including stubbing the collector road to the west in accordance with the City's Transportation Master Plan) shall be constructed by Perry to the City's collector road standard, as merited by traffic study updates provided by Perry at each final plat or as required by Unified Fire Authority.

END OF AMENDMENTS

6. Any portion of the Master Development Agreement that is not amended hereby shall continue in full force and effect. In the event of a conflict between this Amendment No. 1 and the Master Development Agreement, the provisions of this Amendment No. 1 shall govern in all respects.

7. This Amendment No. 1 shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns that own any portion of the Property.

(Signature Page Follows)

DATED this 14th day of June, 2023

PERRY DEVELOPMENT, LLC

By: _____

Print Name: William O. Perry

Title: Manager

STATE OF UTAH)

:ss

COUNTY OF SALT LAKE)

On the 14 day of June, 2023, personally appeared before me William O. Perry IV, who being by me duly sworn, did say that he/she is the Manager, of **PERRY DEVELOPMENT, LLC,** and that the foregoing instrument was duly authorized by the company and signed on behalf of said company.

CHERISSA PERCIVAL
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires April 24, 2027
COMMISSION NUMBER 730783

_____
NOTARY PUBLIC

DATED this 18 day of May, 2023.

EAGLE MOUNTAIN CITY

By: _____

Print Name: Tom Westmoreland

Title: Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:

for. City Recorder

CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

EXHIBIT A

AMENDED LEGAL DESCRIPTION

LEGAL DESCRIPTION
PREPARED FOR PERRY HOMES
HIDDEN VALLEY
EAGLE MOUNTAIN, UTAH

(June 09, 2023)
23-0134
(TA)

ENT 39645:2023 PG 7 of 14

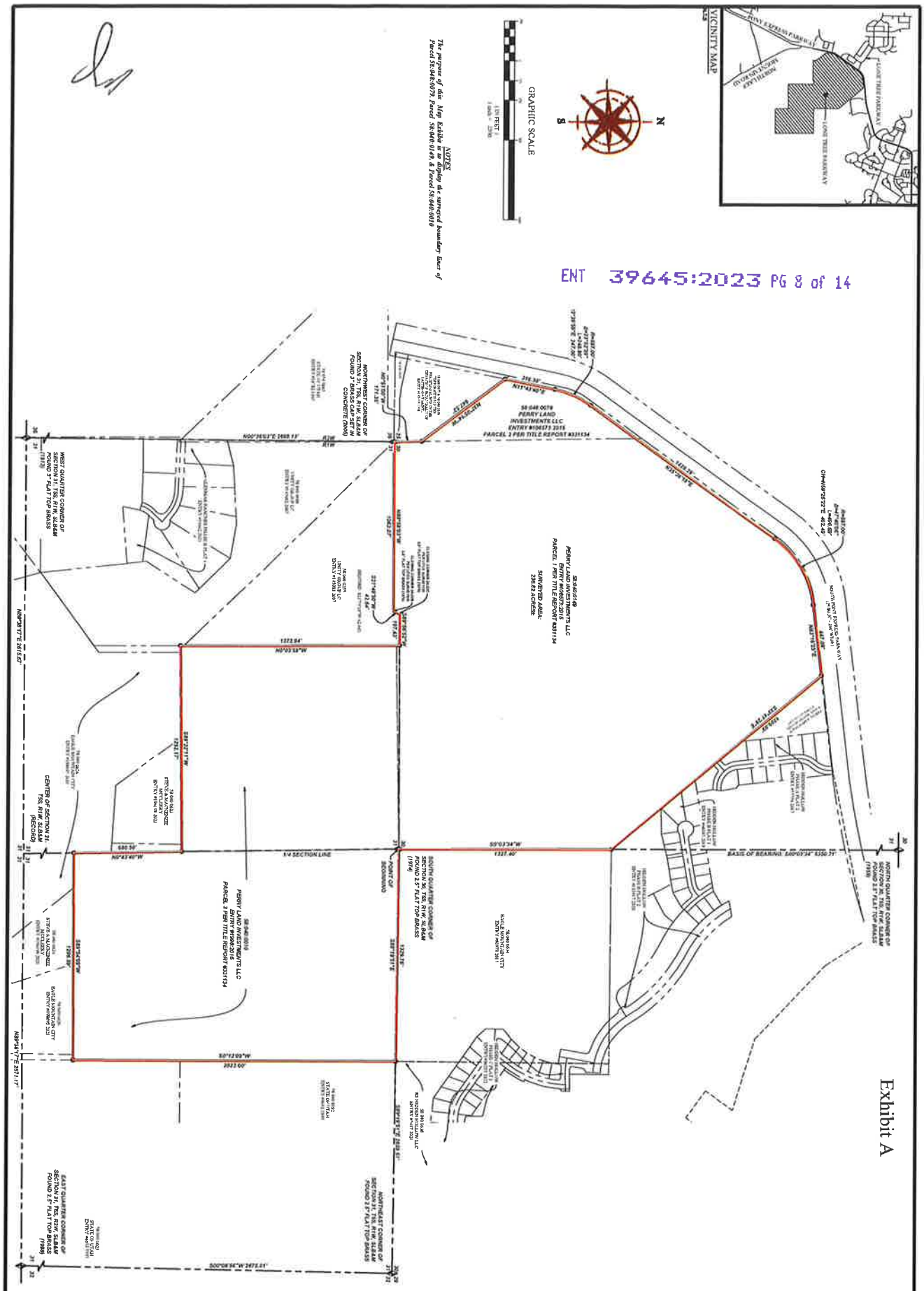
COMPOSITE DESCRIPTION

A tract of land located in a part of the North half of Section 31, a part of the Southwest 1/4 of Section 30, & a part of the Southeast 1/4 of Section 25, Township 5 South, Range 1 West, Salt Lake Base & Meridian, the Basis of Bearing being N0°03'34"E between the South 1/4 Corner and the North 1/4 Corner of said Section 30, located in Eagle Mountain City, Utah, County, Utah being more particularly described as follows:

Beginning at the 3" Brass Cap Monument marking the South 1/4 Corner of said Section 30, said point also being the southeast corner of that real property as described by a Special Warranty Deed, recorded on November 22, 2021 as Entry No. 196198:2021 of official records; running thence easterly along the Section line S89°19'51"E 1329.76 feet to a point located on the southwest corner as described by a Special Warranty Deed, recorded on January 11, 2021 as Entry No. 5417:2021 of official records, said point also being located on the westerly Deed line as described and conveyed to the State of Utah by Deed, recorded on June 4, 1945 as Entry No. 4632 in Book 421 at Page 114 of official records; thence southerly along Deed line S0°12'09"W 2023.60 feet to a point located at the southeast corner of that real property as determined by Survey and conveyed by Warranty Deed, recorded on January 8, 2016 as Entry No. 1996:2016 of official records; thence along said Deed line S89°54'09"W 1296.59 feet to the 1/4 Section line of said Section 31; thence northerly along said 1/4 Section line N0°43'40"W 680.50 feet; thence S89°22'11"W 1292.17 feet to the easterly line of that certain property identified as Parcel 1 in a Warranty Deed, recorded on October 5, 2007 as Entry No. 145082:2007 of official records; thence along said Deed the following four (4) courses: (1) N0°03'59"W 1373.94 feet to and along that certain property identified as Parcel 2 in said Warranty Deed; thence (2) S89°56'52"W 197.43 feet to Closing Corner 24-22C per Utah County Surveyor; thence (3) S21°48'50"W 42.64 feet to Closing Corner 24-22B per Utah County Surveyor; thence westerly along the Section line (4) N89°58'03"W 1063.07 feet to the Northwest Corner of said Section 31, said point also being located at the southeast Deed corner as described by a Corrected Warranty Deed, recorded on March 1, 2016 as Entry No. 17092:2016 of official records; thence along said Deed the following two (2) courses: (1) N0°51'00"W 171.35 feet; thence (2) N37°05'14"W 647.52 feet to the existing right-of-way of Pony Express Parkway as dedicated in the Pony Express Parkway Road Dedication Plat, recorded on January 25, 2006 as Entry No. 9656:2006, Map File No. 11478 of official records; thence along said right-of-way the following five (5) courses: (1) N11°43'40"E 316.30 feet; thence (2) northeasterly along the arc of a curve to the right with a radius of 597.00 feet a distance of 248.80 feet through a central angle of 23°52'39" Chord: N23°39'59"E 247.00 feet; thence (3) N35°36'19"E 1429.29 feet; thence (4) northeasterly along the arc of a curve to the right with a radius of 597.00 feet a distance of 496.69 feet through a central angle of 47°40'06" Chord: N59°26'22"E 482.49 feet; thence (5) N83°16'25"E 447.09 feet to a point on the northwesterly Subdivision line of Hidden Hollow Phase A-2 Subdivision, recorded on June 14, 2017 as Entry No. 57556:2017, Map File No. 15575 of official records; thence southeasterly along said Subdivision S39°41'29"E 1709.99 feet continuing to and along the westerly Subdivision line of Hidden Hollow Phase B-1 Subdivision, recorded on July 22, 2019 as Entry No. 68105:2019, Map File No. 16625 of official records to a point located at the southwest corner of said Hidden Hollow B-2 Subdivision, said point also being located on the 1/4 Section line of Section 30; thence southerly along said 1/4 Section line S0°03'34"W 1327.40 feet to said South 1/4 Corner of said Section 30, said point also being the point of beginning.

Together with an easement for ingress and egress as shown in that Agreement to Grant Easement dated May 31, 2006, between Hidden Canyon, LLC, The Ranches, LC and Oquirrh Mountain Ranch, LLC, recorded June 1, 2006 as Entry No. 68631:2006, Utah County Recorder's Office, Utah.

Contains 236.82 Acres±



REVISION BLOCK		
#	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---

COMPOSITE DESCRIPTION MAP EXHIBIT

LOCATION: THE SW1/4 OF SECTION 30, THE N1/2 OF SECTION 31, T5S, R1W, AND THE SE1/4 OF SECTION 25, T5S, R2W, SLB&M
PROPERTY OF: PERRY LAND INVESTMENTS L L C.
PREPARED FOR: PERRY HOMES

FOR REVIEW ONLY

FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

1 OF 1

EXHIBIT B

AMENDED LAND USE MAP

OMR Investments Holdings

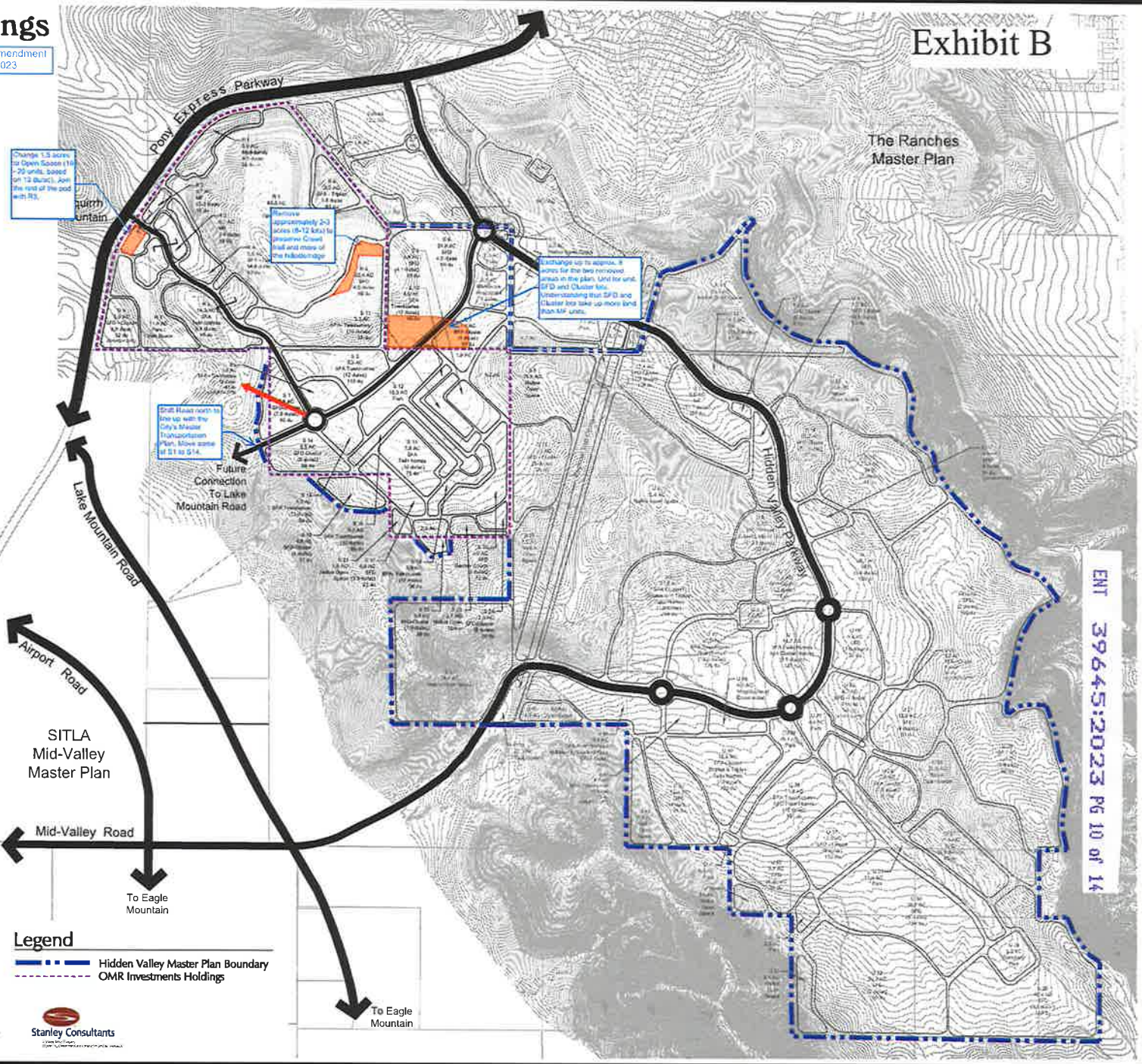
LOWER HIDDEN VALLEY

Proposed Amendment - February 2023

Master Development Plan

Exhibit B

PARCEL	LAND USE	AREA (AC)	DENSITY (DU/AC)	DU	RES TIER	% OF MASTER PLAN AREA
LOWER HIDDEN VALLEY						
P 4	SFA - TRIPLEX	6.2	9.8	61	III	
SUBTOTAL RESIDENTIAL		6.2	9.8	61		0.6%
LOWER HIDDEN VALLEY TOTALS		6.2	9.8	61		0.6%
HIDDEN VALLEY WEST						
R 1	MULTI-FAMILY	5.9	9.5	56	III	
R 2	MULTI-FAMILY	3.7	13.0	48	IV	
R 3	MULTI-FAMILY	6.1	7.4	45	III	
R 4	SFA - TOWNHOMES	5.5	14.9	82	IV	
R 6	SFD	22.4	4.0	90	II	
R 8	SFA - TWIN HOMES	14.3	6.8	98	III	
R 9	SFD - CLUSTER (Church Site)	5.9	8.9	52	III	
SUBTOTAL RESIDENTIAL		63.8	7.4	471		5.7%
R 1	PARKS	0.7	acres included in Residential Subtotal			
R 5 (partial)	PARK / OPEN SPACE	55.7				
R 5	PARKS	7.3				
R 6	PARKS	1.4	acres included in Residential Subtotal			
R 7	PARK / OPEN SPACE	8.5				
R 7	PARKS	3.1				
SUBTOTAL PARKS & OPEN SPACE		76.7				6.8%
HIDDEN VALLEY WEST TOTALS		138.4	3.4	471		12.3%
MID-VALLEY						
S 1 (partial)	SFD - CLUSTER	5.6	8.0	45	III	
S 2	SFA - TOWNHOMES (Church Site)	3.5	11.7	41	III	
S 3	SFA - TOWNHOMES	9.2	12.0	110	III	
S 4 (partial)	SFD	0.6	3.3	2	II	
S 7 (partial)	SFA - CLUSTER	1.9	7.9	15	III	
S 9	SFD	4.4	4.1	18	II	
S 10	SFA - TOWNHOMES	4.0	12.0	48	III	
S 11	SFA - TWIN HOMES	3.3	10.0	33	III	
S 13	SFA - TOWNHOMES	4.2	11.9	50	III	
S 14 (partial)	SFD - CLUSTER	8.3	8.0	66	III	
S 16	SFA - TOWNHOMES	5.0	12.0	60	III	
S 17 (partial)	SFD	4.2	4.0	17	II	
S 18	SFA - TWIN HOMES	7.5	10.0	75	III	
S 19	SFA - TWIN HOMES	3.6	10.0	36	III	
S 20	SFD - GARDEN COURTS	9.0	8.0	72	III	
S 22 (partial)	SFD - CLUSTER	2.0	8.0	16	III	
S 24	SFD - CLUSTER	2.5	8.0	20	III	
SUBTOTAL RESIDENTIAL		78.8	9.2	724		7.9%
S 3	PARK	1.5	acres included in Residential Subtotal			
S 8	NATIVE OPEN SPACE (partial)	5.7				
S 12 (partial)	PARK	10.2				
S 21	NATIVE OPEN SPACE	1.5				
S 23	NATIVE OPEN SPACE	2.7				
SUBTOTAL PARKS & OPEN SPACE		21.6				1.9%
ROW		1.1				
MID-VALLEY TOTALS		100.0	7.2	724		8.9%
HIDDEN VALLEY COMBINED DATA						
SFD	TRADITIONAL	31.6	4.0	127		
SFD	CLUSTER	33.3	8.1	271		
TOTAL SINGLE FAMILY		64.9	6.1	398		5.8%
SFA		68.2	10.4	709		
MF	MULTI-FAMILY	15.7	9.5	149		
TOTAL MULTI-FAMILY		83.9	10.2	858		7.5%
TOTAL RESIDENTIAL		148.8	8.4	1,256		13.3%
TOTAL PARKS	(includes 3 areas totaling 3.8 acres, that are included also in "Total Residential" above)	24.2	-	-		2.2%
TOTAL NATIVE OPEN SPACE		74.1	-	-		6.6%
TOTAL ROW		1.1				0.1%
TOTAL		244.6	5.1	1,256		21.8%



Legend

- Hidden Valley Master Plan Boundary
- OMR Investments Holdings

LOWER HIDDEN VALLEY
Master Development Plan

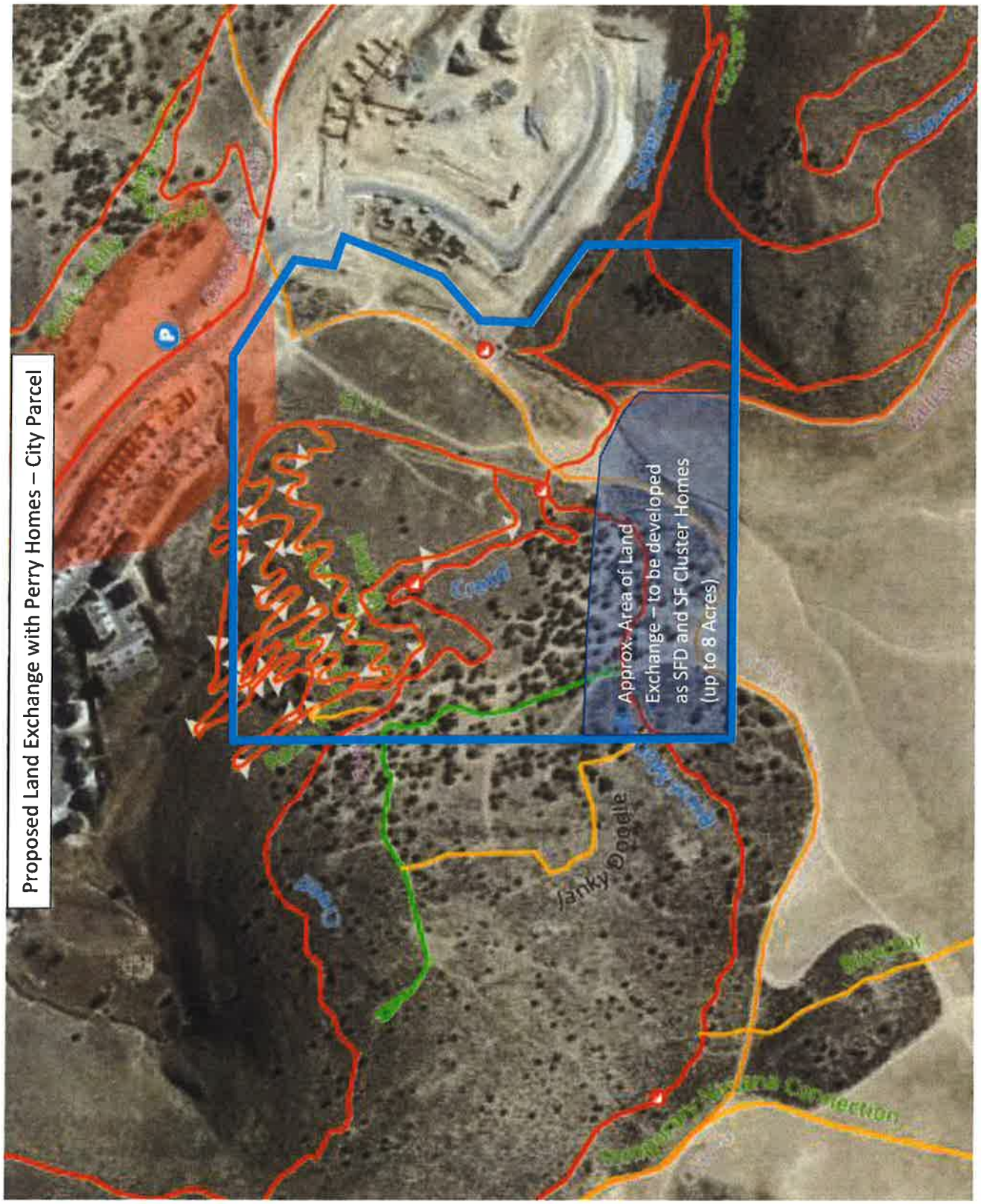
Eagle Mountain City, Utah
September 29, 2010

NORTH SCALE 1" = 500'

Stanley Consultants

ENT 39645:2023 PG 10 of 14

Exhibit B


Proposed Land Exchange with Perry Homes – City Parcel
Approx. Area of Land Exchange – to be developed as SFD and SF Cluster Homes (up to 8 Acres)

OMR Investments Holdings

LOWER HIDDEN VALLEY

Improved Open Space Concept Plan

Proposed Amendment - February 2023

Exhibit B

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Land Use Data - Parks & Open Space			
PARCEL	LAND USE	AREA (AC)	% OF MASTER PLAN AREA
MID-VALLEY			
S 3	PARK	1.5	
S 12	PARK	10.3	
SUBTOTAL PARKS		11.8	1%
S 8	NATIVE OPEN SPACE	16.8	
S 21	NATIVE OPEN SPACE	1.5	
S 23	NATIVE OPEN SPACE	2.7	
SUBTOTAL OPEN SPACE		21.0	2%
MID-VALLEY PARKS & OPEN SPACE TOTAL		32.8	3%
HIDDEN VALLEY WEST			
R 5	PARKS	8.0	
R 6	PARKS	1.4	
R 7	PARKS	3.1	
SUBTOTAL PARKS		12.5	1%
R 5	PARK / OPEN SPACE	56.0	
R 7	PARK / OPEN SPACE	8.5	
SUBTOTAL PARK / OPEN SPACE		64.5	6%
HV WEST PARKS & OPEN SPACE TOTALS		77.0	7%
HIDDEN VALLEY COMBINED DATA			
TOTAL PARKS		24.3	2%
TOTAL PARKS / OPEN SPACE		64.5	6%
TOTAL NATIVE OPEN SPACE		21.0	2%
TOTAL COMMUNITY TRAILS		6.8	1%
TOTAL CHURCHES (S2, R9)		9.4	1%
HIDDEN VALLEY OPEN SPACE TOTALS		126.0	11%

Pony Express Parkway

Oquirrh Mountain

The Ranches Master Plan

Future Connection To Lake Mountain Road

Lake Mountain Road

Hidden Valley Parkway

Airport Road

SITLA Mid-Valley Master Plan

Mid-Valley Road

To Eagle Mountain

To Eagle Mountain

LEGEND - Conceptual Locations

- NATIVE OPEN SPACE
- PARK
- CHURCH
- COMMUNITY TRAIL
- VIEWING TOWER
- HIDDEN VALLEY MASTER PLAN BOUNDARY
- OMR INVESTMENTS HOLDINGS

LOWER HIDDEN VALLEY

Eagle Mountain City, Utah

September 29, 2010

NORTH

0' 400' 800' 1200'

SCALE: 1" = 400'

Stanley Consultants

EXHIBIT C

PHASING MAP

Although Amendment No. 1 to the Master Development Agreement for the Lower Hidden Valley Master Development Planned Area references Exhibit C, Phasing Map, the amendment does not include changes to the existing Exhibit C, Phasing Map. This exhibit is on file with the Eagle Mountain City Recorder's Office.

EXHIBIT E

DESIGN STANDARDS

Although Amendment No. 1 to the Master Development Agreement for the Lower Hidden Valley Master Development Planned Area references Exhibit E, Design Standards, the amendment does not include changes to the existing Exhibit E, Design Standards. This exhibit is on file with the Eagle Mountain City Recorder's Office.

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

March 6, 2024 , 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Chas Glenn, Administrative Assistant; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Caden Lyon, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Public Works Director; Embret Fossum, Unified Fire Authority Battalion Chief; Eric McDowell, Chief Deputy Sheriff; and B.J. Eccles; Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; Elizabeth Fewkes, Recording Secretary; and Michele Graves, Library Director.

Mayor Westmoreland called the meeting to order at 4:14 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. DISCUSSION – Lower Hidden Valley Concept Plan

This item was presented and discussed following item 1.B.

Senior Planner Robert Hobbs explained that Perry Homes had submitted a concept plan for proposed changes to the previously adopted Lower Hidden Valley Master Development Plan. Staff informed Perry Homes that the changes were significant enough to require reapproval and provided comments on the plan. The applicant would also like feedback from the City Council regarding the updated plans.

Applicant representative Vice President of Land Entitlements and Acquisitions for Perry Homes Lynsi Neve presented refinements they made to the plan to protect the trails and open space. The relocation of the park places it in a more central location and will allow the preservation of open space and better use of the topography of the site. The updated plan has a significant reduction in density.

Deputy City Administrator/Community Development Director Steve Mumford explained that the approval required changes to the road network which impacted the location of some of the uses. The developer agreed to relocate units to preserve the wildlife corridor and crossing.

Discussion clarified what changes had been made between the approved and proposed plans and that the agreement allows for 20 units per building for the multifamily.

The City Council provided the following feedback:

- Concerns with trail connectivity and triplex access;
- Objections to roundabouts as they are frequently used incorrectly and impede snow removal;
- Advice to coordinate with the Utah Department of Transportation (UDOT) to plan connections to future highways or expressways;
- The wildlife corridor and bike trails in proximity to the homes in the project provide marketing opportunities for the developer;
- Ensure the plan meets standards, specifically grading and buildable slope requirements, unless allowed per the master development agreement;
- Request for a document with clear indication of the changes and differences between the new proposal and the previous approval when the item returns for approval;
- Support of the proposed open space uses and amenities for a variety of ages; and
- Recommendations to add water stations, wildlife information and signage on the trails, and petroglyph preservation and management.

1.B. DISCUSSION – Cedar Valley Highway Study

This item was presented and discussed first prior to item 1.A.

UDOT (Utah Department of Transportation) Region 3 Planning Manager Eric Rasband explained in 2023, the Utah State Legislature appropriated an additional $60 million allocation for corridor preservation for UDOT to purchase land for transportation corridors prior to the development of surrounding land. Funding is contingent upon a willing buyer and willing seller relationship with the landowner approaching UDOT for the sale. The program allows UDOT to purchase land for corridor projects up to 40 years in the future. A portion of the money was allocated to land purchase for the Cedar Valley Highway. They partnered with the Mountainland Association of Government (MAG) and property owners to conduct a study to identify the corridor for the highway, impacted land, and the effects on current City streets such as Pony Express Parkway. The Transportation Commission will review a request for funding during meetings next week, in May, and in June. The corridor cross-section will have a six-lane freeway, three lanes in each direction, with on-way frontage roads similar to the planned SR-73 Freeway, a 425-foot corridor width, an elevated freeway section, and trails on both sides. He presented two alignment options. They have been meeting with impacted property owners in Eagle Mountain. UDOT prefers and plans to move forward with Option 2, in part because they would be able to secure land for the corridor needed in the future at a good investment. Three other corridors were identified for allocation of a portion of the State funding but they have not been approached by property owners motivated to sell land for those corridors at this time.

Ivan Hooper with Avenue Consultants presented a traffic analysis of four potential traffic scenarios to understand the effects of each option on City streets by the year 2050. Of the options, the Eagle Mountain Boulevard alignment with a Midvalley Connection to the Mountain View Corridor alleviated the most traffic from Pony Express Parkway (west of Ranches Parkway) and Old Airport Road (south of Cory B. Wride Memorial Highway).

City Engineer Chris Trusty informed the City Council that UDOT plans to install traffic signals at Eagle Mountain Boulevard and Cory B. Wride Memorial Highway and Mount Saratoga Boulevard and SR-73.

Mr. Rasband stated traffic lights will be installed in 2025. They will partner with Eagle Mountain City to secure funding for the segment of Old Airport Road in front of the new middle school.

1.C. DISCUSSION – Community Development Block Grant (CDBG)

Grants Coordinator/Management Analyst Natalie Winterton presented the item and reviewed the Community Development Block Grant (CDBG) program project planning process for the next five years and the four selection process options to choose projects for the following fiscal year. A committee could be created and utilized in the future but it would be difficult this year due to the upcoming deadlines. Project constraints include limited time and a limited budget of $200,000. The amount the City receives is determined by a formula based on population and proportion of low- and moderate-income (LMI) persons and the amount of funding the Federal Government allocates to the program each year. Up to 50% of the funds can be rolled over to the following year.

Department heads suggested the following projects that would be feasible to complete this fiscal year:

- Seniors: Pave the Senior Center parking lot, purchase a new bus, or expand the Senior Center Building
- Americans with Disabilities Act (ADA): Funding ADA features for the website redesign
- LMI: Utility payment assistance

Ms. Winterton reviewed the Council project priorities from the previous meeting and indicated which categories would require a survey or other limiting factors making them unfeasible for the CDBG year starting on July 1, 2024.

Given the time constraints, Councilmembers Wood and Clark supported Option 2 with staff creating a list of potential projects, as staff better understand the needs of the City and the desires of the Council.

Assistant City Administrator/City Recorder Fionnuala Kofoed verified that a new bus would need to be specifically for senior usage to qualify for CDBG funding.

Discussion ensued regarding project suggestions and the benefits and challenges of allocating the funds to various projects.

1.D. UPDATE – General Plan Timeline General Plan

Planning Director Brandon Larsen presented the item. He stated one of the primary focuses of the project is to update the Future Land Use and Transportation Map with more detail. He reviewed the planning context, community context, future framework, decision-making framework, and land use element of the General Plan. The General Plan entails a transportation element, water use and preservation element, economic element, housing element, moderate-income housing element, and open space. The General Plan encompasses environmental stewardship, plan implementation, best practices, annexation policy declaration, and additional appendices. The data and information in the plan need to be updated. As recently as 2022, Eagle Mountain was reclassified as a large city by the US Census Bureau with a population estimate of 54,149. Staff will begin with a statistically valid scientific survey, water element, and the future land use map. A General Plan working group will be

formed early to mid-summer as well as focus groups. The plan will be presented to the City Council in four segments to allow for a thorough review. The process should take 16 to 18 months with an anticipated completion date and adoption around August of 2025. A budget amendment will be forthcoming to cover consulting fees for the Future Land Use Map and Water Use and Preservation Element mandated per Utah Code, the scientific survey, and a part-time, long-range planner.

Deputy City Administrator/Community Development Director Steve Mumford verified that based on building permit data, staff believes that the actual population is closer to 65,500 residents and possibly as high as 70,000.

Councilmember Wood recommended involving farmers and ranchers in the process of creating an agricultural element in the plan and making the water element document visually appealing to aid comprehension.

Councilmember Clark suggested formulating a marketing plan for dispersion of the information to the residents and to promote economic development.

Discussion ensued regarding the growth and population of Eagle Mountain and surrounding cities, holding events at parks in the City to gather more resident input, and whether to hire a part-time planner to only assist with the General Plan update or a full-time long-range planner to assist with the General Plan update and small area planning.

2. AGENDA REVIEW

10. AGREEMENTS

10.B. Purchase Agreement – WW Arena Equipment – The Days of '47 Rodeo, Salt Lake Inc.

Jim Smith with Pony Express Events reported on his inspection of used arena equipment from The Days of '47 Rodeo, Salt Lake City Inc. The City was able to negotiate a purchase price in the amount of $62,500. The arena is in like-new condition and a similar new arena retails for around $200,000. It is the same brand as the other rodeo equipment and the panels from both sets can be interconnected. The seller will provide an inventory list that they can check when they pick up the purchase to verify all pieces are accounted for and included. Replacement pieces are available for individual purchase. With the additional equipment, the city will be able to set up a warmup arena that will improve safety and functionality.

Assistant City Administrator/Recorder Fionnuala Kofoed stated she was unable to obtain an official appraisal of the cost of the equipment but recognized that the evaluation indicated significant cost savings. She received a copy of the original contract and verified that there were no contractual issues.

10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen

Councilmember Wood requested that the item be removed from the consent agenda and placed as a scheduled item.

12. MINUTES

12.A. February 20, 2024 Minutes - Regular City Council Meeting

Councilmember Wright inquired about the invitation for a Councilmember to participate in the MAG and Wasatch Front Regional Council (WFRC) Fresh Look Transit Study mentioned in the City Administrator Items in the minutes.

Mr. Mumford explained that the City Engineer, the Mayor, and he met with MAG, UDOT, and Utah Transit Authority (UTA) representatives to begin initial discussions. The kickoff meeting for the committee will be held at the beginning of April.

14. SITE PLANS

14.B. SITE PLAN - Wendy's Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

Councilmember Wood stated that Oak Hollow residents reached out to him about the adequacy of the headlight screening between the parking lot landscaping and the homes especially for raised trucks and agreed with their concerns.

City Engineer Chris Trusty stated that he had the same concern when reviewing the plan. The top back of curb elevation is at about 96.79 feet and the existing grade on the other side by the fence is about 96 feet. The elevation of the parking spaces will be lower than the grade of the adjacent homes by one-half to one foot. The garbage enclosure will also assist with screening headlights.

Discussion clarified that the elevation difference between the commercial and residential properties is not as significant and problematic as for other areas in Oak Hollow. Staff agreed to monitor the situation throughout the approval process to ensure adequate headlight screening through landscaping or other methods will be provided.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the work session at 6:15 p.m.

7:00 P.M. POLICY SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Caden Lyon, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Brad Hickman, Public Works Director; and B.J. Eccles; Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary; and Embret Fossum, Unified Fire Authority Battalion Chief.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:09 p.m.

5. PLEDGE OF ALLEGIANCE

Toby Wisenburg from Boy Scouts of America Pack 111 led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

None.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:11 p.m. As there were no comments, he closed public comments.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark
Councilmember Clark thanked the scouts and residents for participating in the meeting and the first responders for their service. She appreciates the work and dedication of small business owners to provide commerce for the community.

Councilmember Burnham
Councilmember Burnham expressed appreciation to residents for their meeting attendance, participation, and willingness to serve. She enjoys speaking with residents and hearing their perspectives and concerns.

Councilmember Wood
Councilmember Wood thanked staff for assisting with tumbleweed removal and Toby Wisenburg for leading the Pledge of Allegiance.

Councilmember Wright
Councilmember Wright echoed the appreciation to the staff members for their public service in removing tumbleweeds, the assistance and patience of the residents, and the dedication of City staff working the weekend in a storm. He praised staff for frequently going above and beyond their responsibilities.

Councilmember Gray
Councilmember Gray recognized staff for removing tumbleweeds from private property as it is not a part of their regular duties. He thanked caucus organizers, participants, and delegates.

Mayor Westmoreland
Mayor Westmoreland welcomed meeting participants.

9. APPOINTMENTS

9.A. Library Board

MOTION: ***Councilmember Clark moved to approve the appointment of Dillon Boss to the Library Advisory Board for a one-year term through December 2024. Councilmember Gray seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

Assistant City Administrator/City Recorder Fionnuala Kofoed administered the Oath of Office to Dillon Boss.

CONSENT AGENDA

10. AGREEMENTS

    10.A. Purchase Agreement – Land for Right-of-Way – LSC Real Estate

    10.B. Purchase Agreement – WW Arena Equipment – The Days of '47 Rodeo, Salt Lake Inc.

    10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen

11. BOND RELEASES

    11.A. Harmony Phase A, Plat 9 – Into Warranty

    11.B. Silverlake Plat 31 – Into Warranty

12. MINUTES

    12.A. February 20, 2024 Minutes – Regular City Council Meeting

13. RESOLUTIONS

    13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Appointing Kimberly Ruesch as the Eagle Mountain Interim City Treasurer

    13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah Appointing Paula Buck as the Eagle Mountain City Deputy Treasurer

13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah Altering Reporting Structure while Kimberly Ruesch serves as the Eagle Mountain Interim City Treasurer RES--Altering Reporting Structure

14. SITE PLANS

14.A. SITE PLAN – Eagle Vision Building Two at 4416 E. Pony Express Parkway (Utah County Parcel #38:674:0002)

14.B. SITE PLAN – Wendy's Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

MOTION: ***Councilmember Wood moved to approve the consent agenda removing items 10.C and 14.B and placing them as scheduled items. Councilmember Burnham seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**
☒ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**
☐ **Jared Gray**	☐ **Jared Gray**	☒ **Jared Gray**	☐ **Jared Gray**
☒ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**
☒ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**

The motion passed with a vote of 4:0 with one abstention.

Ms. Kofoed recognized Tara Freeman for her service to the City as Treasurer. She administered the Oath of Office to Kimberly Ruesch and Paula Buck.

SCHEDULED ITEMS

10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen

This item was presented and discussed following item 14.B.

Councilmember Wright stated that in his research for this item, he reviewed the International City/County Management Association (ICMA) Recruitment Guidelines for "Selecting a Local Government Administrator" which states on page one, "Selecting a chief administrator is perhaps the most important decision that elected local officials will make for their community." He thinks that Eagle Mountain City is in a great place with the Deputy City Administrator and Assistant City Administrator and is in capable and able hands if the process takes many months. He requested to discuss whether the City Council desires to engage experts or to conduct the search for a City Administrator in-house. He cited from page four of the recruitment guidelines, "More often, however, the governing body will contract with a firm that specializes in providing executive search assistance. When using an executive search firm, the governing body plays an active role in the process. It develops the administrator profile, approves the selection of the applicants, interviews the candidates, and, of course, makes the final selection." He recommended that staff and the Council become familiar with the document and use it as a template for devising a recruitment process.

Councilmember Wood supported Councilmember Wright's statements and recommendation to use the ICMA process. He suggested allowing time for staff and the other Councilmembers to review the guidelines and have the item return at a future meeting for further consideration.

Discussion ensued regarding the following:

- The contents of and the proposal to adopt the ICMA guidelines;
- The City's ability to elect using elements from the request for proposals (RFP) process to select a recruitment firm to increase fidelity and transparency even though it is not a requirement and would delay the process;
- The importance of unity in the decision rather than expedience;
- Concern with delays in hiring a City Administrator placing undue burden on and exhausting the Deputy and Assistant City Administrator;
- Hesitancy with limiting the selection of recruitment firms to local companies and challenges with out-of-state firms being unfamiliar with the needs and culture of the City;
- Staff having employed the ICMA guidelines in their recommendation of the three proposed firms while trying to customize the process to meet the needs of Eagle Mountain; and
- Councilmembers desire to clarify the recruitment process before considering individual recruitment firms.

The City Council decided to table the item and further discuss the desired recruitment process during item 19.

MOTION: ***Councilmember Gray moved to table the professional service agreement for recruitment consultants Jason Walker and David Kitchen. Councilmember Clark seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**
☒ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**
☒ **Jared Gray**	☐ **Jared Gray**	☐ **Jared Gray**	☐ **Jared Gray**
☒ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**
☒ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**

The motion passed with a unanimous vote.

14.B. SITE PLAN – Wendy's Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

This item was presented and discussed prior to item 10.C.

Planner Caden Lyon presented the site plan and an updated landscaping plan with two trees in front of the building rather than the initial five to better conform with the adjacent businesses on Pony Express Parkway. Staff has reviewed the application extensively and feels it meets screening and privacy requirements.

The City Council considered and approved the request to reduce the number of trees considering the landscaping of other businesses, visibility of the building and signage, and line of sight for motorists and discussed the screening provided by the proposed trees and shrubbery for the back parking lot.

MOTION: ***Councilmember Wright moved to approve the site plan for the Wendy's Ranches 4302 Pony Express Parkway (Utah County Parcel #65:645:0004) with the following conditions:***

1. ***The applicant shall be permitted to alter the landscaping plan to provide two trees on the north side of the property;***
2. ***The pedestrian crosswalk shall be sufficiently illuminated to comply with Eagle Mountain Municipal Code 17.75.069 to promote safer and more efficient on-site vehicular and pedestrian circulation; and***
3. ***The lighting on the building shall be compliant with Eagle Mountain Municipal Code 17.56 Outdoor Lighting Standards.***

Councilmember Gray seconded the motion.

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

15. PONY EXPRESS 27

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the General Plan from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two

Items 15.A. and 15.B. were presented and discussed concurrently.

Planner Steven Lehmitz explained that nothing had changed since the presentation of the item at the February 20, 2024 meeting and verified the item was postponed for review until this meeting because the applicant was unable to attend the previous meeting.

Applicant representative Brian Haskell, speaking on behalf of the landowner, said since 2004 when they acquired the property, the owners have not had any parties express interest in commercial development of the parcel, and commercial zoning adjacent to a wildlife corridor seems incompatible. They have received interest in townhomes and multifamily projects which were not feasible due to topography and other constraints. The owner felt there has been zoning of the property without proper notification and felt they were not given formal notice of the expiration of the Ranches Master Plan. In April 2008, the landowner put forward a project with 190 units rather than the vested 290 units. He continued to state in 2023, the City imposed commercial zoning on the property including the Wildlife Corridor Overlay Zone without proper notification. They felt the overlay needed clarification and there were problems with the implementation of the corridor on their property as there is no easement or deed exception. Without further discussion, understanding, and negotiation, they felt the wildlife corridor could be considered a taking. The new proposal has 59 units without commercial use. The applicants encourage and urge the Council to accept their application to avoid them incurring further damages as they have previously voiced objection to the rezoning of their property in 2023.

City Attorney Marcus Draper clarified that in 2023, a process was initiated on this property to rezone it to Community Commercial that was tabled by the Planning Commission and not brought back. No rezoning of the property occurred. The property is currently zoned Village Core. As a sophisticated party, the applicant is responsible for knowing when their development agreements are expiring. His legal opinion is that the vesting of a specific number of units expired with the Ranches MDA. The wildlife corridor is not a taking as the ordinance provides for density transfer credits.

Mr. Larsen explained that Village Core zoning contemplates commercial and residential development and the property was rezoned Village Core Commercial in 2008.

Mr. Haskell stated that as the 2008 rezone included 190 residential units, he believes the intention was to allow residential uses.

Councilmember Burnham stated that as the application of the Wildlife Corridor Overlay Zone allows for negotiations, she feels it is inappropriate to call it a taking. The City understands that it is an ask and desires to work with applicants. She is not opposed to having commercial and residential but is opposed to only residential. The proposed number of units is too high for her comfort.

Applicant representative David Crockett provided company background about Pulte Homes and presented the concept plan for a single-family, detached product RC Zone development with a walkable neighborhood with hiking and mountain bike trails, and improved open space. They feel it is the highest and best use for the property as the site has terrain challenges to providing large, flat areas for commercial buildings and parking. They are amenable to a condition of approval for a connection to the wildlife corridor and to coordinate with staff to incorporate the standards once the Wildlife Corridor Overlay Zone has been finalized. They are no longer seeking to purchase City property as the lots on the City parcel would need to be removed to accommodate the wildlife crossing and replaced with a cul-de-sac.

Discussion ensued regarding the following:

- Needing a secondary access for more than 30 lots to meet fire and safety code requirements;
- The desire to retain commercial uses;
- Safety concerns with a proposed access on Pony Express Parkway on a blind corner, the additional traffic near the school, and the proximity of the house to a road that might need to expand in the future; and
- The viability and need for commercial in this area in the future as the area continues to be developed.

Mayor Westmoreland opened the public hearing at 8:47 p.m.

Jeff Ruth concurred with concerns expressed by the Councilmembers and spoke against permitting residential uses.

Bettina Cameron speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance commented they do not intend for wildlife corridor preservation to be a taking from property owners. She appreciates Councilmember Burnham's clarification on the matter and suggested changes to the plan to prevent a taking. She advocated for the City to retain its property adjacent to the development as it is a part of the wildlife corridor.

Mayor Westmoreland closed the public hearing at 8:53 p.m.

MOTION: ***Councilmember Wood moved to deny an ordinance of Eagle Mountain City, Utah, amending the General Plan Parcel Numbers 58:040:0326 and a portion of 58:040:0228 from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two. Councilmember Gray seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

15.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning Utah County Parcel #58:040:0326 and a portion of Parcel #58:040:0228 from Village Core Commercial and Community Open Space to RC

Mayor Westmoreland opened the public hearing at 8:56 p.m.

Bettina Cameron requested that the City Council require addressing the needs of the wildlife corridor as a condition should they elect to approve the item.

Mayor Westmoreland closed the public hearing at 8:57 p.m.

MOTION: ***Councilmember Wood moved to deny an ordinance of Eagle Mountain City, Utah, rezoning Utah County Parcel #58:040:0326 and a portion of Parcel #58:040:0228 from Village Core Commercial and Community Open Space to RC. Councilmember Gray seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

Councilmember Wright said that he would be open to considering mixed-use with residential and commercial combined in a single building. Councilmember Gray agreed. Councilmember Clark stated that mixed-use has been successful in a different area in the City and suggested that the applicant speak with the Economic Development Director about businesses looking to locate in Eagle Mountain.

Discussion ensued regarding traffic impacts and access requirements of commercial and mixed-use.

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Transportation Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same; and Other Related Matters

This item was presented and discussed following item 16.B.

City Engineer Chris Trusty introduced Fred Philpot of LRB Public Finance Advisors who presented the item and reviewed the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) process. The service area of the IFA is City-wide. The City has adopted an acceptable standard of a level of service (LOS) D for its street network and intersections. Buy-in related to existing reimbursement agreements is included in the analysis. The total construction year cost related to growth is $46,523,248 based on an inflation rate of 4% annually. The City will utilize proceeds from the 2022 Sales Tax Bonds to fund or partially fund projects associated with Project 1 and Project 7 of the IFFP. The fee per trip was calculated to determine the IFA by land-use type. He presented a sample of transportation impact fees for various use types. The schedule allows for additional consideration for unique circumstances such as schools and allows developers to provide information that may suggest an alternative fee.

Mr. Trusty clarified that road improvements planned for the next five years are included in the analysis. The impact fee schedule is updated every two years to include new projects and can be updated more frequently. Impact fees are assessed with the application of a building permit and additional fees would be charged for renovations for a higher impact use.

Discussion clarified when the City is allowed to charge impact fees for new and use changes and the impacts of various uses.

Mayor Westmoreland opened the public hearing at 10:39 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Wright moved to approve an ordinance of Eagle Mountain City, Utah, adopting an updated impact fee enactment for a Transportation Impact Fee; providing for the calculation and collection of such fees; providing for appeal, accounting, and severability of the same; and other related matters. Councilmember Wood seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**
☒ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**
☒ **Jared Gray**	☐ **Jared Gray**	☐ **Jared Gray**	☐ **Jared Gray**
☒ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**
☒ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**

The motion passed with a unanimous vote.

16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone

This item was presented and discussed prior to item 16.A.

Wildlife Biologist/Environmental Planner Todd Black presented the item. He stated the changes to Eagle Mountain Municipal Code Chapter 17.49 was done to add clarity, add additional wildlife overlay zones, and amend existing overlay zones since the prior review by the City Council. The standards were reviewed and recommended for approval by the Planning Commission. His intent is to have Wildlife Corridor Overlay Zones cover several types of corridors or uses in addition to the critical mule deer migration corridor. State and Federal agencies, not the City, impose and control restrictions for endangered species and their habitats. Once the City finalizes the distance, a hydrological engineer will determine and mark the wash setback for developments. The City will need to work with developers and the MDAs to make adjustments to the corridor alignment.

Councilmember Gray expressed concern that the fencing requirements impede the landowners' rights and usability of their property for agriculture and livestock and create safety and liability issues. He desires a method for the landowners to propose alternative fencing that will accommodate both wildlife and livestock.

The City Council discussed the standards and requested staff incorporate the following amendments to the standards prior to the adoption of the amendments at a future meeting:

- Amend the verbiage referencing the 2023 Transportation Master Plan to indicate the current Transportation Master Plan;
- Add the overlay to the special use standards table rather than issuing conditional use permits;
- Clarify the definition of "agricultural activities" as the current wording could be misinterpreted as a prohibition against the construction of barns, loafing sheds, greenhouses, or other buildings;
- Combine 17.49.020(A) and 17.49.020(B);
- Amend 17.49.060(G)(3) to allow the City Council to grant an exemption for an alternative fencing plan for agricultural uses on private property;
- Remove 17.49.080(3) Homeowners' Association from the standards;
- Delineate between pets and livestock in 17.49.080(G) and have the restrictions and permissions determined by the land use authority or follow the alternative animal management plan exception process as stipulated in 6.10.080; and
- Add language indicating that the City will mark the setback from the top of the wash and retain the information in a GIS database.

Mayor Westmoreland opened the public hearing at 10:17 p.m.

Bettina Cameron, speaking on behalf of Eagle Mountain Nature and Wildlife Alliance, elaborated on the community group's suggestions to staff and the Council for amendments to the standards.

MOTION: ***Councilmember Gray moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone. Councilmember Burnham seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

17. ORDINANCES

17.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process

Senior Planner Robert Hobbs presented the item. He stated the State's last legislative session included passage of House Bill #406. The bill introduced various edits to State law, including the allowance for a property line adjustment to be executed by survey in lieu of platting (via a plat amendment process) between a subdivision and an outlying parcel of ground. The amendment attached to this report introduces that allowance into Municipal Code in accordance with the State's action. Staff has revised the amendment's language by inserting a disclaimer as desired by the Council when this matter was last reviewed.

The Planning Commission, during their regularly scheduled public hearing of November 28, 2023, moved to recommend approval to the City Council of Eagle Mountain Municipal Code conditioned as follows:

1. 17.10.030 Definitions language be approved as presented;
2. 16.50 Lot Line Adjustments language be approved as presented;
3. Staff shall add language in the appropriate section of 16.50.030 regarding requiring a legal description of the lot line change prepared by a publicly licensed surveyor to be presented to the City Council;
4. 16.55.040 Approval Process and Exceptions language be approved with the changes that are presented in the staff report; and
5. Staff may bring section 16.50.030, which was not included in the staff report, to the Planning Commission for additional review if they feel it is necessary.

Councilmember Wood requested that the City devise a process to assist property owners with recognizing when a parcel has multiple zones.

Mr. Draper stated that a notice could be recorded with the property containing information about the zoning.

Councilmember Gray asked staff to amend 16.50.020 to add language clarifying the specific circumstances under which lot lines could be adjusted for adjacent properties.

Discussion ensued regarding the lot line adjustment process and the possibility for associated fees of related processes being onerous and the inability of the City to prohibit lot line adjustments that

cross into a different zone, but an application could be denied if the adjustment would cause the violation of another land use ordinance or regulation.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process. Councilmember Wright seconded the motion.***

AMENDED MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process directing staff to have a notice of the zoning recorded with the property information. Councilmember Wright seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☒ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a vote of 4:0 with one abstention.

MOTION: ***Councilmember Gray moved to recess the meeting at 10:57 p.m. Councilmember Clark seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

The meeting was recessed from 10:57 p.m. to 11:03 p.m.

18. LEGISLATIVE ITEMS

16.A. UPDATE – Legislative Priorities List

Director of Legislative Affairs Cliff Strachan updated the City Council on the status of the Legislative Priorities List.

16.B. UPDATE – State Legislation

Mr. Stachan provided an overview of the bills that passed and failed during the Utah State Legislature 2024 General Session that concluded on Friday, March 1st that affect local government some of which may require changes to Municipal Code, City policies, or budget plans. The governor has not signed all the bills but has not indicated that he plans to veto any of them.

19. CITY COUNCIL/MAYOR'S BUSINESS

The City Council discussed an assignment for a Councilmember to attend the Fresh Look transit study on April 1st at 10:00 a.m. and how to move forward with determining a process and hiring a recruitment firm to help find a new City Administrator. They requested that the Mayor place the tabled item 10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen on the agenda of the next meeting.

Councilmember Gray asked to have a discussion about industrial standards due to a request by Dan Ford for a variance.

Discussion ensued regarding the difficulty in meeting the requirements to qualify for a variance.

20. CITY COUNCIL BOARD LIAISON REPORTS

21. COMMUNICATION ITEMS

21.A. Financial Update

21.B. Upcoming Agenda Items

22. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn at 11:55 p.m. Councilmember Wood seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**
☒ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**
☒ **Jared Gray**	☐ **Jared Gray**	☐ **Jared Gray**	☐ **Jared Gray**
☒ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**
☒ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**

The motion passed with a unanimous vote.

The meeting was adjourned at 11:55 p.m.

Approved by the City Council on March 19, 2024.

Fionnuala B. Kofoed, MMC
City Recorder

EAGLE MOUNTAIN 19 96 CORPORATE SEAL

EAGLE MOUNTAIN CITY COUNCIL MEETING

APRIL 1, 2025, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Clifford Strachan, Director of Legislative Affairs; John Magness, Management and Policy Analyst; Evan Berrett, Economic Development Director; Gina Olsen, City Recorder; Natalie Winterton, Grants Coordinator and Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist and Environmental Planner; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Lacie Messerly, Deputy Recorder; Mack Straw, Public Utility Manager; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities Director; Brad Hickman, Public Works Director; Embret Fossum, UFA Battalion Chief; Erik Knutzen, Chief Deputy Sheriff; Tyler Maffitt, Communications Manager; Dawn Hancock, Special Events Coordinator and Jason Hall, Parks and Recreation Coordinator.

CITY STAFF PRESENT ELECTRONICALLY: Marcus Draper, City Attorney and Michele Graves, Library Director.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:02 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Utah Inland Port Authority

The recording of the discussion can be found online here at 00:00:31.

Economic Development Director Evan Berrett, along with representatives from the Utah Inland Port Authority, presented the item. In response to a request from the City Council, the Utah Inland Port Authority representatives provided clarification on previously raised questions and addressed any new questions from the Council.

1.B. DISCUSSION – Trails at Hidden Valley Subdivision Concept Plan (formerly "Lower Hidden Valley" Subdivision)

The recording of the discussion can be found online here at 01:18:24.

Senior Planner Robert Hobbs and the applicant, Perry Homes, reviewed with the City Council development issues, and possible minor desirable modifications to the MDP/MDA's plan.

2. AGENDA REVIEW

12.B. Change Order #2 - Engineering Services Agreement for Traffic Signal Design at Pony Express Parkway and Eagle Mountain Blvd - Horrocks Engineers

The recording of the discussion can be found online here at 01:36:46.

Councilmembers discussed potential modifications to the road design and considered the impact the proposed roads may have on the existing and planned trail systems.

13.A. March 18, 2025 Minutes - Regular City Council Meeting

The recording of the discussion can be found online here at 01:39:27.

Councilmembers discussed changing "absent" to "absent due to recusal" to help clarify that councilmembers are still present, just not in the meeting.

14.A. SITE PLAN - UTA Park and Ride

The recording of the discussion can be found online here at 01:42:54.

Councilmembers requested to pull Item 14.A. from the Consent Agenda and move the item to Scheduled Items for further discussion.

15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for the Joint Administration of the 2025 Municipal Election

The recording of the discussion can be found online here at 01:43:27.

Councilmembers discussed the terms of the Interlocal Agreement with Utah County that will jointly administer a countywide vote-by-mail Primary and General Election for the 2025 Municipal Election for Eagle Mountain City.

16.A. PUBLIC HEARING - Community Development Block Grant (CDBG) Projects and Funding for 2025-2026

The recording of the discussion can be found online here at 01:44:29.

It was clarified that this item is scheduled for a Public Hearing only, with no decision to be made at this time. Further discussion will be held during the upcoming Policy Session.

17.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Releasing a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement

The recording of the discussion can be found online here at 01:45:00.

Councilmembers requested discussion on this be held until the Policy Session to allow City Attorney Marcus Draper to participate electronically.

18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7

The recording of the discussion can be found online here at 01:45:24.

City Planner Steven Lehmitz presented the proposed ordinance that amends the General Plan Future Land Use Map from Regional Commercial to Business Park/Light Industry for Utah County Parcel No. 59:047:0003.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wood moved to adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 01:58:25.

The Work Session was adjourned to a Closed Session at 6:00 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 07:22 PM.

5. PLEDGE OF ALLEGIANCE

Councilmember Wood led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Mayor Westmoreland opened the public comment period at 7:24 PM.

The following individuals spoke during the public comment period: Jeff Ruth

Mayor Westmoreland closed the public comment period at 7:27 PM.

The recording of the public comments can be found online here at 02:01:48.

8. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

The recording of the discussion can be found online here at 02:07:35.

9. PROCLAMATIONS

9.A. PROCLAMATION - Proclaiming April 25, 2025 as Arbor Day

The recording of the proclamation can be found online here at 02:15:15.

Mayor Tom Westmoreland read the proclamation.

MOTION: *Councilmember Burnham moved to adopt a Proclamation of Eagle Mountain City, Utah, Proclaiming April 25, 2025 as Arbor Day. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

9.B. PROCLAMATION - Proclaiming April as Financial Literacy Month in Eagle Mountain City

Councilmember Wright read the proclamation.

The recording of the proclamation can be found online here at 02:17:56.

MOTION: *Councilmember Gray moved to adopt a Proclamation of Eagle Mountain City, Utah, Proclaiming April as Financial Literacy Month. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

10. APPOINTMENTS

10.A. Cemetery Advisory Board

1. Marian Burningham - Fulfilling term through December 31, 2027

MOTION: *Councilmember Wright moved to approve the appointment of Marian Burningham for a three year term, through December 31, 2027, to the Cemetery Advisory Board. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

City Recorder Gina Olsen administered the Oath of Office to Marian Burningham.

The recording of the appointment can be found online here at 02:20:15.

CONSENT AGENDA

11. BOND RELEASES

11.A. Silverlake Plat 33 - Out of Warranty

11.B. Silverlake Plat 34 - Out of Warranty

11.C. Majors Subdivision Plat 1 - Out of Warranty

12. CHANGE ORDERS

12.A. Well #8 Design Contract with Jones & DeMille Engineering - 1st Amendment

12.B. Change Order #2 - Engineering Services Agreement for Traffic Signal Design at Pony Express Parkway and Eagle Mountain Blvd - Horrocks Engineers

13. MINUTES

13.A. March 18, 2025 Minutes - Regular City Council Meeting

14. PRELIMINARY PLATS & SITE PLANS

14.A. SITE PLAN - UTA Park and Ride

15. RESOLUTIONS

15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for the Joint Administration of the 2025 Municipal Election

MOTION: *Councilmember Wright moved to approve the Consent Agenda, removing item 14.A. to be addressed in the scheduled items. Councilmember Wood seconded the motion.*

Councilmember Gray requested that the correction to the minutes be included in the motion.

AMENDED MOTION: *Councilmember Wright moved to approve the Consent Agenda removing 14.A. to be addressed in the scheduled items and including the adjustments to the March 18, 2025 minutes as noted from Councilmember Gray in the Work Session. Councilmember Wood seconded the amended motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 02:23:49.

SCHEDULED ITEMS

14.A. SITE PLAN - UTA Park and Ride

The recording of the discussion can be found online here at 02:24:58.

Planner Steven Lehmitz; UTA Representative Dede Murray; UTA Board of Trustees Jeff Acerson presented the item. Applicants explained their partnership to construct a Park and Ride location along Pony Express Parkway, underneath the power corridor. It will be accessed off Rock Creek Road, and include 56 parking stalls, and feature a signalized (HAWK) crosswalk across Pony Express Parkway.

MOTION: *Councilmember Wood moved to approve the UTA Park and ride Site Plan as presented. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 02:50:17.

16. PUBLIC HEARINGS

16.A. PUBLIC HEARING - Community Development Block Grant (CDBG) Projects and Funding for 2025-2026

The recording of the discussion can be found online here at 02:51:57.

Grants Coordinator and Management Analyst Natalie Winteron presented the item. Eagle Mountain City is in its second year as a Community Development Block Grant (CDBG) entitlement community, receiving funding directly from the U.S. Department of Housing and Urban Development (HUD). For the Fiscal Year 2025-2026, the City anticipates approximately $200,000 in CDBG funding after accounting for administrative costs. Additionally, funds were reserved from the previous year to supplement this allocation, bringing the total available funding to approximately $241,445. This is not an action item. The City Council will consider CDBG projects for the next funding year for approval after the public comment period ends on April 10, 2025.

Representative Camila Rosas, from Family Haven, Representative Heather Allen, from Friends of Utah County Justice Center, and Josh Osborne, from Tabitha's Way, each presented their respective items and answered questions from the City Council.

Mayor Westmoreland opened the Public Hearing at 8:39 PM, seeing no one, he closed the Public Hearing.

Councilmember Gray clarified that the Public Hearing portion of the April 1, 2025 meeting should be concluded; however, the overall Public Comment portion will remain open until April 10, 2025.

Natalie Winterton presented staff recommendations to Councilmembers.

The recording of the discussion can be found online here at 03:20:09.

FIX THE TIME TO ADJOURN

MOTION: *Councilmember Wright moved to fix the time to adjourn the meeting at 10:30 PM. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:20:09.

17. RESOLUTIONS/PUBLIC HEARINGS

17.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Releasing a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement

The recording of the discussion can be found online here at 03:42:05.

City Attorney, Marcus Draper presented the item electronically. In 2021, Oquirrh Wood Ranch LLC ("OWR") granted the City a permanent Sanitary Sewer Easement from the Tyson plant across its property to a sewer lift station. That easement is located on property that OWR now intends to sell to Tract. As part of the Firefly development, OWR intends to construct a sewer line in the Pole Canyon Blvd right-of-way that would gravity feed to the City's sewer treatment plant. The expected completion date is within the next 9 months or so. This would eliminate the need for the lift station and its associated costs. The Public Works department is supportive of this plan.

Mayor Westmoreland opened the Public Hearing at 9:04 PM, seeing no one desiring to speak, he closed the Public Hearing at 9:05 PM.

Councilmember Gray declared that he has other business dealings outside of Utah County with the owners of OWR that are unrelated with this item. Councilmember Gray and City Attorney Marcus Draper reviewed the conflict of interest provisions in City Code and determined that Councilmember Gray did not need to recuse himself.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Releasing a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:43:53.

18. ORDINANCES/PUBLIC HEARINGS

18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7

The recording of the discussion can be found online here at 03:48:11.

Mayor Westmoreland opened the Public Hearing at 9:09 PM.

City Recorder Gina Olsen asked Mayor Westmoreland if a brief background could be provided for the benefit of the public in attendance. An update was presented by Planner Steven Lehmitz and applicant Mitch Nelson.

When no one desired to speak, Mayor Westmoreland closed the Public Hearing at 9:12 PM.

MOTION: ***Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7. Councilmember Clark seconded the motion.***

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:58:26.

18.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Big Eagle 7

The recording of the discussion can be found online here at 03:59:26.

This is a related ordinance which amends the zoning from Agriculture to Industrial and applies the Regional Technology and Industry (RTI) Overlay for Utah County Parcel No. 59:047:0003.

Mayor Westmoreland opened the Public Hearing at 9:21 PM, seeing no one desired to speak, Mayor Westmoreland closed the Public Hearing.

MOTION: ***Councilmember Wright moved to adopt An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Big Eagle 7 to industrial base zoning and apply the RTI overlay zone. Councilmember Burnham seconded the motion.***

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 04:00:05.

18.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, Zoning

The recording of the discussion can be found online here at 04:02:56.

Senior Planner, Robert Hobbs presented a proposal to enact an ordinance amending Title 17, Chapters 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, by replacing references to conditional uses with special uses, adding land use tables in lieu of lists of uses in each chapter, and re-labeling subsection paragraphs to accommodate changes.

Mayor Westmoreland opened the Public Hearing at 9:30 PM, seeing no one desired to speak, Mayor Westmoreland closed the Public Hearing.

MOTION: *Councilmember Wright moved to adopt An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, Zoning as presented in the updated packet. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 04:12:25.

19. RESOLUTIONS

19.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City

The recording of the discussion can be found online here at 04:14:10.

Economic Development Director Evan Berrett presented the item. In response to a request from the City Council, representatives from the Utah Inland Port Authority provided clarification on previously raised questions and addressed any additional questions presented during the meeting.

MOTION: *Councilmember Burnham moved to approve A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	No
Rich Wood	No
Brett Wright	No

The motion failed for lack of majority vote; 2:3.

The recording of the motion can be found online here at 04:20:35.

20. CITY MANAGER ITEMS

20.A. Discussion and Possible Action Regarding the Technology Selection and Construction Methodology for the Proposed Sewer Treatment Facility

The recording of the discussion can be found online here at 04:22:24.

City Manager Benjamin Reeves presented the item explaining the expansion of the processing capacity of the Eagle Mountain Sewer Treatment Plant is critically needed. Considering Eagle Mountain City's historic growth rate and available land for future expansion and a desire to evaluate infrastructure enhancements at a regional level, the Eagle Mountain City Council enlisted the services of AE2S and JWO to assist City Staff in evaluating various sewer treatment technologies and construction methodologies to determine the option that best meets the needs of the cities rapid growth.

Consultants have outlined three different technology options, which included 1.) Oxidation Ditch with Disc Filters, 2.) Aerobic Granular Sludge with Disc Filters, and 3.) Membrane Bioreactor (MBR). An extensive amount of time was spent evaluating the community's needs against the benefits of each option. Each factor was scored by frontline City staff members and professional experts. Weight and scores were given to each selection criterion which resulted in a recommendation to proceed with the implementation of the MBR Technology solution.

The primary basis for this recommendation includes:

- Flexibility and Scalability (Easiest technology to expand and scale)
- Compact Footprint (Less land required for the treatment facility)
- Exceptionally High-Quality Effluent/Type 1 Reuse Water – (Creates an ever-expanding renewable water resource)

While this technology has a higher cost of operations due to its higher energy use, the overall benefits of MBR Technology make this the preferred solution to meet Eagle Mountain City's immediate and future expansion needs.

The second consideration was whether to construct the plant utilizing a traditional Design, Bid, Build, or a Construction Manager/General Contractor (CM/GC) construction methodology. After careful consideration of the benefits afforded to the project by bringing on a Construction Manager very early in the design phase of the project, the team is recommending the use of the CM/GC Construction Methodology to provide the greatest overall value with the highest possible quality.

MOTION: *Councilmember Burnham moved to adopt implementation of the MBR technology solution and the use of CM/CG construction methodology for the proposed sewer treatment facility. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 04:45:38.

20.B. Discussion and Possible Action on Inclusion of a Recreation, Arts, and Parks (RAP) Sales Tax Question on the 2025 Municipal Election Ballot

The recording of the discussion can be found online here at 04:46:54.

City Manager Benjamin Reeves presented the item. Eagle Mountain City has a desire to provide a high quality of life for its residents by providing parks, trails, recreational opportunities, and cultural activities and venues for its residents and visitors to enjoy. Under Utah State Statute, funding is available for these purposes via a Recreation, Art, and Parks (RAP) Sales Tax that could be considered by Eagle Mountain City voters as a ballot measure during the 2025 Municipal Election.

Cities with a RAP Tax
Currently, all cities in Salt Lake County and most of the cities in Utah County have a RAP Tax. (Cities in Utah County with a RAP Tax include: Alpine, American Fork, Cedar Hills, Highland, Lehi, Lindon, Mapleton, Orem, Payson, Pleasant Grove, Provo, Santaquin, Saratoga Springs, Spanish Fork, Springville, Bluffdale (via SL County) and Draper (via SL County). Cities in Utah County without a RAP Tax include: Cedar Fort, Eagle Mountain, Elkridge, Fairfield, Genola, Goshen, Salem, Woodland Hills). When Eagle Mountain residents spend money in cities that have adopted a RAP Tax, those dollars stay in the city where the purchase is made—helping to fund parks, trails, arts, and recreational amenities in that community.

- Current: If Eagle Mountain had a RAP Tax in place in 2024, the City would have generated an additional $593,755 that year. This number will continue to increase rapidly as Eagle Mountain's commercial base continues to grow with Walmart and other retail establishments.
- Rate: A RAP Tax is 0.1% of all sales made within a city's municipal boundaries. For example, the Sales Tax Rate in Saratoga Springs is 7.45% and in Eagle Mountain it is 7.35%. The difference is Saratoga Springs' RAP Tax.

Voter Approval Needed: A beneficial aspect of a RAP Tax is that the City Council can place the question before the voters to consider and decide. The City Council would not be raising taxes; rather, the City Council would be providing the voters the opportunity to make their own choice regarding their investment in their own Recreation, Arts, and Parks amenities and offerings. Additionally, this is not a permanent tax but something that must come back to the voters every ten years, thus ensuring accountability in the use of those funds to benefit the lives of those who voted for it at the ballot box.

MOTION: *Councilmember Wright moved authorize staff to begin analysis and preparation for a potential future action to place a Recreation, Arts, and Parks (RAP) Sales Tax question on the 2025 Municipal Election ballot. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes

Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 04:51:59.

21. LEGISLATIVE ITEMS

21.A. UPDATE / MOTION – Legislative Priorities List

The recording of the discussion can be found online here at 04:52:51.

Director of Legislative Affairs Clifford Strachan provided an update on the item and requested Councilmembers make a motion to move the City Hall Land Acquisition and Mortgage Assistance Program items to the Completed Section of the report and other uses within Phase 1 of the Downtown Plan as a High Priority to the list.

MOTION: *Councilmember Burnham moved that the City Hall Land Acquisition and Mortgage Assistance Program items be moved to the Completed Section of the Legislative Priority List and also add Design of City Hall and other uses within Phase 1 of the Downtown Plan as a High Priority to the list. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 05:04:58.

21.B. REPORT - Quadrennial Report on Overlay Zones in Eagle Mountain City – 2025

The recording of the discussion can be found online here at 05:06:42.

Director of Legislative Affairs, Clifford Strachan let the Councilmembers know to reach out to him if they have any additional questions on the report provided with the agenda packet.

22. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

The Mayor and City Council offered comments and reports on committees to which they are assigned as liaisons.

The recording of the discussion can be found online here at 05:06:49.

23. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

17.B. Department Updates

24. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 10:31PM. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 05:09:44.

The meeting was adjourned at 10:31 PM.

Approved by the City Council on May 6, 2025.

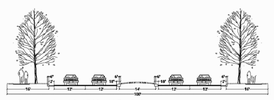
Gina Olsen, CMC
City Recorder

OMR Investments Holdings

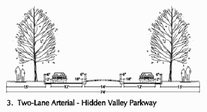
LOWER HIDDEN VALLEY

Roadway Hierarchy Plan

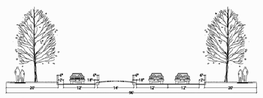
1. Four-Lane Entry Arterial - Hidden Valley Parkway



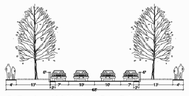
2. Four-Lane Arterial - Hidden Valley Parkway



3. Two-Lane Arterial - Hidden Valley Parkway



4. Three-Lane Community Entry Collector

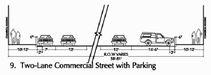


5. Two-Lane Neighborhood Entry Collector

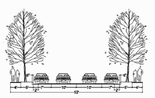
6. Two-Lane Community Collector - Class I

7. Two-Lane Community Collector - Class II

8. Two-Lane Neighborhood Street

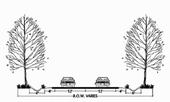


9. Two-Lane Commercial Street with Parking



10. Two-Lane Local Street with Parallel Parking

11. Two-Lane Local Street with Parallel Parking on One Side Only



12. Rural Road Section

13. Private Residential Streets : Sections Vary

14. Alleys

1. Four-Lane Entry Arterial
(At intersection with Pony Express Parkway)

9. Two-Lane Commercial Street with Parking
(may occur inside this parcel)

4. Three-Lane Entry Collector
(At intersection with Pony Express Pkwy.)

Pony Express Parkway

Oquirrh Mountain

The Ranches Master Plan

2. Four-Lane Arterial
(Section determined by traffic count)

3. Two-Lane Arterial
(Section determined by traffic count)

12. Rural Road Section
(may occur here & in other larger lot areas)

6. Two-Lane Community Collector Class I

Future Connection To Lake Mountain Road

Lake Mountain Road

6. / 7. Two-Lane Community Collector - Class I or II
(Section determined by traffic count and adjacent land use)

5. & 8. Two-Lane Neighborhood Road and Two-Lane Neighborhood Street
(occur where warranted, between residential parcels throughout)

3. Two-Lane Arterial
(Section determined by traffic count)

9. Two-Lane Commercial Street with Parking
(may occur here)

10. & 11. Two-Lane Local Streets
(occur in residential neighborhoods)

13. Private Residential Streets
(may occur in condo/apt. neighborhoods)

14. Alleys
(occur in alley-loaded neighborhoods)

Airport Road

SITLA Mid-Valley Master Plan

Mid-Valley Road

To Eagle Mountain

To Eagle Mountain

Regional Trail Corridor

Hidden Valley Parkway

School 12.2 AC

R 1 5.9 AC Multi-family 9.5 du/ac 56 du

R 2 3.7 AC MF 13.0 du/ac 48 du

R 3 6.1 AC MF 7.4 du/ac 45 du

R 4 5.5 AC SFA - Townhomes 14.9 du/ac 82 du

R 5 63.3 AC Park / Open Space

P 4 6.2 AC SFA - Triplex 9.8 du/ac 61 du

63.0 AC

R 6 22.4 AC SFD 4.0 du/ac 90 du

R 7 11.6 AC Park / Open Space

R 8 14.3 AC SFA Twin Homes 8.8 du/ac 98 du

R 9 5.9 AC SFD - Cluster 8.9 du/ac 52 du (CHURCH SITE)

S 1 7.6 AC SFD-Cluster (7.9 du/ac) 60 du

S 2 3.5 AC SFA - Townhomes 12 du/ac 41 du (CHURCH SITE)

S 3 9.2 AC SFA Townhomes (12 du/ac) 110 du

S 4 24.9 AC SFD 4.0 du/ac 99 du

S 5 2.1 AC Park

S 6 4.0 AC Mixed-use Residential 8 du/ac 32 du

S 7 7.4 AC SFA Cluster (8 du/ac) 59 du

S 8 16.8 AC Native Open Space

S 9 4.4 AC SFD (4.1 du/ac) 18 du

S 10 4.0 AC SFA Townhomes (12 du/ac) 48 du

S 11 3.3 AC SFA- Twinhomes (10 du/ac) 33 du

S 12 10.3 AC Park

S 13 4.2 AC SFA Townhomes (12 du/ac) 50 du

S 14 8.5 AC SFD Cluster (8 du/ac) 68 du

S 15 4.6 AC SFD-Cluster (8 du/ac) 37 du

S 16 5.0 AC SFA Townhomes (12 du/ac) 60 du

S 17 5.6 AC SFD

S 18 7.5 AC SFA Twin homes (10 du/ac) 75 du

S 19 3.6 AC SFA- Twinhomes (10 du/ac) 36 du

S 20 9.0 AC SFD Garden Courts (8 du/ac) 72 du

S 21 1.5 AC Native Open Space (3.9 du/ac) 22 du

S 22 3.3 AC SFD-Cluster (7.9 du/ac) 26 du

S 23 2.7 AC Native Open Space

S 24 2.5 AC SFD-Cluster (8 du/ac) 20 du

S 25 7.5 AC Native Open Space

S 26 12.3 AC SFD - Cluster (8 du/ac) 98 du

S 27 38.4 AC Native Open Space

P 6 0.9 AC Native Open Space

P 9 2.6 AC Park

P 10 20.3 AC Trail Corridor

P 11 30.1 AC Native Open Space

U 1 17.4 AC SFD Cluster (7.9 du/ac) 138 du

U 2 9.6 AC MF (11.1 du/ac) 107 du

U 3 1.0 AC SFD Cluster (6 du/ac) 6 du

U 4 7.3 AC SFD Cluster (6.8 du/ac) 50 du

U 5 76.4 AC Native Open Space

U 6 7.2 AC MF / N'hood Comm'l. Mixed Use (13.9 du/ac) 100 du

U 7 10.3 AC SFD Cluster (7.2 du/ac) 74 du

U 8 31.8 AC SFA Cluster / Duplex and Triplex Patio Homes (7.8 du/ac) 248 du

U 9 2.0 AC Park

U 10 21.5 AC SFA Townhomes / Row Homes (10.9 du/ac) 235 du

U 11 14.2 AC SFA Patio Homes and Cluster Homes (8.9 du/ac) 127 du

U 12 4.5 AC MF (13.5 du/ac) 61 du

U 13 28.6 AC Native Open Space

U 14 12.2 AC SFD Cluster (7.1 du/ac) 87 du

U 15 23.5 AC SFD (2 du/ac) 47 du

U 16 4.5 AC SFD 4 du/ac 18 du (CHURCH SITE)

U 17 28.1 AC SFD (3.8 du/ac) 108 du

U 18 54.0 AC SFD (2 du/ac) 108 du

U 19 8.4 AC SFD (3.6 du/ac) 30 du

U 20 8.3 AC SFD - Cluster 8 du/ac 66 du (SCHOOL SITE)

U 21 12.8 AC SFD (4 du/ac) 51 du

U 22 4.4 AC Park

U 23 4.0 AC SFA - Cluster 8 du/ac 32 du (CHURCH SITE)

U 24 7.6 AC SFA Cluster (7.9 du/ac) 60 du

U 25 20.6 AC Native Open Space

U 26 33.2 AC SFD (2 du/ac) 66 du

U 27 11.5 AC SFD (3.5 du/ac) 40 du

U 28 5.0 AC Cemetery/ Park

U 29 42.4 AC SFD (3.5 du/ac) 148 du

U 30 30.7 AC SFD (5 du/ac) 154 du

U 31 11.6 AC Park

U 32 36.3 AC SFD (3 du/ac) 109 du

U 33 5.1 AC Native Open Space

U 34 2.2 AC Park

U 35 9.7 AC SFD (4 du/ac) 39 du

U 36 2.8 AC Native Open Space

U 37 13.8 AC SFD - Cluster (8 du/ac) 110 du

U 38 13.8 AC SFA Townhomes / SFD Patio Homes (12 du/ac) 166 du

U 39 6.4 AC Park

U 40 16.6 AC SFA Cluster Duplex & Triplex Patio Homes (12 du/ac) 200 du

U 41 0.9 AC Park

U 42 12.8 AC SFD (4 du/ac) 51 du

U 43 7.4 AC Native Open Space

U 45 4.1 AC Native Open Space

U 46 13.6 AC SFA Row Homes / Multi-family Stacked Flats (10.6 du/ac) 144 du

U 47 4.8 AC SFA - Townhomes 12 du/ac 58 du (CHURCH SITE)

U 48 4.0 AC Neighborhood Commercial

64.2 AC

9.0 AC

7.4 AC

1.0 AC

1.4 AC

0.7 AC

2.3 AC

2.1 AC

2.6 AC

4.7 AC

2.7 AC

0.5 AC

5.7 AC

1.9 AC

2.0 AC

Drawing: P:\Lower Hidden Valley\Lower Hidden Valley - 061083\AutoCAD\Current Planning\Title\OMR Holdings Maps for DA\20100929-OMR Roadway Hierarchy.dwg
Sep 30, 2010 - 4:24pm
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Legend

Hidden Valley Master Plan Boundary

OMR Investments Holdings

LOWER HIDDEN VALLEY

Eagle Mountain City, Utah
September 29, 2010

NORTH

0' 500' 1000' 1500'

SCALE: 1" = 500'

Stanley Consultants
A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

To:	Eagle Mountain City	From:	Jason Watson, PE, PTOE FOCUS Engineering & Surveying, LLC
File:	Trails at Hidden Valley Roadway Classification	Date:	July 29, 2025

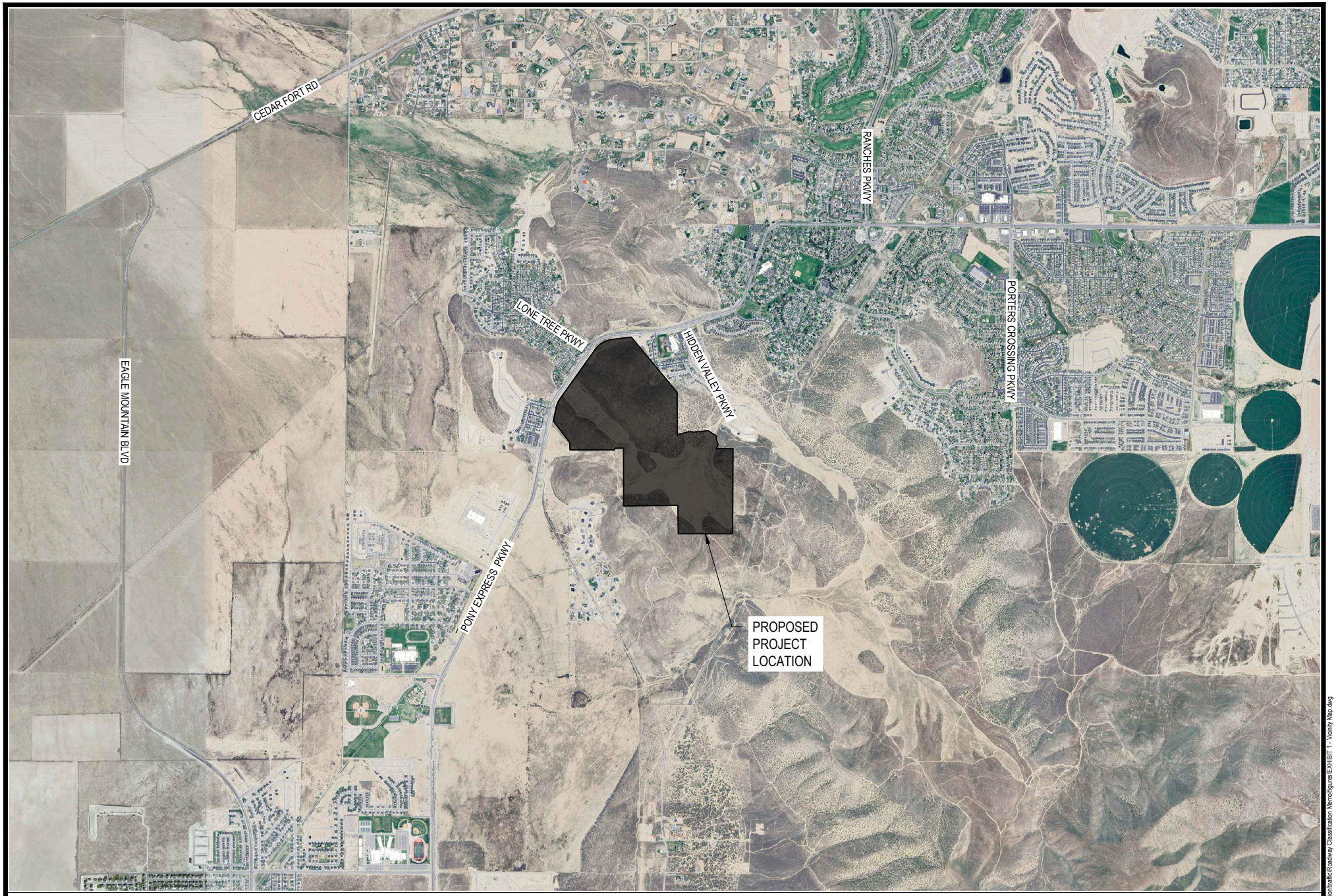
Reference: Trails at Hidden Valley Roadway Classification Traffic Statement

INTRODUCTION

This traffic statement is for the Trails at Hidden Valley development located in Eagle Mountain, Utah. The purpose of this memorandum is to provide the number of average daily traffic that will utilize the proposed Red Pine Road and Oquirrh Ranch Parkway continuation within the Trails at Hidden Valley development during a typical week day. The proposed development is situated on roughly 236.8 acres of land located south of Pony Express Parkway and west of Hidden Valley Parkway in Eagle Mountain, Utah.

The proposed development will consist of 361 single-family homes and 786 Townhomes, expected to be completed by 2040. The Trails at Hidden Valley development is planned for five accesses. Access 1 will extend Red Pine Road and make up the southeast leg of the Pony Express Parkway and Red Pine Road intersection. Access 2 will extend Lone Tree Parkway and will make up the southeast leg of the Pony Express Parkway and Lone Tree Parkway intersection. Access 3, located north of the proposed development, will provide access onto Pony Express Parkway. Access 4 is located to the east of the proposed development and will extend the existing Hidden Valley Parkway which provides access onto Pony Express Parkway. Access 5 will extend Oquirrh Ranch Parkway and make up the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection. All traffic entering and exiting the proposed development will utilize these five accesses.

Exhibit 1 illustrates the vicinity map and surrounding roadways of the Trails at Hidden Valley development.



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TRAILS AT HIDDEN VALLEY

EXHIBIT 1 - VICINITY MAP

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EXISTING CONDITIONS

Surrounding Land Uses

The proposed Trails at Hidden Valley development located south of Pony Express Parkway and west of Hidden Valley Parkway. Undeveloped land and residential neighborhoods to the south, east, and west. Pony Express Parkway borders the proposed development to the north. The parcel of land for the proposed development currently consists of undeveloped land. The proposed development is located within the city limits of Eagle Mountain.

Existing Roadways

Pony Express Parkway: Pony Express Parkway is a major roadway that is owned and maintained by Eagle Mountain City. Pony Express Parkway runs north and south and provides connectivity throughout the Eagle Mountain City. Within this study area, the Pony Express Parkway consists of two lanes in the northbound direction and two lanes in the southbound with a raised median down the center. The posted speed limit within the study area is 35 mph.

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Oquirrh Ranch Road: Oquirrh Ranch Road is a roadway that is owned and maintained by Eagle Mountain City. Currently, Oquirrh Ranch Road is unstriped but has enough room for a single lane in either direction. Oquirrh Ranch Road provides access onto Pony Express Parkway for local residential neighborhoods. Oquirrh Ranch Road does not have a posted speed limit, it is assumed to be 25 mph.

PROPOSED SITE CONDITIONS

The Trails at Hidden Valley development is planned for 361 single-family homes and 786 townhomes. It will be situated on roughly 236.8 acres of land. The Trails at Hidden Valley development is planned for five accesses. Access 1 will extend Red Pine Road and make up the southeast leg of the Pony Express Parkway and Red Pine Road intersection. Access 2 will extend Lone Tree Parkway and will make up the southeast leg of the Pony Express Parkway and Lone Tree Parkway intersection. Access 3, located north of the proposed development, will provide access onto Pony Express Parkway. Access 4 is located to the east of the proposed development and will extend the existing Hidden Valley Parkway which provides access onto Pony Express Parkway. Access 5 will extend Oquirrh Ranch Parkway and make up the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection. All traffic entering and exiting the proposed development will utilize these five accesses.

With the continuation of Red Pine Road and Oquirrh Ranch Parkway to the development, it is expected traffic from residential villages along the respected roadways will enter onto either Red Pine Road or Oquirrh Ranch Parkway to gain access onto Pony Express Parkway. This is due to Pony Express Parkway providing the quickest access to SR-68 and Eagle Mountain Boulevard from the proposed development.

It is anticipated the proposed Trails at Hidden Valley development will be built-out and occupied by 2040. Refer to Exhibit 2 for the proposed layout of Trails at Hidden Valley Development and the locations of the proposed accesses.

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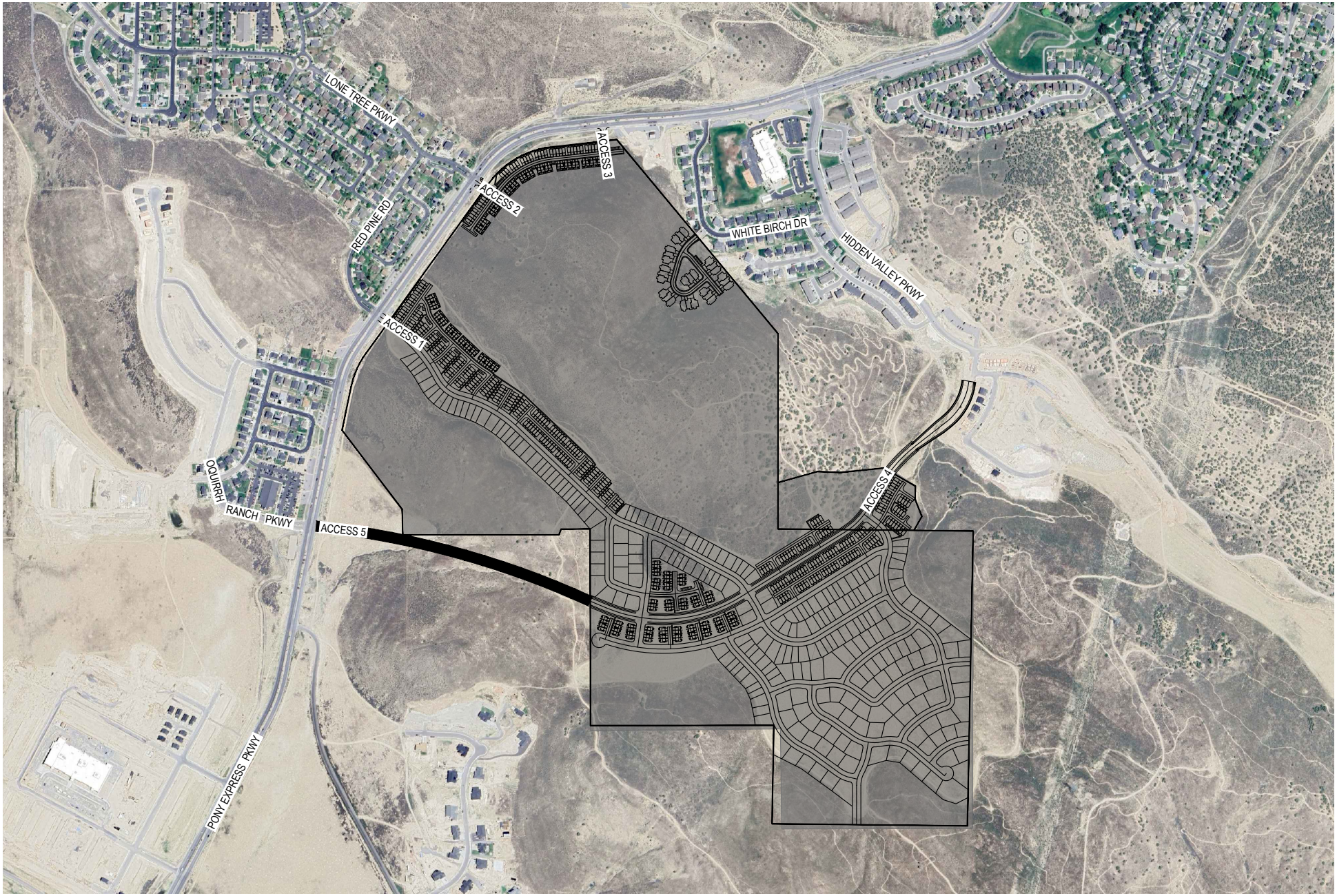

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EXHIBIT 2 - SITE PLAN

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TRIP GENERATION

In order to generate the average daily traffic along the extension of Red Pine Road and Oquirrh Ranch Parkway, we analyzed two separate scenarios. The first scenario is trips generated from the proposed development that will utilize the proposed Red Pine Road extension. The second scenario is trips generated from the proposed development that will utilize the proposed Oquirrh Ranch Parkway extension. Using land use code 215 for Single-Family Attached Housing, trip generation rates were determined using the 11th Edition of the Trip Generation Manual. This manual is an information report, published by the *Institute of Transportation Engineers (ITE)*. The Peak Hour of Adjacent Street Traffic rates are used to generate the AM and PM peak traffic volumes. The trip generation for housing is typically determined based on the number of Dwelling Units (D.U.). The trips generated from the proposed development that will utilize the Red Pine Road extension are presented in Table 1.

Table 1 - Trip Generation – Average Weekday Traffic Volumes – Red Pine Road

ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
210	Single-Family Detached Housing	Dwelling Units	87	820	15	46	52	30
215	Single-Family Attached Housing	Dwelling Units	197	1418	24	71	66	46
Total				**2238**	**39**	**117**	**118**	**76**

As illustrated in Table 1, with the completion of the Trails at Hidden Valley Development and the construction of the southeast leg of the Pony Express Parkway and Red Pine Road intersection, it is anticipated on a typical weekday; the average daily traffic (ADT) along Red Pine Road will be 2,238 total trips.

The trips generated from the proposed development that will utilize the Oquirrh Ranch Road extension are presented in Table 2.

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Table 2 - Trip Generation – Average Weekday Traffic Volumes – Oquirrh Ranch Parkway

ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
210	Single-Family Detached Housing	Dwelling Units	169	1594	30	88	100	59
215	Single-Family Attached Housing	Dwelling Units	151	1087	18	54	51	35
Total				**2681**	**48**	**142**	**151**	**94**

As illustrated in Table 2, with the completion of the Trails at Hidden Valley Development and the construction of the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection, it is anticipated on a typical weekday; the average daily traffic (ADT) along Oquirrh Ranch Parkway will be 2,681 total trips.

Site ingress/egress traffic at the proposed access was distributed based on the anticipated direction vehicles would be coming from or going to. Directional distribution was estimated based on current traffic patterns and current land uses within the proximity of the proposed development, primarily access to highways, employment districts, shopping area, schools, etc. Exhibit 3 illustrates the site traffic distribution percentages throughout the study area.

Using the previously explained distribution method in this traffic statement along with the projected traffic volumes outlined in Tables 1 and 2, Exhibit 3 illustrates the site average daily traffic volumes anticipated along Red Pine Road and Oquirrh Ranch Parkway.

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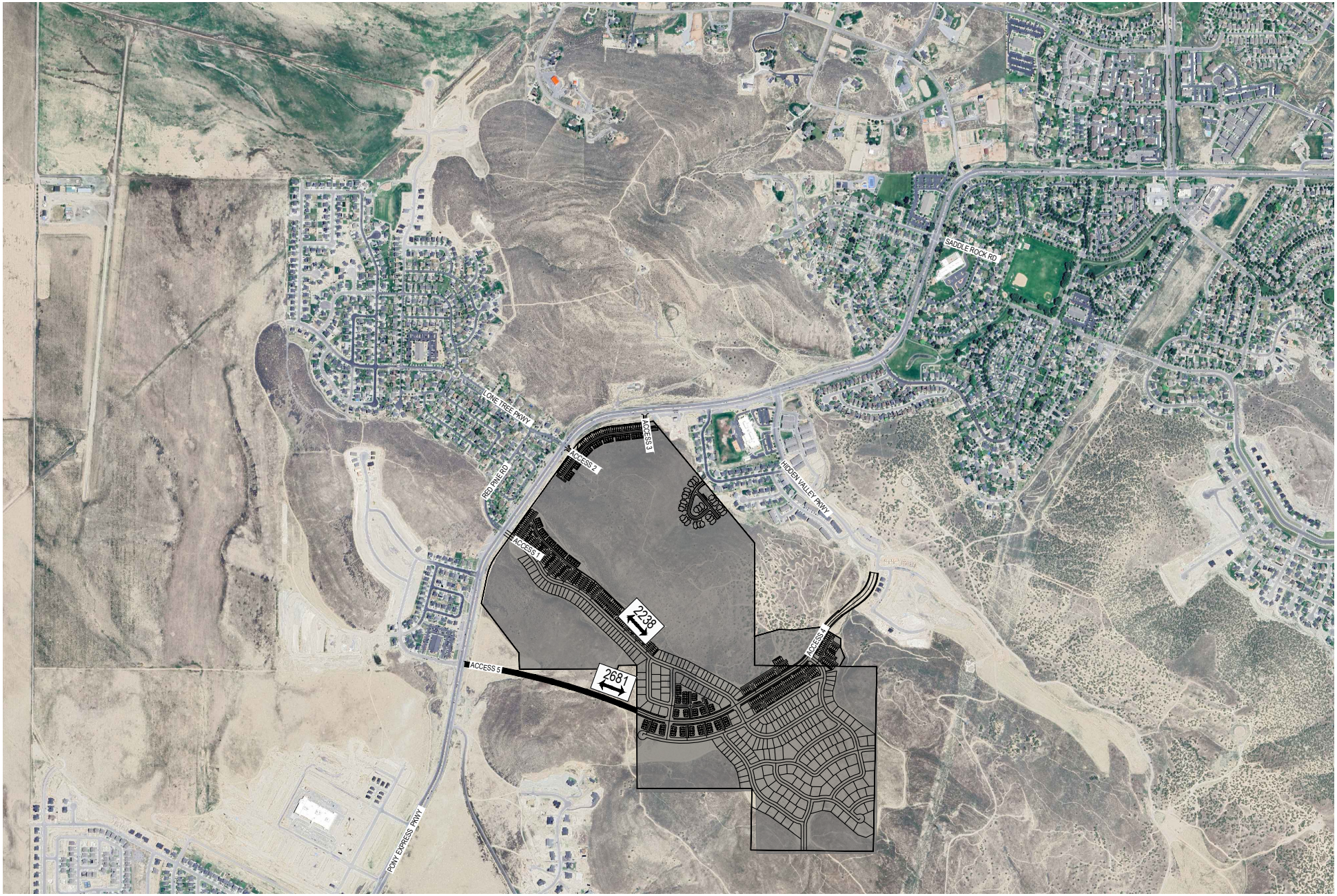

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TRAILS AT HIDDEN VALLEY

EXHIBIT 3 - TRIP DISTRIBUTION VOLUMES

XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

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CAPACITY ANALYSIS

Roadway capacity analysis was performed along Red Pine Road and Oquirrh Ranch Parkway within the Trails at Hidden Valley development. Using *Table 4* within the *Eagle Mountain Transportation Master Plan* to analyze the proposed roadway conditions, both Red Pine Road and Oquirrh Ranch Parkway function at a level of service B or better.

Refer to the appendix of this statement for the full description from the *Eagle Mountain Transportation Master Plan*.

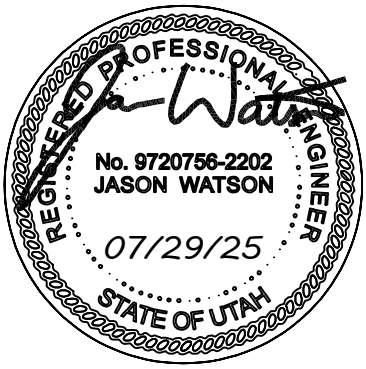
CONCLUSION

Based on Red Pine Road's high degree of access, as seen in Exhibit 2, and both Red Pine Road Oquirrh Ranch Parkway's roadway capacity analysis. It is recommended Red Pine Road, southeast of the Pony Express Parkway intersection be classified as a local roadway and Oquirrh Ranch Parkway be classified as a minor collector roadway based on the roads ability to serve accesses to local residential villages and connections onto Pony Express Parkway and Hidden Valley Parkway.

Please feel free to contact me with any questions or comments.

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC

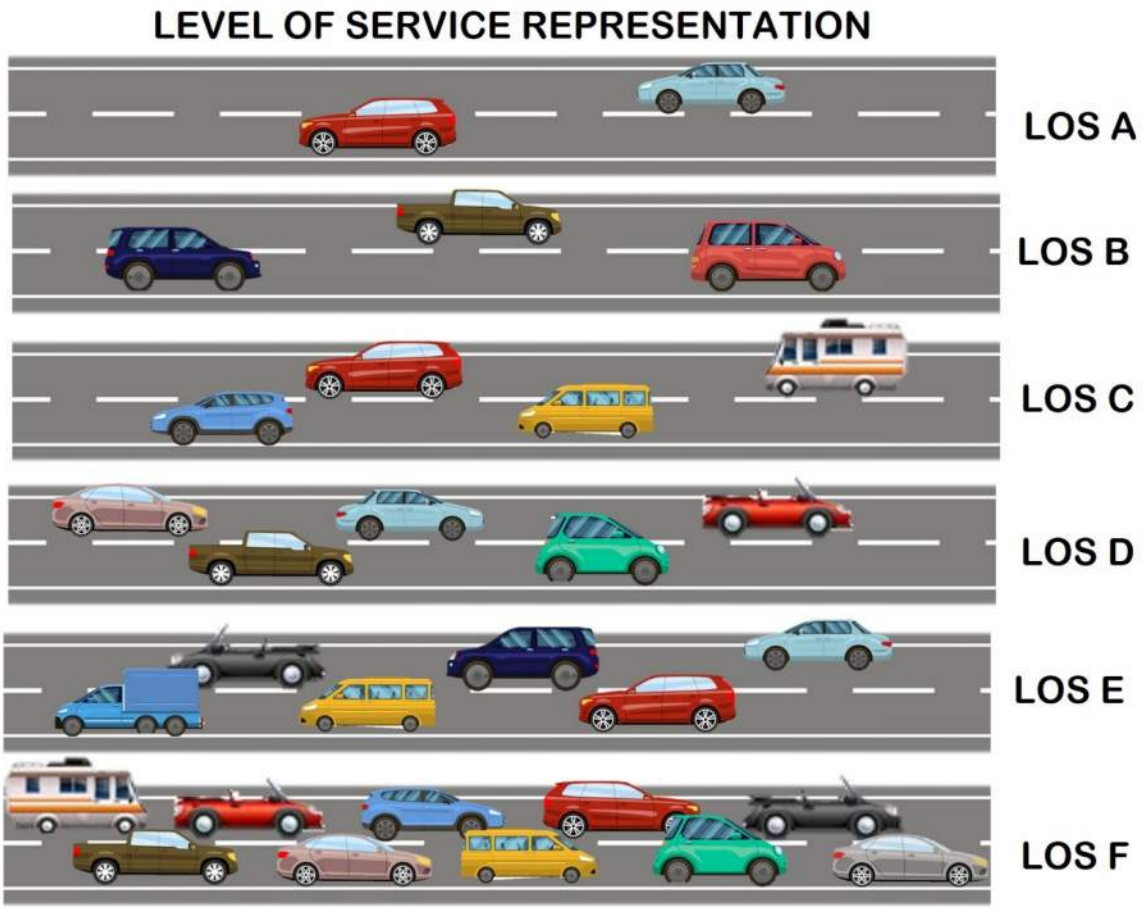


Jason Watson, PE, PTOE
Transportation Department Manager
801.352.0075
jwatson@focusutah.com

Level of Service

The adequacy of an existing street system can be quantified by assigning Levels of Service (LOS) to major roadways and intersections. As defined in the *Highway Capacity Manual (HCM),* a document published by the Transportation Research Board (TRB), LOS serves as the traditional form of measurement of a roadway's functionality. The TRB identifies LOS by reviewing elements, such as the number of lanes assigned to a roadway, the amount of traffic using the roadway and the time of delay per vehicle traveling on the roadway and at intersections. Levels of service range from A (free flow where users are virtually unimpeded by other traffic on the roadway) to F (traffic exceeds the operating capacity of the roadway) as shown in **Figure 7**.

Figure 7: Level of Service Representation



Roadway Level of Service

Roadway LOS is used as a planning tool to quantitatively represent the ability of a particular roadway to accommodate the travel demand during the peak hours of the day. Typically, the peak hour falls within the 4:00 PM and 6:00 PM hours. The LOS is assigned during the peak hour based on the number of lanes and the lane capacity. Lane capacity is different based on the functional classification of the roadway. Roadway segment LOS can be mitigated with geometry improvements, additional lanes, two-way-left turn lanes, and access management. Intersections are not included when analyzing roadway LOS and therefore the LOS indicates if the existing number of lanes, lane widths and functional classification are adequate for the traffic volumes.

LOS D is approximately 80 percent of a roadway's capacity and is a common goal for urban streets during peak hours. A standard of LOS D for system streets (collectors and arterials) is acceptable for future planning. Attaining LOS C or better on these streets would be potentially cost prohibitive and may present societal impacts, such as the need for additional lanes and wider street cross-sections. LOS D suggests that for most times of the day, the roadways will be operating well below capacity. The peak times of the day will likely experience moderate congestion characterized by a higher vehicle density and slower than free flow speeds. Although the model uses traffic volumes during the peak hour of the day, **Table 3** and **Table 4** show estimated ADT values for LOS C, LOS D, and LOS E on Arterial and Collector Streets for reference.

Table 3: Estimated LOS based on ADT on Arterial Streets

Lanes	LOS C	LOS D	LOS E
2-3	12,400	15,100	17,700
4-5	28,500	32,800	40,300
6-7	43,000	50,500	63,400

Table 4: Estimated LOS based on ADT on Collector Streets

Lanes	LOS C	LOS D	LOS E
2	9,700	12,100	14,500
3	10,800	13,400	16,100

Intersection Level of Service

Whereas roadway LOS considers an overall picture of a roadways capacity to estimate operating conditions, intersection LOS looks at each individual vehicle movement at an intersection and provides a more precise method for quantifying operations. Since intersections are typically a source of bottlenecks in the transportation network, a detailed look into vehicle delay at each intersection should be performed on a regular basis. The methodology for calculating delay at an intersection is outlined in the *Highway Capacity Manual* (HCM) and the resulting criteria for assigning LOS to signalized and un-signalized intersections are outlined in **Table 5**. LOS D is considered the industry standard for intersections in an urbanized area. LOS D at an intersection corresponds to an average control delay of 35-55 seconds per vehicle for a signalized intersection and 25-35 seconds per vehicle for an un-signalized intersection.

At a signalized intersection under LOS D conditions, the average vehicle will be stopped for less than 55 seconds. This is considered an acceptable amount of delay during the times of the day when roadways are most congested. Generally, traffic signal cycle lengths (the length of time it takes for a traffic signal to cycle through each movement) should be below 90 seconds. An average delay of less than 55 seconds suggests that in most cases, no vehicles will have to wait more than one cycle before proceeding through an intersection.

Un-signalized intersections are generally stop-controlled. These intersections allow major streets to flow freely, and minor intersecting streets to stop prior to entering the intersection. In cases where traffic volumes are more evenly distributed or where sight distances may be limited, four-way stop-controlled intersections are common. LOS for an un-signalized intersection is assigned based on the average control of the worst approach (always a stop approach) at the intersection. An un-signalized intersection operating at LOS D means the average vehicle waiting at one of the stop-controlled approaches will wait no longer than 35 seconds before proceeding through the intersection. This delay may be caused by large volumes of traffic on the major street resulting in fewer gaps in traffic for a vehicle to turn, or for queued

To:	Eagle Mountain City	From:	Jason Watson, PE, PTOE FOCUS Engineering & Surveying, LLC
File:	Trails at Hidden Valley Roadway Classification	Date:	July 29, 2025

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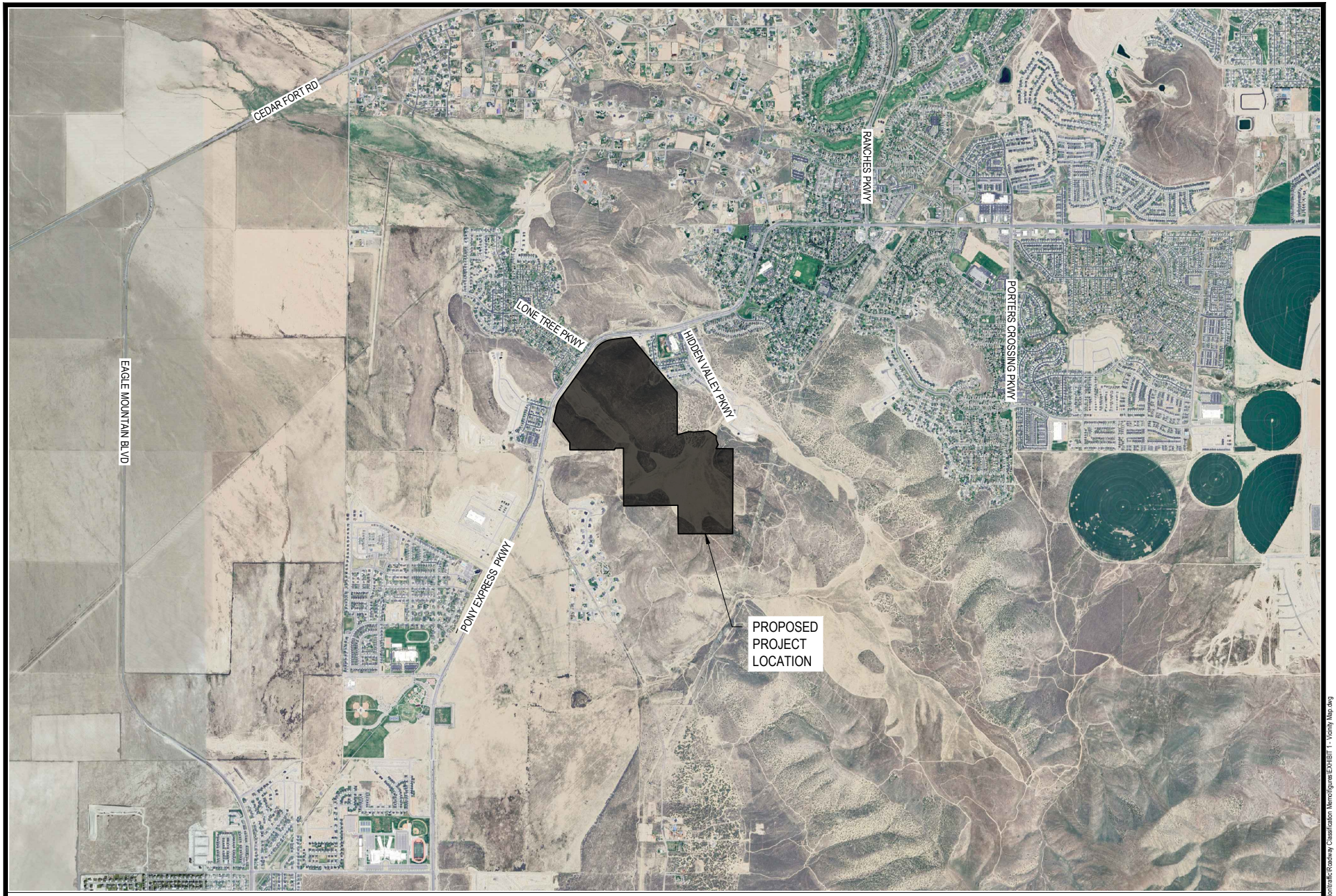

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TRAILS AT HIDDEN VALLEY

EXHIBIT 1 - VICINITY MAP

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EXISTING CONDITIONS

Surrounding Land Uses

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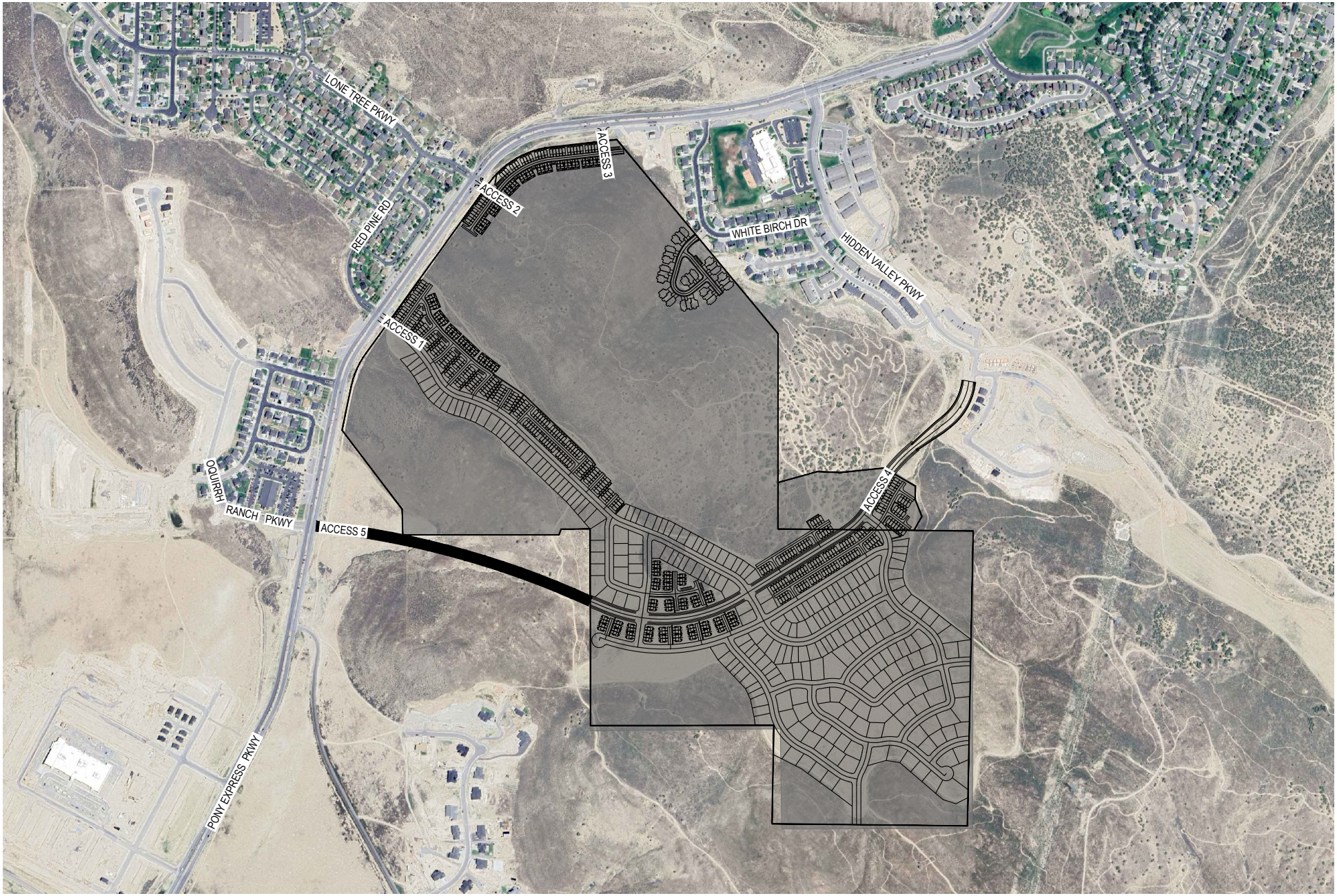

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TRAILS AT HIDDEN VALLEY

EXHIBIT 2 - SITE PLAN

Z:_2023\23-0134 Hidden Valley\transportation\traffic\Roadway Classification Memo\figures\EXHIBIT 2 - Site Plan.dwg

TRIP GENERATION

In order to generate the average daily traffic along the extension of Red Pine Road and Oquirrh Ranch Parkway, we analyzed two separate scenarios. The first scenario is trips generated from the proposed development that will utilize the proposed Red Pine Road extension. The second scenario is trips generated from the proposed development that will utilize the proposed Oquirrh Ranch Parkway extension. Using land use code 215 for Single-Family Attached Housing, trip generation rates were determined using the 11th Edition of the Trip Generation Manual. This manual is an information report, published by the *Institute of Transportation Engineers (ITE)*. The Peak Hour of Adjacent Street Traffic rates are used to generate the AM and PM peak traffic volumes. The trip generation for housing is typically determined based on the number of Dwelling Units (D.U.). The trips generated from the proposed development that will utilize the Red Pine Road extension are presented in Table 1.

Table 1 - Trip Generation – Average Weekday Traffic Volumes – Red Pine Road

ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
210	Single-Family Detached Housing	Dwelling Units	87	820	15	46	52	30
215	Single-Family Attached Housing	Dwelling Units	197	1418	24	71	66	46
Total				**2238**	**39**	**117**	**118**	**76**

As illustrated in Table 1, with the completion of the Trails at Hidden Valley Development and the construction of the southeast leg of the Pony Express Parkway and Red Pine Road intersection, it is anticipated on a typical weekday; the average daily traffic (ADT) along Red Pine Road will be 2,238 total trips.

The trips generated from the proposed development that will utilize the Oquirrh Ranch Road extension are presented in Table 2.

6949 South High Tech Drive
Suite 200
Midvale, UT 84047
801.352.0075

Table 2 - Trip Generation – Average Weekday Traffic Volumes – Oquirrh Ranch Parkway

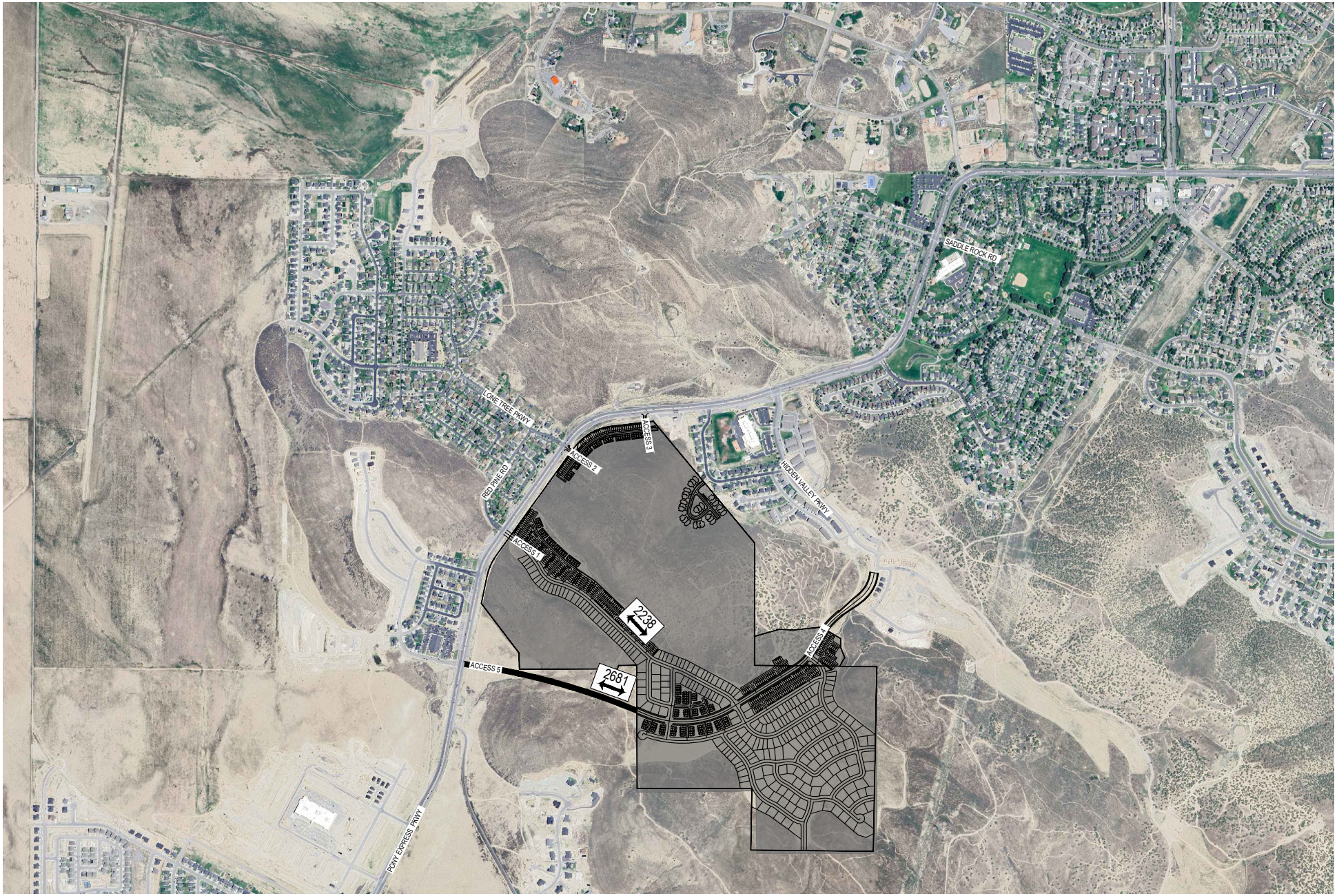
ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
210	Single-Family Detached Housing	Dwelling Units	169	1594	30	88	100	59
215	Single-Family Attached Housing	Dwelling Units	151	1087	18	54	51	35
Total				**2681**	**48**	**142**	**151**	**94**

As illustrated in Table 2, with the completion of the Trails at Hidden Valley Development and the construction of the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection, it is anticipated on a typical weekday; the average daily traffic (ADT) along Oquirrh Ranch Parkway will be 2,681 total trips.

Site ingress/egress traffic at the proposed access was distributed based on the anticipated direction vehicles would be coming from or going to. Directional distribution was estimated based on current traffic patterns and current land uses within the proximity of the proposed development, primarily access to highways, employment districts, shopping area, schools, etc. Exhibit 3 illustrates the site traffic distribution percentages throughout the study area.

Using the previously explained distribution method in this traffic statement along with the projected traffic volumes outlined in Tables 1 and 2, Exhibit 3 illustrates the site average daily traffic volumes anticipated along Red Pine Road and Oquirrh Ranch Parkway.

6949 South High Tech Drive
Suite 200
Midvale, UT 84047
801.352.0075



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

TRAILS AT HIDDEN VALLEY

EXHIBIT 3 - TRIP DISTRIBUTION VOLUMES

XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

Z:_2023\23-0134 Hidden Valley\transportation\traffic\Roadway Classification Memo\figures\EXHIBIT 3 - Trip Distribution Volumes.dwg

CAPACITY ANALYSIS

Roadway capacity analysis was performed along Red Pine Road and Oquirrh Ranch Parkway within the Trails at Hidden Valley development. Using *Table 4* within the *Eagle Mountain Transportation Master Plan* to analyze the proposed roadway conditions, both Red Pine Road and Oquirrh Ranch Parkway function at a level of service B or better.

Refer to the appendix of this statement for the full description from the *Eagle Mountain Transportation Master Plan*.

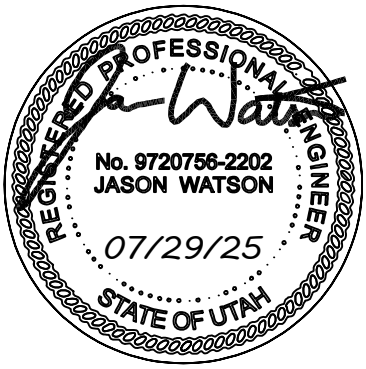
CONCLUSION

Based on Red Pine Road's high degree of access, as seen in Exhibit 2, and both Red Pine Road Oquirrh Ranch Parkway's roadway capacity analysis. It is recommended Red Pine Road, southeast of the Pony Express Parkway intersection be classified as a local roadway and Oquirrh Ranch Parkway be classified as a minor collector roadway based on the roads ability to serve accesses to local residential villages and connections onto Pony Express Parkway and Hidden Valley Parkway.

Please feel free to contact me with any questions or comments.

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC

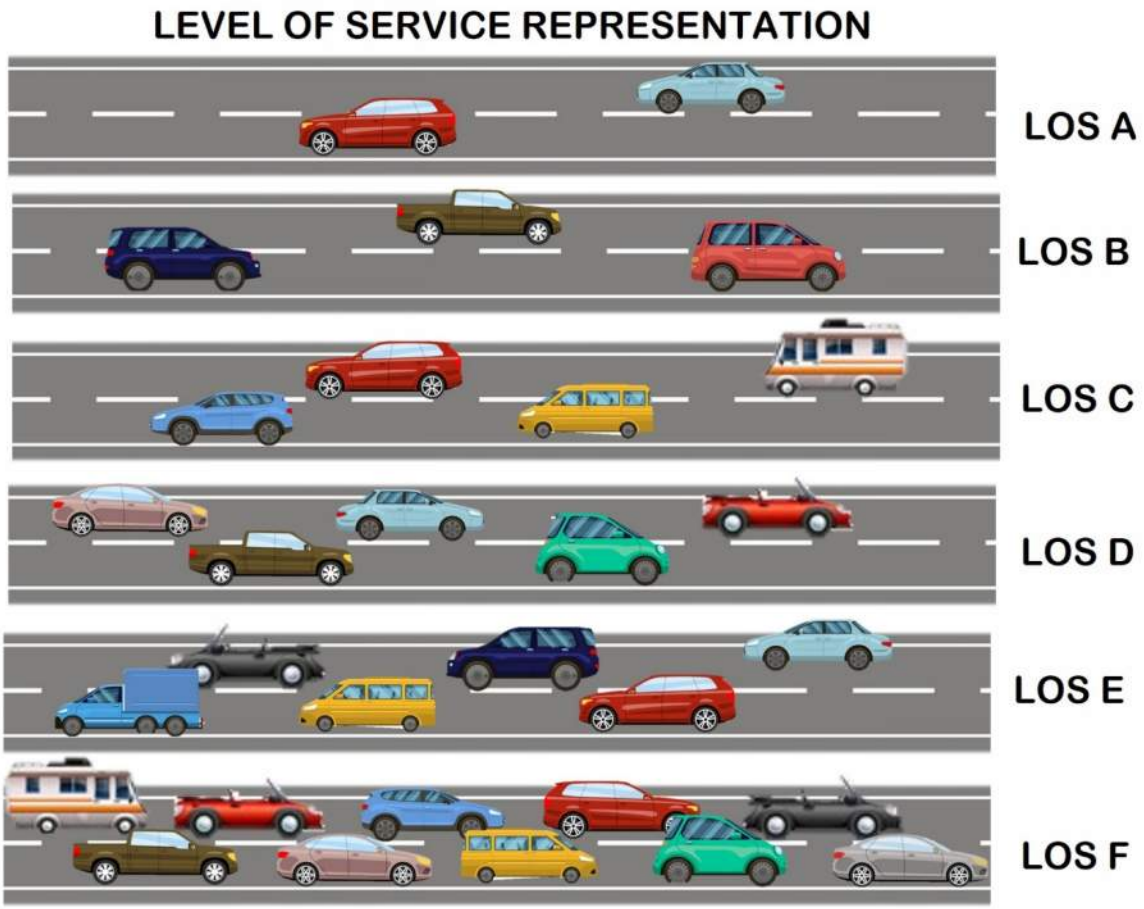


Jason Watson, PE, PTOE
Transportation Department Manager
801.352.0075
jwatson@focusutah.com

Level of Service

The adequacy of an existing street system can be quantified by assigning Levels of Service (LOS) to major roadways and intersections. As defined in the *Highway Capacity Manual (HCM),* a document published by the Transportation Research Board (TRB), LOS serves as the traditional form of measurement of a roadway's functionality. The TRB identifies LOS by reviewing elements, such as the number of lanes assigned to a roadway, the amount of traffic using the roadway and the time of delay per vehicle traveling on the roadway and at intersections. Levels of service range from A (free flow where users are virtually unimpeded by other traffic on the roadway) to F (traffic exceeds the operating capacity of the roadway) as shown in **Figure 7**.

Figure 7: Level of Service Representation



Roadway Level of Service

Roadway LOS is used as a planning tool to quantitatively represent the ability of a particular roadway to accommodate the travel demand during the peak hours of the day. Typically, the peak hour falls within the 4:00 PM and 6:00 PM hours. The LOS is assigned during the peak hour based on the number of lanes and the lane capacity. Lane capacity is different based on the functional classification of the roadway. Roadway segment LOS can be mitigated with geometry improvements, additional lanes, two-way-left turn lanes, and access management. Intersections are not included when analyzing roadway LOS and therefore the LOS indicates if the existing number of lanes, lane widths and functional classification are adequate for the traffic volumes.

LOS D is approximately 80 percent of a roadway's capacity and is a common goal for urban streets during peak hours. A standard of LOS D for system streets (collectors and arterials) is acceptable for future planning. Attaining LOS C or better on these streets would be potentially cost prohibitive and may present societal impacts, such as the need for additional lanes and wider street cross-sections. LOS D suggests that for most times of the day, the roadways will be operating well below capacity. The peak times of the day will likely experience moderate congestion characterized by a higher vehicle density and slower than free flow speeds. Although the model uses traffic volumes during the peak hour of the day, **Table 3** and **Table 4** show estimated ADT values for LOS C, LOS D, and LOS E on Arterial and Collector Streets for reference.

Table 3: Estimated LOS based on ADT on Arterial Streets

Lanes	LOS C	LOS D	LOS E
2-3	12,400	15,100	17,700
4-5	28,500	32,800	40,300
6-7	43,000	50,500	63,400

Table 4: Estimated LOS based on ADT on Collector Streets

Lanes	LOS C	LOS D	LOS E
2	9,700	12,100	14,500
3	10,800	13,400	16,100

Intersection Level of Service

Whereas roadway LOS considers an overall picture of a roadways capacity to estimate operating conditions, intersection LOS looks at each individual vehicle movement at an intersection and provides a more precise method for quantifying operations. Since intersections are typically a source of bottlenecks in the transportation network, a detailed look into vehicle delay at each intersection should be performed on a regular basis. The methodology for calculating delay at an intersection is outlined in the *Highway Capacity Manual* (HCM) and the resulting criteria for assigning LOS to signalized and un-signalized intersections are outlined in **Table 5**. LOS D is considered the industry standard for intersections in an urbanized area. LOS D at an intersection corresponds to an average control delay of 35-55 seconds per vehicle for a signalized intersection and 25-35 seconds per vehicle for an un-signalized intersection.

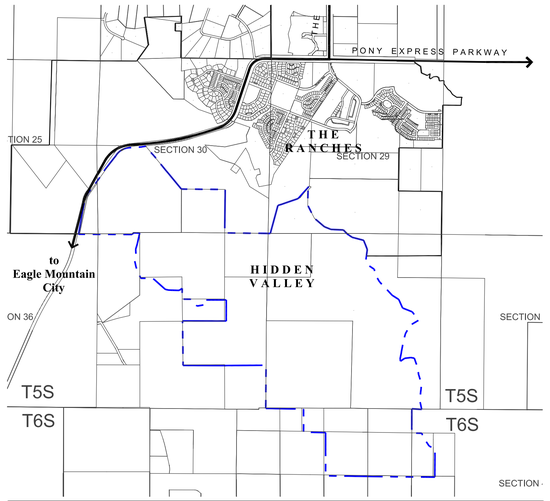
At a signalized intersection under LOS D conditions, the average vehicle will be stopped for less than 55 seconds. This is considered an acceptable amount of delay during the times of the day when roadways are most congested. Generally, traffic signal cycle lengths (the length of time it takes for a traffic signal to cycle through each movement) should be below 90 seconds. An average delay of less than 55 seconds suggests that in most cases, no vehicles will have to wait more than one cycle before proceeding through an intersection.

Un-signalized intersections are generally stop-controlled. These intersections allow major streets to flow freely, and minor intersecting streets to stop prior to entering the intersection. In cases where traffic volumes are more evenly distributed or where sight distances may be limited, four-way stop-controlled intersections are common. LOS for an un-signalized intersection is assigned based on the average control of the worst approach (always a stop approach) at the intersection. An un-signalized intersection operating at LOS D means the average vehicle waiting at one of the stop-controlled approaches will wait no longer than 35 seconds before proceeding through the intersection. This delay may be caused by large volumes of traffic on the major street resulting in fewer gaps in traffic for a vehicle to turn, or for queued

OMR Investments Holdings

LOWER HIDDEN VALLEY

Slope Analysis Plan



Vicinity Map
nts

Land Use Data

RESIDENTIAL	148.8 Ac.
PARKS*	24.2 Ac.
NATIVE OPEN SPACE	74.1 Ac.
TOTAL PARKS & O.S.	98.3 Ac.
ROW	1.1 Ac.
TOTAL SITE ACREAGE	244.6 Ac.

* Includes 3 areas totaling 3.6 acres, that are also included in "Residential" area, above

Area of Parks & O. S. on less than 15% slope	46.9 Ac.	(47.7%)
Area of Parks & O. S. on 15% - 25% slope	27.9 Ac.	(28.4%)
Area of Parks & O. S. on greater than 25% slope	23.5 Ac.	(23.9%)

Slope Legend

15-25%

25%+

Total Ac. of buildable land	205.1 Ac.	(83.9%)
(0 - 15% slope)	156.2 Ac.	
(15 - 25% slope)	48.9 Ac.	
Total Ac. of non-buildable land	39.5 Ac.	(16.1%)
Greater than 25% slope		

Pony Express Parkway

Oquirrh Mountain

Lake Mountain Road

Future Connection To Lake Mountain Road

Hidden Valley Parkway

The Ranches Master Plan

Legend

Hidden Valley Master Plan Boundary

OMR Investments Holdings

LOWER HIDDEN VALLEY
Slope Analysis

Eagle Mountain City, Utah
September 29, 2010

NORTH

0' 500' 1000' 1500'

SCALE: 1" = 500'

Stanley Consultants
A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

Drawing: P:\Lower Hidden Valley\Lower Hidden Valley - 4961883\AutoCAD\Current\Planning\Title\OMR Holdings Maps for DA\20100409-250' tbs - Slope Plan.dwg
Sep 30, 2010 - 4:25pm
Copyright: 2010 Nuscor Kopair Inc.

Robert Hobbs

From: Chris Turner <chris.turner@copernicanenergy.com>
Sent: Tuesday, October 14, 2025 10:59 AM
To: Robert Hobbs
Subject: Lower Hidden Valley MDA / Slope Findings

Follow Up Flag: Follow up
Flag Status: Flagged

Caution! This message was sent from outside your organization. Allow sender | Block sender | Report

Robert,

I received a few documents from my GRAMA request with the city and I wanted to inform you that I came across Hidden Valley's MDP/MDA which included a slope analysis exhibit of POD P4. You'll notice in the attached screenshots that in the attached photo that Pod P4 is riddled with slopes in excess of 25% and therefore not buildable according to an overlay of Perry's triplex plans from the DRC redline page.

In the original Hidden Valley Staff Report on November 18th, 2008. Staff made it explicit that no construction shall occur in areas with slopes in excess of 25% and even went as far as to say re-grading is not a suitable solution for the 25% areas and would only work for designated parks with slopes of 15%. (See screenshots below).

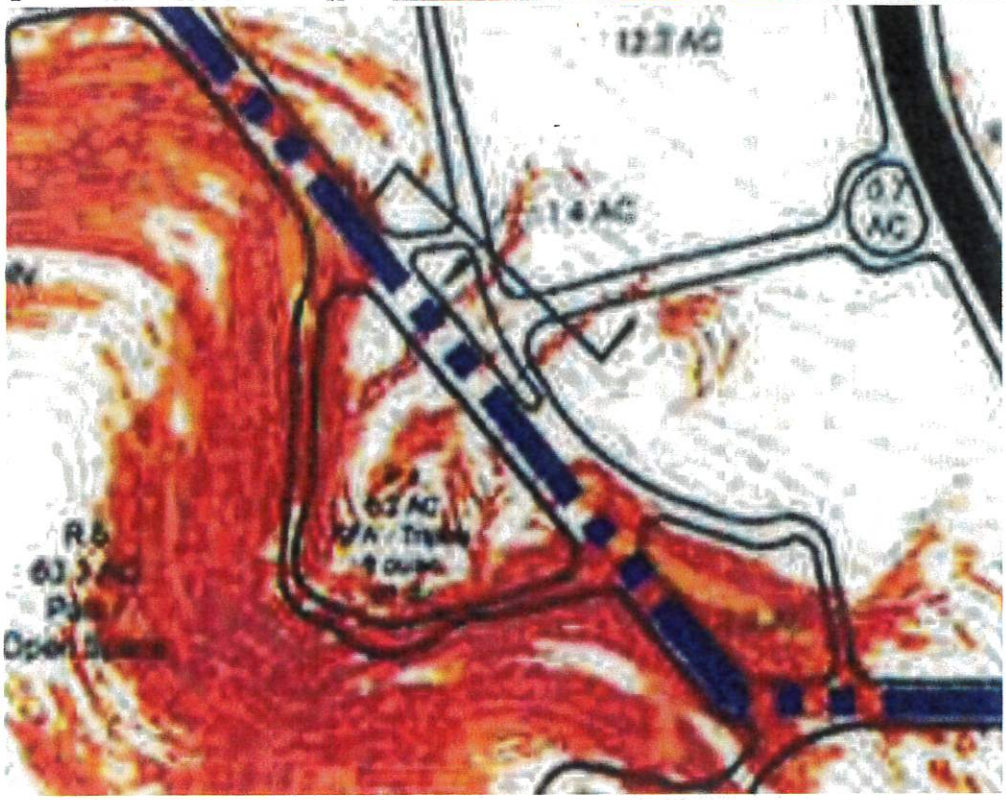
The slope analysis provided by the developer for as an exhibit in the Hidden Valley application shows the slope analysis and there is clear evidence to suggest that no plats should be considered for POD P4 given the access to the plats via a road and the last DRC map of triplexes show multiple infringements on 25% slopes. I kindly request that you advise Perry that their plans are not in compliance with the original Hidden Valley MDA, the Lower Hidden Valley MDA restating the requirement to prohibit construction on 25% slopes and that grading is not a suitable outcome. Furthermore, all future plat layouts from Perry should not be depicted on Pod P4 as it is unbuildable. As a reminder to them regarding vested densities, their MDA makes it clear that the granted density may not be achieved and I've provided an excerpt from their agreement as follows:

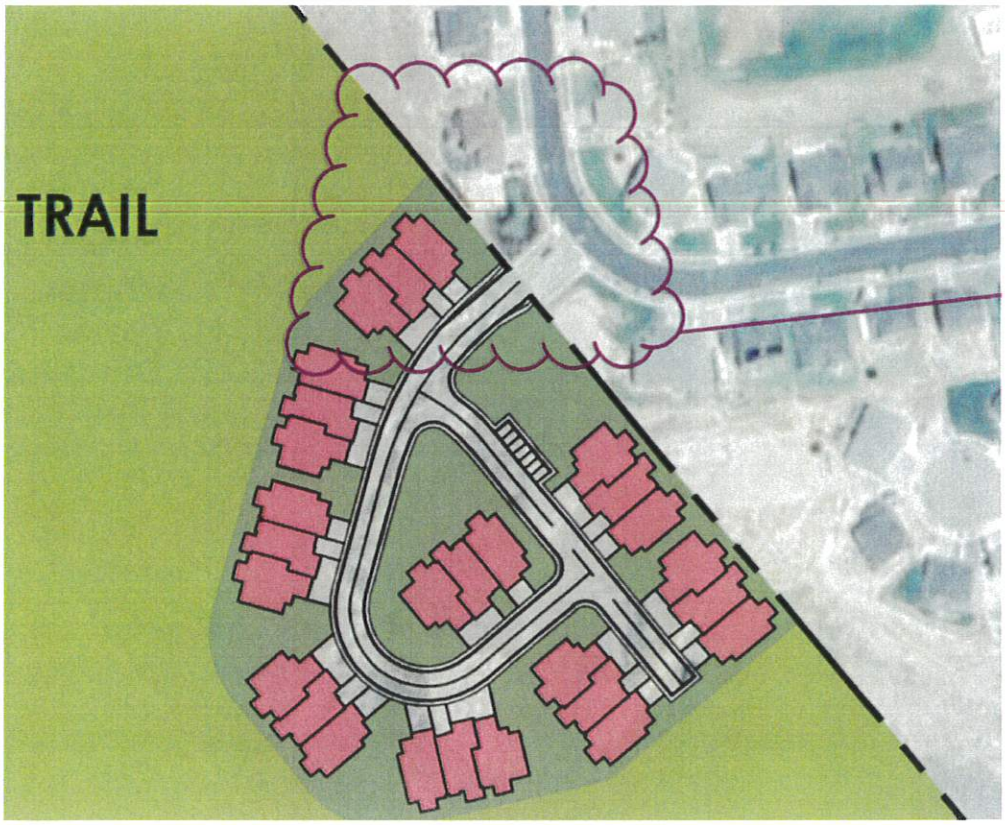
2.2 Maximum Density. Developer shall be entitled to develop up to the Maximum Density provided that Developer has complied with applicable provisions of the Municipal Code. Developer acknowledges that the City may enact future ordinances, amendments, or other development standards which increases or otherwise modify minimum lot size requirements, setbacks, frontage requirements, or other similar standards which relate to or have an effect on densities. Notwithstanding anything to the contrary herein, any City ordinance, amendment to the Municipal Code, or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or unreasonably restricting Developer's ability to develop the vested densities set forth herein shall be inapplicable to the Property, unless the Council, on the record, finds that a compelling, countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property. The City makes no guarantee or warranty that the entitled Maximum Density can be achieved, and the parties acknowledge that as development progresses certain market, infrastructure, and/or other similar constraints beyond the control of the parties may be presented which could prevent the practical use of all vested densities.

Whether Perry decides to seek an amendment of the MDA in future hearings or decides to withdraw their amended changes and decides to build under the original MDA, they are clearly out of compliance in terms of any plans to build in POD P4. I'd love to meet about this further today if you have some time available.

Warm regards,

Screenshots Below





--

Chris Turner
Partner
m. 801.647.0408

Robert Hobbs

From: Chris Turner <chris.turner@copernicanenergy.com>
Sent: Tuesday, October 14, 2025 4:39 PM
To: Robert Hobbs
Subject: LHV Pod P4 Suspected Illegal Dumping & Slope Change

Follow Up Flag: Flag for follow up
Flag Status: Flagged

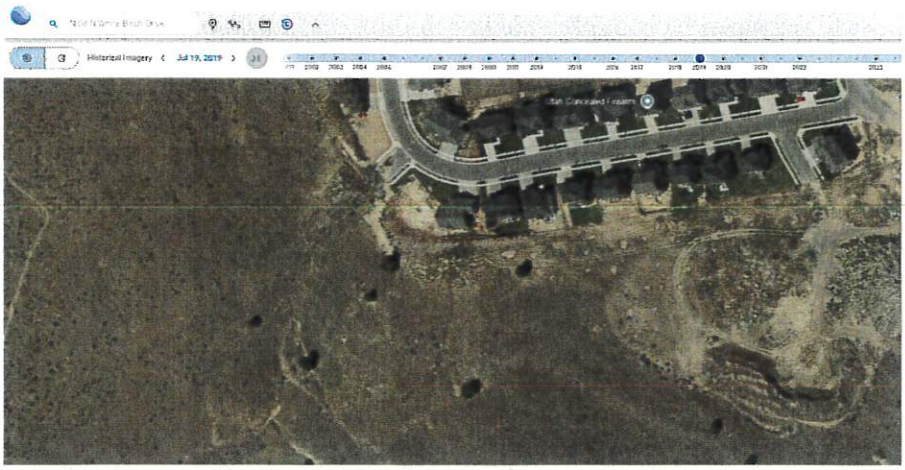
This sender is trusted.

Robert,

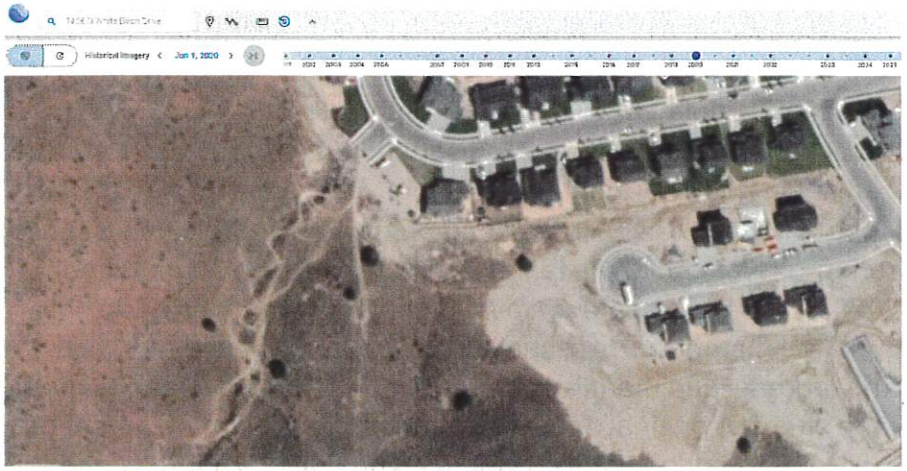
As discussed, I do believe there have been material changes to the original land elevation since 2008 slope analysis when the HIdden Valley application was approved. It's disappointing to see folks alter the landscape when the city code was very explicit in that 25% shall not be altered and if you add to the fact that these draws are natural waterways for drainage, it's even more concerning. Below you'll find a series of satellite images via Google Earth that show alterations to the landscape with the original unaltered landscape in 7/2019 and changes over 2020, 2021 and onward up to August of this year. While I do not know the party that had historically dumped the material into existing draws impacting our watershed drainage, I do believe that it's clear that the material and manner in which it was disposed of should not be contemplated into a new analysis for the site. The original analysis conducted in 2008 is clear that the draws and topography exceeded 25% and is simply not buildable. I would argue that city should conduct an investigation to determine who ordered dumping of the dirt/rock into the area and proceed with corrective action and remedies including but not limited to criminal investigation and financial recourse in the form of financial penalties that could be set aside for land reclamation of the area. I believe it would be incorrect for the city to utilize slope analysis of the existing land with the illegally dumped material or construction activites including grading that were done without approval if any updated slope analysis were to be conducted by the developer. This would only incentivize illegal conduct and potentially encourage other bad actor developers to conveniently seek illegal dumping to provide advantageous results for their land development efforts.. Utilizing the originally submitted 2008 slope analysis for decision in terms of platting should be the gold standard as the approvals granted in 2008 with the originally slope analysis as an exhibit underpinned the original master planned development and staff's comments that these areas had excessive 25% slopes which prohibited development.

I'll provide embedded imagery below starting from 2019 to the present to show the alterations and I will also attach photographs I took of the piles to show that these changes were man made and substantial. Please feel free to record my notes on the unknown illegal dumping or construction activity conducted without approval for future use in staff reporting or refering to the city attorney to determine if the alterations to the land require further investigation. I believe fines applied per day since the illegal construction activity occurred are the method of calculation.

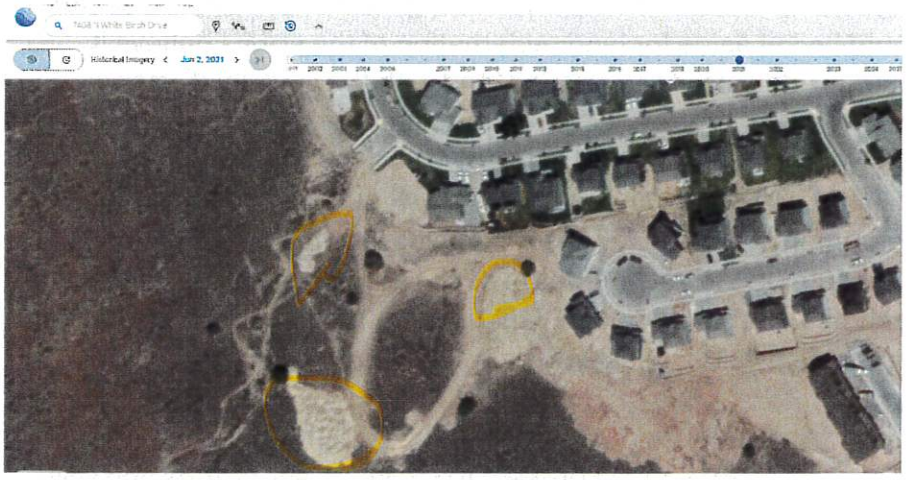
July 19th 2019



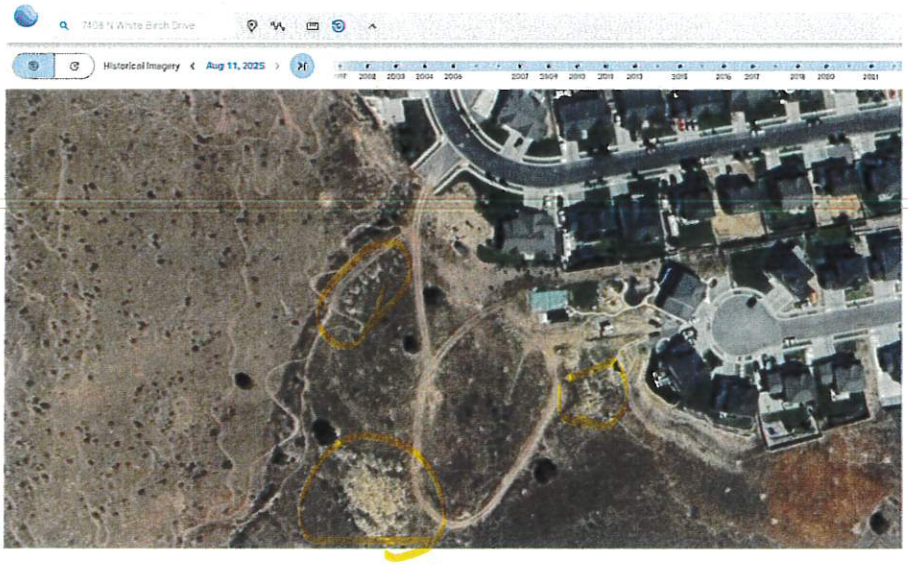
June 1st 2020



June 2nd 2021



August 11th 2025



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IMG_4338.HEIC

IMG_4339.HEIC

IMG_4340.HEIC

IMG_4342.HEIC

Please reach out if you have any questions.

--

Chris Turner
Partner
m. 801.647.0408

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **OCTOBER 28, 2025**
TITLE:	17.64: Alternative Energy Overlay Zone
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
Yes

PREPARED BY
Evan Berrett, Economic Development Director

PRESENTED BY
Evan Berrett

RECOMMENDATION:
Staff recommends that the Planning Commission send a positive recommendation for the creation of an Alternative Energy Overlay Zone

BACKGROUND:
Staff has worked to create an overlay zone that would allow for the siting of energy projects of various types such as geothermal, solar, battery, natural gas, and nuclear in the city where deemed appropriate and feasible. The need for energy worldwide has grown tremendously, and besides the needs data centers have, energy availability is now the primary factor by which industries of all types are selecting new locations for manufacturing, distribution, research and development, and various other facilities. This overlay zone provides an opportunity for Eagle Mountain to attract preferred safe, clean, and renewable energy sources to the community to ensure the needs of its residents are met. These needs can include reliable energy, a better-distributed tax base, increased revenues for the city to improve services and infrastructure development, the addition of hundreds of jobs from both the energy generation and the companies that come for that energy, and so much more.

Within the text of this overlay zone, the Planning Commission and the public will find that many of the previous concerns about amending the RTI Overlay zone were addressed in this new Alternative Energy Overlay Zone. The overlay requires demonstration of federal and state approvals, high standards for safety and security, and much more. Most importantly, staff is not proposing any locations be given this overlay zone at this time and we do not intend to pre-zone an area with this overlay. This new overlay would be based on request once the work has already been done by other regulatory bodies to verify a site. Staff believes this is the right approach and should be considered a great opportunity for the city.

ITEMS FOR CONSIDERATION:

- This overlay zone is not being proposed to be placed on any property at this time.
- Eagle Mountain City's proposed new annexation plans would allow for the city to annex land

much further south and place the overlay zone much further from existing and future population if desired.
- This overlay zone does not remove entirely the review and approval processes. It expedites where it makes sense to do so, but still affords local officials plenty of opportunity to weigh in on anything that concerns them.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Alternative Energy Overlay Zone Completed Draft

Chapter 17.64

ALTERNATIVE ENERGY OVERLAY ZONE

Sections:

17.64.010 Purpose.
17.64.020 Definitions.
17.64.030 Application for rezoning.
17.64.040 Special approval process.
17.64.050 Land use table.
17.64.060 Temporary uses.
17.64.070 Battery Energy Storage Systems.
17.64.080 Geothermal Power Plants.
17.64.090 Natural Gas Power Plants.
17.64.100 Small Modular Reactors.
17.64.110 Solar Energy Projects.
17.64.120 Development standards.
17.64.130 Building facade architectural standards.

17.64.010 Purpose.

The alternative energy overlay zone (AEOZ) is intended to provide for the development and operation of energy projects that will help meet the growing energy demands in the city, increase the tax base, and/or provide jobs for the city's residents. The AEOZ may be used in conjunction with the regional technology and industry (RTI) overlay zone. The standards and processes of the base or underlying zone shall be applicable unless modified or replaced by the RTI as described in EMCC Chapter 17.48 or as modified or replaced by this chapter. In the event of a conflict between this chapter, the RTI, and/or the underlying zone, the order of precedence shall be the following: 1) AEOZ, 2) RTI, and 3) underlying zone.

17.64.020 Definitions.

As used in this chapter:

"Alternative Energy Project" means one of the following:

a. Battery Energy Storage System

b. Geothermal Power Plant

c. Natural Gas Power Plant

d. Small Modular Reactor

e. Solar Energy Project

"Battery Energy Storage System(s) (BESS)" means one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a

stand-alone 12-volt car battery or an electric motor vehicle, together with all Battery Energy Storage System Facilities. A battery energy storage system may be comprised of more than one storage battery technology in a room or enclosed area and may include Power Lines and backup diesel generators.

“Battery Energy Storage System (BESS) Facilities” means all related equipment, devices, associated appurtenances and facilities, such as transformers, substations, electric power transmission and distribution lines of any capacity, and any related site improvements and other ancillary buildings and equipment used in connection with or to facilitate, the storage, transmission, delivery or furnishing of the electric energy stored in a Battery Energy Storage System.

“Cooling Tower” means an evaporative or air-cooling system designed to augment the cooling during high ambient temperature conditions.

“Electrical Substation” means a facility containing electric supply equipment for the purpose of switching, regulating, transforming, or otherwise modifying the characteristics of electricity, including electrical equipment, such as transformers, circuit breakers, voltage regulating equipment, buses, switches, and other ancillary buildings and equipment.

“Geotechnical Report” means a detailed engineering study evaluating subsurface soil, rock, and groundwater conditions to inform design and construction.

“Geothermal Energy” means energy generated by Geothermal Resources that are contained in the earth.

“Geothermal Power Plant” means a facility that uses Geothermal Resources to produce electricity including through the use of a Generating Unit. A Geothermal Power Plant may include Electrical Substations Power Lines, and other ancillary equipment.

“Geothermal Resource” means the following: (1) the natural heat of the earth at temperatures greater than 120 degrees centigrade; and/or (2) the energy, in whatever form, including pressure, present in, resulting from, created by, or which may be extracted from that natural heat, directly or through a material medium.

"Generating Unit" means equipment used to convert heat provided by Geothermal Resources into electricity consisting of an evaporator, condenser, turbine, induction generator, cycle-pump, system controls, control valves, piping and other ancillary buildings and equipment used to convert Geothermal Resources into electricity, including but not limited to components of a dry steam, binary cycle, or flash steam system.

“Hazardous Materials” means any substance designated as a hazardous material under 49 C.F.R. 172.101.

“Natural Gas Power Plant” means a facility designed and used for converting natural gas into electricity, together with all ancillary buildings and equipment systems and infrastructure for

cooling, emissions controls, and the delivery, including, without limitation, transmission and distribution pipelines, and storage of natural gas. A Natural Gas Power Plant does not include facilities for the extraction or refinement of natural gas but may include Electrical Substations and Power Lines.

"Power Lines" means transmission and/or distribution lines (of any capacity), wires, conductors, structures, towers, and cables, together with ancillary systems (such as, without limitation, switchgear, transformers, and control systems), and all related equipment and fixtures used in the transmission of electric power. Power Lines do not include Electrical Substations.

"RTI" means the Regional Technology and Industry overlay zone as described in Eagle Mountain City Code Chapter 17.48.

"Seismic Hazard Assessment" means an analysis of the likelihood and potential impacts of earthquakes and related ground failures at the proposed site.

"Small Modular Reactors" mean a compact nuclear fission plant facility designed for generating up to 500 megawatts of electricity, together will all ancillary systems and infrastructure for the balance of the plant facility, including cooling, fuel storage, Electrical Substations, Power Lines and other ancillary buildings and equipment. Multiple Small Modular reactors may be co-located on one site subject to state and federal regulations.

"Solar Energy Project" means a project that generates electric energy by converting sunlight, whether by solar devices or other conversion technology, for the sale, delivery, transmission, or consumption of the generated energy by one or more end-user or by an end-user other than the owner or operator of the property on which the solar energy system is constructed and operated. A Solar Energy Project may include one or more Battery Energy Storage Systems, Electrical Substations, Power Lines and other ancillary buildings and equipment.

"Water Use Assessment" means detailed estimates of water withdrawal, consumption, and return flows for all phases of the project, including drilling, operation, and cooling. This should specify sources (e.g., groundwater, surface water, municipal supply) and quantify expected volumes.

17.64.030 Application for rezoning.

A. Eligibility. Only property owners or their duly authorized agent shall make application for a rezoning of property on forms prepared by the Planning Director. No rezoning of property shall be processed without the submission of the application, all the supporting materials required by this chapter, and the processing fee. Incomplete applications shall not be processed under any circumstance.

B. Development Agreement. Prior to or concurrent with any rezone approval, the applicant must enter into a development agreement or amend an existing development agreement with Eagle Mountain City governing which types of Alternative Energy Projects will be allowed, site use designations for each parcel, buffering and setback requirements, and any other restrictions being placed on the development to insure that the development furthers the purposes of this chapter. All approvals from the City Council applying the AEOZ to a property shall be contingent upon the execution or amendment of the development agreement. No right to develop under the AEOZ

shall vest within the meaning of Utah common law or Utah Code Annotate Section 10-9a-509, as amended, shall occur until the development agreement is executed or amended.

C. Supporting Materials. The rezoning of property application shall be submitted with the materials listed in this section. The Planning Director and Planning Commission may determine and require that additional items not listed herein be submitted in order to evaluate the proposed rezoning application. If the applicant believes that some of the required supporting materials are not applicable, then they may submit a written statement to identify and clarify why they believe these materials are not needed for review of the project. Upon review of this statement, the Planning Director may approve the waiving of certain materials that are not found to be applicable to the project. The following materials must be submitted with a complete application, unless otherwise waived as allowed herein. The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the Planning Director.

1. Legal Description. A legal description of the property.

2. Vicinity Map. A vicinity map showing the approximate location of the subject parcel with relation to the other major areas of the city.

3. Existing Conditions. A map showing the existing physical characteristics of the site including waterways, geological information, fault lines, general soil data, and contour data at two-foot intervals.

4. Narrative. A project description, including the type(s) of energy facility(ies) being proposed.

5. General Plan Compliance. A compatibility statement in an acceptable format that demonstrates that the proposed rezone complies with the general plan.

6. Preliminary site, utility, and transportation plan.

7. Anticipated permitting timeline.

8. A Water Use Assessment, unless waived.

9. A list of any and all water rights which may be appurtenant to or used upon and in connection with the Alternative Energy Project.

10. Any other materials requested by the Planning Director or required under the AEOZ site plan process.

D. Criteria for Approval. The rezone application shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of facts. In addition to any other criteria that may be relevant, the City Council in determining whether to rezone a property to apply the AEOZ shall consider the following:

1. Compliance with General Plan. The requested zones are consistent with the land uses shown on the general plan's future land use and transportation corridor map and comply with the policies and provisions of the city general plan.

2. Compatibility Determination. The proposed uses will be reasonably compatible with adjacent land uses. The project has been designed, sited, and conditioned to minimize adverse visual, noise, environmental, or traffic impacts on adjacent properties, especially residential uses.

3. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity.

4. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property.

5. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values.

6. Contributes to Local or Regional Energy Generation. The project shall be designed to generate, store, or transmit electrical energy that will serve Eagle Mountain City facilities, residents, development in the RTI Overlay or businesses directly and/or contribute to the regional power grid in a way that advances the City's energy independence, sustainability goals, or emergency resilience.

17.64.040 Special approval process.

Projects will generate at least 25 MW of electricity within a single phase of development. Projects that meet this requirement shall follow the special approval process outlined below. All other projects shall follow the approval process outlined in Chapter 17.100 EMMC and other applicable chapters. The AEOZ special approval process shall be as follows:

A. AEOZ Site Plan Application. Following approval of a development agreement, project applicants shall submit a complete AEOZ site plan application (required) and a final plat application (if subdividing property as part of the project).

B. Development Review Committee ("DRC") Review. Upon receipt of a complete application, the DRC shall review all aspects of the application and provide the applicant with initial required changes within five business days. The DRC shall provide feedback or a final decision within five business days of each submittal or resubmittal, and may approve the application with conditions to be completed during construction or require resubmittal with changes prior to approval.

1. The DRC is chaired by the Planning Director, or his/her designee, and includes, at a minimum, the city attorney, the department heads or an assigned representative from public utilities, engineering, community development, and a representative of Unified Fire Authority. The city council member that is appointed as the board liaison to the DRC will serve as DRC liaison for projects within the AEOZ. The Planning Director shall have authority to issue decisions or approvals on behalf of the DRC after consulting with the DRC members.

C. Grading and Excavation. A permit for grading and excavation may be issued, at the applicant's risk, prior to site plan approval by the DRC.

D. Approval Authority. AEOZ site plans and final plats are administrative applications, and the DRC has final approval authority for AEOZ applications. No public hearings are required.

17.64.050 Land use table.
The land use table below identifies various land uses that are permitted or special uses in the AEOZ. Uses that are not listed in the table are prohibited.

P = Permitted (Permitted uses may still require approval through an application process as detailed in this chapter and other chapters)

Blank or not listed = Prohibited

Table 17.65.050 – Use Table

Land Use	AEOZ
Battery Energy Storage System, including all Battery Energy Storage System Facilities	P
Electrical Substations	P
Geothermal Power Plant	P
Natural Gas Power Plant, including simple cycle, combined cycle, and fuel cell	P
Power Lines	P
Small Modular Reactor	P
Solar Energy Project	P

17.64.060 Temporary uses.
Temporary concrete batch plants, materials processing equipment, trailers and temporary structures, and other similar temporary uses may be approved by the DRC as part of the AEOZ site plan approval if the batch plant or materials processing is located at least one-half mile (2,640 feet) from any existing residence or residential lot within an approved residential subdivision. The temporary uses will only be allowed during active construction of the site and construction of buildings with an active building permit, and only to provide materials for use on the property or for off-site public or private improvements related to the construction on the property. The DRC may impose conditions or restrictions on the batch plant or materials processing to protect the health, safety, and welfare of the public. Temporary uses that are no longer necessary for the construction of the project or associated infrastructure will be required to be removed within a reasonable time frame following notification, considering the scale and complexity of the temporary use.

17.64.070 Battery Energy Storage Systems.
Development and operation of a BESS Facility must be found to conform to the following requirements:

A. A building permit and an electrical permit shall be required for installation of all Battery Energy Storage Systems.

B. Battery Energy Storage Systems shall comply with the setback requirements of the underlying zoning district for principal structures.

C. There is no minimum open space requirement for a BESS Facility.

D. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

E. Battery Energy Storage Systems shall comply with the building height limitations for principal structures of the underlying zoning district or RTI overlay zone, whichever is higher.

F. Battery Energy Storage Systems shall be appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts.

G. Lighting of BESS Facilities shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Battery Energy Storage Systems shall be secured from unauthorized access by a fence, wall of appropriate height and incorporating, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Battery Energy Storage System.

I. Battery Energy Storage Systems and equipment shall be listed by a Nationally Recognized Testing Laboratory.

J. The building area of the site shall provide adequate space for the distribution or transmission system-level interconnects.

K. Battery Energy Storage Systems shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Battery Energy Storage Systems shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal;

2. Access to the Battery Energy Storage Systems shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department; and

3. Battery Energy Storage Systems, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure.

L. BESS Facility components and equipment shall comply with all applicable City noise and nuisance codes.

M. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a BESS Facility:

1. A site plan prepared in accordance with the AEOZ site plan requirements.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.070 (M)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the BESS Facility shall review and update the hazardous materials plan every 5 years.

6. An emergency operations plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or

other event. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders. In the event of any inconsistency between landscaping or buffer requirements under the code and the emergency operation plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. The emergency operations plan shall include the following information:

a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions;

b. Procedures for inspection and testing of associated alarms, interlocks, and controls;

c. Procedures to be followed in response to notifications from the Battery Energy Storage System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed-upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure;

d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire;

e. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required;

f. Procedures for dealing with Battery Energy Storage System equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged Battery Energy Storage System equipment from the facility; and

g. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

7. Proof of compliance with all state and federal laws, rules, and regulations governing the installation, maintenance, and operation of Battery Energy Storage Systems.

8. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the BESS Facility. The operator of the BESS Facility shall review and update the decommissioning plan every 5 years. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of

all Battery Energy Storage Systems components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Battery Energy Storage Systems;

d. The estimated decommissioning costs and how said estimate was determined;

e. The method of ensuring that funds will be available for decommissioning and restoration;

f. The method by which the decommissioning cost will be kept current;

g. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Battery Energy Storage System, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and

h. A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

9. Decommissioning bond in the form of a cash bond, an irrevocable letter of credit issued in favor of the City in the amount of 100% of the estimated costs to decommission the site, or other financial assurances as reviewed and approved by the City Attorney, as set forth in the decommissioning plan. The amount of the decommissioning bond shall be updated every five (5) years to reflect current estimated decommissioning costs, which estimate shall be prepared by a licensed professional engineer and submitted to the City.

10. Once decommissioning has occurred as to a portion of the site, the financial assurances provided for such portion of the site will no longer be required and any remaining financial assurances will be adjusted or returned to individual or entity that posted the bond or BESS Facility owner/operator accordingly. Following full decommissioning of the site, any funds not utilized by the City shall be returned the BESS Facility owner/operator.

17.64.080 Geothermal Power Plants.

Development and operation of a Geothermal Power Plant must be found to conform to the following requirements:

A. All principal structures comprising a Geothermal Power Plant shall be set back at least 50 feet from all exterior project boundary lines. Access roads, fencing, utility lines, and driveways may

be located within such required setback. For purposes of this Section, an "exterior project boundary line" means the perimeter boundary line of the lot or lots that, taken together, comprise a Geothermal Power Plant project. The DRC may approve any building or structure height that is reasonable based on the engineering or design requirements for a Geothermal Power Plant.

B. There is no minimum open space requirement for a Geothermal Power Plant.

C. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

D. Geothermal Power Plants shall be secured from unauthorized access by a fence or wall of appropriate height that incorporates, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Geothermal Power Plant.

E. Geothermal Power Plants shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Geothermal Power Plants shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal; and

2. Access to the Geothermal Power Plants shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department.

F. Geothermal Power Plant components and equipment shall comply with all applicable City noise and nuisance codes.

G. Lighting of Geothermal Power Plants shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Applicant shall comply with all applicable federal and state laws, rules, and regulations and shall provide evidence of all federal and state permits and approvals required to operate a Geothermal Power Plant prior to the issuance of a certificate of occupancy.

I. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Geothermal Power Plant:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that the applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.080 (I)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the Geothermal Power Plant shall review and update the hazardous materials plan every 5 years.

6. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

7. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the proposed Geothermal Power Plant, together with a proposal for coordinating such approvals with the City.

8. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the Geothermal Power Plant. The decommissioning plan shall comply with all local, state, and federal regulations regarding the decommissioning of Geothermal Power Plants. The operator of a Geothermal Power Plant shall review and update the decommissioning plan every 5 years. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of

all Geothermal Power Plant components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Geothermal Power Plant;

d. The estimated decommissioning costs and how said estimate was determined; and

e. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Geothermal Power Plant, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

17.64.090 Natural Gas Power Plants.

Development and operation of a Natural Gas Power Plant must be found to conform to the following requirements:

A. All principal structures comprising a Natural Gas Power Plant shall be set back at least 50 feet from all exterior project boundary lines. Access roads, fencing, utility lines, and driveways may be located within such required setback. For purposes of this Section, an "exterior project boundary line" means the perimeter boundary line of the lot or lots that, taken together, comprise a Natural Gas Power Plant project. The DRC may approve any building or structure height that is reasonable based on the engineering or design requirements for a Natural Gas Power Plant.

B. There is no minimum open space requirement for a Natural Gas Power Plant.

C. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

D. Natural Gas Power Plants shall be secured from unauthorized access by a fence or wall of appropriate height that incorporates, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Natural Gas Power Plant.

E. Natural Gas Power Plants shall be maintained in safe working order and in accordance with industry standards, including the following:

1. Areas around Natural Gas Power Plants shall be maintained clear of combustible vegetation and other combustible materials. The extent of such a fire-safe zone(s) shall be

determined through a Hazard Mitigation Analysis (HMA) to be approved by the fire marshal; and

2. Access to the Natural Gas Power Plants shall be sufficient for maintenance, emergency and fire vehicles, including snow removal at a level acceptable to the local fire department.

F. Natural Gas Power Plant components and equipment shall comply with all applicable City noise and nuisance codes.

G. Lighting of Natural Gas Power Plants shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Applicant shall comply with all applicable federal and state laws, rules, and regulations and shall provide evidence of all federal and state permits and approvals required to operate a Natural Gas Power Plant prior to the issuance of a certificate of occupancy.

I. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Natural Gas Power Plant:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that the applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.090 (I)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the Natural Gas Power Plant shall review and update the hazardous materials plan every 5 years.

6. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

7. A list and copies of all other federal, State and local permits and approvals that have been or will be required for the proposed Natural Gas Power Plant, together with a proposal for coordinating such approvals with the City.

8. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the Natural Gas Power Plant. The decommissioning plan shall comply with all local, state, and federal regulations regarding the decommissioning of Natural Gas Power Plants. The operator of a Natural Gas Power Plant shall review and update the decommissioning plan every 5 years. The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Natural Gas Power Plant components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Natural Gas Power Plant;

d. The estimated decommissioning costs and how said estimate was determined; and

e. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Natural Gas Power Plant, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

17.64.100 Small Modular Reactors.

Development and operation of a Small Modular Reactor must be found to conform to the following requirements:

A. A Small Modular Reactor shall comply with the residential setback, site planning and emergency planning zone recommendations and requirements of the U.S. Nuclear Regulatory

Commission (NRC) and the Environmental Protection Agency (EPA) for Small Modular Reactors.

B. There is no minimum open space requirement for a Small Modular Reactor.

C. A Small Modular Reactor shall be secured from unauthorized access by a fence or wall of appropriate height and incorporating, if necessary, means to prevent climbing and crossing over said fence or wall. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Small Modular Reactor.

D. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

E. A Small Modular Reactor shall be maintained in safe working order and in accordance with industry standards and all NRC regulations.

F. Applicant shall comply with all applicable federal and state laws, rules, and regulations, including, without limitation, all applicable requirements of the NRC and EPA, and shall provide evidence of all federal and state permits and approvals required to construct a Small Modular Reactor prior to the issuance of a building permit.

G. Lighting of Small Modular Reactors shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Small Modular Reactor:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations and the emergency procedures to be used in the event of a fire, explosion or other event. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail. A permanent copy shall also be placed in an approved

location to be accessible to facility personnel, fire code officials, and emergency responders.

5. A list and copies of all other federal, state and local permits and approvals that have been or will be required for the proposed Small Modular Reactor, together with a proposal for coordinating such approvals with the City.

6. A decommissioning plan to be implemented upon abandonment and/or in conjunction with removal from the Small Modular Reactor. The decommissioning plan shall comply with all local, state, and federal regulations regarding the decommissioning of Small Modular Reactors. The operator of a Small Modular Reactor shall review and update the decommissioning plan every 5 years The decommissioning plan shall include:

a. A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all Small Modular Reactor components, structures, equipment, security barriers, and transmission lines from the site;

b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;

c. The anticipated life of the Small Modular Reactor;

d. The estimated decommissioning costs and how said estimate was determined; and

e. The manner and timeframe in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the Small Modular Reactor, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection and suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed.

17.64.110 Solar Energy Projects.

Development and operation of a Solar Energy Project must be found to conform to the following requirements:

A. Structures constructed at, or as part of, a Solar Energy Project shall be comply with the following setbacks: (1) at least 50 feet from all exterior project boundary lines that abut a residentially zoned district; and (2) from public road rights-of-way, at least the distance required by the base zone in which the Solar Energy Project is established, or, twenty-five feet, or one and one-half times the height of the nearest structure to a right-of-way, whichever is greater. Access roads and driveways may be located within any required setback. For purposes of this Section, an “exterior project boundary line” means the perimeter boundary line of the lot or lots that, taken together, comprise a Solar Energy Project.

B. There is no minimum open space requirement for a Solar Energy Project.

C. A Solar Energy Project shall be fully fenced and secured with locked gates. Fences shall be no less than 6 feet and no more than 8 feet in height and constructed of chain link or other durable material. Knox key lock boxes and keys shall be provided at locked entrances to allow emergency personnel access. For any portions of the site located adjacent to a public right of way, such fencing shall include additional screening elements (such as slatted chain link or other solid fencing material). Exterior fencing shall not be required along any portion of a Solar Energy Project that is contiguous to and part of a similar project located outside the boundaries of the City. The DRC may waive any applicable requirements or design standards for fencing under EMMC 17.60.110 in order to ensure the safety and security of a Solar Energy Project.

D. Subject to the provisions of the fire safety and protection plan described below, a Solar Energy Project shall incorporate the applicable landscaping requirements of the underlying zoning district for the portion(s) of the project site located adjacent to public rights of way. However, if the project site is not currently served by culinary or irrigation water lines or systems, a Solar Energy Project shall not be required to comply with applicable landscaping requirements of the underlying zoning district. Additionally, no landscaping shall be required within the fenced area of the project site. Applicant shall comply with all applicable weed control requirements set forth in the Eagle Mountain Municipal Code.

E. Applicant shall provide enough parking so that there is 1 stall per person employed on highest employee shift. Parking and service drives shall meet minimum city standards for sizing, paving, striping, quantity, ADA conformance, planters, maneuvering area, etc. An alternative parking plan may be approved by the DRC based upon information provided by the applicant relative to trip generation, hours of operation, shared parking, peak demands, and other applicable information.

F. Solar Energy Project components and equipment shall comply with all applicable City noise and nuisance codes.

G. Lighting of Solar Energy Projects shall be limited to that minimally required for safety and operational purposes and shall comply with EMMC Chapter 17.56.

H. All photovoltaic panels of a Solar Energy Project shall be restricted to a maximum height of twenty (20) feet when orientated at a maximum tilt, as measured from the existing grade. All other buildings or structures comprising a Solar Energy Project shall comply with the height requirements of the underlying zoning district.

I. Applicant shall prepare and submit the following materials prior to obtaining a building permit for a Solar Energy Project:

1. A site plan prepared in accordance with the AEOZ site plan process.

2. A transportation plan for construction and operations indicating the roads that Applicant intends to use during construction and operations.

3. Weed and dust control plan that address proposed mitigation measures during construction and operations.

4. A Geotechnical Report and Seismic Hazard Assessment.

a. The Geotechnical Report shall include the following:

1. Site description and proposed development plans.

2. Results of subsurface investigations (e.g., borings, test pits, laboratory testing).

3. Soil and rock classification, groundwater conditions, and geologic hazards.

4. Engineering analysis of bearing capacity, settlement, slope stability, and liquefaction potential.

5. Identification of any site-specific geologic hazards (e.g., landslides, fault scarps) and proposed mitigation measures.

6. Recommendations for foundation design, earthwork, and ground improvement as needed.

b. The Seismic Hazard Assessment shall include the following:

1. Identification and mapping of active or potentially active faults within and near the site.

2. Analysis of ground shaking, surface rupture, liquefaction, and other earthquake-induced hazards.

3. Probabilistic and/or deterministic seismic hazard analysis, including ground motion parameters relevant to the site.

4. Evaluation of the potential impacts of seismic hazards on proposed structures and infrastructure.

5. Recommendations for design and construction to mitigate seismic risks, consistent with applicable building codes and best practices.

c. The applicant shall comply with all recommendations of the Geotechnical Report and Seismic Hazard Assessment prior to obtaining a building permit.

5. A hazardous materials plan subject to review and approval by the City containing the following information:

a. A list of all hazardous materials to be used, stored, or generated, including:

1. Type and chemical composition of each hazardous material.

2. Electrolyte materials.

3. Cooling fluids and fire suppression chemicals.

4. Estimated quantities stored on site.

b. Current Material Safety Data Sheets for all hazardous materials.

c. Description of potential hazards (e.g., chemical spills, gas releases, fires), including technical data and risk assessment.

d. Procedures for spill response, fire, explosion, or accidental release, including evacuation routes and notification protocols to be included in the emergency operations plan required under EMMC 17.64.110 (I)(6).

e. Description of training programs for employees on hazardous materials handling and emergency response.

f. Description of methods for containment, secondary containment, leak detection, and spill prevention.

g. The operator of the Solar Energy Project shall review and update the hazardous materials plan every 5 years.

6. A fire safety and protection plan that addresses potential fire hazards and proposed fire protection and fire safety protocols that will be employed during construction and operations. The fire safety and protection plan shall be reviewed and approved by the fire marshal. In the event of any inconsistency between landscaping or buffer requirements under the Eagle Mountain Municipal Code and the fire safety and protection plan, as approved by the fire marshal, the provisions of the fire safety and protection plan shall prevail.

7. Decommissioning plan that addresses the anticipated life of the project; the estimated cost to remove, dismantle, and dispose of project improvements, less the salvage value of such improvements, as determined by a licensed professional engineer; the manner in which the project will be decommissioned and site reclamation obligations.

8. Decommissioning bond in the form of a cash bond, an irrevocable letter of credit issued in favor of the City in the amount of 100% of the estimated costs to decommission the site, or other financial assurances as reviewed and approved by the City Attorney, as set forth in the decommissioning plan. The amount of the decommissioning bond shall be updated every five (5) years to reflect current estimated decommissioning costs, which estimate shall be prepared by a licensed professional engineer and submitted to the City.

9. Once decommissioning has occurred as to a portion of the site, the financial assurances provided for such portion of the site will no longer be required and any remaining financial assurances will be adjusted or returned to individual or entity that posted the bond or Solar Energy Project owner/operator accordingly. Following full decommissioning of the site, any funds not utilized by the City shall be returned the Solar Energy Project owner/operator.

J. In the event that the City deems any portion of the Solar Energy Project abandoned as provided herein, that portion of the site shall be removed in accordance with the

decommissioning plan. If the City Council finds that some or all of the Solar Energy Project has been abandoned, the City Council shall provide written notice of such finding of partial or total abandonment to Company and the Solar Energy Project owner/operator. Within (60) days after receipt of such notice, the Solar Energy Project owner/operator may provide the City a written response disputing such finding of abandonment and/or requesting an extension of additional time to repair and restore operations of the Solar Energy Project or to commence decommissioning of such portion of the Solar Energy Project. The City Council shall consider any such written response by the Solar Energy Project owner/operator at a public hearing. The final decision of the City Council issued following such public hearing may be appealed to the District Court within thirty (30) days.

If, following a final decision of the City Council that some or all of the Solar Energy Project is abandoned and the Solar Energy Project owner/operator fails to repair or decommission such abandoned portion of the Solar Energy Project within the time frame set forth in the decommissioning plan (or as otherwise approved by the City Council as provided herein) or fails to file a timely appeal to the District Court on the City's finding that some or all of Solar Energy Project is abandoned, this failure will be deemed as sufficient cause for the City to utilize the decommissioning bond provided to the City and to remove the Solar Energy Project and implement the decommissioning plan prepared by the Solar Energy Project owner/operator.

A Solar Energy Project is considered "abandoned" when some or all of its improvements remain non-functional or inoperative, meaning it is not being used to generate energy or is not maintained in compliance with the terms of an approved building permit, for a continuous period of one (1) year. A Solar Energy Project that is, in whole or in part, nonfunctional or inoperative for any period of time as a result of an emergency or force majeure event, any maintenance, repair, or repowering of the Solar Energy Project by the Solar Energy Project owner/operator, and/or curtailment by an end user or power purchaser, or any other periods of nonuse that are planned or scheduled by the Solar Energy Project owner/operator or otherwise required by the power purchaser or transmission provider shall not be deemed abandoned.

17.64.120 Development standards.

The base zoning or underlying zoning, including the RTI overlay zone, shall be applicable, unless modified or replaced as follows:

A. Accessory buildings must comply with the architectural standards found in EMMC 17.64.130.

B. Public roads that are on the city's master transportation plan must be improved to the level of standard designated on that plan (major arterial, minor arterial, major collector, minor collector, etc.).

C. Public roads within projects must comply, at a minimum, with the city's industrial street standard.

D. Front parking lots and driveway entrances shall be asphalt or concrete in accordance with city standards. Equipment and rear parking areas may be graveled. Parking shall be provided in accordance with Chapter 17.55 EMMC, as modified by this chapter.

E. Outdoor storage areas do not need to comply with city landscaping requirements.

F. A 20-foot landscaped buffer (water-wise landscaping with a mix of trees and shrubs) shall be required adjacent to residential zones and along all roads. Landscaping is not required behind walls or where it is not visible from a street.

17.64.130 Building facade architectural standards.

The following standards are intended to provide details regarding the facade appearance of accessory buildings located within the AEOZ.

A. Buildings shall maintain a contemporary appearance.

1. Architecture of industrial buildings where size predominates over artistic detailing shall feature clean lines and elements, vertical and horizontal articulation or modulation (stepping portions of the facade), and use of textures and materials to reduce the apparent scale of large building walls.

2. Professional office buildings shall meet the commercial design standards found in Chapter 17.72 EMMC.

3. Where more than one structure is built in a complex or unit, structures shall have a similar style or theme, including colors, materials, and design elements.

4. Pedestrian-scaled architectural details are not required except for facades directly facing residential zones and/or main entryways to the project.

5. The main pedestrian or customer entrance shall be clearly identifiable and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.

6. Buildings shall include facade articulation/modulation (stepping portions of the facade) and horizontal and vertical divisions (textures or materials) to avoid large, featureless and/or panelized surfaces on buildings. Large uninterrupted expanses of a building wall without facade modulation or divisions are prohibited.

B. Architectural features should be simple with careful attention given to concentrate details and fenestration along main street elevations and at building entries.

C. It is recognized that the function and use of particularly large buildings will dictate the style and general appearance of the structure. In these cases, strict adherence to the provisions of this chapter may not be advisable or possible. In such cases where the exterior style, color, or materials are critical to the function and use of the building, the DRC may approve building elevations that generally comply with these architectural standards but contain some modifications that accommodate the business-critical function and use.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **OCTOBER 28, 2025**
TITLE:	Firefly NPA 6 Phase A Staff Report
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	DAI Development/Candlelight Homes -- Heather Upshaw representing

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Various (e.g., Parks and Open Space, Neighborhood Residential One, Neighborhood Residential Three, Agricultural/Rural Density Two, Town Center Mixed-Use, Business Park/Light Industry, Regional Commercial, Community Commercial)...	52.53

PUBLIC HEARING
Yes

PREPARED BY
Robert Hobbs, Senior Planner

PRESENTED BY
Robert Hobbs

RECOMMENDATION:
That the Planning Commission approve the proposed preliminary plat.

BACKGROUND:
In 2023, the Pole Canyon 2010 era Master Development Plan and Master Development Agreement were amended and re-stated to recompose the project into the Firefly planned community. The changeover included a collection of changes to layout and building design concepts. Submittal of the preliminary plat made the subject of this report comes on the heels of the City's approval of the Firefly project. Firefly NPA 6 A is one among various anticipated plats to be submitted to the City for review and approval.

ITEMS FOR CONSIDERATION:
Preliminary Plat Approvals
Approval of Preliminary Plats is based upon compliance with City code requirements [Conclusions of Law] and requirements of any applicable Development Agreement(s). Approval criteria for a Preliminary Plat are stated in EMMC § 16.20. Plat application types and their reviews are administrative in nature. Therefore, plats are to be approved if all required elements and code compliance are provided in their plan/plat drawings. Some criteria are subjective.

Preliminary Plat (EMMC § 16.20) Opinion: The Project has been reviewed by the DRC Committee and suggested corrections/revisions incorporated into plat drawings (revisions uploaded into Opengov Oct. 20, 2025. The Preliminary Plat's present configuration appears to be in conformance with preliminary platting standards pertinent to the pre-approved Firefly Community Plan and ARMDA.

Plat Data, Standards & Findings:

Land Use Zone(s): As per Community Plan
Total Acreage: 52.53
Total Lot Count: 246 (with 3 additional open space parcels)
Total Acreage in Lots: 41.25
Total Acreage in Asphalt Pavement Area: 8.64
Total Acreage in Open Space/Parcels: 2.64 (Parcel A = 2.44, Parcel B = .1, .1)

Standard "C" Lot(s) - RC Equivalents:
Required Minimum [Building] Lot Size: 4,500 sq. ft.
Proposed Minimum [Building] Lot Size: 5,040 sq. ft.
Largest Proposed [Building] Lot Size: 15,026 sq. ft.

Overall Project Density: 4.68 lots or dwelling units per acre (du/a)

RsOW: Rights-of-way width(s) and alignment and dedication needs have been evaluated and changes made to plat drawings to accommodate DRC comments. Rights-of-way are mapped to match the approved master development plan layout for the Project. Public street widths/profiles are as per approved Firefly Development Agreement terms and standards. They are shown with widths that were code approved at the time Firefly was re-entitled and vested.

Connectivity Index Required: RC equivalent zoned area = 1.75. Provided: 1.5 RC.

Utilities/Landscaping: Plans provided. Utilities are reviewed by Engineering. Open Space by Parks -- any comments made during DRC and reflected in attached, revised development plans.

Correspondence:
Any correspondence from agencies or the citizenry is hereafter attached to this document for perusal. Agency comments may express opinions regarding the plat application or be geared towards recommending Conditions of Approval for a development should it be approved, or, directing corrections to the final plat or related construction drawings.

Miscellaneous: Garbage collection as per normal single-family neighborhood with cans for each home. Project to be dark-sky compliant. Street lighting will be as per code.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Community Plan
2. Preliminary Plat

firefly

COMMUNITY PLAN

June 30, 2023

FINAL

A DAI Community

A PLACE WHERE OUR KIDS CAN BECOME THEIR BRIGHTEST

COMMUNITY PLAN

firefly

PREPARED BY:

DAI

EGI

JACKSON ENGINEERING

LEI

DTJ

DHM

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01 PROJECT INTRODUCTION

ABOUT FIREFLY

Firefly is a master planned community in Eagle Mountain, designed to be "A Place Where Our Children Can Reach Their Full Potential." The master plan encompasses unique Parks, Trails, Open Space (PTOS), and amenity designs providing activities that encourage our kids to put down their devices and get outdoors. As a result, they will become more well rounded, healthy individuals with the tools needed to reach their full potential.

Firefly is comprised of approximately 2,780 acres of land. Approximately 2,280 acres of the community make up residential, PTOS, and commercial, while an additional 495 acres is dedicated to industrial uses.

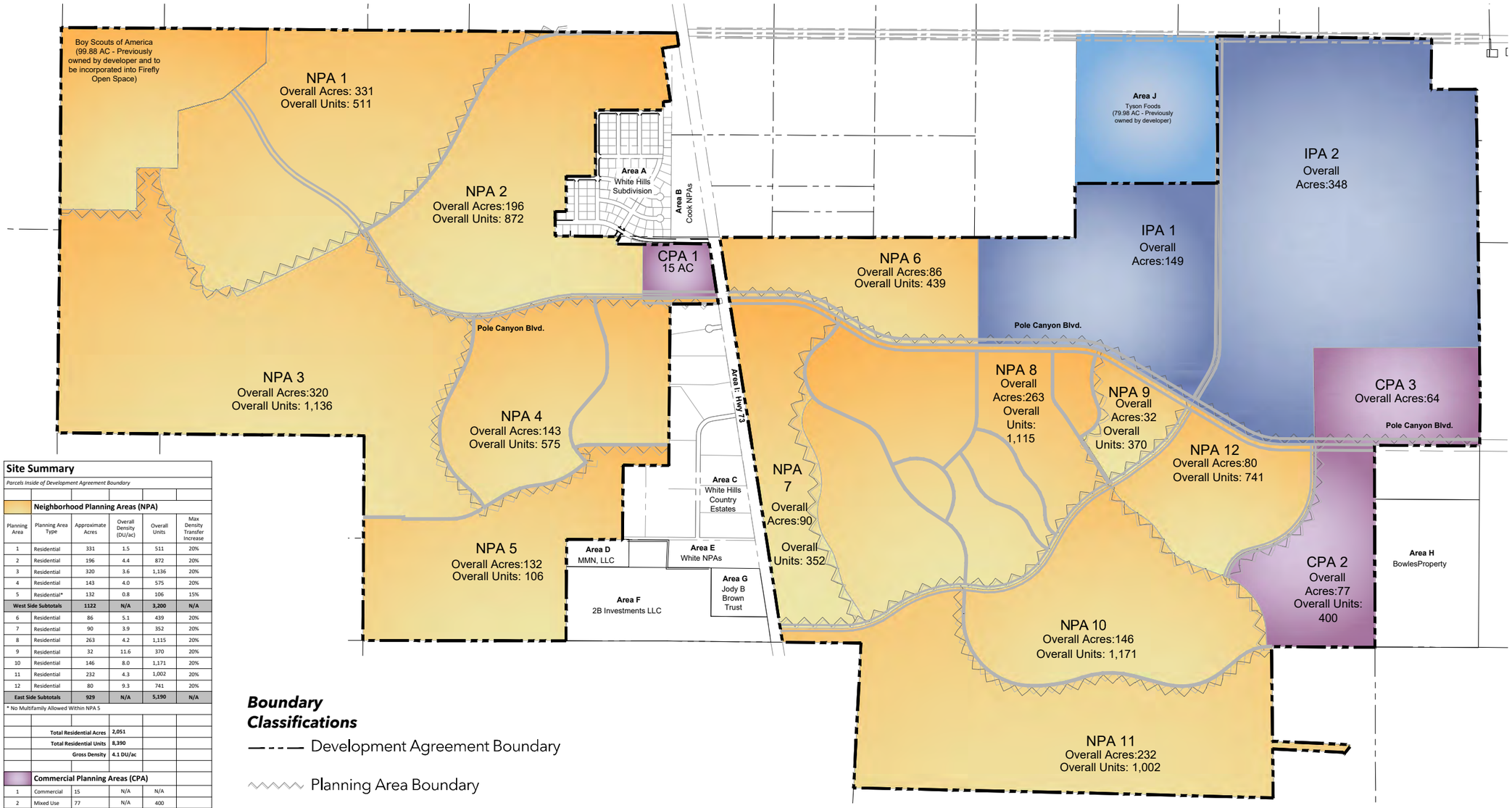
Firefly residents will enjoy 356 acres of PTOS connected by a trail network expanding from the southeast to northwest corners of the property. Featured throughout the trail network are a variety of opportunities to explore the outdoors including stargazing, indoor/outdoor playground, pickleball, sports fields, agricultural activities, mountain biking, and much more.

The community, with its unique features and diverse housing types, will attract a broad multi-generational demographic. Young families just getting started, more mature families, and grandparents, all living in close proximity to each other, will be able to stay physically and emotionally connected.

PLANNING GOALS

1. Improve the quality of life of families by providing amenities and activities that will enhance their social, emotional, educational, and physical development.
2. Create an active-lifestyle community focused on encouraging our children to get outside and play without their digital devices, which will increase their physical activity, health, and well-being.
3. Create recreational areas and amenities that spark imagination and creativity.
4. Prioritize social and physical connectivity through a network of PTOS assuring homesites have easy access to trails.
5. Create local jobs and tax base by integrating strategically located industrial and commercial use areas.
6. Implement the Firefly Landscape Water Efficiency (LWE) standards establishing water conservation standards for outdoor landscaping.
7. Provide housing types to meet various homeownership needs.
8. Develop quiet, friendly, and safe neighborhoods.
9. Contribute public and private amenities that bolster existing valley-wide parks.
10. Protect and maintain PTOS.
11. Plan for quality, managed growth.
12. Emphasize the area's incredible views.

LAND USE MASTER PLAN



Site Summary

Parcels Inside of Development Agreement Boundary

Neighborhood Planning Areas (NPA)

Planning Area	Planning Area Type	Approximate Acres	Overall Density (DU/ac)	Overall Units	Max Density Transfer Increase
1	Residential	331	1.5	511	20%
2	Residential	196	4.4	872	20%
3	Residential	320	3.6	1,136	20%
4	Residential	143	4.0	575	20%
5	Residential*	132	0.8	106	15%
West Side Subtotals		**1122**	**N/A**	**3,200**	**N/A**
6	Residential	86	5.1	439	20%
7	Residential	90	3.9	352	20%
8	Residential	263	4.2	1,115	20%
9	Residential	32	11.6	370	20%
10	Residential	146	8.0	1,171	20%
11	Residential	232	4.3	1,002	20%
12	Residential	80	9.3	741	20%
East Side Subtotals		**929**	**N/A**	**5,190**	**N/A**

* No Multifamily Allowed Within NPA 5

Total Residential Acres	**2,051**	
Total Residential Units	**8,390**	
Gross Density	**4.1 DU/ac**	

Commercial Planning Areas (CPA)

1	Commercial	15	N/A	N/A	
2	Mixed Use	77	N/A	400	
3	Commercial	64	N/A	N/A	

Industrial Planning Areas (IPA)

1	IPA 1	149	N/A	N/A	
2	IPA 2	348	N/A	N/A	

Total NPA Acres	2051	
Total CPA Acres	156	
Total IPA Acres	497	
Tyson Foods Acreage	80	
Total Dev. Agreement Acres	**2784**	
Total Residential Units	**8,790**	
Gross Density	**3.16 DU/ac**	

Boundary Classifications

— - - — Development Agreement Boundary

Planning Area Boundary

NOTE:

1. All acreages are approximate.
2. This plan is conceptual and representative of the general land uses proposed in Firefly and is subject to change as permitted herein. Final details will be determined at Development Application.
3. Planned units as noted in each residential area can be increased up to 20% if units are reduced in one or more areas by the same number.
4. Churches, schools, and neighborhood commercial allowed in all NPAs.

03 PARKS, TRAILS & OPEN SPACE (PTOS) PLAN

INTRODUCTION

The Parks, Trails, and Open Space (PTOS) plan includes any use of land for active or passive, public or private, indoor or outdoor space, including such uses as parks, plazas, greenways, playgrounds, or community gardens. In addition, this PTOS plan calls out other uses that are permitted as PTOS within Firefly. The intent of this PTOS plan is to establish uses for the purpose of conservation, preservation, agricultural resource enhancement, recreation, enhancing value to the public of adjacent parks or preserves, or otherwise providing a buffer to adjacent property. These specific and intended uses, as well as other similar uses not specifically identified herein, but which may satisfy the intent and purpose of PTOS, shall be counted toward the minimum PTOS requirement in Firefly.

DETAILS

The Master Developer will develop (based upon factors such as water availability, phasing of Firefly, number of residential units, and other factors determined relevant by Master Developer) approximately 356 acres of public and private PTOS and amenities. Firefly's PTOS and amenities, which are to be anchored by a year-round indoor/outdoor playground, are designed to encourage kids to ditch their devices, get outdoors, explore, recreate, socialize in person, imagine, learn, and have an abundance of fun.

The PTOS is designed to allow our children to safely walk, bike, run, skateboard, or scooter to parks and amenities that shall be programmed for a variety of activities. PTOS within Firefly may provide both private and public areas for sports and educational experiences, which may include, but is not limited to, soccer, lacrosse, basketball, pickleball, skateboarding, biking, bouldering, horseback riding, astronomy, art, performing arts, agriculture, etc.

The Master Developer will install parks in the approximate locations as depicted within the PTOS exhibit. The approximate park locations shown on the PTOS exhibit may be waived at the Administrator's discretion when an alternative PTOS layout is more advantageous to the immediate and surrounding neighborhoods proposed by a Development Application. Any modification by the Administrator shall be based upon the best community benefit and any other relevant considerations determined by the Administrator. The acreage set aside by Master Developer for PTOS uses as identified herein shall be counted at one hundred percent (100%) of the actual acreage of such PTOS.

In honor of Eagle Mountain heritage, horse trails will be incorporated into the PTOS plan along the western portion of Firefly. The community will also include agricultural homesites. Horse trails will be designed to allow access to Manning Canyon and adjacent BLM land (as allowed by BLM).

TYPES OF PTOS

The term ***PTOS*** within the Firefly plan refers to open, landscaped, native (non-irrigated), and other improved areas that meet any one or more of the following criteria:

1. Public and private parks, recreational areas, gateways, trails, trailhead parking, buffer areas, berms, view corridors, or other public or private amenities that facilitate the creation of more attractive neighborhoods
2. Entrance node (may contain entrance feature) and any portion of park strip or landscaped median
3. Land set aside for a cemetery
4. Improved, native (non-irrigated), and passive areas—Native (non-irrigated) means undisturbed landscaping or the installation of natural landscaping commonly found in unimproved, unmanicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape also includes the restoration of disturbed areas.
5. Contributed PTOS such as Camp Eagle Mountain, the 100-acre parcel donated to the BSA
6. General common areas that are managed by a master or a sub-HOA, commonly referred to as limited common open space
7. Green roofs or rooftop decks that are "contained" green spaces on top of a human-made structure
8. Outdoor storage (includes trailers, vehicles, RVs and other similar uses)

PTOS STANDARDS

While the final details (such as location, type, and amenitization of PTOS) will be included with each Development Application, some examples of the various types of PTOS in Firefly include:

1. ***Neighborhood Parks***—These parks often serve as the focal point of a neighborhood, providing recreational space and amenities, as well as an informal gathering area for Firefly residents. The intent of the park design is to create a sense of place that enhances neighborhood and community identity while meeting the recreational needs of the residents. Neighborhood Parks are larger and more substantial in nature.

2. ***Greenways***—Greenways are linear PTOS with passive and sometimes active recreational elements. They may be designed around or integrated within natural PTOS, or they may take the form of linear, developed parks. Greenways often serve as trail corridors, connecting key PTOS, while providing critical connections from neighborhoods to larger parks and other PTOS.

3. ***Community Parks***—Community Parks are large parks that contain a variety of active and passive uses that serve the needs of all residents, carefully organized to allow many groups of varying sizes to utilize the park at the same time comfortably. These parks provide gathering spaces for events, sports fields, and/or larger clubhouse and pool complexes, as well as smaller picnic areas, playgrounds, and open lawns. Parking areas and trail connections create a variety of ways to bring people to this central destination. Shade is a key component and will be provided through both structures and trees. Often a community park has a municipal component and is open to the wider public. This park is highly designed, well-crafted, and adds to the primary identity for the community.

4. ***Regional Park***—A Regional Park is a park with a large area, or it can be constructed in the form of a community recreation facility. It is intended to serve large segments of the regional population. Regional parks require a substantial amount of design and infrastructure cost.

5. ***Amenity Areas***—These areas are to provide recreational and social opportunities exclusively for the residents of Firefly. Amenity Areas may include, but not be limited to, community buildings, sports fields, outdoor recreation areas, amphitheaters, splash pads, swimming pools, picnic areas, etc. These areas shall be maintained and operated by the HOA for the enjoyment of the Firefly residents.

6. ***Connector Trails***—Connector Trails may be composed of sidewalk connections, multipurpose paved trails, or unpaved pathways. They are used by pedestrians and cyclists to connect to the main trail and PTOS network. See Typical Trail Section Exhibit on page 3-10.

7. ***Primary Pedestrian Trails***—Primary Pedestrian Trails are typically asphalt. These major multi-use trails connect residents to major amenities and village areas without having to get in the car. Trails are wide enough to accommodate large and small groups, bikes, and traffic in both directions with easy passing. They provide public access and major connections across the entire community and to regional systems.

8. ***Secondary Pedestrian Trails***—Secondary Pedestrian Trails are typically asphalt or unpaved. These trails are suitable for small groups and provide the ability to easily pass. Split between private and public access, these trails provide the means for users to leisurely stroll through neighborhoods and connections to other nearby sub-neighborhoods or amenities. These trails are generally internal to the community and are appropriate for bike users, but warning or traffic signage should be considered in areas of lower visibility.

9. ***Tertiary Pedestrian Trails***—Tertiary Pedestrian Trails are typically unpaved or dirt. They are single-track trails catering to individual users or small groups. These trails will primarily serve the immediate residents, not the wider public. They are provided for users to take leisurely strolls through natural areas, not major connections. These trails may be appropriate for bike users, but need to be carefully considered and signed to avoid traffic conflicts.

10. ***Equestrian Trails***—Equestrian Trails are typically compacted soil. Pedestrians are allowed, but bikes are restricted. Amenities may be located along equestrian trails. Horse trailer parking may be located at designated trailhead(s). There are typically few intersections with other trails or roads, and intersections are well identified.

11. ***Native Open Space*** —Native refers to undisturbed, non-irrigated landscaping, or the installation of natural landscaping commonly found in unimproved, unmanicured landscapes. This term commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. All parks and trails may include Native Open Space within their design. Native Open Space is considered complete when untouched.

12. ***Demonstration Community Gardens***—Demonstration Gardens are individual planting beds that feature collections of plants that make up a specific type of garden. Examples include a pollinator garden, kitchen/herb garden, sensory garden, water efficiency garden, succulent garden, woodland garden, etc. Demonstration Gardens may be used as a perimeter, buffer around pergolas, barrier along a ravine, or may be a fill between pathways, etc.

13. ***Pocket Parks***—These small parks allow for people to gather, relax, and enjoy the outdoors. The green spaces typically feature simple elements such as benches and a few trees but may also include more active amenities like playground equipment, climbing boulders, and landscaping. The goal of these smaller parks is to meet the recreational needs of local residents and accommodate as many different users as possible, prioritizing the needs of the surrounding neighborhoods.

14. ***Entrance Nodes***—Formal nodes serve as entrances into Firefly and showcase neighborhood identity through landscaping, public art structures, entrance features (monuments) and/or signage.

PARKS AND AMENITY AREA PHASING DETAILS

PARK AND AMENITY AREA PHASING			
	Included Features	**Phasing Details**	
Community Park A	» Multisport field(s) » Pickleball courts » Basketball courts » Playground » Skate park » Pump track » Restroom facilities » Shade structure(s) » Walking trails » Parking » Maintenance building	**Phase 1**	» Pickleball courts[1] » Basketball courts[1] » Skate park[1] » Pump track[1] » Restroom facility[1] » Shade structure(s)[1] » Walking trails[1] » Parking (along street)[1]
		Phase 2	» Multisport field(s)[1] » Playground[1] » Restroom facility[1] » Shade structure(s)[1] » Walking trails[1] » Parking[1]
Amenity Area B	» Indoor/outdoor playground » Amenity building » Splash pad » Parking » Walking trail(s) » Sports field » Amphitheater » Gathering area(s) » Underpass connection to Community Park A	**Phase 1**	» Indoor/outdoor playground[2] » Amenity building[2] » Parking[2] » Amphitheater[2] » Underpass connection to Community Park A[1]
		Phase 2	» Splash pad[2] » Walking trail(s)[1] » Gathering area(s)[1, 2]
		Phase 3	» Parking[2] » Walking trail(s)[1] » Sports field[1, 2] » Gathering area(s)[2]
Regional Park C	» NICA cross country trails » Downhill/flow trail(s) » Hiking trail(s) » Equestrian trail(s) » Shade structure(s) » Gathering area(s) » Overlook pavilion » Shade structures » Campground » Agricultural and equestrian area » Archery and ax throwing center » Trailhead(s)	**Phase 1**	» NICA cross country trails[1] » Downhill/flow trail(s)[1] » Hiking trail(s)[1] » Equestrian trail(s)[1] » Trailhead parking[1] » Mountain bike skills area[1]
		Phase 2	» Community campground[2]
		Phase 3	» Agricultural and equestrian area[2]
		Phase 4	» Water tank hilltop area[1] » Shade structure(s)[1] » Overlook pavilion[1] » Parking lot[1] » Expert downhill course[1] » Gathering area(s)[1] » Archery and ax throwing center[1]

1 Improvement to be dedicated to City **2** Improvement to be dedicated to another public entity, an HOA, or other private entity

OVERALL PTOS SPENDING SCHEDULE

Developer will complete Phase 1 of Community Park A, Phase 1 of Regional Park C, and the expansion of the White Hills Estates park upon the issuance of the 336th building permit issued. As to all other phases of Park A, Area B, and Park C, Master Developer may elect to build partial or complete phases of any Park or Area in any order so long as the Master Developer actually spends the dollars on PTOS at the issuances of the building permits identified below.

Building Permit Issuance	PTOS Spend[1]
1,250	$11,250,000
2,500	$22,500,000
3,750	$33,750,000
5,000	$45,000,000
6,250	$56,250,000
7,500	$67,500,000
8,790	$79,110,000

1 PTOS spending includes direct costs, design and engineering costs, contractor fees and all other soft costs, and annual cost adjustment. The dollar amount shown in the table above represents $9,000 per unit.

PTOS TIMING

The timing is defined below for the various types of PTOS in Firefly:

1. ***Neighborhood Parks***—Neighborhood Parks will be constructed on an NPA-by-NPA basis. Neighborhood Parks will be started before more than 50% of the building permits may be issued for the entire NPA. Neighborhood Parks within an NPA must be completed before Certificates of Occupancy of the final 10% of units within an NPA may be issued.

2. ***Greenways***—Greenways shall be constructed along with the timing of the road or trail infrastructure that they follow. If the road or trail infrastructure is contained within an NPA, then both sides of the greenway will be required to be installed within 12 months of the completion of the adjacent infrastructure. If the road or trail is the border between two NPAs, then the greenway improvements will be required within 12 months of the first building permit within an NPA.

3. ***Community Parks***—Community Parks require a substantial amount of design and infrastructure cost. Community Parks will be tied to timing of financing issued relating to the PID(s) for parks, infrastructure, and amenities.

4. ***Regional Park***—Regional Parks require a substantial amount of design and infrastructure cost. Regional parks will be tied to timing of financing issued relating to the PID(s) for parks, infrastructure, and amenities.

5. ***Amenity Areas***—Amenity Areas will be designed and constructed based on community amenity trends and facilities needs. Amenity Area B shall begin construction prior to the issuance of the 4,830th building permit.

6. ***Connector Trails***—Connector Trails shall be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If Connector Trails are located within another park type, they will be required to be built at the same time as the park construction that they are located within.

7. ***Primary Pedestrian Trails***—Primary Pedestrian Trails will be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If trails are located within another park type, they will be required to be built at the same timing as the park construction that they are located within. If Primary Pedestrian Trails include a pedestrian underpass, then the underpass shall be constructed at the time of either the trail installation or the overhead road installation, as determined by the Firefly Architectural Review Committee (ARC).

8. ***Secondary Pedestrian Trails***—Secondary Pedestrian Trails will be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If trails are located within another park type, they will be required to be built at the same timing as the park construction that they are located within. If Secondary Pedestrian Trails include a pedestrian underpass, then the underpass shall be constructed at the time of either the trail installation or the overhead road installation, as determined by the ARC.

9. ***Tertiary Pedestrian Trails***—Tertiary Pedestrian Trails will be constructed prior to the completion of any adjacent NPA.

10. ***Equestrian Trails***—Equestrian Trails to be constructed prior to the completion of any adjacent NPA.

11. ***Native Open Space*** —Native Open Space is considered complete when untouched. When disturbed, Native Open Space will be re-established within 24 months of disturbance.

12. ***Demonstration Community Gardens***—Demonstration Community Gardens, when included within an NPA's design, will be constructed by the completion of the NPA that they are located within. If located within another park, they will be completed within the install of the park.

13. ***Pocket Parks***—Pocket Parks will be platted and constructed with adjacent lots or PTOS. They will be included as part of plats and constructed along with the timing of the horizontal infrastructure.

14. ***Entrance Nodes***—Entrance Nodes will be platted and constructed with adjacent lots or PTOS. They will be included as part of plats and constructed along with the timing of the horizontal infrastructure.

COMMUNITY IDENTIFIERS & MONUMENTATION

PUBLIC ART STRUCTURE

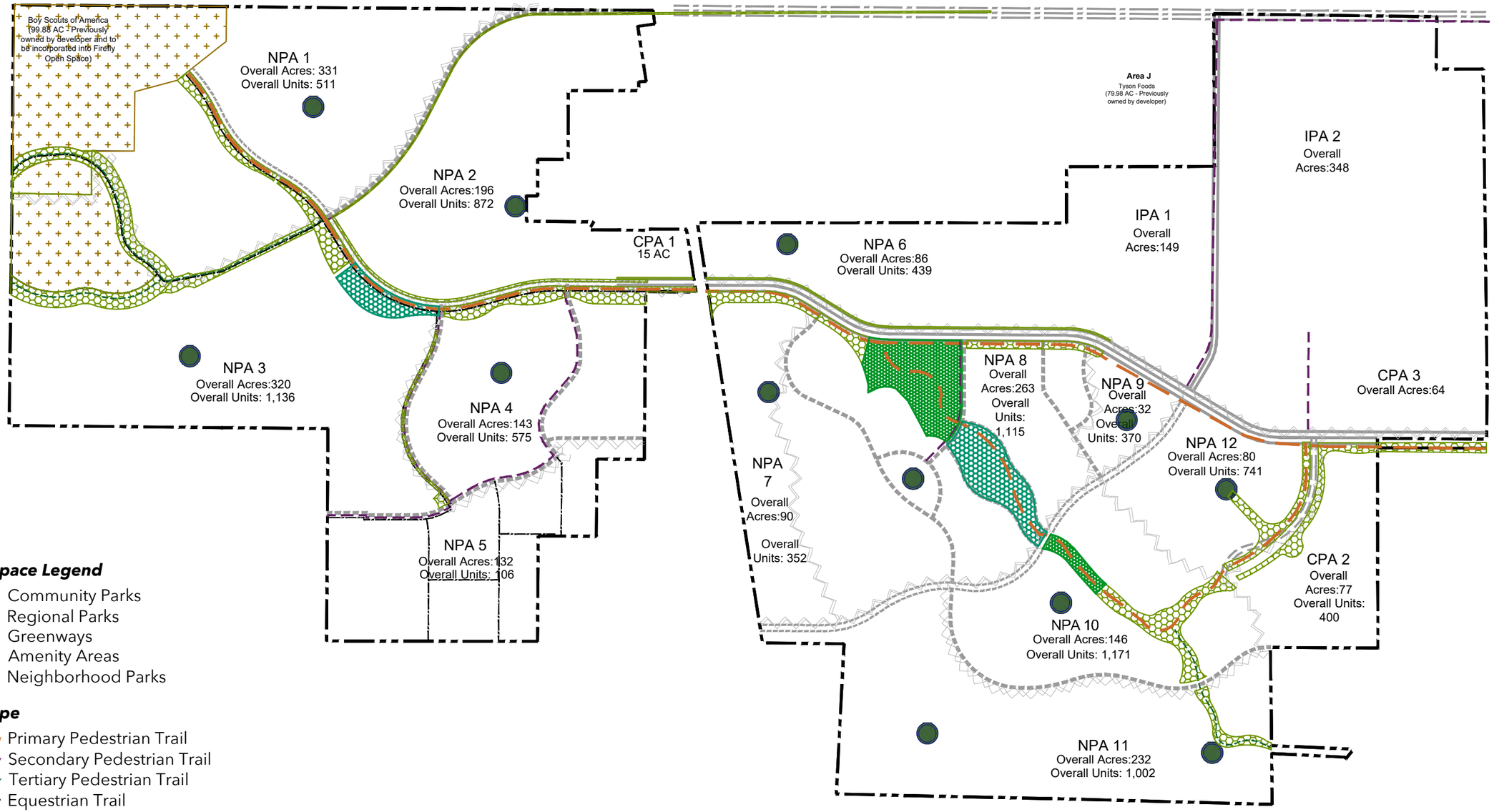
Entrances(s) and other key locations at Firefly may feature a large public art structure that creates a strong first impression to those entering Firefly. Community signage highlighting the name of Firefly is separate from the public art structure, therefore, the art structure will not contain any words. However, the materials and colors of this unique structure will be incorporated into the design theme of the primary, secondary, neighborhood, and park entrance features to create a unifying brand. Public art structures may not exceed 50 feet in height, and may be illuminated. The structure may be incorporated into a fence or other boundary structure. Exact location(s), design, and landscaping will be determined at Development Application.

ENTRANCE GATEWAY

Much like the public art structure, the entrance gateway monument over the entrance serves as a branded structure that welcomes residents and visitors, showcases the quality of the community, and represents a physical boundary. The overall height will not exceed 45', and the total width of the monument will not exceed 115'. The structure may include branding, the community logo, and/or tagline.

NOTE: Images shown on this page are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

PARKS, TRAILS & OPEN SPACE EXHIBIT



Open Space Legend

- Community Parks
- Regional Parks
- Greenways
- Amenity Areas
- Neighborhood Parks

Trail Type

- Primary Pedestrian Trail
- Secondary Pedestrian Trail
- Tertiary Pedestrian Trail
- Equestrian Trail

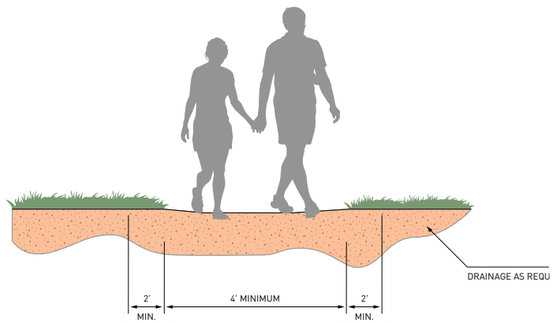
Boundary Classifications

- Planning Area Boundary
- Development Agreement Boundary

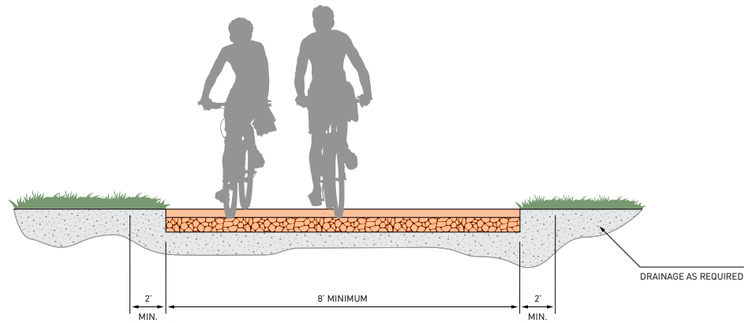
NOTES:

1. Acreages are approximate.
2. The PTOS depicted in this Exhibit are conceptual and intended to depict potential PTOS in the amounts/types/distributions contemplated in this Community Plan.
3. Location and number of PTOS are approximate.
4. All parks, trails, and greenways may include Native Open Space.

TYPICAL TRAIL SECTION EXHIBIT

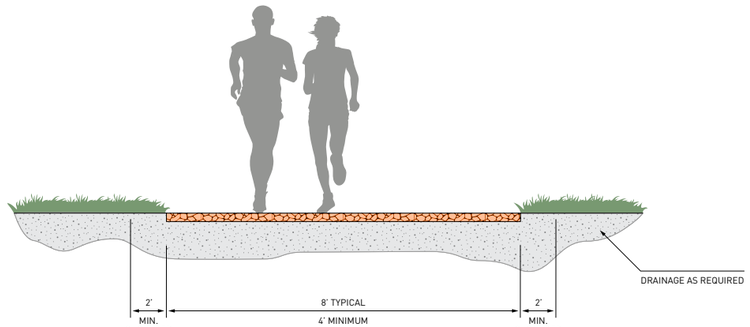


Dirt Trail



Asphalt Trail

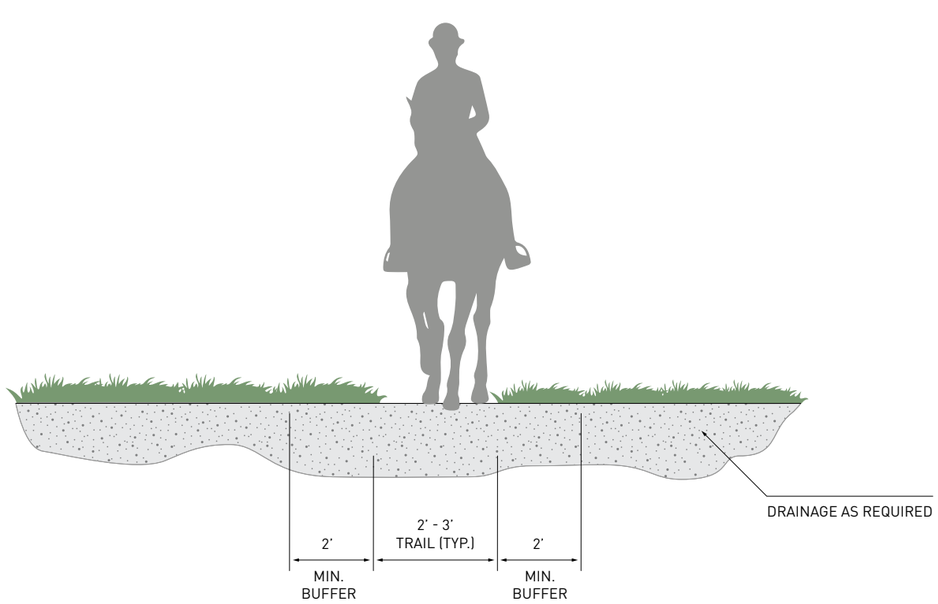
3" Asphalt / 6" Base



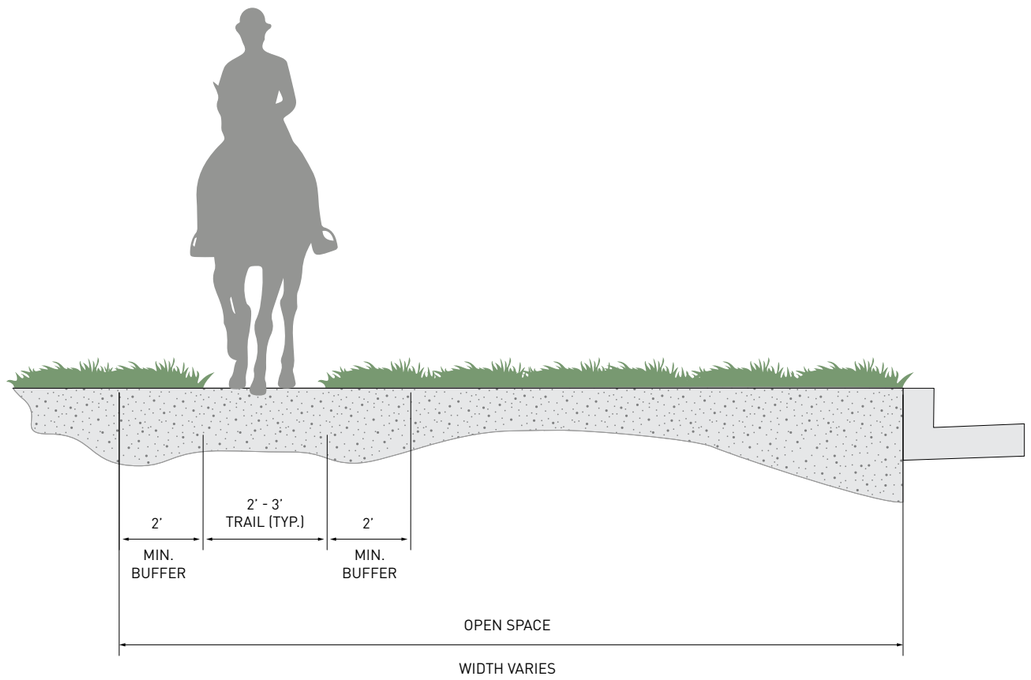
Unpaved Trail

NOTE: Cross-sections of trails may be widened on any of the trail types.

EQUESTRIAN TRAIL SECTION EXHIBIT



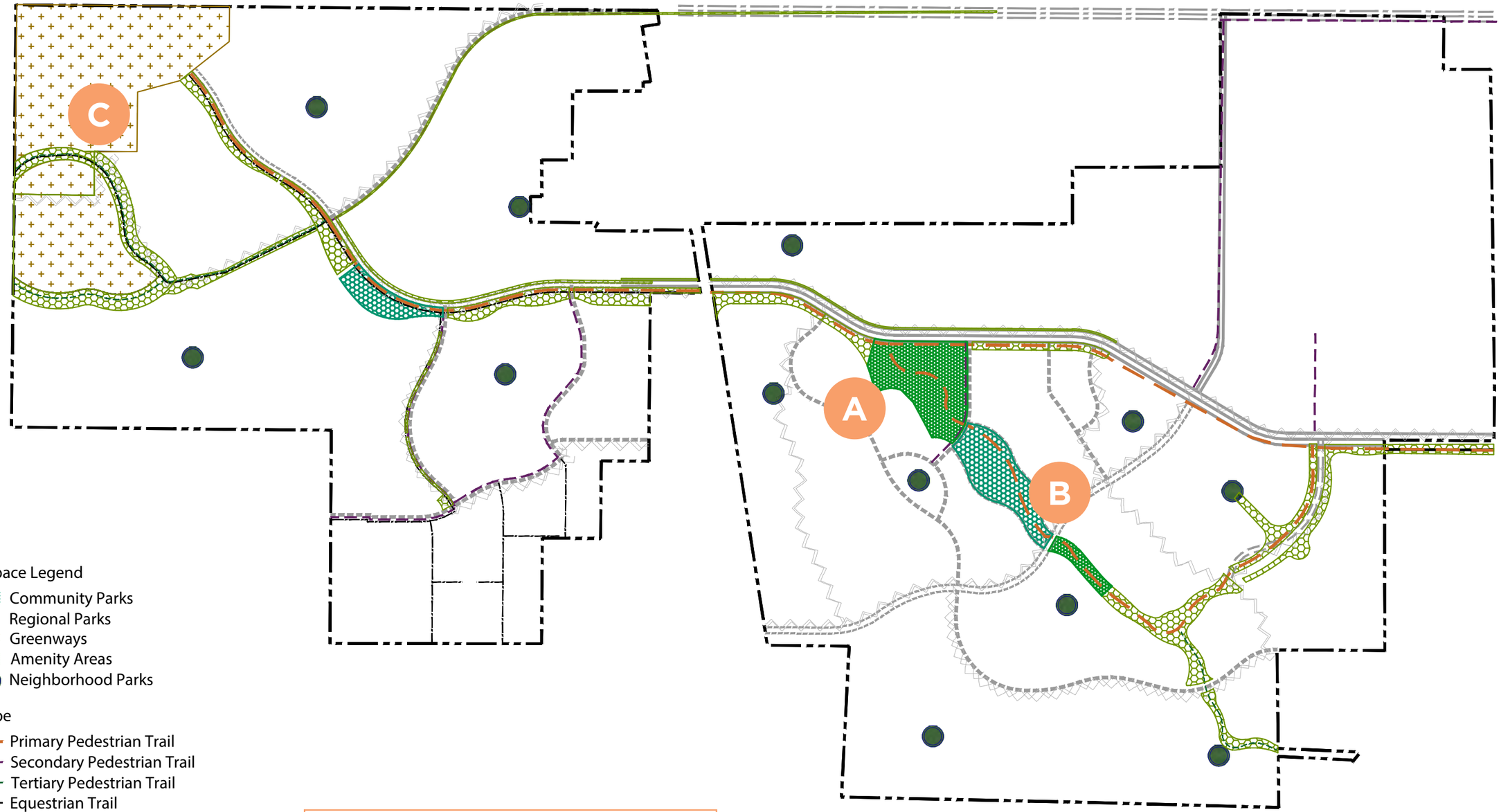
Off-Road Equestrian Trail



Roadway Equestrian Trail

Note: Cross-sections of trails may be widened on any of the trail types.

PROPOSED PARKS A, B, AND C



Open Space Legend

- Community Parks
- Regional Parks
- Greenways
- Amenity Areas
- Neighborhood Parks

Trail Type

- Primary Pedestrian Trail
- Secondary Pedestrian Trail
- Tertiary Pedestrian Trail
- Equestrian Trail

Boundary Classifications

- Planning Area Boundary
- Development Agreement Boundary

NOTE:

This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

A—COMMUNITY PARK

1. REGIONAL TRAIL
2. MULTI-PURPOSE SPORTS FIELDS
3. PLAYGROUND AREAS
4. RESTROOMS & COVERED PICNIC SHELTER
5. PARKING
6. PICKLEBALL COURTS
7. BASKETBALL COURTS
8. WHEELS PARK
9. UNDERPASS CLIMBING AREA

NOTE:
This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

A—COMMUNITY PARK EXAMPLES

NOTE:
These photos are intended to represent PTOS and amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

B—AMENITY AREA

11 INDOOR/OUTDOOR DESTINATION PLAYGROUND

12 UNDERPASS AMPHITHEATER

13 MAIN AMENITY BUILDING

14 SPLASH PAD

15 ENTRY PLAZA

16 BOULDER CLIMBING FEATURE

17 EVENT / SPORTS LAWN / U8 SOCCER

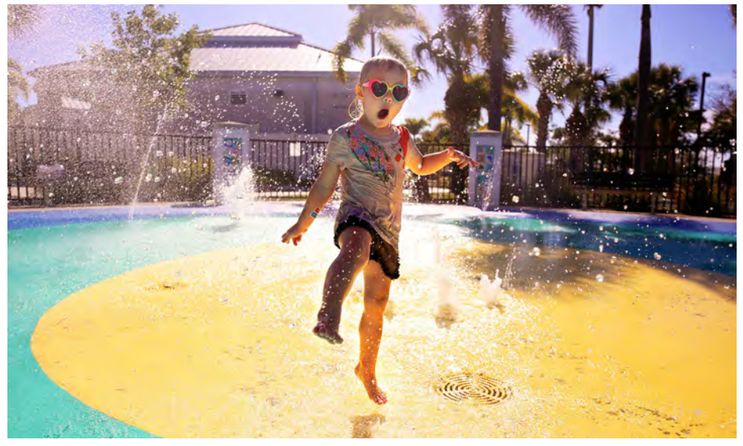
18 PARKING

19 REGIONAL TRAIL

NOTE:
This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

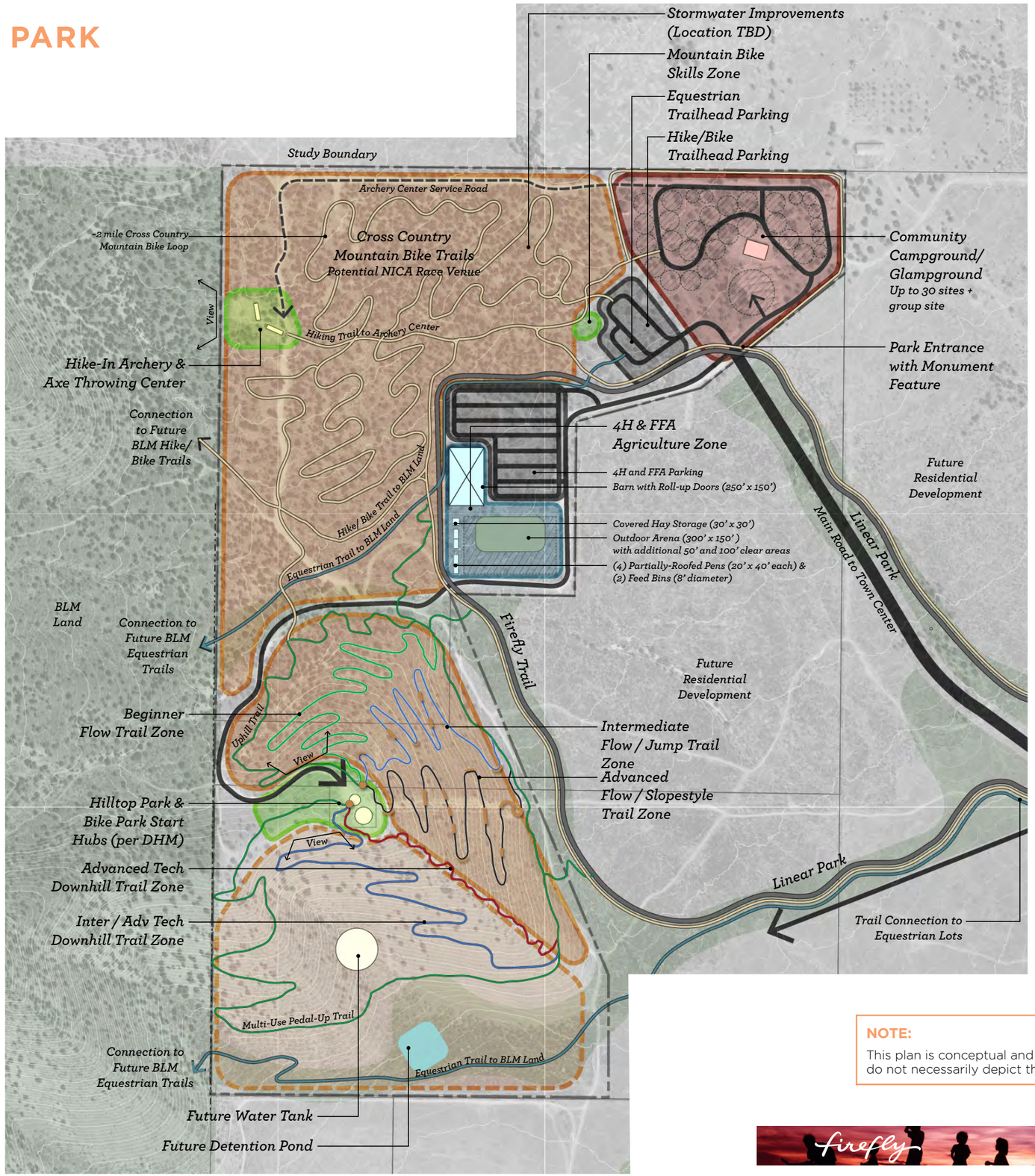
0 25 100
10 50 200
SCALE: 1"=100'-0"

B—AMENITY AREA EXAMPLES



NOTE: These photos are intended to represent PTOS and amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

C—REGIONAL PARK



Legend

- Passive Recreation & Trails Zone
- Active Recreation Zone
- Campground Zone
- Parking
- Agriculture Zone
- Parks and Public Land
- Study Boundary
- Road
- Service Road
- Shared Use Path
- Multi-use Trail
- Equestrian Trail
- Directional Mountain Bike Trails by Difficulty
- Bike Features

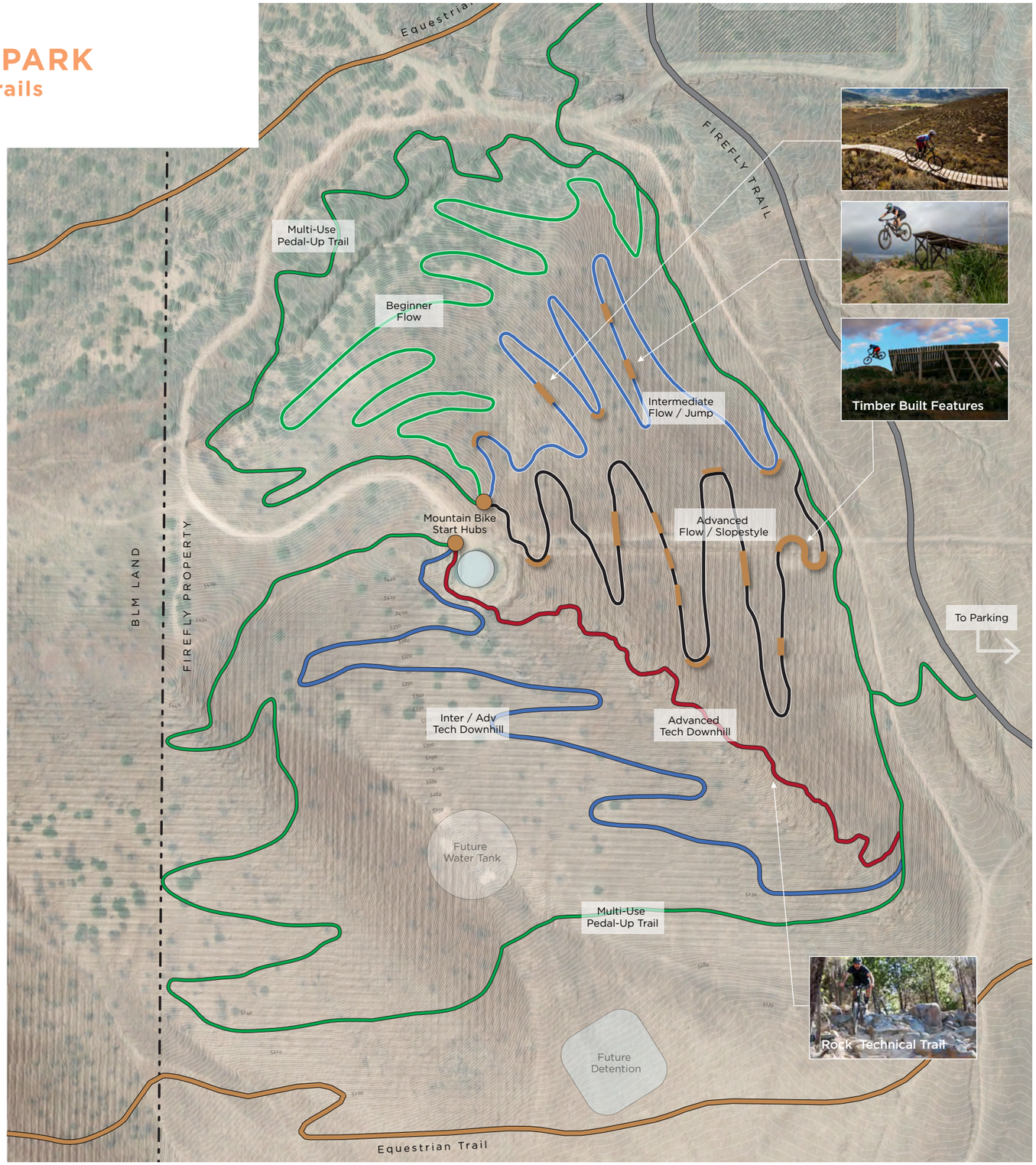
North

1" = 200'-0"

0 200 400 ft

NOTE:
This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

C—REGIONAL PARK
Downhill Flow Trails



LEGEND

- Multi-Use Path from Firefly
- Multi-Use Two-Way Trail
- Downhill Beginner Flow
- Downhill Intermediate Flow / Jump
- Downhill Advanced Flow / Slopestyle
- Downhill Inter / Adv Technical
- Downhill Advanced Rock Garden
- Equestrian Trail to BLM Land
- Mountain Bike Start Hub
- Timber Mountain Bike Feature

NOTE:

This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

C—REGIONAL PARK EXAMPLES

NOTE:
These photos are intended to represent PTOS or amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

ENTRANCE FEATURES / MONUMENT SIGNAGE

Entrance features and monument signage may be installed by Master Developer to identify neighborhoods and promote the Firefly brand. All entrance features will be located outside public utility easements (PUEs). Placement of these monument signs will be in compliance with the AASHTO clear sight triangle regulations. Specific locations and landscaping plans will be detailed at Development Application.

Primary entrance features are monument signs that include the name and branding for Firefly as a whole, and are situated in highly visible locations which may be bermed up to increase visibility. The primary entrance feature may be double-sided and/or illuminated. Each face may not exceed 200 square feet, and the top of the sign may not be higher than 20 feet from grade.

Secondary, neighborhood, and park entrance monument signs are smaller than primary entrance features. These monument signs may be double-sided and/or illuminated. Each face may not exceed 100 square feet, and the top of the sign may not be higher than 12 feet from grade. Secondary signs may feature the Firefly logo. Neighborhood signs will generally highlight the name or special features of a neighborhood within Firefly. Park entrance monument signs feature the name of the park.

The supporting structures for entrance features/monument signs will be designed with materials and styles that are consistent with the character of Firefly. The signage plan will be approved by the ARC prior to Development Application(s) as appropriate.

NOTE: Images shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

COMMUNITY WAYFINDING SIGNS

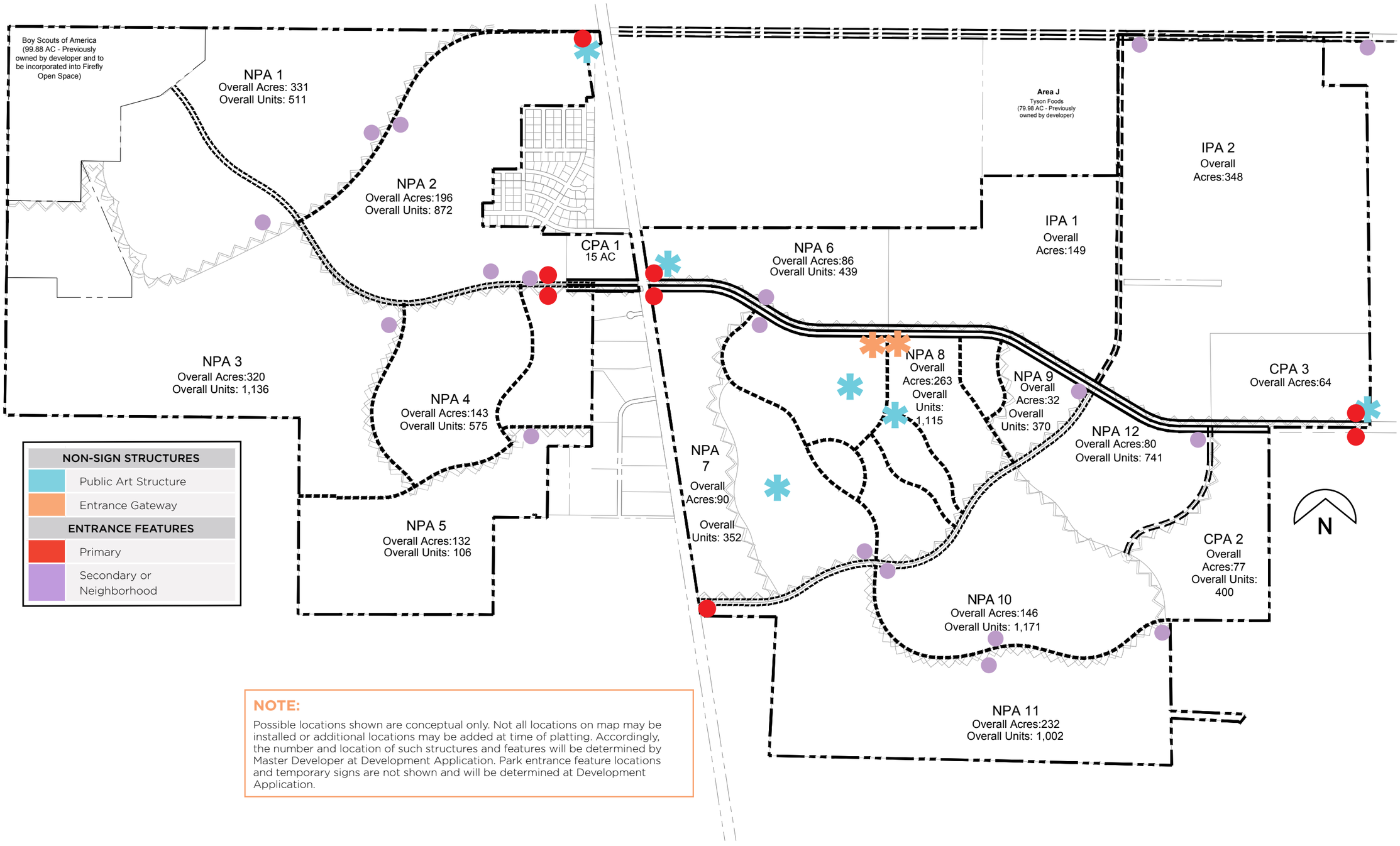
Permanent wayfinding signage will guide residents and visitors to parks, trailheads, and other amenities within Firefly. Providing effective wayfinding will allow the PTOS network to be used to its full potential. Final design details for wayfinding signage will be determined at Development Application. Wayfinding signs may be illuminated. Additionally, wayfinding signs may be double-sided, and each face may not exceed 60 square feet. The top of wayfinding signs may not be higher than 10 feet from grade. The locations of these signs will be determined at Development Application as appropriate.

NOTE: Images shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

TRAIL SIGNAGE

Permanent trailhead sign faces may be as large as 60 square feet. Supporting structures for trail signs will be designed with a style that is consistent with the character and appearance of the entrance features for each trail. Trail signs may be used to showcase trailhead locations, trail names, and distances. Final locations of signage will be determined at Development Application.

MONUMENTATION PLAN



NOTE:

Possible locations shown are conceptual only. Not all locations on map may be installed or additional locations may be added at time of platting. Accordingly, the number and location of such structures and features will be determined by Master Developer at Development Application. Park entrance feature locations and temporary signs are not shown and will be determined at Development Application.

LANDSCAPING PHILOSOPHY

Landscaping will follow the Landscape Water Efficiency (LWE) standards. The landscaping philosophy for the LWE is based on best practices with an emphasis on aesthetics and water conservation. The overarching objective is to enhance the area's natural features, as well as the character of homes, buildings, streetscapes, and PTOS, in order to strengthen and frame vistas, while providing areas of intermittent shade.

All PTOS, as well as commercial and residential landscaping designs, are subject to approval by the Firefly Architectural Review Committee (ARC). The ARC or applicable Homeowners Association (HOA) will enforce the landscaping and maintenance requirements.

Streetscapes

Thoroughfares will have attractive streetscapes, which may incorporate neighborhood entrance nodes and beautiful landscaping. Streetscapes are an important part of Firefly that will serve many functions including:

1. Contributing to the personality and brand of Firefly through continuity in design
2. Providing safety for all modes of transportation
3. Creating a sense of place for residents and visitors

General Street Tree Standards

A plan for trees planted within park strips, provided at future Development Applications, shall show the plant schedule for the street trees within Firefly. Trees may be moved or removed from the plan to accommodate driveways and intersection requirements. The Master Developer may place street trees so they do not interfere with Low Impact Development (LID) street design requirements.

LANDSCAPE WATER EFFICIENCY STANDARDS

Purpose

The purpose of these Landscape Water Efficiency (LWE) standards is to conserve water resources by establishing water conservation standards for outdoor landscaping.

Applicability

The following standards shall be required for all developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable. The LWE standards shall also be required for new landscaping construction installed by homeowners.

Outdoor Landscaping Standards

All new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family, single-family residential projects, and two-family dwellings shall comply with the landscaping standards below:

Definitions

1. ***Active Recreation Areas***—Areas of the landscape dedicated to active recreation where lawn may be used as the playing surface (ex. sport fields and play areas).
2. ***Front Yard***—A yard extending across the full width of the lot, the depth of which is the shortest distance between the main building and the front lot line. See Figure 1.
3. ***Hardscape***—Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.
4. ***Lawn***—Ground that is covered with grass or turf that is regularly mowed.
5. ***Mulch***—Any material such as rock, bark, compost, wood chips, or other materials left loose and applied to the soil.
6. ***Nonfunctional Turf***—An irrigated grass area not providing functional use and generally maintained for aesthetic purposes only.
7. ***Park Strip***—A typically narrow landscaped area located between the back-of-curb and sidewalk.
8. ***Paths***—Designed routes between landscape areas and features.
9. ***Planting Bed***—Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
10. ***Rear Yard***—A yard extending across the full width of the lot and more or less opposite to the front lot line. The depth of the rear yard is the shortest distance between the rear of the main building and the rear lot line. See Figure 1.
11. ***Side Yard***—A yard between a building and the adjacent side lot line, extending from the front yard setback to the rear yard setback. On corner lots, the side yard adjacent to a street shall extend from the front yard setback to the rear lot line. The width of the required side setback shall be the shortest distance between the side of the main building and the side lot line. See Figure 1.
12. ***Total Landscaped Area***—Improved areas of the property that incorporate all of the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

Landscaping Requirements

1. Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

2. Nonfunctional turf to be used sparingly.

3. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.

4. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.

5. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping. ARC approved materials shall be used in areas located within a public right-of-way.

6. The following requirements shall apply to single-family residential properties.

    a. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% (4:1 grade) or be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).

    b. Lawn areas in the front and side yards shall not exceed the greater of 250 square feet, or 35% of the total landscaped area.

        i. Single-family residential properties 0.25 acres or smaller wherein the combined square footage of the front and side yards is twice as large or greater as the rear yard square footage shall be permitted lawn areas up to 50% of the total landscaped area in the front and side yards.

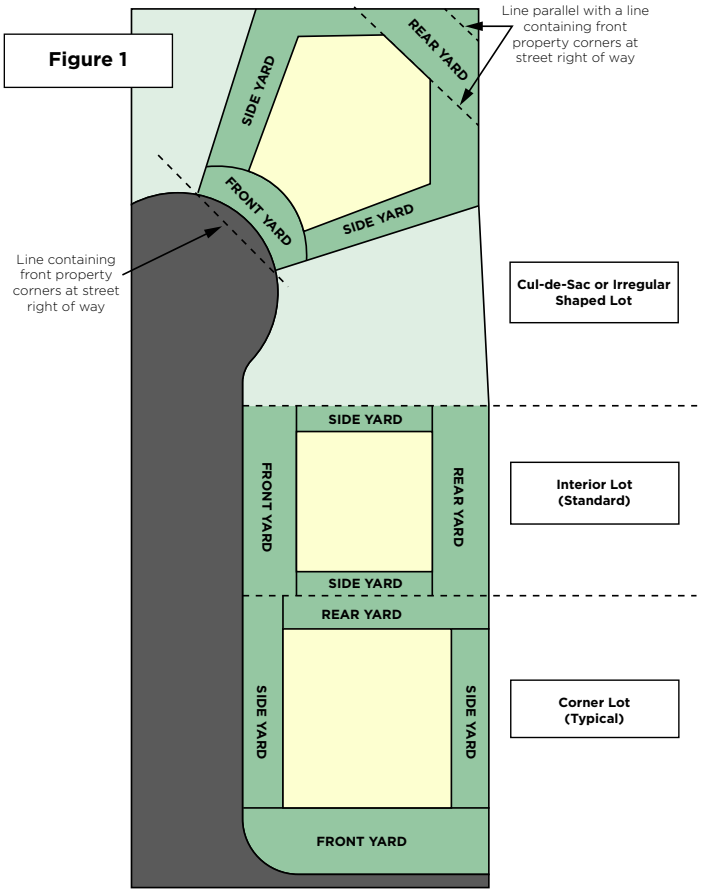
        ii. Residential lots that have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement of the landscaping requirements in section i, are exempt from the 8 feet minimum width lawn area requirement.

    c. At maturity, landscape areas shall have enough plant material to create at least 50% living plant cover at the ground plane, not including tree canopies. Park strips are excluded.

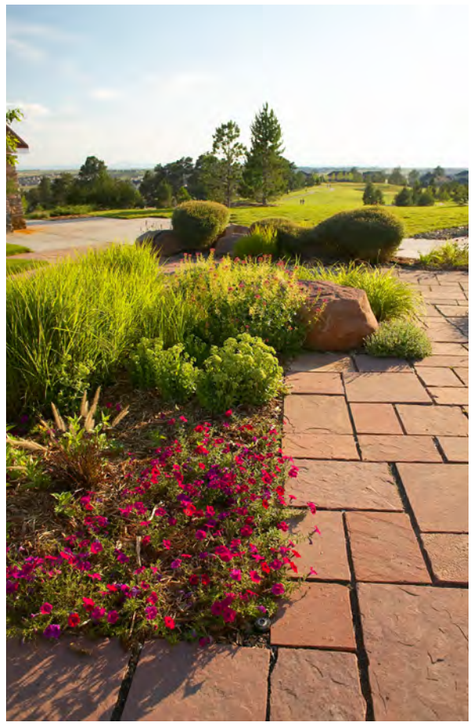
7. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 30% of the total landscaped area, outside of active recreation areas.

8. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the landscaping requirements (see paragraph 6, above). Applications to receive exceptions are to be considered on a case-by-case basis by the ARC.

9. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, such conflicting requirements shall not apply.

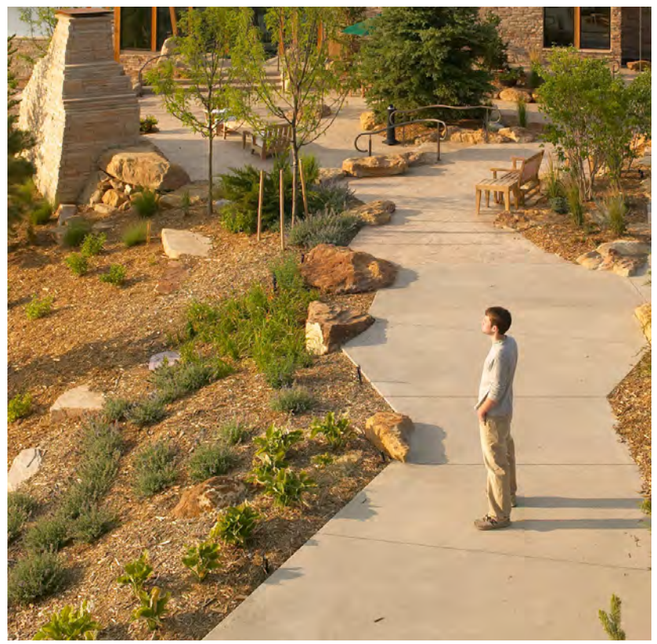


EXAMPLES OF LANDSCAPING



NOTE: These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.

EXAMPLES OF COMMUNITY CONNECTIVITY



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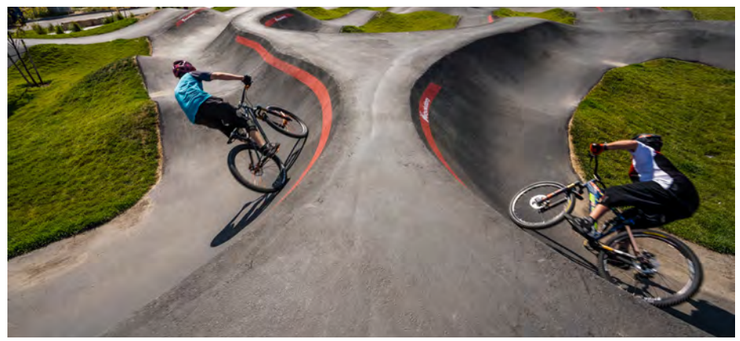
EXAMPLES OF COMMUNITY EVENTS & LIFESTYLE PROGRAMMING



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04 RESIDENTIAL DEVELOPMENT STANDARDS & ARCHITECTURE

FIREFLY ARCHITECTURAL REVIEW COMMITTEE (ARC)

Master Owners Association

A Master Homeowners Association (HOA) will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations for the entire Firefly Community. Where required, typically in multi-family areas, sub-HOAs will be established to address area-specific costs.

Firefly ARC

The ARC shall be created within the HOA. The goal of the ARC is to ensure Firefly is a pleasant, desirable, and sustainable community, with a harmonious design concept. The ARC protects and promotes the present and future values of the Firefly development. All exterior architectural building elevations, materials, colors, fencing details, landscaping, and signage within Firefly shall be subject to a design review and approval process established by the ARC.

The ARC shall review and approve all residential site plans and building permits prior to beginning Development Application and review processes. The ARC may consist of representatives of the Master Developer, as well as a selected team of professionals. The Master Developer shall retain the right to retain or replace members of the ARC at its discretion.

SINGLE-FAMILY TYPES

There are four types of single-family, detached homesites in Firefly. There are agriculture, standard, alley-load, and cottage homesites. Single-family alley-load and cottage lots may be traditional front-load homes, but may also be rear loaded with garages accessed from alleys and/or private driveways.

SINGLE-FAMILY STANDARDS

SINGLE-FAMILY DETACHED*								
Type of Lot	**Front**	**Garage**	**Rear**	**Side**	**Corner**	**Minimum Lot Width[1]**	**Minimum Lot Size**	**Maximum Building Height[2]**
Agriculture	25′	25′	35′	10′/30′	25′	90′	21,780 sf	35′
Standard A	25′	25′	25′	10′/10′	15′	85′	10,890 sf	35′
Standard B	15′	22′	20′	8′/10′	15′	80′	8,000 sf	35′
Standard C	15′	22′	20′	5′/8′	15′	48′	4,500 sf	35′
Alley Load	10′	22′	5′	5′/5′ [4]	15′	40′	4,200 sf	35′
Cottage	15′	22′	10′	5′/5′ [4]	15′	40′	3,600 sf	35′

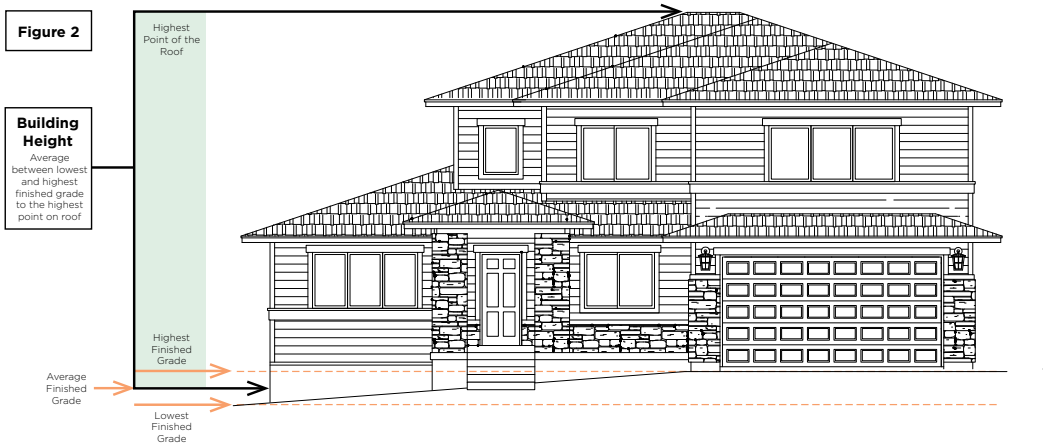
ACCESSORY BUILDINGS			
Type of Building	**Rear**	**Side**	**Maximum Building Height[2]**
Barns	5′	5′	35′
ADU[3]	5′	5′	35′

* Upon a request by the applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.

Reference Notes

1. Lot width is measured from either the build-to line, when applicable, or the front setback, whichever is further back from the front property line to provide for curvilinear/coving design. See page 4-09.

2. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the roof, excluding ancillary structures.



If the roof is a mansard or flat, the building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.

3. The living space of a detached ADU must be a minimum of 400 square feet and may not exceed 50% of the primary home's footprint including the garage, up to a maximum of 1,200 square feet. An ADU may be part of a larger barn structure that may exceed 50% of the primary home's footprint, and/or be larger than 1,200 square feet.

4. Homesites with a 5'/5' side setback shall be limited to a quantity of 900.

SINGLE-FAMILY DEVELOPMENT STANDARDS

General Standards

Homes shall be a variety of styles and colors. Gated neighborhoods are permitted. 3-story homes are allowed.

Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Parking Standards

A 2-car garage is required on all single-family homes. Additionally, a driveway matching the garage setbacks is required, except for alley-load lots. In the case of alley-load lots, parking must match townhome parking standards.

Fencing

Materials, specifications, and locations to be approved by the ARC.

Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials

EXAMPLES OF SINGLE-FAMILY HOME DESIGNS

NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

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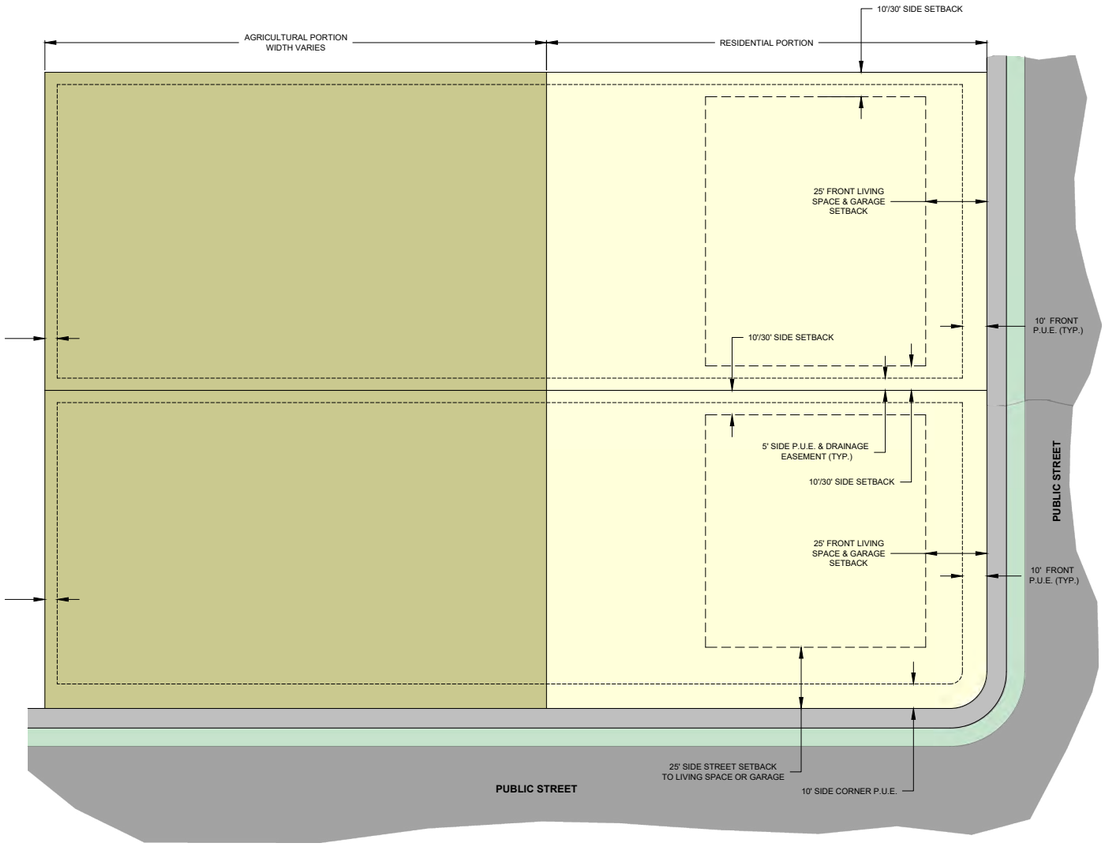
SINGLE-FAMILY SETBACK EXHIBIT

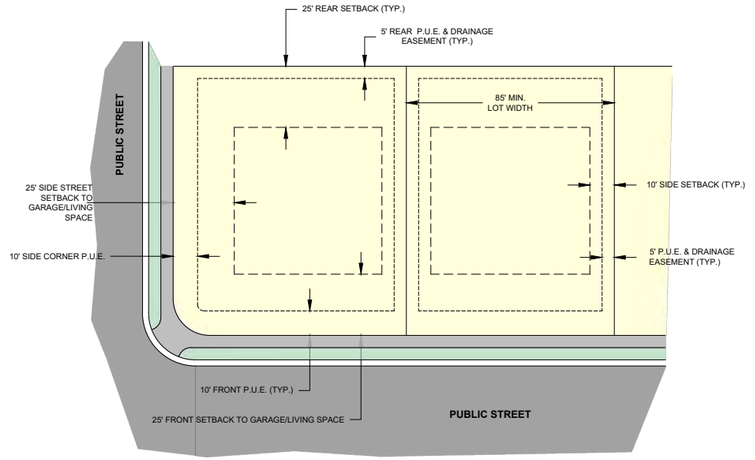
Agriculture Lot



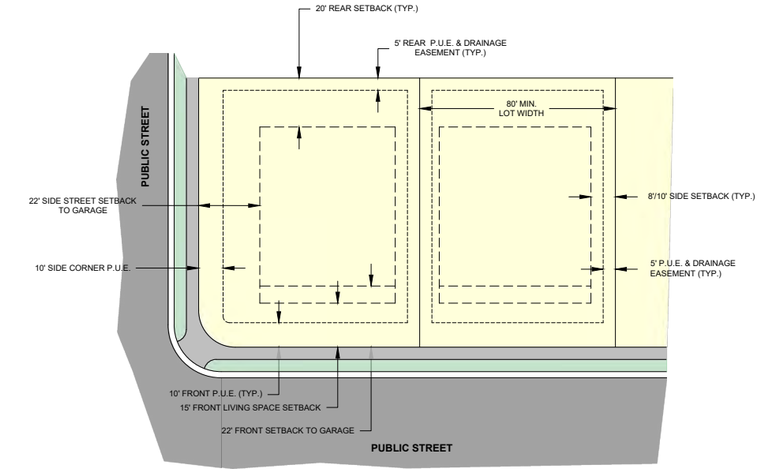
AGRICULTURAL LOT

NOTE:

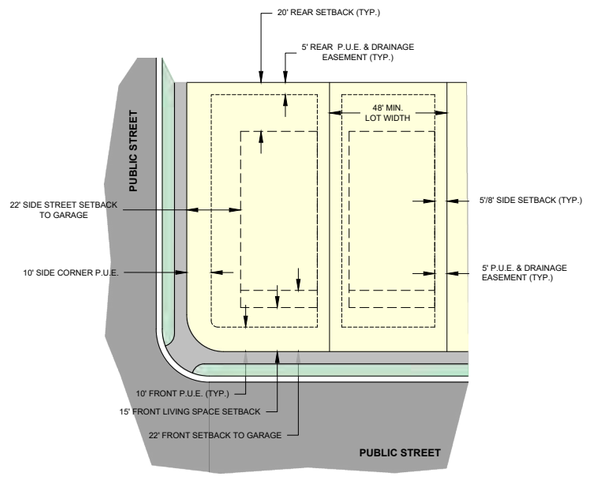
1. Structures or corrals housing animals: 50' from neighboring residences.
2. Shop, detached garage, ADUs, and other accessory buildings without livestock shall have 5' setbacks.



Standard "A" Lot



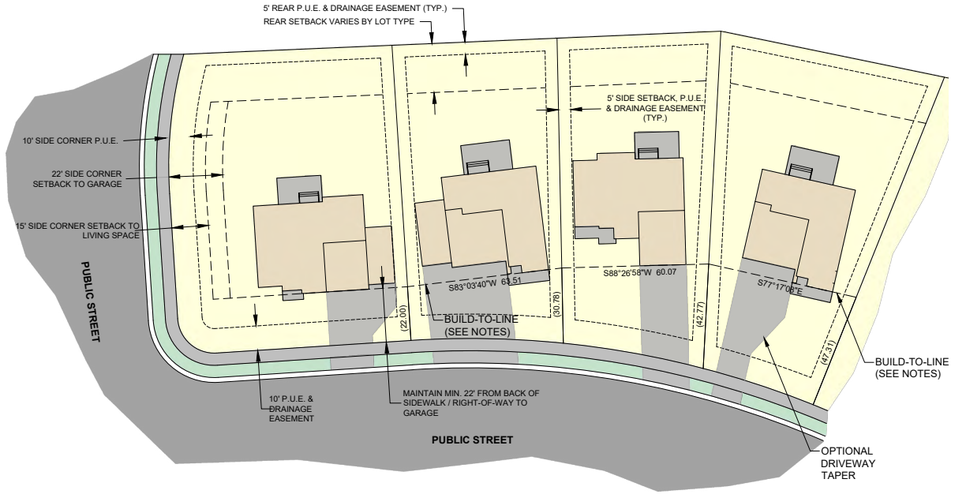
Standard "B" Lot



Standard "C" Lot

SINGLE-FAMILY SETBACK EXHIBIT (CONT'D)

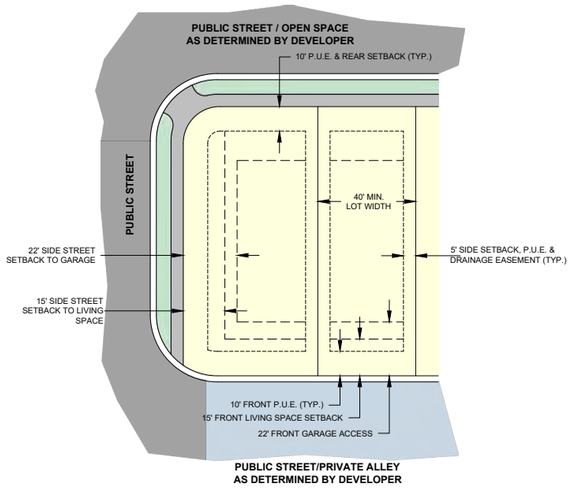
Curvilinear / Coving



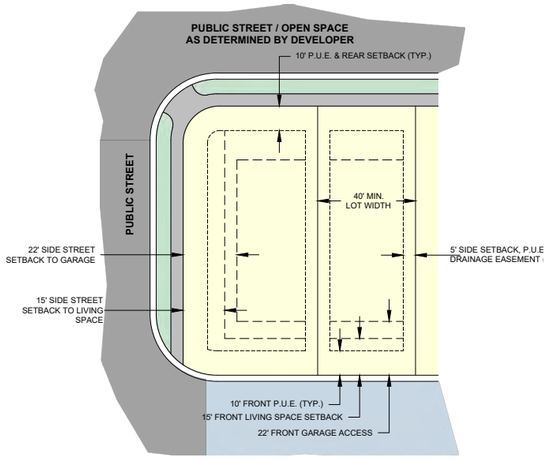
NOTE:

1. Build-to line has been established for front setback and orientation of house.
2. Build-to line to be a minimum of 22' to garage face or 15' to living space.

Cottage



Alley Load



MULTI-FAMILY TYPES

Multi-family homes are higher density residential units. Townhomes are built in a row with all units sharing a similar style. Garages may be built at the front or rear of the home. These townhomes are referred to as front-load or rear-load. Multi-family types also include apartment homes and condos, which are self-contained housing units that occupy only part of a building.

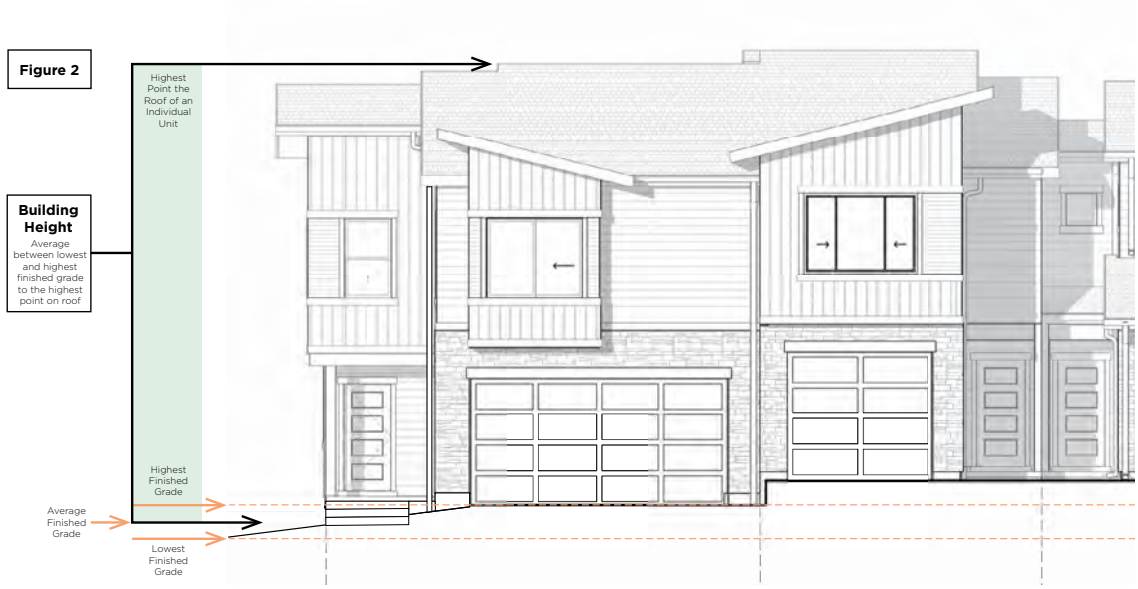
MULTI-FAMILY STANDARDS

MULTI-FAMILY*									
Type of Lot	**Front**	**Garage**	**Rear**	**Rear Building Spacing**	**Side**	**Side Building Spacing**	**Corner**	**Max. Building Height[1]**	**Max. Units Per Building**
Twin Home	15′	22′	10′	20′	5′/5′	10′	15′	35′	N/A
Front-Load Townhome	15′	22′	10′	20′	15′	15′	15′	40′	N/A
Rear-Load Townhome	10′	3′	3′	30′	15′	15′	15′	40′	N/A
Apartment / Condominium[2]	10′	5′	15′	30′	15′	15′	15′	55′[2]	48

* Upon a request by the Applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.

Reference Note

1. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of each individual unit of the structure to the highest point of the unit's roof, excluding ancillary structures.



If the roof is a mansard or flat, the building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.

2. Multi-family buildings to be limited to four stories and 55' in height.

TWIN HOME & TOWNHOME DEVELOPMENT STANDARDS

Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Minimum Lot Area

There are no minimum lot area requirements. Appropriate lot size is determined by the ability to meet development setback requirements as determined in this community plan.

Parking Standards

Parking requirements shall be based on the number of bedrooms in each home. For 1-bedroom homes, 1.75 stalls are required. For 2-bedroom homes, 2.5 parking stalls are required. For 3-bedroom homes, 3 parking stalls are required. For 4-bedroom homes and greater, 3.5 stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot, or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. Garage dimensions are required to be a minimum of 20' x 20'.

Fencing

Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Materials, specifications, and locations to be approved by the ARC. Limited common open space may be fenced.

Exterior Materials

Exterior materials are to be consistent with the architectural styling of the home. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with styling of the particular home. All materials and colors must be approved by the ARC.

Roof Type

Roofing materials should be a minimum of 30-year architectural shingles, metal, or membrane roof for flat roofs.

Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

Building Size

Twin homes and townhomes shall consist of buildings between 1 and 12 units and shall not be greater than 200 feet in length. They share at least one structural component (e.g., concrete, pillars, piers, foundations, footings, or walls) which may be above or under the ground, and may be attached or detached, but will be platted consistent with the footprint of the building, with all yards, driveways, and other PTOS platted as common or limited common open space. The number of building stories shall be limited to the building height allowed for twin homes and townhomes.

PTOS

Twin homes and townhomes may include common areas and/or limited common areas which are areas owned by the HOA. These areas (including, but not limited to, the setbacks, build-to lines, and spaces between buildings), shall be counted toward the PTOS requirements of this Community Plan so long as they are landscaped according to the approved landscape plans of the ARC for each individual plat.

EXAMPLES OF TWIN HOME & TOWNHOME DESIGNS

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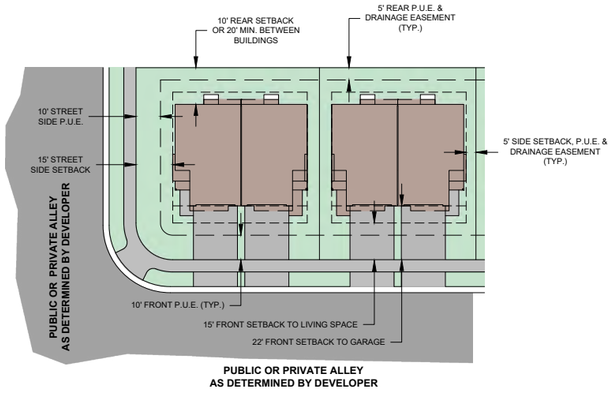
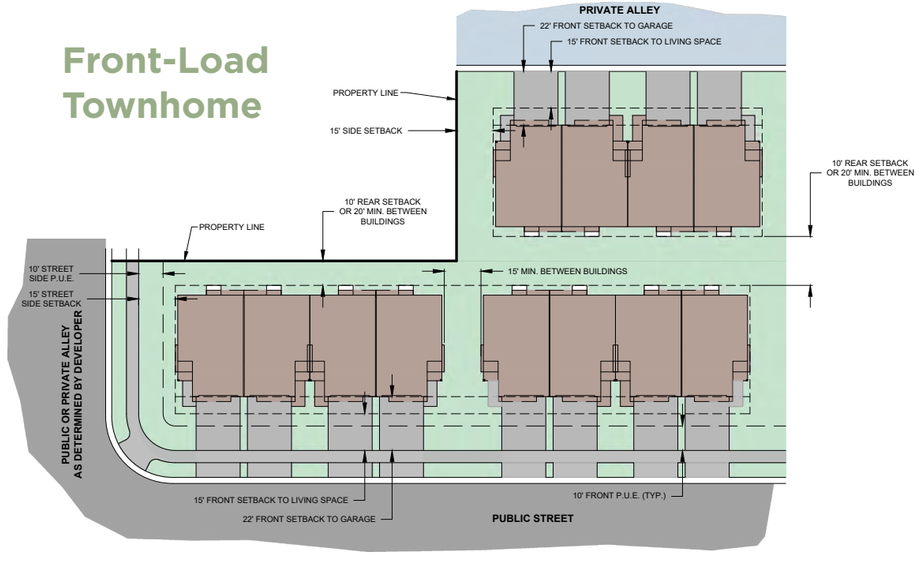
TWIN HOME & TOWNHOME SETBACK EXHIBIT

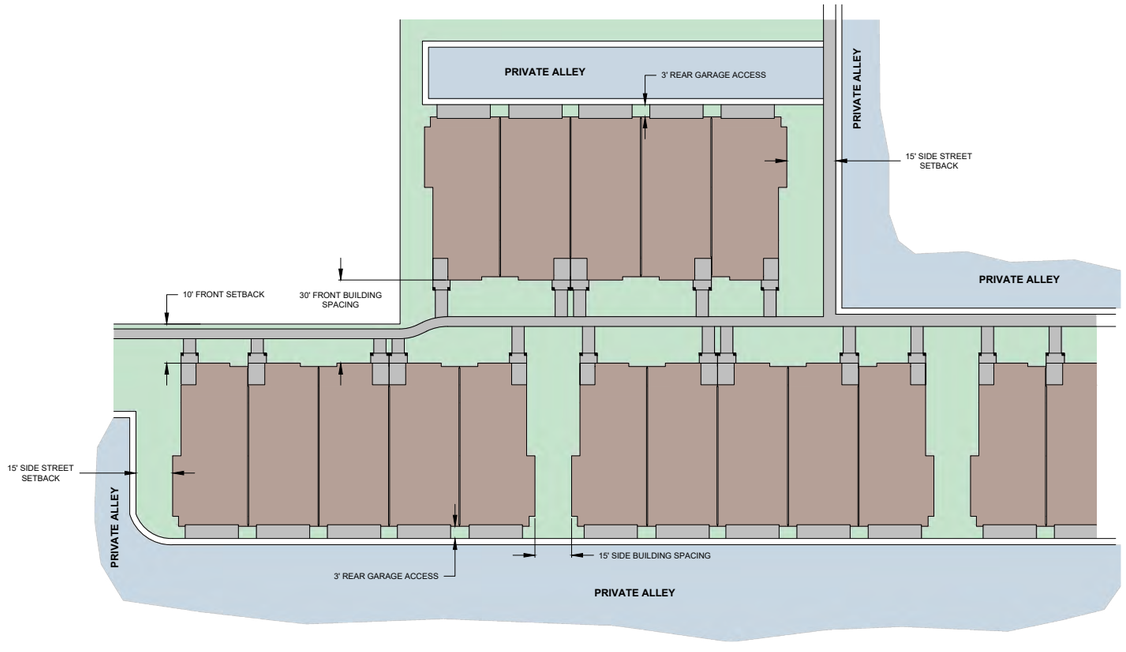
Twin Home

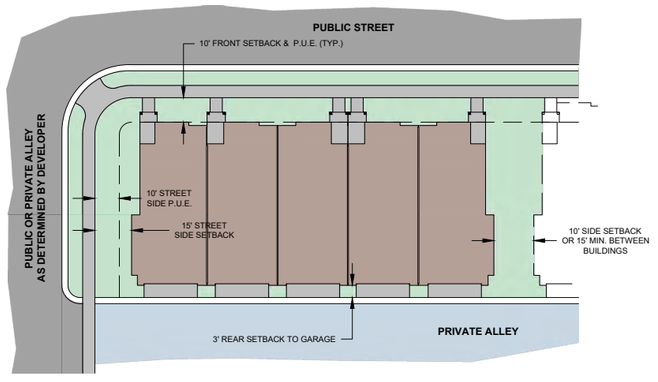


Front-Load Townhome



Rear-Load Townhome





APARTMENT & CONDOMINIUM DEVELOPMENT STANDARDS

Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

Minimum Lot Area

There are no minimum lot area requirements. Appropriate lot size is determined by the ability to meet development setback and parking requirements as determined in this community plan.

Parking Standards

Parking requirements for apartments and condominiums shall be based on the number of bedrooms in each home. For 1-bedroom homes, 1.5 stalls are required. For 2-bedroom homes, 2.25 parking stalls are required. For 3-bedroom homes, 2.75 parking stalls are required. For 4-bedroom homes and greater, 3.25 stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot (covered or open), or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. For condominiums or apartments that are part of a mixed-use project, parking may be shared and the total number of shared parking spaces required for the mixed-use project may be reduced, at Master Developer's discretion, by up to 25% of the overall minimum parking requirement.

Fencing

Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Limited common open space may be fenced.

Exterior Materials

Exterior Materials are to be consistent with the architectural styling of the building. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with the styling of the particular building. All materials and colors must be approved by the ARC.

Roof Type

Roofing materials should be a minimum of 30-year architectural shingles, metal, or membrane roof for flat roofs.

Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

PTOS

Condominiums and Apartments may include common areas and/or limited common areas which are areas owned by the HOA. These areas (including, but not limited to, the setbacks, build-to lines, and spaces between buildings), shall be counted toward the PTOS requirements of this Community Plan so long as they are landscaped according to the approved landscape plans of the ARC for each individual plat.

Apartment Pool

An apartment pool shall be a minimum of 1,000 square feet in size and must accommodate at least four square feet of pool space per residential unit being served by the pool.

EXAMPLES OF APARTMENT & CONDOMINIUM DESIGNS

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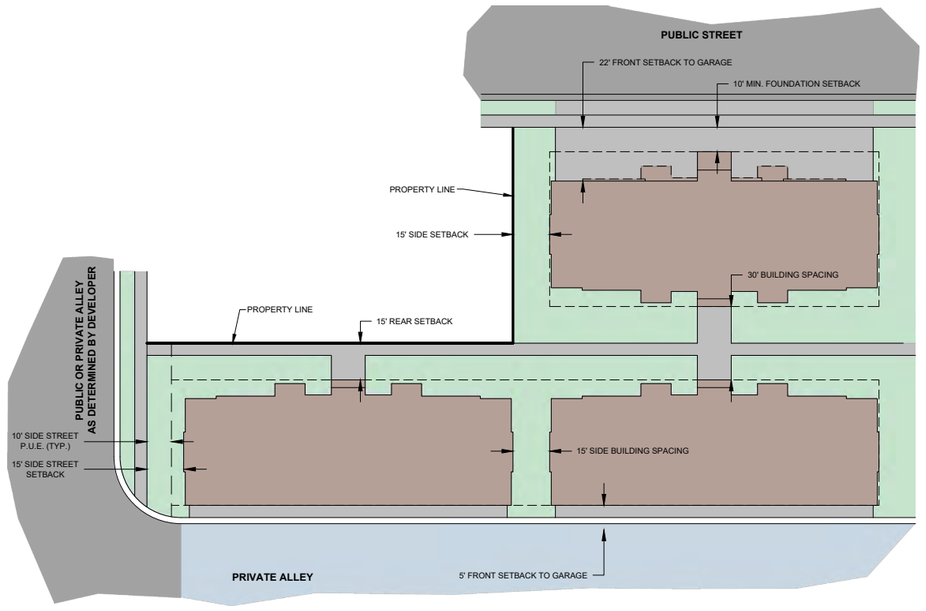
APARTMENT & CONDOMINIUM SETBACK EXHIBIT

Apartment & Condominium Building



EXAMPLES OF RESIDENTIAL HOUSING

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EXAMPLE ELEVATION STYLES FOR RESIDENTIAL HOMES

Typical Craftsman Design

The Craftsman style originated in Southern California and quickly became the dominant style for smaller homes built throughout the country in the early 1900s. Though bungalows are the most common form of the Craftsman elevation, interpretations can be found in various locations and are sometimes called *stick houses*. The following features identify a Craftsman-style home:

1. Lap siding, board and batten, and shake (shingle) exteriors
2. Low-pitched gable roofs (4/12 and 6/12 roof pitches are most common)
3. Exposed rafter tails under eaves
4. Decorative corbels, braces, and beams
5. Window grids and window trim
6. Heavy, thick fascia
7. Large front porch
8. Porch supports (columns/pillars) are typically rectangular or tapered (not round) with masonry bases
9. Large roof overhangs (typically 18 to 24 inches)
10. Single-hung and double casement windows

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Typical Farmhouse Design

The design of the American Farmhouse was initially influenced strictly by function and geography. The farmhouse was always unpretentious, straightforward, and functional. It was shaped by the needs of the farmers, the local climate, and the materials available. The original farmhouse represented simple shelter structures. Today, there is a growing interest in a simple, back-to-basics lifestyle. The new Farmhouse home design symbolizes that ideal. The following features identify a Farmhouse-style home:

1. Simple, single- or double-column porch supports
2. Simple, rectangular floor plan
3. Large, often wrap-around, porches
4. Window grids
5. Gable-style roofs (not hipped)
6. Large flat surfaces of board and batten on front elevation
7. Low roof pitches above porches, dormers, and other features (typically 1/12 to 5/12)
8. Steeper roof pitches on all main roofs, often as steep as 10/12 to 12/12
9. Dormers (gabled and shed dormers are appropriate)
10. Taller, more narrow windows
11. White/light exteriors are common, and modern versions are black/dark or have mixed light/dark exterior color palettes
12. Dark windows are common
13. Use of copper or other metal on small roof elements

NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

Typical Scandinavian Design

Scandinavian architecture includes traditional styles from Sweden, Norway, and Denmark. Typical designs focus on merging the structure with the surrounding environment, as well as integration of wood and natural materials, natural light, clean lines, neutral colors, etc. The overarching theme of Scandinavian architecture is minimalistic and simplistic design. The following features identify a Scandinavian style home:

1. Pitched roofs, oftentimes with no overhangs
2. Porch roofs may be flat
3. Dark casement windows with no trim or screens
4. Use of large windows and skylights to bring natural light indoors
5. Simple lines with no adornments
6. Use of natural colors and materials such as wood
7. Black, red, or yellow are often used to accent natural wood elements
8. Incorporation of functionality and comfort

NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

Typical Prairie Design

The Prairie elevation is a recent style created by incorporating modern elements into the style of a traditional prairie home. This design emphasizes the simplicity and integrity that combines comfort, utility, and beauty, without imitating past styles. Prairie home plans have broad, gently sloping, shelter roofs with prominent, low chimneys. Balconies and terraces extend in several directions beyond the basic house, creating a protected outdoor space. The following features identify a Prairie-style home:

1. Roof pitches are typically 3/12-6/12
2. Low roof pitches above porches, dormers, and other features (typically 1/12 to 5/12)
3. Large modern-style windows (typically without grids)
4. Overhanging eaves ranging from 18 to 24 inches
5. Horizontal, clean lines in the detailing
6. Lap siding with brick or stone details elements
7. Open floor plans
8. Wide, rectangular columns or pillars
9. Prominent low chimneys
10. Large, tall windows
11. Modern, glass panels in front door and garage
12. Wide front door (42 inches wide or larger)

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Typical Utah Traditional Design

Utah Traditional architecture is very similar to domestic architecture elsewhere in the United States. This style is based on existing cultural traditions and/or current trends in architecture, rather than being original. It does, however, represent the early pioneer heritage and the eventual merging of Utah with mainstream American society. The result provides a continuity from community to community. The following features identify a Utah Traditional style home:

1. Roof pitches of 6/12 and greater
2. A mix of hip and gable roof structures
3. Bay or boxed windows with shutters
4. Masonry (brick or stone)
5. Body materials such as lap siding, shingles, and board and batten
6. Gable returns
7. Arched windows, front entrances, and garage trim
8. Use of copper or other metals on small roof elements
9. Taller front door

NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

Typical Modern Design

Modern design favors strong horizontal and vertical elements, as well as geometric shapes, to create a sense of simplicity. The aim of modern design is to simplify the home, emphasize function, and remove any unnecessary frills. In place of extra adornments, clean, simple lines and shapes create interest. The following features are common in a Modern-style home:

1. Expansive roofs with pitches that are often flat with no pitch or dramatically angled
2. Minimalist design with straight, clean, lines and sharp edges
3. Low, horizontal massing with flat roofs and long-span steel trusses
4. Generous use of glass and natural light
5. Masonry (brick or stone) combined with concrete tiles or siding, stained wood cladding, and steel
6. Emphasis of rectangular forms and horizontal and vertical lines
7. Emphasis on open, flowing interior spaces
8. Wide front door

NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

SALES SIGNS

ON-PREMISE TEMPORARY COMMUNITY SIGNS

Temporary community signs may be installed as needed to direct traffic to builder model home(s) and/or sales trailers during the selling process. These temporary community signs are permitted within Firefly.

Temporary community signs may be installed along collectors, parkways, and minor/major arterials prior to and during active development or any form of development activity. The design and message may vary, but the purpose is to provide direction to and information about Firefly. Temporary community sign faces shall not exceed 200 square feet and height of sign shall not exceed 20 feet from grade. Temporary community signs shall be at least 200 feet from any other temporary sign. The ARC must approve the design prior to submitting a Development Application as appropriate.

BUILDER SIGNS FOR MODEL HOMES, SALES TRAILERS & LOTS

A model home is considered a sales facility until it is sold. Temporary signs used on builder property, as well as areas in front of a model home, spec home, or sales trailer are builder-provided signs, and are not required to be community branded. They identify who the builder is and what the builder is offering in Firefly. Builder signs may also advertise builder contact info, as well as the name of the model home, floor plan, and features found in the model home. Model signs must be approved by the ARC, and/or HOA if applicable, and are required to adhere to the following community standards:

1. Model and spec homes may not be permitted to advertise properties or units located in another subdivision or property located outside Firefly.
2. Each model home lot may include a 32 square feet sign, an 18 square feet sign, and up to three smaller informational signs that are 10 square feet or less.
3. Model and spec home signs must be removed within 30 days of when the last home is sold in Firefly or when the model home is sold.
4. Model and spec home signage must be approved by the ARC prior to Development Application.
5. Model and spec home and signage must comply with City's Vested Laws in every aspect not specifically identified herein.
6. Builders may install temporary builder signs anywhere in Firefly in compliance with the requirements of this section.
7. Builder may install a sign that is no larger than 10 square feet on each lot.

05 COMMERCIAL DEVELOPMENT STANDARDS

COMMERCIAL STANDARDS

Specific commercial uses are listed in the Permitted and Conditional Use table on pages 5-04 to 5-11. Commercial standards for IPA, CPA, and NPA areas are as follows:

BUSINESS PARK / INDUSTRIAL PLANNING AREA (IPA)

The IPA has been established to create an attractive development that provides opportunities for employment and tax base for Eagle Mountain City. This Area is characterized by flat, open land particularly suited for business park and industrial uses. Representative of the uses within this area are business park; technology-oriented business; manufacturing; fabrication and processing; storage warehousing; wholesale distribution; fulfillment centers; service provider offices, yards, and retail space; and flex space. Area subdivisions and dwellings on small lots, along with other uses which tend to thwart or prevent the use of the land for its primary purposes, have been excluded from this area. The following exceptions to City's Vested Laws shall apply in the IPA.

Exceptions to City's Vested Laws

Lot Area: No minimum lot area, except that an area sufficient to accommodate setback, off-street parking, loading and unloading, and vehicular access shall be provided and maintained, and no building to be built over underground utility easements.

Lot Width: No minimum lot width.

COMMERCIAL WITHIN NPA AREAS

Commercial uses are permitted or conditional as set forth in the uses table on pages 5-04 to 5-11. Vertical and horizontal forms of mixed uses are also permitted or conditional so long as the commercial components of the proposed development are listed in the uses table. The following exceptions to City's Vested Laws shall apply in the NPA.

Exceptions to City's Vested Laws

Lot Area: No minimum lot area, except that an area sufficient to accommodate setback, off-street parking, loading and unloading, and vehicular access shall be provided and maintained, and no building to be built over underground utility easements.

Lot Width: No minimum lot width.

Building Height: Maximum height of 55 feet.

Building Size: No minimum or maximum requirement.

Building Materials: Commercial buildings may utilize an appropriate mix of materials including brick, rock, metal, fiber/cement siding, wood, glass, stucco, and CMU.

COMMERCIAL PLANNING AREAS (CPA)

The areas covered by CPAs are intended to be central retail, service, professional office, high-density apartments, and vertical or horizontal mixed-use centers. For this reason, the areas have been located in high traffic parts of the project where the street pattern makes the uses readily accessible to all parts of the community and the surrounding region. The areas are intended to provide for a variety of community activities. The CPAs are characterized by clean, well lit streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Attractive, inviting and well maintained shops, stores, offices, theater, and cultural buildings, as well as high-density multi-family residential dwellings, are also characteristic of these areas. Representative of the uses in these areas are special retail, lodging, apartment housing, professional offices, theaters, restaurants, and a wide variety of retail outlets. The following exceptions to City's Vested Laws shall apply in the CPA.

Exceptions to City's Vested Laws

Lot Area: There shall be no minimum lot area requirements for commercial lots used for a commercial use permitted in the area. For buildings arranged, intended, or designed exclusively for residential use, the minimum lot area requirements shall be the same as for dwellings, except that no lot area requirements shall apply when the dwellings are mixed use (located above the ground floor and said ground floor is devoted exclusively to a commercial use permitted in the area).

Lot Width: There shall be no minimum lot width requirements for commercial lots used for a commercial use permitted in the area.

Building Height: The maximum height of any building with a commercial use shall be 75 feet except buildings arranged, intended, or designed exclusively for residential use, the maximum height requirement shall be the same as for multi-family dwellings.

Building Size: No requirements.

Building Materials: Commercial buildings may utilize an appropriate mix of materials including brick, rock, metal, fiber/cement siding, wood, glass, stucco, and CMU.

EXAMPLES OF BUSINESS PARKS, INDUSTRIAL & COMMERCIAL AREAS

NOTE:
These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products that will be used.

PERMITTED AND CONDITIONAL USES FOR CPA, IPA AND NPA AREAS

The following table lists the permitted (P) and conditional (C) commercial uses for CPA, IPA, and NPA areas located in Firefly. Uses that are listed as "C" (conditional) will follow the Conditional Use application procedures and approval standards found in the City's Vested Laws.

USE	CPA	IPA	NPA	DEFINITION
Accessory Dwelling Unit (ADU)			C/P[1]	Accessory Dwelling Unit (ADU) is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is (1) within or attached to an owner-occupied single-family residential dwelling, or (2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels.
Agricultural Sales and Service	P	P		Agricultural Sales And Service is an establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products, anhydrous ammonia, farm supplies and the like, and including accessory food sales and machinery repair services. This definition shall also include greenhouses which are used for wholesale and/or retail purposes.
Animal Care Service			C/P[1]	Animal Care Service means a commercial or nonprofit facility providing medical or surgical treatment, clipping, bathing or other services, including incidental boarding to dogs, cats, and other animals. Typical uses do not include kennels, short-term pet sitting, or hobby breeding.
Animals and Fowl			C/P[1]	Animals and Fowl for recreation and family food production means large animals including horses, mules/donkeys, cattle, llamas, and ostriches and small animals including roping steers, goats, sheep, hogs, and pigs. Up to 1 large animal, 1 small animal, and 4 chickens allowed per 5,000 square feet (minimum lot size of 21,780 square feet).
Asphalt and Concrete Production		P		Asphalt and Concrete Production means the production of asphalt and/or concrete in one or more plants, including, but not limited to, batch plants, together with the excavation and storage of rock, sand, gravel, and other materials used in the production of asphalt and/or concrete. This term shall include the presence and operation of rock crushers, screens, shredders and other earth and plant sorting, moving, processing, and grading equipment and buildings, facilities and storage yards used to mix asphalt and concrete products.
Assisted Living Facility	P		C/P[1]	Assisted Living Facility means a residential facility, licensed by the state of Utah, with a home-like setting that provides an array of coordinated supportive personal and healthcare services, available 24 hours per day, to residents who have been assessed under Utah Department of Health or the Utah Department of Human Services rules to need any of these services and who have a service plan based on the assessment, which may include: specified services of intermittent nursing care; administration of medication; and support services promoting residents' independence and self-sufficiency. An assisted living facility does not include a residential facility for persons with a disability or an adult day care provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.
Auction (Except Animals)	P			Auction is any sale where tangible goods, wares, or merchandise is sold by an auctioneer who is either the agent for the owner of such property or is in fact the owner thereof.
Auto Service, Major	P	P		Auto Service, Major means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul, provided it is conducted within a completely enclosed building.
Auto Service, Minor	P	P		Auto Service, Minor means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune-ups and transmission work, provided it is conducted within a completely enclosed building.

USE	CPA	IPA	NPA	DEFINITION
Automobile Gas Station	P	P	C/P[1]	Automobile Gas Station means an establishment for the retail sale of automotive fuels and lubricants and at which no vehicle repair or maintenance service is offered. Such an establishment may offer for retail sale other convenience items such as food and may also include a car wash.
Automobile, Truck, Recreational Vehicle and Equipment Sales or Rental	P	P		Automobile, Truck, Recreational Vehicle and Equipment Sales or Rental means sales or rental of both new or used motor vehicles and equipment from indoor or outdoor areas, but not to include non-serviceable or junk vehicles or equipment.
Bank	P	P	C/P[1]	Bank means a business principally involved in the lending, borrowing, exchanging, issuing, or safeguarding of money, under charter from an agency of the state of Utah or the United States.
Bar or Tavern	P	P	C/P[1]	Bar or Tavern means a business principally involved in the sale of alcoholic beverages under license from the city and the state of Utah.
Bed and Breakfast Facility	P		C/P[1]	Bed and Breakfast Facility means a limited commercial activity conducted within a structure, which includes dining and bathroom facilities with sleeping rooms, on a residential scale for short-term guest rental. This definition will typically involve overnight accommodations, limited food services, parking facilities and open space in a natural setting.
Car Wash	P	P	C/P[1]	Car Wash means a facility engaged in cleaning or detailing motor vehicles, including cars, passenger trucks, and recreational vehicles, whether self-service, automatic or by hand. A car wash may be an accessory use to an automobile gas station or convenience store, or it may be a principal use on the lot.
Commercial Food Preparation	P	P		Commercial Food Preparation is a facility in which food is processed or otherwise prepared, primarily for off-site consumption and/or sales. Facilities may be shared among various food processors, producers, or preparers. Uses may include but are not limited to: commissary kitchen and catering.
Communication Facility	P	P		Communication Facility means a tower or structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission.
Construction Sales and Service	P	P		Construction Sales and Service is an establishment engaged in retail or wholesale sale of materials and services used in construction of buildings or other structures, as well as outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumber yards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, air conditioning, electrical, plumbing, and heating supply stores, swimming pool sales, construction and trade contractors' offices and storage yards, and public utility corporation storage yards.
Convenience Store	P	P	C/P[1]	Convenience Store is an establishment, not exceeding five thousand (5,000) square feet of gross floor area, serving a limited market area and engaged in the retail sale or rental, from the premises, of food, beverages and other frequently or recurrently needed items for household use, excluding gasoline sales.
Data Center	P[2]	P		Data Center meaning electronic data management businesses, centralized buildings or groups of buildings with associated power and cooling infrastructure located in a secure campus where computing and networking equipment is situated for the purpose of collecting, storing, processing, distributing, or allowing access to large amounts of data and computer processing twenty-four hours a day seven days a week.
Day Care Center, Adult	P	P	C/P[1]	Day Care Center, Adult means a non-medical facility for the daytime care of adults who, due to advanced age, disability or impairment, require assistance and/or supervision during the day.
Day Care Center, Child, Large	P	P	C/P[1]	Day Care Center, Child, Large means an establishment providing care and maintenance to 50 or more children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.

USE	CPA	IPA	NPA	DEFINITION
Day Care Center, Child, Small	P	P	C/P[1]	Day Care Center, Child, Small means an establishment providing care and maintenance to more than 12, but fewer than 50, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.
Day Care Establishment, Family, Child	P		C/P[1]	Day Care Establishment, Family, Child means an establishment providing care and maintenance to four or more, but fewer than 12, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services to be provided within a single-family residence.
Electronic Sales and Repair	P	P		Electronic Sales and Repair means a retail establishment that deals in the sale and repair of electronics.
Flea Market (Indoor)	P	P		Flea Market (Indoor) is a building devoted to the indoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.
Flea Market (Outdoor)	P	P		Flea Market (Outdoor) is an outdoor area devoted to the periodic outdoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.
Funeral Home	P		C/P[1]	Funeral Home is an establishment engaged in preparation of funeral services. Uses may include the preparation of the deceased for burial, for the display of the deceased and/or for ceremonies or services related thereto. A funeral home may include facilities for embalming, but not for cremation. It may also include facilities for the storage of caskets, funeral supplies, and funeral vehicles. A funeral home may also be known as a funeral parlor or a mortuary.
Garden Center	P	P	C/P[1]	Garden Center means an establishment for the growing, cultivation, storage, or sale of plants, flowers, trees, shrubs, garden plants, bushes, landscaping materials, or similar plantings, including materials, tools, implements, equipment, and packaged substances for the maintenance and care of such plantings intended for ornamental, garden, or landscaping purposes. Typical uses include greenhouses, plant and tree nursery, permanent tree lots, and garden supply stores. Typical uses do not include sod farms, storage sites for landscaping materials or cannabis production facilities.
Government Service	P	P	C/P[1]	Government Service is any building or facility used, owned, or operated by a government entity which provides services for the public, excluding utilities and recreational services. Typical uses include administrative offices of government agencies and utility billing offices.
Grain Elevator		P		Grain Elevator is a storage area or structure where grain products are temporarily stored for transfer to trucks, train cars, or other forms of transportation.
Heliport		P		Heliport is a landing area solely for the landing of helicopters. A heliport may include more than one helipad.
Hometel	P			Hometel is a building or buildings containing one-bedroom dwelling units which are primarily used for apartment style living, being rented on a monthly basis. However, the dwelling units may also be used as a motel being rented on a daily basis.
Hospital	P	P		Hospital is a facility that: A. Offers services more intensive than those required for room, board, personal services and general nursing care; B. Offers facilities and beds for use beyond twenty four (24) hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease or pregnancy; or C. Regularly makes available at least clinical laboratory services, diagnostic X-ray services and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. Hospitals may include accessory uses, such as offices for medical and dental personnel, daycare facilities for employees, patients, or patient visitors, and central service facilities, such as pharmacies, medical laboratories, and other related uses.

USE	CPA	IPA	NPA	DEFINITION
Hotel or Motel	P	P		Hotel or Motel means a building or group of buildings containing individual sleeping units designed and used primarily for the accommodation of short-term guests, and with automobile parking or storage available. This definition includes restaurant, food service and group meeting facilities.
Indoor Shooting Range	P	P		Indoor Shooting Range means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or archery bows, which is open to the general public upon payment of a fee and which is located within the confines of a building.
Kennel	P	P		Kennel is an establishment having three (3) or more dogs of any age for the purpose of boarding, letting for hire, or training for profit.
Laboratory, Medical Related	P	P		Laboratory, Medical Related is an establishment that performs research and analysis of medical tests and biologic samples collected for the purpose of medical diagnosis. A medical related laboratory is not a bio-medical facility.
Liquor Store	P	P		Liquor Store is a State store, owned and operated by the State of Utah, as defined and regulated under Utah Code Annotated title 32B, or its successor, for the sale of alcoholic beverages for off premises consumption.
Manufactured Home or Dwelling			C/P[1]	Manufactured Home or Dwelling means a single-family dwelling complying with the National Manufactured Home Construction and Safety Standards Act (4 USC 5401), the International Building Code or the International Residential Code. Mobile homes, travel trailers, houses mounted on self-propelled or drawn vehicles, shipping containers and tents or other forms of temporary housing or portable housing are not included within this definition.
Manufacturing, Heavy		P		Manufacturing, Heavy means the assembly, fabrication or processing of goods and materials using processes that ordinarily have greater than average effects on the environment, or that ordinarily have significant effects on the use and enjoyment of adjacent property through noise, dust, smoke, fumes, odors, glare or health or safety hazards or that otherwise do not constitute "light manufacturing." This term includes processing and fabrication of large or bulky products, products made from raw or extracted materials, or products involving flammable or explosive materials and processes which require land area for fabrication or storage of products. This term shall include refineries and chemical manufacturing.
Manufacturing, Light	P	P		Manufacturing, Light means the assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, dust, smoke, fumes, odors, glare or health or safety hazards outside of the building or lot where such activities take place, where such uses are housed entirely within a building or where the area occupied by outdoor storage of goods and materials used in such processes does not exceed 25 percent of the floor area of all buildings on the property. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials. This term shall include uses such as electronic equipment production and printing plants.
Medical and Health Care Offices	P	P	C/P[1]	Medical and Health Care Offices means offices or clinics which provide services for the prevention, treatment and care of illness or injury; medical, dental and chiropractic offices; offices devoted to the healing arts such as licensed, accredited massage therapists; licensed physical therapists; and psychotherapists; and which may include a pharmacy, drug store or laboratory intended to serve patients of the medical or dental professions as an accessory use.
Mixed Use	P		C/P[1]	Mixed Use means a type of development containing both residential dwelling units and other uses, such as commercial or office uses, on the same or adjacent portions of the project that share common features such as parking. Mixed Use includes both "vertical" (where the uses share part or all of the same building structure) and "horizontal" (where the uses are in different buildings but that share common features such as parking).
Modular Unit			C/P[1]	Modular Unit is a structure built from sections manufactured in accordance with the construction standards adopted pursuant to Utah Code Annotated title 15A, and transported to a building site, the purpose of which is for human habitation, occupancy or use.

USE	CPA	IPA	NPA	DEFINITION
Moving and Storage Facilities and Businesses		P		Moving and Storage Facilities and Businesses means a facility or business engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the parking of moving vehicles.
Multi-family Dwelling	P		P	Multi-family Dwelling means housing products and types, including condominiums, apartments, townhomes, and twinhomes. Multi-family dwellings may include dwelling units intended to be rented and maintained under central ownership or management, or cooperative apartments, condominiums and the like. Any multi-family dwelling in which dwelling units are available for rental or lease for periods of less than one month shall be considered a short-term rental.
Museum	P		C/P[1]	Museum means an institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.
Office Use	P	P	C/P[1]	Office Use means a type of business use, which may or may not offer services to the public, that is engaged in the processing, manipulation or application of business information or professional expertise. An office use is not materially involved in fabrication, assembly or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples include accounting, investment services, architecture, engineering, legal services and real estate services.
Office/Warehouse	P	P		Office/Warehouse is a facility of single or multiple buildings or units where at least twenty-five percent (25%) of each building or unit is built as office space or showroom with the remainder of the building or unit built as storage or warehouse space. Such facility typically has garage bays to service the warehouse component.
Open-Air Businesses	P	P		Open-Air Businesses is any business which sells, primarily at retail, certain goods, products or merchandise which are displayed or otherwise merchandised outside an enclosed building, including but not limited to fresh fruits, fresh vegetables, flowers, landscape nurseries, home garden supplies and equipment, auto sales, parking lot sales, camper sales, recreational vehicles, arts, crafts, and playground equipment.
Outdoor Storage	P	P		Outdoor Storage means the storing of materials, products, and equipment incidental to an allowed use in an outdoor setting that is not accessible to the public.
Park, Community	P	P	C/P[1]	Park, Community means one that is typically intended to serve a specific segment of the community and is generally medium-sized. Park improvements are generally intended to provide a full range of passive and active recreational events. However, extensive lighting or parking will not be utilized in these parks.
Park, Neighborhood	P	P	C/P[1]	Park, Neighborhood is a smaller park that provides for the immediate family and neighborhood recreational needs of a residential area.
Park, Regional	P	P	C/P[1]	Park, Regional is a park with a large area, or it can be constructed in the form of a community recreation facility. It is intended to serve large segments of the population.
Parking Lot	P	P	C/P[1]	Parking Lot is an open area other than a street, alley, or driveway, used for parking of more than four (4) automobiles and available for public use, whether free, for compensation or as an accommodation for clients or customers.
Pawnshop	P			Pawnshop is any person or establishment engaged in any of the following: A. Lending money on deposit of personal property. B. Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor. C. Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property. D. Selling unredeemed pledged personal property, together with such new merchandise, as will facilitate the sale of such property.

USE	CPA	IPA	NPA	DEFINITION
Pet Sales	P		C/P[1]	Pet Sales is any establishment wherein dogs, cats, small household pets such as birds, fish, and reptiles, or other household pets of any age are kept or displayed for the purposes of retail sales. This definition does not include kennel; cattery; animals for sale by an animal breeder; or the sales of small household pets that may be associated with another allowed use. Pet sales does not include animal adoptions from a city or county animal shelter, animal control agency, or a non-profit animal welfare organization incorporated within the State of Utah for the purpose of preventing cruelty to animals, or by any properly authorized establishment used for the care and custody of seized, stray, homeless, quarantined, abandoned or unwanted dogs, cats or other small domestic animals.
Printing and Copying, Limited	P	P	C/P[1]	Printing and Copying, Limited is a business establishment engaged in retail photocopying, reproduction, photo developing or blueprinting services.
Private and Public Schools	P		C/P[1]	Private and Public Schools means accredited schools for residential and nonresidential classroom instruction with state-approved curriculum.
Recreation and Entertainment, Indoor	P		C/P[1]	Recreation and Entertainment, Indoor is an establishment providing recreation and entertainment that is wholly enclosed in a building. Typical uses include amusement rides, athletic and fitness facilities, bowling alleys, dance halls, indoor theaters, pool halls, racquetball and handball courts, and swimming pools.
Recreation and Entertainment, Outdoor	P			Recreation and Entertainment, Outdoor is an establishment providing recreation and entertainment which takes place in the open. Typical uses include archery ranges, batting cages, campgrounds, golf courses, golf driving ranges, drive-in theaters, miniature golf courses, rodeo grounds, tennis courts, and amusement rides.
Recreational Vehicle Storage Yard	P	P	C/P[1]	Recreational Vehicle Storage Yard is a fenced area for storage of recreational vehicles.
Recycling Center, Indoor		P		Recycling Center, Indoor is a building in which recyclable material is collected, processed, and/or baled entirely within an enclosed building. Said facility may also be used to prepare and ship materials to others who will use those materials to manufacture new products. On site drop off containers shall be located a minimum of thirty (30) feet back from the right of way line and shall be screened to mitigate blowing debris.
Recycling Collection Station	P	P	C/P[1]	Recycling Collection Station is one or more outdoor freestanding containers available to the general public occupying an area not greater than four hundred (400) square feet, exclusive of area required for vehicular access, and designed to receive and store recyclable materials.
Religious or Cultural Meeting Hall	P		C/P[1]	Religious or Cultural Meeting Hall means a building or buildings owned or maintained by organized religious organizations and nonprofit associations for social, civil or philanthropic purposes, or as a place of worship. Uses also include public nonprofit displays of art, historic or cultural artifacts or other inanimate exhibits, a building used as a lending library or reading room, seminaries (associated with schools), monasteries and convents. This definition shall not include tents or temporary structures.
Research Service		P		Research Service is an establishment engaged in industrial, medical, or scientific inquiries.
Residential Dwelling Unit			P	Residential Dwelling Unit ("RDU") means a single unit intended to be occupied for a residential living purpose.
Residential Facility for Persons with a Disability	P		C/P[1]	Residential Facility for Persons with a Disability means a residence in which more than one person with a disability resides and which is licensed or certified by: the Utah Department of Human Services under Utah Code Annotated Title 62A, Chapter 2, Licensure of Programs and Facilities; or the Utah Department of Health under Utah Code Annotated Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act.
Restaurant	P	P	C/P[1]	Restaurant means a building, property, or location where the primary purpose is to serve as an eating establishment with facilities in which food is prepared for either on- or off-site consumption. This definition also includes specialty food stores, such as ice cream parlors or delicatessens.

USE	CPA	IPA	NPA	DEFINITION
Retail Goods Establishment	P	P	C/P[1]	Retail Goods Establishment means a building, property, or activity, the principal use or purpose of which is the sale of physical goods, products, or merchandise directly to the consumer.
Retail Services Establishment	P	P	C/P[1]	Retail Services Establishment means a building, property, or activity where the principal use or purpose is the provision of personal services directly to the consumer. This term shall include barber shops, beauty parlors, laundry and dry cleaning establishments (with off-plant premises), tailoring shops, shoe repair shops, and the like.
Retail, General	P	P	C/P[1]	Retail, General is an establishment that rents or sells goods to the public but excluding uses specifically classified in another definition herein. Typical uses include apparel stores, antique shops, art and hobby supply stores, bicycle shops, bookstores, clothing rental stores, department stores, discount stores, drugstores, electronic appliance stores, florists, food stores, furniture and appliance stores, gift and novelty shops, glass and mirror shops, hardware stores, home improvement centers, jewelry stores, medical supply stores, music stores, optical retail sales, paint stores, pet supplies stores, photocopying and blueprinting shops, photography supply stores, record, tape and video stores, sporting goods stores, toy stores and variety stores.
Rock, Sand and Gravel Storage and Distribution (As Part of Development)	P	P	C/P[1]	Rock, Sand and Gravel Storage and Distribution is the outdoor storage and sale of rock, sand and gravel in bulk quantities and the storage on site of necessary loading equipment, facilities and vehicles.
Short Term Rental	P		C/P[1]	Short Term Rental is a lease or rental of a dwelling unit, or any portion thereof located within agricultural or residential zones for lodging or accommodation purposes for a period of less than thirty (30) consecutive days.
Sign, Painting, Fabrication	P	P		Sign, Painting, Fabrication is a facility and/or service that specializes in the fabrication of all types of interior and exterior signage and offers services including painting, printing, sandblasting, routing, engraving and/or sign installation.
Stables	P		C/P[1]	Stables means a building in which horses are sheltered, which may be accessory to a resident or other use or a freestanding principal use.
Store, Warehouse Club	P			Store, Warehouse Club is a retail business requiring patron membership, and selling packaged and bulk foods and general merchandise. They are characterized by high volume and a restricted line of popular merchandise in a no frills environment. They have centralized exit checkout stations, and utilize shopping carts for customers. These stores typically range from one hundred twenty thousand (120,000) to one hundred fifty thousand (150,000) square feet in size.
Tattoo and Body Engraving Service	P			Tattoo and Body Engraving Service is a personal service establishment furnishing tattoos and body piercing on the premises. This definition excludes permanent cosmetics when done in association with a permitted personal care service, such as a beauty shop or nail salon.
Trade/Vocational School	P	P		Trade/Vocational School is an establishment, for profit or not, conducting a course of instruction, training, or retraining to prepare individuals to follow an occupation or trade offering regularly scheduled instruction in technical, commercial or trade skills, such as, but not limited to, business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.
Travel Center	P	P		Travel Center means a place for the transient stopping, parking, and fueling of commercial trucks. Travel Centers may also include facilities for eating, sleeping and recreation of the truck drivers, convenience stores; and may also serve the general public and their vehicles.
Truck Freight Terminal		P		Truck Freight Terminal is a premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.

USE	CPA	IPA	NPA	DEFINITION
Utility, Major		P		Utility, Major is a facility of any entity which provides the general public with electricity, natural gas, sewage collection, telecommunication, water, or other similar service. This term excludes wireless telecommunication facilities, storage buildings or yards, gas or oil processing, and manufacturing facilities. Typical uses include electric generation plants, water storage reservoirs, and water and wastewater treatment plants.
Warehouse		P		Warehouse is a structure, or part thereof, or area used principally for the storage of goods and merchandise.
Warehouse, Self Service Storage	P	P		Warehouse, Self-Service Storage is an enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for storage of their household goods or personal property.
Welding Shop		P		Welding Shop is a business in which metal is joined, united, repaired, produced, or created by heating and allowing the parts to flow together, or by hammering or compressing with or without previous heating.
Wholesale, Distribution		P		Wholesale Distribution is a business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of materials, supplies and goods from its inventory to companies within the industry. A wholesale distributor is not a retail goods establishment.
Woodworking Mill		P		Woodworking Mill is a facility where timber is processed to produce wood products.

1 Permitted in NPAs 9 and 12. Conditional in all other NPAs.
2 Permitted in CPA 3

CONTINUING USE RESTRICTION

Once a final plat for a residential use is recorded there will be a plat note providing that the residential use cannot be modified except by a plat amendment.

COMMERCIAL/BUSINESS PARK SIGNS

All signs within the Firefly boundaries are considered on-premise signs. Monument sign design will be detailed at Development Application. Pylon, pedestal, and wall signs consisting of letters and cabinets indicating the business, commodities, service, industry, or other activity sold, offered, or conducted on the premises are permitted in NPA, IPA, and CPA areas in accordance with the following criteria:

MONUMENT SIGNS IN COMMERCIAL AREAS

Commercial developments with multiple businesses shall be permitted to construct monument signs. The ARC must approve the design and locations prior to submitting a Development Application, as appropriate.

PYLON & PEDESTAL SIGNS

1. One detached on-premise sign is permitted for each developed parcel not exceeding one-and-a--half square feet of sign area for each linear foot of street frontage.
2. No sign face may exceed a total sign area of 200 square feet per side with a maximum of two sides. Electronic message centers may be incorporated into the sign, but are only allowed along arterial and major collectors.
3. If a developed parcel has in excess of 200 linear feet of street frontage, additional signs may be allowed, provided the distance between detached signs on each parcel is not less than 200 feet as measured in a straight line.
4. The maximum sign height is 35 feet above pavement grade or ground level. On properties adjacent to freeways, where the sign is freeway oriented, maximum sign height may be determined from highway grade.
5. The minimum sign clearance from grade to the bottom of the sign is eight feet.
6. Minimum sign setback from all property lines is two feet.
7. Signs must be integrated into the development with a common theme or integrated architecturally with the buildings and must be approved by the ARC.

WALL SIGNS

1. A single-story building or unit is permitted one primary wall sign. A multiple story building is permitted to have multiple primary wall signs. Additionally, one wall sign is allowed per tenant space.
2. Primary wall signs shall not exceed ten percent (10%) of the facade on which the sign is mounted, or 96 square feet, whichever is less.
3. Each primary wall sign for single-story buildings shall maintain a minimum height of 8 feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary wall sign for multiple-story buildings shall be no lower than the bottom of the top floor of the building.
4. Signs must be integrated into the development with a common theme or integrated architecturally with the buildings and must be approved by the ARC.

06 TRANSPORTATION

ROADWAY FACILITIES

The purpose of this document is to provide a basis for the planning and facilities required to provide transportation service to the area. These guidelines and requirements set forth herein are based upon the current property and do not account for any additional property that may be added to Firefly. It is intended that this document be the basis for planning infrastructure. The information included will be a guide for development of the roadway facilities in serving both current and future needs. The document will focus primarily on infrastructure located within Firefly.

The specific objectives of the document include:

1. Identifying existing transportation corridors and roads within Firefly to be built by Master Developer
2. Identifying typical standards for the design of the roadway and pavement sections
3. Providing direction for the planning of future facilities throughout Firefly

Existing Transportation Corridors & Improvements

To develop the Tyson Food site, Master Developer was required to construct the following roadways within the boundary of City:

Firefly Boulevard – Firefly Blvd has been identified as the major arterial corridor transecting Firefly. From SR-73 east to Tiffany Lane, the right-of-way has been classified as 152 feet with five lanes. Construction to date has included improvements of SR-73 and a 2-lane roadway to Tyson Parkway. UDOT approved the intersection with SR-73. Pavement section determination was provided by a Geotechnical Engineer and approved by the City Engineer. The remainder of the 2-lane roadway, from Tyson Parkway to Tiffany Lane, was completed in December 2020.

4000 North – 4000 North has been identified as a major collector corridor from SR-73 to Eagle Mountain Boulevard. The road has long been a County maintained gravel road. UDOT has approved improvements of 4000 North at SR-73. The right-of-way has been classified as 94 feet with three lanes through the boundaries of the City. Curb, gutter, and trail were constructed along Tyson Food's frontage. Pavement within City extends 600 feet to the east of Tyson Parkway. The remainder of the western portion of the roadway is within Cedar Fort. City shall not require Master Developer to design or construct any portion of 4000 North that is not within Firefly.

Tyson Parkway – Tyson Parkway has been identified as a minor collector corridor from 4000 North to Firefly Blvd. The right-of-way has been classified as 77 feet. As an industrial land use corridor, the road section was approved to be modified. The section includes only a trail on one side of the road with additional asphalt width for large truck traffic and turning lanes into properties as needed.

Level of Service & General Design Requirements

Master Developer shall supply the following level of service requirements:

1. Design and construct all streets within Firefly to a minimum level of service "D."
2. Utilize the Street Sections contained herein that provide standards for each road way classification.
3. Obtain a Geotechnical Report as needed for the design of pavement sections when asphalt depths are greater than 3 inches.

These service and design requirements are based upon projected land uses and number of residential units within Firefly. Master Developer has certain discretion to adjust the final number of units, location of units, and types of units as well as layout of approved land uses within Firefly. Those final details may be different than the current projections upon which the existing Firefly road layout is based. Accordingly, Master Developer may, in its discretion, install any of the approved Street Sections within Firefly so long as the proposed Street Section supplies a level of service equal to or greater than "D" when taking into account the effects of the development proposed in a "Development Application." Additionally, narrowed intersections and roundabouts may be used to safely control vehicular traffic, pedestrians, and bicyclists.

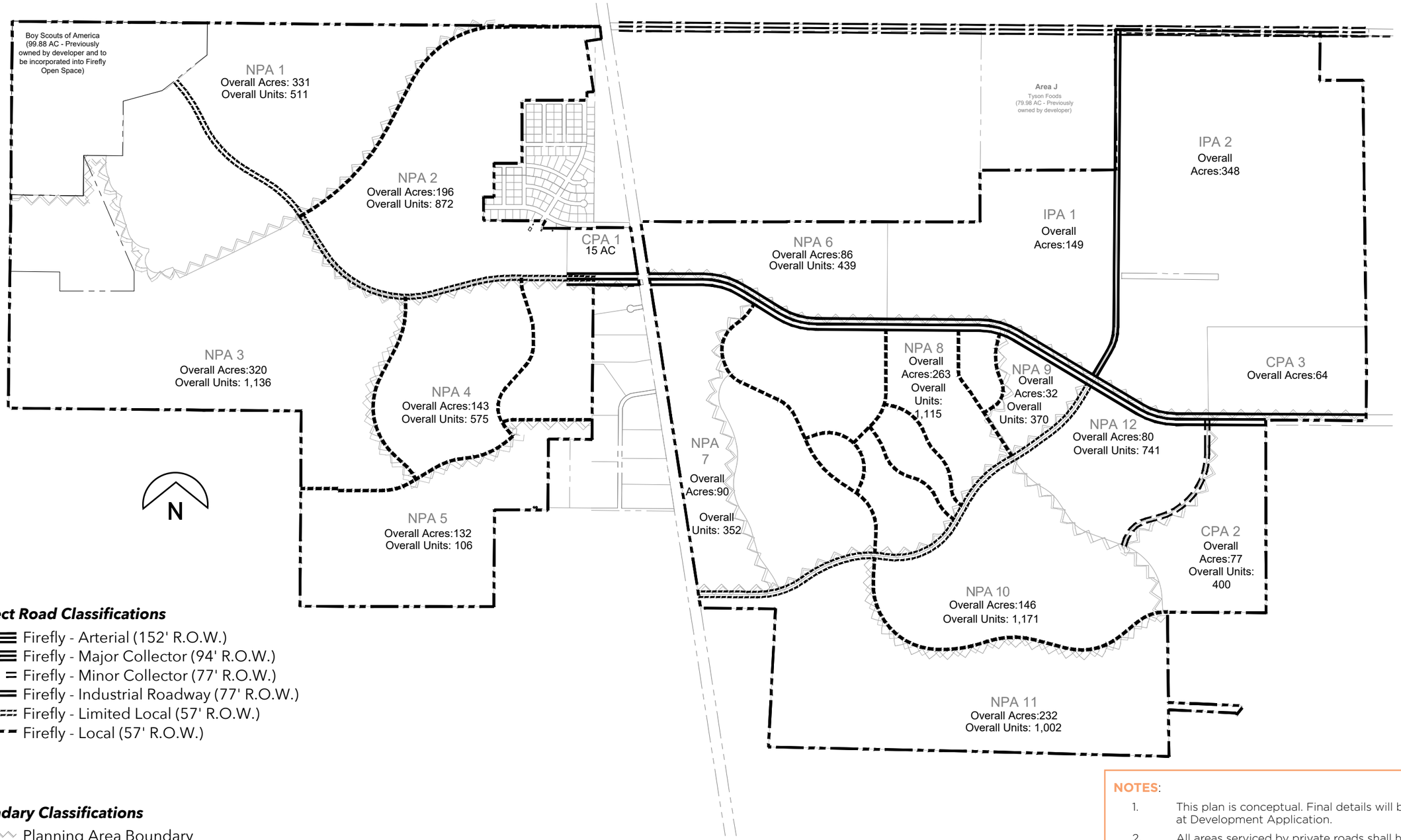
Future City Transportation Corridors

Utilizing the updated Land Use Master Plan, future key corridors have been identified for appropriate traffic flow within Firefly. Multiple points of ingress and egress have been planned throughout the overall development. A third connection to SR-73 is planned on the southern border of Firefly. As more development occurs, the existing roads may be widened and improved to maintain the required level of service "D."

Industrial Zone Area Road Standards

Within the Industrial Zone areas, the 55' and 77' industrial Street Sections will be used which include a trail on one side of the road with additional asphalt width for large truck traffic and turning lanes into properties as needed.

ROADWAY EXHIBIT



Project Road Classifications

- Firefly - Arterial (152' R.O.W.)
- Firefly - Major Collector (94' R.O.W.)
- Firefly - Minor Collector (77' R.O.W.)
- Firefly - Industrial Roadway (77' R.O.W.)
- Firefly - Limited Local (57' R.O.W.)
- Firefly - Local (57' R.O.W.)

Boundary Classifications

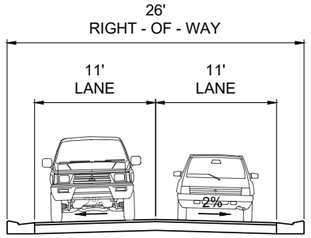
- Planning Area Boundary
- Property Boundary

NOTES:

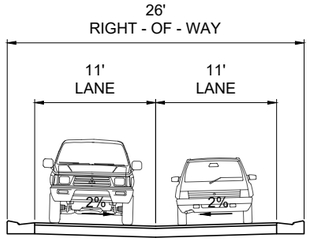
1. This plan is conceptual. Final details will be determined at Development Application.
2. All areas serviced by private roads shall have a separate pedestrian pathway plan included with the Development Application.
3. Neighborhood/district acreages are approximate.

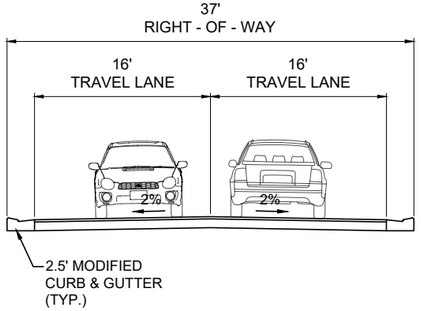
STREET SECTIONS

NOTE: Public/private determined by Master Developer.

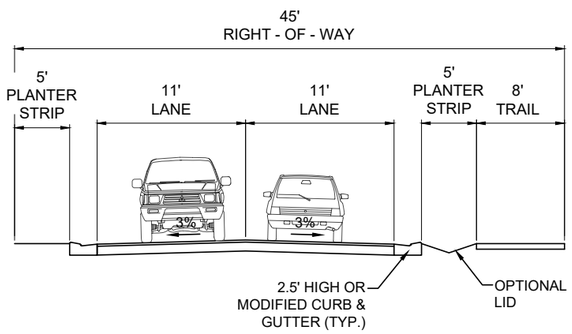


1 **26' PRIVATE ALLEY SECTIONS**

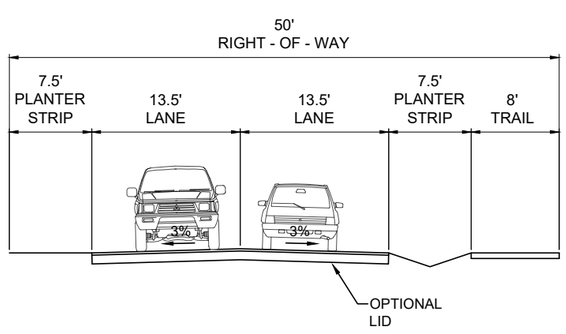




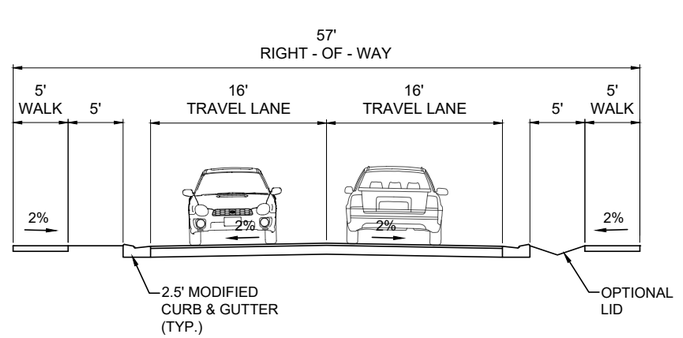
2 **37' SUB-LOCAL SECTION** (MULTI-FAMILY & LOCAL TO LOCAL CONNECTION)



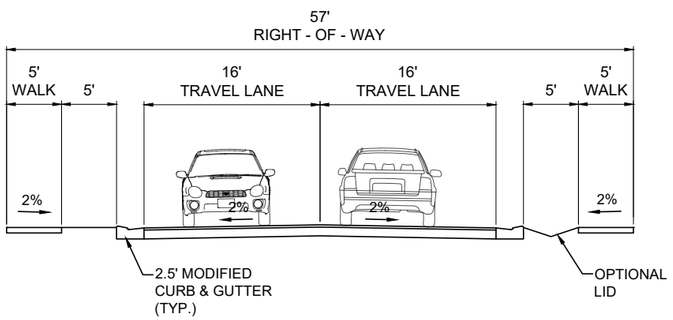
3 **45' RURAL SECTION (NPA-5)**



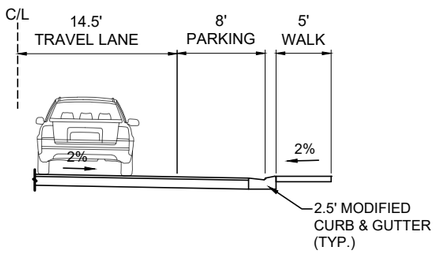
3A **50' RURAL SECTION (NPA-5)**



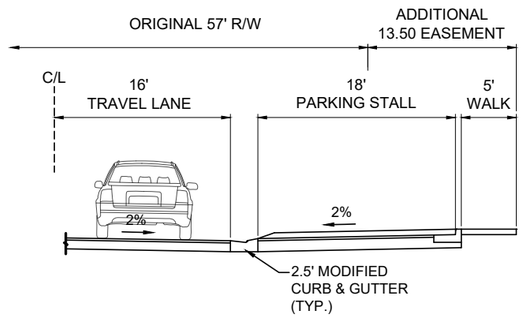
4 **57' LOCAL SECTION (FRONTAGES GREATER THAN 80')**



4A **57' LOCAL SECTION (FRONTAGES 40' - 80')**



OPTIONAL PARALLEL PARKING
ONE SIDE ONLY



OPTIONAL PERPENDICULAR PARKING

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

POLE CANYON
EAGLE MOUNTAIN, UTAH

STREET SECTIONS

REVISIONS
1 -
2 -
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5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM
SCALE: N.T.S.
DATE: 4/19/2023
SHEET 1

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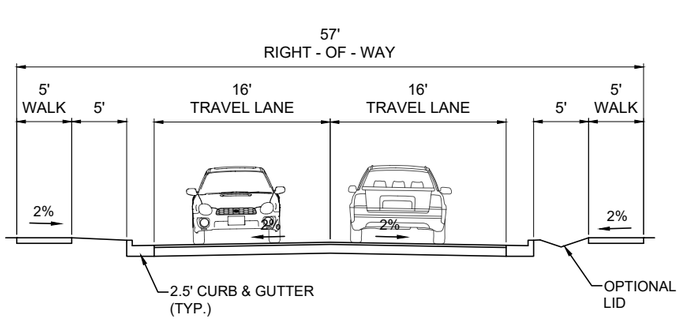
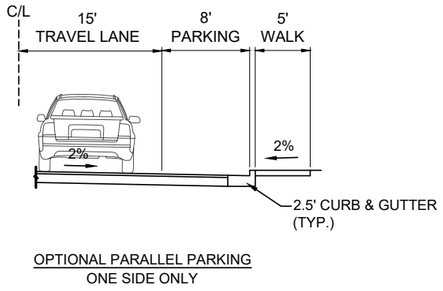
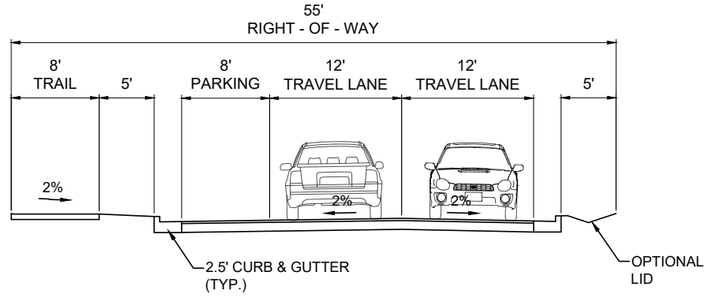
NOTE: Public/private determined by Master Developer.

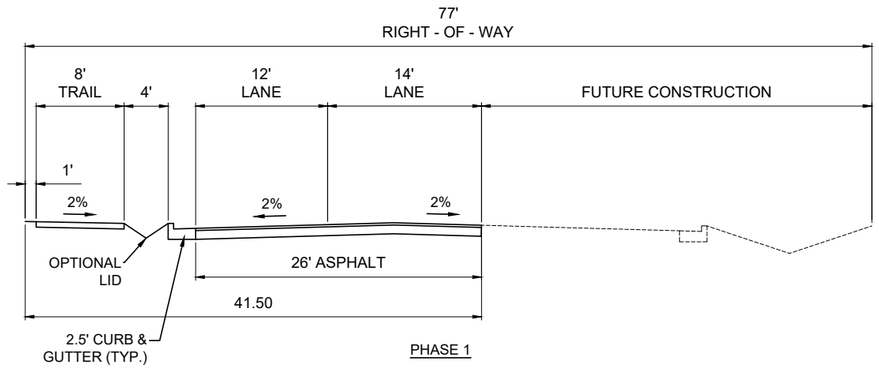




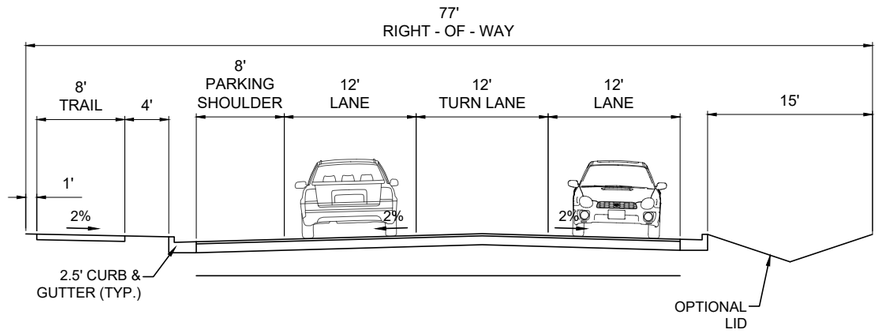
5 | 57' LIMITED LOCAL SECTION



6 | 55' INDUSTRIAL SECTION

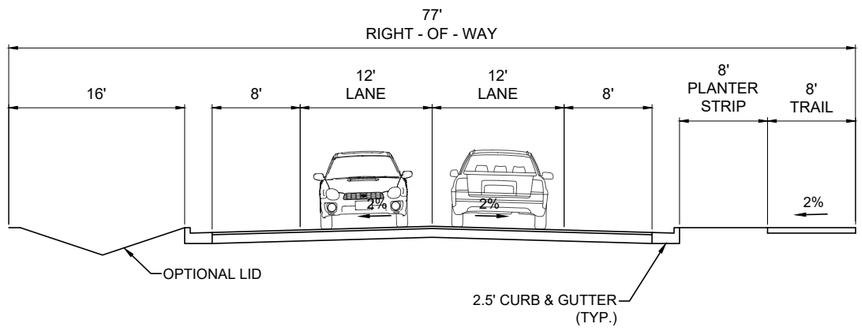


PHASE 1



FULL BUILD OUT

7 | 77' INDUSTRIAL SECTIONS



8 | 77' MINOR COLLECTOR SECTION

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- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
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POLE CANYON
EAGLE MOUNTAIN, UTAH

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LEI PROJECT #: 2021-0080
DRAWN BY: TJP
DESIGNED BY: GDM
SCALE: N.T.S.
DATE: 4/19/2023
SHEET: 2

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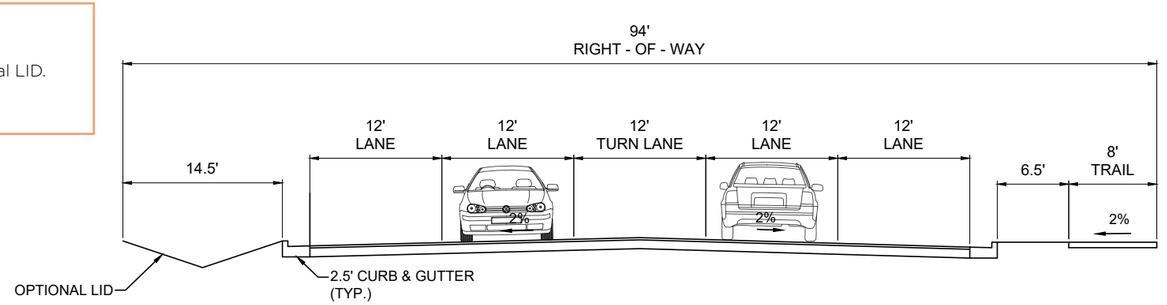
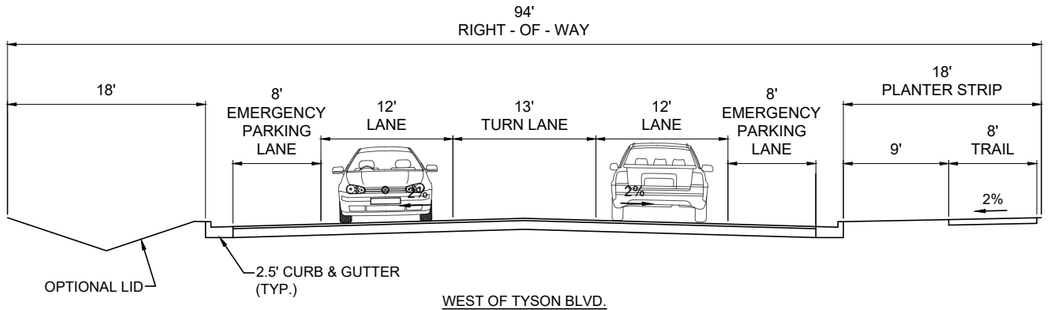
NOTE:

1. Trees, as required, are allowed within the optional LID.
2. Public/private determined by Master Developer.

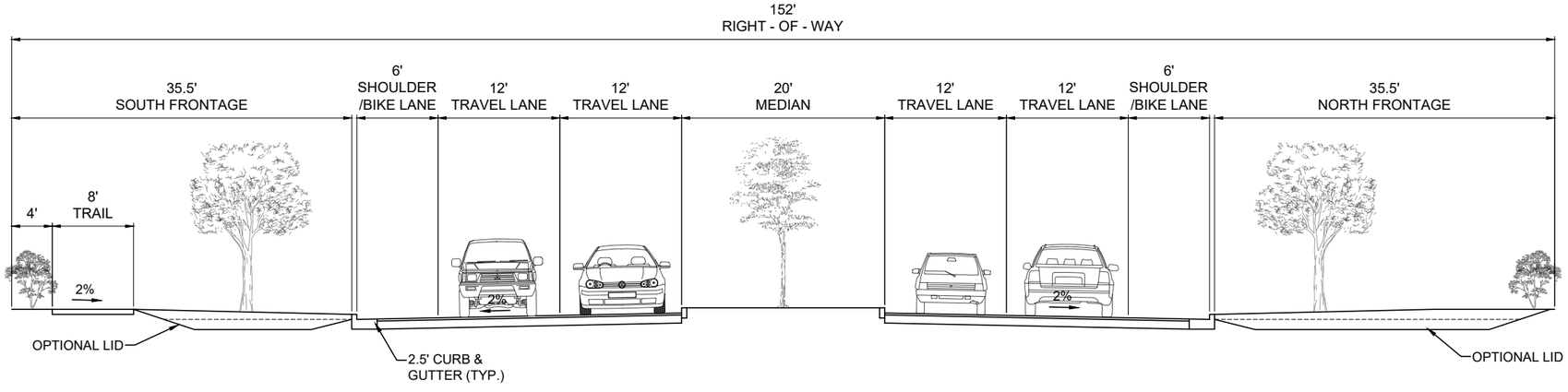


EAST OF TYSON BLVD.



WEST OF TYSON BLVD.

9 | 94' MAJOR COLLECTOR SECTIONS



10 | 152' ARTERIAL SECTION

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ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
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Fax: 801.798.9393
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SHEET
3

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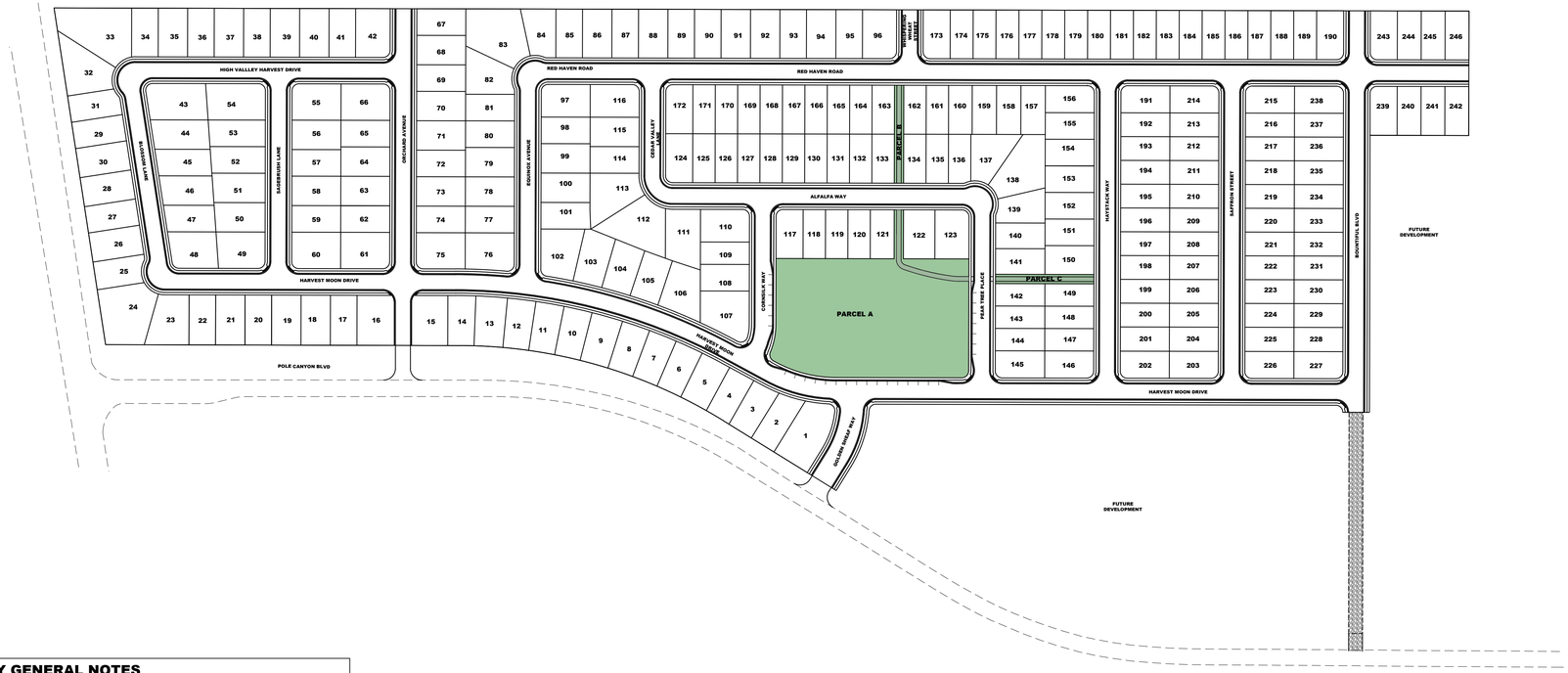
firefly

NPA 6
PRELIMINARY PHASE A

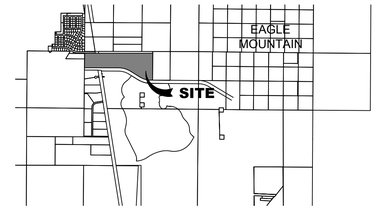
EAGLE MOUNTAIN CITY, UTAH



SCALE: 1"=150'

150 75 0 150

VICINITY MAP



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SHEET 201	LOT LAYOUT 1
SHEET 202	LOT LAYOUT 2
SHEET 301	UTILITY PLAN 1
SHEET 302	UTILITY PLAN 2
SHEET 303	SIGNAGE & STREET LIGHT PLAN 1
SHEET 304	SIGNAGE & STREET LIGHT PLAN 2
SHEET 401	GRADING PLAN
SHEET 501	CONNECTIVITY PLAN
SHEET 601	DETAILS
L100	PRELIMINARY LANDSCAPE PLAN

TABULATIONS

TOTAL ACREAGE:	52.53 ACRES
ASPHALT PAVEMENT AREA:	8.64 ACRES
TOTAL OPEN SPACE:	2.64 ACRES
UNITS	
SINGLE FAMILY:	246 LOTS
TOTAL # OF UNITS ALLOWED IN NPA 6:	439 LOTS
TOTAL # OF UNITS IN THIS PHASE:	246 LOTS
TOTAL # OF UNITS REMAINING IN NPA 6:	193 LOTS
OVERALL DENSITY OF THIS PHASE:	4.68 UNITS/ACRES
CONNECTIVITY	
# OF NODES:	17
# OF LINKS:	31.5
CONNECTIVITY INDEX:	1.85

LEGEND

EX.	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
	S	SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
	D	STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
OHP	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

1. PIPE BEDDING: ¾" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
2. DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
3. SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
4. SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
5. LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (3% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
6. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLE/BOXES..

WATER:

1. VALVES: 1. VALVES MUST BE FLANGED TO TEE'S (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
2. BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
3. DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
4. SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
5. SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO ¾" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
6. WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
7. WATER CAN: THE WATER CAN FOR THE ¾" &1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 ½" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
8. HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
9. LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. 3/4" WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
10. TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
11. WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
12. VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
13. WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
14. WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN:

1. BEDDING: ¾" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
2. ADS: ALL ADS PIPE TO BE "HP" BRAND.
3. COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
4. MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF ¾" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:

1. PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
2. UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
3. COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (¾" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE ½" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE ¾" TO ⅞" DOWN FROM ASPHALT EDGE.

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EX. CONDITIONS AND LOCATION OF EX. UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING APWA STANDARDS.
4. ALL EX. IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
5. ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
6. SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
7. NO DEFLECTIONS ALLOWED ON WATER LINES.
8. ALL FILL AREAS SHALL REQUIRE TESTED MATERIAL THAT MEETS COMPACTION STANDARDS AS REQUIRED BY EAGLE MOUNTAIN CITY.
9. STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
10. SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
11. GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
12. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

DEVELOPER / OWNER

Candlelight homes. We Build Beautiful.

14034 SOUTH 145 EAST, SUITE 202
DRAPER, UT 84020
(801) 495-3414

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

FIREFLY NPA 6A

LEI

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SURVEY

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
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firefly NPA 6 PRELIMINARY PHASE A
EAGLE MOUNTAIN, UTAH
COVER

REVISIONS	
1	-
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-	-
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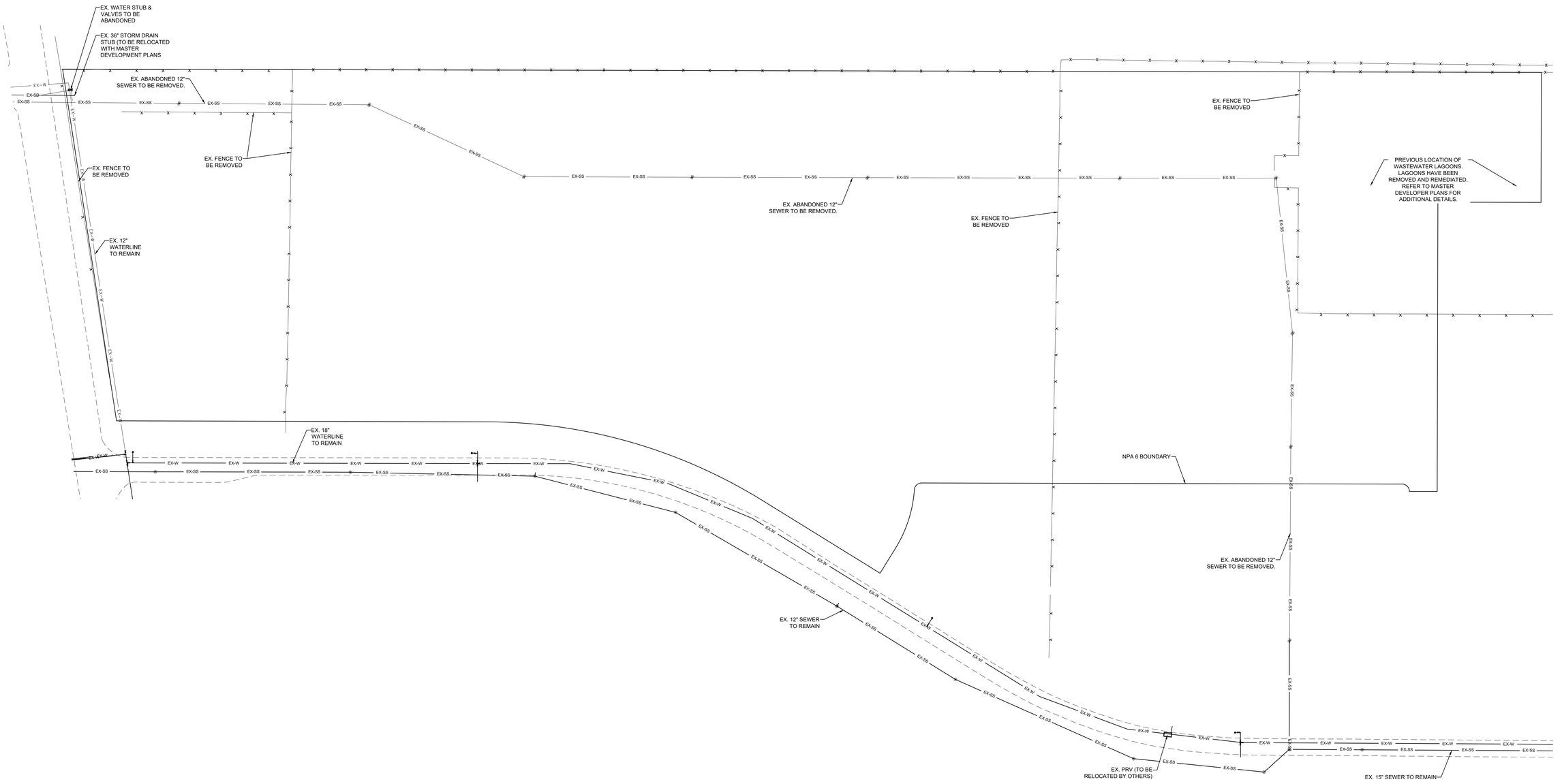
-	-
5	-
-	-

LEI PROJECT #: 2021-0080
DRAWN BY: TJP/BJA
DESIGNED BY: BCT
SCALE: 1"=150'
DATE: 10/20/2025

SHEET 101

U:\E_LEI PROJECTS\2021\2021-0080 POLE CANYON BUS\BCAD\ACIVIL\NPA 6\PRELIMINARY\21-0080 NPA6 PRELIMINARY PLAN.DWG 10/20/2025 1:28 PM



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STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
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NPA 6 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

DEMOLITION PLAN

REVISIONS
1 -
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4 -
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LEI PROJECT #: 2021-0080
DRAWN BY: TJP/BJA
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 10/20/2025
SHEET 102

L:\9 _LEI PROJECTS\2021\2021-0080 PICKLE CANYON SUBD\CAD\DWG\NPA 6\PRELIMINARY\21-0080 NPA6 PRELIMINARY PLAN.DWG 10/20/2025 1:28 PM

OPEN SPACE TABLE		
PARCEL NAME	**Area**	**NOTES**
PARCEL A	106464.40 SQFT.	OWNED & MAINTAINED BY HOA
PARCEL B	4200.00 SQFT.	OWNED & MAINTAINED BY HOA
PARCEL C	4218.32 SQFT.	OWNED & MAINTAINED BY HOA

NORTH

SCALE: 1"=60'

60 30 0 60

HIGH VALLEY HARVEST DRIVE
PUBLIC STREET (57' ROW)

RED HAVEN ROAD
PUBLIC STREET (57' ROW)

MATCH LINE
(SEE SHEET 104)

BLOSSOM LANE
PUBLIC STREET (57' ROW)

SAGEBRUSH LANE
PUBLIC STREET (57' ROW)

ORCHARD AVENUE
PUBLIC STREET (57' ROW)

EQUINOX AVENUE
PUBLIC STREET (57' ROW)

CEDAR VALLEY LANE
PUBLIC STREET (57' ROW)

ALFALFA WAY
PUBLIC STREET (57' ROW)

CORNSILK WAY
PUBLIC STREET (57' ROW)

HARVEST MOON DRIVE
PUBLIC STREET (57' ROW)

ORCHARD AVENUE
PUBLIC STREET (57' ROW)

HARVEST MOON DRIVE
PUBLIC STREET (57' ROW)

POLE CANYON BLVD

GOLDEN SHEAF WAY
PUBLIC STREET (57' ROW)

SR-73

10' WATER EASEMENT IN FAVOR OF EAGLE MOUNTAIN CITY

STORM DRAIN EASEMENT IN FAVOR OF EAGLE MOUNTAIN CITY

PARCEL A
106464 S.F.

SINGLE-FAMILY DETACHED*								
Type of Lot	**Front**	**Garage**	**Rear**	**Side**	**Corner**	**Minimum Lot Width[1]**	**Minimum Lot Size**	**Maximum Building Height[2]**
Agriculture	25'	25'	35'	10'/30'	25'	90'	21,780 sf	35'
Standard A	25'	25'	25'	10'/10'	15'	85'	10,890 sf	35'
Standard B	15'	22'	20'	8'/10'	15'	80'	8,000 sf	35'
Standard C	15'	22'	20'	5'/8'	15'	48'	4,500 sf	35'
Alley Load	10'	22'	5'	5'/5' [3]	15'	40'	4,200 sf	35'
Cottage	15'	22'	10'	5'/5' [3]	15'	40'	3,600 sf	35'

ACCESSORY BUILDINGS			
Type of Building	**Rear**	**Side**	**Maximum Building Height[2]**
Barns	5'	5'	35'
ADU	5'	5'	35'

* Upon a request by the applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.

SETBACK TABLE						
SINGLE FAMILY DETACHED LOTS	**FRONT**	**GARAGE**	**REAR**	**SIDE**	**CORNER**	**MIN. LOT WIDTH***
STANDARD C LOT	15'	22'	20'	5'/8'	15'	48'

* LOT WIDTH MEASURED FROM EITHER THE "BUILD-TO LINE" (WHEN APPLICABLE), OR THE FRONT SETBACK, WHICHEVER IS FURTHER BACK FROM THE PROPERTY LINE.

LEI
CIVIL
STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
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NPA 6 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

Firefly

LOT LAYOUT 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP/BJA
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 10/20/2025

SHEET 201

U:\0_LEI PROJECTS\2021\2021-0080.POLE CANYON SUBD\CAD\CIVIL\NPA 6 PRELIMINARY\21-0080-NPA6 PRELIMINARY PLAN.DWG 10/20/2025 2:07 PM

OPEN SPACE TABLE		
PARCEL NAME	**Area**	**NOTES**
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PARCEL C	4218.32 SQFT.	OWNED & MAINTAINED BY HOA

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SINGLE-FAMILY DETACHED*								
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ACCESSORY BUILDINGS			
Type of Building	**Rear**	**Side**	**Maximum Building Height[2]**
Barns	5'	5'	35'
ADU	5'	5'	35'

* Upon a request by the applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.

LEI
CIVIL
STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
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PRELIMINARY PHASE A
NPA 6
EAGLE MOUNTAIN, UTAH

LOT LAYOUT 2

REVISIONS
1 -
2 -
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4 -
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LEI PROJECT #: 2021-0080
DRAWN BY: TJP/BJA
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 10/20/2025
SHEET 202

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NPA 6 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 1

REVISIONS
1 -
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4 -
5 -

LEI PROJECT #:	2021-0080
DRAWN BY:	TJP/BJA
DESIGNED BY:	BCT
SCALE:	1"=60'
DATE:	10/20/2025

SHEET

301

10/20/2025 1:28 PM
I:\E_LEI PROJECTS\2021\2021-0080 POLE CANYON SUB\DATA\ENGWORK\PRELIMINARY\21-0080 NPA6 PRELIMINARY PLAN.DWG

STUB & PLUG 8" SEWER AT PROPERTY LINE FOR FUTURE CONNECTION.

STUB & PLUG 12" WATER AT PROPERTY LINE FOR FUTURE CONNECTION. (INSTALL 2" TEMPORARY BLOW-OFF ASSEMBLY)

(SEE SHEET 103) MATCH LINE

WHISPERING WHEAT STREET

PARCEL B

PARCEL C

PARCEL A

ALFALFA WAY

CORNSILK WAY

PEAR TREE PLACE

HAYSTACK WAY

SAFFRON STREET

BOUNTIFUL BLVD

HARVEST MOON DRIVE

8" SEWER

12" WATER

8" WATER

FIRE HYDRANT

3/4" WATER LATERAL & METER (TYP.)

INSTALL 45° BENDS

INSTALL 10' ASPHALT TRAIL. SEE DETAIL 1 SHEET 601

OPEN SPACE AMENITIES TO BE DESIGNED AND INSTALLED BY OTHERS

RETENTION POND 1
STORAGE REQUIRED:34,541 CF

RETENTION POND 2
STORAGE REQUIRED: 35,411 CF

STUB & PLUG 8" WATER AT PROPERTY LINE FOR FUTURE CONNECTION. (INSTALL 2" TEMPORARY BLOW-OFF ASSEMBLY)

(SEE THIS SHEET) MATCH LINE

(SEE THIS SHEET) MATCH LINE

INSTALL ALL-WEATHER SURFACE ACCESS ROAD. PAVING SECTION TO BE 6" ROAD BASE ON 9" SUB BASE* PER GEOTECHNICAL SPECIFICATION.

CONNECT TO EX. WATER

EX. 18" WATER

EX. 15" SEWER

CONNECT TO EX. SEWER WITH POUR IN PLACE MANHOLE

SCALE: 1"=60'

60 30 0 60

NORTH

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NPA 6 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

UTILITY PLAN 2

REVISIONS
1 -
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LEI PROJECT #: 2021-0080
DRAWN BY: TJP/BJA
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 10/20/2025

SHEET 302

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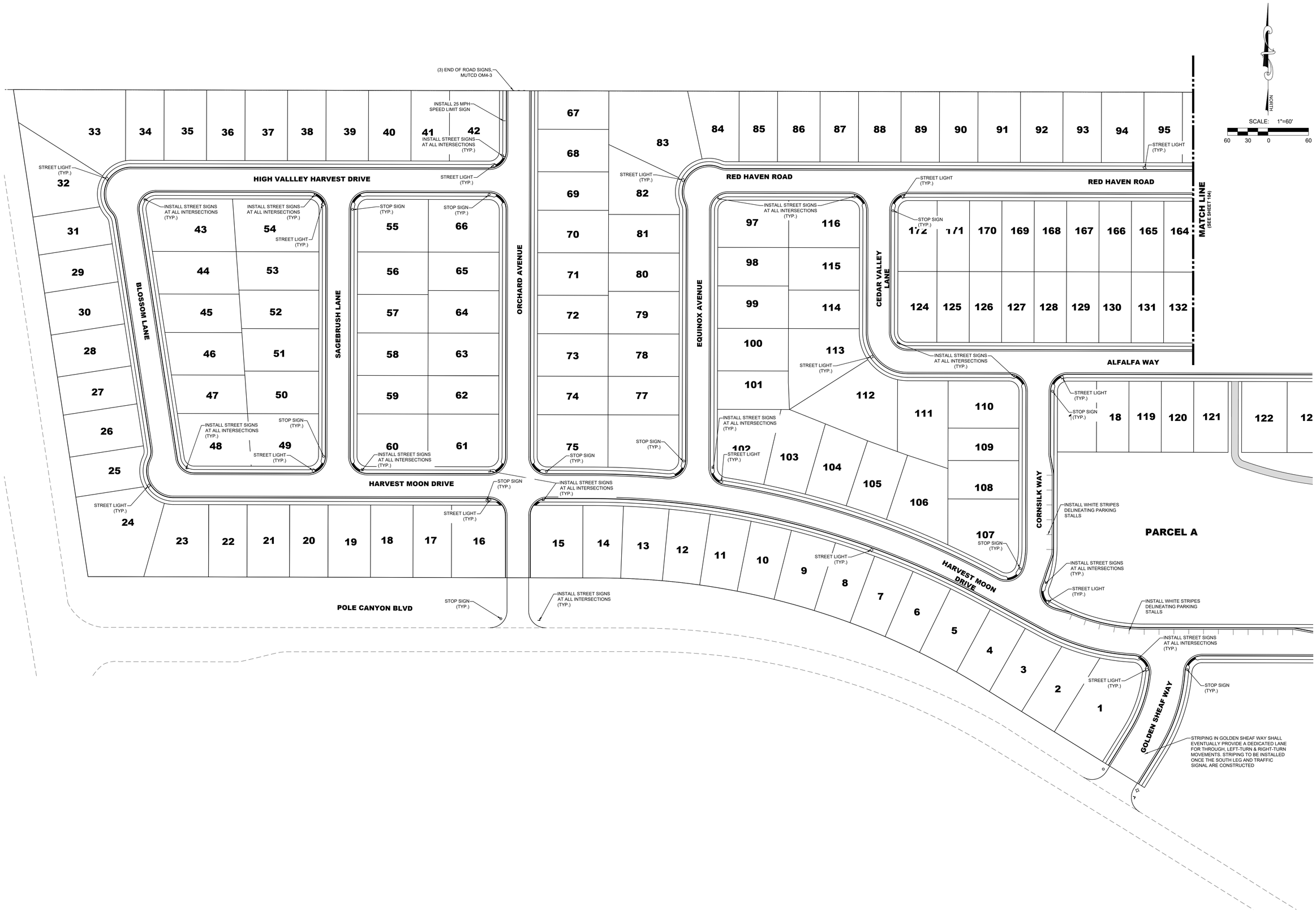

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NPA 6 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

SIGNAGE - STRIPING - STREET LIGHT PLAN 1

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2021-0080
DRAWN BY:	TJP/BJA
DESIGNED BY:	BCT
SCALE:	1"=60'
DATE:	10/20/2025
SHEET	303

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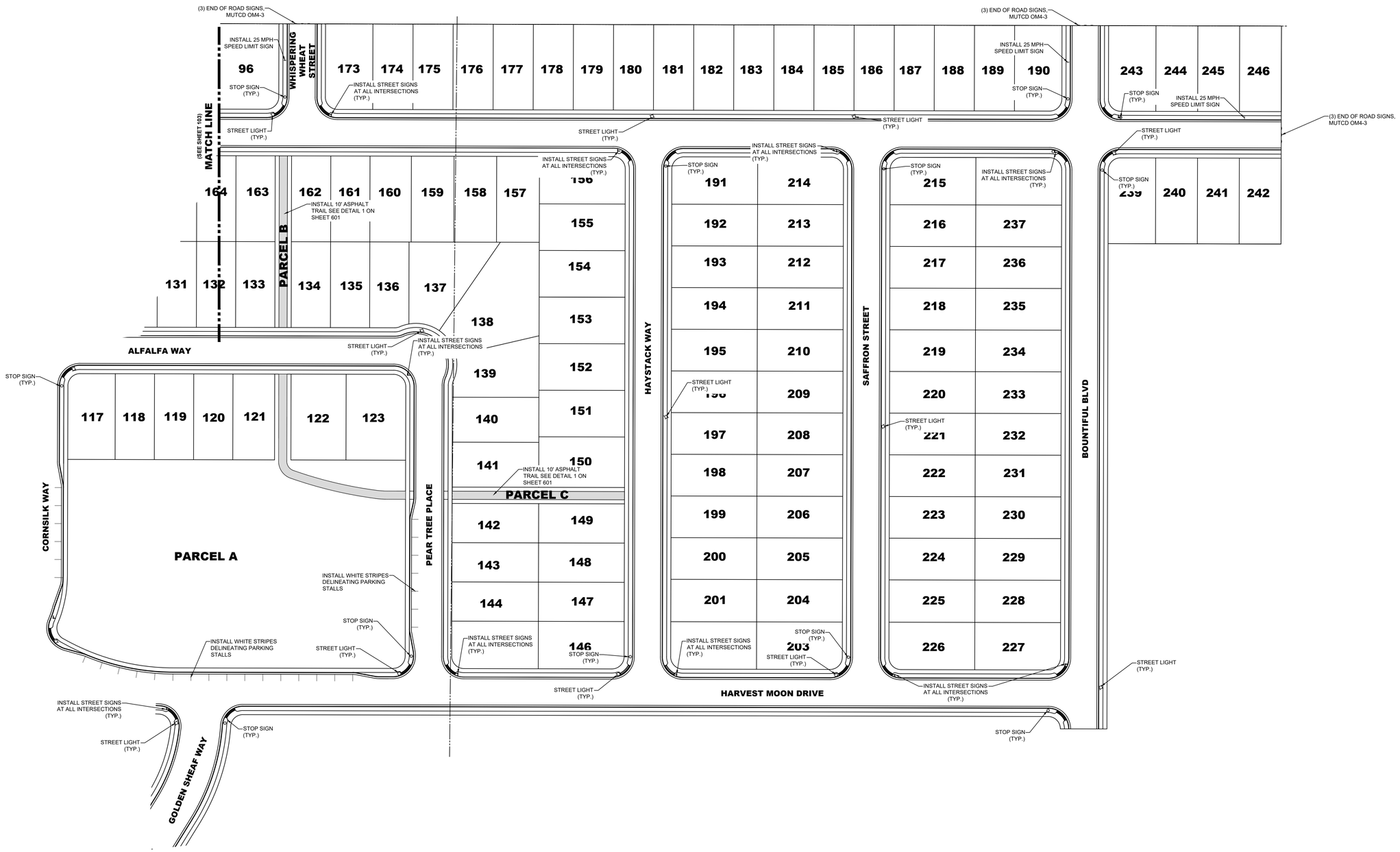

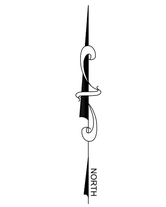

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NPA 6 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

SIGNAGE - STRIPING - STREET LIGHT PLAN 2

REVISIONS
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LEI PROJECT #: 2021-0080
DRAWN BY: TJP/BJA
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 10/20/2025

SHEET 304

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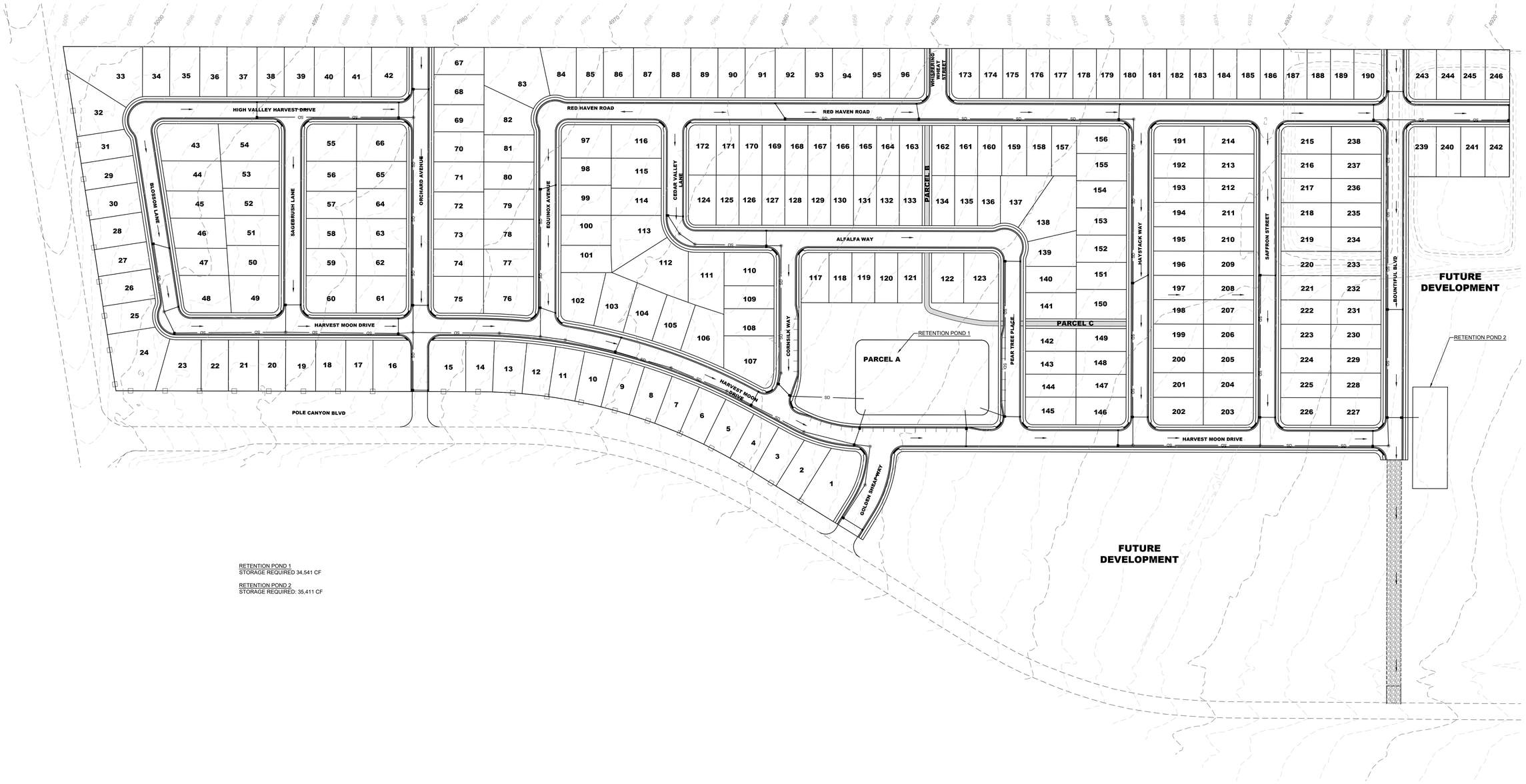

RETENTION POND 1
STORAGE REQUIRED 34,541 CF

RETENTION POND 2
STORAGE REQUIRED: 35,411 CF

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NPA 6 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS
1 -
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LEI PROJECT #: 2021-0080
DRAWN BY: TJP/BJA
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 10/20/2025

SHEET
401

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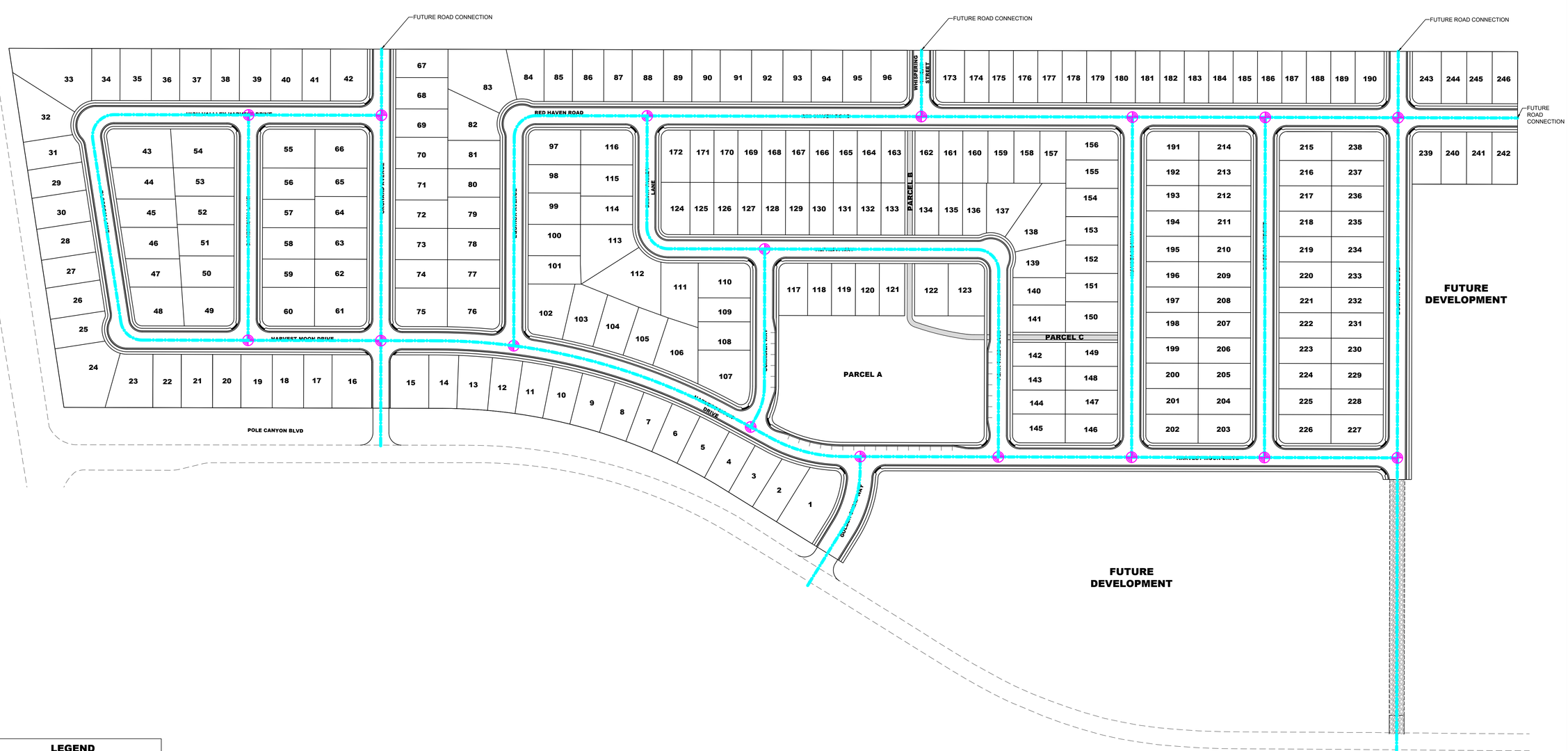

LEGEND

NODES:	17
LINKS:	30
TRAIL CONNECTIONS:	3
LINKS FROM TRAIL CONNECTIONS:	1.5*
TOTAL LINKS:	31.5
CONNECTIVITY INDEX:	1.85

*(ASSUMES 0.5 LINK PER TRAIL CONNECTION PER EAGLE MOUNTAIN CONNECTIVITY STANDARDS)

SCALE: 1"=100'

100 50 0 100

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SURVEY
3302 N. Main Street
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Fax: 801.798.9393
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EAGLE MOUNTAIN, UTAH

CONNECTIVITY PLAN

REVISIONS
1 -
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4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP/BJA
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 10/20/2025

SHEET 501

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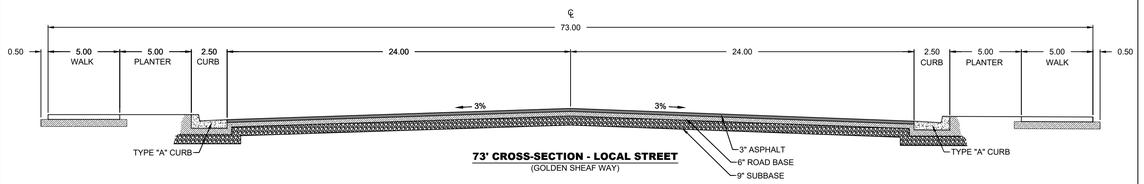
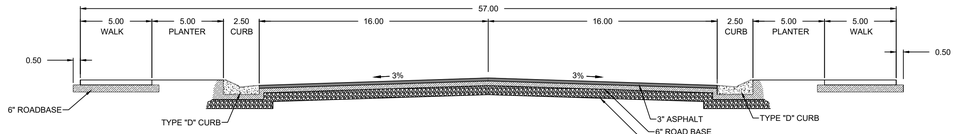
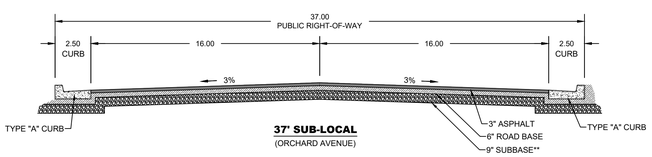


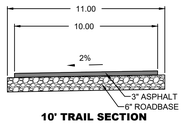
73' CROSS-SECTION - LOCAL STREET
(GOLDEN SHEAF WAY)



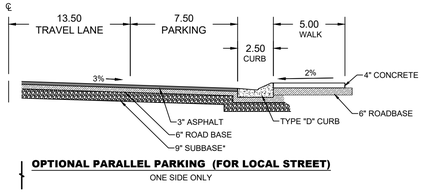
57' CROSS-SECTION - LOCAL STREET



37' SUB-LOCAL
(ORCHARD AVENUE)



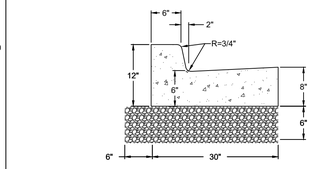
10' TRAIL SECTION



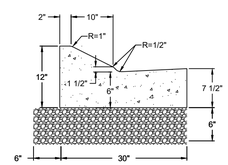
OPTIONAL PARALLEL PARKING (FOR LOCAL STREET)
ONE SIDE ONLY

NOTE:
ALL PAVING SECTIONS TO BE VERIFIED WITH CBR ANALYSIS FROM THE GEOTECHNICAL STUDY

1 ROADWAY CROSS SECTIONS



TYPE A



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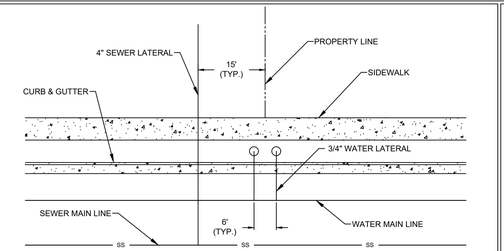
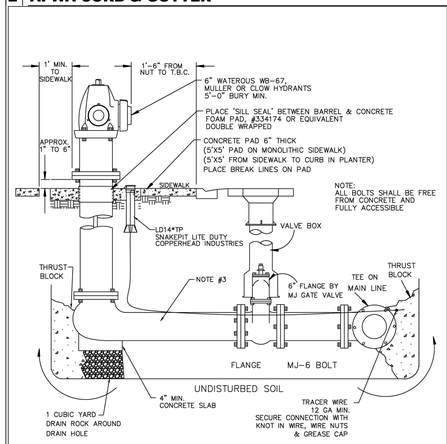


2 APWA CURB & GUTTER

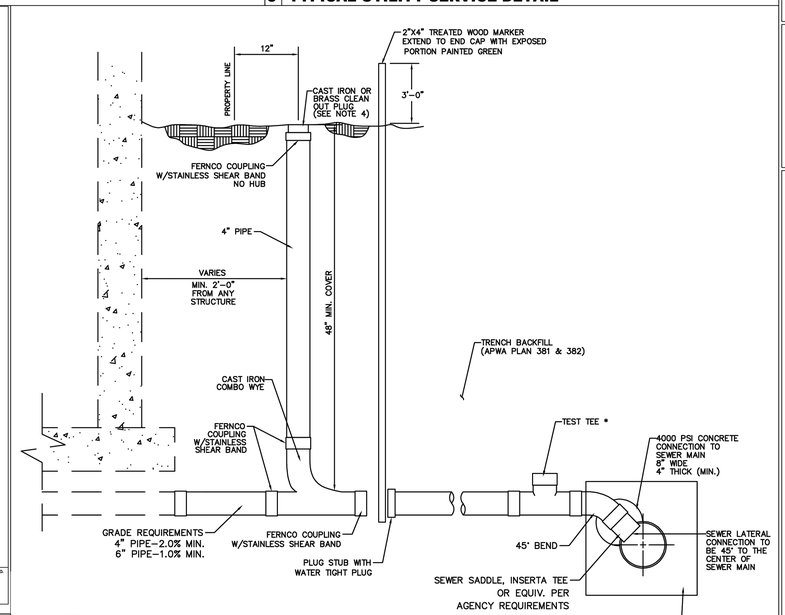
3 TYPICAL UTILITY SERVICE DETAIL



NOTES:
1. VALVE TO BE PLACED IN ASPHALT W/CONCRETE RING
2. TRACER WIRE TO BE RUN UP HYDRANT BARREL IN 1" CONDUIT.
3. THERE WILL BE NO SERVICE TAPS ALLOWED ON THE FIRE LINES.

DRAWN	RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	FIRE HYDRANT & VALVE	DRAWING NO.
REVISED	NOV 2025				14
DATE	NOV 2015				
SCALE	N.T.S.				

4 FIRE HYDRANT DETAIL

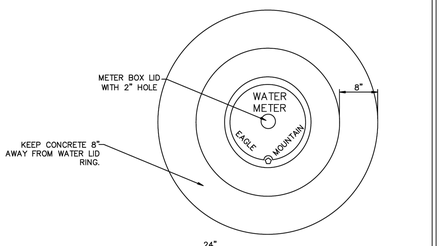


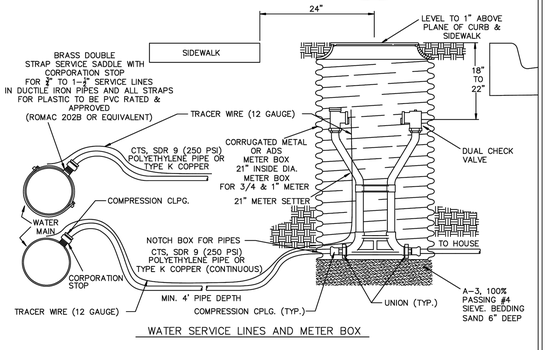
NOTE:
1. WATER TEST AND SLOPE VERIFICATION REQUIRED BEFORE ACCEPTANCE.
2. ALL FITTINGS TO BE GASKET JOINTS
3. 3/4" GRAVEL REQUIRED 6" BELOW & TO THE SIDES & 12" (MIN.) ABOVE THE PIPE.
4. ANY CLEANOUT INCASED IN CONCRETE OR ASPHALT WILL NEED A TRAFFIC RATED LID & COVER.

SEWER LATERAL SERVICE & CONNECTION TO EXISTING MAINLINE

DRAWN	RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	SEWER LATERAL SERVICE & CONNECTION	DRAWING NO.
REVISED	APRIL 2024				2
DATE	SEPT 2017				
SCALE	N.T.S.				

5 4" SEWER LATERAL DETAIL



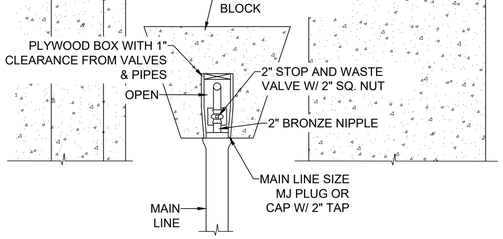


WATER SERVICE LINES AND METER BOX

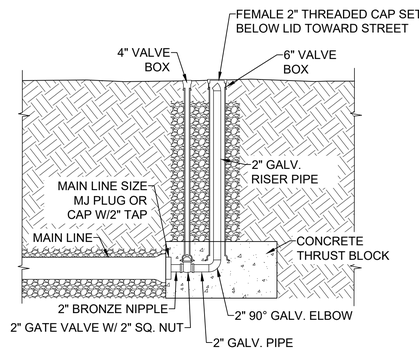
NOTE: 1.5" AND LARGER WATER METER SHALL CONFORM TO STANDRAD FOR LARGE METERS. SEE DRAWING #CM-1

DRAWN	RSB	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR	WATER LINE, SETTER & CAN	DRAWING NO.
REVISED	MAY 2025				5
DATE	NOV 2015				
SCALE	N.T.S.				

6 WATER METER DETAIL



PLAN



SECTION

7 2" TEMPORARY BLOW-OFF DETAIL

LEI
CIVIL
STRUCTURAL
SURVEY
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

NPA 6 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

DETAILS

Firefly

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP/BJA
DESIGNED BY: BCT
SCALE: N/A
DATE: 10/20/2025

SHEET
601

10/20/2025 3:07 PM
I:\LEI PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWGS\PLANS\PRELIMINARY\21-0080 NPA6 PRELIMINARY PLAN.DWG

CONCEPTUAL PLANT PALETTE

ORNAMENTAL GRASSES

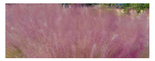
BLONDE AMBITION GRASS

COOL AS ICE BLUE FESCUE GRASS

ELIJAH BLUE FESCUE

HAMELN DWARF FOUNTAIN GRASS

LITTLE BUNNY DWARF FOUNTAIN GRASS


REGAL MIST MUHLY GRASS

INDIAN STEEL GRASS

KARL FORESTER

KARLEY ROSE FOUNTAIN GRASS

DECIDUOUS TREES

BUR OAK

COMMON HACKBERRY

FRONTIER ELM

GOLDEN RAIN TREE

GREENSPIRE LINDEN

LONDON PLANE TREE

NARROW LEAF COTTONWOOD

SKYLINE HONEYLOCUST

EVERGREEN TREES

ARIZONA CYPRESS

ARNOLD SENTINEL AUSTRIAN PINE

VANDERWOLF'S PYRAMID LIMBER PINE

SOD

IRRIGATED TURF

SEED MIX

NATIVE SEED MIX

ORNAMENTAL TREES

SPRING SNOW CRABAPPLE

JAPANESE FLOWERING CHERRY

THORNLESS COCKSPUR HAWTHORN

PERCENTAGES

15% (.39 ACRES) HARDSCAPE
35% (.87 ACRES) IRRIGATED TURF
45% (1.13 ACRES) NATIVE SEED
.5% (.14 ACRES) PLANTING BEDS
2.53 ACRES CUMULATIVE LANDSCAPED AREAS

0 15 60
5 30
SCALE: 1"=30'-0"

DHM DESIGN
1309 East 3rd Avenue
Room 205
Durango, CO 81301
970.385.4219
www.dhmdesign.com

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FIREFLY NPA 6 - NEIGHBORHOOD PARK

PRELIMINARY LANDSCAPE PLANS

CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 10/17/2025
DESIGNED: WC/GW
DRAWN: AP/GW
CHECKED: WC

REVISIONS:

JOB DESCRIPTION: SCHEMATIC PLAN

SHEET TITLE: NPA 6

SHEET NUMBER: L100

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **OCTOBER 28, 2025**
TITLE:	Interconnectivity Code amendment.
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
	N/A

PUBLIC HEARING
Yes

PREPARED BY
David Stroud, Senior Planner

PRESENTED BY
David Stroud

RECOMMENDATION:
Staff recommends the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:
Staff has come across a conflict in EMMC regarding internal connectivity of non-residential lots. EMMC 16.30.090.C.5.b.iii "encourages" cross-access between non-residential lots. EMMC 17.100.050.C.3 states that interconnection "shall" occur. The proposed text amendment removes the language that encourages internal connectivity. The connectivity is required to reduce the need to use public or private rights-of-way to travel from one lot to another when internal access can be provided.

ITEMS FOR CONSIDERATION:
The Planning Commission shall consider the potential consequences associated with the proposed Code changes if later recommended for adoption. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:
The Planning Commission shall make a recommendation to the City Council regarding the proposed text amendment.

ATTACHMENTS:
1. EMMC 16.30.090.C.5.b.iii

16.30.090 Connectivity standards.

C.5.b.

~~iii. Cross-Access. It is highly encouraged for nonresidential site plans to provide cross-access to adjacent developments to allow auto and pedestrian trips to occur between developments without the need of using the street.~~

17.100.050 Site plan development standards

C. Access Requirements.

1. Access Onto a Public Street. Access onto public rights-of-way shall not be closer than 100 feet from a public right-of-way intersection or another driveway intersection on the same side of the street. This shall be measured from the curbline of the driveway at the point of intersection with the public right-of-way to the nearest point of the public right-of-way. In the instance of driveway to driveway separation, the measurement shall be from closest curbline to closest curbline at the point of intersection with the public right-of-way. When a parcel has less than 200 feet of frontage on a public right-of-way, then all necessary efforts shall be made to work collaboratively with adjacent property owners to share a common ingress and egress straddling the common property line.

2. Access Dimensions. For each commercial lot, access shall be provided and shall meet the following requirements: each roadway shall not be more than 40 feet in width, measured at right angles to the centerline of the driveway except as increased by permissible curb return radii. The entire flare of any return radii shall fall within the right-of-way.

<u>3. Interconnection. All parking and other vehicular use areas shall be interconnected with adjacent properties in order to allow maximum off-street vehicular circulation.</u>

4. Acceleration and Deceleration Lanes. Acceleration and deceleration lanes shall be required on arterials and collectors when deemed necessary by the city engineer.

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **OCTOBER 28, 2025**
TITLE:	Sign Regulations and Permits Code Amendment
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
N/A	N/A

PUBLIC HEARING
Yes

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council respecting the proposed amendments.

BACKGROUND:
To establish an easier and clearer process for Staff to review and applicants to obtain permits for signs, Staff is proposing to make a few minor changes in how permits for signs are handled. It is proposed that building permits, when needed, will double as sign permits. Additionally, the proposed amendment clarifies when a typical sign permit will be needed and when a temporary sign permit will be needed. The remainder of the code amendment proposal includes minor text changes to clarify standards, updates to figures, and improvements to the review process for Staff.

ITEMS FOR CONSIDERATION:
The Planning Commission should consider the potential consequences associated with the proposed code changes if later recommended for adoption. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. EMMC 17.80 Redlines

Chapter 17.80
SIGN REGULATIONS AND ~~SIGN~~ PERMITS

Sections:

17.80.010 What this chapter does.

17.80.020 Purpose.

17.80.030 ~~Sign p~~Permit required.

17.80.040 Application.

17.80.050 Approval process.

17.80.060 General provisions.

17.80.070 Permitted signs.

17.80.080 Off-premises directional and ladder signs.

17.80.090 Special events signs.

17.80.100 Yard sale temporary signage.

17.80.110 Community entrance signs.

17.80.120 Exempt signs.

17.80.130 Prohibited signs.

17.80.140 Nonconforming signs.

17.80.150 Sign enforcement.

17.80.160 Definitions.

~~17.80.170 Schematics.~~

17.80.030 ~~Sign p~~Permit required.

Every person or entity that proposes to or who installs, erects or constructs new ~~permanent~~ signs, or makes alterations, adjustments, reconstruction or other changes to existing signs, shall first obtain a permit, unless otherwise exempted by this chapter.

A. Building Permit. A building permit is required for any permanent sign that will be mounted to a wall, have footings and/or a foundation, have electrical connections, or deemed in need of one by the currently adopted building codes. In cases where a building permit is required, it will also act as the sign permit.

B. Sign Permit. A sign permit will be required for any signs that do not require a building permit and are not temporary signs.

C. Temporary Sign Permit. A temporary sign permit is required for any temporary sign that is not an exempt sign.

17.80.040 Application.

Only property owners, sign lessors or their duly authorized agents shall make application for a ~~sign~~ permit on forms prepared by the ~~planning~~ Community Development ~~d~~Department. No ~~sign~~ permit application shall be processed without the submission of the application and all supporting materials as required by this chapter, including the processing fee. ~~Incomplete applications shall not be processed under any circumstance.~~

A. Supporting Materials. The ~~sign~~ permit application shall be submitted with the materials listed in this section. The ~~p~~Planning ~~d~~Director may determine and require that additional items not listed herein be submitted in order to evaluate the proposed ~~sign~~ permit application. ~~The number of hard copies and electronic copies, as well as the appropriate format of each, will be determined by the planning director.~~

1. Site Plans. A site plan drawn to scale, showing the proposed location of the sign, parking areas, landscaped areas and buildings. If the proposed sign will be located within 100 feet of a property line, the parking areas, landscaped areas and buildings shall be shown for the property within 100 feet of the proposed sign.

2. Colored Graphics. Colored graphics showing the proposed sign copy, type of sign, and dimensions.

3. Fee. The processing fee required for a sign permit of $50.00 per sign face, as required by the current ~~c~~Consolidated ~~f~~Fee ~~s~~Schedule approved by the ~~c~~City ~~c~~Council.

17.80.050 Approval process.

~~Sign~~ ~~p~~Permits for permitted signs may be approved by either the ~~p~~Planning ~~d~~Director or designee.

A. Planning Director or Designee Approval. The ~~p~~Planning ~~d~~Director or designee shall have the authority to review and approve ~~sign~~ permits that are in compliance with EMMC 17.80.060 and 17.80.070. In carrying out this responsibility, the ~~p~~Planning ~~d~~Director may also require signage applications to be reviewed by the ~~p~~Planning ~~c~~Commission in cases where signage is proposed that requires interpretation of these provisions or is otherwise unusual. This is not to be interpreted to mean that signage that violates this chapter or specific provisions may be reviewed, interpreted and/or approved by the ~~p~~Planning ~~c~~Commission. As part of the ~~p~~Planning ~~d~~Director's or designee's review,

inspections may be required by the ~~p~~Planning and ~~b~~Building ~~departments~~ Divisions. The ~~p~~Planning ~~d~~Director or designee may approve, approve with conditions, or deny the application based upon findings of fact.

17.80.060 General Provisions.

The following general provisions and requirements shall apply to all signs and outdoor advertising structures that may be erected or maintained within Eagle Mountain City. The ~~p~~Planning ~~d~~Director shall approve signs that are in compliance with the regulations and standards contained herein. Signs shall be maintained in accordance with these provisions and standards.

A. Signs Installed in Compliance with Codes. Signs shall be installed according to requirements contained in the International Building and Electrical Codes, as applicable.

B. Traffic Hazards. No sign shall be erected where it may create a traffic safety hazard by: obscuring traffic control signs or signals~~;~~, confusing drivers by appearing to be a traffic control sign or signal~~;~~, or obstructing vision at intersections or driveways by being placed within a clear vision triangle. Signs shall not be fastened to traffic control devices, street signs, light poles, fences, trees, or utility poles.

C. Signs in Right-of-Ways. Unless authorized by specific written agreement with the ~~c~~City, no sign shall be placed in or extend over any public right-of-way except traffic control signs, signs described in this chapter, ~~c~~City events or notices (Pony Express Days, recreation leagues, etc.), and public notices placed by public agencies.

D. Sign Illumination. All temporary signs must be nonilluminated. Allowed permanent signs may be nonilluminated, or illuminated by a constant, indirect source of illumination focused on the sign's copy or be internally illuminated, halo illuminated, or externally indirectly illuminated, unless otherwise specified. All illuminated signs shall comply with the time limitations of EMMC 17.56.050(G). No animated, flashing, blinking, or moving signs shall be permitted, except that animated public service message signs displaying the time of day, temperature, and/or announcements of community events may be permitted by the ~~p~~Planning ~~c~~Commission. No sign illumination is permitted within the residential zone of the ~~c~~City unless approved by the ~~p~~Planning ~~d~~Director, or approved as part of a ~~conditional use permit or~~ master development plan. Electrical signs and spotlights or other fixtures used for the indirect illumination of signs shall be installed only in compliance with the ~~c~~City's adopted International Electrical Code, International Building Code and Chapter 17.56 EMMC, Outdoor Lighting Standards.

1. Type of Sign Illumination. The type of sign illumination as otherwise set forth in this chapter:

a. Halo-Type Illumination. The light source is concealed behind an opaque face and the rays of illumination are projected outwards toward the edge of the sign, forming a “halo” effect around the exterior of the sign.

b. Internal Illumination. The light source is concealed entirely within a sign which makes sign graphics visible by transmitting light through a translucent or semitranslucent material.

c. External, Indirect Illumination. The light source is exposed and directed toward the sign face but is shielded or concealed from view with proper shields or glass lenses to avoid glare. Examples of external illumination include gooseneck light fixtures and ground-mounted light fixtures.

2. Externally Illuminated Sign Standards.

a. External illumination for signs shall comply with all provisions of this chapter, and is included within the total outdoor light output limits of EMMC 17.56.050(D), and shall comply with applicable lamp source and shielding restrictions.

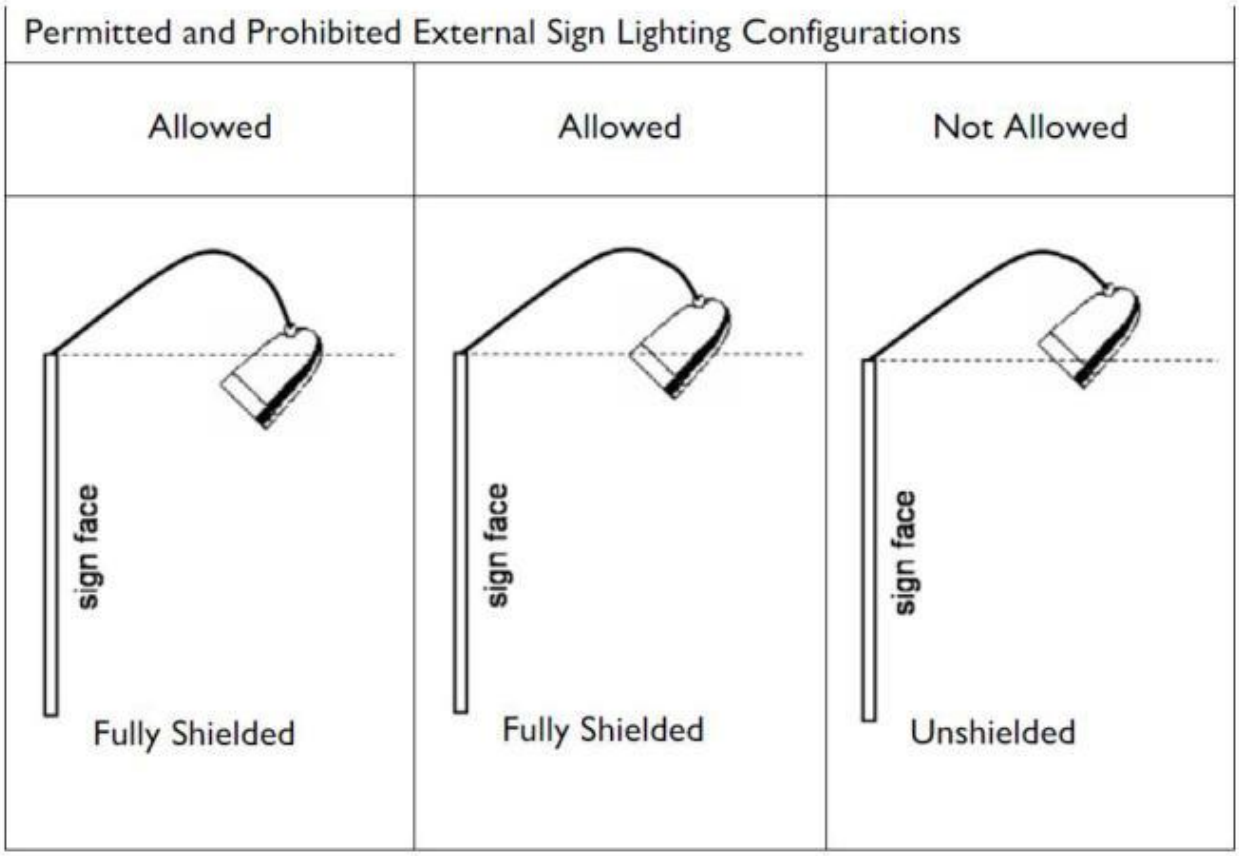
b. Except as provided in subsection ~~C~~c of this section, externally illuminated signs shall be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign without causing glare.

c. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face, provided:

i. The bottom opening of the light fixture is flat (i.e., it could be covered by a flat board allowing no light to escape); and

ii. The uppermost portion of the fixture’s opening is located no higher than the top of the sign face (Figure 17.80.060-1). Light fixtures aimed and installed in this fashion shall be considered fully shielded for purposes of calculating the total outdoor light output limits of EMMC 17.56.050(D).

Figure 17.80.060-1 External Light Fixture Shielding



3. Internally Illuminated Sign Standards. Internally illuminated signs shall either be constructed with an opaque background and translucent text and symbols, or with a colored (not white, off-white, light gray, or cream) background and generally lighter text and symbols (Figure 17.80.060-2). Lamps used for internal illumination of internally illuminated signs shall not be counted toward the total outdoor light output limits of EMMC 17.56.050(D).

Figure 17.80.060-2 Internal Lighting Standards

a. Other internally illuminated panels or decorations not considered to be signage according to this chapter (such as illuminated canopy margins, building faces, or architectural outlining) shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards, and total outdoor light output limits established in EMMC 17.56.050(D).

4. Neon Sign Standards. Neon sign lighting shall be included within the total outdoor light output limits of EMMC 17.56.050(D).

5. Single-Color LED Sign Standards. Single-color LED signs shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and comply with maximum nighttime brightness.

a. Single-color LED signs shall not exceed a maximum illumination of 200 nits during nighttime hours (between dawn and dusk) and a maximum illumination of 5,000 nits during daylight hours.

6. Time Limitations. All signs shall be turned off by 11:00 p.m. or when the business closes, whichever is later. Signs subject to time limitations are required to have functioning and properly adjusted automatic shut-off timers.

E. Compatibility. The design of signs, including materials and form, shall be compatible with the building or use to which they are an accessory.

F. Maintenance of Signs. Signs and their supporting structures shall be maintained so as not to create a health or safety hazard, or constitute a nuisance. Signs and their supporting structures shall also be maintained in good repair and operation and shall be repaired, repainted, relettered or otherwise maintained in good visual condition so as to not be an aesthetic detriment to the immediate ~~and~~ surrounding areas.

G. Abandoned Signs. Any sign that is not structurally sound or no longer serves to inform or attract the public, including illegible signs and signs advertising or identifying abandoned uses, shall be considered abandoned and shall be removed as required by this chapter.

17.80.070 Permitted signs.

The following permanent signs shall be permitted in accordance with regulations and standards for this section. Any sign not expressly allowed by this chapter is prohibited. The ~~p~~Planning ~~d~~Director or designee shall approve signs that are in compliance with requirements of EMMC 17.80.060, General provisions, and the regulations and standards contained herein. Monument signs are allowed in all zones.

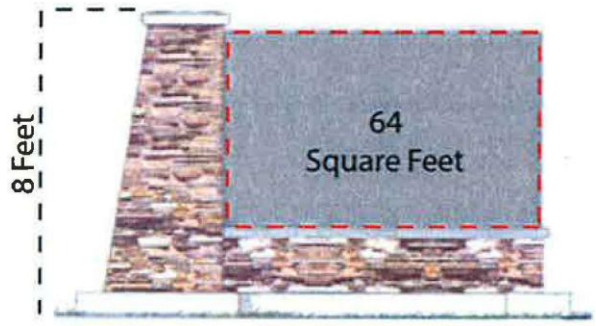
A. Monument Signs in Agricultural and Residential Zones. ~~Monument signs are allowed in all zones.~~ Monument signs in the agricultural and residential zones may only be used in conjunction with a residential development, agricultural business, church, school or an

institutional or recreational facility that has received approval from the ~~c~~City. These monument signs shall conform to the following standards:

1. Height. The maximum height shall be eight feet.

2. Sign Copy. The maximum sign copy shall be 64 square feet.

Figure 17.80.070(A)



3. Setback. The setback shall be five feet from any property line. No monument sign shall be allowed within an easement.

4. Orientation. Monument signs shall be located perpendicular to the adjacent public street or public view if double-sided or, if single-sided, shall be parallel to the adjacent public street or public view.

5. Landscaping. All areas surrounding monument signs shall be landscaped with irrigated landscaping.

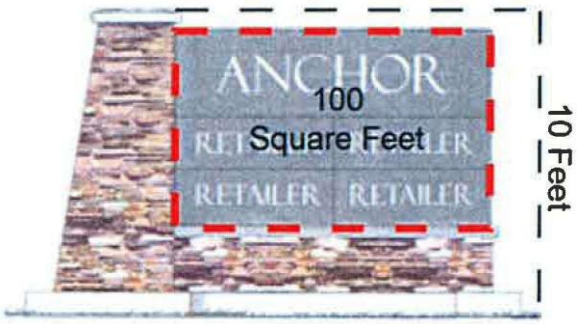
6. Compatibility. Monument signs shall be designed with colors and architecture that are compatible with the buildings that they identify. Supports shall have architectural coverings and design that complement the overall design scheme.

7. Illumination. Monument signs may be internally or externally lit and shall only illuminate the sign face or copy.

B. Combined Monument Signs in the Commercial, Business Park, Commercial Storage, and Industrial Zones. Developments that have multiple pads and are located in a commercial, business park, commercial storage, or industrial zone may be allowed to construct up to two combined monument sign structures per street frontage. The requirement to construct the monument sign structures may be a condition of approval for a site plan ~~or conditional use~~. The developer shall ensure that the sign structure allows for as many building pads to be included as is reasonably possible. It is not a guaranteed right that all businesses will have sign space on the combined monument sign. The sign copy will be approved by the ~~p~~Planning ~~d~~Director or designee through the ~~sign~~ permit application process. In an effort to

maintain aesthetic consistency, all combined and individual monument signs within a project/development shall be substantially similar in design and materials. All combined monument signs shall be designed and built in substantial conformance to the sign depicted in Figure 17.80.070(~~A~~B) and must comply with the standards enumerated in subsections (A)(4) through (A)(7) of this section and the standards contained in this subsection. Minor variations to the sign design may be considered by the ~~p~~Planning ~~d~~Director. More significant variations require approval by the ~~p~~Planning ~~c~~Commission and ~~c~~City ~~c~~Council height and size requirements may not be exceeded.

Figure 17.80.070(~~A~~B)



1. Height. The maximum height of a combined monument sign shall be 10 feet.

2. Sign Copy. The maximum sign copy of a combined monument sign shall be 100 square feet.

3. Materials. Each sign shall contain stone, rock, or brick at the base (at least two feet high) and vertically along at least one side (at least two feet wide). The sign copy may not exceed the height of the rock column, and may not extend beyond the rock base.

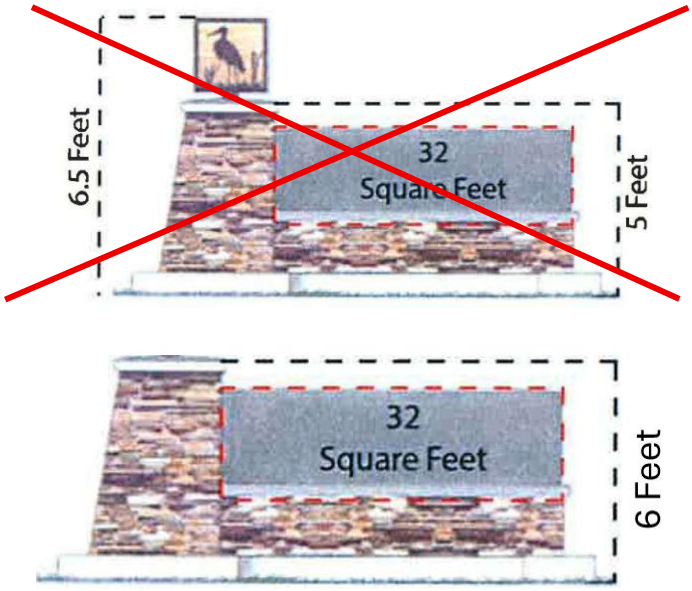
4. Design. Additional design elements may be considered by the ~~p~~Planning ~~d~~Director in order to give uniqueness to a development.

5. Setback. There is no required setback for combined monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. No monument sign shall be allowed within an easement. The specific sign location must be approved by the ~~p~~Planning ~~d~~Director or designee.

C. Individual Monument Signs in the Commercial, Business Park, Commercial Storage, and Industrial Zones. Developments that have multiple pads and are located in a commercial, business park, commercial storage, or industrial zone shall be allowed to construct one individual monument sign for each freestanding building. In an effort to maintain aesthetic consistency, all combined and individual monument signs within a project/development shall be substantially similar in design and materials. All monument signs must comply with the standards enumerated in subsections (A)(4) through (A)(7) and (C)(1) through (C)(6) of

this section. Minor variations to the sign designs within a development may be considered by the ~~p~~Planning ~~d~~Director. More significant variations require approval by the ~~p~~Planning ~~c~~Commission and ~~c~~City ~~c~~Council. If multiple businesses share a common structure, then a combined monument sign containing signage for each business is required. No individual monument sign is allowed for businesses that share a structure.

Figure 17.80.070(~~A~~C)



Preferred example of an individual monument sign

1. Height. The maximum height shall be six feet. ~~Additional design elements, such as those depicted in Figure 17.80.070(B), may be no higher than eight feet.~~

2. Sign Copy. The maximum sign copy of an~~y~~ individual monument sign shall be 32 square feet.

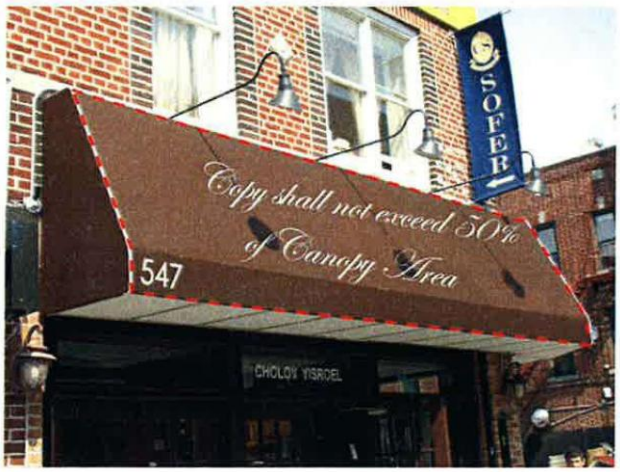
3. Materials. Each sign shall, at a minimum, contain stone, rock, or brick at the base (at least two feet high). The recommended monument sign design is depicted in Figure 17.80.070(~~B~~C). The materials and design shall be consistent for each sign in the development/project.

4. Design. Each development should contain an element of uniqueness, but the signage throughout a development must be consistent.

5. Setback. There is no required setback for individual monument signs. These signs must follow the clear vision triangle standards, and may not cause a traffic/visibility concern. No monument sign shall be allowed within an easement. The specific sign location must be approved by the ~~p~~Planning ~~d~~Director or designee.

6. Proximity to Other Such Signs. Signs must be separated by at least 100 feet as measured diagonally across the property from center to center of both signs and shall be no closer than 100 feet to any other monument sign located on the same frontage.

D. Wall, Canopy, or Awning Signs. Wall, canopy, or awning signs are allowed in commercial, business park, commercial storage, and industrial zones, as well as in approved mixed-use projects for commercial, business park, commercial storage, and industrial ~~and airport~~ uses. Wall signs shall not take up more than 10 percent of any wall area on which the sign is located. Canopy or awning signs shall not be included in the calculation of the wall sign area, although the sign copy for canopy signs shall not exceed 50 percent of the canopy area.



1. Illumination. Wall signs may be internally or externally lit and shall only illuminate the sign face or copy. Canopy and awning signs may be externally lit and shall only illuminate the sign face or copy.

E. Changeable Copy Signs. Changeable copy signs on a marquee, reader board, or other replaceable copy area are allowed in commercial, business park, commercial storage, and industrial zones, as well as in approved mixed-use projects for commercial, business park, commercial storage, industrial, and airport uses. The changeable wording area shall not exceed 50 percent of the total sign face. Animated signs, with the exception of ~~c~~City-controlled public announcement signs, are not permited in the ~~c~~City. All lettering, background, and other aspects of changeable copy signs shall be maintained and repaired consistently to ensure that no discoloring or bleaching occurs. Gas station advertising signage is exempt from the 50 percent size restriction and is reviewed as a standalone commercial monument sign

F. School Monument Signs. Monument signs for public schools, charter schools, and private schools must be used primarily for informational or civic purposes, and may include electronic message centers, reader boards, or other replaceable copy signs. These signs must comply with the following standards:

1. Height. The maximum height of a school monument sign shall be 20 feet.

2. Sign Copy. The maximum sign area shall be 160 square feet.

3. Design. All signs on a site shall have consistent materials and design elements.

4. Setbacks. Signs must follow the clear vision triangle standard and may not cause a traffic/visibility concern. No monument sign shall be allowed within an easement. The specific sign location shall be approved by the ~~p~~Planning ~~d~~Director or ~~his/her~~ designee.

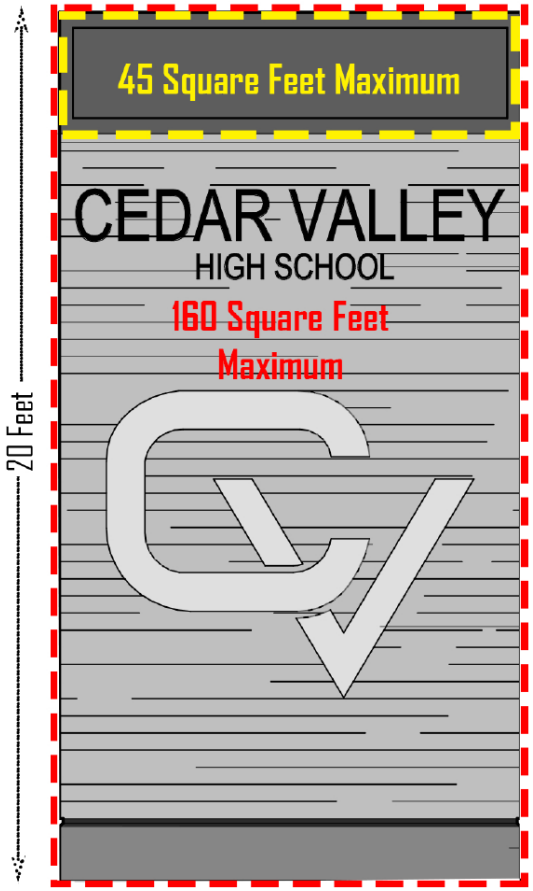
5. Electronic message centers/reader boards shall also meet these criteria:

a. Electronic message boards or reader boards shall not exceed 45 square feet.

b. Electronic message boards or reader boards may not exceed 50 percent of the total sign area.

c. Electronic message centers shall be equipped with a sensor or other device that automatically determines the ambient illumination and must be programmed

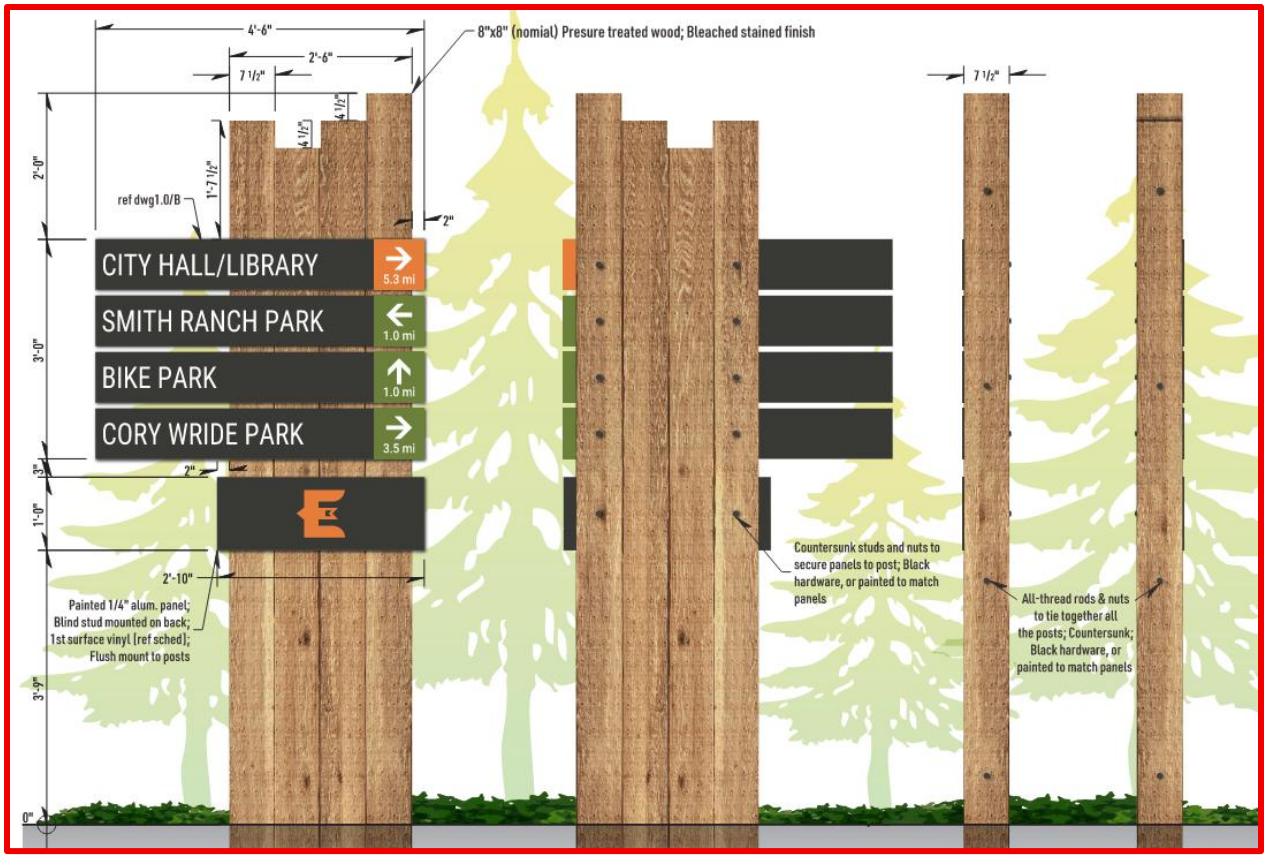
to automatically dim according to ambient light conditions and comply with maximum nighttime brightness and illumination standards found in EMMC 17.80.060(D), Sign Illumination.



17.80.080 Off-premises directional and ladder signs.

Directional off-premises ~~double-faced ladder~~ signs are intended to direct traffic to City facilities or parks. They are located in the shoulder of the ~~c~~City's right-of-way ~~(ROW)~~ along ~~c~~City streets and are only permitted as this chapter allows. ~~No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter.~~ ~~These l~~Ladder signs are intended to direct traffic to a business with an active ~~c~~City business license, subdivision or development project, model home, neighborhood, ~~city facility or park,~~ or not-for-profit entity. No other off-premises signs are permitted in the right-of-way, unless specifically allowed in this chapter. ~~Ladder signs and sign inserts/slats shall comply with the following requirements:~~

A. Directional Signs. The City may place directional signs leading to City facilities in any appropriate right-of-way location. Directional signs located in the City's right-of-way shall be constructed and maintained in accordance with Figure 17.80.080(A).



~~A. Allowed Signs. Ladder signs are intended to direct people to, and/or advertise for, a licensed business, model home, new subdivision, c~~C~~ity facility or park, not-for-profit entity, neighborhood, or community event. A~~ B. For ladder sign advertising, all advertisers must have an active Eagle Mountain City business license (if required to obtain a license) and be current members of the ~~Eagle Mountain~~ Valley Crossroads Chamber of Commerce. Advertising priority shall be given in the following order:

~~1~~a. Commercial or home-based businesses located within Eagle Mountain City and nonprofits with primary operations within Eagle Mountain City.

~~2~~b. Residential or commercial developers advertising for active projects within Eagle Mountain City.

~~3~~c. Commercial or home-based businesses not located within Eagle Mountain City and nonprofits with primary operations outside Eagle Mountain City.

~~B~~1. Application. Interested advertisers shall submit, on forms prepared by Eagle Mountain City, an application to the ~~e~~Economic ~~d~~Development ~~d~~Director or ~~Eagle Mountain~~ Valley Crossroads Chamber of Commerce if a separate concessions agreement has been entered into, to be added to a wait list for advertising space on ladder signs. Application shall include:

~~1~~a. Business name, address, and business type.

~~2~~b. Eagle Mountain City business license number (if required).

~~3~~c. Proof of ~~Eagle Mountain~~ Valley Crossroads Chamber of Commerce membership.

~~4~~d. Signage requested.

~~5~~e. Preferred location of sign.

~~C~~2. Sign Inserts. The sign inserts may contain advertising and/or directional information. All advertising copy shall be approved by the ~~e~~Economic ~~d~~Development ~~d~~Director or designee. Sign copy shall be readable from 30 feet (minimum of three-inch-tall letters). The logo at the top of each sign shall be the approved Eagle Mountain City logo or as approved by ~~c~~City ~~c~~Council. There are four allowable insert sizes on each ladder sign structure: small (16-inch by 72-inch) (see Figure 17.80.080(B)(2)(a)), medium (32-inch by 72-inch) (see Figure 17.80.080(B)(2)(b)), large (80-inch by 72-inch) (see Figure 17.80.080(B)(2)(c)), or extra-large (96-inch by 72-inch) (see Figure 17.80.080(B)(2)(d)) sign inserts. The total advertising area may not exceed 96 inches by 72 inches. Advertisers may reserve a maximum of two large or extra-large size signs throughout the city. Any additional space would be limited to small or medium size sign inserts. The maximum sign structures a single entity, or its associated affiliates, may advertise on is five.

Figure 17.80.080(B)(2)(a)

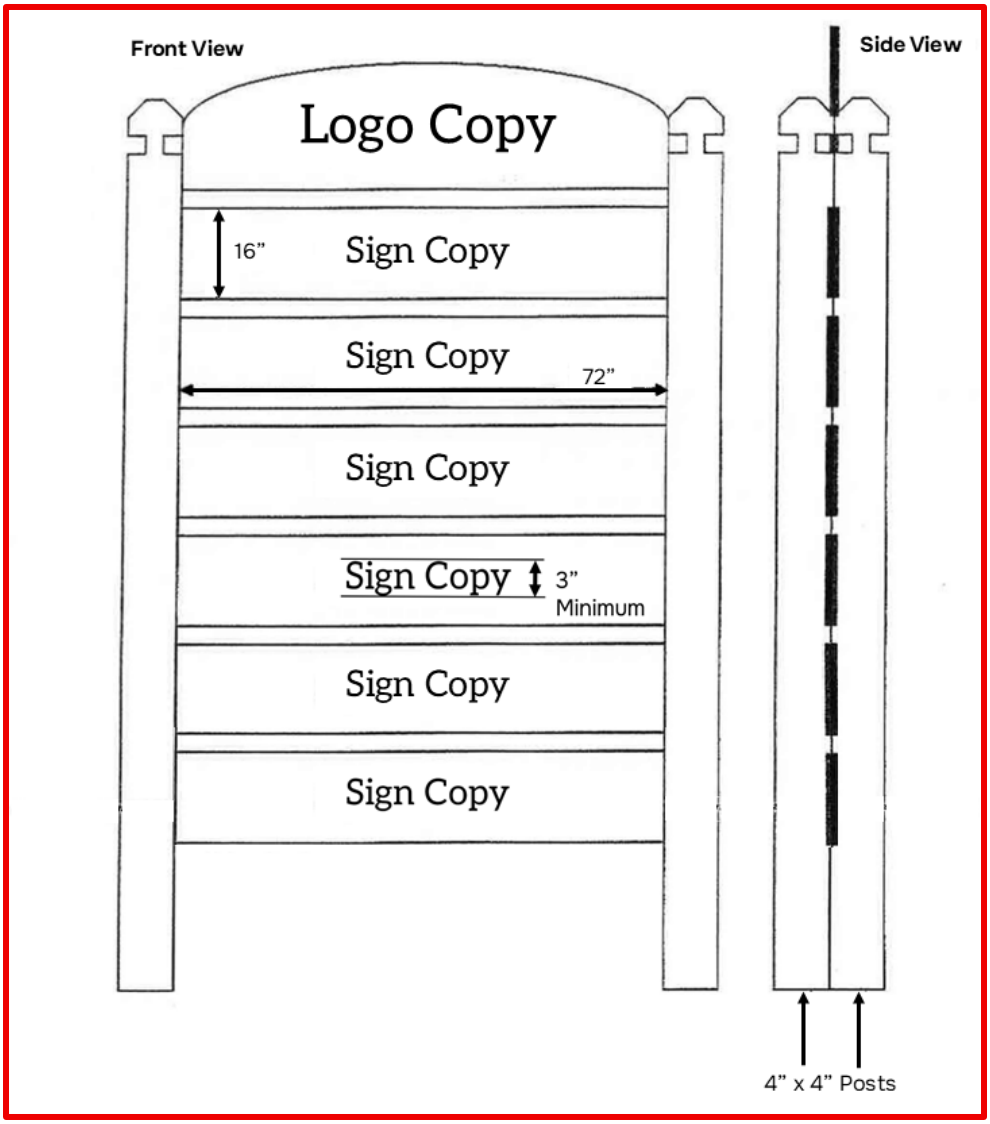


Figure 17.80.080(B)(2)(b)

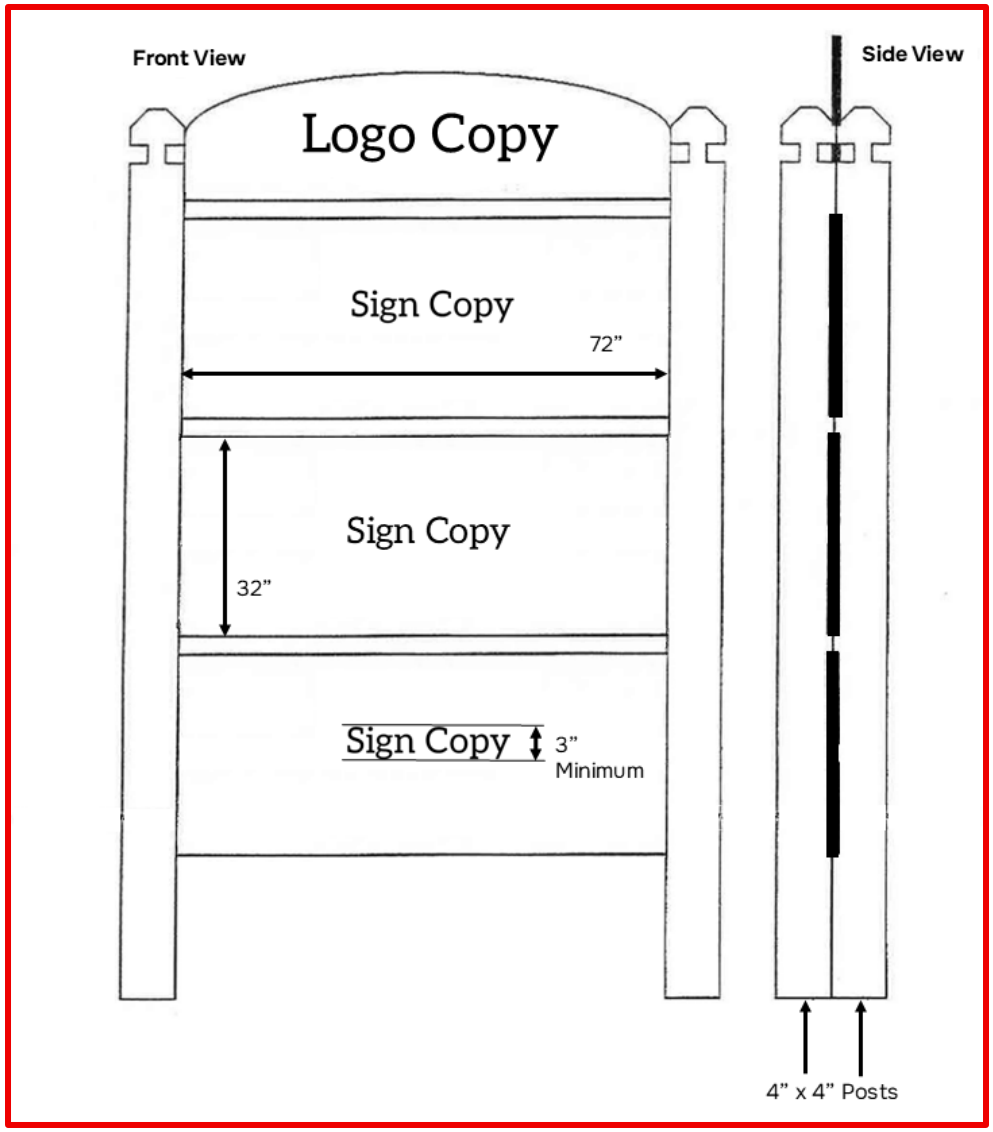


Figure 17.80.080(B)(2)(c)

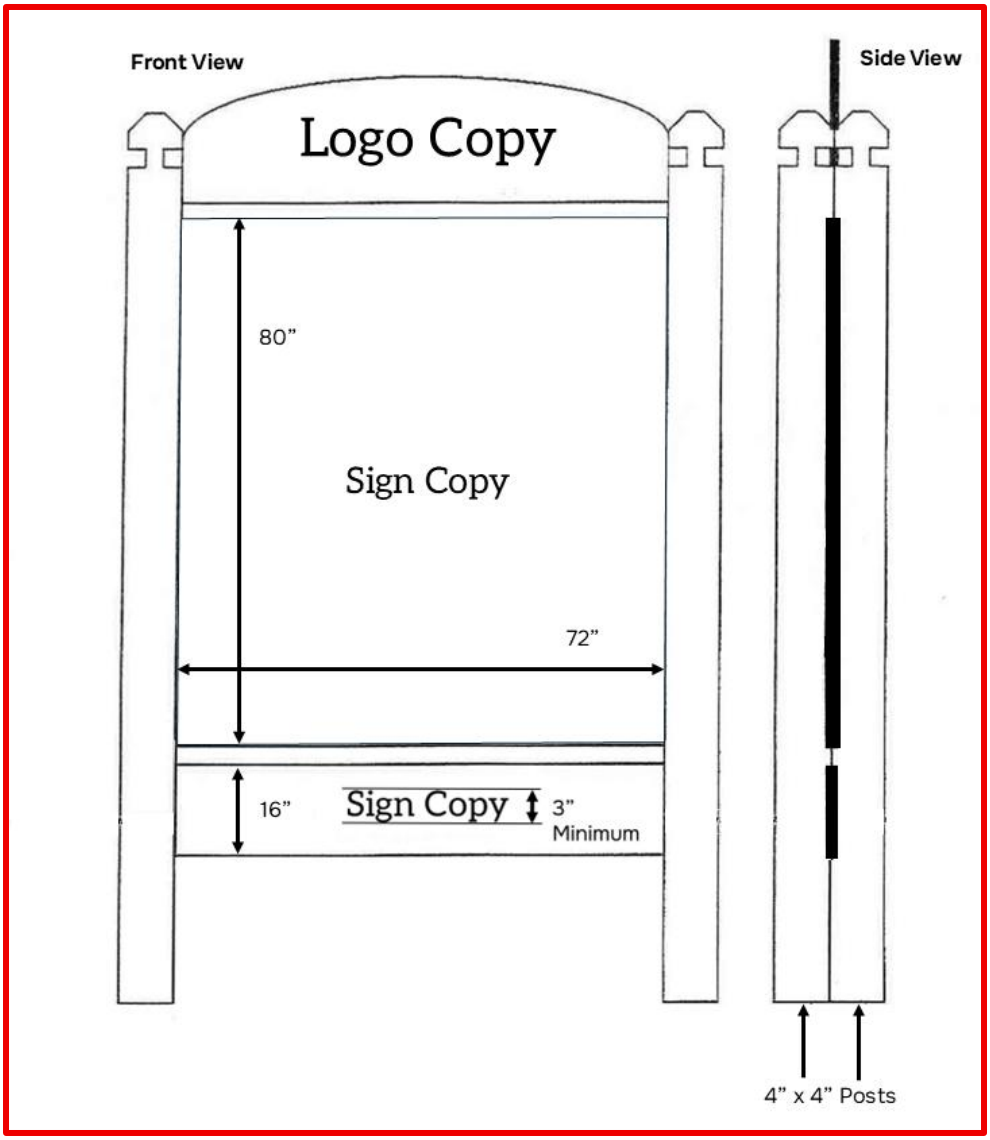
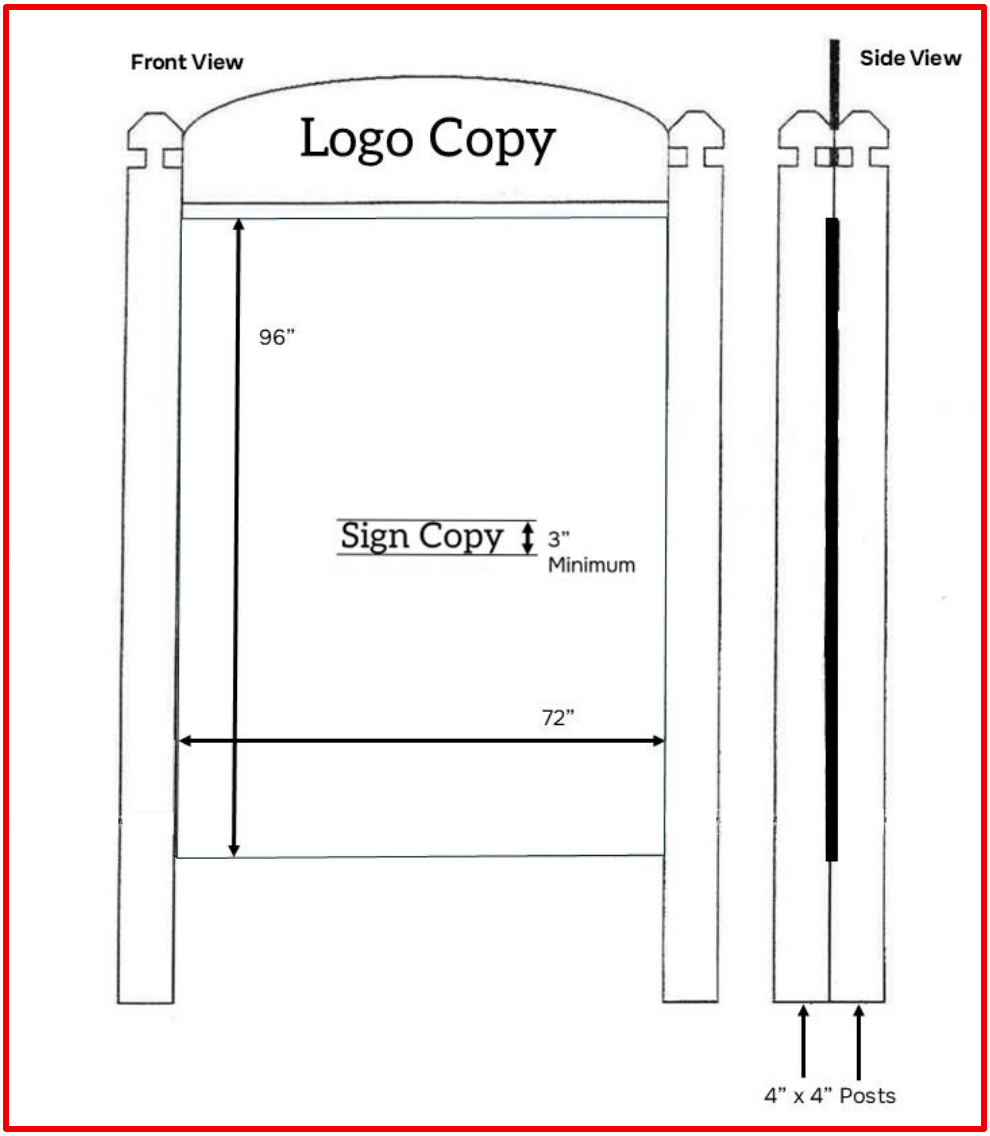


Figure 17.80.080(B)(2)(d)



~~D. Sign Ownership. The city shall maintain ownership of all signs, and may contract out the construction, maintenance, and management of the signs. The city may place directional signs leading to city facilities in any appropriate right-of-way location.~~

~~E~~3. Billing and Payment. Eagle Mountain City or designee may bill advertisers on a semiannual or annual basis. Signs may be removed for nonpayment after 30 days.

~~F~~4. Maintenance. Sign structures and slats shall be maintained in good repair and shall be repainted, repaired, or otherwise maintained in good visual condition. Sign structures shall be painted Monterrey Grey.

~~G. Location. Signs may be located on arterial or collector roads throughout the city, and generally spaced at least 1,000 feet apart, excluding any ladder signs used exclusively for city facilities. Within business areas and near major intersections the signs may be spaced~~

~~closer together, but no less than 300 feet apart. No on-site or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. Specific ladder sign locations are designated on the approved map. If a sign location is requested outside of the approved map, the city council may amend the map and approve the new location. In all cases, the placement of signs shall not create a traffic hazard.~~

~~H~~5. New Signs. The ~~e~~Economic ~~d~~Development ~~d~~Director or designee shall determine which signs from the approved map should be constructed. Businesses shall be drawn from the wait list. Existing signs should be filled before new signs are added.

~~l~~6. Maximum Number. Excluding any directional ~~ladder~~ signs to ~~c~~City facilities, the maximum number of ladder signs that will be permitted in the rights-of-way is 60.

C. Sign Ownership. The City shall maintain ownership of all signs, and may contract out the construction, maintenance, and management of the signs.

D. Location. Signs may be located on arterial or collector roads throughout the City, and generally spaced at least 1,000 feet apart, excluding any ladder signs used exclusively for City facilities. Within business areas and near major intersections the signs may be spaced closer together, but no less than 300 feet apart. No on-site or commercial advertising sign existing at the time of relocation of or construction of a new ladder sign may be blocked or obstructed. Specific ladder sign locations are designated on the approved map. If a sign location is requested outside of the approved map, the City Council may amend the map and approve the new location. In all cases, the placement of signs shall not create a traffic hazard.

17.80.090 Special events signs.

A. On-Premises Special Event Signs. The ~~p~~Planning ~~d~~Director or designee may approve a temporary sign permit for on-premises special event signs, such as flags, banners, or other signs, subject to the following:

1. For each business location, one temporary sign permit (for up to two signs) may be obtained at a time and up to one temporary sign permit may be obtained in a calendar year for the following:

a. For each temporary sign permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between two signs.

b. Signs may not be posted or visible for a period of more than 60 consecutive days.

2. For each business location, one temporary sign permit (for up to four signs) may be obtained at a time and up to three temporary sign permits may be obtained in a calendar year for the following:

a. For each temporary sign permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between four signs.

b. Signs may not be posted or visible for a period of more than 12 consecutive days.

3. On-premises special event signs may include signs used for advertising a special event such as a business grand opening, special business sale event, employment opportunity, registration events, or other similar events or activities.

4. The ~~p~~Planning ~~d~~Director or designee may approve on-premises special event signs to be located within or partially within the public right-of-way directly adjacent to a business location.

B. Right-of-Way Special Event Signs. The ~~p~~Planning ~~d~~Director or designee may approve a temporary sign permit for special event signs such as flags, banners, or other signs for the purpose of temporarily advertising special events within the public right-of-way subject to the following:

1. No more than temporary sign one permit (for up to four signs) may be obtained at a time and no more than three temporary sign permits may be obtained in a calendar year.

2. Right-of-way special event signs may include signs used for advertising a fundraiser event, concert, school activity, farmers market, parade of homes, or other similar event that the ~~p~~Planning ~~d~~Director or designee determine to be special events. Special events do not include small, private events like yard sales, garage sales, moving sales or lost pet signs.

3. For each temporary sign permit, the maximum sign copy may not exceed 32 square feet in size for one sign or a total of 32 square feet between up to four signs.

4. Signs may not be posted for a period of more than 12 consecutive days.

5. The temporary sign permit holder is solely responsible to remove the signs by the appropriate date.

6. Right-of-way special event signs are not allowed on private property.

C. Inflatable Special Event Signs. The ~~p~~Planning ~~d~~Director or designee may approve a temporary sign permit for a tube man inflatable sign (a.k.a. skydancer, wacky waving inflatable arm, or fly guy) subject to the following:

1. The sign will be located in commercial, business park, commercial storage, or industrial zones.

2. The maximum height of the sign does not exceed 22 feet. The diameter at the base of the sign does not exceed 30 inches.

3. Signs may not be operational or visible for a period of more than 12 consecutive days.

4. For each business location, no more than one temporary sign permit for up to two inflatable signs may be obtained at a time and no more than three temporary sign permits may be obtained in a calendar year.

5. Signs shall be set back a distance equal to or greater than the height of the sign from all rights-of-way, lot lines, and overhead utility lines, and shall be spaced no closer than 25 feet to other inflatable signs.

D. Approval Process. An application for a ~~special event~~ temporary sign permit ~~together with the special event sign permit application fee~~ must be made on forms provided by the ~~c~~City. Any ~~special event~~ temporary sign permit application that is not approved by the ~~c~~City within 30 days shall be deemed denied.

E. Restriction on Location. Temporary right-of-way signs may not be located in the park strip (between the street and the sidewalk), but may be located between the sidewalk and the property line or fence. Temporary signs shall not be placed in the public right-of-way, a required parking space, a driveway, or in a manner that obstructs points of access. No sign shall be positioned in such a manner as to result in the creation of an unsafe visual clearance at any intersection or driveway location. Signs may not be placed on traffic control devices, street signs, utility poles, light poles, fences, or trees.

F. Penalty for Violation. Any person or entity that places or installs a special event sign without a temporary sign permit shall be subject to a fine of $250.00 for each day of the violation. The ~~p~~Planning ~~d~~Director may also withhold approval of any new ~~special event~~ temporary sign permit for a period of two years from the date of the last violation.

17.80.100 Yard sale temporary signage.

Small private events such as yard sales, garage sales, and moving sales must comply with the following signage standards:

A. Sign Copy. Signs may be no larger than four square feet in size.

B. Location. Signs must be located on private property, unless the sale is registered with the ~~c~~City prior to the date of sale for temporary right-of-way signage. On major streets (arterial and major collectors) signs may not be located in the park strip (between the street and the sidewalk/trail), but may be located between the sidewalk and a property line or fence. Signs may not be placed on traffic control devices, street signs, utility poles, light poles, fences, or trees. On local roads, signs are allowed in the park strip.

C. Duration. Temporary signs in the right-of-way that serve as directional signs to the event may be posted on the day of the sale only, and must be removed by the end of the day. It is the owner's responsibility to remove all signage during the appropriate time period. No sale or signage will be permitted for more than two consecutive days.

D. Approval Process. The yard/garage sale must be registered with the ~~c~~City for any signage to be allowed in the public right-of-way. Any sign in the public right-of-way that is not registered with the ~~c~~City may be immediately removed.

17.80.110 Community entrance signs.

Community entrance signs located in the median or shoulder of the ~~c~~City's right-of-way ~~(ROW)~~ along streets classified as arterials or collectors shall only be allowed under specific agreement with the ~~c~~City. Community entrance signs shall be constructed, installed, and maintained at the expense of the original applicant in accordance with the specifications outlined in the submitted application and as determined by the ~~c~~City ~~c~~Council. The exact location of each sign and the sign copy shall be subject to review and approval by the Eagle Mountain ~~p~~Planning ~~c~~Commission and ~~c~~City ~~c~~Council.

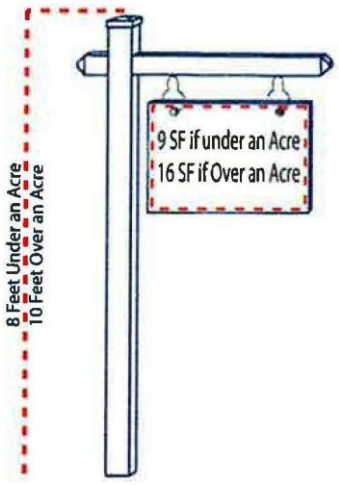
A. Approval Process. Community entrance signage shall not be construed as an absolute right upon submission of an application and does not require the approval body to take action based upon findings of fact. At their discretion, the ~~p~~Planning ~~c~~Commission may recommend and the ~~c~~City ~~c~~Council may approve community entrance signs along streets classified as arterials and collector roads. The placement of the signs shall not create a traffic hazard. Since these signs are within the ~~c~~City's right-of-way, the applicant must enter into an agreement to lease the ~~c~~City's property. The ~~c~~City ~~c~~Council shall approve the agreement, which will detail the terms and conditions of the property lease as well as the design of the signage. ~~The lease fee shall be equal to the fee established in the city's current consolidated fee schedule for off-premises ladder signs.~~

17.80.120 Exempt signs.

All signs exempt from the permit process shall comply with the general provisions of this chapter except traffic signs approved by the ~~c~~City ~~e~~Engineer. No ~~sign~~ permits shall be required for the following signs:

A. On-Premises Project Sign. One on-premises project sign may be erected for projects that have received either site plan approval or final subdivision approval. This sign may contain information about the approved business or project, and shall not exceed eight feet in height and 32 square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted. This sign shall be allowed until the development of the site or final plat phase is complete ~~or within one year of posting, whichever occurs first~~.

B. On-Premises Real Estate Sign. ~~One on-premises real estate sign f~~For lots less than one acre in size.~~,~~ ~~T~~the real estate sign shall not exceed eight feet in height and nine square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted. For lots that are larger than one acre in size, the property will be allowed to display a sign that shall not exceed 10 feet in height and 16 square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted. Real estate signs shall be allowed until the transaction with the property is complete.



C. Political Signs.

1. Private property political signs that do not exceed eight feet in height and 32 square feet per side ~~if double-faced~~; provided, that such signs do not violate any other provisions. No more than two sides are permitted.

2. City owned or leased property political signs are not permitted on any ~~c~~City owned or leased property including rights-of-way and median strips with the following exceptions:

a. Southeast corner of N Eagle Mountain Boulevard and E Aviator. Avenue Parcel Number 66:584:0052. (See ~~Exhibit A.~~ Figure 17.80.120(C)(2)(a))

b. North side of Pony Express Parkway at Hidden Valley Parkway. Parcel Number 58:040:0325. Behind the benches. (See ~~Exhibit B.~~ Figure 17.80.120(C)(2)(b))

c. South Side of Pony Express Parkway east of Silverlake Amphitheatre. Parcel Number 58:040:0393. Place signs south of the trail. (See ~~Exhibit C.~~ Figure 17.80.120(C)(2)(c))

3. All signs placed on ~~c~~City owned or leased property must comply with the following regulations:

a. Political signs that do not exceed eight feet in height and 32 square feet per side ~~if double-faced~~; provided, that such signs do not violate any other provisions. No more than two sides are permitted.

b. No signs on ~~c~~City owned or leased property where permitted shall be placed prior to the opening for candidate filing period.

c. Signs placed on ~~c~~City owned or leased property where permitted shall be removed as follows:

i. Within five days after the primary elections for those candidates that are no longer running for office.

ii. Within five days after the general election for all others.

d. Only one sign per candidate per location.

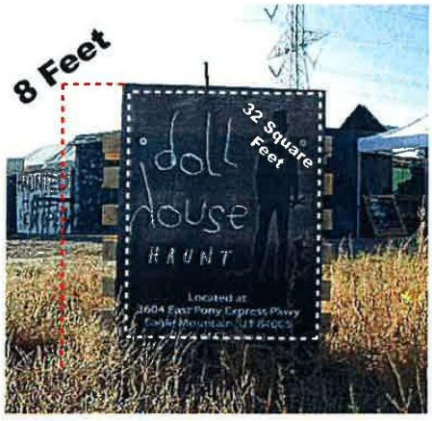
Signs placed on ~~c~~City owned or leased property not in accordance with subsection (C)(3) of this section are subject to removal by ~~c~~City ~~s~~Staff.

~~Exhibit A~~ Figure 17.80.120(C)(2)(a)

~~Exhibit B~~ Figure 17.80.120(C)(2)(b)

~~Exhibit C~~ Figure 17.80.120(C)(2)(c))

D. Temporary Use Signs. Signs for temporary uses that have obtained a business license, if required, from the ~~c~~City may be installed as follows: one sign on a temporary basis located on premises that shall not exceed eight feet in height and 32 square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted. Temporary use signs will be allowed as long as the temporary use has a business license from the city.



E. Property Signs. Property signs no larger than nine square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted. These signs shall be permitted indefinitely as long as the sign is in compliance with the general provisions of this chapter.

F. Nameplate Signs. One nameplate sign identifying owners and addresses and no larger than two square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted.

G. Traffic Signs. Traffic signs as required by law which are approved by the ~~c~~City ~~e~~Engineer and erected by or on behalf of a public agency. Traffic signs deemed necessary by the ~~c~~City ~~e~~Engineer may not be required to comply with provisions of this chapter.

H. Civic Signs. Civic signs on private property which announce holidays or public interest events sponsored by nonprofit organizations; public service signs or signs related to community service projects not to exceed eight feet in height and 32 square feet of sign copy per side ~~if double-faced~~. No more than two sides are permitted.

I. Window Signs. Window signs including posters, messages, or displays painted or mounted on the interior side of a window may be used to advertise special promotions.

J. Public Notice. The display of official notices used by any court, public body or official, or the posting of notices by any public officer in the performance of a duty, or by any person giving legal notice at the direction of a governmental entity.

K. Community Event Signs. Temporary community event signs displayed by the ~~c~~City, or one of its committees, subcommittees, councils, boards, or ~~c~~City partner agencies, to promote community events.

L. Model Homes. One on-premises sign for model homes; provided, that the on-premises sign does not exceed 32 square feet in size. No more than two sides are permitted. A maximum of six flags not to exceed 15 square feet each posted on flag poles not to exceed 20 feet measured from the grade level to the top of the pole. The flags' colors shall be consistent with the on-premises sign. In addition, a single flag pole that complies with the

standards for ancillary structures defined in Chapter 17.25 EMMC may be constructed. Flags allowed on this flag pole include only the national flag of the United States of America, the Utah State, and the official Eagle Mountain flags; no commercial flags shall be allowed on this flag pole. American flags shall not exceed 40 square feet in size. Two A-frame or temporary directional signs of no more than four square feet per builder per subdivision are allowed in the right-of-way adjacent to the model home and in the park strip of the nearest major street corner. These signs shall be directional only, not containing other advertising. These signs are only allowed during model home hours, and must be removed each evening at closing.

M. Real Estate Open House Signs. One A-frame or temporary directional sign of no more than four square feet (no more than two sides are permitted) for real estate open houses for individual home sales is allowed in the park strip of the nearest street corner, one day per week, to be put up no more than one hour prior to the open house and must be removed within one hour after the open house.

N. Temporary Informational Signs. Small informational signs such as lost pet signs, neighborhood or religious activity signs, youth sales signs (such as lemonade stands), and other signs for noncommercial purposes (i.e., not promoting a business of any kind, except youth sales) are allowed in the right-of-way. These signs may not be located in the park strip (between the street and the sidewalk) on major streets, but may be located between the sidewalk and a property line or fence. These signs may not be placed on traffic control devices, street signs, utility poles, light poles, fences, or trees. The code enforcement officer has the authority to remove signs without notice if they have not been removed in a timely manner or if they present a safety hazard.

O. On-Premises Home Business Signs. Home businesses with a valid business license from Eagle Mountain City may place one nonilluminated wall sign no larger than four square feet in size on the front of the principal dwelling no higher than the first story.

P. Official Signs. Signs that are owned and operated by Eagle Mountain City and are used for informational or civic purposes, including advertising special events within Eagle Mountain City. Official signs may include electronic message centers, reader boards, or other replaceable copy signs. Official signs that do not comply with the general provisions of this chapter must be approved by the ~~c~~City ~~c~~Council. Electronic signs should be turned off between the hours of 12:00 a.m. and 5:00 a.m., except in the case of necessary communications. Electronic signs shall also comply with EMMC 17.80.070(F)(5)(c) in relation to maximum nighttime brightness and illumination.

Q. Flagpoles. Any flagpole must comply with the following standards:

1. In residential zones:

    a. A standalone flagpole not to exceed 35 feet in height may be installed for every residential dwelling unit.

2. In nonresidential zones:

a. Nonresidential developments may install flagpoles up to 80 feet in height.

b. Secondary flags shall be limited to state and city flags.

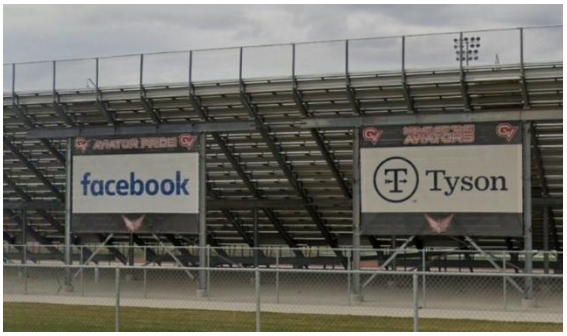
3. Size. The size of the flag material, when measured diagonally, shall not exceed the structural integrity of the pole.

a. If designed to accommodate such, flagpoles may hold more than one flag so long as the combined size of all flags, when measured diagonally, does not exceed one-half of the height of the flagpole.

b. National flags shall be the primary flag with all state and city flags as secondary to the national flag.

4. Location. All flagpoles shall be located outside of any public right-of-way and in a place that will not impede traffic or cause a hazard for pedestrians or vehicles.

R. Athletic Facility Signs. All signs must be attached to the fence, bleachers, or scoreboard, and shall not extend higher than the top of the fence, scoreboard, or bleachers, and shall not be located in any clear vision triangle. These signs may provide off-premises advertising. Athletic facility signs are permitted in all zones.



17.80.150 Sign enforcement.

The ~~p~~Planning ~~d~~Director, or designee, shall perform the following duties and use the following procedures when enforcing sign regulations:

A. Compliance. Determine and ascertain that all signs, construction, reconstruction, or alterations of existing signs are completed in compliance with this chapter.

B. Site Inspections. Conduct site inspections to determine compliance with this chapter.

C. Instigate Proceedings. Instigate appropriate action or proceedings in any case where a sign is illegally erected, constructed, altered, repaired or maintained in violation of any ~~c~~City ordinance, including the provisions of this chapter.

D. Notices of Violation. Issue verbal or written notice of violation to owners or persons having control, charge or benefit of any sign that is found to be unsafe or in violation of ~~c~~City ordinances or this chapter, including all general provisions (EMMC 17.80.060).

E. Unsafe or Dangerous Signs. Abate and remove signs that are unsafe or dangerous.

F. Removal of Illegal Signs. Assist applicants to bring into compliance signs that are illegal under the provisions of this chapter or that are installed without a permit. The ~~p~~Planning ~~d~~Director or designee shall have the authority to abate and remove such signs if they are not brought into compliance within seven calendar days after written notice has been given to the owner or party in interest advertised on the sign. The person responsible for such sign shall be liable for the cost of removal and the ~~c~~City is authorized to effect the collection of said cost.

G. Removal of Temporary Signs. Abate and remove temporary signs posted upon private property if they are not made conforming within 72 hours after being noticed. Verbal or written notice is sufficient warning for these signs. The person responsible for such an illegal sign shall be liable for the cost of its removal and the ~~c~~City is authorized to effect the collection of said cost.

H. Removal of Signs on Public Property. Remove or require the immediate removal of any sign posted on public property. Such signs, though removed, shall not be destroyed for at least seven calendar days from the date of removal. In no case shall a failure to remove such signs constitute approval by the ~~c~~City of the illegal placement of the sign.

I. Removal of Abandoned Signs. Remove or require the removal of all signs that are nonmaintained, abandoned, or that identify a discontinued or abandoned use within 45 calendar days after giving written notice to the person having control of or receiving benefit from the sign. The person responsible for such a sign shall be liable for the cost of its removal and the ~~c~~City is authorized to effect the collection of said cost.

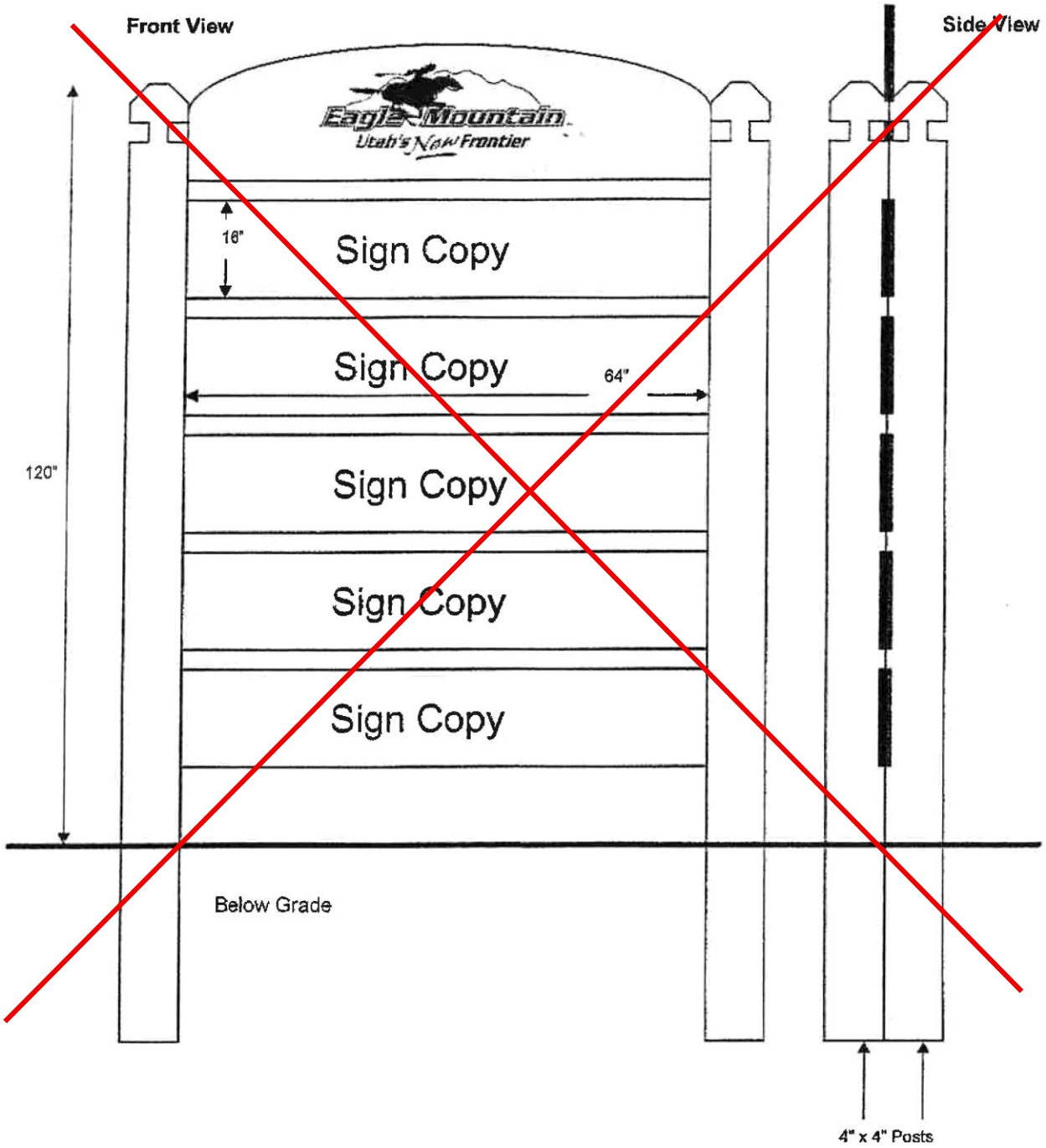
J. Continual Sign Erection without Permits. Persons who continue to erect signs without the proper permits may have the unauthorized signs removed without notice. All signs removed by the ~~c~~City will be impounded. Owners of impounded signs shall pay a fee before the signs are released.

K. Fines. The penalties associated with violations of this chapter shall be consistent with the ~~c~~Consolidated ~~f~~Fee ~~s~~Schedule as adopted by the ~~c~~City ~~c~~Council.

17.80.160 Definitions. Not included in this redline copy due to its length. No changes are being proposed for this section.

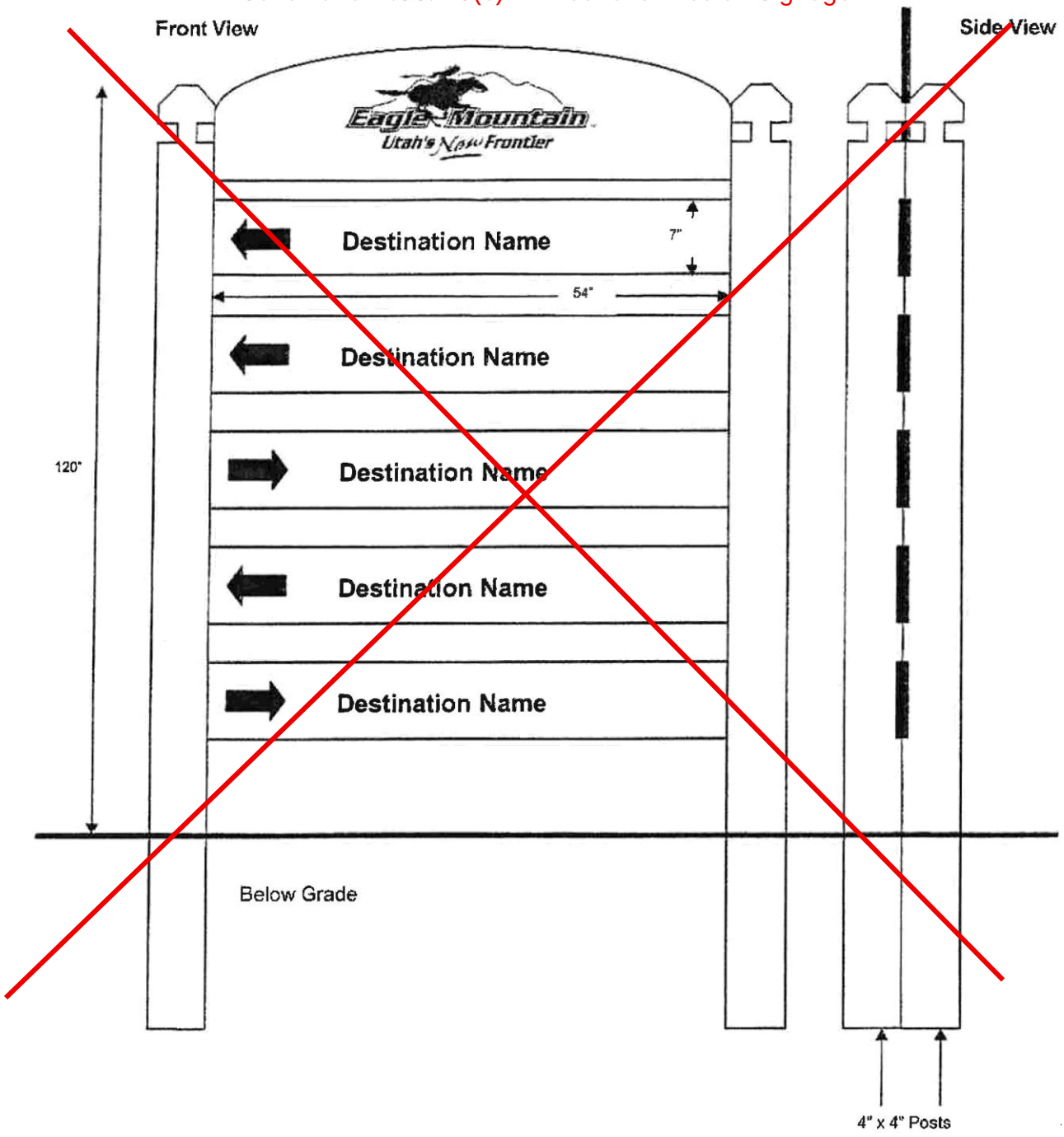
~~17.80.170 Schematics.~~

~~Schematic 17.80.170(a) – Model Home Signage~~



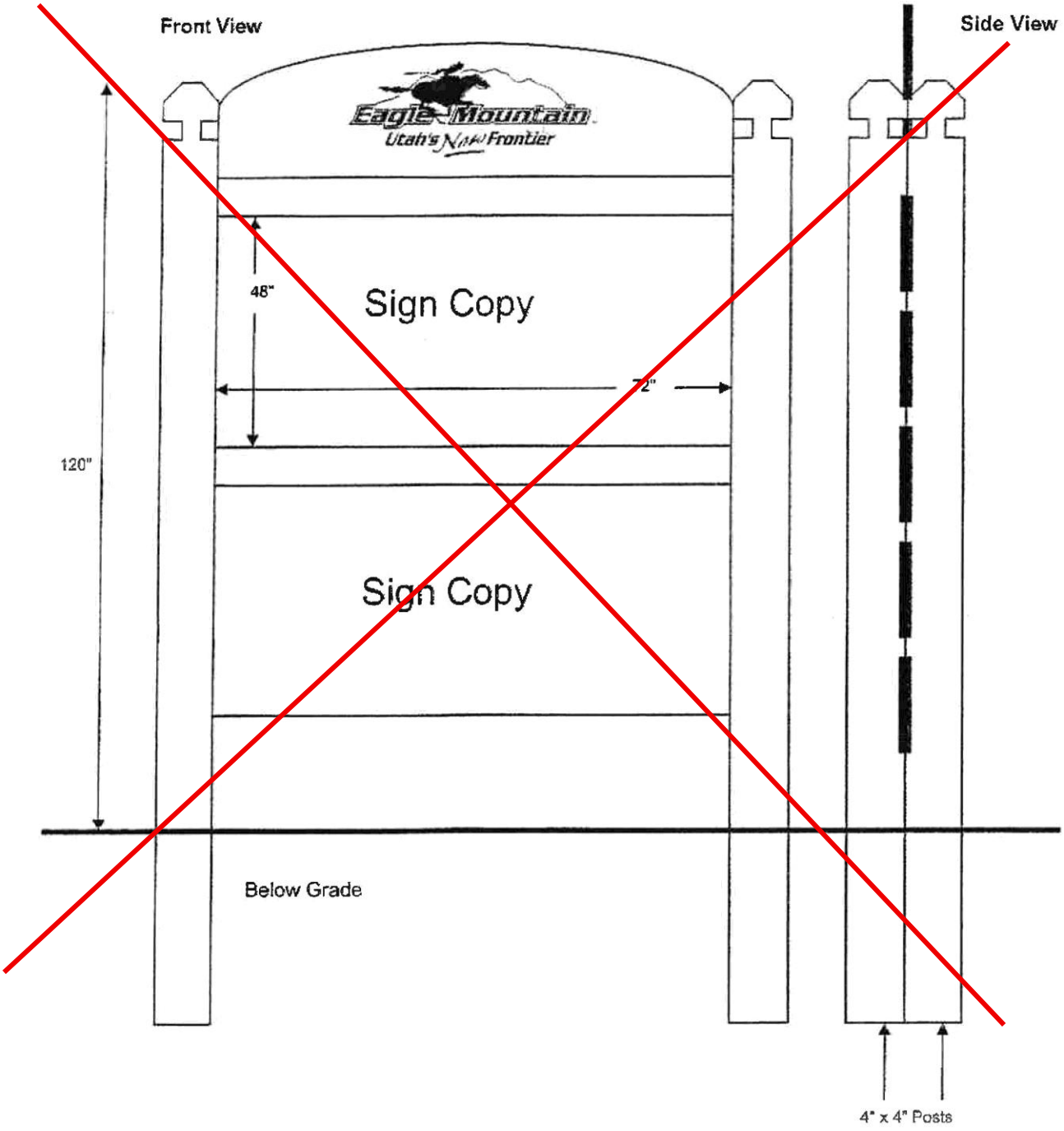
~~Signs shall be painted Monterrey Grey.~~

~~Schematic 17.80.170(b) – Directional Median Signage~~



~~Signs shall be painted Monterrey Grey.~~

~~Schematic 17.80.170(c) – Directional/Advertising Business Signage~~



~~Signs shall be painted Monterrey Grey.~~