EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

NOVEMBER 25, 2025, 5:30 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. DISCUSSION - White Hills Country Estates

1.B. DISCUSSION - Agenda Review

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. November 12, 2025, Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

7.A. PUBLIC HEARING / ACTION ITEM — MASTER SITE PLAN — Firefly NPA 9 A

BACKGROUND: (*Presented by Senior Planner, Robert Hobbs*) A request by Candlelight Homes for Master Site Plan (and Preliminary Plat Approval) for Firefly NPA 9 Phase A, a 370-unit residential condo project (apartment-like arrangement) with 10.81 acres of open space across 28.14 total acres of land (13.15 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) 59:048:0107 & 59:053:0054. Residential buildings total in number. Also, a part of the Phase area includes a 5,000 sq. ft. retail area, clubhouse & playground [note: the depicted amphitheater is to be built elsewhere].

7.B. PUBLIC HEARING / ACTION ITEM -- PRELIMINARY PLAT -- Firefly NPA 9 A

BACKGROUND: (*Presented by Senior Planner, Robert Hobbs*) A request by Candlelight Homes for Preliminary Plat (and Master Site Plan) Approval for Firefly NPA 9 Phase A, a 370-unit residential condo project (apartment-like arrangement) with 10.81 acres of open space across 28.14 total acres of land (13.15 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) 59:048:0107 & 59:053:0054. Also, a part of the Phase area includes a 5,000 sq. ft. retail area, clubhouse & playground [note: the depicted amphitheater is to be built elsewhere].

7.C. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Approving the Master Development Plan and Rezone for Spring Run Plaza.

BACKGROUND: (*Presented by Planner, Steven Lehmitz*) A proposed Master Development Plan and Rezone for the Spring Run Plaza project, located at the northeast corner of SR-73 and Spring Run Parkway (Parcel ID: 58:033:0628*).*

7.D. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code 16.05 and 17.05 Newspaper Amendment.

BACKGROUND: (*Presented by Planner, Mickie Mills)* This code amendment effectively removes all newspaper noticing requirements and instead requires a notice on the public noticing website. Amended sections include EMMC 16.05.180, Table 16.05.220(a), 16.55.040, 17.05.150, and Table 17.05.200(a).

7.E. PUBLIC HEARING / ACTION ITEM — An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands in and Around the White Hills Area of the City.

BACKGROUND: (*Presented by Planner, Steven Lehmitz*). The Eagle Mountain Planning Commission will conduct a public hearing for proposed Future Land Use Map and Zoning Map amendments. These properties are generally located within and around the White Hills area of the City. Approximately 177 acres of land are included in this proposal.

7.F. PUBLIC HEARING / ACTION ITEM — An Ordinance Of Eagle Mountain City, Utah, Amending the General Plan for Eagle Mountain's Annexation Policy Declaration.

BACKGROUND: (*Presented by Community Development Director, Brandon Larsen*) Annexation Policy Plan: Eagle Mountain City is proposing an updated annexation policy plan. The plan identifies six (6) areas of unincorporated Utah County that Eagle Mountain City would potentially consider for annexation. The document contains a map of these areas in relation to the current city boundaries. A series of criteria and considerations are also included in the document to facilitate analysis and decision-making for annexation proposals.

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** **NOVEMBER 25, 2025**
TITLE:	
ITEM TYPE:	Discussion Item
FISCAL IMPACT:	
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING
No

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
None

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **NOVEMBER 25, 2025**
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FISCAL IMPACT:	
APPLICANT:	

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE

PUBLIC HEARING **PREPARED BY** **PRESENTED BY**

RECOMMENDATION:

BACKGROUND:

ITEMS FOR CONSIDERATION:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
None

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **NOVEMBER 25, 2025**
TITLE:	November 12, 2025, Planning Commission public meeting minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING
No

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. 11.12.2025 PC Meeting Minutes Draft

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

November 12, 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, Brent Strong, Craig Whiting, and Alternate Commissioner Bryan Free.

CITY STAFF PRESENT: Brandon Larsen, Community Development Director; Marcus Draper, City Attorney; Steven Lehmitz, Planner; Elizabeth Fewkes, Long-Range 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 5:37 p.m., noting that Commissioner Fox was excused.

1. Discussion Items

1.A. DISCUSSION ITEMS - ANNEXATION POLICY DECLARATION - Public Meeting for Affected Entities

- Community Development Director Brandon Larsen presented the Annexation Policy Plan and explained that it is a part of the General Plan update. Larsen outlined the three main goals of the Annexation Plan: energy, water, and transportation.
- The plan includes six (6) unique annexation areas.
- City Attorney Marcus Draper explained that the plan identifies areas where annexation might occur in the future, not committing to any immediate actions and that annexation would allow the City to guide development and control water resources.
- The long-term costs of infrastructure and the importance of prioritizing areas for annexation were discussed, along with considerations for employment, water, transportation, energy, commercial and recreational opportunities, and environmental protection.
- Commissioners Whiting and Strong suggested extending the plan to Utah Lake, mentioning potential long-term transportation benefits.
- The importance of coordination with neighboring municipalities, including Cedar Fort, Fairfield, and Saratoga Springs were discussed.
- Larsen encouraged affected entities to provide feedback during the 10-day comment period.

2.A. DISCUSSION ITEMS – LIGHTING CONCERNS AND CODE COMPLIANCE

- Commissioner Whiting raised concerns about new streetlights being too bright and potentially conflicting with the City's dark sky ordinance.
- Brandon Larsen mentioned that Zach Hilton, the streets crew manager, has reached out to a resident toaddress the concerns.
- Adding deflectors/shields to the lights versus changing the lights out were discussed.

Commissioner Allen adjourned the work session at 6:33 p.m.

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

2. Commissioner Allen called the policy session to order at 6:30 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

DRAFT

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5.A.

MOTION: ***Commissioner Whiting moved to approve the minutes of October 28, 2025, Planning Commission meeting. Commissioner Strong seconded the motion.***

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

The motion passed with a unanimous vote.

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. General Plan Amendment – Moderate Income Housing

Presentation Summary: On January 3, 2023, Eagle Mountain City amended the General Plan, Chapter 9, Moderate Income Housing, to incorporate State-required strategies. The inserted text inadvertently excluded the word “other” from Strategy 5. During the review of the 2025 Moderate Income Housing report, the State discovered and requested a correction of the error to fulfill the requirement for the strategies to use the exact wording found in Utah Code and to prevent misinterpretation. As Eagle Mountain City had followed the intent of Utah Code and requirements, the report was found to be in compliance despite the error.

This amendment updates Moderate Income Housing Strategy 5 to reflect Utah Code 10-9a- 403(2)(b)(iii)(W): “Demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing.”

Discussion summary:

- Long-Range Planner Elizabeth Fewkes explained the need for a small fix to the Moderate Income Chapter of the General Plan due to an inadvertent exclusion of a word, and that the amendment involves adding the word "other" to clarify that it's the implementation of any “other” program.
- Commissioners agreed the amendment is straight forward and moved to forward a positive recommendation to City Council.

Commissioner Allen opened the public hearing at 6:42 p.m. As there were no comments, he closed the hearing.

DRAFT

MOTION: ***Commissioner Whiting moved to recommend approval to the City Council of Item 7.A., General Plan Amendment – Moderate Income Housing. Commissioner Hess seconded the motion.***

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

The motion passed with a unanimous vote.

7.B. Alternative Animal Management Plans and Other Zoning Provisions

Presentation summary: On October 21, 2025, the City Council remanded the code amendment proposal back to the Planning Commission for their review. Staff was directed to make changes to Table 6.10.080 regarding the number of animals permitted on larger lots, to add language ensuring that the City Council was notified of the Planning Commission's decisions on alternative animal management plans, and to provide an avenue for structures housing animals to potentially be closer to neighboring properties with an approved alternative animal management plan.

Discussion summary:

- Planner, Steven Lehmitz discussed changes to the Residential Development Zoning Standards, including adding a quarter acre as another division of lots and removing the need for an Animal Management Plan.
- Commissioner Whiting suggested a clerical change to the revocation authority language.
- The Commissioners discussed the Utah Division of Water Right's standards and whether they should be considered before recommending approval.
- City Attorney Marcus Draper clarified that residents are already obligated to comply with State law/code, and that the City is seeking to update its own land use code.

Commissioner Allen opened the public hearing at 6:49 p.m.

Mayor of Fairfield Hollie Mckinney made a public comment suggesting considering state recommendations for water usage per animal to avoid water shortages.

Commissioner Allen closed the public hearing at 6:52 p.m.

MOTION: ***Commissioner Whiting moved to recommend approval to the City Council of Item 7.B., Alternative Animal Management Plans and Other Zoning Provisions, with the change that the Planning Commission is the revocation authority instead of the planning director or the code enforcement officer. Commissioner Free seconded the motion.***

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

The motion passed with a 4-1 vote.

8. **DISSCUSSION ITEM – ANNEXATION POLICY DECLARATION** - Public Meeting for Affected Entities

- Mayor of Fairfield Hollie McKinney expressed her concerns about the Annexation Policy Declaration, including increased traffic, solar array disposal issues, and that Eagle Mountain has seen Fairfield's Annexation Policy and proposes to overlap theirs by over 50%.
- McKinney explained the impact of solar fields on Fairfield's roads and infrastructure and emphasizes the need for careful planning and consideration of Fairfield's interests and other municipalities.
- The preference for energy sources like modular nuclear plants or gas-powered plants were discussed in relation to solar.

9. Next Scheduled Meeting

The next Planning Commission meeting is scheduled for November 25, 2025.

10. Adjournment

MOTION: ***Commissioner Strong moved to adjourn the meeting at 7:17 p.m. Commissioner Whiting seconded the motion.***

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

The motion passed with a unanimous vote.

The meeting was adjourned at 7:17 p.m.

Approved by the Planning Commission on

_____

Brandon Larsen
Community Development Director

DRAFT

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **NOVEMBER 25, 2025**
TITLE:	Master Site Plan - Firefly NPA 9 Phase A
ITEM TYPE:	Master Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	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)...	28.14

PUBLIC HEARING
Yes

PREPARED BY
Robert Hobbs, Senior Planner

PRESENTED BY
Robert Hobbs

RECOMMENDATION:
Staff recommends that the Master Site Plan be recommended for City Council approval — subject to any DRC/Commission proposed Conditions of Approval and the following Staff condition(s): 1. Phasing plan depicts forthcoming final plats as being lettered to identify the same. Final plats shall be numbered instead; and, 2. Revise plans to show any a/c unit condenser screening agreeable with City code; and, 3. Revise plans to incorporate landscape island planter interrupts in the parking lot(s) as per 17.55.080.C.; and, 4. Applicant shall submit revisions to Staff for review/approval before applying for any final plat(s).

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 Master Site Plan made the subject of this report comes on the heels of the City's approval of the Firefly project. Firefly NPA 9 Phase A is one among various anticipated site plans (with associated plats) to be submitted to the City for review and approval. It is the first to come forward since the project was re-entitled with condos — which are allowed for by the community's approved build-out plan. It is shown on the development's Land Use Master Plan as being slated for 370 units on some [projected] 32 acres overall.

ITEMS FOR CONSIDERATION:
Site Plan Approval Overview
Site plan approvals depend on compliance with City code and relevant Development Agreements. The approval criteria are outlined in EMMC §§ 17.100.050 & 17.100.060. Site plans must meet all required elements and code standards. Subjective criteria may apply. Master site plans apply to developments over five acres (EMMC § 17.100.040) [even if the MSP is but for one use/building on a property].

Site Plan and Architectural Standards

City code and the Firefly re-stated MDA and Community Plan (pp. 4-10 to 4-14) establish architectural standards for multifamily and townhouse structures. The following standards, taken from City code and supplemented by the Firefly Community Plan, are assessed as "Finding(s)." *Conflicts between City code and the Community Plan will favor the adopted Plan (see Firefly ARMDA, attached paragraph 43) as the Community Plan prevails.* Refer to the attached plans for details.

Condo Plan Aspects

Minimum Lot Area

- **City Requirements:** As per approved Community Plan
- **Community Plan Requirements (CP 4-15):** No minimum lot area; conformance to setbacks will dictate lot sizes, verified during plan review with the Building Permit Application.
- **Finding(s):** Compliant

Building Sizes

- **City Requirements:** n/a
- **Community Plan Requirements:** No applicable requirement(s)
- **Finding(s):** Compliant

Architectural Style/Theme

- **City Requirements:** All facades must maintain a consistent architectural style and detail.
- **Community Plan Requirements (CP 4-15):** As per approved concepts and compliance with the following control: "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 [residential units] adjacent to PTOS ["parks, trails and open space"] 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."
- **Finding(s):** Compliant

Main Entrances and Front Facades

- **City Requirements:** Main entrances should be oriented towards public spaces and be easily identifiable, featuring a sheltering element.
- **Community Plan Requirements:** As stated above.
- **Finding(s):** Compliant

Roofs

- **City Requirements:** Must feature sloped roofs with overhanging eaves.
- **Community Plan Requirements (CP 4-15):** "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."
- **Finding(s):** Compliant (combo gable and flat)

Building Articulation

- **City Requirements:** Vertical and horizontal articulation is required.
- **Community Plan Requirements:** n/a aside from that referenced above.
- **Finding(s):** Compliant

Architectural Detailing

- **City Requirements:** Each building must have at least 10 of 18 specified architectural features on each side/end.
- **Community Plan Requirements:** Based on concept elevations and as per the above-cited Community Plan allowances/requirements.
- **Finding(s):** Compliant

Building Materials

- **City Requirements:** At least two exterior material types on all building faces, with a minimum of 30% of any wall face from a single material.
- **Community Plan Requirements:** Materials should align with architectural styling; all must be ARC-approved.
- **Finding(s):** Compliant

Building Colors

- **City Requirements:** Broad palette; no restrictions.
- **Community Plan Requirements:** n/a
- **Finding(s):** Compliant; reflective of what is/was contemplated in the Community Plan

Garage Doors

- **City Requirements:** Should not dominate the architecture and should be positioned on the sides or rear.
- **Community Plan Requirements:** As per approved elevations.
- **Finding(s):** Compliant (depiction as semi-translucent 15-panel bay doors is incorrect...the applicant plans on using a traditional flat panel garage door.)

Lighting

- **City Requirements:** All fixtures must be shielded and directed downward (dark-sky compliant).
- **Community Plan Requirements:** n/a
- **Finding(s):** Compliant - Streetlights, as necessary, to be called for as part of plat review.

Mailbox Structures

- **City Requirements:** Any cluster mailboxes should harmonize with the buildings.
- **Community Plan Requirements:** n/a
- **Finding(s):** Expected to comply with City and U.S.P.S. policies.

Mechanical Equipment

- **City Requirements:** Must be screened from public view.
- **Community Plan Requirements:** n/a
- **Finding(s):** Anticipated to be compliant; meters on/at end walls...a/c condenser units and any screening thereof not depicted

Storage, Loading Areas, and Trash Enclosures

- **City Requirements:** Outdoor storage/trash enclosure areas must be screened.
- **Community Plan Requirements:** None stated.
- **Finding(s):** n/a; individual units will have their own trash cans.

Parking Provision

- **City Requirements for condos:** 2 non-tandem stalls per unit plus 1 guest stall for every 3 units; at least 1 stall must be covered/enclosed. At 370 units = 740 + 124 (rounded) = 864. **For retail:** Minimum = 1 stall for each 300 sq. ft. of gross floor area for buildings; Maximum = 1 stall for each 200 sq. ft. of gross floor area for buildings (> 17 spaces but less than 25)
- **Community Plan Requirements:** Based on bedroom count; 1-bedroom 1.75 spaces reqd., 2-bedrooms 2.5 spaces reqd., 3-bedrooms 3 spaces reqd., 4-bedroom 3.5 spaces reqd., spaces min. 8' x 18' and garages 20' x 20' per approved Plan. At 370 units x 3/unit = 1,110
- **Finding(s):** Compliant save landscape islands. Units are apparently all 3-bedroom. Five-thousand sq. ft. of retail proposed. Total parking required [using the most restrictive requirement(s)] at 1,110 + 17 = 1,127. Total provided = 1,164 spaces; amongst that amount they have 30 ADA spaces. (Twenty ADA are required for 1,001 spaces and over.) One covered/enclosed unit is available per condo unit as required. Landscape islands per 17.55.080 required -- a suggested condition of approval addresses that issue.

Access and Streets

- **City Requirements:** Conformance to Title 16.35
- **Community Plan Requirements:** Must conform to approved standards
- **Finding(s):** Compliant. Uses service drives and local streets for access and circulation — which is agreeable as the ordinance which enacted townhouse/apartment (including condos) access and street frontage standards (for MF-1 or MF-2 type areas) was passed after the ARMDA and Community Plan were enacted and would only require voluntary compliance anyway per paragraph 7 of the ARMDA. Tambourine Drive and Shooting Star Avenue comply with the Community Plan's profiles for "local roads" [sections 4, 4A or 5 basically]. No cul-de-sacs. Connectivity Index Required: MF-1/MF-2 equivalent zoned area = 1.75 as pertaining to streets. Provided: 3.0 compliant. Service drives appear correctly sized — a schematic

depicting the same requires revision for clarity. (see suggested conditions)

Screening (fencing etc.)

- **City Requirements:** As per 17.60.120
- **Community Plan Requirements:** Fences or walls in front 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.
- **Finding(s):** Fencing not depicted in plans.

Open Space and Amenities

- **City Requirements:** Open space maintained by an HOA or the City. Clubhouse and pool for multifamily styled developments. Clubhouse portrayed but no design schematics for it or a pool provided (land is not zoned MF-1 or MF-2). The amphitheater will be built elsewhere vs. what is shown on the architectural design plan(s).
- **Community Plan Requirements:** As specified in Firefly documents. Landscaped open space/common area surrounds buildings (see landscape plan). Proposed main park slated for City adoption which Public Works is fine with.
- **Finding(s):** Compliant

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. NPA 9 Phase A Preliminary Plat/Master Site Plan
2. NPA 9 Design Package
3. NPA 9 Phase A Landscaping
4. Neighborhood Park
5. Approved Community Plan

NPA 9
PRELIMINARY PLAN
EAGLE MOUNTAIN CITY, UTAH



SCALE: 1"=100'

100 50 0 100

VICINITY MAP

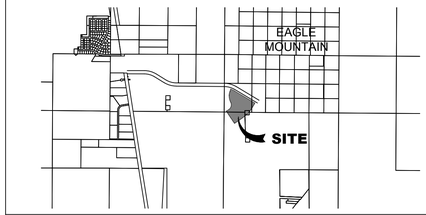


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SHEET 305	SIGNAGE & STREET LIGHT PLAN SOUTH
SHEET 401	GRADING PLAN
SHEET 501	PHASING PLAN
SHEET 601	DETAILS

TABULATIONS

TOTAL ACREAGE:	28.14 ACRES
ASPHALT PAVEMENT AREA:	9.72 ACRES
TOTAL OPEN SPACE:	10.81 ACRES
UNITS	
CONDOS:	370 UNITS (INCLUDING 41 ADA UNITS)
OVERALL DENSITY:	13.15 UNITS/ACRE
UNIT PARKING	
PARKING REQUIRED:	1,018 STALLS (2.75 STALLS/UNIT)
SURFACE SPACES:	476 STALLS
COVERED PARKING:	82 STALLS
GARAGE SPACES:	288 STALLS
TANDEM SPACES:	288 STALLS
ADA STALLS:	30 STALLS
TOTAL PARKING PROVIDED:	1164 STALLS
CITY PARK	
CITY PARK PARALLEL PARKING:	29 STALLS
CITY PARK PERPENDICULAR PARKING:	67 STALLS
ADA STALLS:	8 STALLS
TOTAL STALLS FOR PARK:	104 STALLS

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING 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 WITHIN ROADWAYS TO BE ENGINEERED FILL.
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 DUMPSTERS IN TRASH ENCLOSURES AS SHOWN ON THE SITE.
12. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

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. 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 ¼" TO ¾" DOWN FROM ASPHALT EDGE.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		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
Ø	Ø	POWER POLE
		DITCH
EX-FO		FIBER OPTIC
EX GAS		GAS
OHP	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

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DRAPER, UT 84020
(801) 495-3414

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

FIREFLY NPA 9

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NPA 9 PRELIMINARY PLAN
EAGLE MOUNTAIN, UTAH
COVER

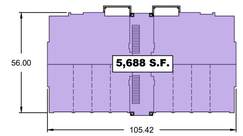
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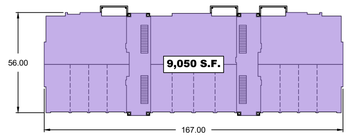
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DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 10/29/2025

SHEET 101

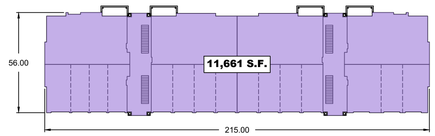
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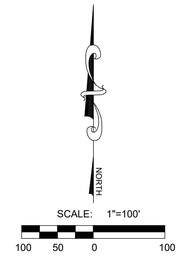
10-UNIT CONDO BUILDING
(46-55, 111-120, 121-130, 166-175, 191-200, 311-320)



15-UNIT CONDO BUILDING
(1-15, 16-30, 31-45, 96-110, 151-165, 176-190, 201-215, 236-250, 321-335, 356-370)



20-UNIT CONDO BUILDING
(56-75, 76-95, 131-150, 216-235, 251-270, 271-290, 291-310, 336-355)





PARCEL AREA TABLE			
PARCEL NAME	**AREA**	**ACRES**	**NOTES**
PARCEL A	393133 SQFT	9.03	OWNED & MANTAINED BY HOA
PARCEL B	169275 SQFT	3.89	OWNED & MANTAINED BY HOA
PARCEL C	143518 SQFT	3.29	OWNED & MANTAINED BY HOA
PARCEL D	208165 SQFT	4.79	DEDICATED TO THE CITY

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.

SETBACK TABLE

MULTI-FAMILY FAMILY LOTS	FRONT	GARAGE	REAR	SIDE	SIDE BUILDING SPACING	CORNER	MAX. BUILDING HEIGHT	MAX. UNITS PER BUILDING
APARTMENT/CONDOMINIUM	10'	5'	15'	15'	15'	15'	55'	48

NOTE: MULTI-FAMILY BUILDINGS TO BE LIMITED TO FOUR STORIES AND 55' IN HEIGHT

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NPA 9 PRELIMINARY PLAN

EAGLE MOUNTAIN, UTAH

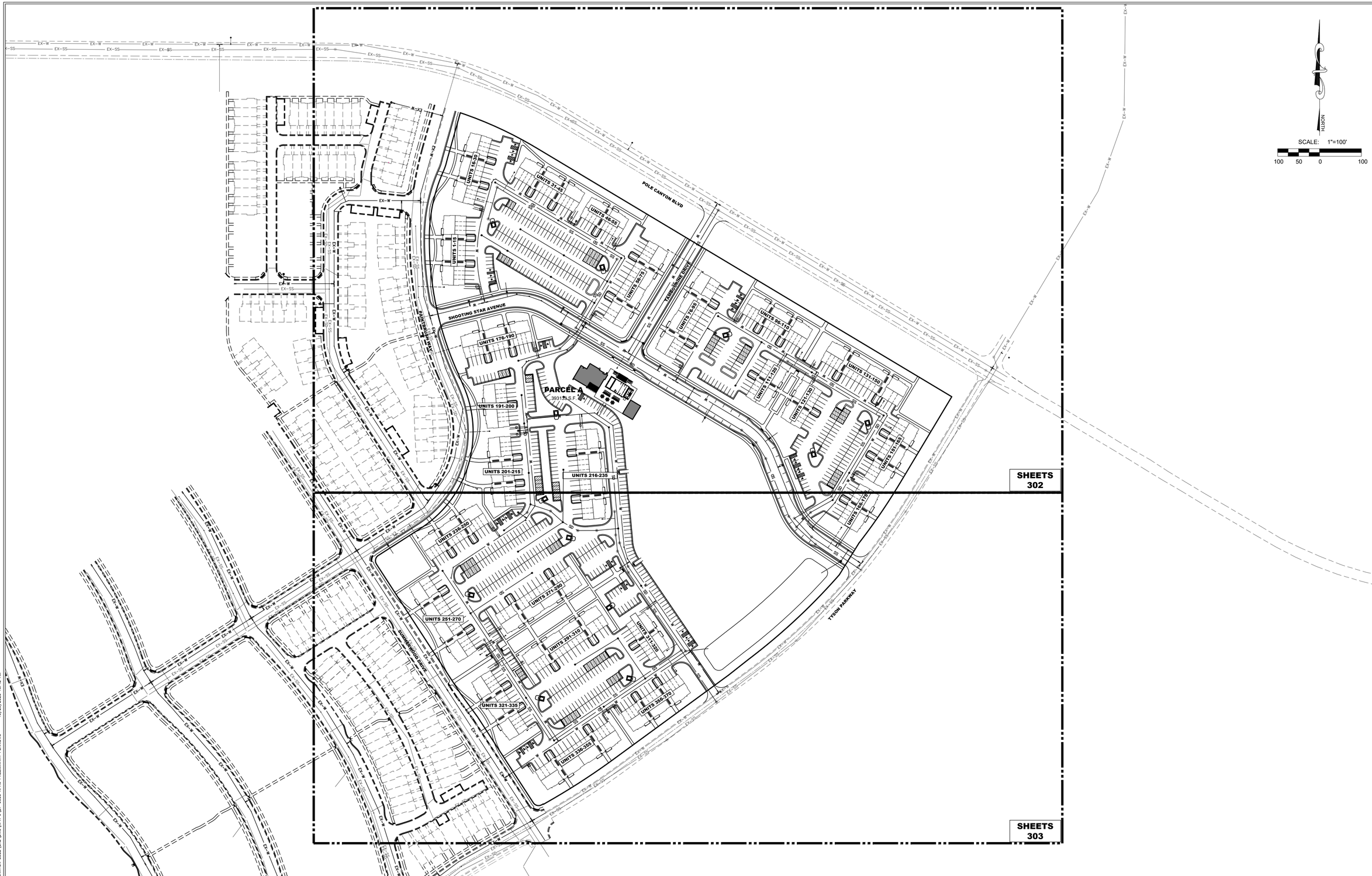
LOT LAYOUT

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NPA 9 PRELIMINARY PLAN

EAGLE MOUNTAIN, UTAH

UTILITY PLAN OVERALL

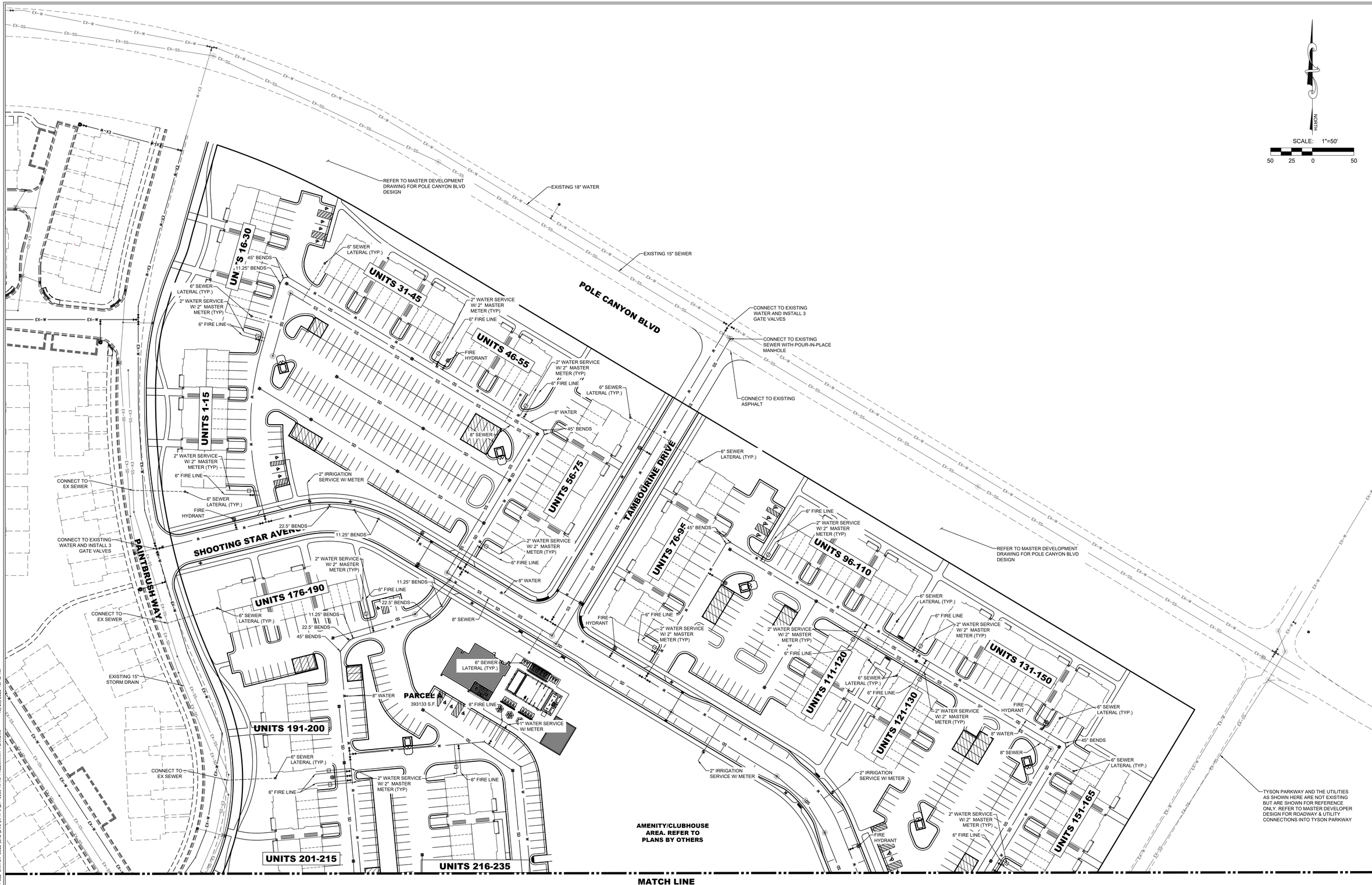
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EAGLE MOUNTAIN, UTAH

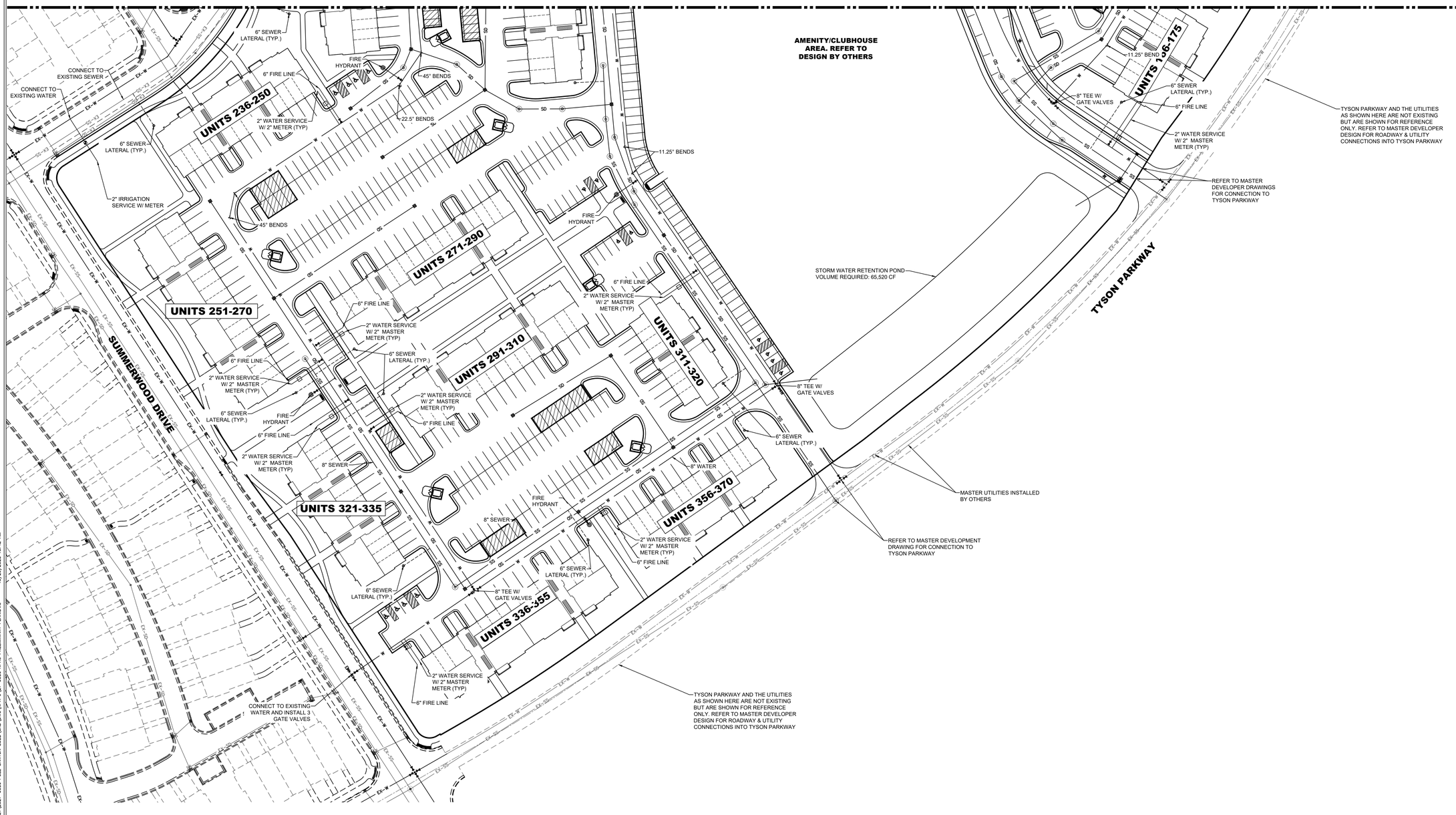
UTILITY PLAN NORTH

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EAGLE MOUNTAIN, UTAH

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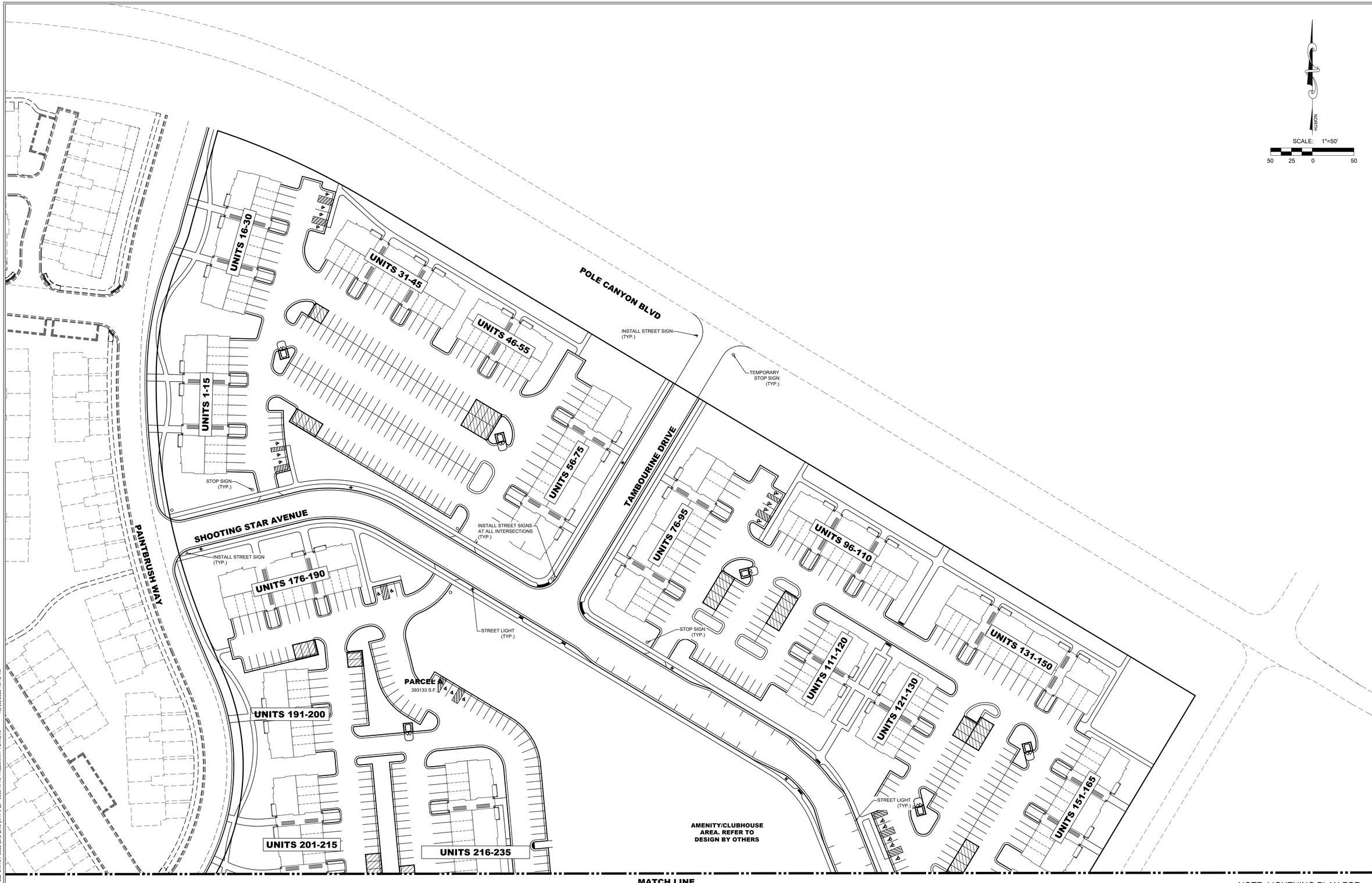
UTILITY PLAN SOUTH

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SHEET
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NOTE: LIGHTNING PLAN FOR INTERNAL PARKING LOTS TO BE PROVIDED BY ARCHITECT

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EAGLE MOUNTAIN, UTAH

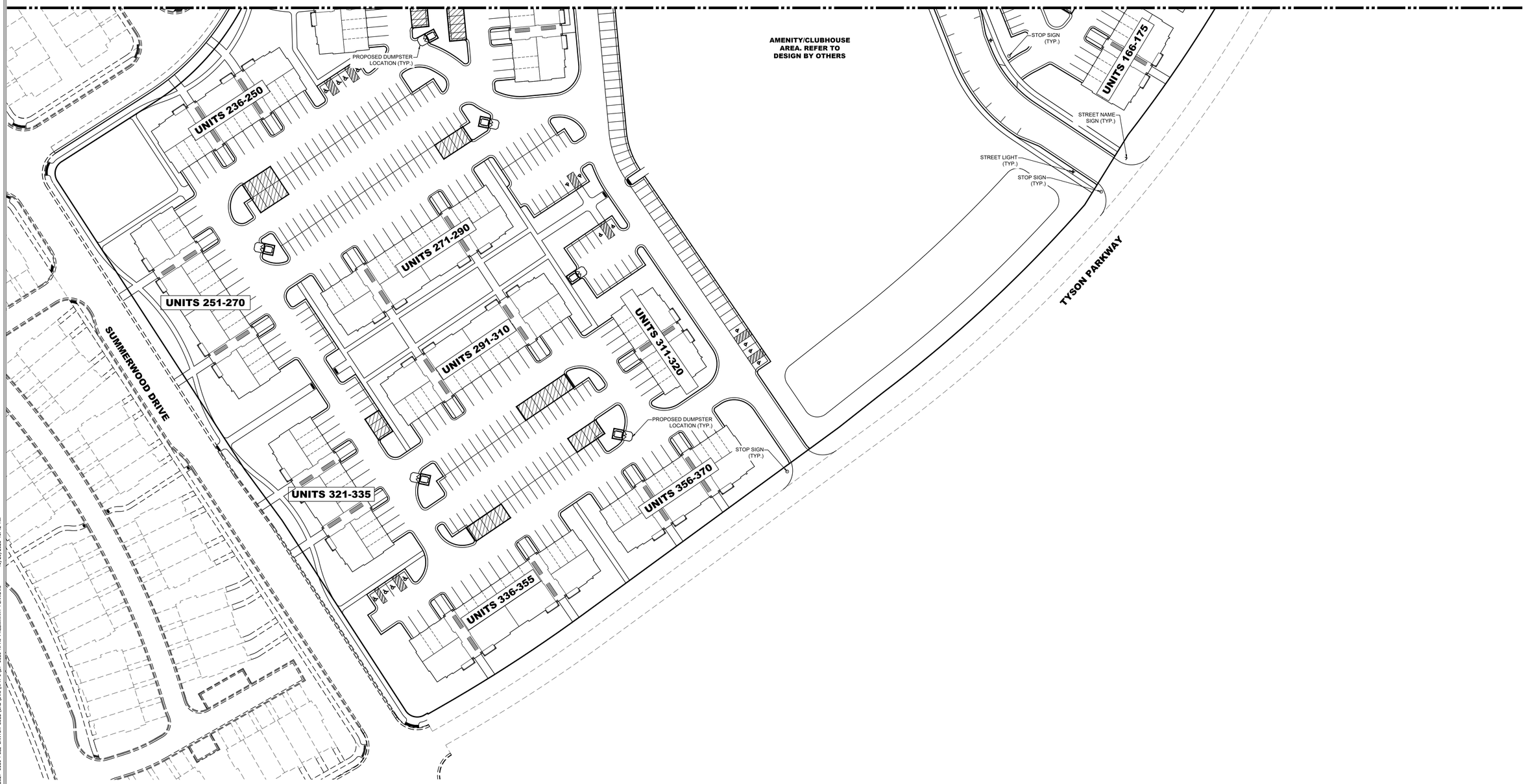
SIGNAGE & STREET LIGHT PLAN NORTH

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NOTE: LIGHTNING PLAN FOR INTERNAL PARKING LOTS TO BE PROVIDED BY ARCHITECT

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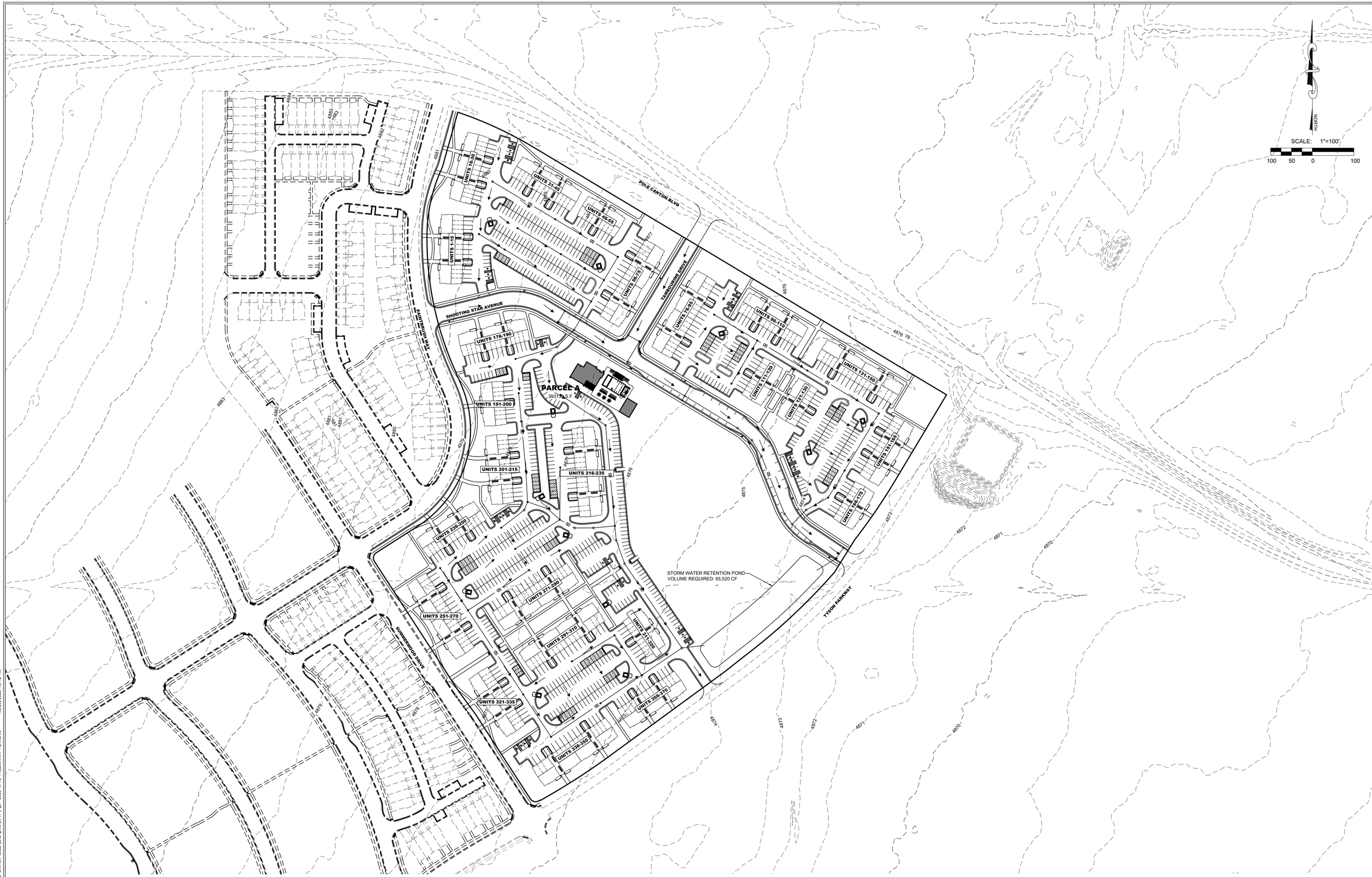
EAGLE MOUNTAIN, UTAH

SIGNAGE & STREET LIGHT PLAN SOUTH

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NOTE: STORM WATER POND DESIGN ID DEPENDENT ON PARK LAYOUT AND DESIGN. RETENTION TO BE ADJUSTED TO BE UNDERGROUND IF NECESSARY

LEGEND

→ DIRECTION OF PRELIMINARY PROPOSED GRADE

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NPA 9 PRELIMINARY PLAN

EAGLE MOUNTAIN, UTAH

GRADING PLAN

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EAGLE MOUNTAIN, UTAH

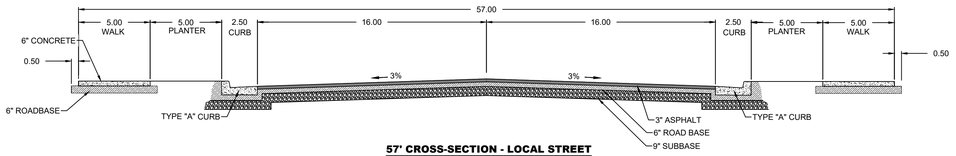
PHASING PLAN

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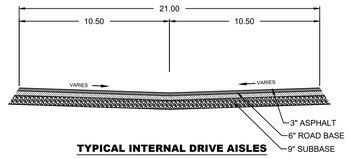
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57' CROSS-SECTION - LOCAL STREET
(SHOOTING STAR AVENUE & TAMBOURINE DRIVE)

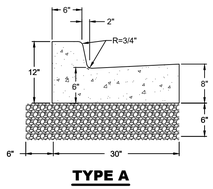


TYPICAL INTERNAL DRIVE AISLES

NOTE: TYPE A CURB TO BE USED IN ALL INTERNAL ISLANDS AND DRIVE AISLES

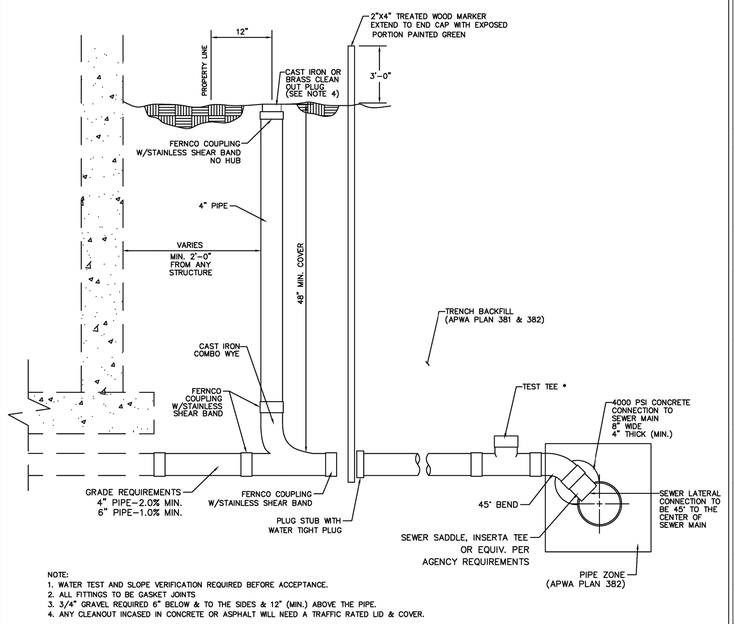
NOTE:
ALL PAVING SECTIONS TO BE VERIFIED WITH CBR ANALYSIS FROM THE GEOTECHNICAL STUDY

1 ROADWAY CROSS SECTIONS



TYPE A

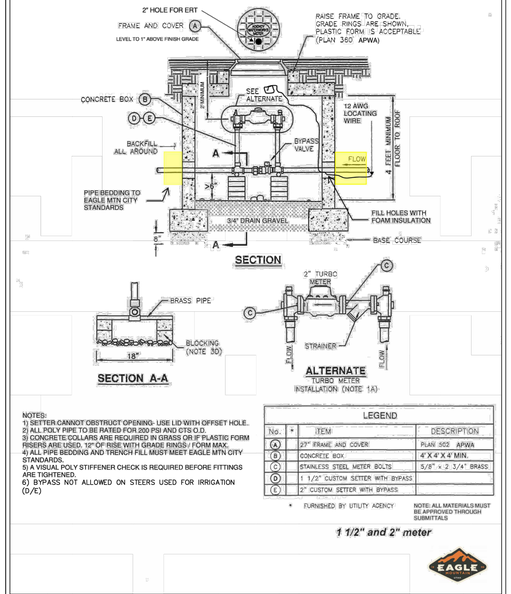
2 APWA CURB & GUTTER



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

3 SEWER LATERAL DETAIL



NOTES:
1) SETTER CANNOT OBSTRUCT OPENING- USE LID WITH OFFSET HOLE.
2) ALL POLY PIPE TO BE RATED FOR 200 PSI AND CTS O.D.
3) CONCRETE COLLARS ARE REQUIRED IN GRASS OR IF PLASTIC FORM RISERS ARE USED, 12" OF RISE WITH GRADE RINGS / FORM MAX.
4) ALL PIPE BEDDING AND TRENCH FILL MUST MEET EAGLE MTN CITY STANDARDS.
5) A VISUAL POLY STIFFENER CHECK IS REQUIRED BEFORE FITTINGS ARE TIGHTENED.
6) BYPASS NOT ALLOWED ON STEERS USED FOR IRRIGATION (D/E)

LEGEND

No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 302 APWA
(B)		CONCRETE BOX	4'X4'X4' MIN.
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

NOTE: ALL MATERIALS MUST BE APPROVED THROUGH SUBMITTALS

1 1/2" and 2" meter

DRAWN: RSB REVISED: AUG. 2024 APPROVED: APRIL 2024 SCALE: N.T.S.	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR: 1 1/2" AND 2" METER	DRAWING NO. 4

4 1 1/2" AND 2" WATER METER

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NPA 9 PRELIMINARY PLAN

EAGLE MOUNTAIN, UTAH

DETAILS

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SHEET
601

\\LEI_JOB PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 9\21-0080 NPA9 PRELIMINARY PLAN.DWG 10/29/2025 10:42 AM



CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

24 SEP 2025

PER THE APPROVED COMMUNITY PLAN PAGE 4-15

PARKING STANDARDS

PARKING REQUIREMENTS SHALL BE BASED ON THE NUMBER OF BEDROOMS IN EACH HOME
1-BEDROOM HOMES, 1.5 STALLS ARE REQUIRED.
2-BEDROOM HOMES, 2.25 STALLS ARE REQUIRED.
3-BEDROOM HOMES, 2.75 STALLS ARE REQUIRED.
4-BEDROOM HOMES, 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 .

Think
Architecture



Site Summary

Site Area	28.079	Ac
Total Units	370	Units
Gross Density	13.18	du/ac

Parking

Surface Spaces	697
Covered Spaces (Garage & Carports)	370
Tandem Spaces	288
Total Parking	1,355
Space/Unit	3.66

Unit Types

Mixed-use Retail	5,000	Sq Ft
Condos	370	Units

Think
Architecture

September 25, 2025

0 50 100 200 300

Concept Plan

Firefly NPA 9, Eagle Mountain, Utah



Think
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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR VIEWS

D101

1 MAY 2025



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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR VIEWS

D102

1 MAY 2025



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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR VIEWS

D103

1 MAY 2025



LEVEL 1 (TYPICAL) - PRESENTATION

1/8" = 1'-0"

1 / D201-A

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 1

D201-A

26 SEP 2025



LEVEL 1 (W/ NO TYPE A UNITS) - PRESENTATION

1/8" = 1'-0"

1 / D201-B

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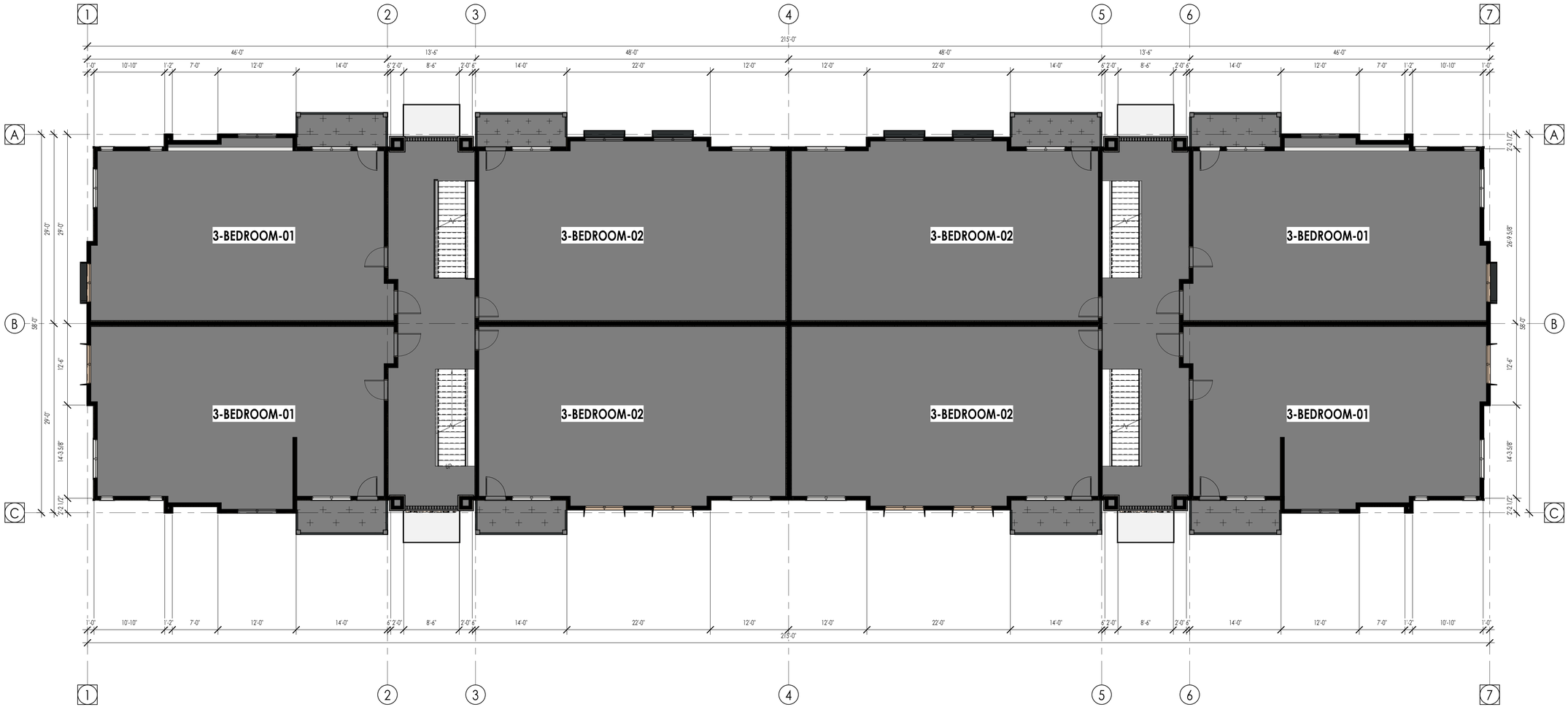
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 1

D201-B

26 SEP 2025



LEVEL 2 - PRESENTATION

1/8" = 1'-0"

1 / D202

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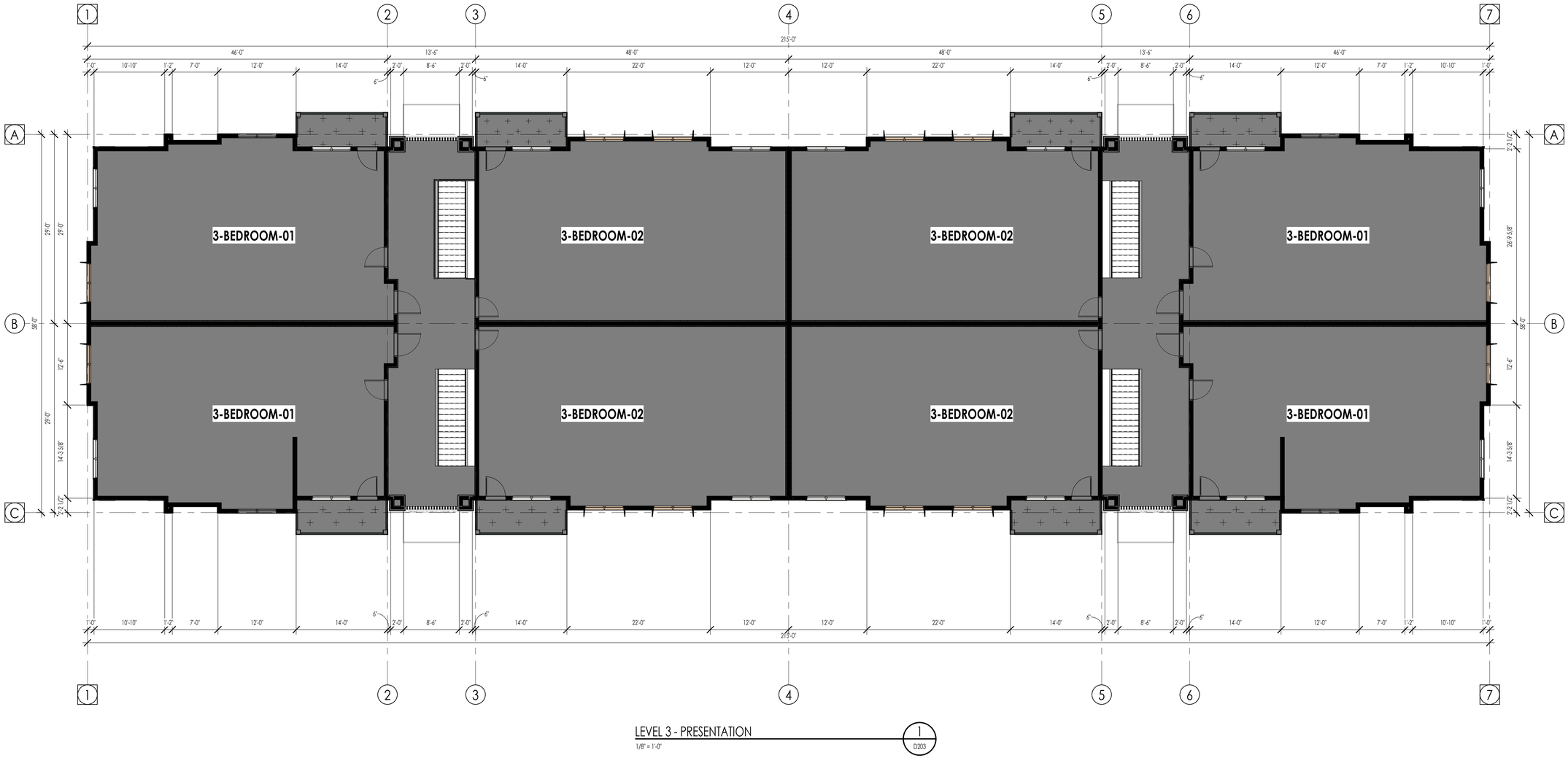
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 2

D202

26 SEP 2025



LEVEL 3 - PRESENTATION

1/8" = 1'-0"

1 / D203

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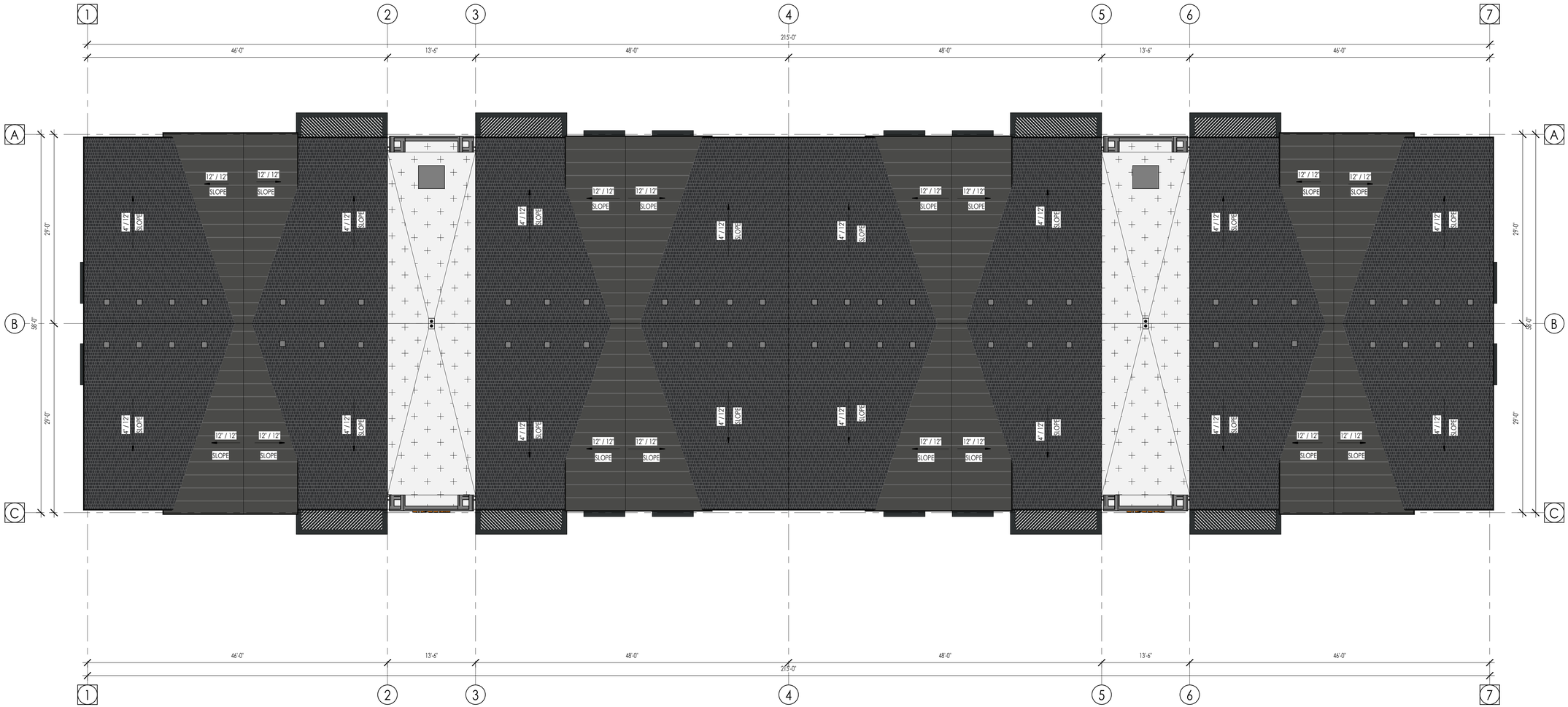
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 3

D203

26 SEP 2025



UPPER ROOF BEARING - PRESENTATION

1/8" = 1'-0"

1 / D204

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

ROOF PLAN

D204

26 SEP 2025



LEVEL 1 - PRESENTATION

1/8" = 1'-0"

1

D205

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 1

D205

26 SEP 2025



LEVEL 2 - PRESENTATION

1/8" = 1'-0"

1 / D206

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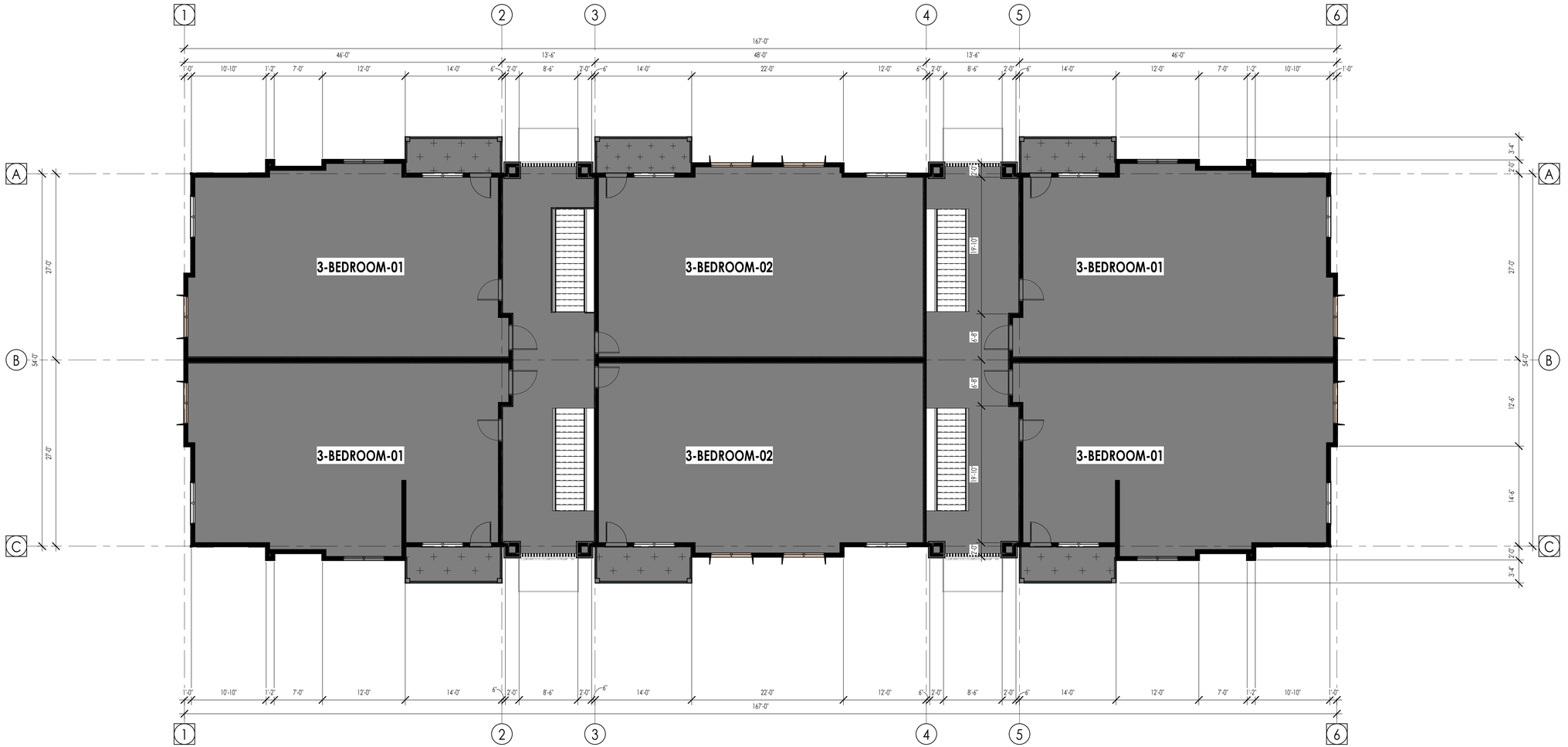
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 2

D206

26 SEP 2025



LEVEL 3 - PRESENTATION

1/8" = 1'-0"

1
D207

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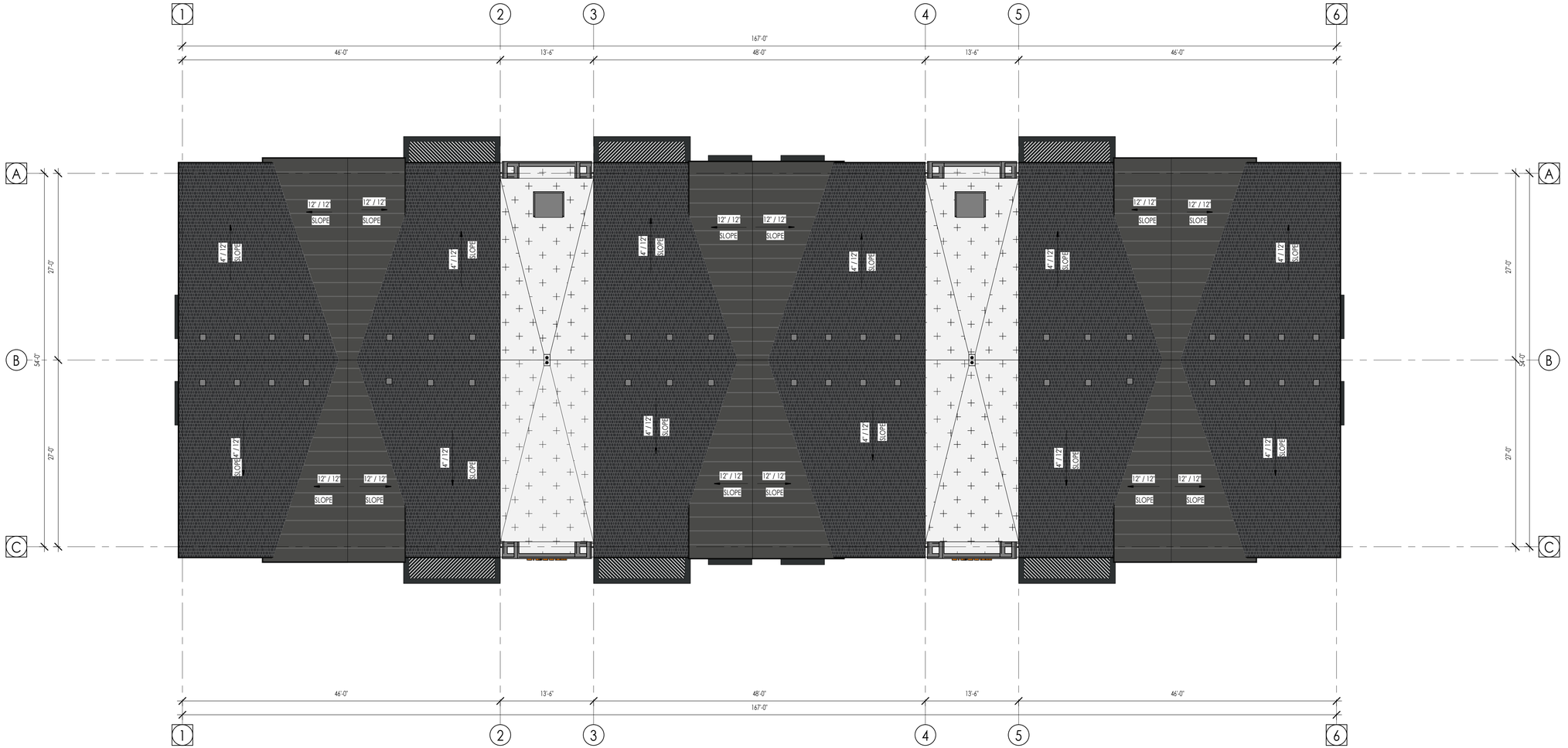
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 3

D207

26 SEP 2025



UPPER ROOF BEARING - PRESENTATION

1/8" = 1'-0"

1 / D208

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

ROOF PLAN

D208

26 SEP 2025



LEVEL 1 - PRESENTATION

1/8" = 1'-0"

1
D209

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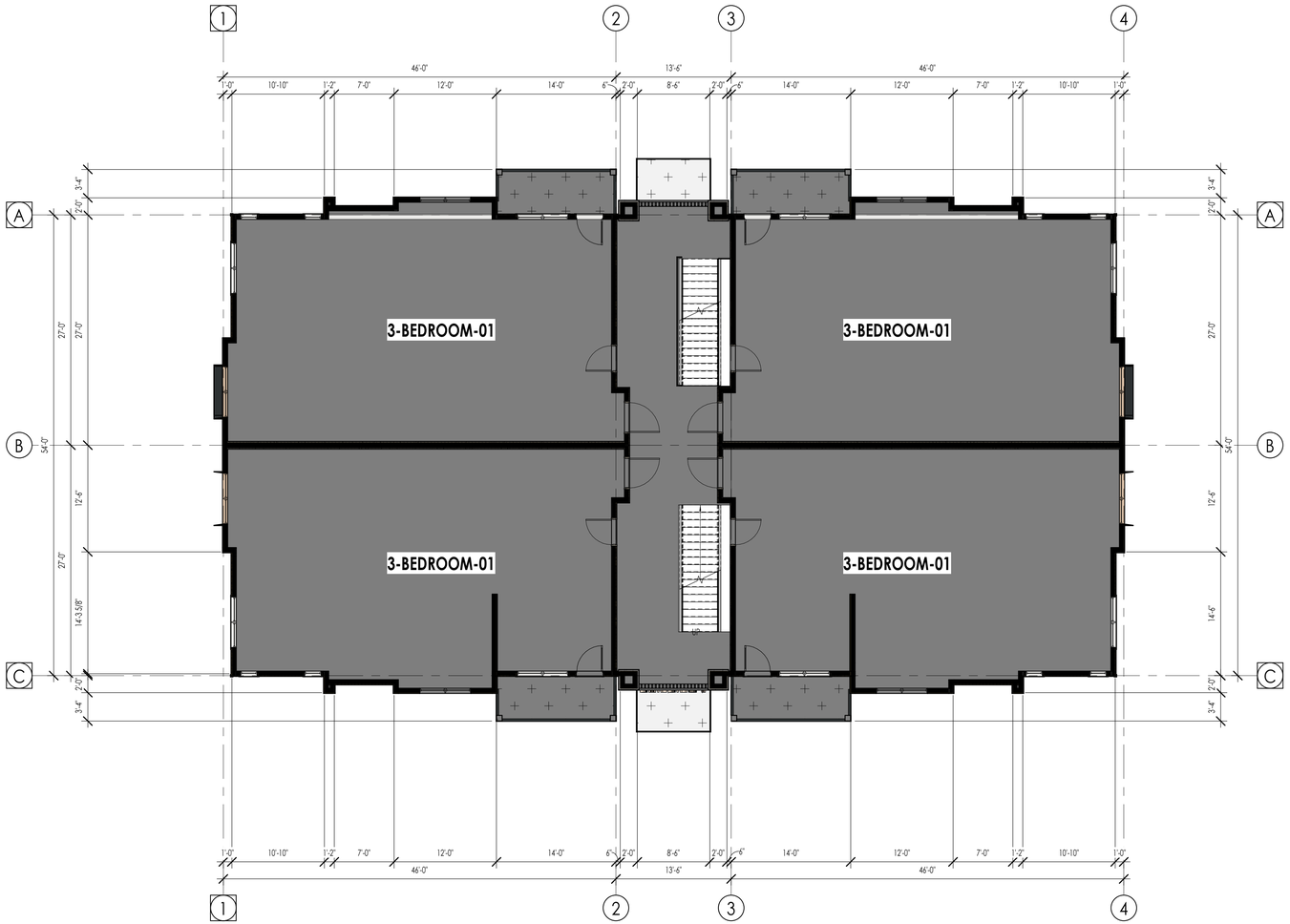
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 1

D209

26 SEP 2025



LEVEL 2 - PRESENTATION

1/8" = 1'-0"

1 / D210

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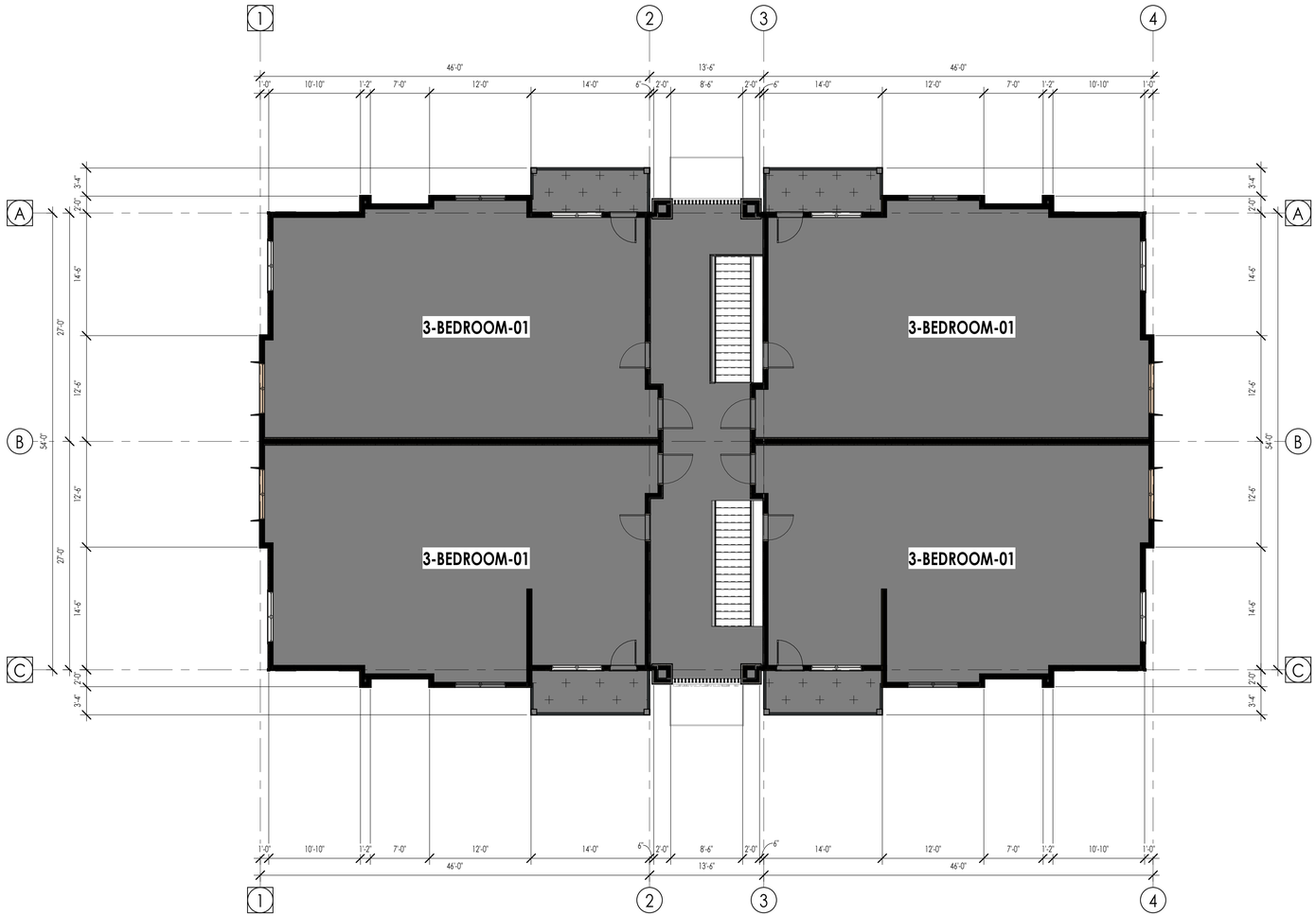
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 2

D210

26 SEP 2025



LEVEL 3 - PRESENTATION

1/8" = 1'-0"

1
D211

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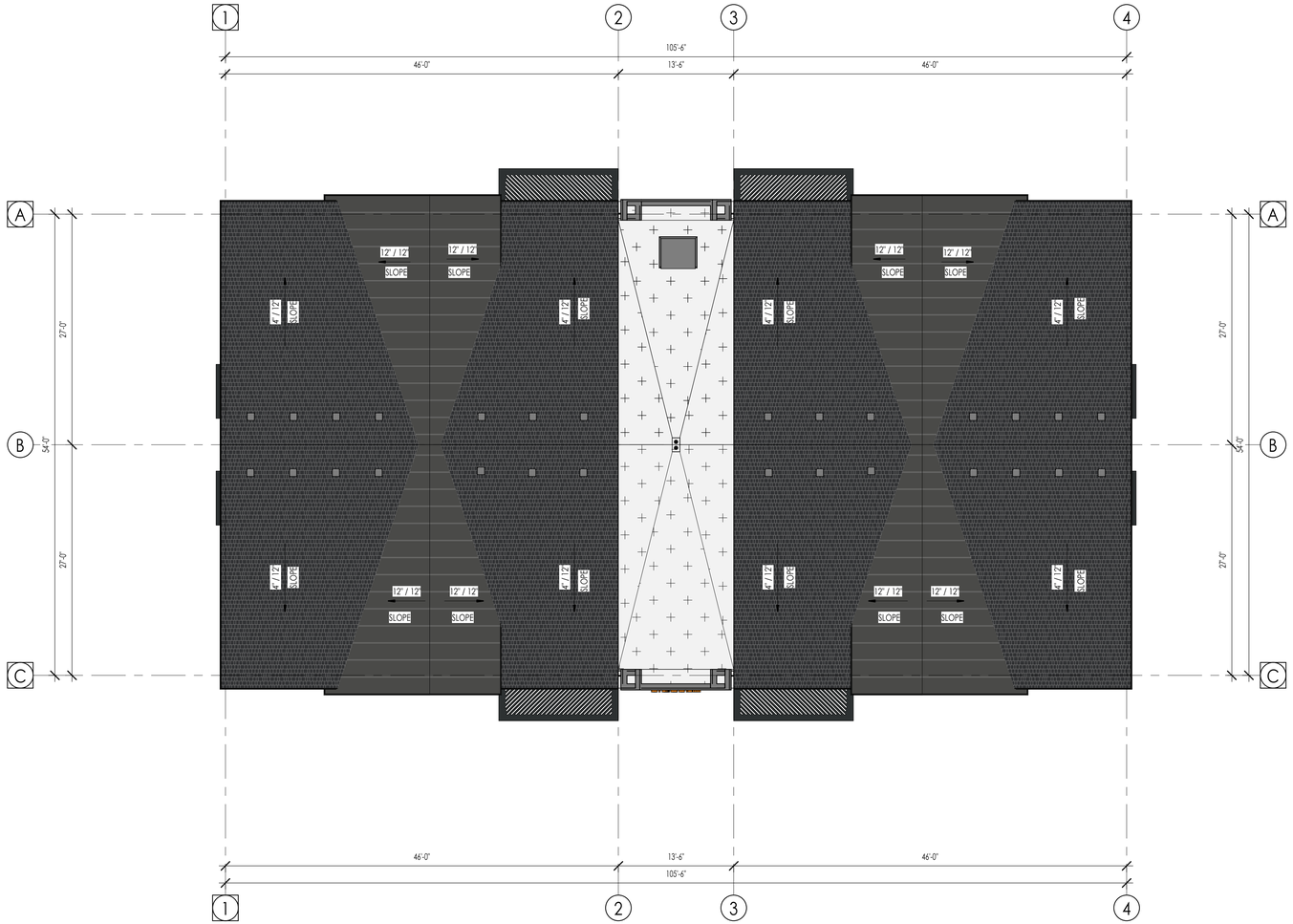
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 3

D211

26 SEP 2025



UPPER ROOF BEARING - PRESENTATION

1/8" = 1'-0"

1 / D212

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

ROOF PLAN

D212

26 SEP 2025



FRONT ELEVATION SD
1/8" = 1'-0"
1 D301



LEFT ELEVATION SD
1/8" = 1'-0"
2 D301

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 20PLEX

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	2011	34%	2258	43%	2190	57%	2190	57%	8648	46.06%
HORIZONTAL PLANK	723	12%	462	9%	216	6%	216	6%	1616	8.61%
VERTICAL PLANK	2054	35%	1687	32%	1318	34%	1318	34%	6377	33.96%
BRICK	779	13%	567	11%	32	1%	32	1%	1410	7.51%
RAILINGS / CANOPY	284	5%	249	5%	97	3%	97	3%	726	3.87%
TOTAL	5851	100%	5222	100%	3852	100%	3852	100%	18777	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

D301

26 SEP 2025



GARAGE SIDE ELEVATION SD - (TYPICAL) — 1 / D302-A

1/8" = 1'-0"



RIGHT ELEVATION SD — 2 / D302-A

1/8" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 20PLEX (ACCESSIBLE GARAGE OPTION)

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	2011	34%	2324	44%	2190	57%	2190	57%	8714	46.24%
HORIZONTAL PLANK	723	12%	462	9%	216	6%	216	6%	1616	8.58%
VERTICAL PLANK	2054	35%	1687	32%	1318	34%	1318	34%	6377	33.84%
BRICK	779	13%	567	11%	32	1%	32	1%	1410	7.48%
RAILINGS / CANOPY	284	5%	249	5%	97	3%	97	3%	726	3.85%
TOTAL	5851	100%	5288	100%	3852	100%	3852	100%	18843	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

D302-A

26 SEP 2025



GARAGE SIDE ELEVATION SD - (W/ NO TYPE A UNITS) 1 D302-B

1/8" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 20PLEX

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	2011	34%	2258	43%	2190	57%	2190	57%	8648	46.06%
HORIZONTAL PLANK	723	12%	462	9%	216	6%	216	6%	1616	8.61%
VERTICAL PLANK	2054	35%	1687	32%	1318	34%	1318	34%	6377	33.96%
BRICK	779	13%	567	11%	32	1%	32	1%	1410	7.51%
RAILINGS / CANOPY	284	5%	249	5%	97	3%	97	3%	726	3.87%
TOTAL	5851	100%	5222	100%	3852	100%	3852	100%	18777	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

D302-B

26 SEP 2025



FRONT ELEVATION SD
1/8" = 1'-0"
1 D303



LEFT ELEVATION SD
1/8" = 1'-0"
2 D303

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 15PLEX

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	1518	33%	1686	41%	2190	57%	2190	57%	7583	46.43%
HORIZONTAL PLANK	589	13%	395	10%	216	6%	216	6%	1417	8.68%
VERTICAL PLANK	1517	33%	1233	30%	1318	34%	1318	34%	5386	32.98%
BRICK	723	16%	567	14%	32	1%	32	1%	1353	8.29%
RAILINGS / CANOPY	213	5%	185	5%	97	3%	97	3%	592	3.62%
TOTAL	4560	100%	4067	100%	3852	100%	3852	100%	16331	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

D303

26 SEP 2025



GARAGE SIDE ELEVATION SD
1/8" = 1'-0"
1 D304



RIGHT ELEVATION SD
1/8" = 1'-0"
2 D304

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 15PLEX

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	1518	33%	1686	41%	2190	57%	2190	57%	7583	46.43%
HORIZONTAL PLANK	589	13%	395	10%	216	6%	216	6%	1417	8.68%
VERTICAL PLANK	1517	33%	1233	30%	1318	34%	1318	34%	5386	32.98%
BRICK	723	16%	567	14%	32	1%	32	1%	1353	8.29%
RAILINGS / CANOPY	213	5%	185	5%	97	3%	97	3%	592	3.62%
TOTAL	4560	100%	4067	100%	3852	100%	3852	100%	16331	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

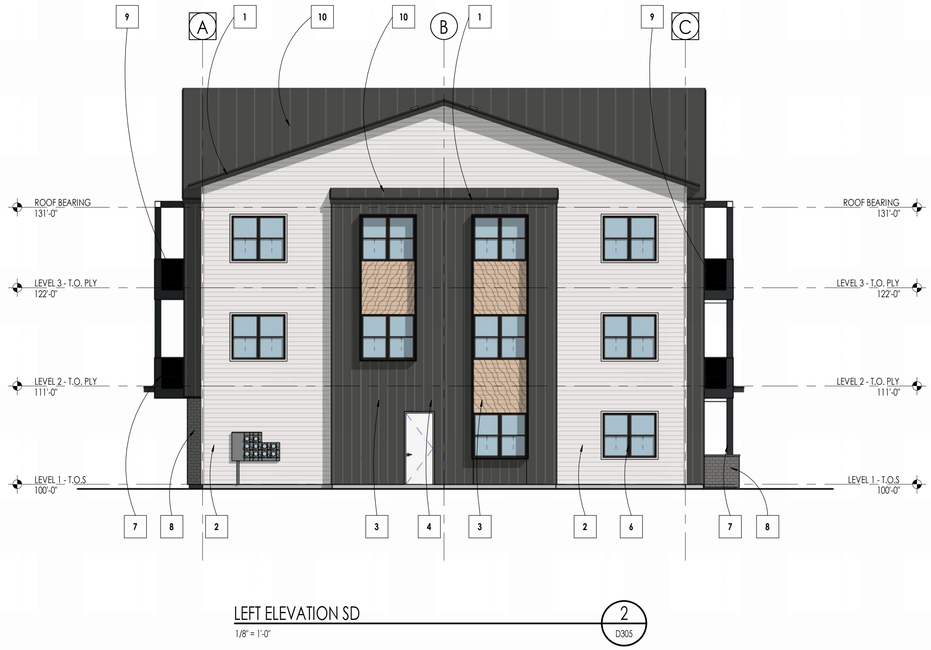
EXTERIOR ELEVATIONS

D304

26 SEP 2025



FRONT ELEVATION SD
1/8" = 1'-0"
1 / D305



LEFT ELEVATION SD
1/8" = 1'-0"
2 / D305

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 10PLEX

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	1025	34%	1115	42%	2190	57%	2190	57%	6518	48.92%
HORIZONTAL PLANK	456	15%	329	13%	216	6%	216	6%	1217	9.14%
VERTICAL PLANK	980	33%	779	30%	1318	34%	1318	34%	4395	32.99%
BRICK	390	13%	283	11%	32	1%	32	1%	737	5.53%
RAILINGS / CANOPY	142	5%	122	5%	97	3%	97	3%	457	3.43%
TOTAL	2993	100%	2628	100%	3852	100%	3852	100%	13325	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

D305

26 SEP 2025



GARAGE SIDE ELEVATION SD

1/8" = 1'-0"

1 / D306



RIGHT ELEVATION SD

1/8" = 1'-0"

2 / D306

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 10PLEX

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	1025	34%	1115	42%	2190	57%	2190	57%	6518	48.92%
HORIZONTAL PLANK	456	15%	329	13%	216	6%	216	6%	1217	9.14%
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ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

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6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

D306

26 SEP 2025



BUILDING AREA - TOTAL
TOTAL
1270 SF

LEVEL 1 - PRESENTATION

1/4" = 1'-0"

1 / D401

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CANDLELIGHT HOMES - CONDO 3B-01

EAGLE MOUNTAIN, UTAH

3B-01 FLOOR PLAN

D401

1 MAY 2025



3BD-02 - AREAS
TOTAL
1329 SF

LEVEL 1 - PRESENTATION
1/4" = 1'-0"

1
D402

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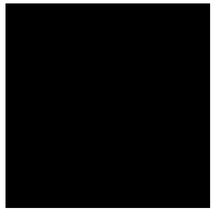
CANDLELIGHT HOMES - CONDO 3B-02

EAGLE MOUNTAIN, UTAH

3B-02 FLOOR PLAN

D402

1 MAY 2025

	1	2	3	4	5	6	7	8	9
SWATCH:									
DESCRIPTION:	**TRIM/FASCIA/SOFFIT**	**LAP SIDING**	**HORIZONTAL PLANK**	**VERTICAL PLANK**	**ROOFING -SHINGLES**	**WINDOWS/DOORS**	**COLUMNS/BEAMS**	**BRICK**	**RAILINGS / CANOPY**
MANUFACTURER:	TBD	JAMES HARDIE OR LP	FAST PLANK OR ALUMABOARD	FAST PLANK OR ALUMABOARD	CERTIANTEED OR SIMILAR	AMSCO OR SIMILAR	TBD	INTERSTATE OR SIMILAR	TBD
MATERIAL:	ALUMINUM	JH FIBER CEMENT OR LP SMARTSIDE	ALUMINUM	ALUMINUM	ASPHALT SHINGLES	VINYL WINDOW FRAMES	STEEL AND COMPOSITE WRAP	THIN BRICK	STEEL PUNCHED PANELS
COLOR:	"MATT BLACK" OR SIMILAR	"IBIS WHITE" (SW 7000) OR SIMILAR	"LIGHT PECAN" OR SIMILAR	"CHARCOAL" OR SIMILAR	"MOIRE BLACK" OR SIMILAR	"BLACK" CAPSTOCK OR SIMILAR	"TRICORN BLACK" (SW 6258) OR SIMILAR	"IRONSTONE" OR SIMILAR	"TRICORN BLACK" (SW 6258) OR SIMILAR

	10
SWATCH:	
DESCRIPTION:	**METAL ROOFING**
MANUFACTURER:	TBD
MATERIAL:	STEEL STANDING SEAM
COLOR:	"CHARCOAL" OR SIMILAR

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

COLOR/MATERIAL BOARD

D501

1 MAY 2025



CONCEPTUAL PLANT PALETTE

DECIDUOUS TREES


BUR OAK


COMMON HACKBERRY


FRONTIER ELM


GOLDEN RAIN TREE


GREENSPIRE LINDEN


LONDON PLANE TREE


NARROW LEAF COTTONWOOD


SKYLINE HONEYLOCUST

ORNAMENTAL TREES


SPRING SNOW CRABAPPLE


JAPANESE FLOWERING CHERRY


THORNLESS COCKSPUR HAWTHORN

EVERGREEN TREES


ARIZONA CYPRESS


ARNOLD SENTINEL AUSTRIAN PINE


VANDERWOLF'S PYRAMID LIMBER PINE

SOD


IRRIGATED TURF

ORNAMENTAL GRASSES


BLONDE AMBITION GRASS


COOL AS ICE BLUE FESCUE GRASS


ELIJAH BLUE FESCUE


HAMELN DWARF FOUNTAIN GRASS


REGAL MIST MUHLY GRASS


INDIAN STEEL GRASS


KARL FORESTER


KARLEY ROSE FOUNTAIN GRASS


LITTLE BUNNY DWARF FOUNTAIN GRASS

PERCENTAGES
49% (10.96 ACRES) HARDSCAPE
7.9% (1.75 ACRES) IRRIGATED TURF
7.7% (1.70 ACRES) NATIVE SEED
11.7% (2.57 ACRES) PLANTING BEDS
22 ACRES CUMULATIVE LANDSCAPED AREAS



0 40 160
20 80
SCALE: 1"=80'-0"

DHM DESIGN
1309 East 3rd Avenue
Room 205
Durango, CO 81301
970.385.4219
www.dhmdesign.com

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FOR INTERNAL REVIEW:
NOT FOR CONSTRUCTION

FIREFLY NPA 9 MASTERPLAN
PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER:
DATE 10/29/2025
DESIGNED: GW
DRAWN: EK, EL
CHECKED: WC

REVISIONS:

JOB DESCRIPTION:
SCHEMATIC PLAN

SHEET TITLE:
NPA 9
MASTER PLAN

SHEET NUMBER:
L100



CONCEPTUAL PLANT PALETTE

DECIDUOUS TREES


BUR OAK


COMMON HACKBERRY


FRONTIER ELM


GOLDEN RAIN TREE


GREENSPIRE LINDEN


LONDON PLANE TREE


NARROW LEAF COTTONWOOD


SKYLINE HONEYLOCUST

ORNAMENTAL TREES


SPRING SNOW CRABAPPLE


JAPANESE FLOWERING CHERRY


THORNLESS COCKSPUR HAWTHORN

EVERGREEN TREES


ARIZONA CYPRESS


ARNOLD SENTINEL AUSTRIAN PINE


VANDERWOLF'S PYRAMID LIMBER PINE

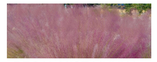
ORNAMENTAL GRASSES


BLONDE AMBITION GRASS


COOL AS ICE BLUE FESCUE GRASS


ELIJAH BLUE FESCUE


HAMELN DWARF FOUNTAIN GRASS


REGAL MIST MUHLY GRASS


INDIAN STEEL GRASS


KARL FORESTER


KARLEY ROSE FOUNTAIN GRASS


LITTLE BUNNY DWARF FOUNTAIN GRASS

SOD


IRRIGATED TURF

SEED MIX


NATIVE SEED MIX

PERCENTAGES

33% (1.5 ACRES) HARDSCAPE
13% (.60 ACRES) IRRIGATED TURF
31% (1.42 ACRES) NATIVE SEED
9% (.42 ACRES) PLANTING BEDS
4.54 ACRES CUMULATIVE LANDSCAPED AREAS

0 15 60
5 30
SCALE: 1"=30'-0"

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FIREFLY NPA 9 - NEIGHBORHOOD PARK
PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 11/12/2025
DESIGNED: WC/GW
DRAWN: AP/GW
CHECKED: WC
REVISIONS:
JOB DESCRIPTION: SCHEMATIC PLAN
SHEET TITLE: NPA 9
SHEET NUMBER: L100



firefly

A DAI Community

COMMUNITY PLAN

June 30, 2023

FINAL

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.

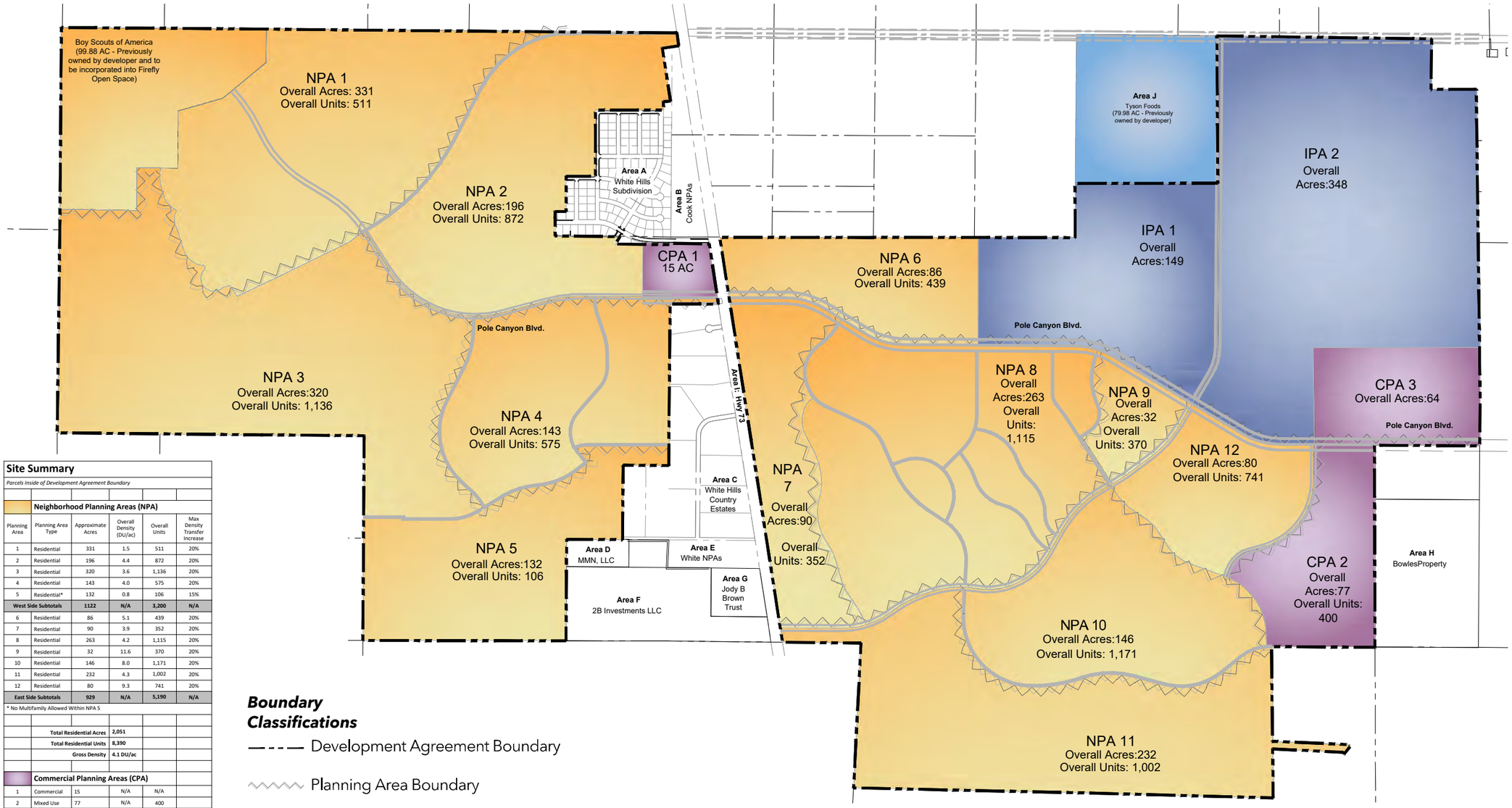
The community, with its unique features and diverse housing types, will attract a broad multi-generational demographic. Young families just getting started, more mature families, and grandparents, all living in close proximity to each other, will be able to stay physically and emotionally connected.

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.

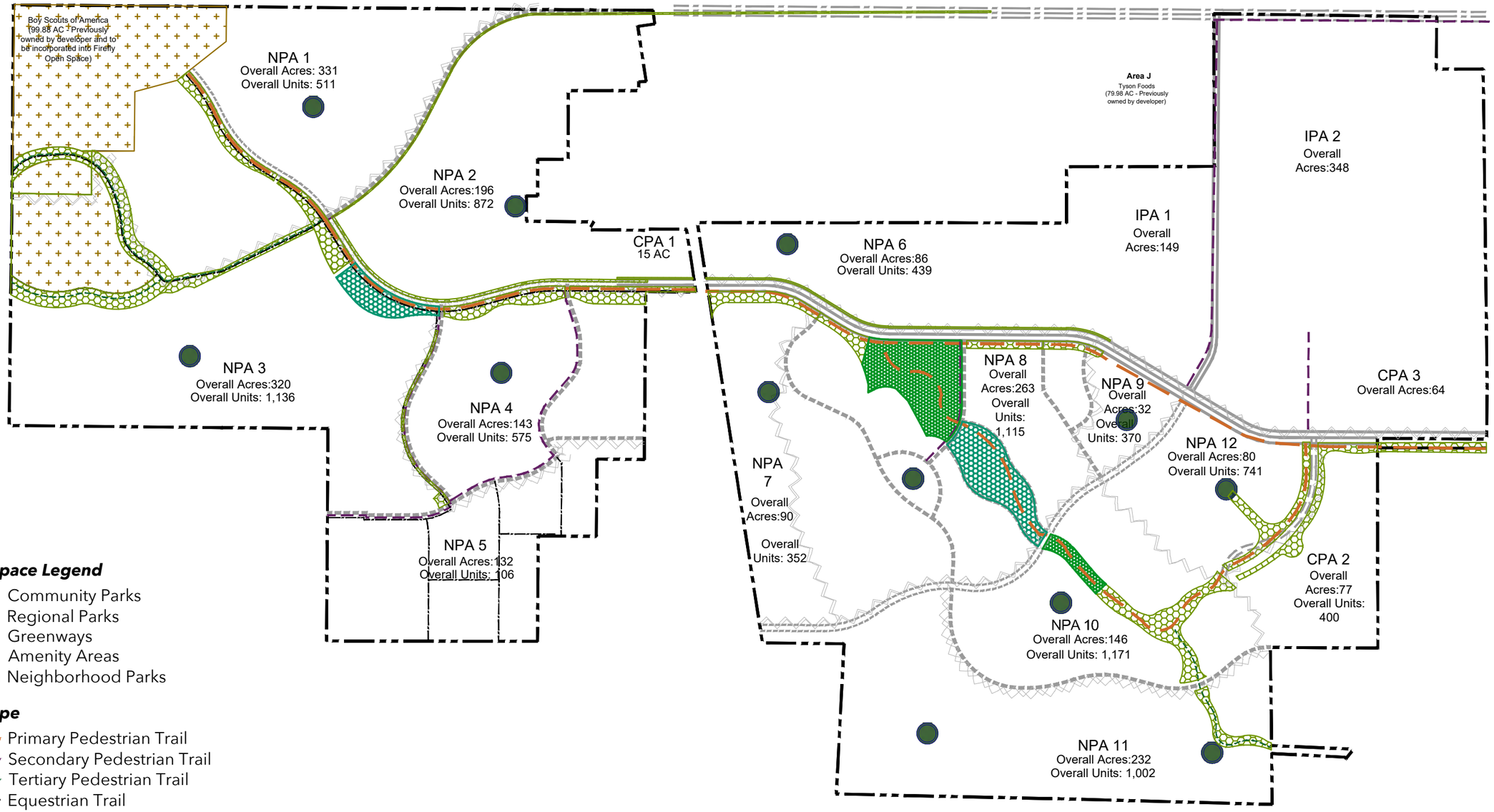
ENTRANCE GATEWAY

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

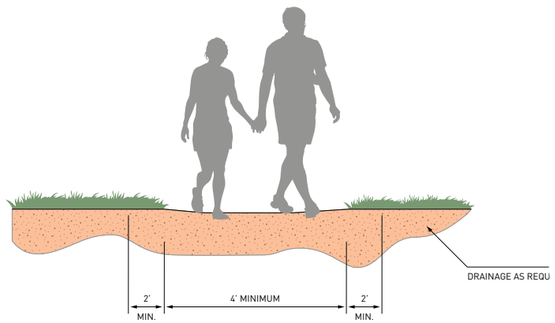
Boundary Classifications

- Planning Area Boundary
- Development Agreement Boundary

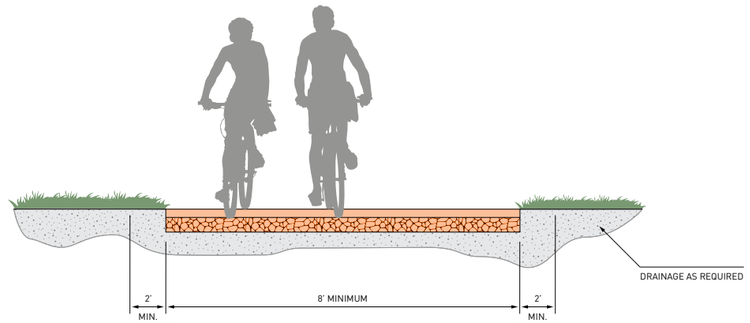
NOTES:

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

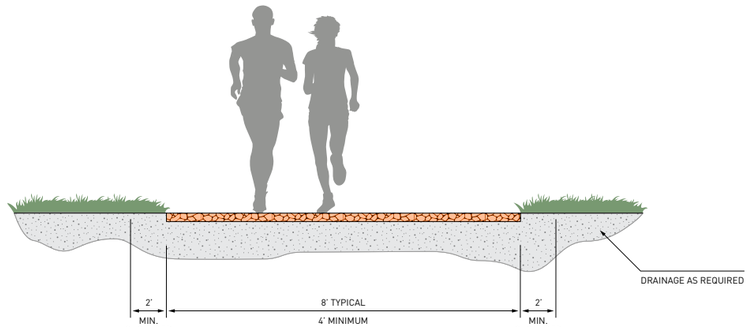


Dirt Trail



Asphalt Trail

3" Asphalt / 6" Base

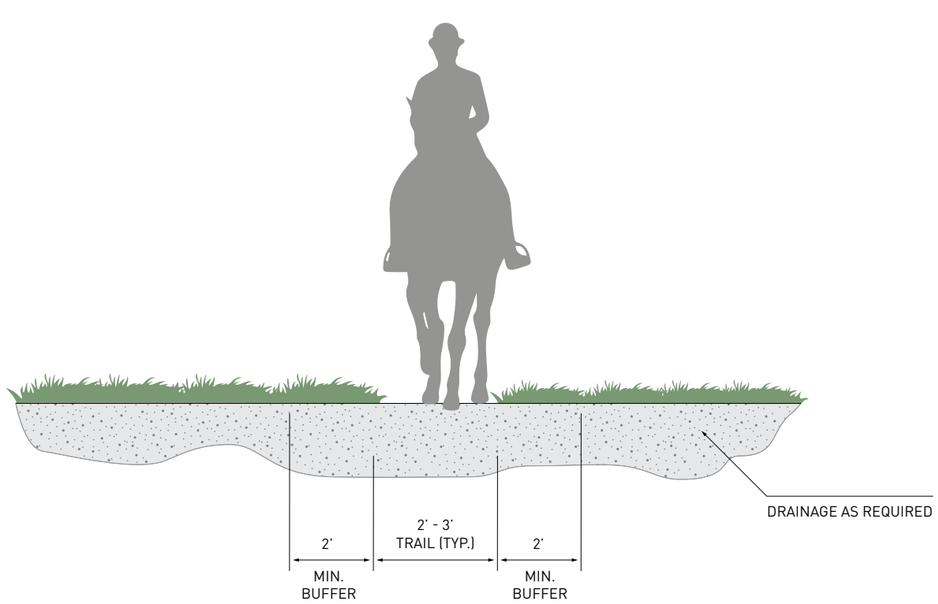


Unpaved Trail

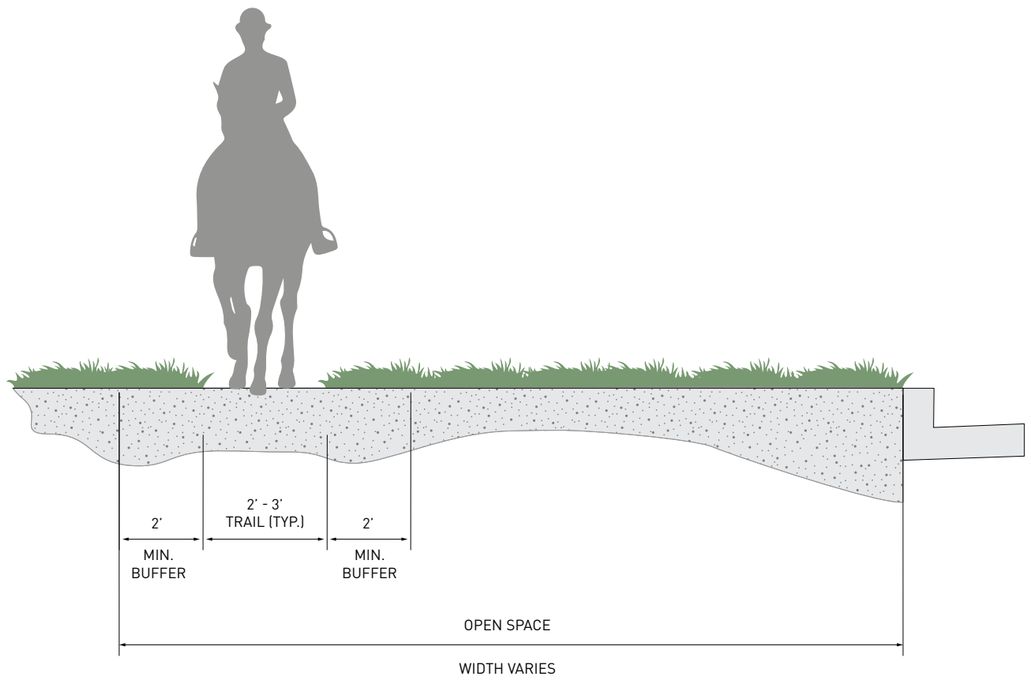
NOTE: Cross-sections of trails may be widened on any of the trail types.



EQUESTRIAN TRAIL SECTION EXHIBIT



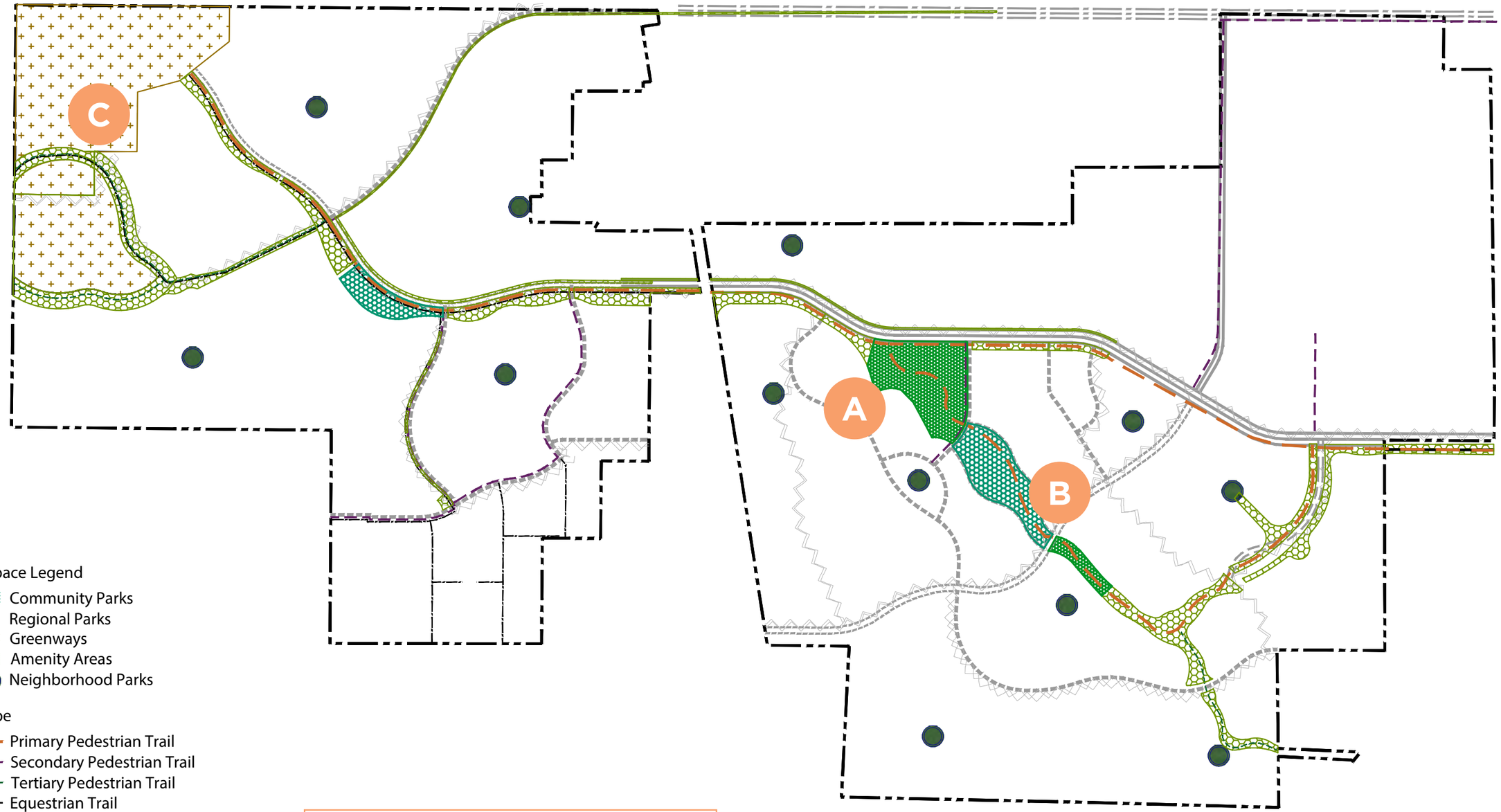
Off-Road Equestrian Trail



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

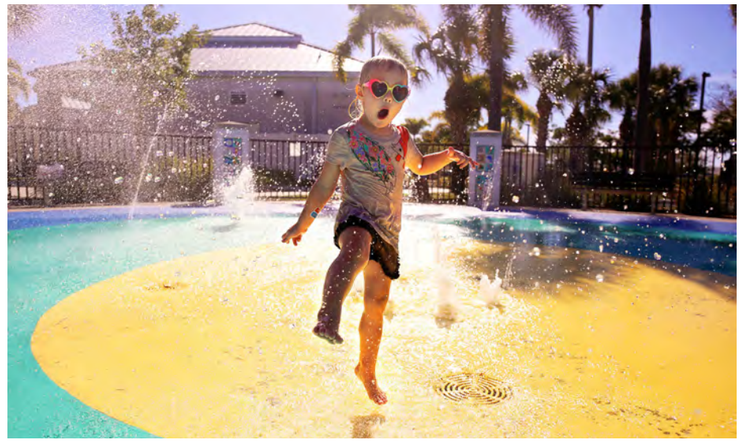
19 REGIONAL TRAIL

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



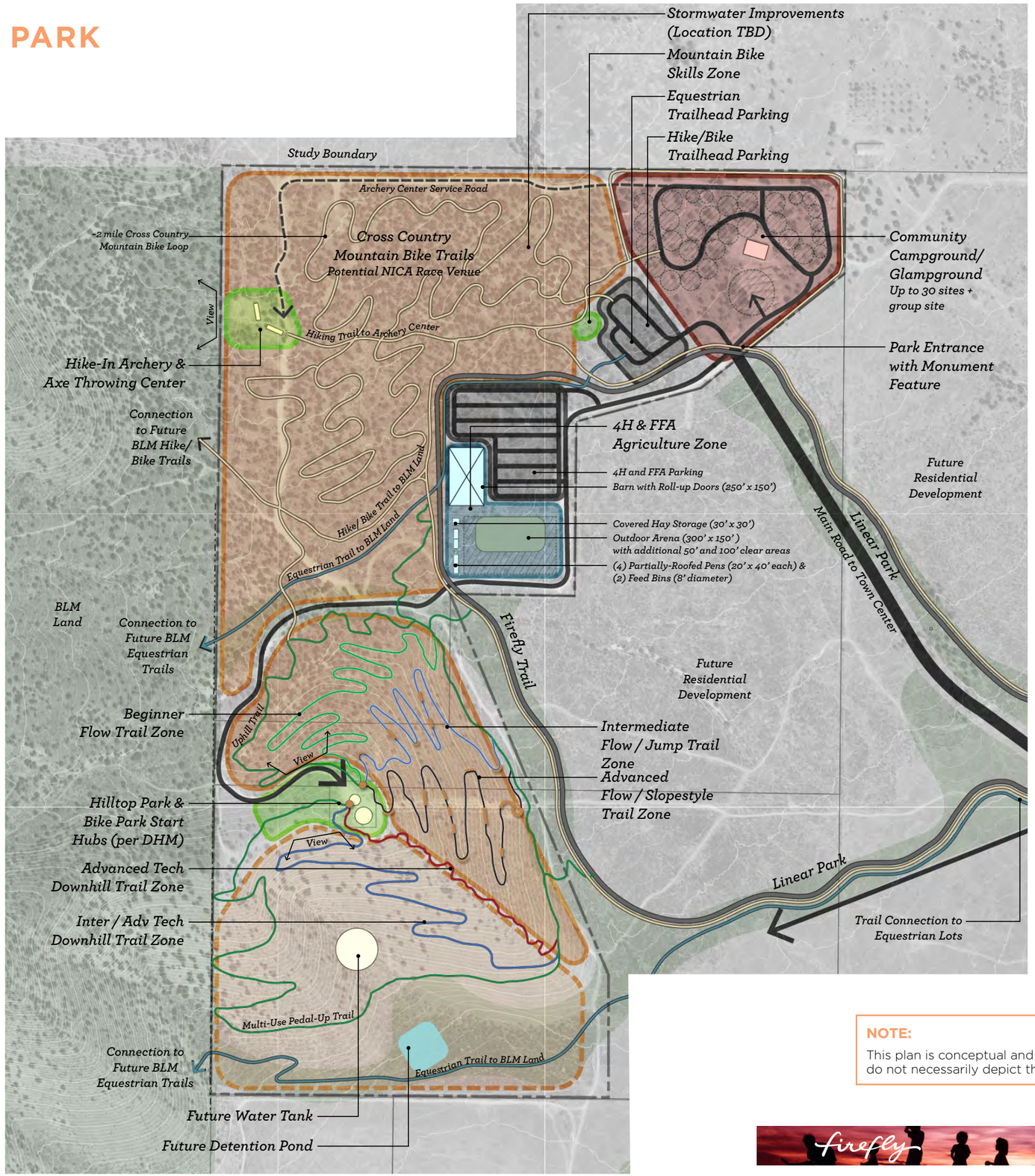






NOTE: These photos are intended to represent PTOS and amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

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

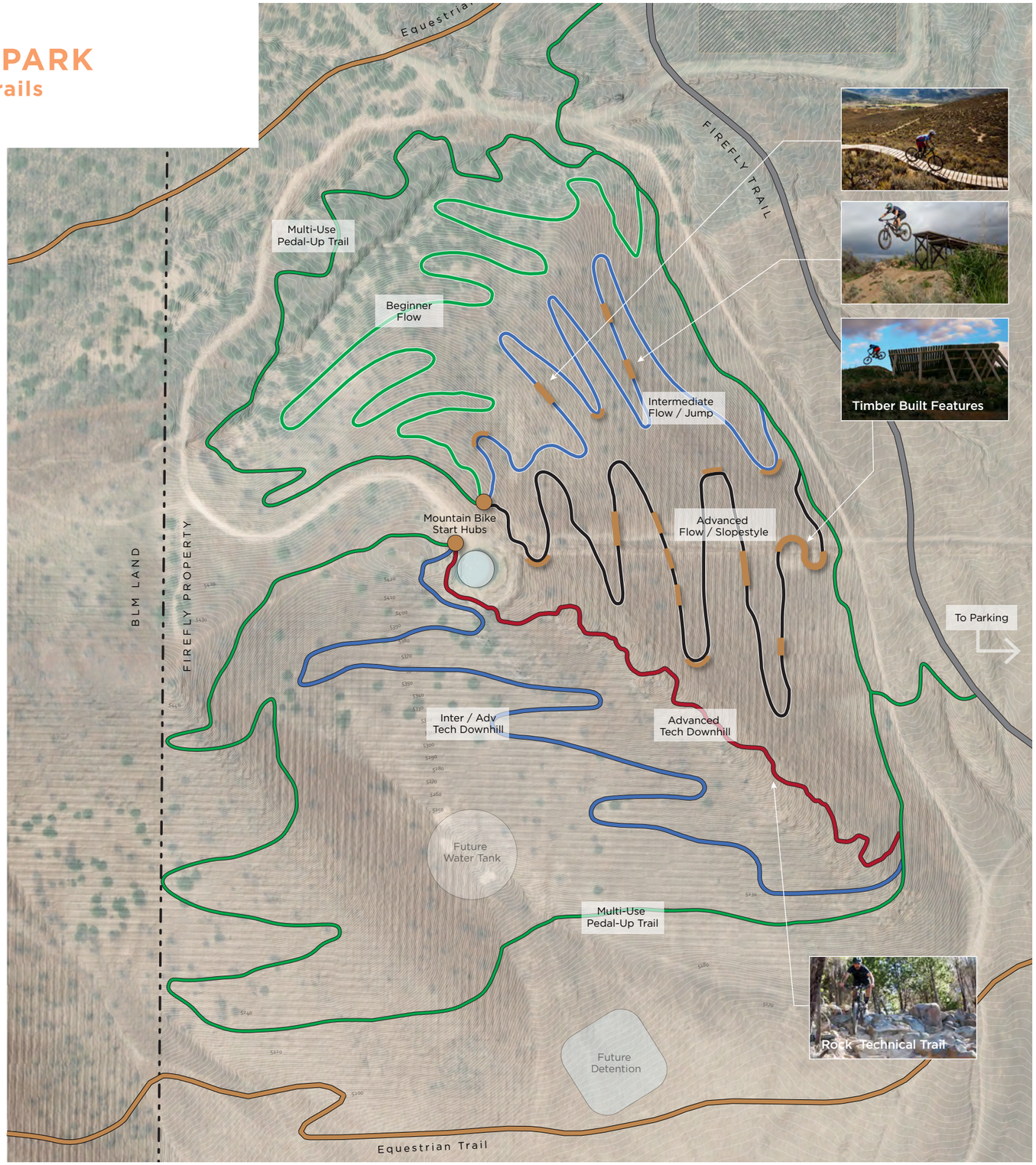
North

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.

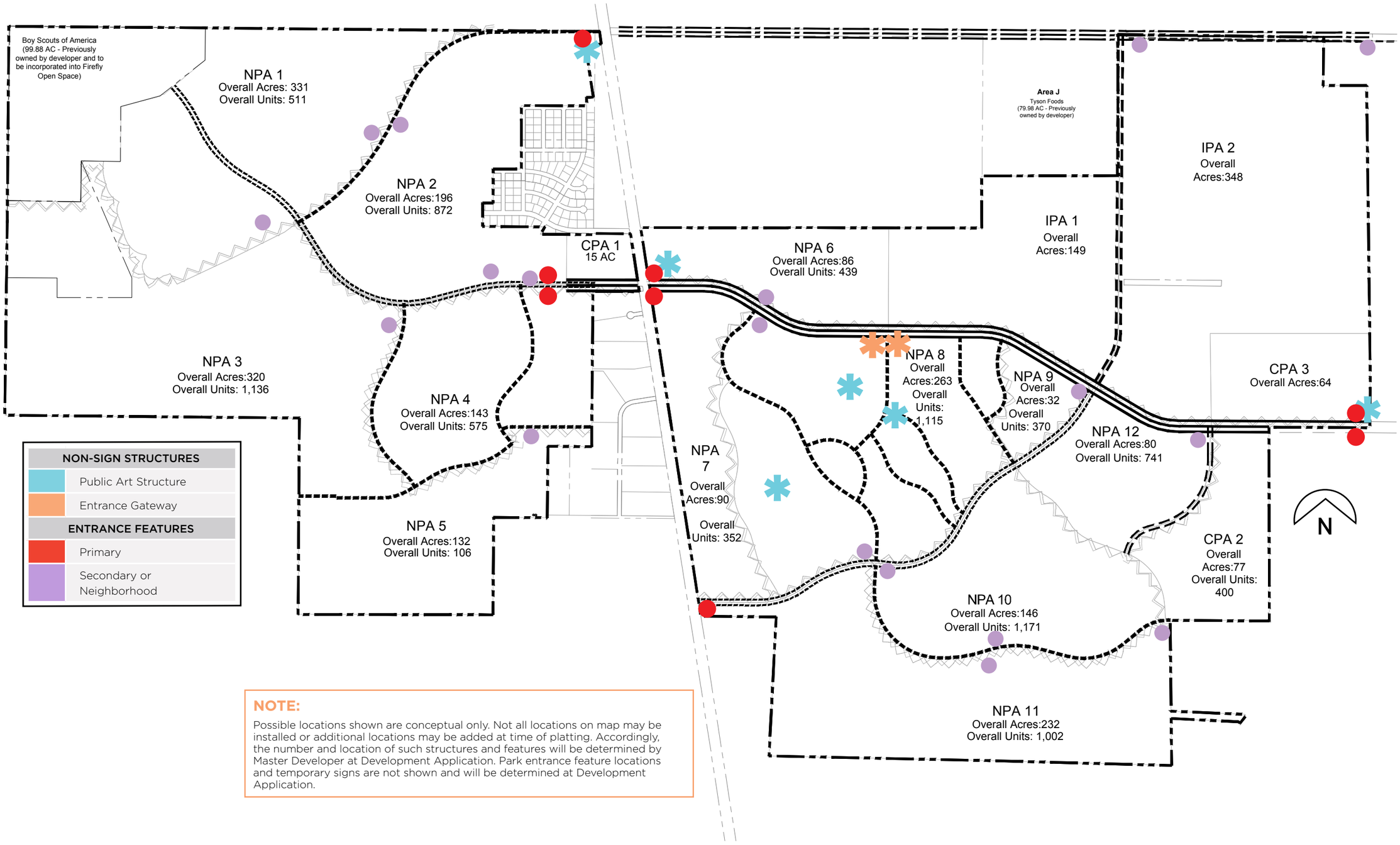


NOTE: Images shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

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



NON-SIGN STRUCTURES
Public Art Structure
Entrance Gateway
ENTRANCE FEATURES
Primary
Secondary or Neighborhood

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.

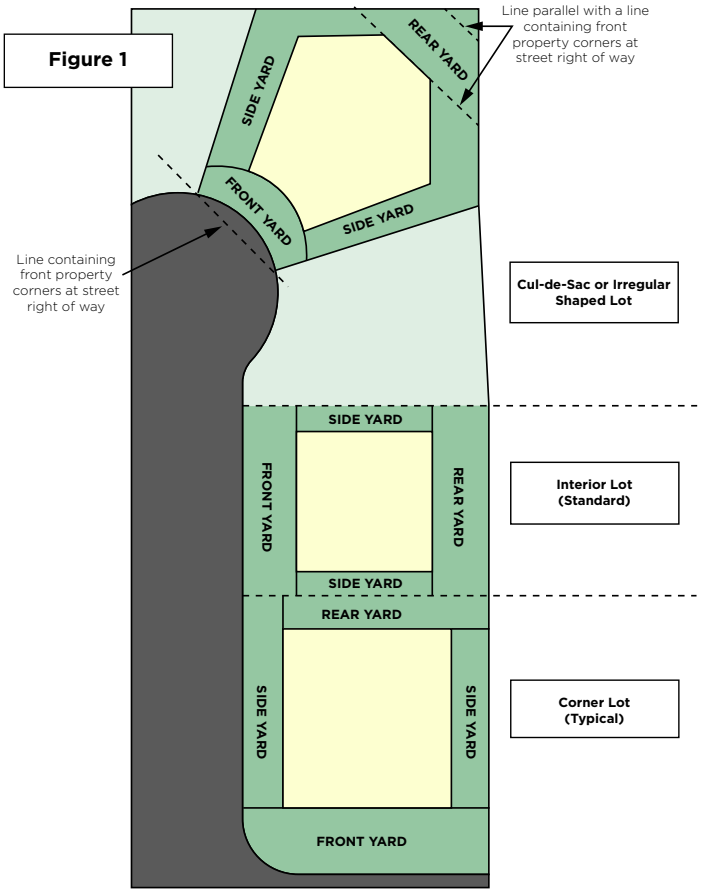
    c. At maturity, landscape areas shall have enough plant material to create at least 50% living plant cover at the ground plane, not including tree canopies. Park strips are excluded.

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.



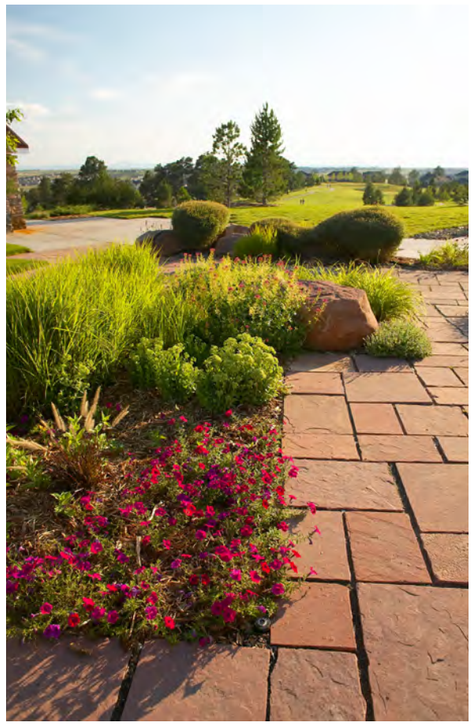
9. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, 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.

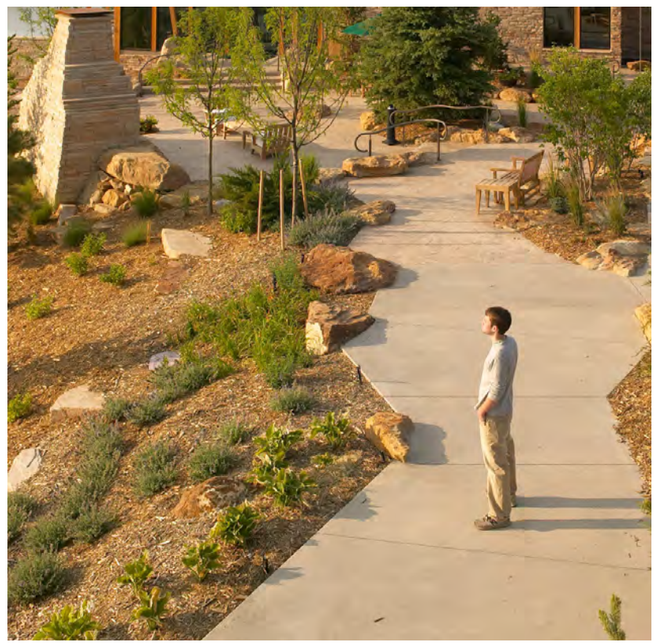
EXAMPLES OF COMMUNITY CONNECTIVITY















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EXAMPLES OF COMMUNITY EVENTS & LIFESTYLE PROGRAMMING



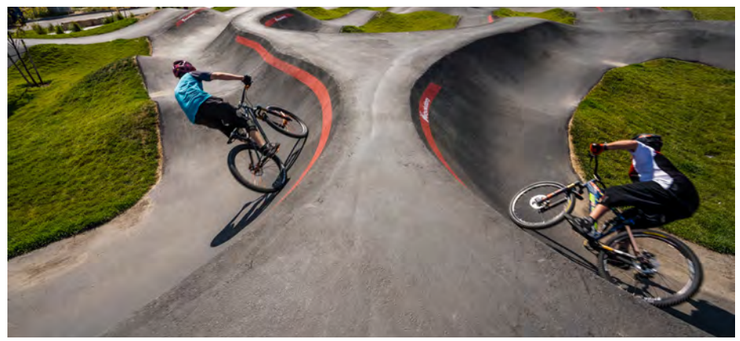
















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04 RESIDENTIAL DEVELOPMENT STANDARDS & ARCHITECTURE

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′

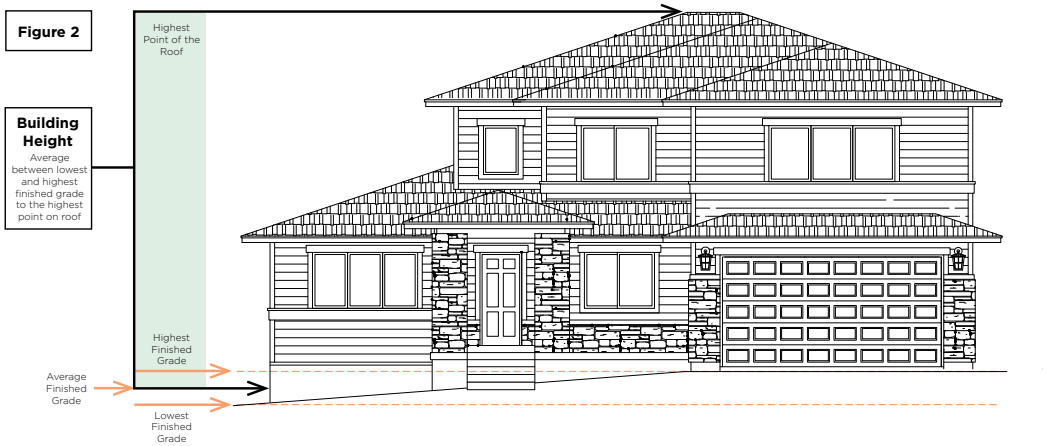
ACCESSORY BUILDINGS			
Type of Building	**Rear**	**Side**	**Maximum Building Height[2]**
Barns	5′	5′	35′
ADU[3]	5′	5′	35′

* 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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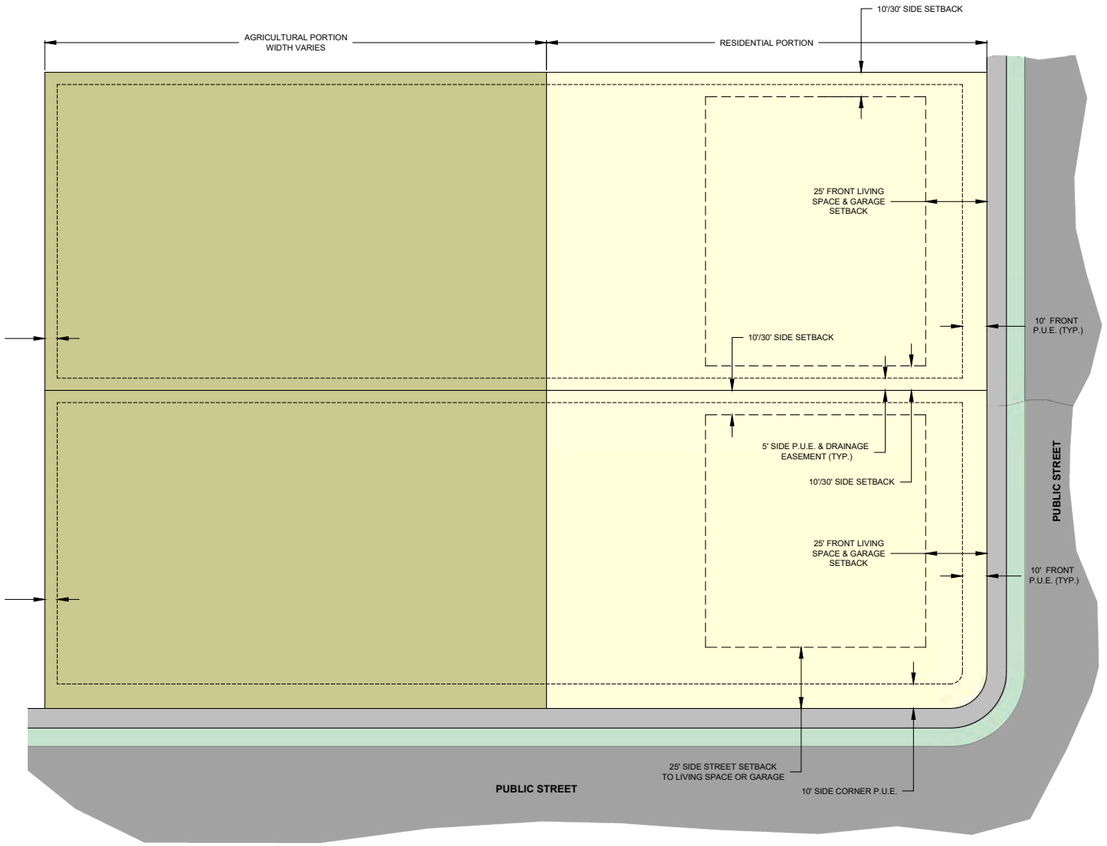




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SINGLE-FAMILY SETBACK EXHIBIT

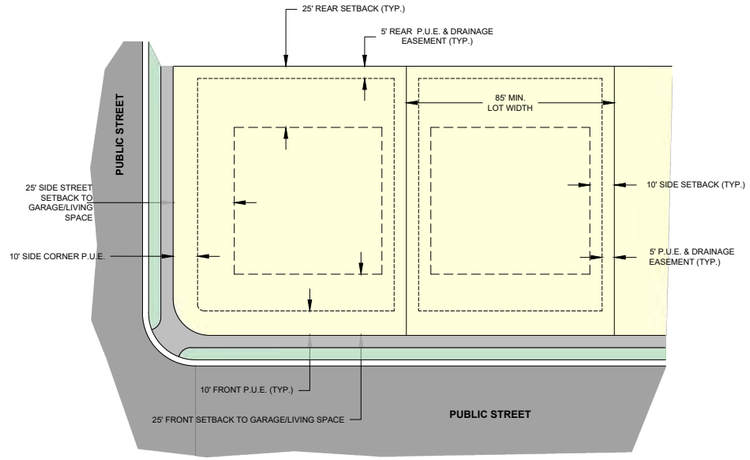
Agriculture Lot



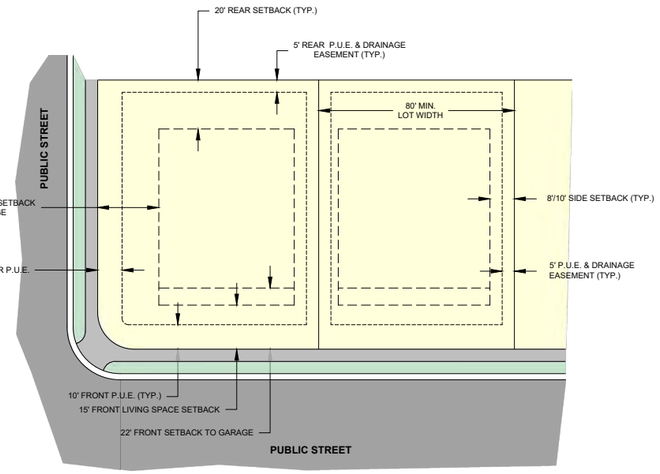
AGRICULTURAL LOT

NOTE:

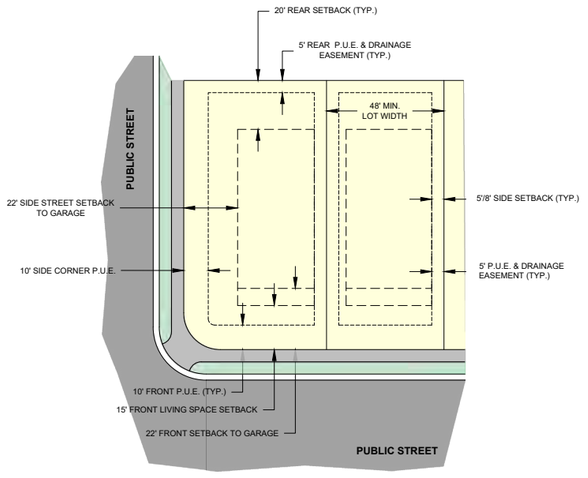
1. Structures or corrals housing animals: 50' from neighboring residences.
2. Shop, detached garage, ADUs, and other accessory buildings without livestock shall have 5' setbacks.



Standard "A" Lot



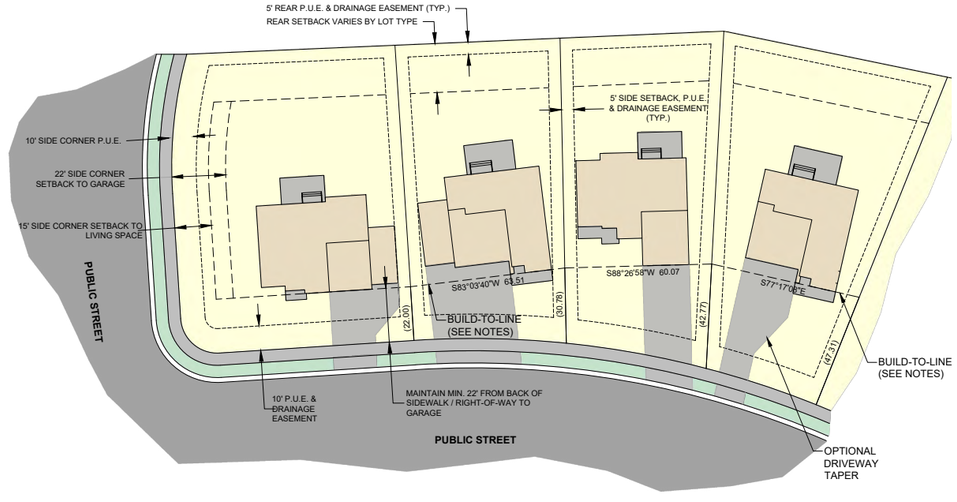
Standard "B" Lot



Standard "C" Lot

SINGLE-FAMILY SETBACK EXHIBIT (CONT'D)

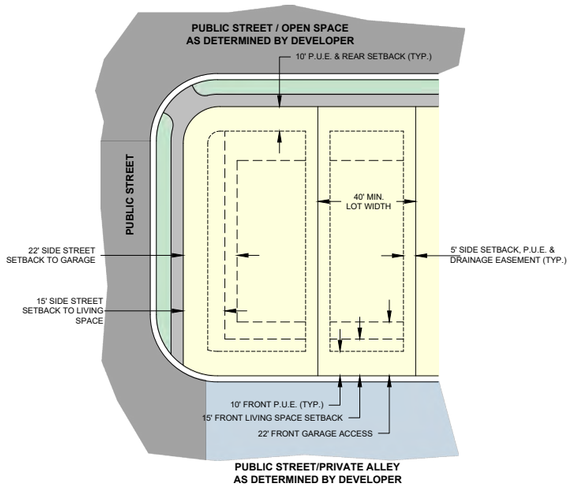
Curvilinear / Coving



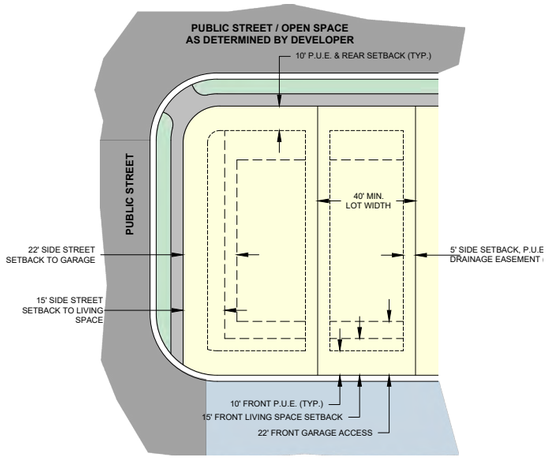
NOTE:

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.

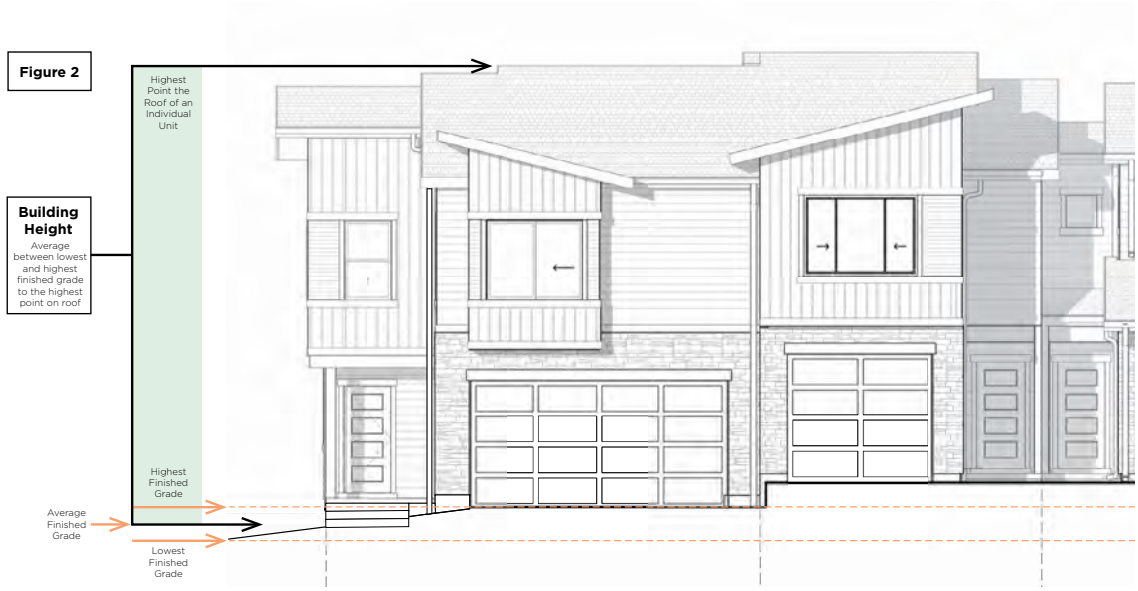
MULTI-FAMILY STANDARDS

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





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.

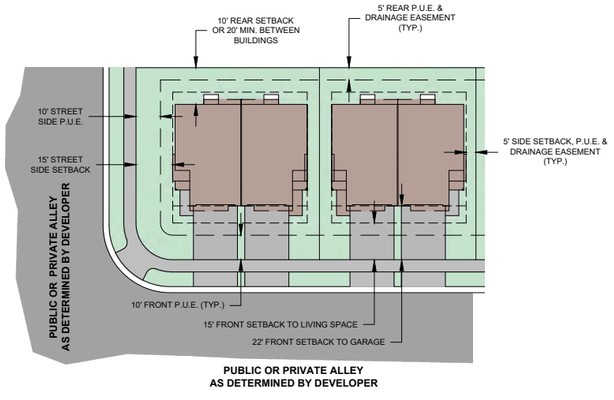




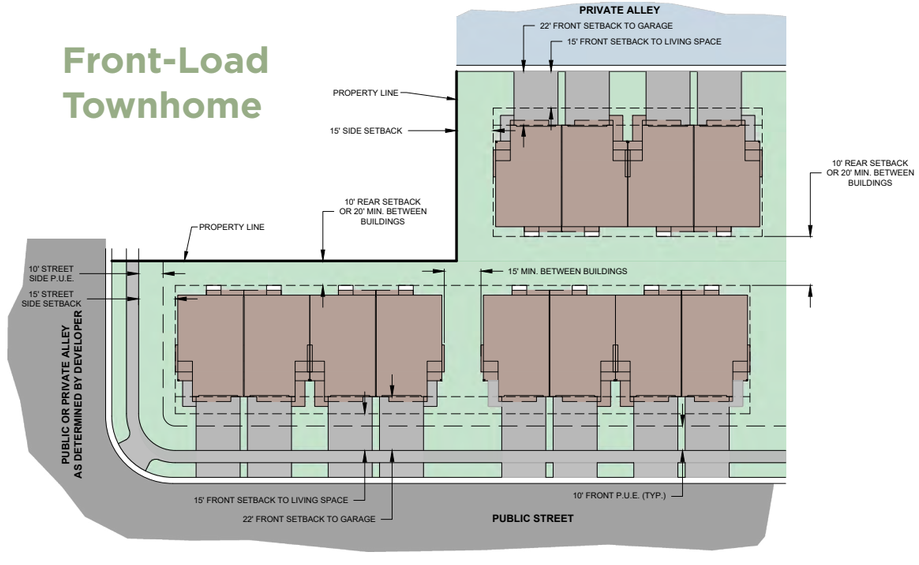
NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

TWIN HOME & TOWNHOME SETBACK EXHIBIT

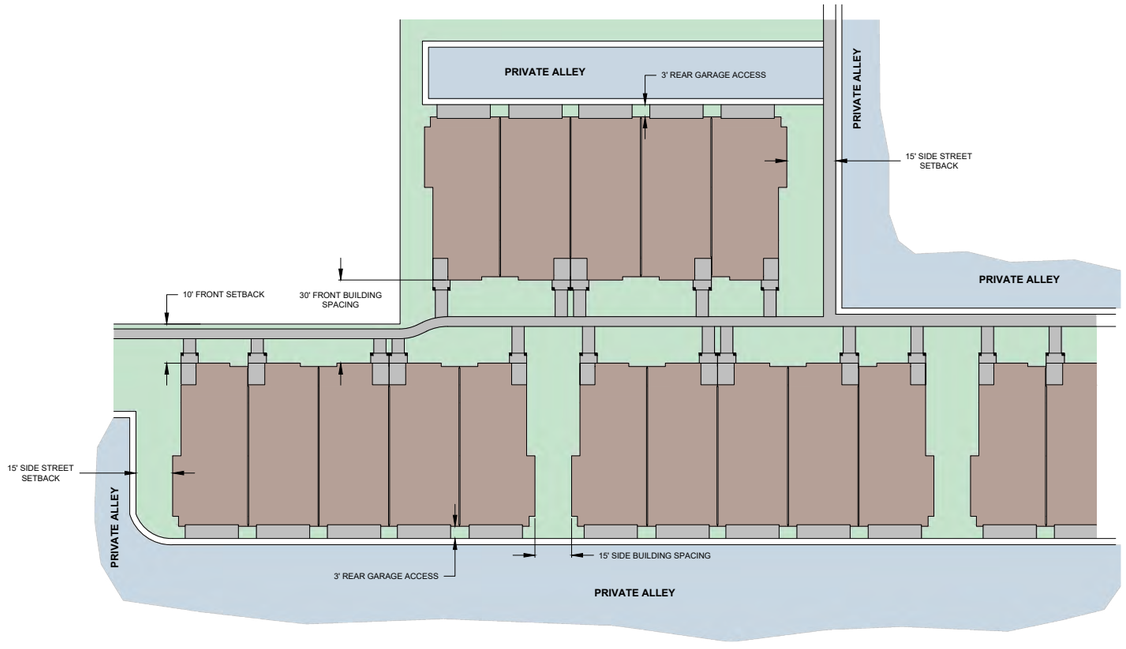
Twin Home

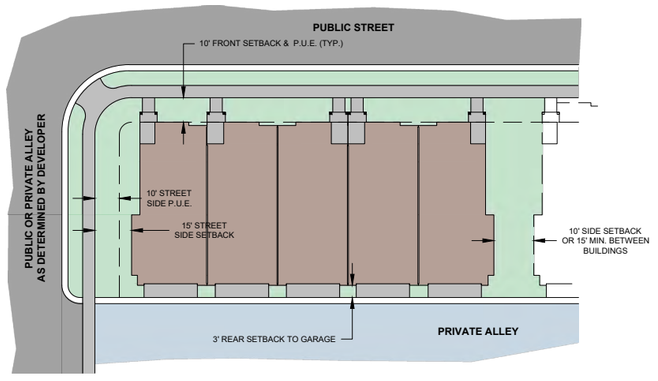


Front-Load Townhome



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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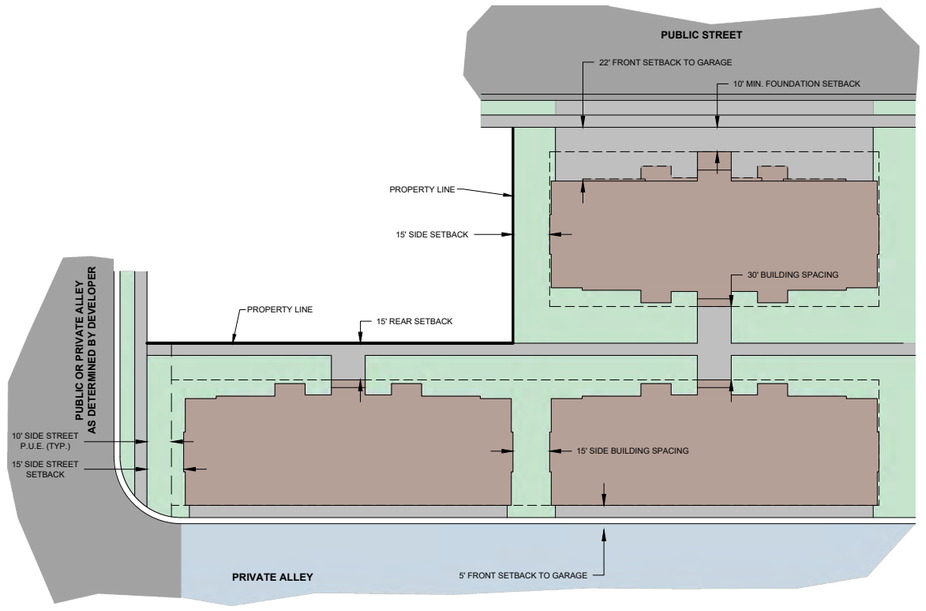




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APARTMENT & CONDOMINIUM SETBACK EXHIBIT

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)



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 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.

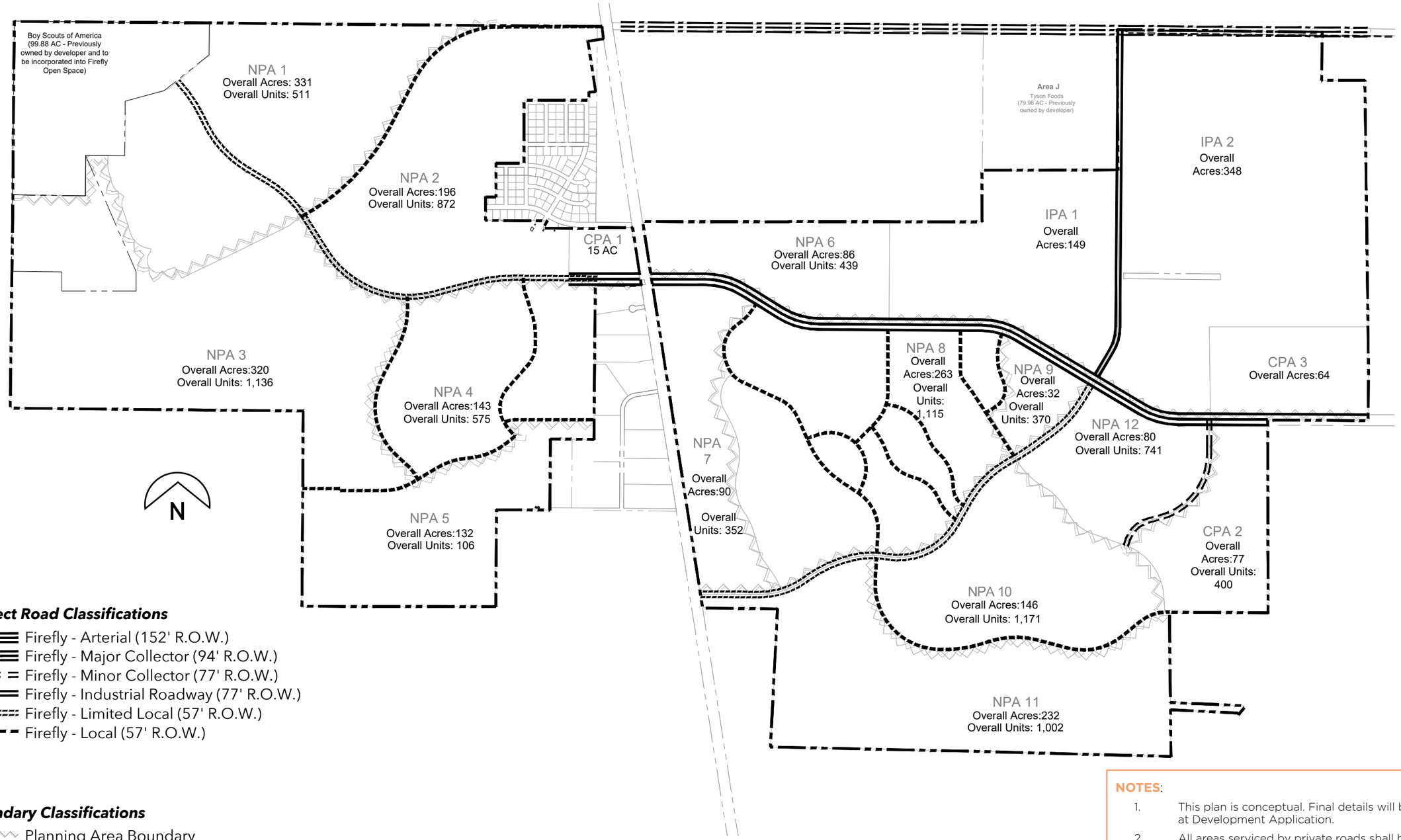
Future City Transportation Corridors

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

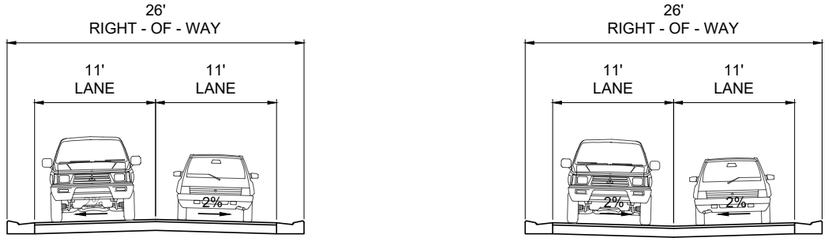
- Planning Area Boundary
- Property Boundary

NOTES:

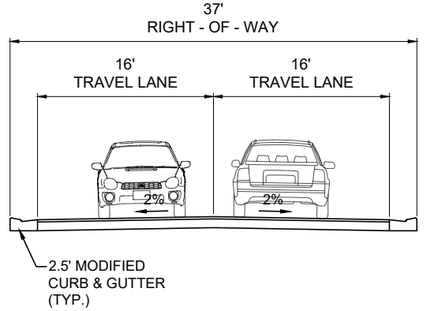
1. This plan is conceptual. Final details will be determined at Development Application.
2. All areas serviced by private roads shall have a separate pedestrian pathway plan included with the Development Application.
3. Neighborhood/district acreages are approximate.

STREET SECTIONS

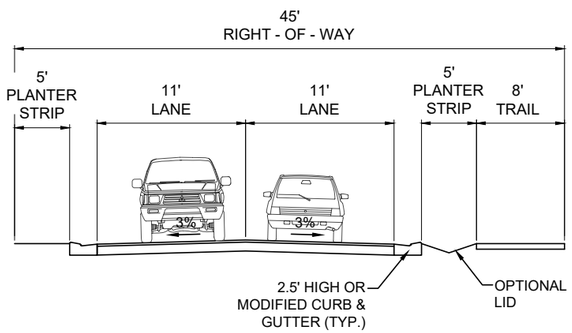
NOTE: Public/private determined by Master Developer.



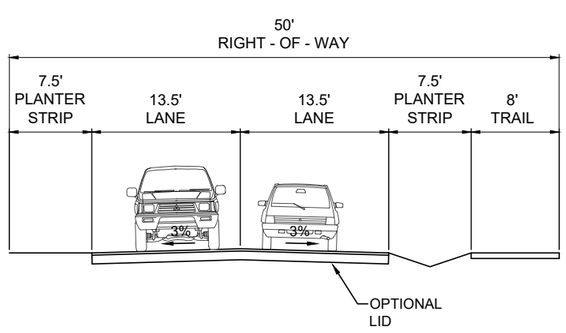
1 **26' PRIVATE ALLEY SECTIONS**



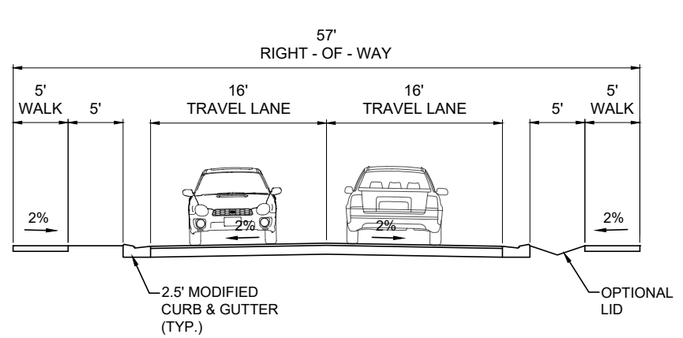
2 **37' SUB-LOCAL SECTION** (MULTI-FAMILY & LOCAL TO LOCAL CONNECTION)



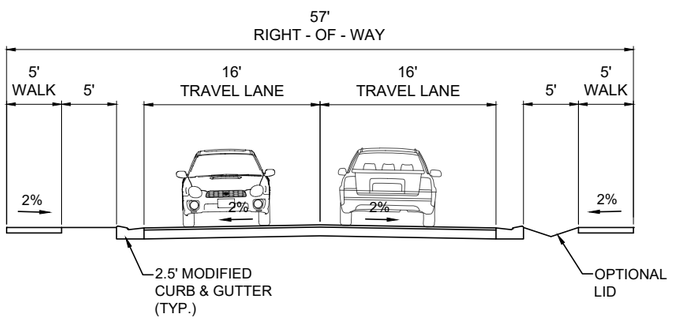
3 **45' RURAL SECTION (NPA-5)**



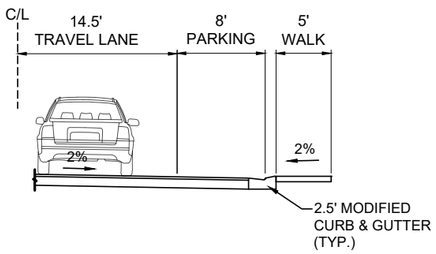
3A **50' RURAL SECTION (NPA-5)**



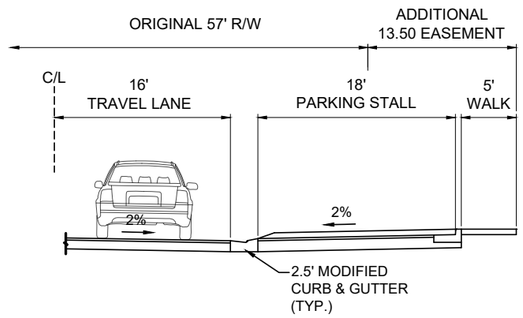
4 **57' LOCAL SECTION (FRONTAGES GREATER THAN 80')**



4A **57' LOCAL SECTION (FRONTAGES 40' - 80')**



OPTIONAL PARALLEL PARKING
ONE SIDE ONLY



OPTIONAL PERPENDICULAR PARKING

LEI
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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

POLE CANYON
EAGLE MOUNTAIN, UTAH

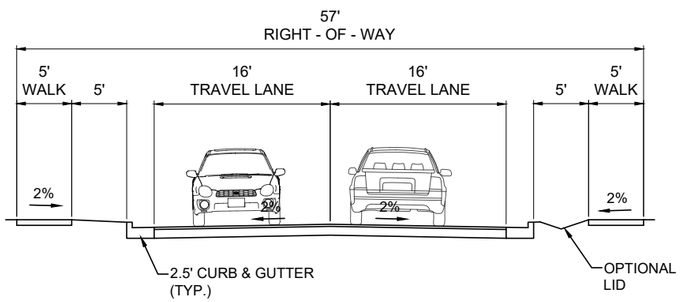
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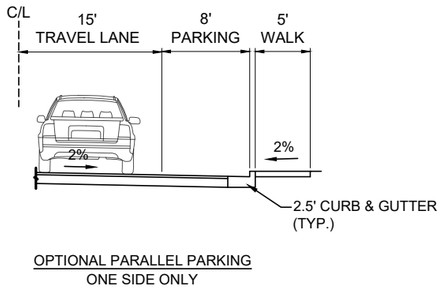
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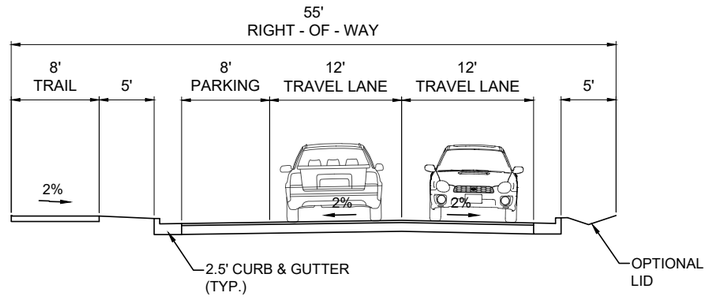
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DRAWN BY: TJP
DESIGNED BY: GDM
SCALE: N.T.S.
DATE: 4/19/2023
SHEET 1

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NOTE: Public/private determined by Master Developer.

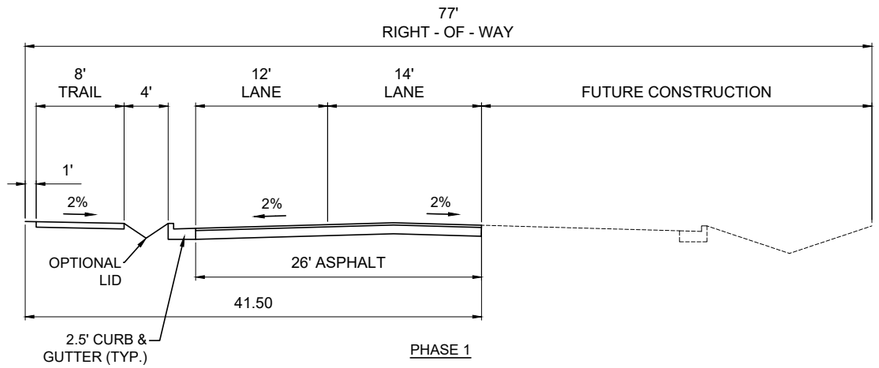




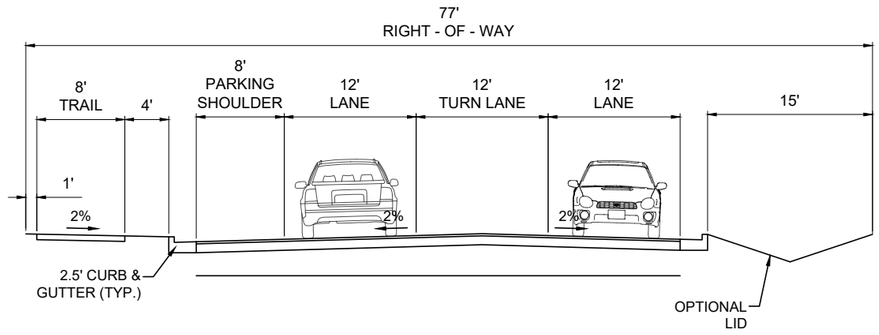


5 **57' LIMITED LOCAL SECTION**

6 **55' INDUSTRIAL SECTION**

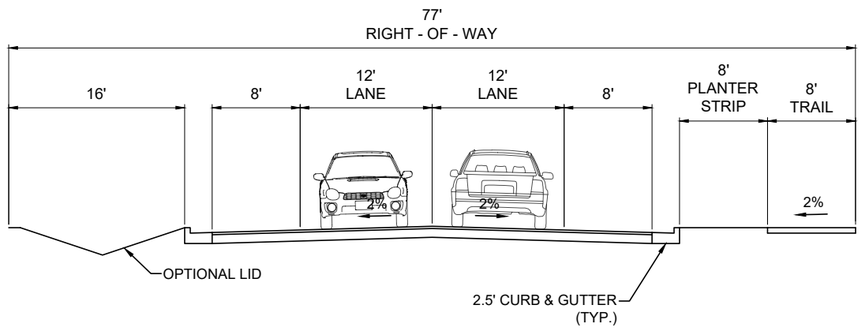


PHASE 1



FULL BUILD OUT

7 **77' INDUSTRIAL SECTIONS**



8 **77' MINOR COLLECTOR SECTION**

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SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
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POLE CANYON
EAGLE MOUNTAIN, UTAH

STREET SECTIONS

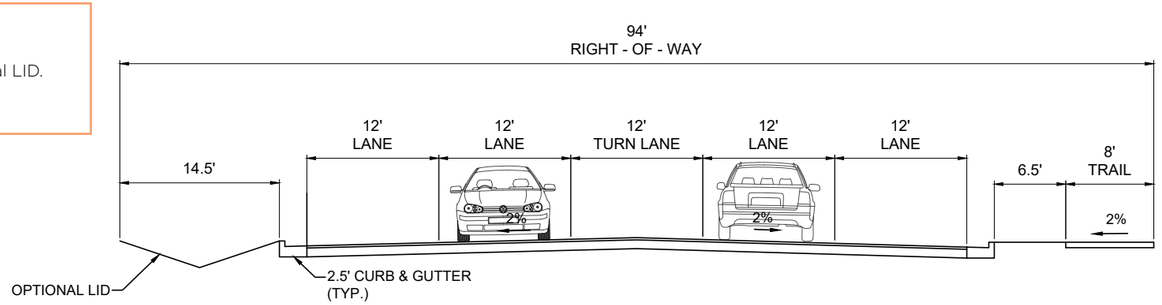
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DRAWN BY: TJP
DESIGNED BY: GDM
SCALE: N.T.S.
DATE: 4/19/2023
SHEET: 2

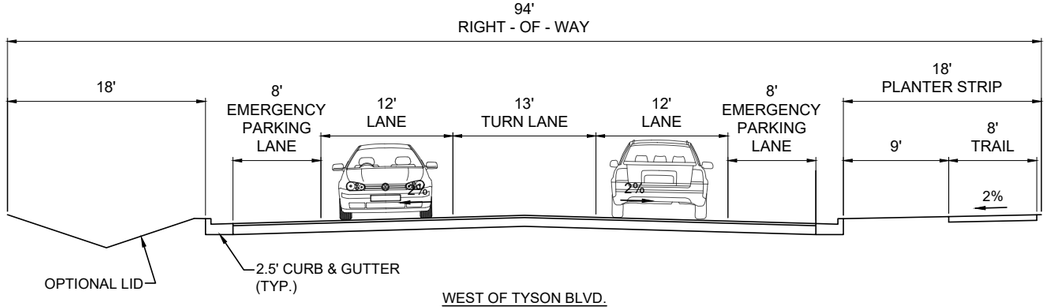
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NOTE:

1. Trees, as required, are allowed within the optional LID.
2. Public/private determined by Master Developer.

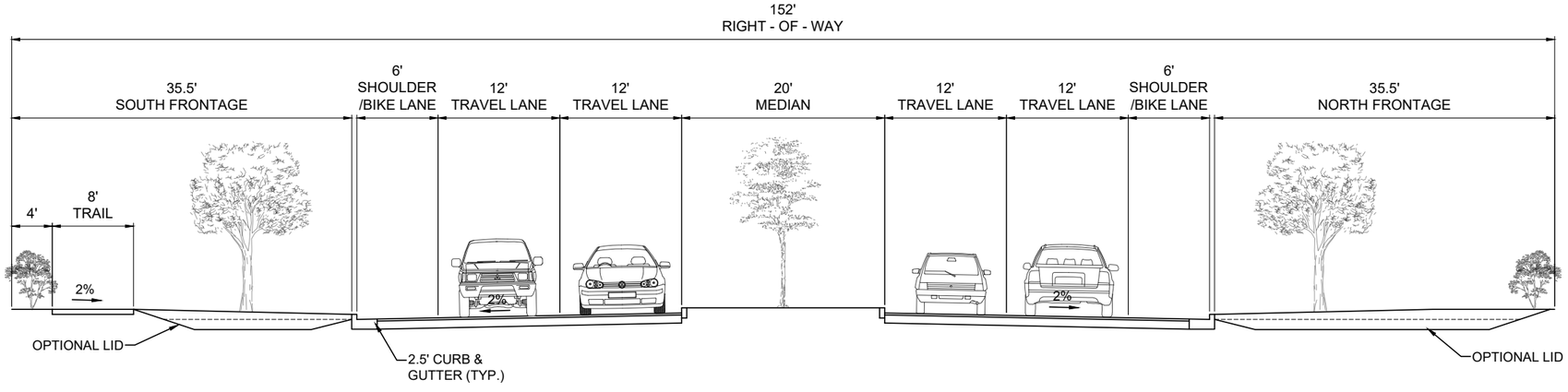


EAST OF TYSON BLVD.



WEST OF TYSON BLVD.

9 | 94' MAJOR COLLECTOR SECTIONS



10 | 152' ARTERIAL SECTION

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SHEET
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	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **NOVEMBER 25, 2025**
TITLE:	Firefly NPA 9 Phase A Preliminary Plat
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	N/A
APPLICANT:	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)...	28.14

PUBLIC HEARING
Yes

PREPARED BY
Robert Hobbs, Senior Planner

PRESENTED BY
Robert Hobbs

RECOMMENDATION:
Staff recommends that the Preliminary Plat be approved — subject to any DRC/Commission proposed Conditions of Approval and the following Staff condition(s): 1. Phasing plan depicts forthcoming final plats as being lettered to identify the same. Final plats shall be numbered instead. 2. Revise plans to show any a/c unit condenser screening agreeable with City code; and, 3. Applicant shall submit revisions to Staff for review/approval before applying for any final plat(s).

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 Master Site Plan made the subject of this report comes on the heels of the City's approval of the Firefly project. Firefly NPA 9 Phase A is one among various anticipated site plans (with associated plats) to be submitted to the City for review and approval. It is the first to come forward since the project was re-entitled with condos — which are allowed for by the community's approved build-out plan. It is shown on the development's Land Use Master Plan as being slated for 370 units on some [projected] 32 acres overall.

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 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: 28.14
Total Condo Unit Count: 370
Asphalt Paved Area: 9.72 acres
Total Acreage in Lots/Parcels: 9.78 acres (Parcels A, B & C: Parcel A - 9.03 acres, Parcel B - 3.89 acres, Parcel C - 3.29 acres)
Total Acreage in Asphalt Pavement Area: ~8.64 (minus future parking lot planters)
Total Acreage in Open Space/Parcels: 4.78 acres (Parcel D — not included in plat, but shown as an outlying parcel)

Lot Sizing Standard(s):
Required Minimum [Building] Lot Size(s): n/a
Proposed Minimum [Building] Lot Size: n/a
Largest Proposed [Building] Lot Size: n/a

Required Setbacks for Condo Buildings per approved Community Plan [Note: the condo units themselves are typically contained as airspace within the common building. Forthcoming final plats will have condo lot depictions and descriptions]:
Front: 10'
Garage: 5'
Rear: 15'
Rear Building (min.) Spacing: 30'
Side: 15'
Side Building Spacing: 15'
Corner (Street Side): 15'
Max. Building Height: Four stories/55'
Max. Units/Bldg.: 48
Finding: Buildings appear to be compliant with setbacks/separations required.

Overall Project Density: 13.15 lots or dwelling units per acre (du/a)

RsOW:

- **City Requirements:** Conformance to Title 16.35
- **Community Plan Requirements:** Must conform to approved standards
- **Finding(s):** Compliant. Uses service drives and local streets for access and circulation — which is agreeable as the ordinance which enacted townhouse/apartment (including condos) access and street frontage standards (for MF-1 or MF-2 type areas) was passed after the ARMDA and Community Plan were enacted and would only require voluntary compliance anyway per paragraph 7 of the ARMDA. Tambourine Drive and Shooting Star Avenue comply with the Community Plan's profiles for "local roads" [sections 4, 4A or 5 basically]. No cul-de-sacs. Connectivity Index Required: MF-1/MF-2 equivalent zoned area = 1.75 as pertaining to streets. Provided: 3.0 compliant. Service drives appear correctly sized — a schematic depicting the same requires revision for clarity. (See suggested conditions) Adequate parking (including ADA) provided -- see Master Site Plan report.

Utilities/Landscaping: Plans provided. Utilities are reviewed by Engineering. Open Space by Parks

and as per Community Plan. Parking lot planter islands forthcoming.

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. DRC review on 11/20/25**.**

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. Preliminary Plat
2. NPA 9 Phase A Landscaping Plan(s)
3. Neighborhood Park
4. Storm Drain Report
5. NPA 9 Design Package
6. Approved Community Plan

NPA 9
PRELIMINARY PLAN
EAGLE MOUNTAIN CITY, UTAH



SCALE: 1"=100'

100 50 0 100

VICINITY MAP

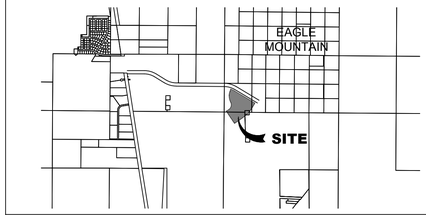


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SHEET 101	COVER
SHEET 201	LOT LAYOUT
SHEET 301	UTILITY PLAN OVERALL
SHEET 302	UTILITY PLAN NORTH
SHEET 303	UTILITY PLAN SOUTH
SHEET 304	SIGNAGE & STREET LIGHT PLAN NORTH
SHEET 305	SIGNAGE & STREET LIGHT PLAN SOUTH
SHEET 401	GRADING PLAN
SHEET 501	PHASING PLAN
SHEET 601	DETAILS

TABULATIONS

TOTAL ACREAGE:	28.14 ACRES
ASPHALT PAVEMENT AREA:	9.72 ACRES
TOTAL OPEN SPACE:	10.81 ACRES
UNITS	
CONDOS:	370 UNITS (INCLUDING 41 ADA UNITS)
OVERALL DENSITY:	13.15 UNITS/ACRE
UNIT PARKING	
PARKING REQUIRED:	1,018 STALLS (2.75 STALLS/UNIT)
SURFACE SPACES:	476 STALLS
COVERED PARKING:	82 STALLS
GARAGE SPACES:	288 STALLS
TANDEM SPACES:	288 STALLS
ADA STALLS:	30 STALLS
TOTAL PARKING PROVIDED:	1164 STALLS
CITY PARK	
CITY PARK PARALLEL PARKING:	29 STALLS
CITY PARK PERPENDICULAR PARKING:	67 STALLS
ADA STALLS:	8 STALLS
TOTAL STALLS FOR PARK:	104 STALLS

NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
4. ALL EXISTING 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 WITHIN ROADWAYS TO BE ENGINEERED FILL.
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 DUMPSTERS IN TRASH ENCLOSURES AS SHOWN ON THE SITE.
12. ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

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. 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 ¼" TO ¾" DOWN FROM ASPHALT EDGE.

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		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
Ø	Ø	POWER POLE
		DITCH
EX-FO		FIBER OPTIC
EX GAS		GAS
OHP	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

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ENGINEER

LEI CONSULTING ENGINEERS
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SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

FIREFLY NPA 9

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NPA 9 PRELIMINARY PLAN
EAGLE MOUNTAIN, UTAH
COVER

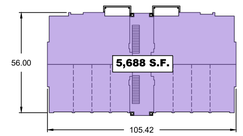
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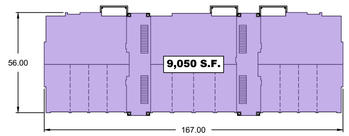
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SCALE: 1"=100'
DATE: 10/29/2025

SHEET 101

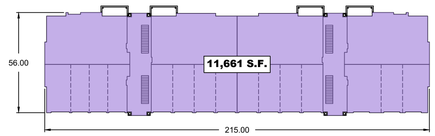
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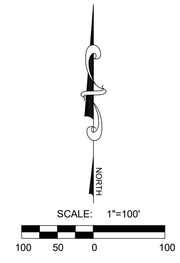
10-UNIT CONDO BUILDING
(46-55, 111-120, 121-130, 166-175, 191-200, 311-320)



15-UNIT CONDO BUILDING
(1-15, 16-30, 31-45, 96-110, 151-165, 176-190, 201-215, 236-250, 321-335, 356-370)



20-UNIT CONDO BUILDING
(56-75, 76-95, 131-150, 216-235, 251-270, 271-290, 291-310, 336-355)





PARCEL AREA TABLE			
PARCEL NAME	**AREA**	**ACRES**	**NOTES**
PARCEL A	393133 SQFT	9.03	OWNED & MANTAINED BY HOA
PARCEL B	169275 SQFT	3.89	OWNED & MANTAINED BY HOA
PARCEL C	143518 SQFT	3.29	OWNED & MANTAINED BY HOA
PARCEL D	208165 SQFT	4.79	DEDICATED TO THE CITY

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.

SETBACK TABLE

MULTI-FAMILY FAMILY LOTS	FRONT	GARAGE	REAR	SIDE	SIDE BUILDING SPACING	CORNER	MAX. BUILDING HEIGHT	MAX. UNITS PER BUILDING
APARTMENT/CONDOMINIUM	10'	5'	15'	15'	15'	15'	55'	48

NOTE: MULTI-FAMILY BUILDINGS TO BE LIMITED TO FOUR STORIES AND 55' IN HEIGHT

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NPA 9 PRELIMINARY PLAN

EAGLE MOUNTAIN, UTAH

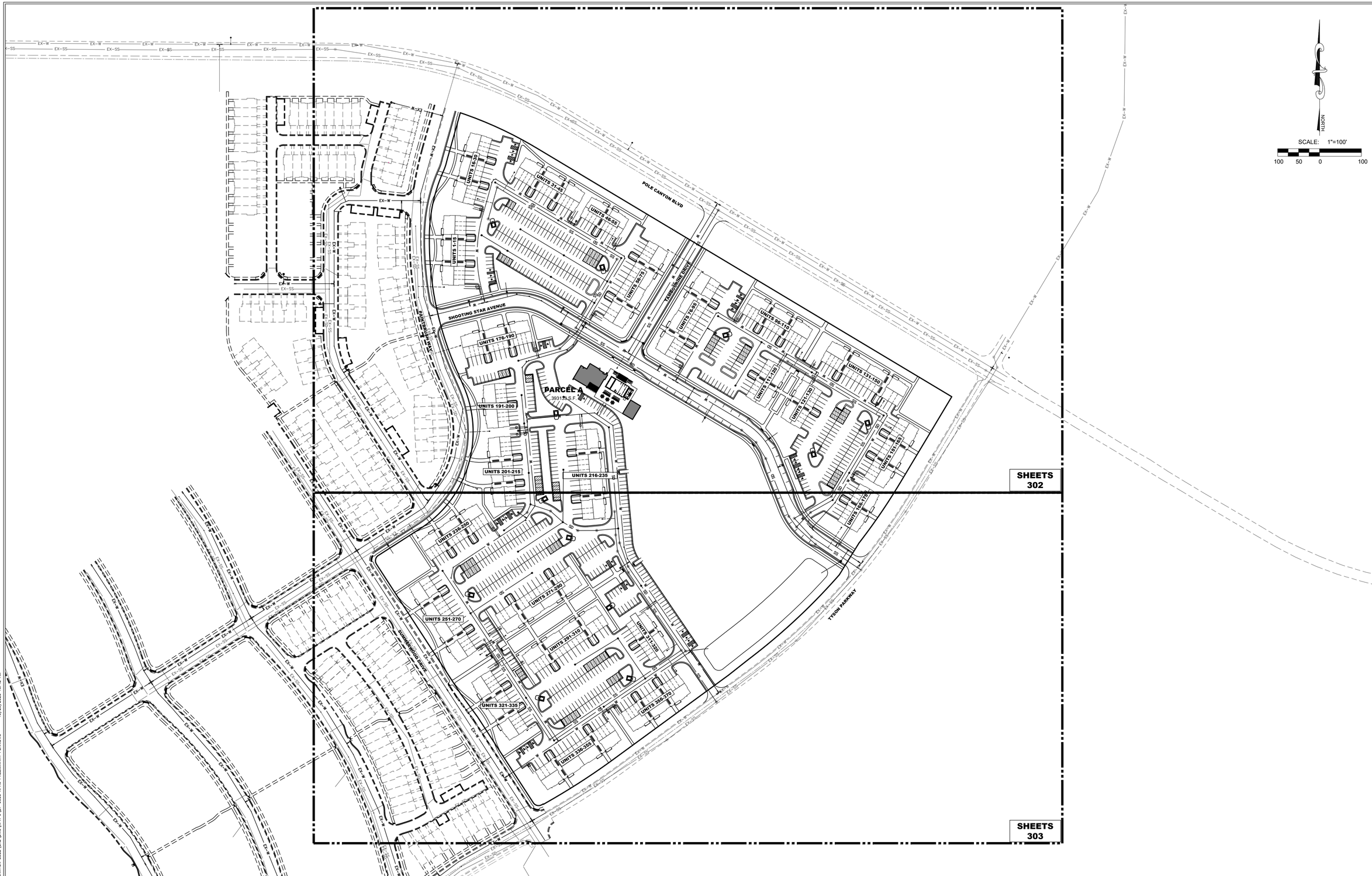
LOT LAYOUT

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NPA 9 PRELIMINARY PLAN

EAGLE MOUNTAIN, UTAH

UTILITY PLAN OVERALL

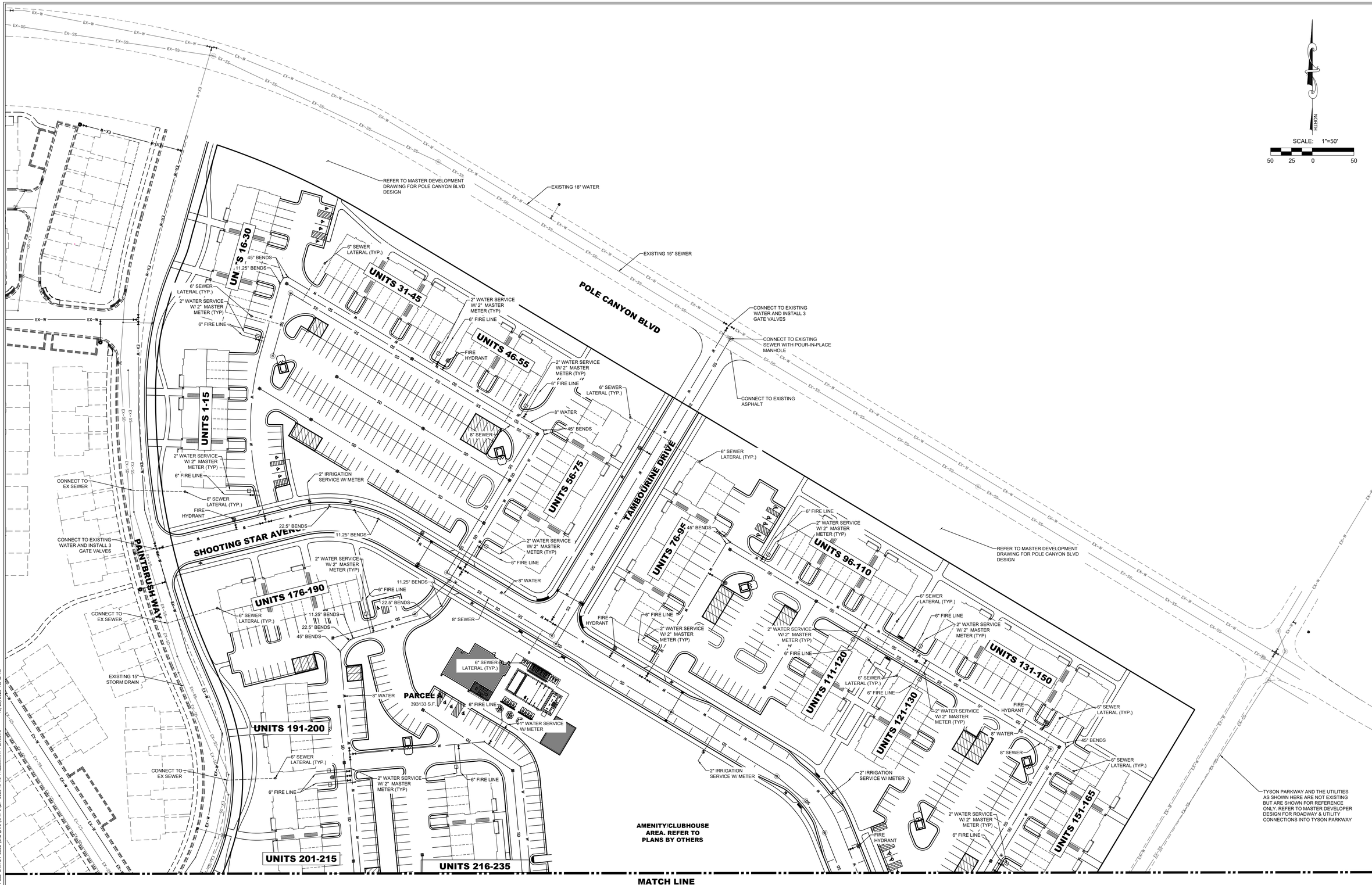
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NPA 9 PRELIMINARY PLAN

EAGLE MOUNTAIN, UTAH

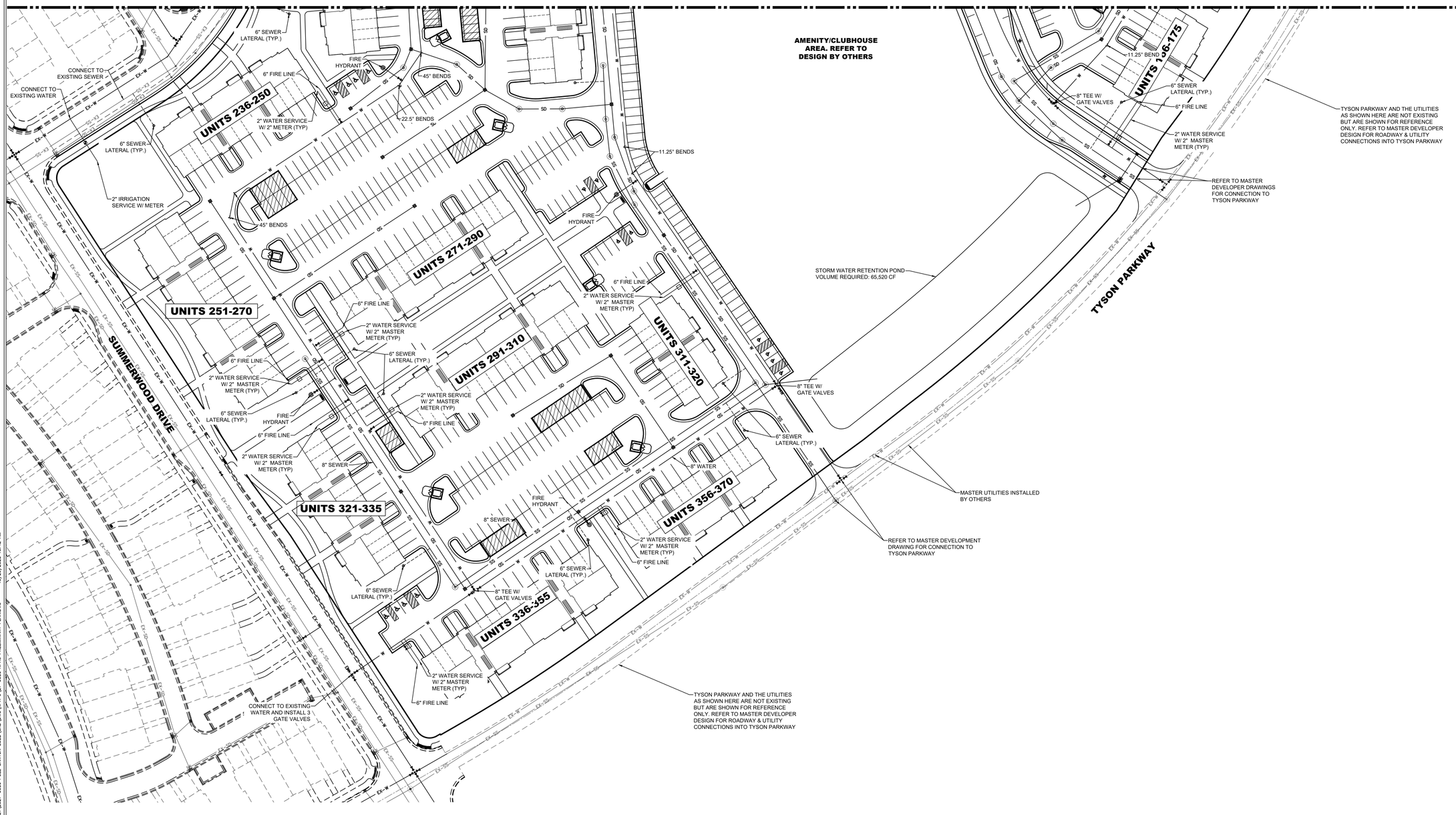
UTILITY PLAN NORTH

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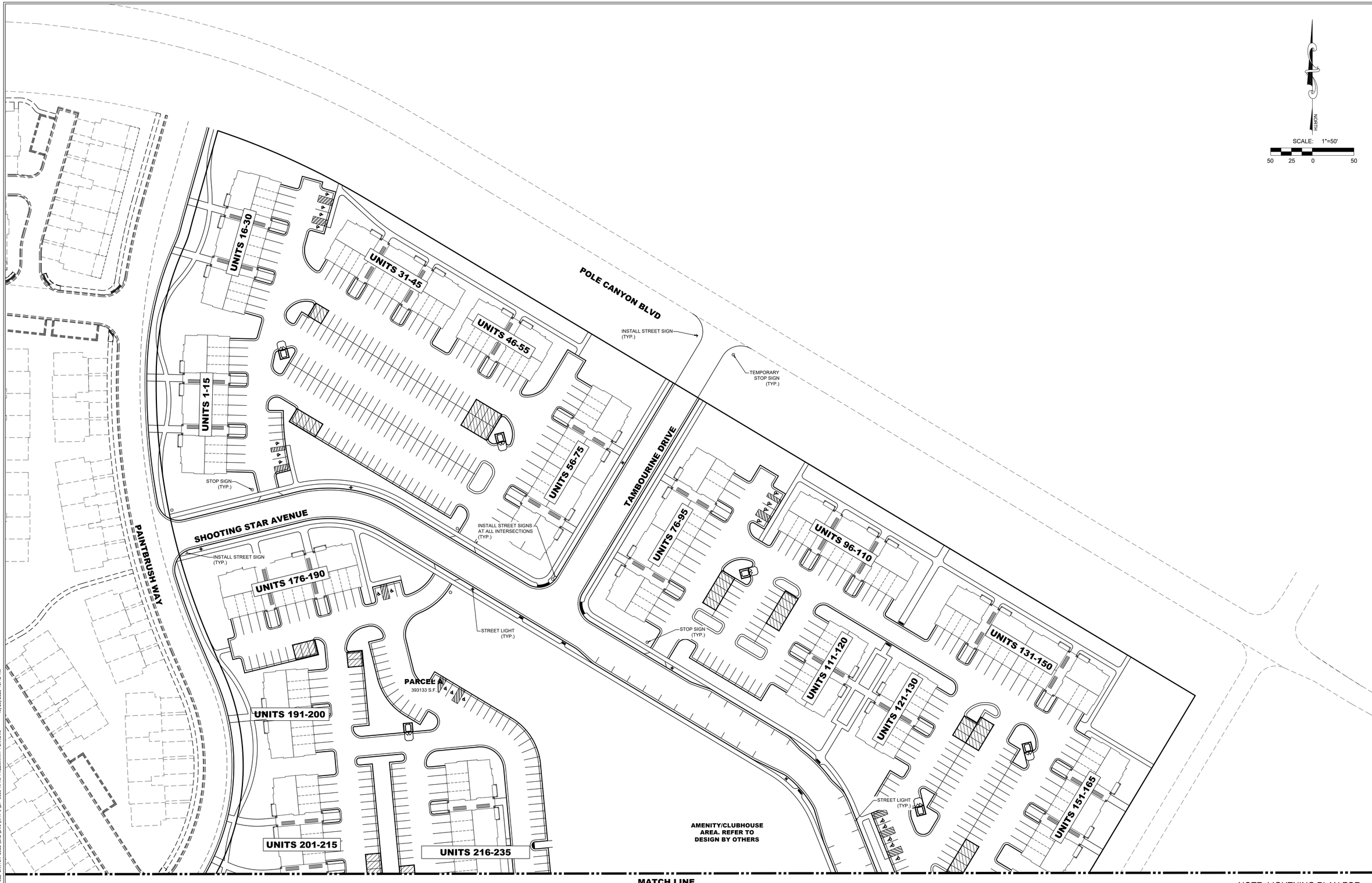
UTILITY PLAN SOUTH

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NOTE: LIGHTNING PLAN FOR INTERNAL PARKING LOTS TO BE PROVIDED BY ARCHITECT

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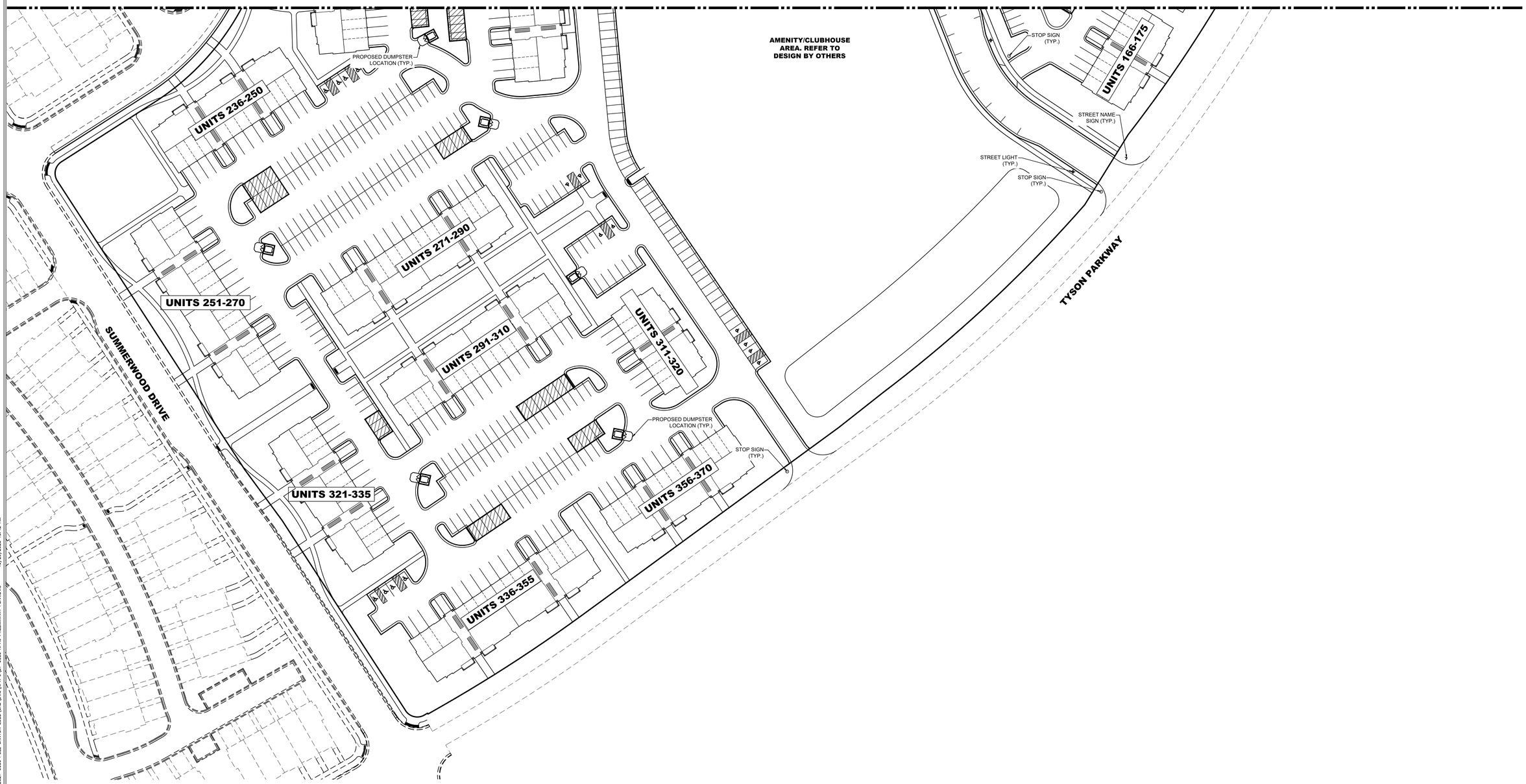
SIGNAGE & STREET LIGHT PLAN NORTH

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NOTE: LIGHTNING PLAN FOR INTERNAL PARKING LOTS TO BE PROVIDED BY ARCHITECT

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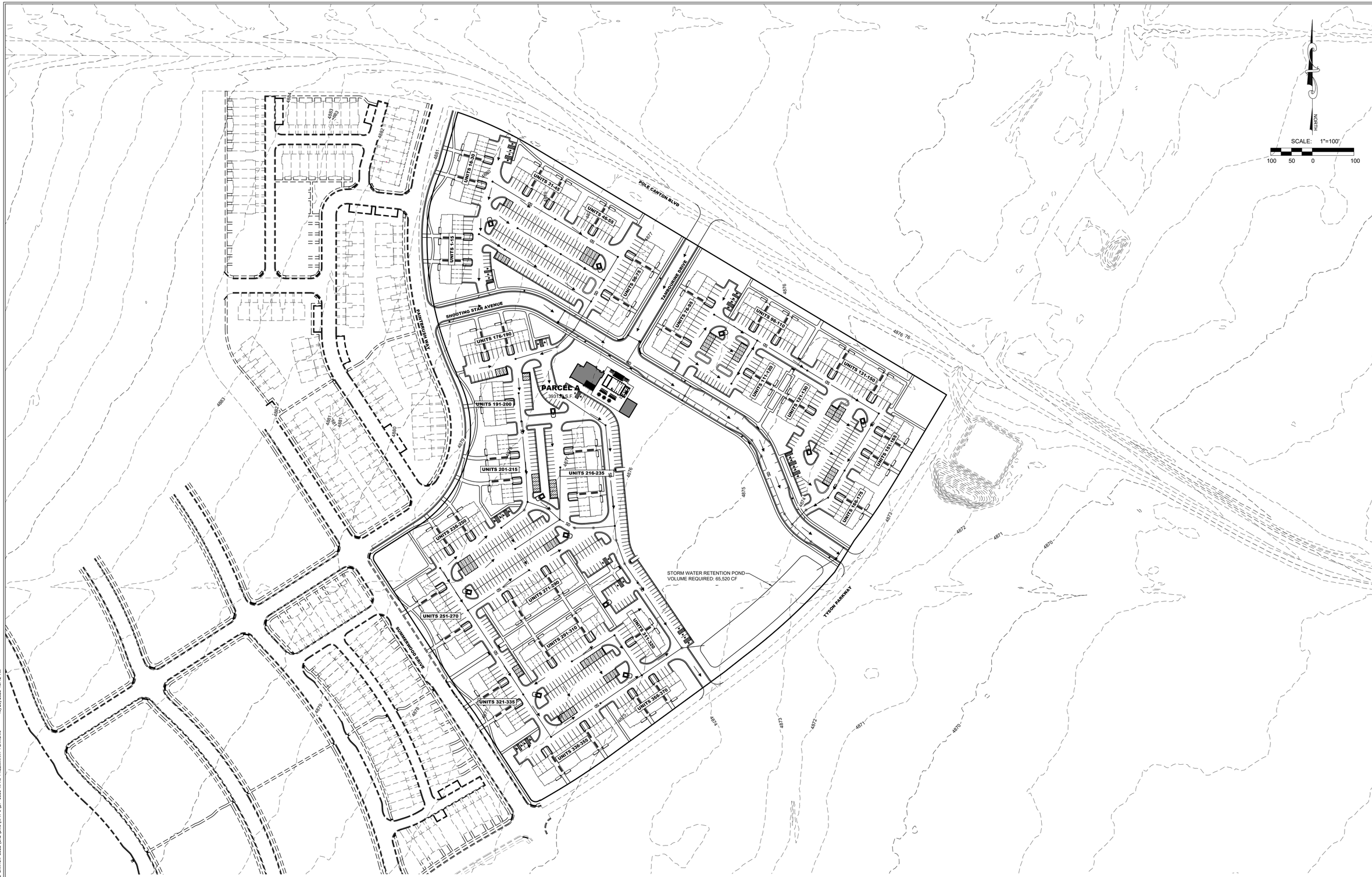
EAGLE MOUNTAIN, UTAH

SIGNAGE & STREET LIGHT PLAN SOUTH

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NOTE: STORM WATER POND DESIGN ID DEPENDENT ON PARK LAYOUT AND DESIGN. RETENTION TO BE ADJUSTED TO BE UNDERGROUND IF NECESSARY

LEGEND

→ DIRECTION OF PRELIMINARY PROPOSED GRADE

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NPA 9 PRELIMINARY PLAN

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GRADING PLAN

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EAGLE MOUNTAIN, UTAH

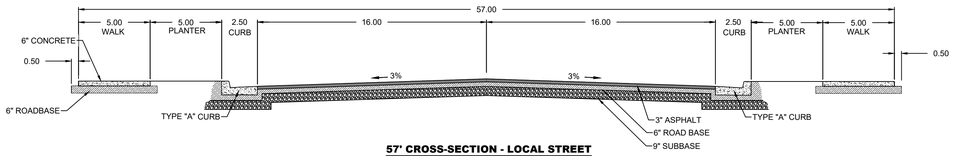
PHASING PLAN

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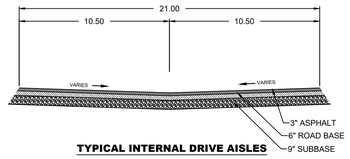
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57' CROSS-SECTION - LOCAL STREET
(SHOOTING STAR AVENUE & TAMBOURINE DRIVE)

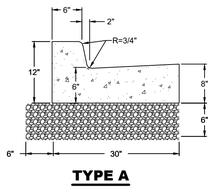


TYPICAL INTERNAL DRIVE AISLES

NOTE: TYPE A CURB TO BE USED IN ALL INTERNAL ISLANDS AND DRIVE AISLES

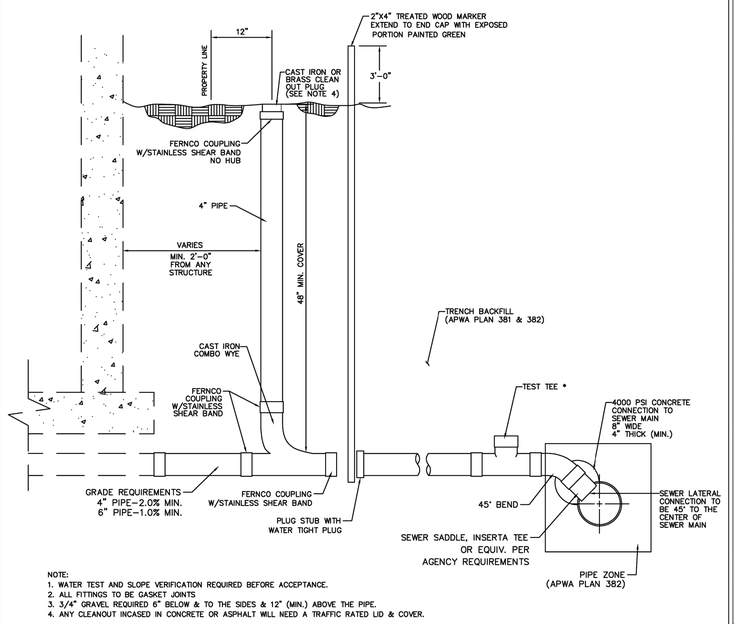
NOTE:
ALL PAVING SECTIONS TO BE VERIFIED WITH CBR ANALYSIS FROM THE GEOTECHNICAL STUDY

1 ROADWAY CROSS SECTIONS



TYPE A

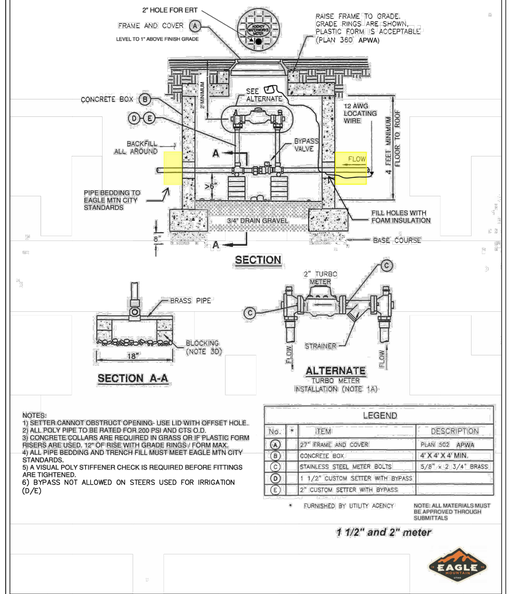
2 APWA CURB & GUTTER



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

3 SEWER LATERAL DETAIL



NOTES:
1) SETTER CANNOT OBSTRUCT OPENING- USE LID WITH OFFSET HOLE.
2) ALL POLY PIPE TO BE RATED FOR 200 PSI AND CTS O.D.
3) CONCRETE COLLARS ARE REQUIRED IN GRASS OR IF PLASTIC FORM RISERS ARE USED, 12" OF RISE WITH GRADE RINGS / FORM MAX.
4) ALL PIPE BEDDING AND TRENCH FILL MUST MEET EAGLE MTN CITY STANDARDS.
5) A VISUAL POLY STIFFENER CHECK IS REQUIRED BEFORE FITTINGS ARE TIGHTENED.
6) BYPASS NOT ALLOWED ON STEERS USED FOR IRRIGATION (D/E)

LEGEND

No.	*	ITEM	DESCRIPTION
(A)		27" FRAME AND COVER	PLAN 302 APWA
(B)		CONCRETE BOX	4'X4'X4' MIN.
(C)		STAINLESS STEEL METER BOLTS	5/8" x 2 3/4" BRASS
(D)		1 1/2" CUSTOM SETTER WITH BYPASS	
(E)		2" CUSTOM SETTER WITH BYPASS	

* FURNISHED BY UTILITY AGENCY

NOTE: ALL MATERIALS MUST BE APPROVED THROUGH SUBMITTALS

1 1/2" and 2" meter

DRAWN: RSB REVISED: AUG. 2024 APPROVED: APRIL 2024 SCALE: N.T.S.	EAGLE MOUNTAIN CITY	STANDARD DETAILS FOR: 1 1/2" AND 2" METER	DRAWING NO. 4

4 1 1/2" AND 2" WATER METER

LEI
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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 9 PRELIMINARY PLAN

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP/BDF
DESIGNED BY: BCT
SCALE: NA
DATE: 10/29/2025

SHEET
601

\\LEI_JOB PROJECTS\2021\2021-0080 POLE CANYON SUBD\CAD\DWG\NPA 9\21-0080 NPA9 PRELIMINARY PLAN.DWG 10/29/2025 10:42 AM



CONCEPTUAL PLANT PALETTE

DECIDUOUS TREES


BUR OAK


COMMON HACKBERRY


FRONTIER ELM


GOLDEN RAIN TREE


GREENSPIRE LINDEN


LONDON PLANE TREE


NARROW LEAF COTTONWOOD


SKYLINE HONEYLOCUST

ORNAMENTAL TREES


SPRING SNOW CRABAPPLE


JAPANESE FLOWERING CHERRY


THORNLESS COCKSPUR HAWTHORN

EVERGREEN TREES


ARIZONA CYPRESS


ARNOLD SENTINEL AUSTRIAN PINE


VANDERWOLF'S PYRAMID LIMBER PINE

SOD


IRRIGATED TURF

ORNAMENTAL GRASSES


BLONDE AMBITION GRASS


COOL AS ICE BLUE FESCUE GRASS


ELIJAH BLUE FESCUE


HAMELN DWARF FOUNTAIN GRASS


REGAL MIST MUHLY GRASS


INDIAN STEEL GRASS


KARL FORESTER


KARLEY ROSE FOUNTAIN GRASS


LITTLE BUNNY DWARF FOUNTAIN GRASS

PERCENTAGES
49% (10.96 ACRES) HARDSCAPE
7.9% (1.75 ACRES) IRRIGATED TURF
7.7% (1.70 ACRES) NATIVE SEED
11.7% (2.57 ACRES) PLANTING BEDS
22 ACRES CUMULATIVE LANDSCAPED AREAS



0 40 160
20 80
SCALE: 1"=80'-0"

DHM DESIGN
1309 East 3rd Avenue
Room 205
Durango, CO 81301
970.385.4219
www.dhmdesign.com

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FIREFLY NPA 9 MASTERPLAN
PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER:
DATE 10/29/2025
DESIGNED: GW
DRAWN: EK, EL
CHECKED: WC

REVISIONS:

JOB DESCRIPTION:
SCHEMATIC PLAN

SHEET TITLE:
NPA 9
MASTER PLAN

SHEET NUMBER:
L100



CONCEPTUAL PLANT PALETTE

DECIDUOUS TREES


BUR OAK


COMMON HACKBERRY


FRONTIER ELM


GOLDEN RAIN TREE


GREENSPIRE LINDEN


LONDON PLANE TREE


NARROW LEAF COTTONWOOD


SKYLINE HONEYLOCUST

ORNAMENTAL TREES


SPRING SNOW CRABAPPLE


JAPANESE FLOWERING CHERRY


THORNLESS COCKSPUR HAWTHORN

EVERGREEN TREES


ARIZONA CYPRESS


ARNOLD SENTINEL AUSTRIAN PINE


VANDERWOLF'S PYRAMID LIMBER PINE

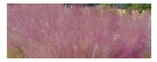
ORNAMENTAL GRASSES


BLONDE AMBITION GRASS


COOL AS ICE BLUE FESCUE GRASS


ELIJAH BLUE FESCUE


HAMELN DWARF FOUNTAIN GRASS


REGAL MIST MUHLY GRASS


INDIAN STEEL GRASS


KARL FORESTER


KARLEY ROSE FOUNTAIN GRASS


LITTLE BUNNY DWARF FOUNTAIN GRASS

SOD


IRRIGATED TURF

SEED MIX


NATIVE SEED MIX

PERCENTAGES

33% (1.5 ACRES) HARDSCAPE
13% (.60 ACRES) IRRIGATED TURF
31% (1.42 ACRES) NATIVE SEED
9% (.42 ACRES) PLANTING BEDS
4.54 ACRES CUMULATIVE LANDSCAPED AREAS

0 15 60
5 30
SCALE: 1"=30'-0"

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FIREFLY NPA 9 - NEIGHBORHOOD PARK
PRELIMINARY LANDSCAPE PLANS
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX
DATE: 11/12/2025
DESIGNED: WC/GW
DRAWN: AP/GW
CHECKED: WC
REVISIONS:
JOB DESCRIPTION: SCHEMATIC PLAN
SHEET TITLE: NPA 9
SHEET NUMBER: L100

Firefly NPA 9

PRELIMINARY STORM DRAINAGE REPORT

October 29, 2025

Prepared By:

ENGINEERS
SURVEYORS
PLANNERS

3302 N Main Street
Spanish Fork, UT 84660
(801) 798-0555

Description of Development

Firefly is located in Eagle Mountain, Utah east of Highway 73 and west of Lehi Fairfield Road. NPA 9 is a neighborhood within the Firefly development. It will include condominium buildings, a clubhouse, other amenities, open spaces, and roadway & utility improvements.

Description of Property

The property is currently vacant. The existing ground is gradually sloping to the Southeast with the land's natural contours.

Offsite Drainage Features

There are no known offsite drainage features discharging to the site.

Proposed Storm Drainage Facilities

Curb inlets, manholes, and storm drain pipes will route drainage from the development to a proposed stormwater retention area. This area will hold and infiltrate the runoff from the 100-year storm. For the purposes of this report, the retention area is assumed to be a surface pond. Depending on the design of the open space and amenities, the retention pond could become an underground storage system. This will be determined at final plat design.

Design Computations

The proposed retention pond was sized for the runoff of NPA-9. A Storm and Sanitary Analysis (SSA) model was used to find the required volume for the proposed retention pond. The model was run using the TR-55 NRCS method, 100-year storm event intensities, curve number calculations, and time of concentration calculations.

The curve number was calculated by finding a weighted curve number for each land use within the contributing area. The hydrologic soil groups across the phase were determined using the results from the geotechnical study and correlating test pits. The test pits within this phase showed poorly graded gravel, sandy silt, and lean clay with moderate to low infiltration rates. Based on information in Chapter 7 of the *National Engineering Handbook*, the soil group for this phase was determined to most closely resemble hydrologic soil group C. The curve numbers for each land use were obtained from the resource *Stormwater Conveyance Modeling and Design* from Haestad and Durrans. The time of concentration calculation includes time for overland flow, gutter flow, and pipe flow from the farthest section within the subbasin and was found using Manning's kinematic equation 20.6 from the *PE CIVIL Reference Manual* from Michael R. Lindeburg. Refer to Appendix A for the NOAA rainfall intensities that were used for this study. Refer to Appendix B for an exhibit illustrating the contributing area for the retention system and the associated curve number and time of concentration. Refer to Appendix C for calculations and for the resulting retention volume for this phase.

An Infiltration rate of 3.54 in/hr through the bottom of the pond was assumed in calculating the required volume. The infiltration rate assigned was determined by averaging the nearby rates found from an infiltration test and then applying a factor of safety of 4. Refer to Appendix D for sections of the geotechnical report showing infiltration rates and soil test

pit results. After running the model with these parameters, the required volume was calculated and is shown in the table below.

Element ID	Basin 1
Maximum Volume (ft^3)	65,520

Conclusion

The Firefly development area NPA-9 includes condominium-style buildings, parking areas, and amenities. A proposed retention pond will hold and infiltrate the 100-year storm runoff. A Storm and Sanitary Analysis (SSA) model was used to determine the required storage volume, incorporating curve numbers based on land use and soil type, an adjusted infiltration rate, and time of concentration calculations. All other sizing calculations related to inlets and storm pipes will be provided at final plat submittal.

Appendix A – NOAA Rainfall Intensities

NOAA Atlas 14, Volume 1, Version 5
Location name: Cedar Valley, Utah, USA*
Latitude: 40.2832°, Longitude: -112.0972°
Elevation: 4919.5 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical |Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**1.36** (1.14-1.63)	**1.73** (1.48-2.08)	**2.41** (2.04-2.90)	**3.01** (2.51-3.66)	**3.92** (3.22-4.76)	**4.75** (3.83-5.82)	**5.70** (4.48-7.00)	**6.82** (5.18-8.45)	**8.53** (6.23-10.7)	**10.1** (7.07-12.8)
10-min	**1.03** (0.876-1.24)	**1.31** (1.13-1.58)	**1.84** (1.55-2.21)	**2.29** (1.91-2.78)	**2.99** (2.45-3.63)	**3.62** (2.91-4.43)	**4.34** (3.41-5.33)	**5.19** (3.94-6.43)	**6.49** (4.74-8.17)	**7.66** (5.38-9.71)
15-min	**0.852** (0.720-1.02)	**1.09** (0.932-1.30)	**1.52** (1.29-1.83)	**1.90** (1.58-2.30)	**2.47** (2.03-3.00)	**2.99** (2.40-3.66)	**3.58** (2.82-4.40)	**4.29** (3.26-5.32)	**5.37** (3.92-6.75)	**6.33** (4.45-8.02)
30-min	**0.574** (0.486-0.692)	**0.732** (0.628-0.878)	**1.02** (0.866-1.23)	**1.28** (1.06-1.55)	**1.66** (1.37-2.02)	**2.01** (1.62-2.46)	**2.41** (1.90-2.96)	**2.89** (2.20-3.58)	**3.61** (2.64-4.55)	**4.26** (2.99-5.40)
60-min	**0.356** (0.301-0.428)	**0.453** (0.388-0.543)	**0.633** (0.536-0.762)	**0.790** (0.658-0.959)	**1.03** (0.845-1.25)	**1.25** (1.00-1.53)	**1.49** (1.17-1.83)	**1.79** (1.36-2.22)	**2.24** (1.63-2.81)	**2.64** (1.85-3.34)
2-hr	**0.220** (0.194-0.254)	**0.277** (0.244-0.324)	**0.362** (0.318-0.422)	**0.444** (0.385-0.517)	**0.568** (0.482-0.660)	**0.678** (0.566-0.796)	**0.807** (0.656-0.953)	**0.958** (0.752-1.14)	**1.19** (0.897-1.44)	**1.39** (1.02-1.72)
3-hr	**0.162** (0.146-0.185)	**0.203** (0.181-0.230)	**0.261** (0.231-0.296)	**0.310** (0.274-0.354)	**0.389** (0.339-0.444)	**0.461** (0.393-0.535)	**0.545** (0.456-0.641)	**0.644** (0.525-0.769)	**0.798** (0.623-0.967)	**0.934** (0.704-1.16)
6-hr	**0.103** (0.095-0.114)	**0.127** (0.116-0.141)	**0.156** (0.141-0.174)	**0.181** (0.164-0.202)	**0.218** (0.194-0.244)	**0.247** (0.218-0.277)	**0.288** (0.248-0.325)	**0.336** (0.285-0.390)	**0.413** (0.341-0.490)	**0.479** (0.387-0.586)
12-hr	**0.063** (0.058-0.069)	**0.077** (0.071-0.085)	**0.093** (0.085-0.103)	**0.107** (0.098-0.118)	**0.126** (0.113-0.139)	**0.140** (0.125-0.155)	**0.155** (0.137-0.173)	**0.178** (0.154-0.200)	**0.213** (0.181-0.245)	**0.242** (0.202-0.294)
24-hr	**0.037** (0.034-0.040)	**0.045** (0.042-0.049)	**0.054** (0.050-0.058)	**0.061** (0.056-0.066)	**0.071** (0.065-0.076)	**0.078** (0.071-0.084)	**0.085** (0.078-0.092)	**0.093** (0.084-0.101)	**0.108** (0.092-0.124)	**0.123** (0.103-0.149)
2-day	**0.021** (0.019-0.022)	**0.025** (0.023-0.028)	**0.030** (0.028-0.033)	**0.034** (0.032-0.037)	**0.040** (0.037-0.043)	**0.044** (0.041-0.047)	**0.048** (0.044-0.052)	**0.053** (0.048-0.057)	**0.058** (0.053-0.063)	**0.062** (0.056-0.075)
3-day	**0.015** (0.014-0.017)	**0.019** (0.017-0.020)	**0.022** (0.020-0.024)	**0.025** (0.023-0.027)	**0.029** (0.027-0.032)	**0.033** (0.030-0.035)	**0.036** (0.033-0.039)	**0.039** (0.036-0.043)	**0.044** (0.039-0.048)	**0.047** (0.042-0.055)
4-day	**0.012** (0.011-0.014)	**0.015** (0.014-0.017)	**0.018** (0.017-0.020)	**0.021** (0.019-0.023)	**0.024** (0.022-0.026)	**0.027** (0.025-0.030)	**0.030** (0.027-0.033)	**0.033** (0.030-0.036)	**0.037** (0.033-0.041)	**0.040** (0.035-0.044)
7-day	**0.008** (0.008-0.009)	**0.010** (0.009-0.011)	**0.012** (0.011-0.013)	**0.014** (0.013-0.015)	**0.016** (0.015-0.017)	**0.018** (0.016-0.019)	**0.019** (0.018-0.021)	**0.021** (0.019-0.023)	**0.023** (0.021-0.025)	**0.025** (0.022-0.027)
10-day	**0.007** (0.006-0.007)	**0.008** (0.007-0.009)	**0.009** (0.009-0.010)	**0.011** (0.010-0.012)	**0.012** (0.011-0.013)	**0.013** (0.012-0.015)	**0.015** (0.013-0.016)	**0.016** (0.014-0.017)	**0.017** (0.016-0.019)	**0.018** (0.017-0.020)
20-day	**0.004** (0.004-0.005)	**0.005** (0.005-0.006)	**0.006** (0.006-0.007)	**0.007** (0.006-0.007)	**0.008** (0.007-0.009)	**0.008** (0.008-0.009)	**0.009** (0.008-0.010)	**0.010** (0.009-0.011)	**0.011** (0.010-0.012)	**0.011** (0.010-0.012)
30-day	**0.003** (0.003-0.004)	**0.004** (0.004-0.004)	**0.005** (0.004-0.005)	**0.005** (0.005-0.006)	**0.006** (0.006-0.007)	**0.007** (0.006-0.007)	**0.007** (0.007-0.008)	**0.008** (0.007-0.008)	**0.009** (0.008-0.009)	**0.009** (0.008-0.010)
45-day	**0.003** (0.003-0.003)	**0.003** (0.003-0.004)	**0.004** (0.004-0.004)	**0.004** (0.004-0.005)	**0.005** (0.005-0.005)	**0.005** (0.005-0.006)	**0.006** (0.005-0.006)	**0.006** (0.006-0.007)	**0.007** (0.006-0.007)	**0.007** (0.006-0.007)
60-day	**0.002** (0.002-0.003)	**0.003** (0.003-0.003)	**0.003** (0.003-0.004)	**0.004** (0.004-0.004)	**0.004** (0.004-0.005)	**0.005** (0.004-0.005)	**0.005** (0.005-0.005)	**0.005** (0.005-0.006)	**0.006** (0.005-0.006)	**0.006** (0.005-0.006)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

Appendix B – Storm Drain Exhibit

firefly

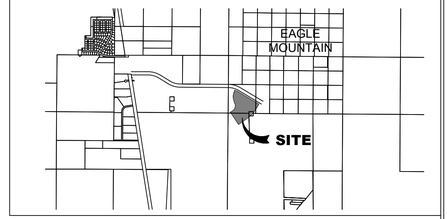
NPA 9
PRELIMINARY PLAN
EAGLE MOUNTAIN CITY, UTAH

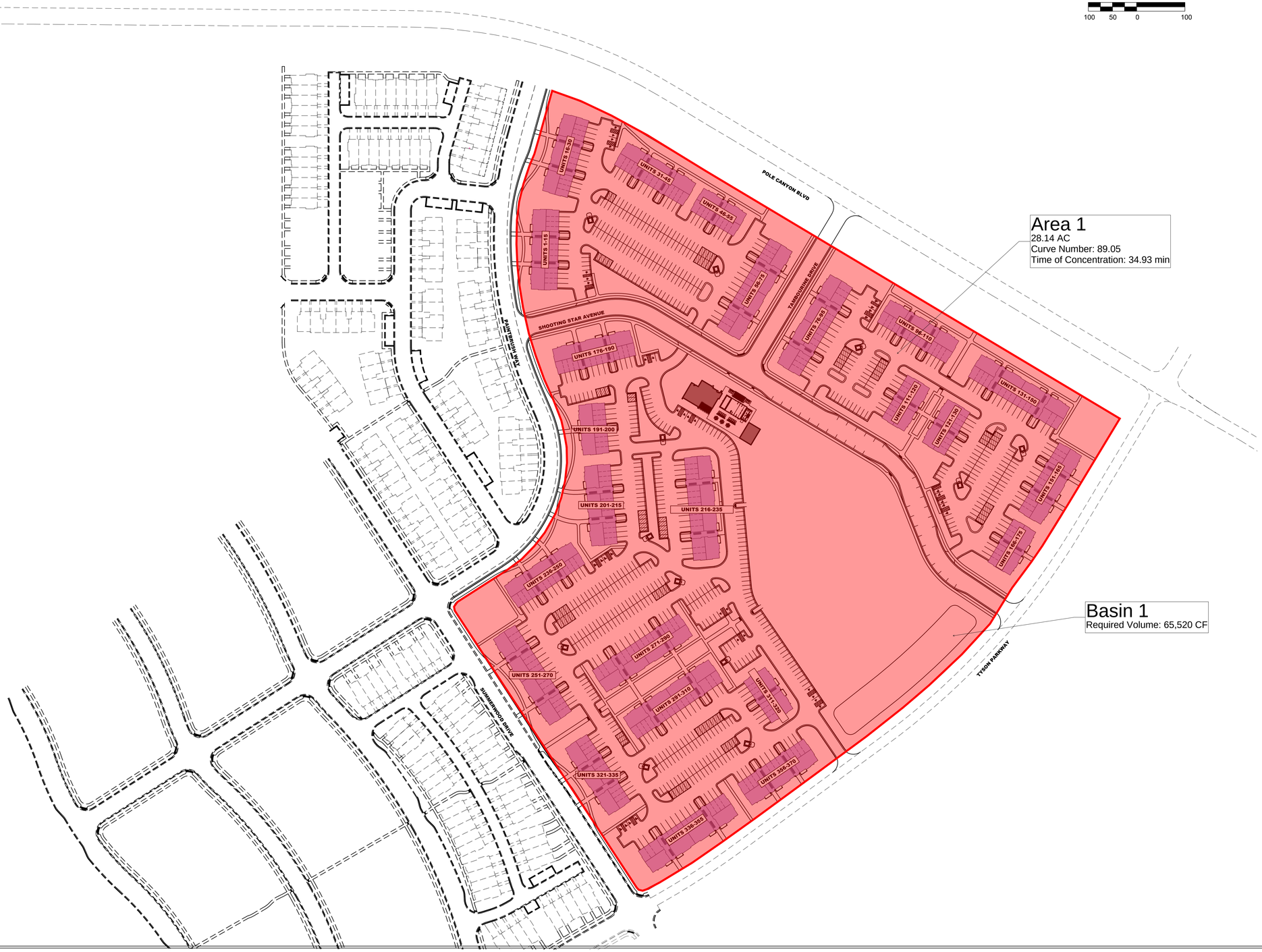
NORTH

SCALE: 1"=100'

100 50 0 100

VICINITY MAP





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firefly **NPA 9 PRELIMINARY PLAN**
EAGLE MOUNTAIN, UTAH
Storm Drain Exhibit

REVISIONS
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2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: TJP/BDF
DESIGNED BY: BCT
SCALE: 1"=100'
DATE: 10/29/2025
SHEET: 1

DEVELOPER / OWNER

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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

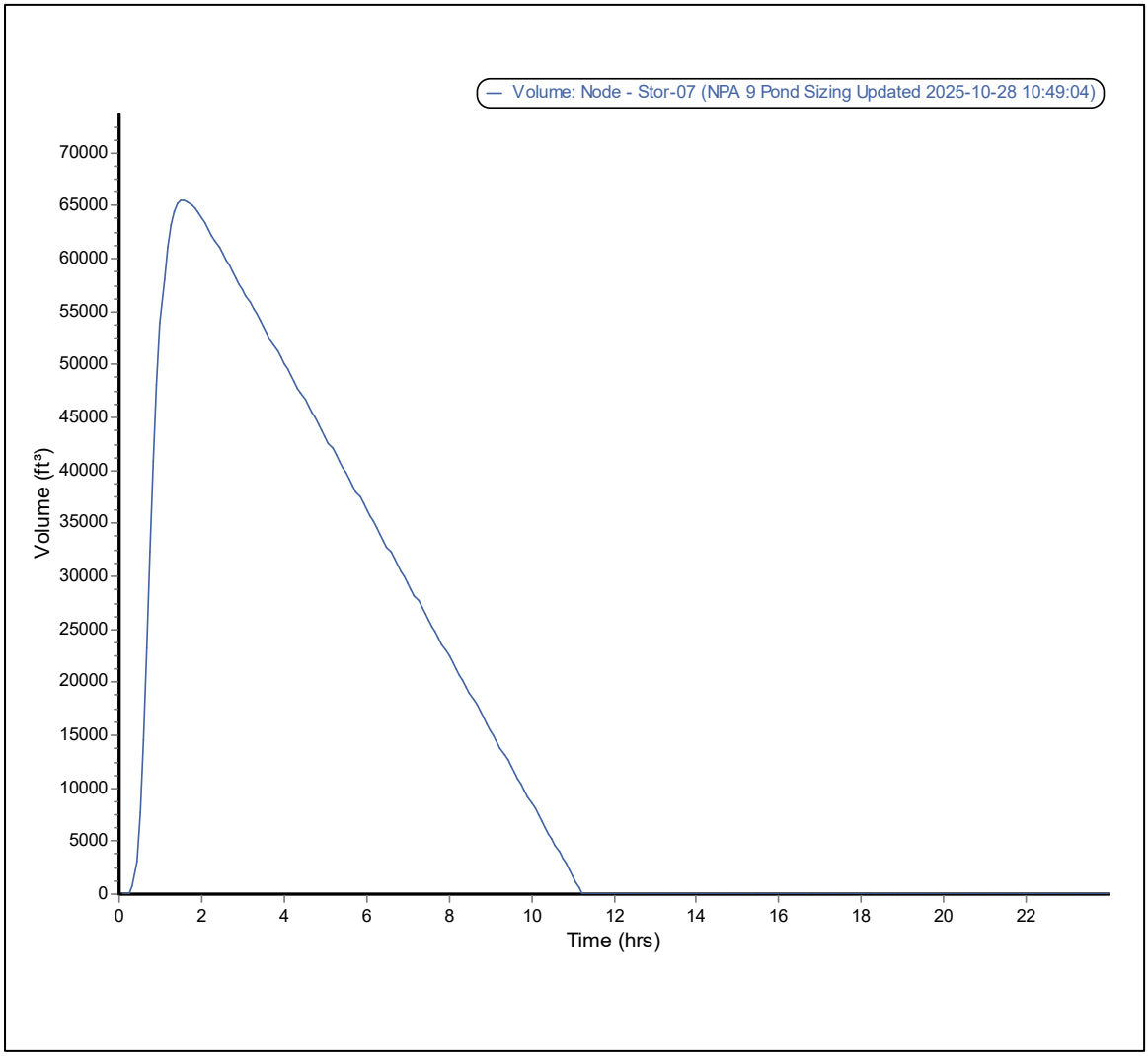
PROJECT NAME

FIREFLY NPA 9

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Appendix C – SSA Model Results & Inputs

Basin 1



Element ID	Basin 1
Maximum Volume (ft^3)	65,520
Event Mean Volume (ft^3)	15,696

Curve Numbers

Area 1

	A	B	C	D
Open Space (ac)	0	0	10.49	0
Impervious (ac)	0	0	17.65	0

Open Space Curve Number

Hydrologic Soil Group	*Area (ac)*	*Curve Number*	*CN*A*
A	0.00	39	0.00
B	0.00	61	0.00
C	10.49	74	776.26
D	0.00	80	0.00
Totals	10.49		776.26
			74.00

Impervious Area Curve Number

Hydrologic Soil Group	*Area (ac)*	*Curve Number*[2]	*CN*A*
A	0.00	98	0.00
B	0.00	98	0.00
C	17.65	98	1729.70
D	0.00	98	0.00
Totals	17.65		1729.70
			98.00

Overall Weighted Curve Number

Land Use	*Area (ac)*	*Curve Number*	*CN*A*
Open Space	10.49	74	776
ROW	17.65	98	1,730
Totals	28.14		2,505.96
Weighted Curve Number			**89.05**

Area 1						
Pervious Time of Concentration						
				T_1	0.43	hr
Sheet Flow	L_1	78	ft	T_2	0.02	hr
	S_1	0.02		T_3	0.13	hr
Shallow Flow	S_2	0.008	ft/ft	T_t	0.58	hr
	L_2	112	ft	**T_t**	**34.93**	**min**
	V_2	1.76	fps			
Channel Flow	L_3	1434	ft			
	V_3	3	fps			

Notes:

1. T1 was calculated using equation 20.6 of the PE Civil Reference Manual. An n value of .325 was used for calculations and can found from Table 3-1 in Chapter 3 of the TR-55 Manual.
2. L_1 and S_1 represent length and slope of the sheet flow which occurs from the back of the furthest open area to the road.
3. L_2 and V_2 represent length and velocity of the shallow flow which occurs along the curb to the nearest inlet.
4. L_3 and V_3 represent length and velocity of the channel or pipe flow. Velocity of the pipe is assumed to be 3 feet per second.
5. V_2 was calculated using Mannings equation of a defined paved path from equation 20.8 of the *PE Civil Reference Manual*. The equation is as follows: **$V_{shallow}$ = 20.3282 * SQRT(Slope).**
6. T2 and T3 were found by dividing the length by the velocity and then converting to hours.
7. T_t is the sum of T_1, T_2, and T_3 converted into minutes.

Appendix D – Geotechnical Report

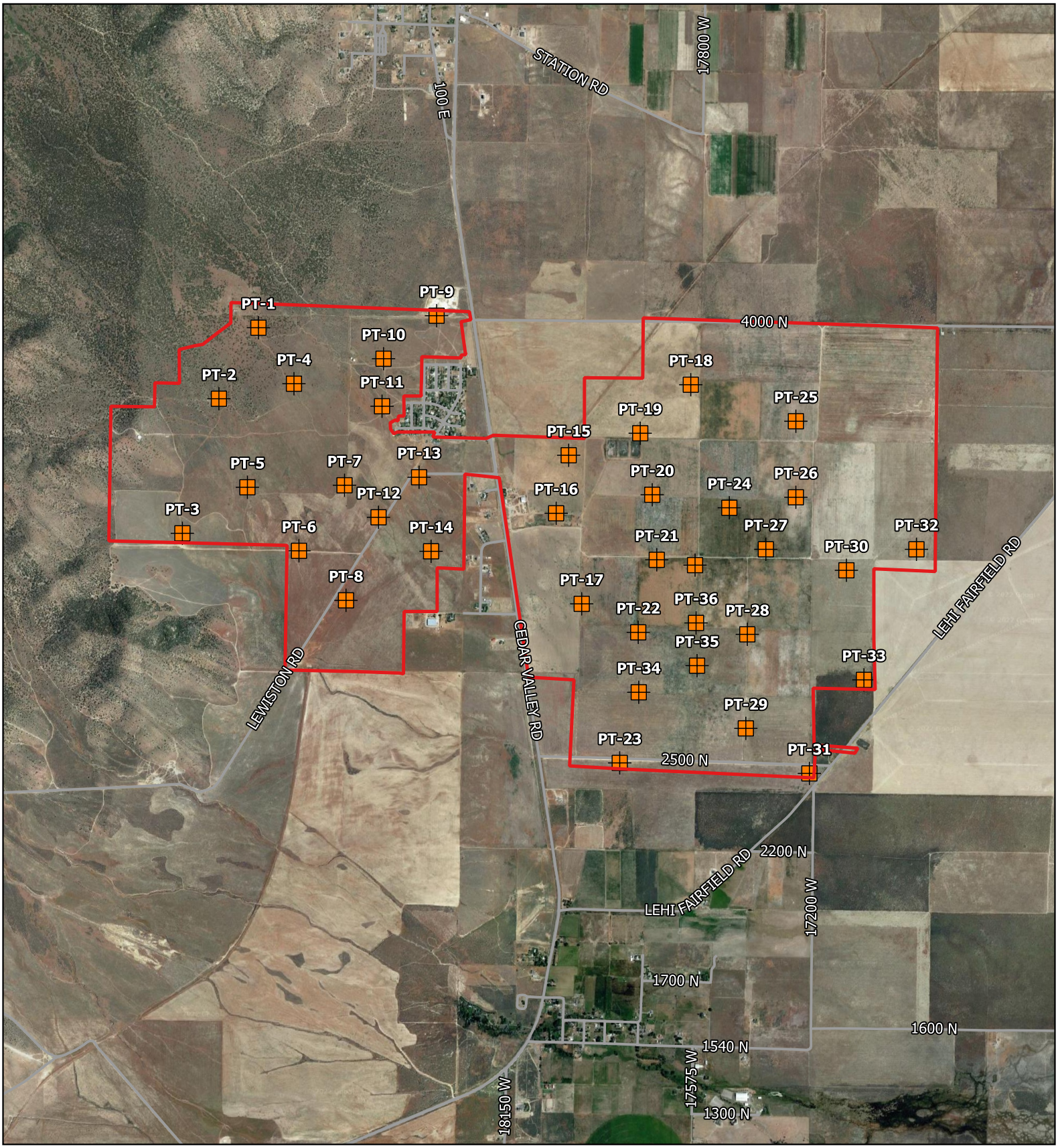
Table 1: Infiltration Rates

Infiltration Test Location	Depth (ft)	Slowest Infiltration Rate (min/in)	Slowest Infiltration Rate (in/hr)
TP-1	5	2.5	24
TP-2	2	N/A (BEDROCK)	N/A (BEDROCK)
TP-3	5	1	60
TP-4	4	5	12
TP-5	4	2	30
TP-6	5	>1	<60
TP-7	2	N/A (BEDROCK)	N/A (BEDROCK)
TP-8	4	1.9	31.5
TP-9	4	1.8	33.3
TP-10	4	1.2	50
TP-11	5	1.5	40
TP-12	4	5	12
TP-13	4	3.9	15.34
TP-14	4	2.8	21.4
TP-15	3	2.4	25
TP-16	5	2.2	27.23
TP-17	4	2.5	24
TP-18	4	>1	<60
TP-19	5	>1	<60
TP-20	4	7.6	7.89473684
TP-21	5	4.4	13.6363636
TP-22	5	2.9	20.6896552
TP-22	9	>1	<60
TP-23	4	4.4	13.6363636
TP-24	4	2.6	23.0769231
TP-25	2	10	6
TP-25	5	2.5	24
TP-26	2	10.2	5.88235294
TP-26	5	9.1	6.59340659
TP-27	2	10.4	5.76923077
TP-27	9	3	20
TP-28	5	1.9	31.5789474
TP-28	9	3.7	16.2162162
TP-29	4	2.5	24
TP-30	5	2.3	26.0869565
TP-30	9	2.2	27.2727273
TP-31	4.5	2.4	25
TP-32	5	25.4	2.36220472
TP-33	5	20.5	2.92682927
TP-34	9	15.7	3.82165605
TP-35	9	16.5	3.63636364
TP-36	9	18.5	3.24324324

It should be noted that the tests were performed using clean water. Sediment collected from runoff may reduce the performance and resulting in the observed field infiltration rate being slower than the predicted infiltration rate. If possible, sediment should be settled/filtered out of the flow prior to entering the drainage area.

It should also be noted that the results presented in Table 1 are unfactored, and a factor of safety should be applied to the infiltration rate used in the design.

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Legend

Approximate Perc Test Locations

GeoStrata

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Development Associates
Oquirrh Wood Ranch
Eagle Mountain , Utah
Project Number: 385-053

Exploration Location Map

Plate A-2



CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

24 SEP 2025

PER THE APPROVED COMMUNITY PLAN PAGE 4-15

PARKING STANDARDS

PARKING REQUIREMENTS SHALL BE BASED ON THE NUMBER OF BEDROOMS IN EACH HOME
1-BEDROOM HOMES, 1.5 STALLS ARE REQUIRED.
2-BEDROOM HOMES, 2.25 STALLS ARE REQUIRED.
3-BEDROOM HOMES, 2.75 STALLS ARE REQUIRED.
4-BEDROOM HOMES, 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 .

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Site Summary

Site Area	28.079	Ac
Total Units	370	Units
Gross Density	13.18	du/ac

Parking

Surface Spaces	697
Covered Spaces (Garage & Carports)	370
Tandem Spaces	288
Total Parking	1,355
Space/Unit	3.66

Unit Types

Mixed-use Retail	5,000	Sq Ft
Condos	370	Units

Think
Architecture

September 25, 2025

0 50 100 200 300

Concept Plan

Firefly NPA 9, Eagle Mountain, Utah



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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR VIEWS

D101

1 MAY 2025



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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR VIEWS

D102

1 MAY 2025



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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR VIEWS

D103

1 MAY 2025



LEVEL 1 (TYPICAL) - PRESENTATION

1/8" = 1'-0"

1 / D201-A

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 1

D201-A

26 SEP 2025



LEVEL 1 (W/ NO TYPE A UNITS) - PRESENTATION

1/8" = 1'-0"

1 / D201-B

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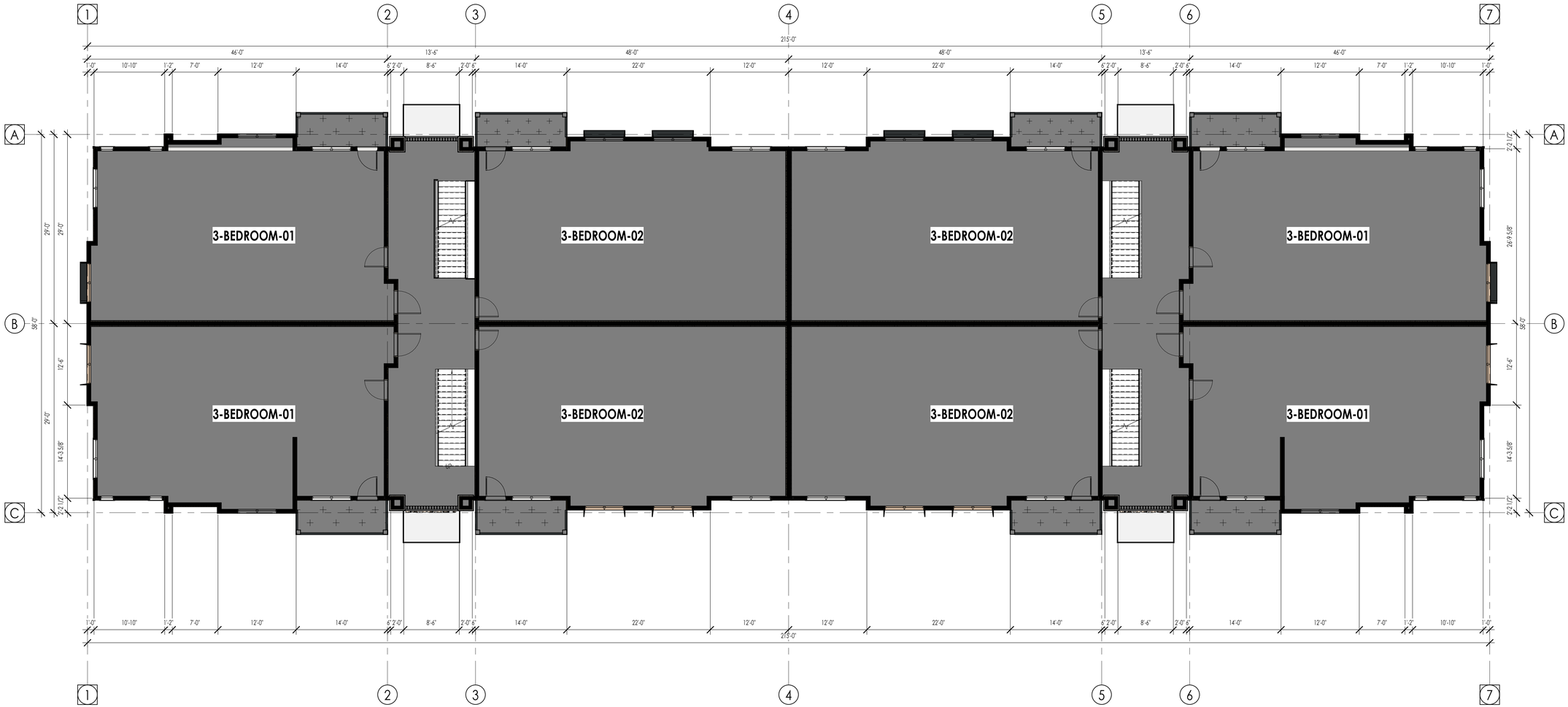
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 1

D201-B

26 SEP 2025



LEVEL 2 - PRESENTATION

1/8" = 1'-0"

1 / D202

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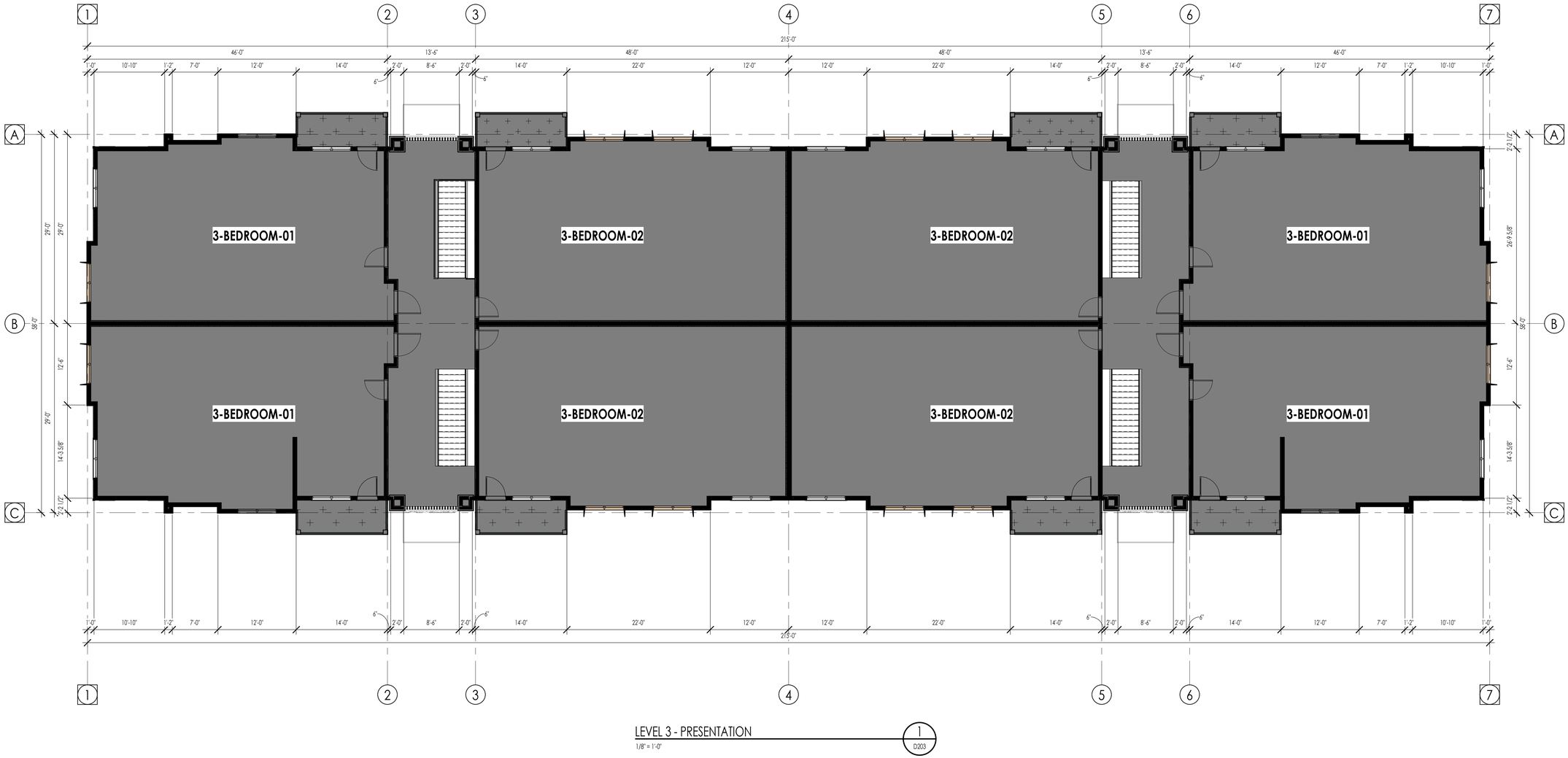
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 2

D202

26 SEP 2025



LEVEL 3 - PRESENTATION

1/8" = 1'-0"

1 / D203

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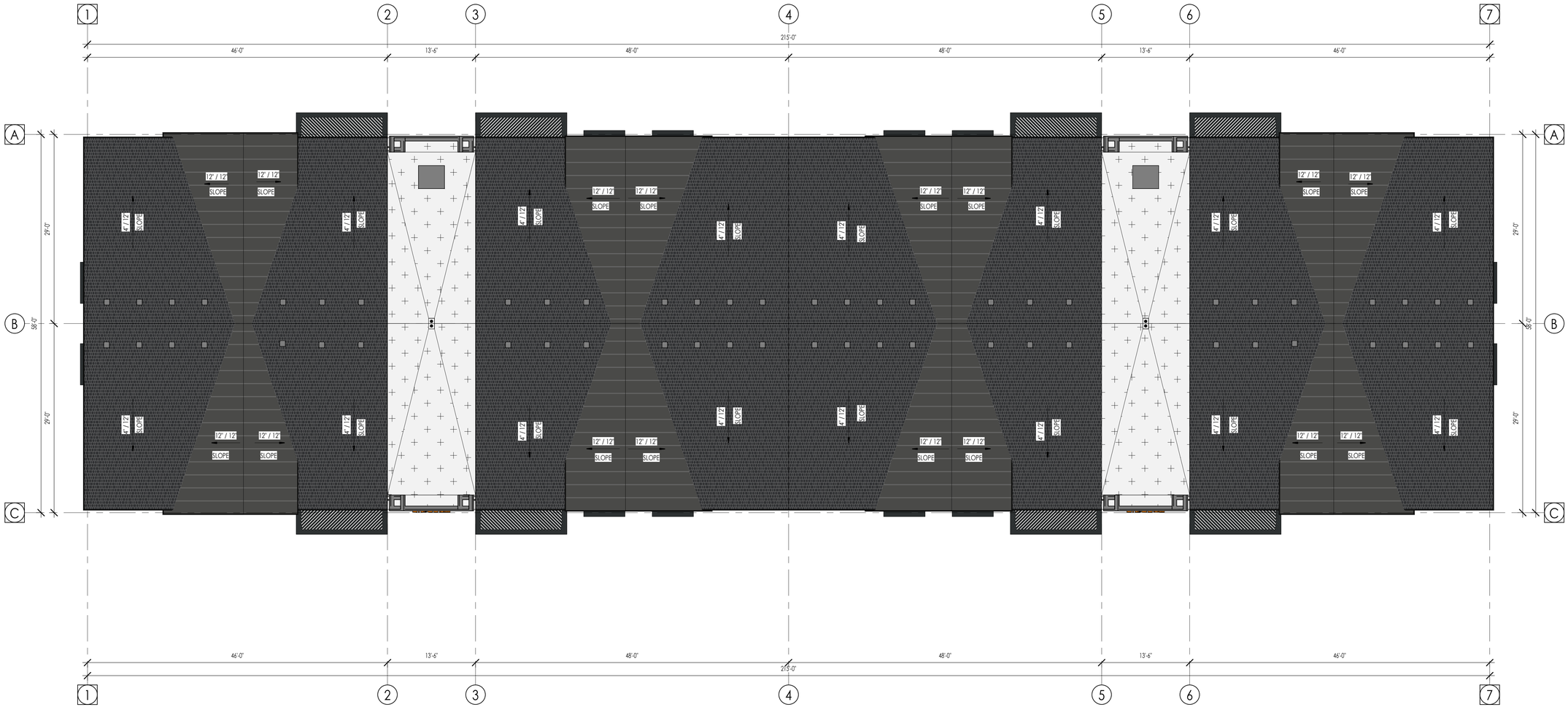
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 3

D203

26 SEP 2025



UPPER ROOF BEARING - PRESENTATION

1/8" = 1'-0"

1 / D204

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

ROOF PLAN

D204

26 SEP 2025



LEVEL 1 - PRESENTATION

1/8" = 1'-0"

1

D205

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 1

D205

26 SEP 2025



LEVEL 2 - PRESENTATION

1/8" = 1'-0"

1 / D206

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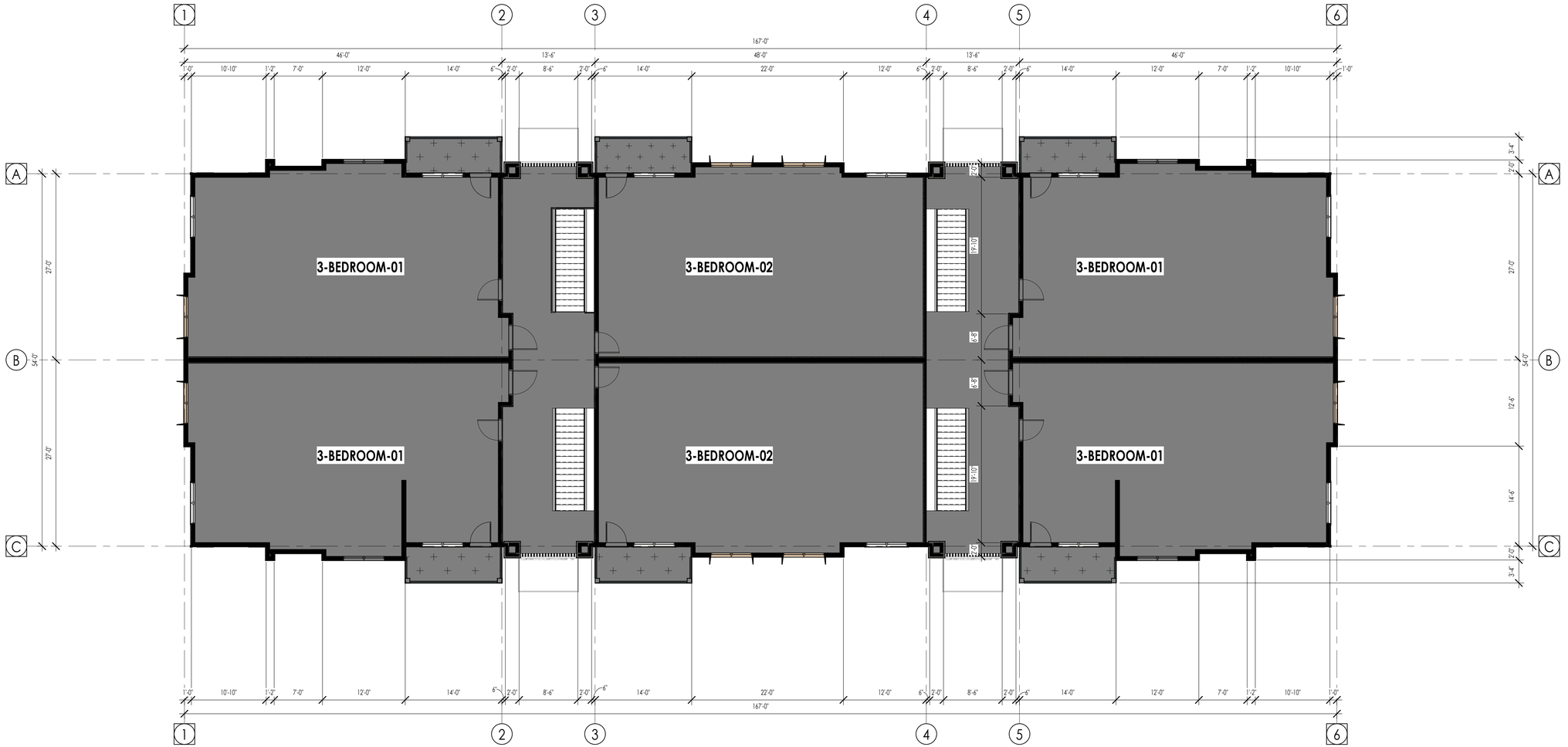
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 2

D206

26 SEP 2025



LEVEL 3 - PRESENTATION

1/8" = 1'-0"

1
D207

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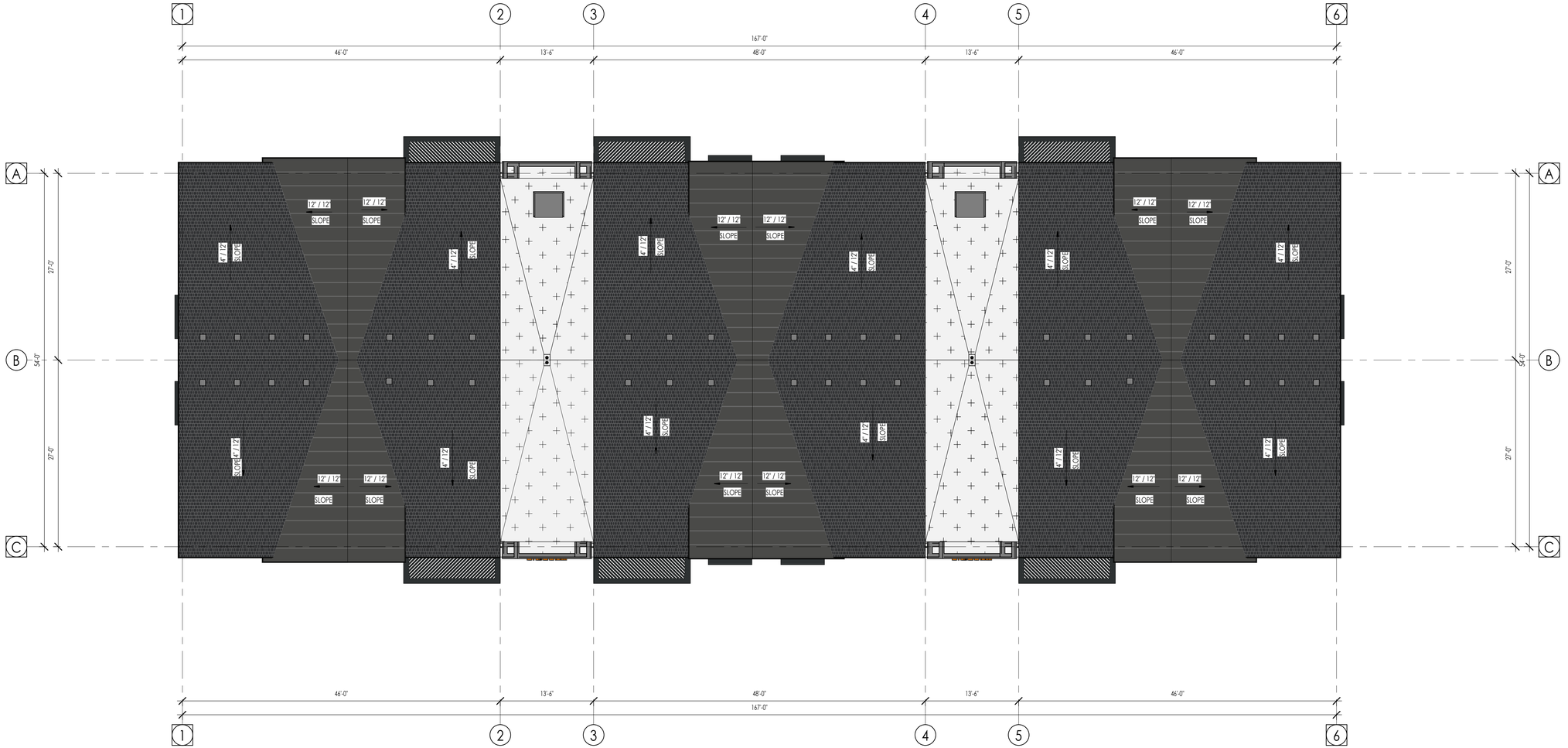
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 3

D207

26 SEP 2025



UPPER ROOF BEARING - PRESENTATION

1/8" = 1'-0"

1 / D208

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

ROOF PLAN

D208

26 SEP 2025



LEVEL 1 - PRESENTATION

1/8" = 1'-0"

1
D209

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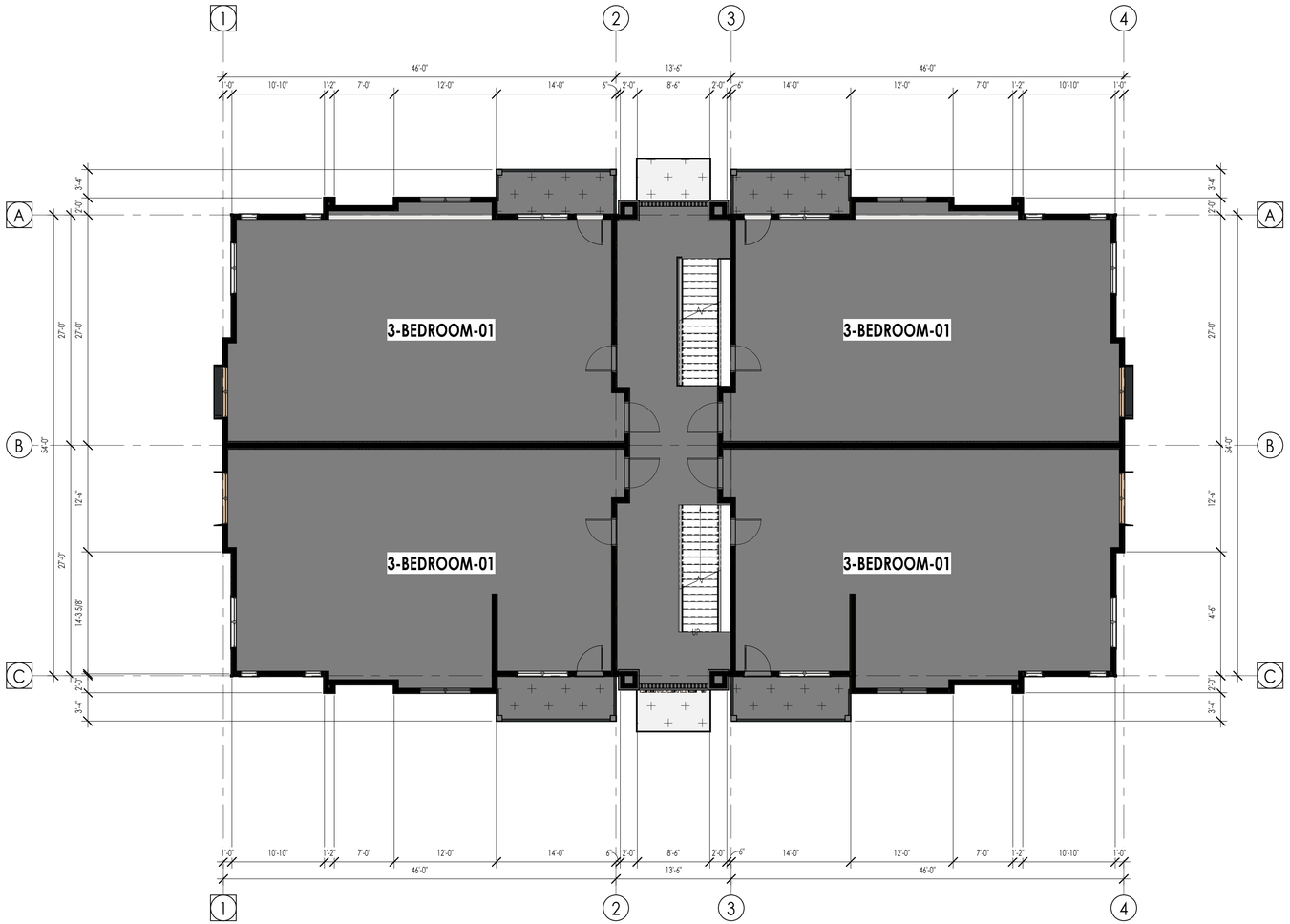
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 1

D209

26 SEP 2025



LEVEL 2 - PRESENTATION

1/8" = 1'-0"

1 / D210

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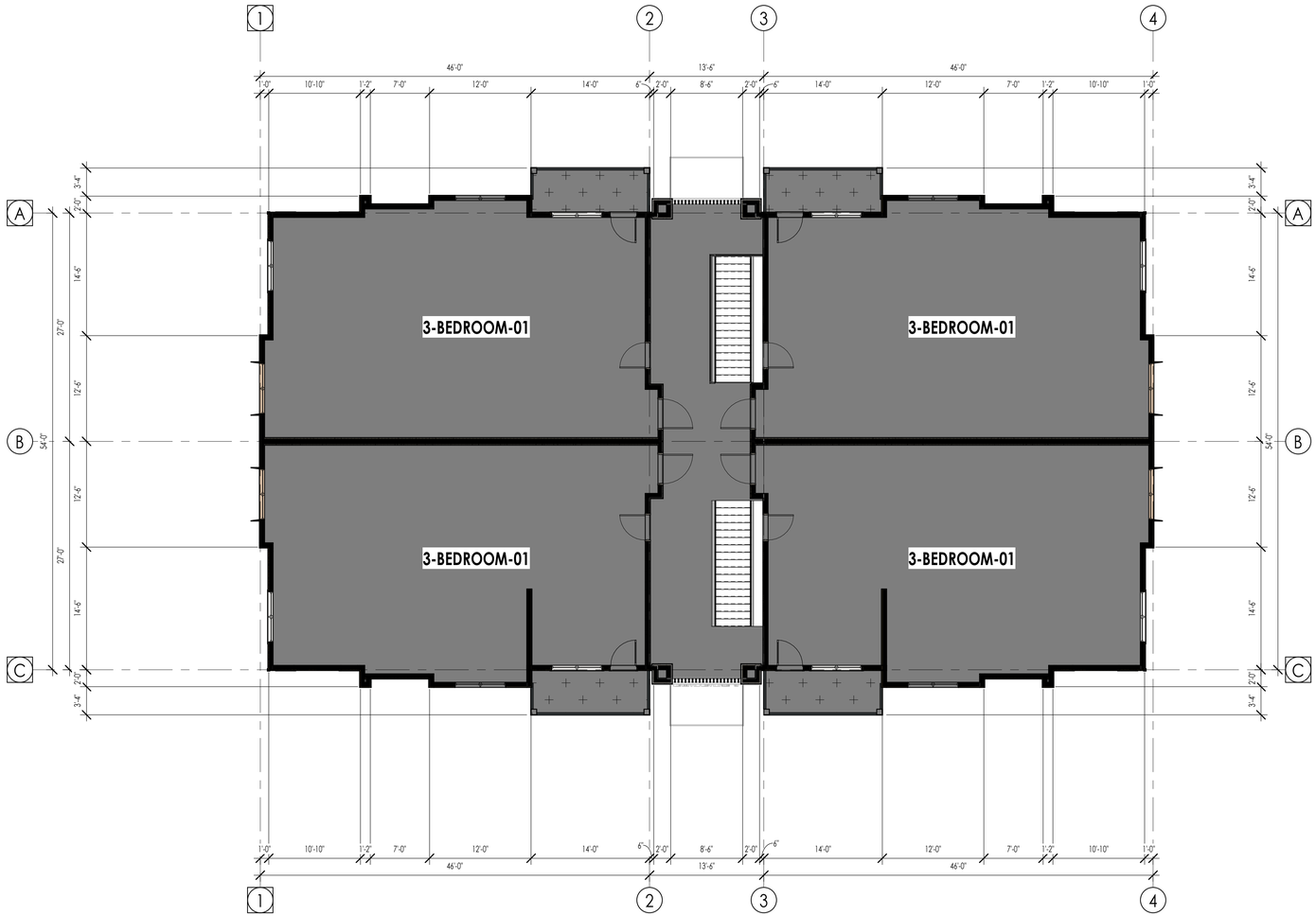
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 2

D210

26 SEP 2025



LEVEL 3 - PRESENTATION

1/8" = 1'-0"

1
D211

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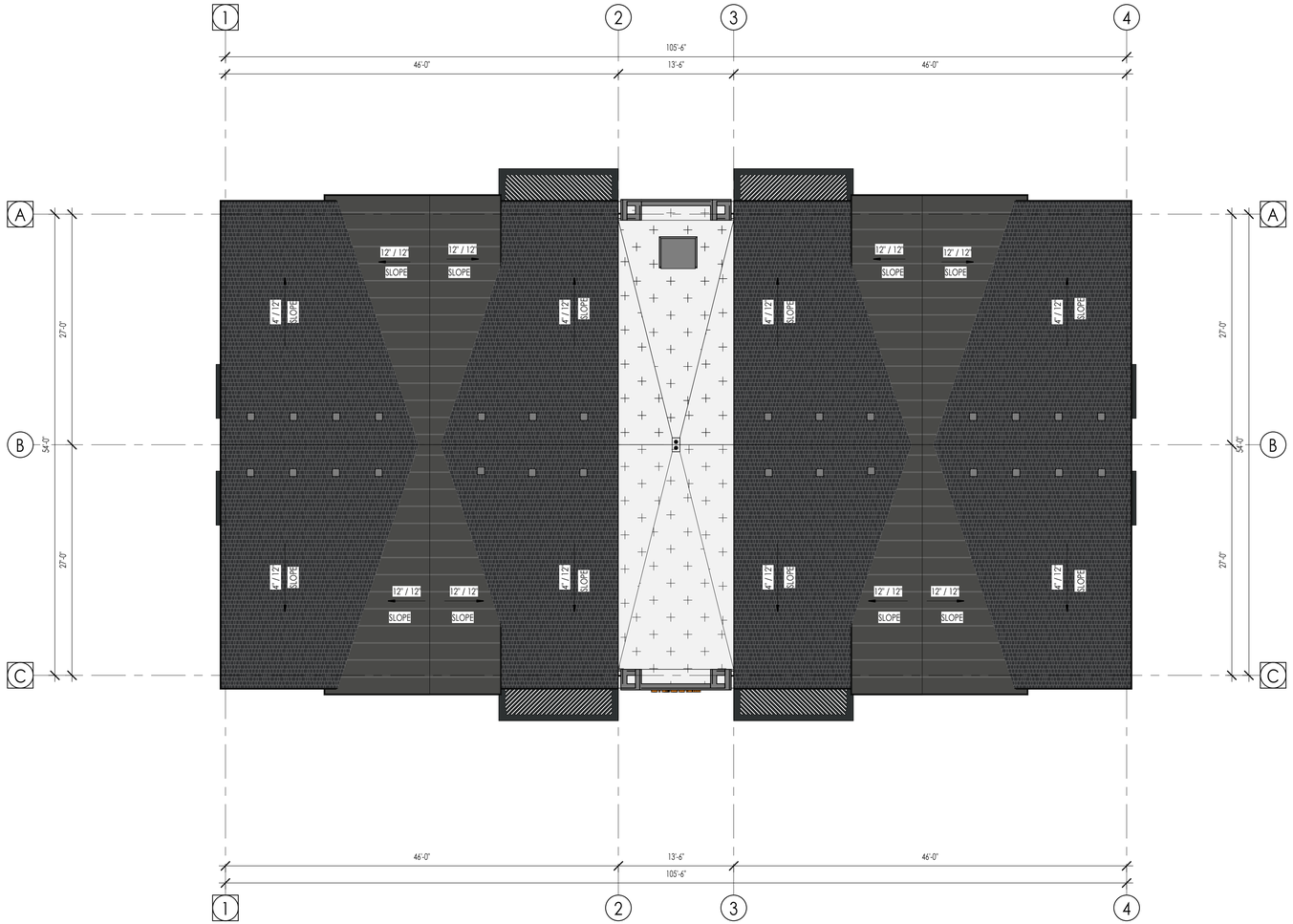
CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

LEVEL 3

D211

26 SEP 2025



UPPER ROOF BEARING - PRESENTATION

1/8" = 1'-0"

1 / D212

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

ROOF PLAN

D212

26 SEP 2025



FRONT ELEVATION SD
1/8" = 1'-0"
1 D301



LEFT ELEVATION SD
1/8" = 1'-0"
2 D301

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 20PLEX

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	2011	34%	2258	43%	2190	57%	2190	57%	8648	46.06%
HORIZONTAL PLANK	723	12%	462	9%	216	6%	216	6%	1616	8.61%
VERTICAL PLANK	2054	35%	1687	32%	1318	34%	1318	34%	6377	33.96%
BRICK	779	13%	567	11%	32	1%	32	1%	1410	7.51%
RAILINGS / CANOPY	284	5%	249	5%	97	3%	97	3%	726	3.87%
TOTAL	5851	100%	5222	100%	3852	100%	3852	100%	18777	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

D301

26 SEP 2025



GARAGE SIDE ELEVATION SD - (TYPICAL) — 1 / D302-A

1/8" = 1'-0"



RIGHT ELEVATION SD — 2 / D302-A

1/8" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 20PLEX (ACCESSIBLE GARAGE OPTION)

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	2011	34%	2324	44%	2190	57%	2190	57%	8714	46.24%
HORIZONTAL PLANK	723	12%	462	9%	216	6%	216	6%	1616	8.58%
VERTICAL PLANK	2054	35%	1687	32%	1318	34%	1318	34%	6377	33.84%
BRICK	779	13%	567	11%	32	1%	32	1%	1410	7.48%
RAILINGS / CANOPY	284	5%	249	5%	97	3%	97	3%	726	3.85%
TOTAL	5851	100%	5288	100%	3852	100%	3852	100%	18843	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

D302-A

26 SEP 2025



GARAGE SIDE ELEVATION SD - (W/ NO TYPE A UNITS) 1 D302-B

1/8" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 20PLEX

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	2011	34%	2258	43%	2190	57%	2190	57%	8648	46.06%
HORIZONTAL PLANK	723	12%	462	9%	216	6%	216	6%	1616	8.61%
VERTICAL PLANK	2054	35%	1687	32%	1318	34%	1318	34%	6377	33.96%
BRICK	779	13%	567	11%	32	1%	32	1%	1410	7.51%
RAILINGS / CANOPY	284	5%	249	5%	97	3%	97	3%	726	3.87%
TOTAL	5851	100%	5222	100%	3852	100%	3852	100%	18777	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

D302-B

26 SEP 2025



FRONT ELEVATION SD
1/8" = 1'-0"
1 D303



LEFT ELEVATION SD
1/8" = 1'-0"
2 D303

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 15PLEX

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	1518	33%	1686	41%	2190	57%	2190	57%	7583	46.43%
HORIZONTAL PLANK	589	13%	395	10%	216	6%	216	6%	1417	8.68%
VERTICAL PLANK	1517	33%	1233	30%	1318	34%	1318	34%	5386	32.98%
BRICK	723	16%	567	14%	32	1%	32	1%	1353	8.29%
RAILINGS / CANOPY	213	5%	185	5%	97	3%	97	3%	592	3.62%
TOTAL	4560	100%	4067	100%	3852	100%	3852	100%	16331	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

D303

26 SEP 2025



GARAGE SIDE ELEVATION SD
1/8" = 1'-0"
1 D304



RIGHT ELEVATION SD
1/8" = 1'-0"
2 D304

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 15PLEX

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	1518	33%	1686	41%	2190	57%	2190	57%	7583	46.43%
HORIZONTAL PLANK	589	13%	395	10%	216	6%	216	6%	1417	8.68%
VERTICAL PLANK	1517	33%	1233	30%	1318	34%	1318	34%	5386	32.98%
BRICK	723	16%	567	14%	32	1%	32	1%	1353	8.29%
RAILINGS / CANOPY	213	5%	185	5%	97	3%	97	3%	592	3.62%
TOTAL	4560	100%	4067	100%	3852	100%	3852	100%	16331	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

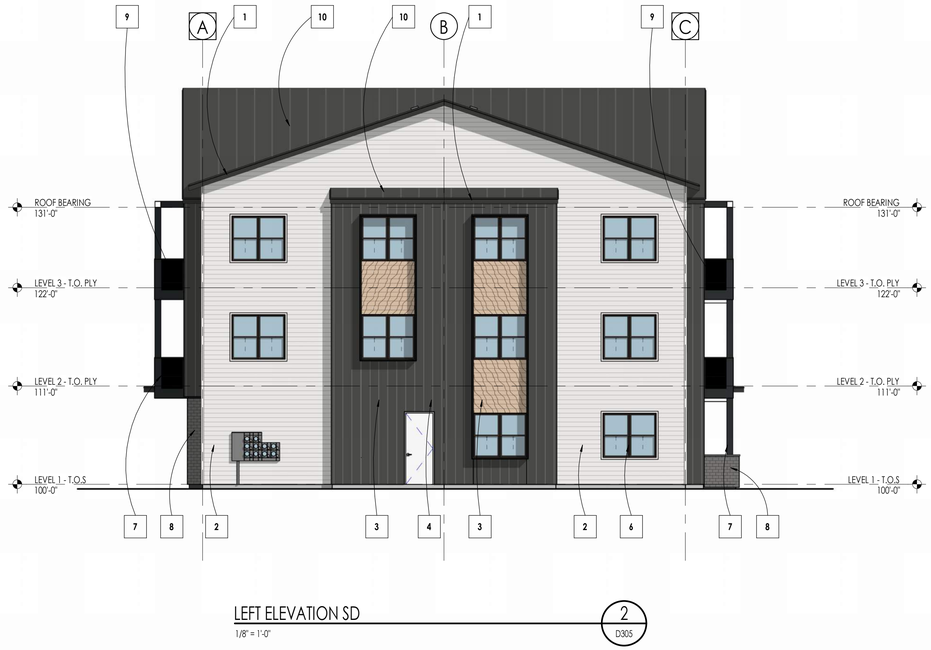
EXTERIOR ELEVATIONS

D304

26 SEP 2025



FRONT ELEVATION SD
1/8" = 1'-0"
1 / D305



LEFT ELEVATION SD
1/8" = 1'-0"
2 / D305

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 10PLEX

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	1025	34%	1115	42%	2190	57%	2190	57%	6518	48.92%
HORIZONTAL PLANK	456	15%	329	13%	216	6%	216	6%	1217	9.14%
VERTICAL PLANK	980	33%	779	30%	1318	34%	1318	34%	4395	32.99%
BRICK	390	13%	283	11%	32	1%	32	1%	737	5.53%
RAILINGS / CANOPY	142	5%	122	5%	97	3%	97	3%	457	3.43%
TOTAL	2993	100%	2628	100%	3852	100%	3852	100%	13325	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

D305

26 SEP 2025



GARAGE SIDE ELEVATION SD

1/8" = 1'-0"

1 / D306



RIGHT ELEVATION SD

1/8" = 1'-0"

2 / D306

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM HORIZONTAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ALUMINUM VERTICAL PLANK SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BRICK VENEER SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	LAP SEAM STEEL ROOFING SYSTEM SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

PERCENTAGES OF MATERIALS 10PLEX

	FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		TOTAL	
	AREA	%	AREA	%	AREA	%	AREA	%	AREA(SF)	%
LAP SIDING	1025	34%	1115	42%	2190	57%	2190	57%	6518	48.92%
HORIZONTAL PLANK	456	15%	329	13%	216	6%	216	6%	1217	9.14%
VERTICAL PLANK	980	33%	779	30%	1318	34%	1318	34%	4395	32.99%
BRICK	390	13%	283	11%	32	1%	32	1%	737	5.53%
RAILINGS / CANOPY	142	5%	122	5%	97	3%	97	3%	457	3.43%
TOTAL	2993	100%	2628	100%	3852	100%	3852	100%	13325	100%

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.3)

1	DECORATIVE SHUTTERS	NO	
2	BAY WINDOWS	NO	
3	POPOUTS	YES	BUILDING JOGS
4	TRELLIS OR ARBOR STRUCTURES	YES	AT UPPER BALCONIES
5	PORCHES	YES	ALL UNITS HAVE PATIOS OR DECKS
6	DECORATIVE GABLES	YES	SEE ELEVATIONS
7	DORMER WINDOWS	NO	
8	EXPOSED TIMBERS	NO	
9	BALCONIES	YES	
10	COLUMNS	YES	
11	TURRETS	NO	
12	DECORATIVE TRIM AND MOLDINGS	YES	AT LAP SIDING AND WINDOW SHADE SHROUDS
13	DETAILED GRILLES AND RAILINGS	YES	RAILINGS AT DECKS
14	ARCHITECTURAL LIGHTING	YES	
15	DECORATIVE MASONRY PATTERN	NO	
16	WINDOW GRIDS	NO	
17	DECORATIVE DOORS AND WINDOWS	YES	
	TOTAL FEATURES PROVIDED	10	

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

EXTERIOR ELEVATIONS

D306

26 SEP 2025



BUILDING AREA - TOTAL
TOTAL
1270 SF

LEVEL 1 - PRESENTATION

1/4" = 1'-0"

1 / D401

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CANDLELIGHT HOMES - CONDO 3B-01

EAGLE MOUNTAIN, UTAH

3B-01 FLOOR PLAN

D401

1 MAY 2025



3BD-02 - AREAS
TOTAL
1329 SF

LEVEL 1 - PRESENTATION
1/4" = 1'-0"

1
D402

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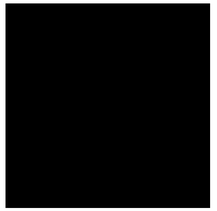
CANDLELIGHT HOMES - CONDO 3B-02

EAGLE MOUNTAIN, UTAH

3B-02 FLOOR PLAN

D402

1 MAY 2025

	1	2	3	4	5	6	7	8	9
SWATCH:									
DESCRIPTION:	**TRIM/FASCIA/SOFFIT**	**LAP SIDING**	**HORIZONTAL PLANK**	**VERTICAL PLANK**	**ROOFING -SHINGLES**	**WINDOWS/DOORS**	**COLUMNS/BEAMS**	**BRICK**	**RAILINGS / CANOPY**
MANUFACTURER:	TBD	JAMES HARDIE OR LP	FAST PLANK OR ALUMABOARD	FAST PLANK OR ALUMABOARD	CERTIANTEED OR SIMILAR	AMSCO OR SIMILAR	TBD	INTERSTATE OR SIMILAR	TBD
MATERIAL:	ALUMINUM	JH FIBER CEMENT OR LP SMARTSIDE	ALUMINUM	ALUMINUM	ASPHALT SHINGLES	VINYL WINDOW FRAMES	STEEL AND COMPOSITE WRAP	THIN BRICK	STEEL PUNCHED PANELS
COLOR:	"MATT BLACK" OR SIMILAR	"IBIS WHITE" (SW 7000) OR SIMILAR	"LIGHT PECAN" OR SIMILAR	"CHARCOAL" OR SIMILAR	"MOIRE BLACK" OR SIMILAR	"BLACK" CAPSTOCK OR SIMILAR	"TRICORN BLACK" (SW 6258) OR SIMILAR	"IRONSTONE" OR SIMILAR	"TRICORN BLACK" (SW 6258) OR SIMILAR

	10
SWATCH:	
DESCRIPTION:	**METAL ROOFING**
MANUFACTURER:	TBD
MATERIAL:	STEEL STANDING SEAM
COLOR:	"CHARCOAL" OR SIMILAR

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CANDLELIGHT HOMES - NPA9 - CONDO BUILDINGS

EAGLE MOUNTAIN, UTAH

COLOR/MATERIAL BOARD

D501

1 MAY 2025



firefly

A DAI Community

COMMUNITY PLAN

June 30, 2023

FINAL

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.

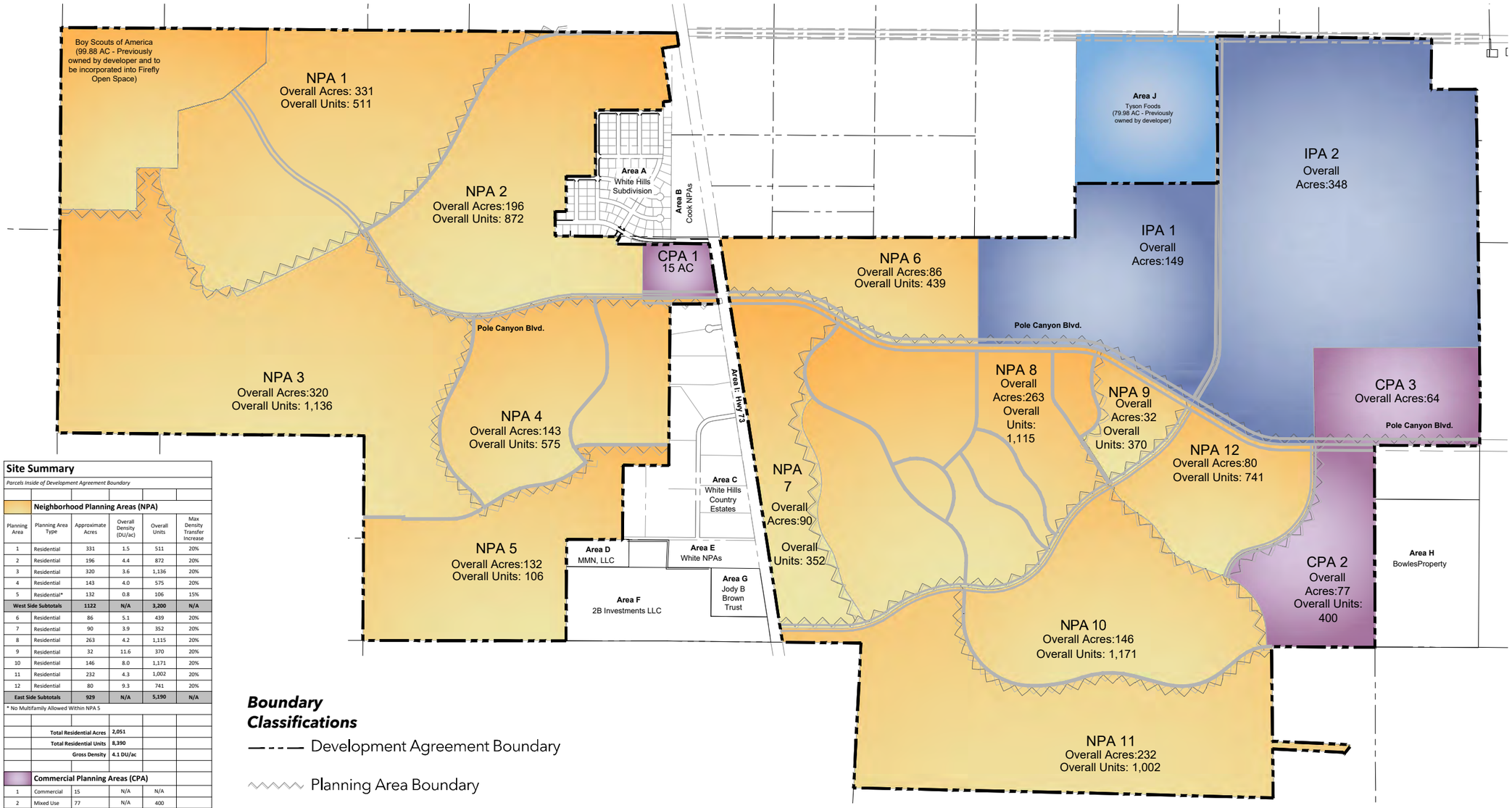
The community, with its unique features and diverse housing types, will attract a broad multi-generational demographic. Young families just getting started, more mature families, and grandparents, all living in close proximity to each other, will be able to stay physically and emotionally connected.

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.

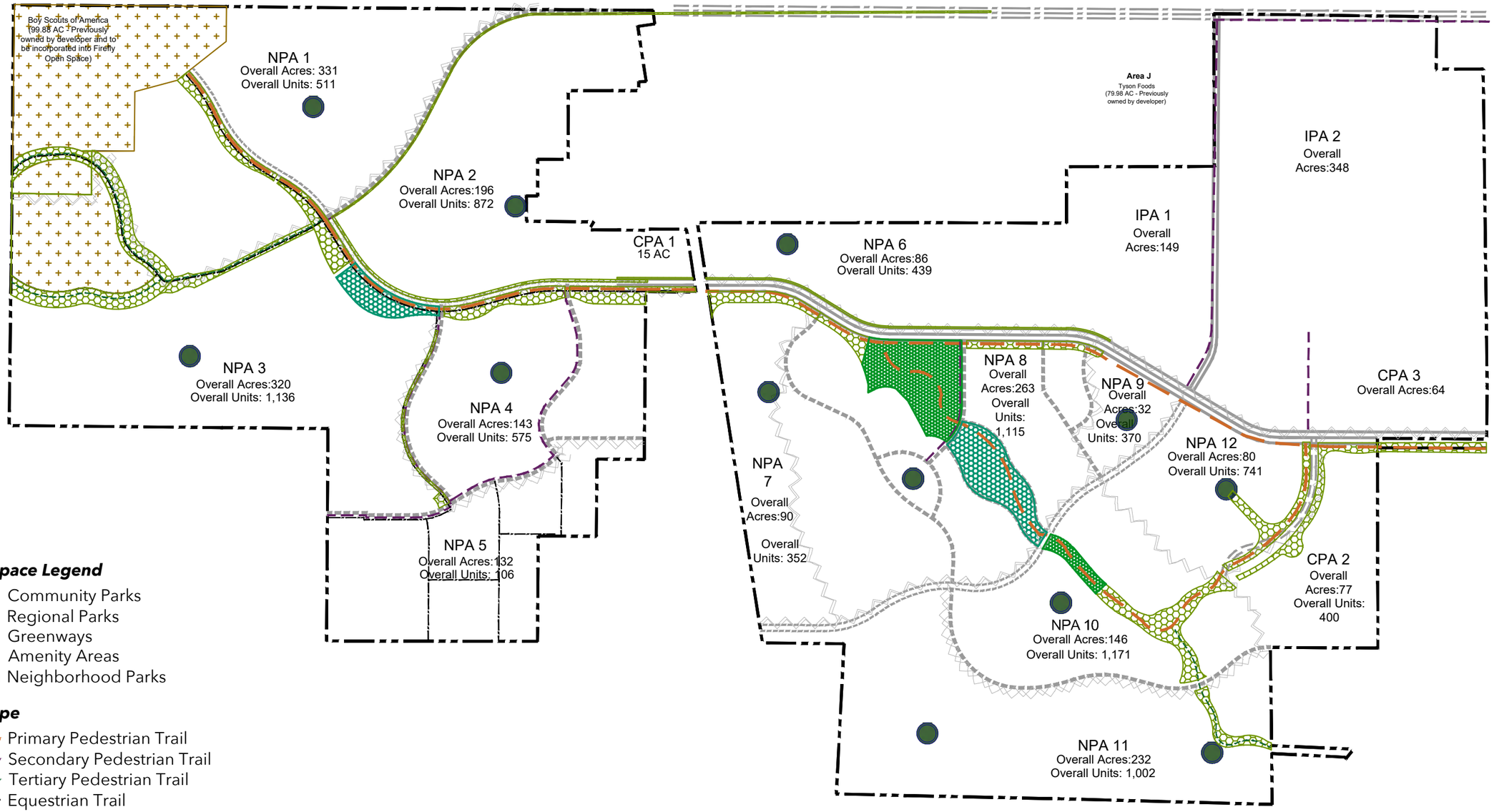
ENTRANCE GATEWAY

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

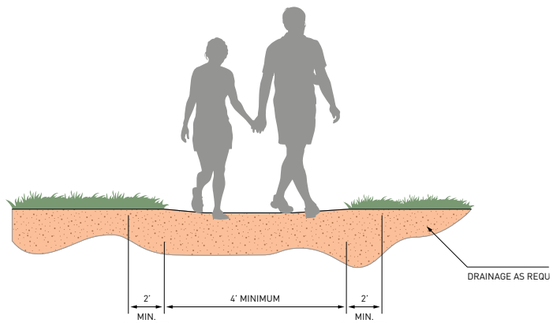
Boundary Classifications

- Planning Area Boundary
- Development Agreement Boundary

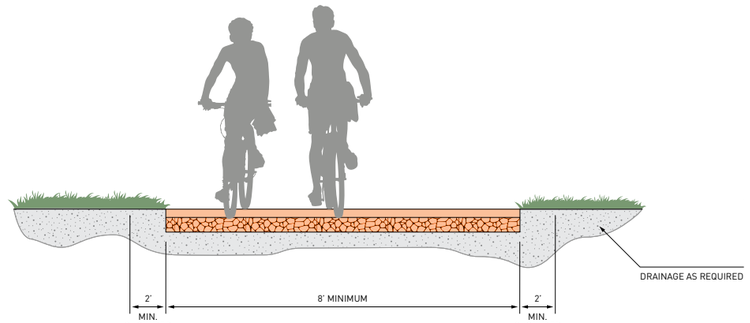
NOTES:

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

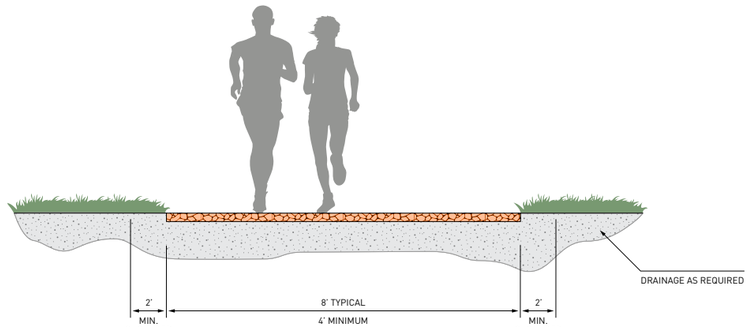


Dirt Trail



Asphalt Trail

3" Asphalt / 6" Base

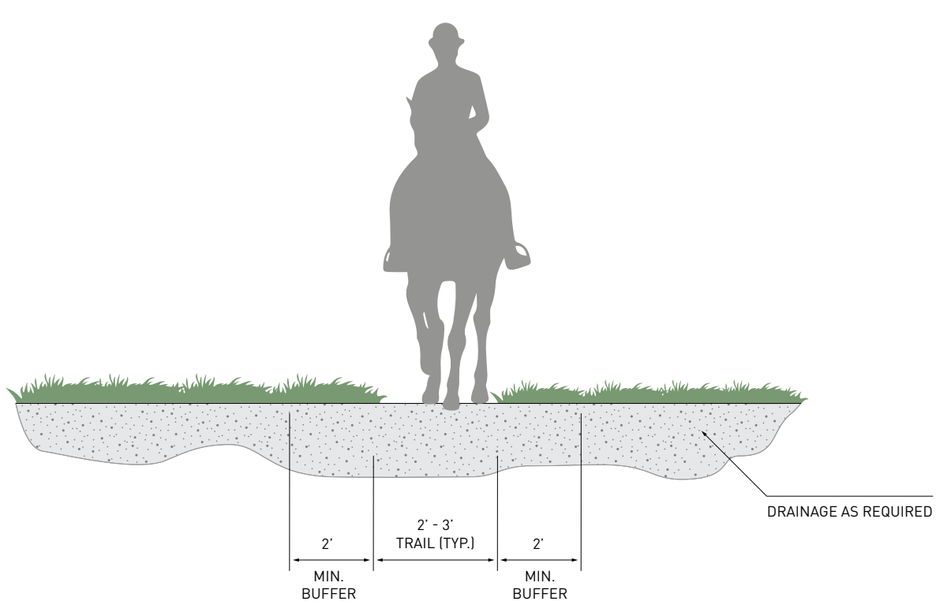


Unpaved Trail

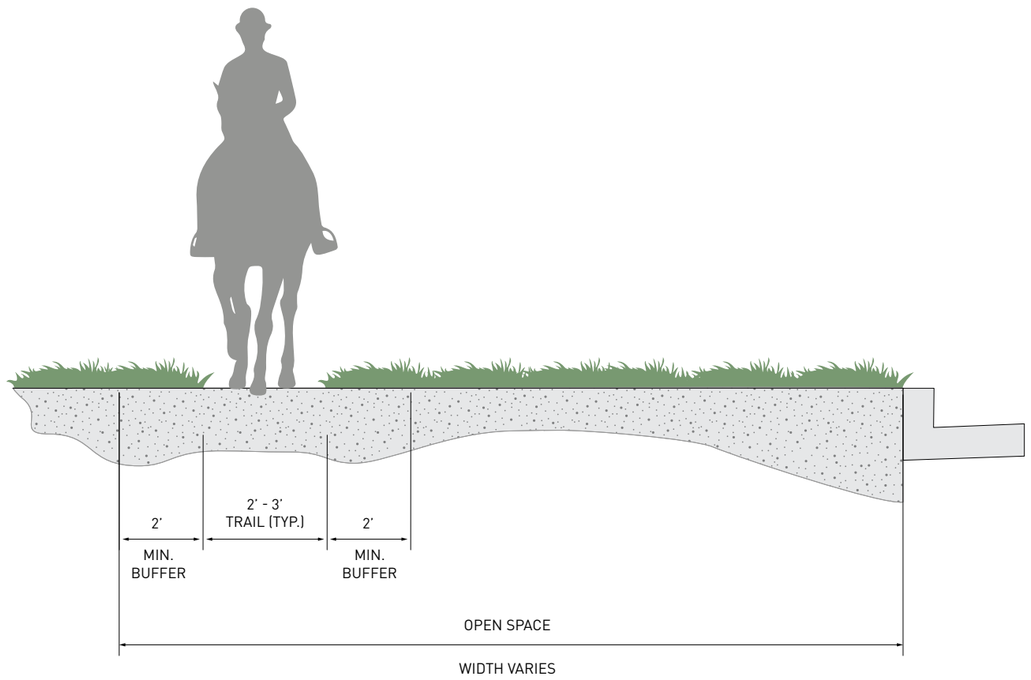
NOTE: Cross-sections of trails may be widened on any of the trail types.



EQUESTRIAN TRAIL SECTION EXHIBIT



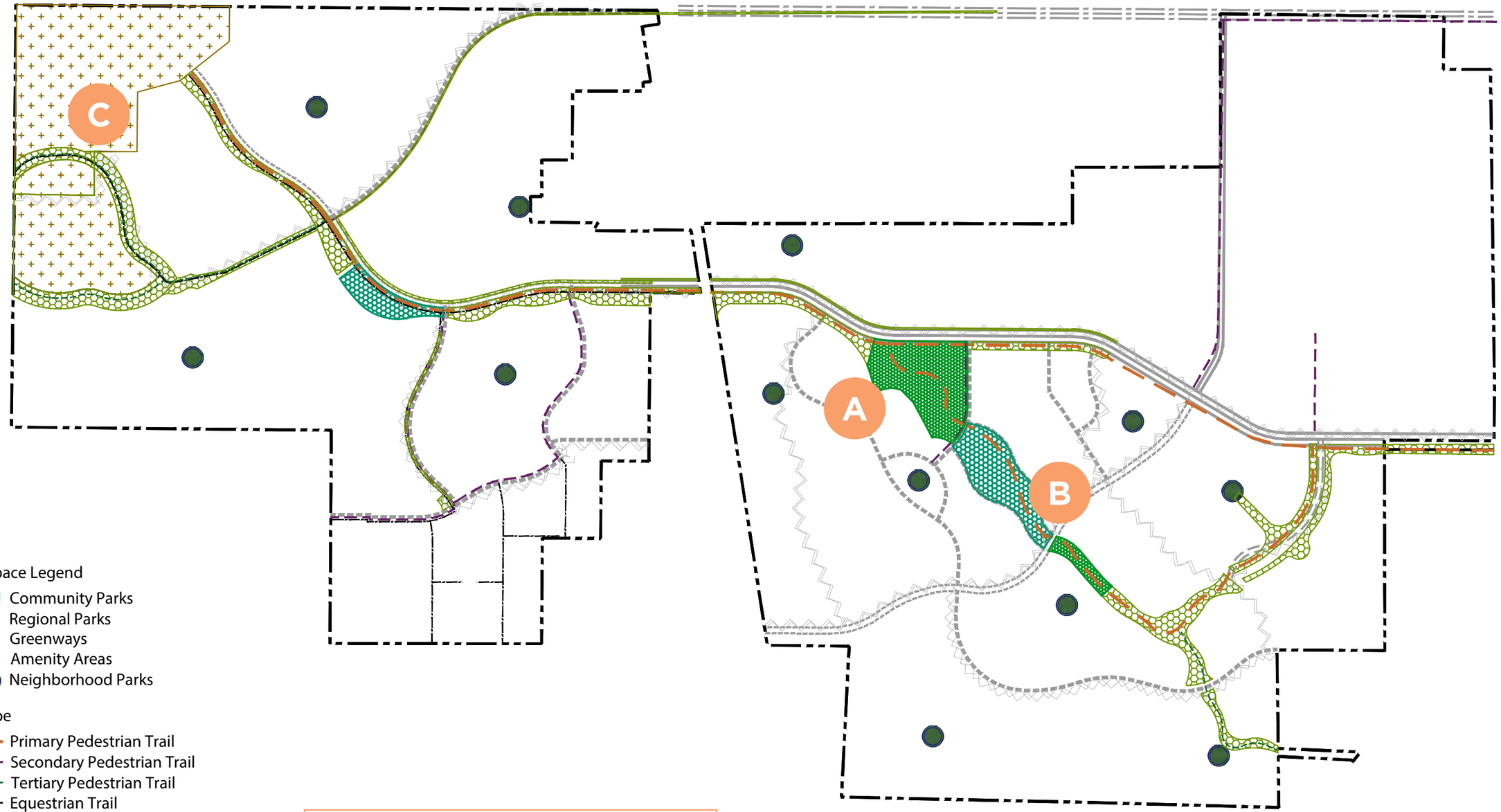
Off-Road Equestrian Trail



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

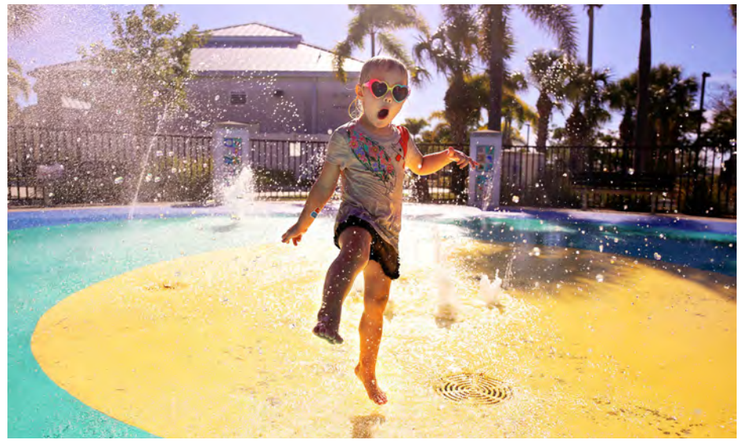
19 REGIONAL TRAIL

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



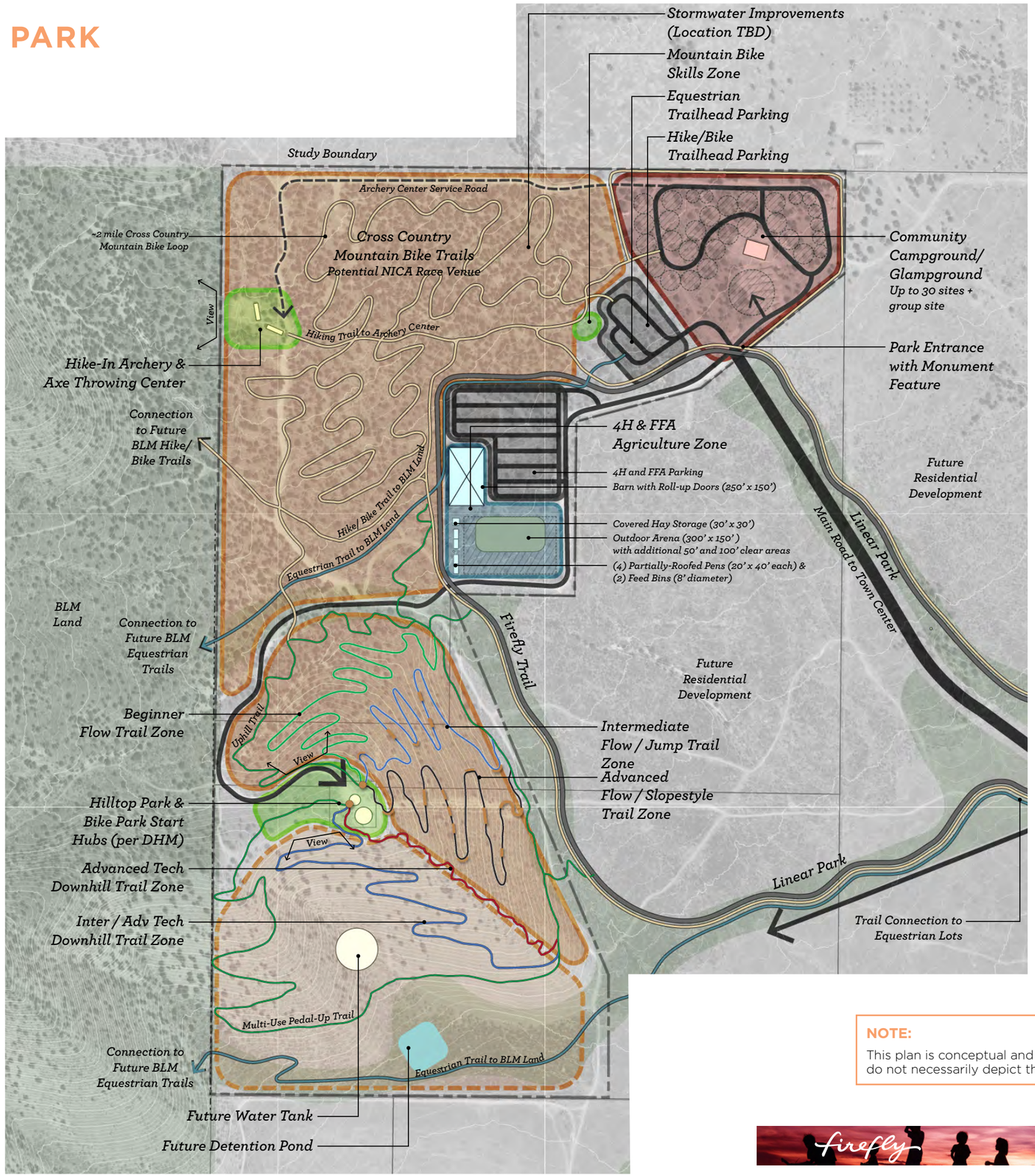






NOTE: These photos are intended to represent PTOS and amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.

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

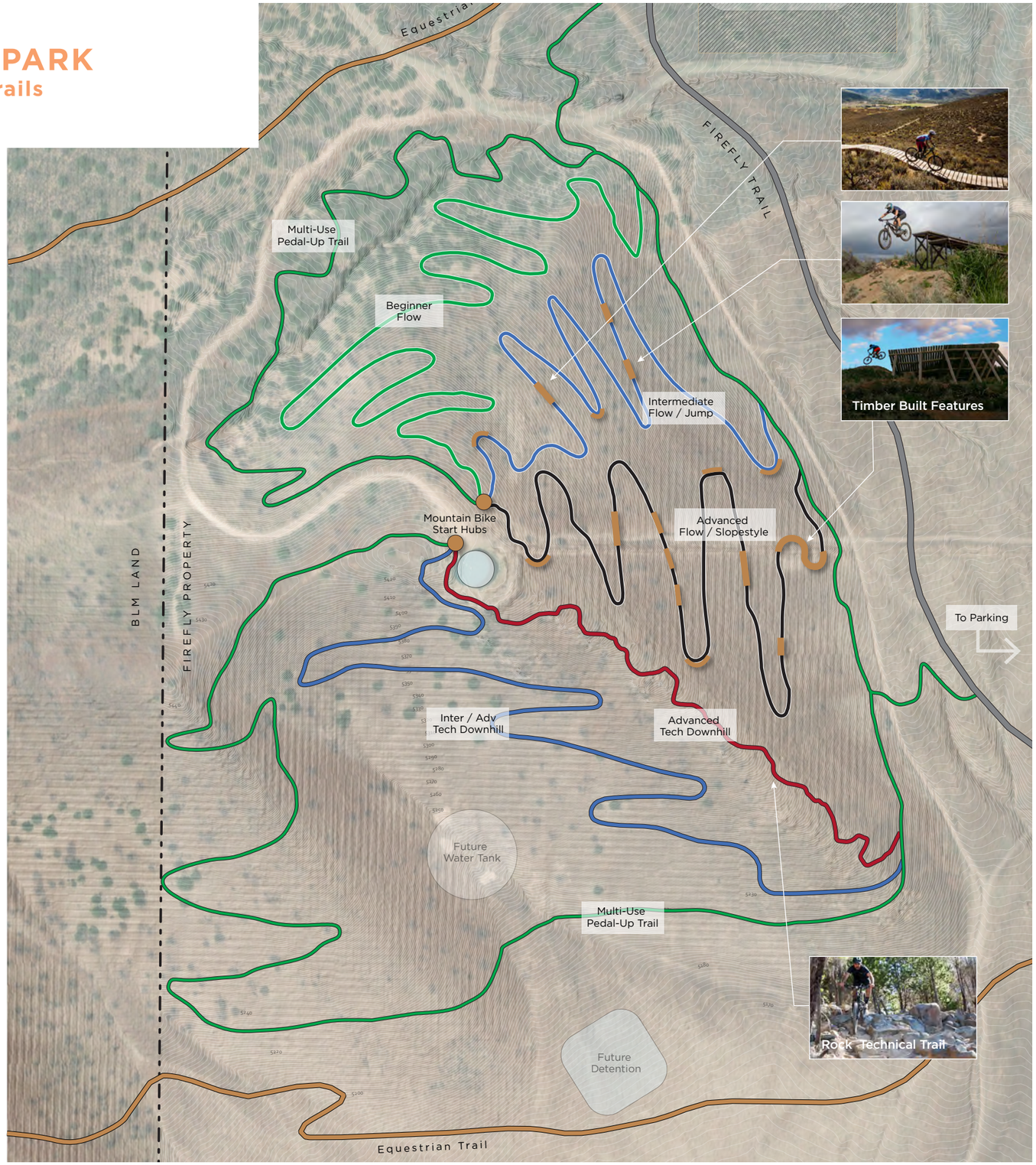
North

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.

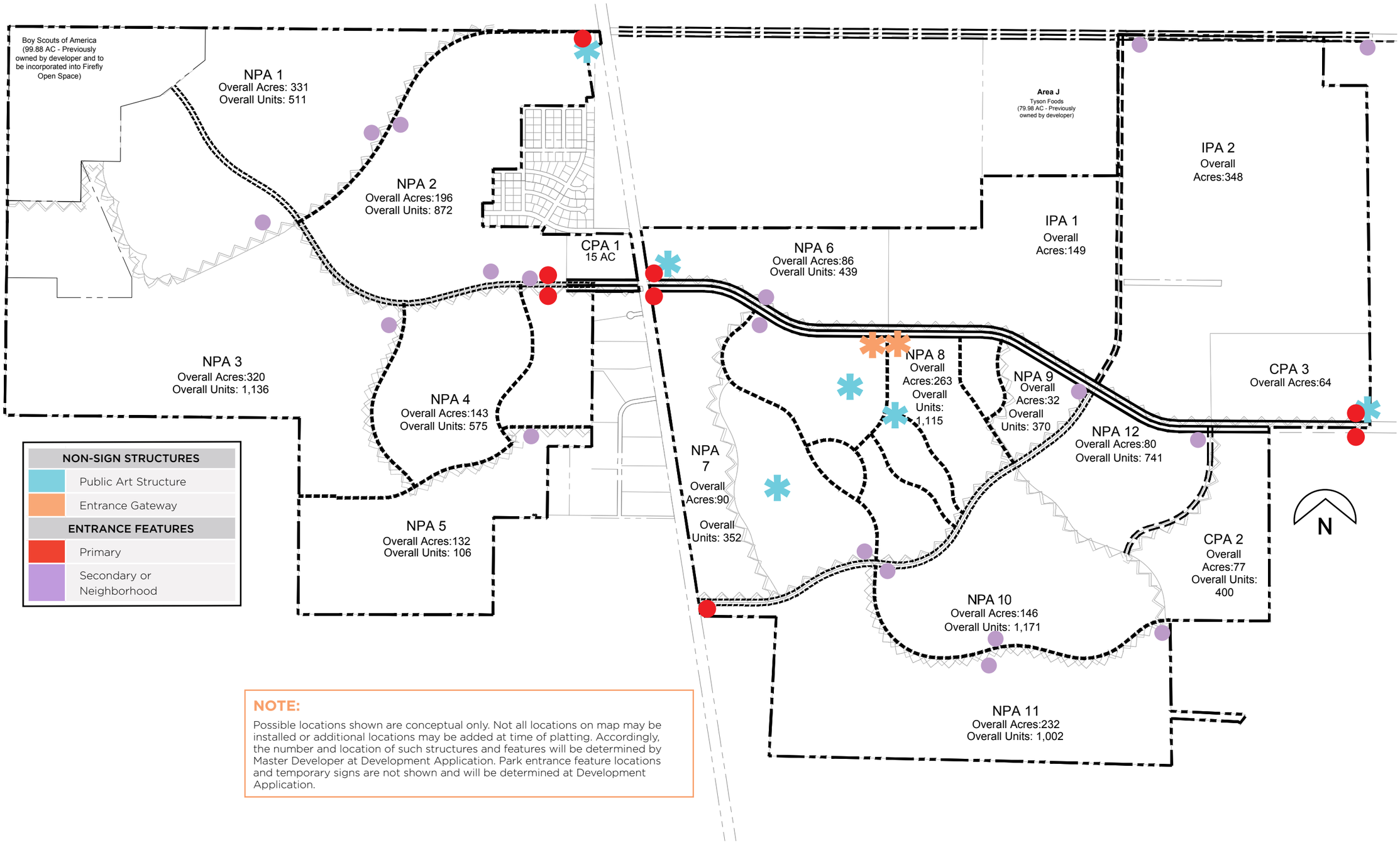


NOTE: Images shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

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



NON-SIGN STRUCTURES
Public Art Structure
Entrance Gateway
ENTRANCE FEATURES
Primary
Secondary or Neighborhood

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.

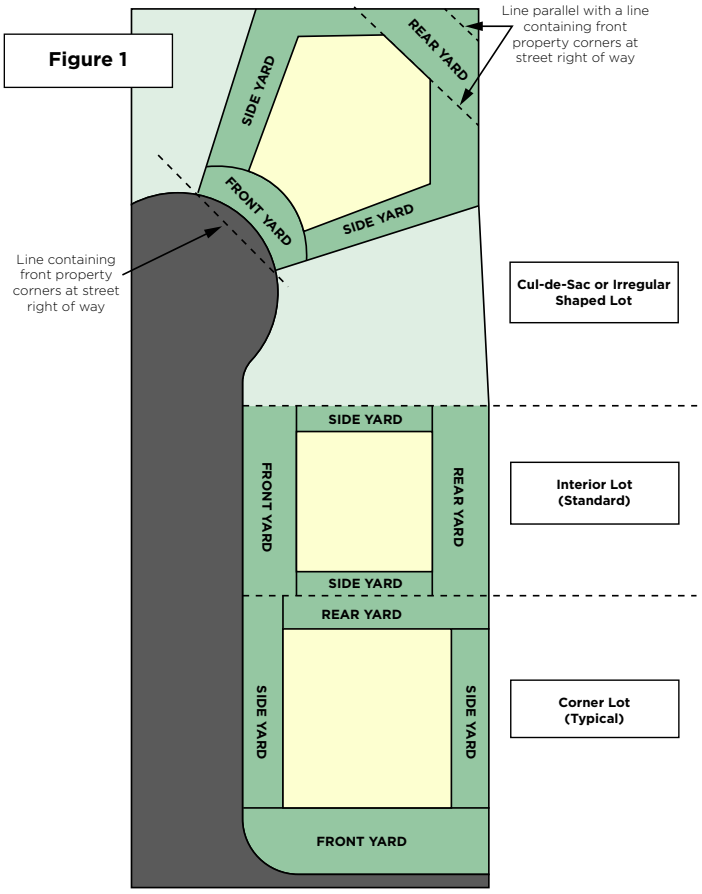
    c. At maturity, landscape areas shall have enough plant material to create at least 50% living plant cover at the ground plane, not including tree canopies. Park strips are excluded.

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.



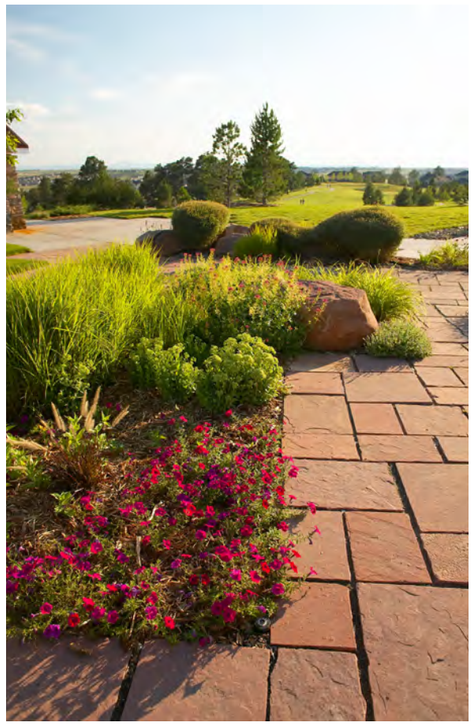
9. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, 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.

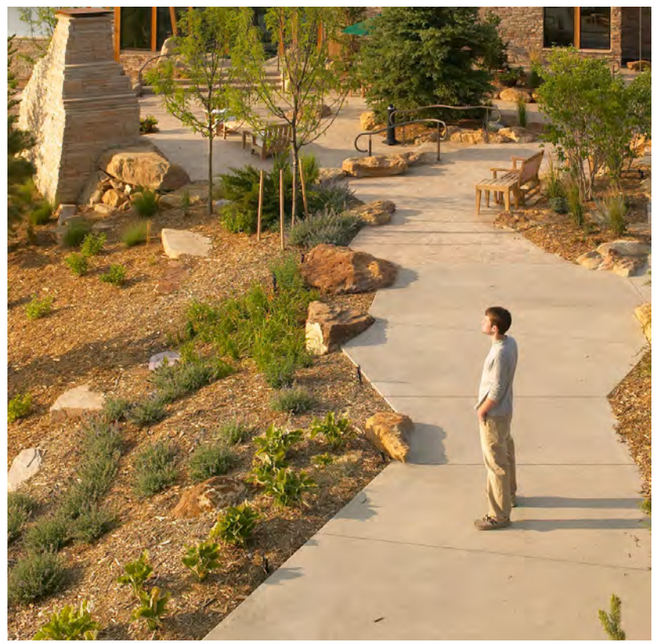
EXAMPLES OF COMMUNITY CONNECTIVITY















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EXAMPLES OF COMMUNITY EVENTS & LIFESTYLE PROGRAMMING



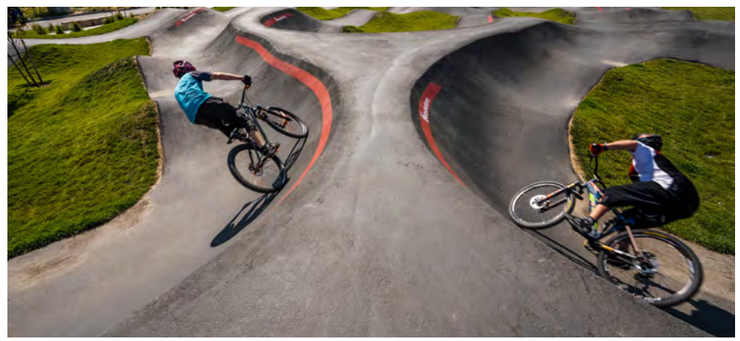
















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04 RESIDENTIAL DEVELOPMENT STANDARDS & ARCHITECTURE

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′

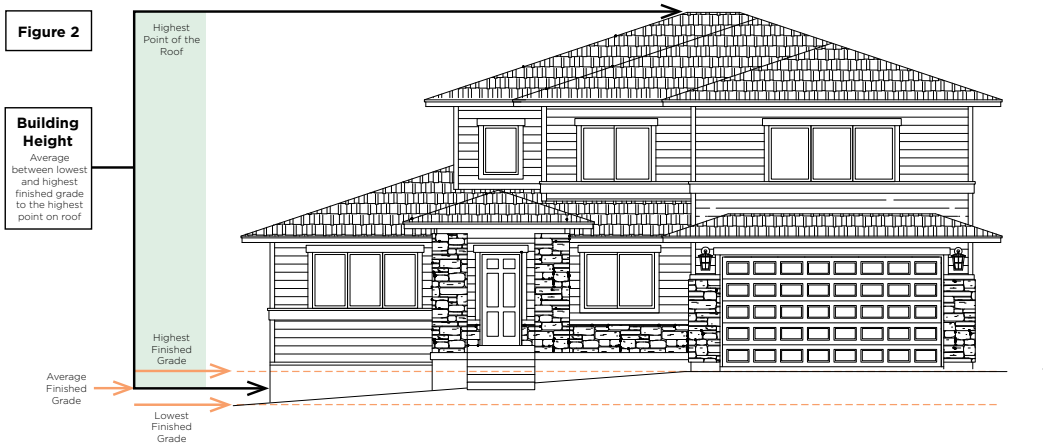
ACCESSORY BUILDINGS			
Type of Building	**Rear**	**Side**	**Maximum Building Height[2]**
Barns	5′	5′	35′
ADU[3]	5′	5′	35′

* 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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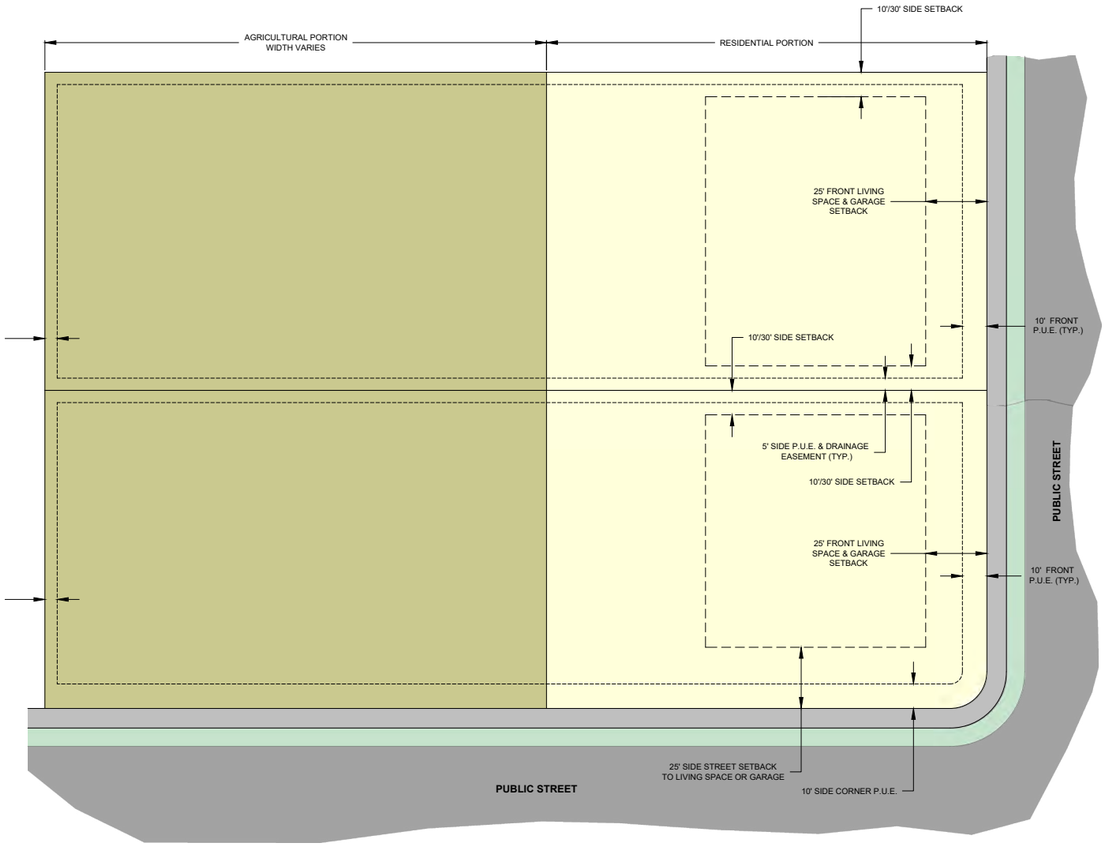




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SINGLE-FAMILY SETBACK EXHIBIT

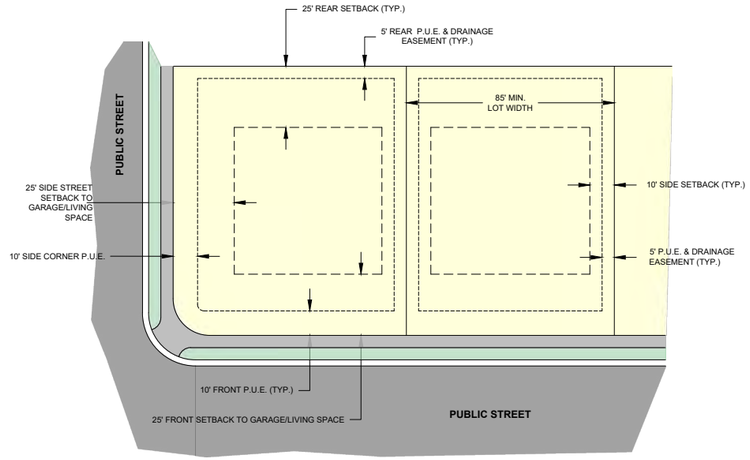
Agriculture Lot



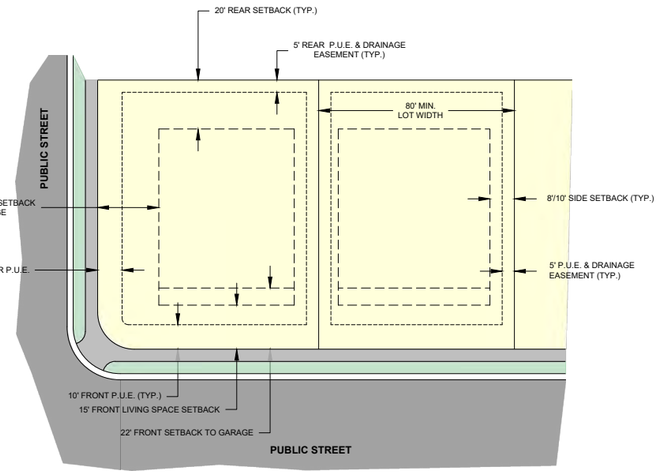
AGRICULTURAL LOT

NOTE:

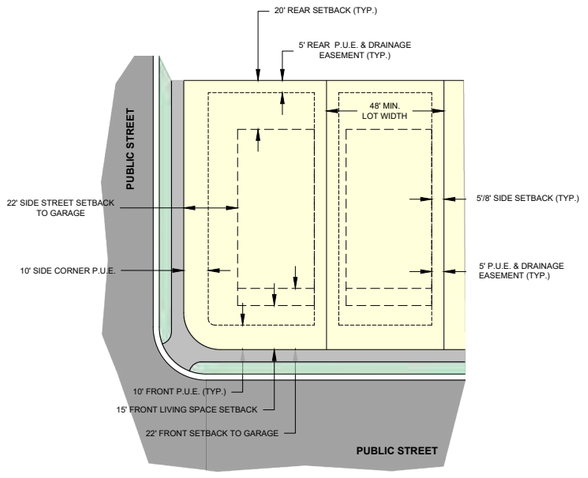
1. Structures or corrals housing animals: 50' from neighboring residences.
2. Shop, detached garage, ADUs, and other accessory buildings without livestock shall have 5' setbacks.



Standard "A" Lot



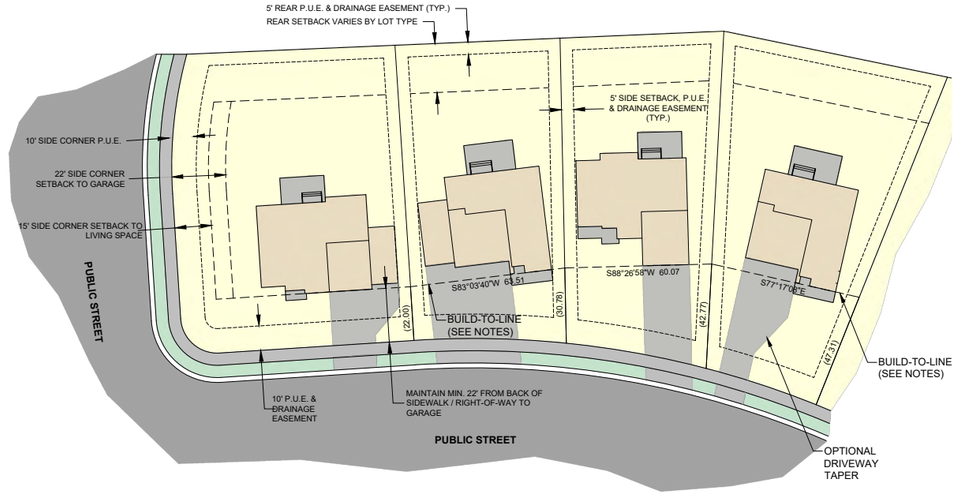
Standard "B" Lot



Standard "C" Lot

SINGLE-FAMILY SETBACK EXHIBIT (CONT'D)

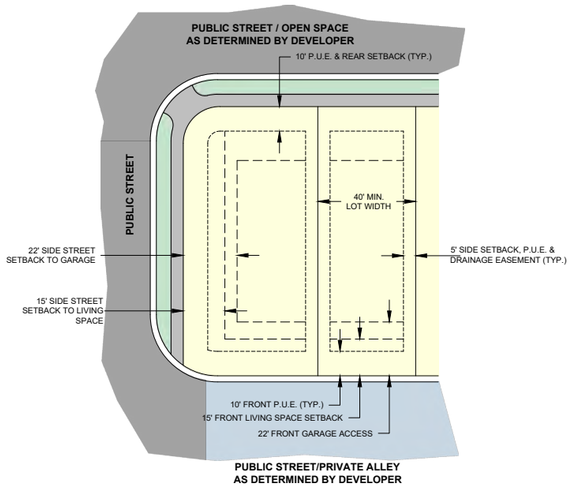
Curvilinear / Coving



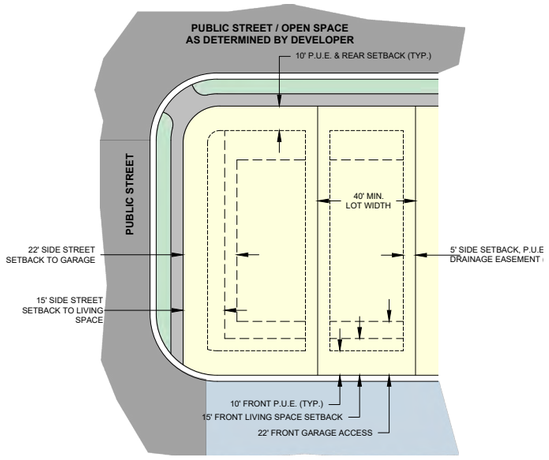
NOTE:

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.

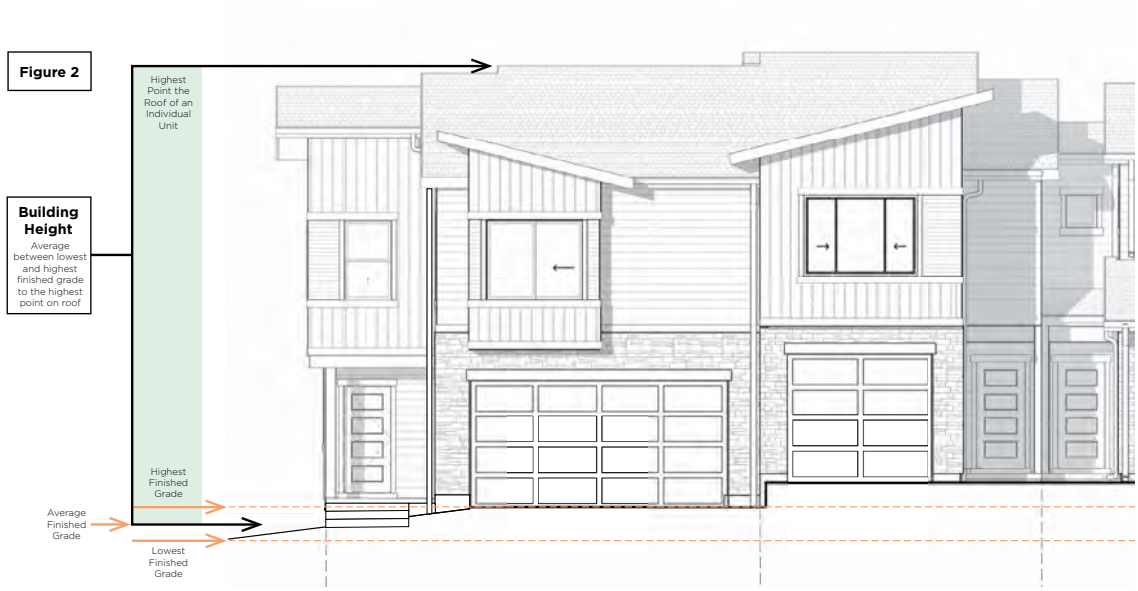
MULTI-FAMILY STANDARDS

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





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.

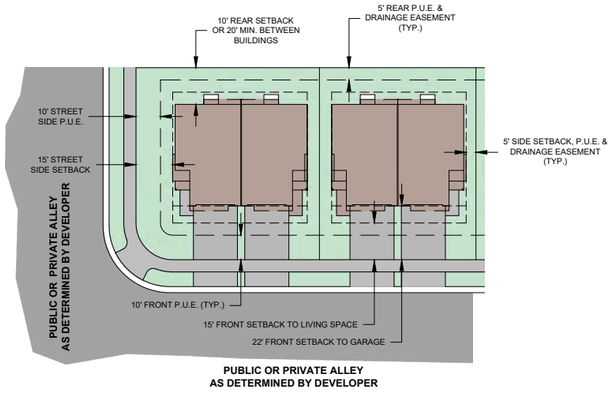




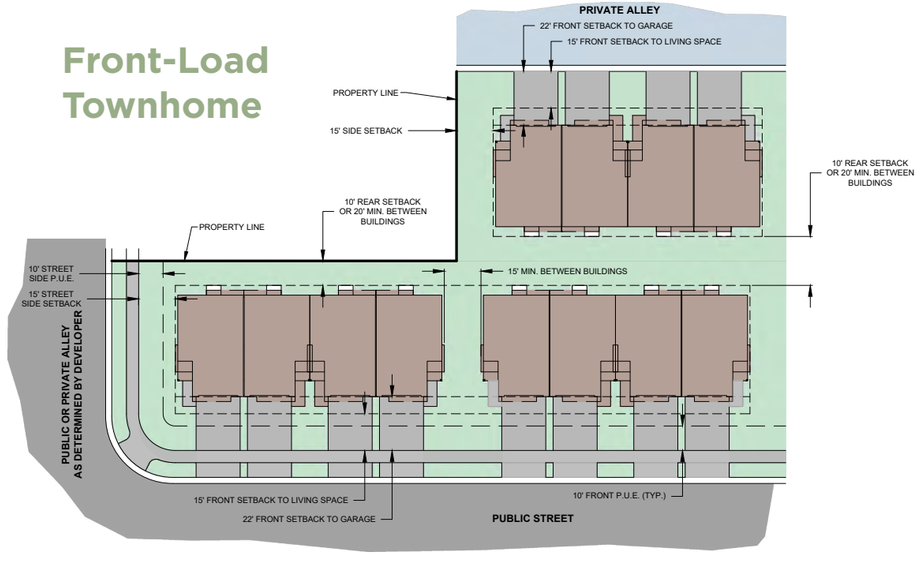
NOTE: Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.

TWIN HOME & TOWNHOME SETBACK EXHIBIT

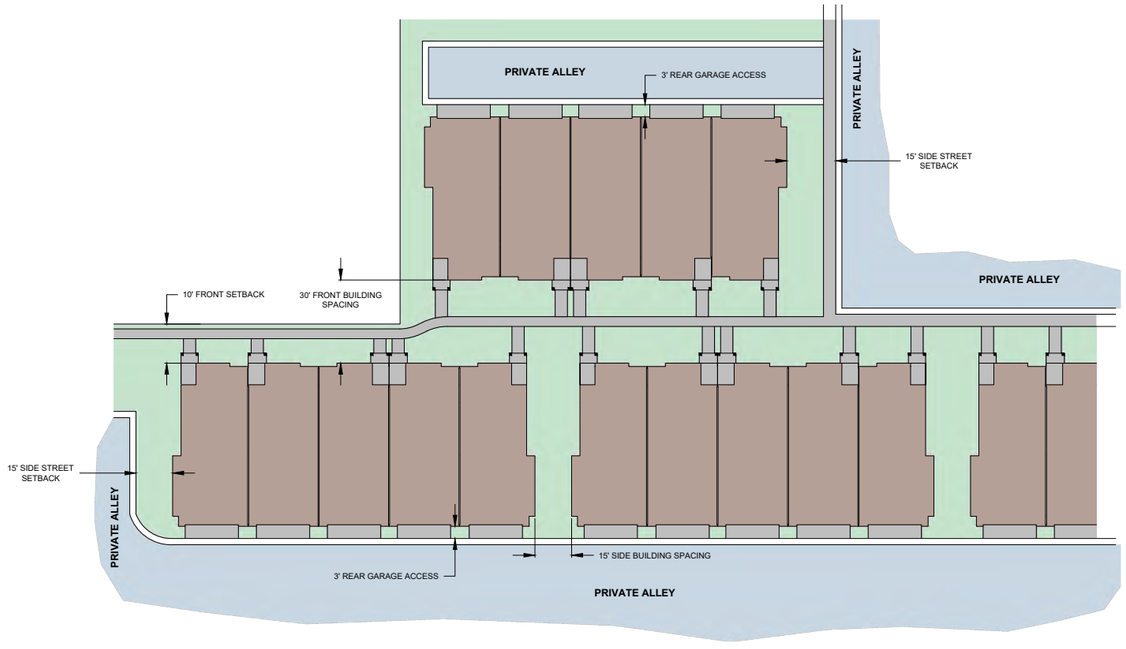
Twin Home

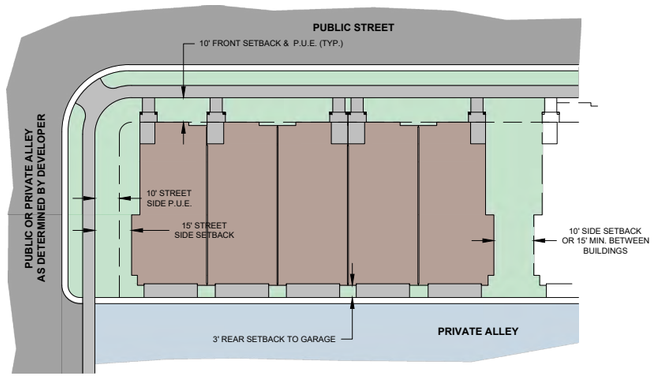


Front-Load Townhome



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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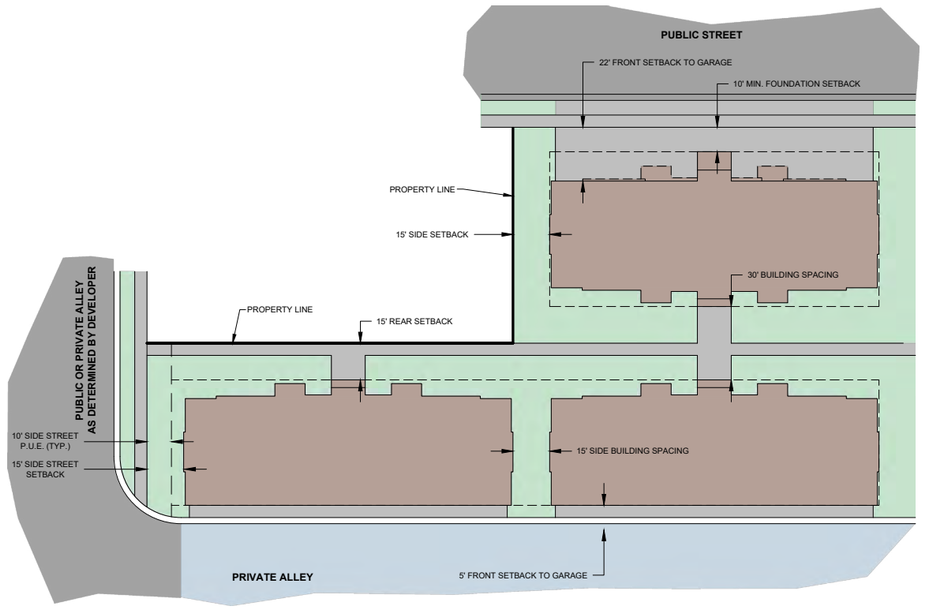




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APARTMENT & CONDOMINIUM SETBACK EXHIBIT

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)



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 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.

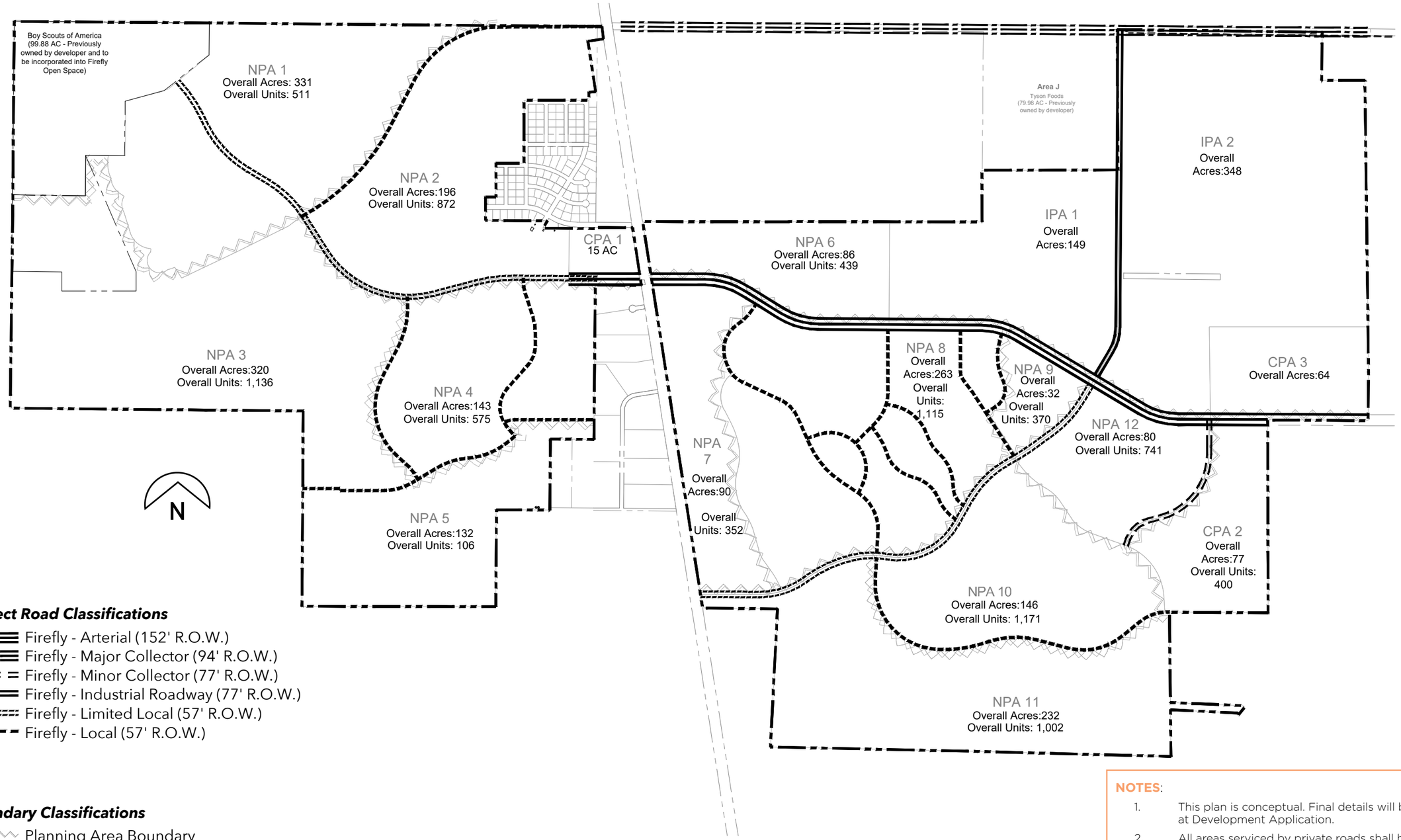
Future City Transportation Corridors

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

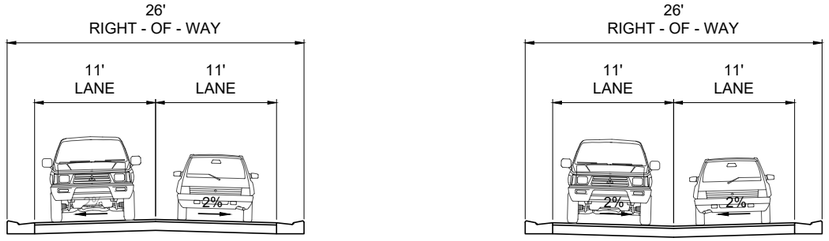
- Planning Area Boundary
- Property Boundary

NOTES:

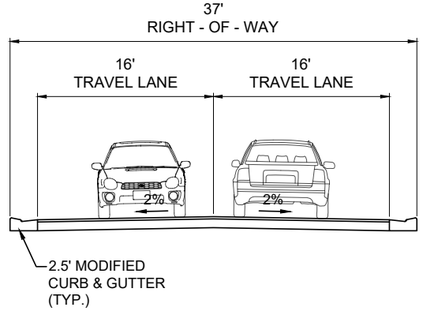
1. This plan is conceptual. Final details will be determined at Development Application.
2. All areas serviced by private roads shall have a separate pedestrian pathway plan included with the Development Application.
3. Neighborhood/district acreages are approximate.

STREET SECTIONS

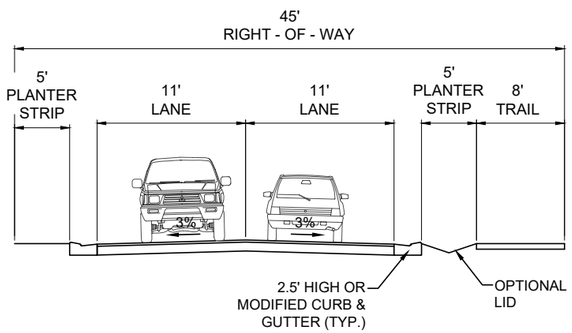
NOTE: Public/private determined by Master Developer.



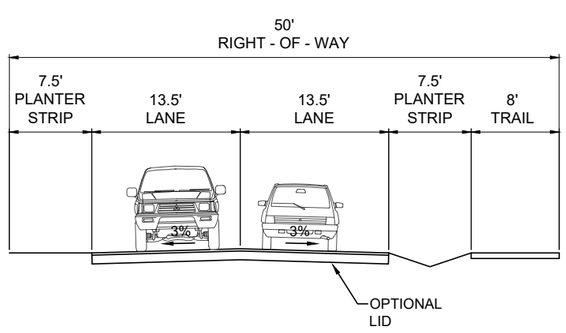
1 **26' PRIVATE ALLEY SECTIONS**



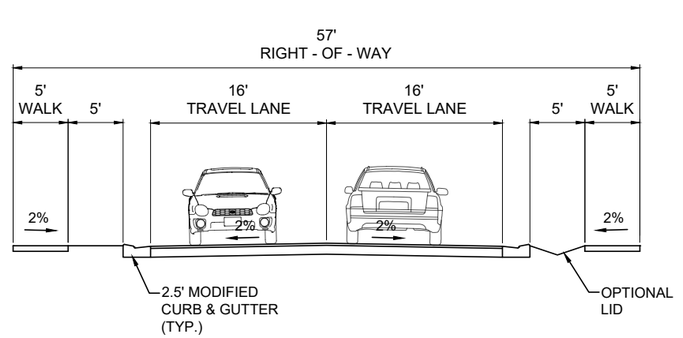
2 **37' SUB-LOCAL SECTION** (MULTI-FAMILY & LOCAL TO LOCAL CONNECTION)



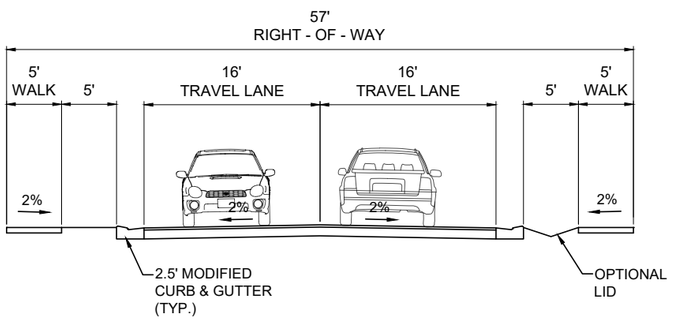
3 **45' RURAL SECTION (NPA-5)**



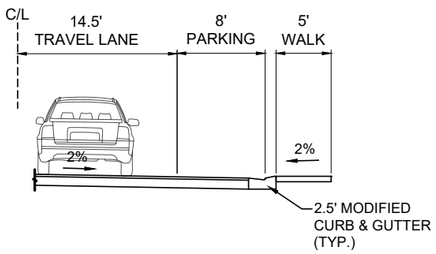
3A **50' RURAL SECTION (NPA-5)**



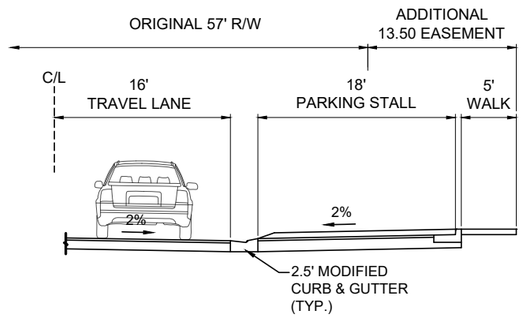
4 **57' LOCAL SECTION (FRONTAGES GREATER THAN 80')**



4A **57' LOCAL SECTION (FRONTAGES 40' - 80')**



OPTIONAL PARALLEL PARKING
ONE SIDE ONLY



OPTIONAL PERPENDICULAR PARKING

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www.lei-eng.com

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EAGLE MOUNTAIN, UTAH

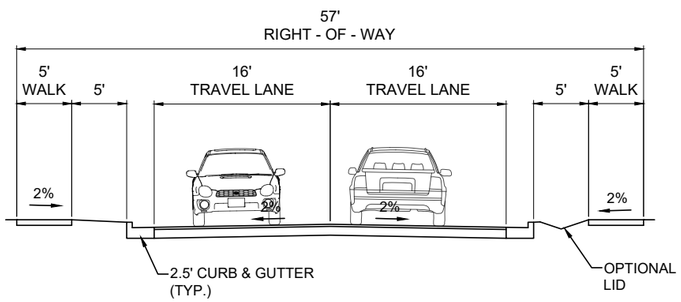
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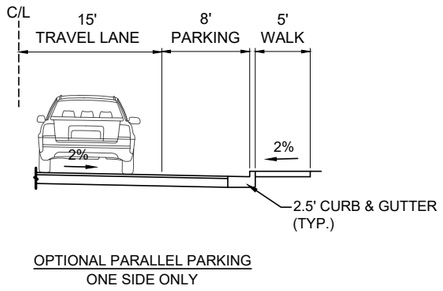
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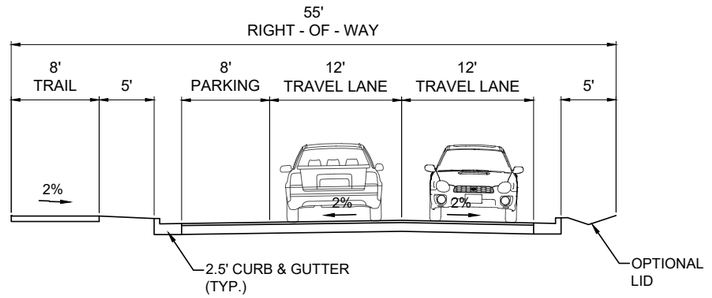
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DRAWN BY: TJP
DESIGNED BY: GDM
SCALE: N.T.S.
DATE: 4/19/2023
SHEET 1

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NOTE: Public/private determined by Master Developer.

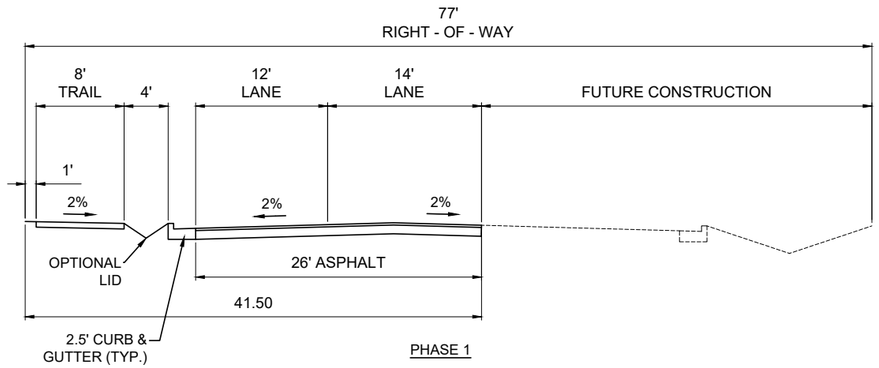




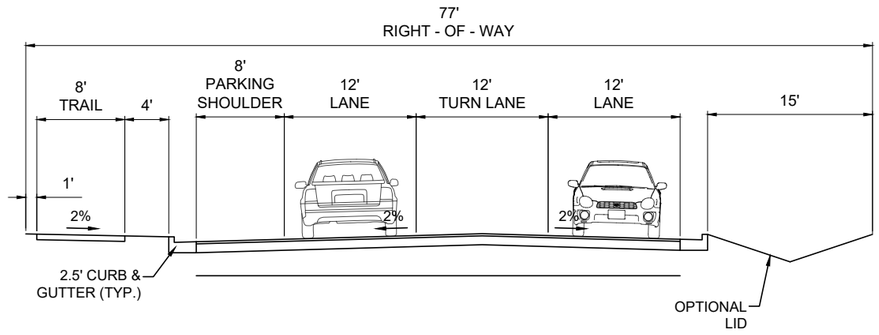


5 **57' LIMITED LOCAL SECTION**

6 **55' INDUSTRIAL SECTION**

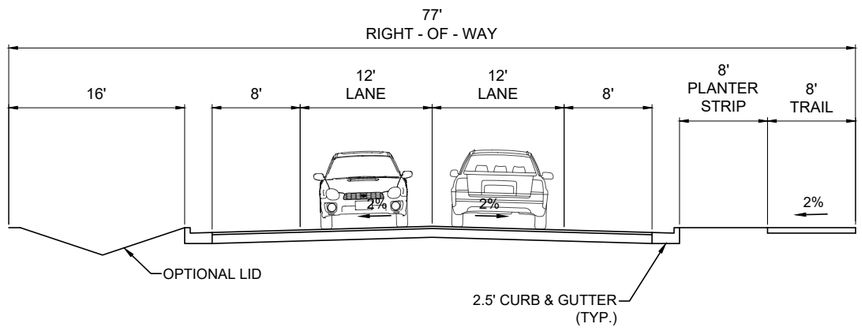


PHASE 1



FULL BUILD OUT

7 **77' INDUSTRIAL SECTIONS**



8 **77' MINOR COLLECTOR SECTION**

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Fax: 801.798.9393
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www.lei-eng.com

POLE CANYON
EAGLE MOUNTAIN, UTAH

STREET SECTIONS

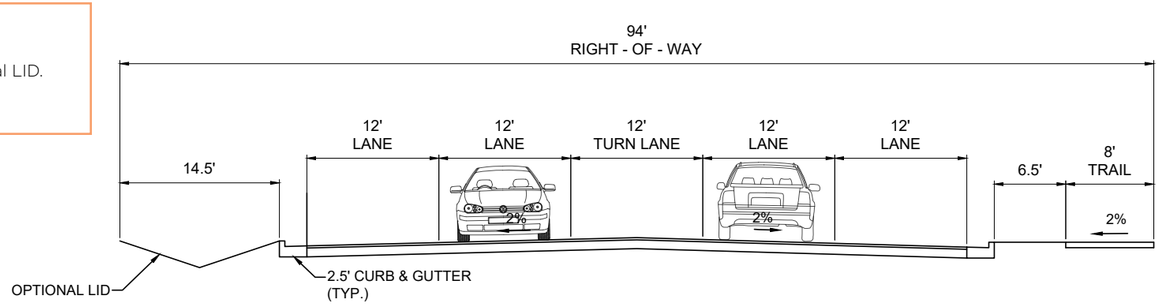
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DRAWN BY: TJP
DESIGNED BY: GDM
SCALE: N.T.S.
DATE: 4/19/2023
SHEET: 2

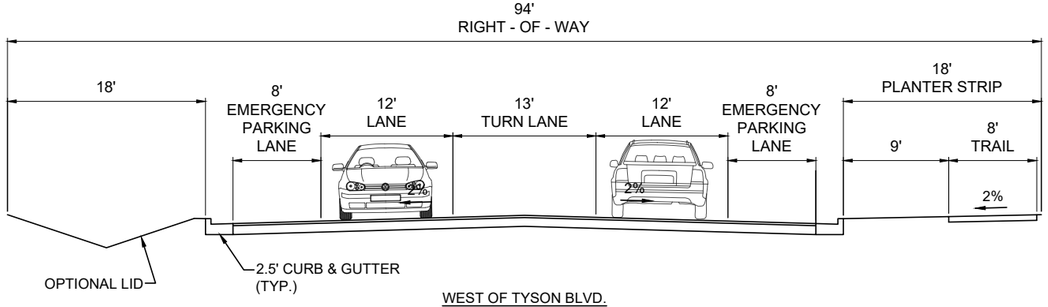
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NOTE:

1. Trees, as required, are allowed within the optional LID.
2. Public/private determined by Master Developer.

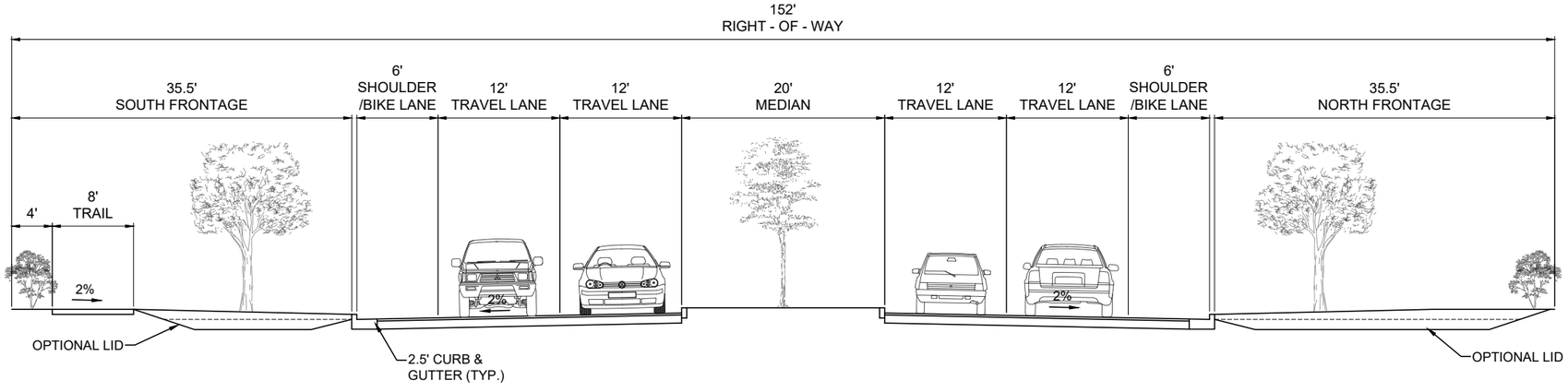


EAST OF TYSON BLVD.



WEST OF TYSON BLVD.

9 | 94' MAJOR COLLECTOR SECTIONS



10 | 152' ARTERIAL SECTION

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	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **NOVEMBER 25, 2025**
TITLE:	Spring Run Plaza MDP and Rezone
ITEM TYPE:	Master Development Plan
FISCAL IMPACT:	N/A
APPLICANT:	Steven Allred, Owner Jason Thompson, AWA Engineering

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial	Current Whole Parcel: 27.35 Acres Spring Run Plaza: 8.15 Acres

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 with the follow condition:

1. Right-of-ways containing Roads A and B are rezoned to Agriculture.

BACKGROUND:
The Applicants for Spring Run Plaza are proposing a Master Development Plan for a 27.35-acre parcel located on the northeast corner of Spring Run Parkway and SR-73. The first phase of the project (8.15 acres) would be rezoned to Commercial Community and likely subdivided into six lots (see page 4 of the attached plan set). The current proposal would leave the zoning as Commercial on the rest of the parcel (being proposed as two lots) with the understanding that when it is ready for development, this MDP and the associated MDA would be amended.

Since the City Council meeting on February 18, 2025, the Applicants have worked with Staff, elected officials, and neighboring property owners to determine the width and alignment of Road A. Road A will be classified as a minor arterial (122' right-of-way), though only a portion of it will be constructed with the Spring Run Plaza development (see page 7 of the attached plan set). It is anticipated that Road A will be widened as needed, either due to further development of the property or the ability to create a connection elsewhere.

ITEMS FOR CONSIDERATION:
EMMC 16.10.070 Criteria for approvals of MDPs
A Master Development Plan application shall be evaluated using the following criteria. The Planning Commission and City Council will determine compliance with the 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?
The parcel, though sloped, is not greater than 25%. There are areas within the parcel that exceed 25% and any building occurring within 200 feet of those areas will require slope stability reports (EMMC 15.80.020).

2. Natural Hazards. Can the proposed development reasonably be established without hazard of slope failure (rockfall, landslides, debris flows, and similar earth movements)?
See response for A.1.

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 Spring Run Plaza portion includes multiple detention basins that will aid in erosion control and capturing on-site water. The remainder of the parcel will not be improved as this time and will be reevaluated at the time of development.

4. Protection of Natural Channels and Ridgelines. Will the proposed development be reasonably compatible with the protection of natural channels and comply with the ridgeline protections as provided in Chapter 17.62 EMMC, where applicable?
The proposed development is not located along a prominent ridgeline.

5. Flooding. Will the proposed development be reasonably safe from flooding, including alluvial fan flooding?
See response for A.3.

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.
A soil report has not yet been submitted, but is required with final plat applications.

B. Criteria Related to Infrastructure

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

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?
Yes

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 based on the development need, including both the building lots and common improved open space?
Yes. The owner of the property has already informed Staff that water rights have been obtained.

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? The answer to these questions may be based on the standards established in EMMC 17.60.150 and 17.60.160.

Commercial zoning/development is consistent with the future land use designation of Community Commercial.

2. Compatible Zones and Transitions – Internal Parcels. Will the proposed zones and residential lot size transitions be reasonably compatible with each other in accordance with EMMC 17.60.150 and 17.60.160? Does the placement of proposed uses help buffer potentially incompatible uses from one another?

Transitions and buffers are in accordance with EMMC 17.60.150 and 17.60.160.

D. Criteria Related to Design

1. Open Space.

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

No improved open space is required for commercial development.

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

N/A

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

No trails, parks, and other open spaces are shown in the City's Parks, Trails, and Opne Space Master Plan for this parcel.

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

N/A

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

No, other than public right-of-ways.

PLANNING COMMISSION ACTION/RECOMMENDATION:

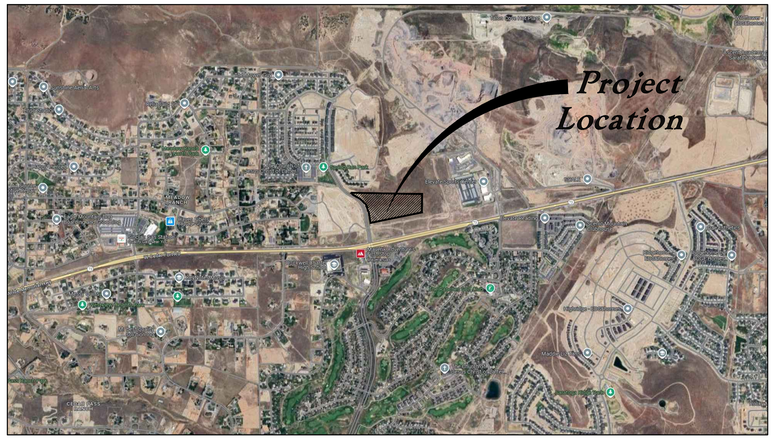
On January 28, 2025, the Planning Commission forwarded a positive recommendation (4-0) of the proposal to the City Council.

ATTACHMENTS:

1. MDP Plan Set - Spring Run Plaza
2. Maps - Spring Run Plaza

Spring Run Plaza

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah, 84005



Vicinity Map
Not to Scale

Abbreviations

BCR	Begin Curb Return	PP	Power Pole
BOL	Bollard	PT	Point of Tangency
BRW	Finish Grade – Bottom of Retaining Wall	PVC	Polyvinyl Chloride
CATV	Cable Television Box	PVI	Point of Vertical Intersection
CB	Catch Basin	RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe	RD	Roof Drain
COB	Cleanout Box	SB	Signal Box
COTG	Cleanout to Grade	SD	Storm Drain
EA	Edge of Asphalt	SDMH	Storm Drain Manhole
EB	Electrical Box	SMH	Sewer Manhole
EC	End of Curve	SP	Signal Pole
ECR	End Curb Return	SS	Sanitary Sewer
FF	Finished Floor	SVZ	Sight Visibility Zone
g	Ground	SW	Secondary Water
GB	Grade Break	TA	Top of Asphalt
GM	Gas Meter	TB	Telephone Box
HB	Hose Bib	TBC	Top Back of Curb
HP	High Point	TC	Top of Grate
I	Irrigation Line	TMH	Telephone Manhole
ICB	Irrigation Control Box	TP	Top of Concrete
Lip	Lip of Gutter	TRW	Finish Grade – Top of Retaining Wall
LP	Light Pole	TW	Top of Walk
MH	Manhole	VC	Vertical Curve
Mon	Monument	VPC	Vertical Point of Curve
PC	Point of Curvature	VPT	Vertical Point of Tangency
PCC	Point of Compound Curvature	WL	Waterline
PI	Point of Intersection	WP	Working Point
PM	Power Meter	WV	Water Valve

Legend

Proposed Curb & Gutter		Existing Improvements	
Proposed Open Face C & G		Existing Asphalt	
Proposed Asphalt		Existing Concrete	
Proposed Concrete		Existing Inlet Box	
Proposed Truncated Domes		Existing Catch Basin	
Proposed Inlet Box		Existing Manhole	
Proposed Catch Basin		Existing Fire Hydrant	FH
Proposed Manhole		Existing Water Valve	WV
Proposed Transformer	T	Existing Overhead Power Line	
Proposed Meter Box		Existing Water	W
Proposed Water Meter		Existing Secondary Water	SW
Proposed Combo Box	M	Existing Sewer	S
Proposed Fire Hydrant		Existing Storm Drain	SD
Proposed Water Valve		Existing Gas	G
Proposed Water Line	W	Existing Power	P
Proposed Sanitary Sewer	S	Existing Telephone	T
Proposed Storm Drain		Existing Fiber Optic	FO
Proposed Conduit Line	C	Existing Fence	X
Proposed Power Line	P	Flowline	
Proposed Gas Line	G	Centerline	
Proposed Fire Line	F	Existing Contour	5100
Proposed Fiber Optic	FO	Existing Spot	78.00TA
Proposed Secondary Water Line	SW	Existing Light Pole	
Proposed Roof Drain	RD	Existing Street Light	
Proposed Fence	X	Existing Building	
Ridge line	R	Existing Telephone Box	TB
Grade Break	GB	Existing Power Meter	PM
Proposed Contour	78	Existing Electrical Box	EB
Direction of Drainage		Existing Electrical Cabinet	ECAB
Proposed Spot	78.00TA	Existing Gas Meter	GM
ADA Accessible Route		Existing Water Meter	WM
Property Line		Existing Irrig. Control Box	ICB
Sawcut Line		Existing Bollard	BOL
Proposed Light Pole		Existing Hose Bib	HB
Proposed Street Light		Working Point	
Proposed Building		Existing Deciduous Tree	
Existing Power Pole		Existing Coniferous Tree	
Existing Power Pole w/ Guy		Detail Number / Sheet Number	XX / XX
Existing Utility Marker			
Existing Post			

Civil Sheet Index

C0.0 ..... Cover Sheet
C1.0 ..... Existing Conditions Plan
C2.0 ..... Overall Concept Plan
C3.0 ..... Proposed Land Use & Zoning Map
C4.0 ..... Grading & Drainage Plan
C5.0 ..... Infrastructure Map
C6.0 ..... Interim Road A Site Plan

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for The City of Eagle Mountain, Utah and Incorporated Areas Community Map No. 49049C0150F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Basis of Bearings

Brass Cap Monuments were recovered for the Northwest Corner, Southwest Corner and East Quarter Corner of Section 17 to place the survey on the NAD83 Utah Central Zone State Plane Datum which verifies the official underlying UCS Section Control Data which was honored to locate the position of the West Quarter Corner which was not placed

Benchmark

Brass Cap Monument for the East Quarter Corner of Section 17, T5S, R1W, SLB&M
Elevation = 4950.571 Feet (NAVD 88, 1508.934 Meters)
Observed 11 November, 2024

Legal Description

Beginning at a point which is South 88°53'50" East 1320.09 feet along the Mid-Section line from the West quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°53'50" East 1362.63 feet along said Mid-Section line to the center of Section; thence South 88°53'50" East 1307.01 feet along said Mid-Section line; thence South 00°33'59" West 821.88 feet to the North right of way line of Highway 73; thence South 78°12'35" West 1184.28 feet along said North line; thence with a curve turning to the right with an arc length of 1516.13 feet, with a radius of 6191.82 feet, with a chord bearing of South 83°12'22" West, with a chord length of 1512.35 feet to the East boundary line of Meadow Ranch Subdivision, Plat 1; thence North 1293.95 feet along said East line to the point of beginning.

Less and Excepting Spring Run Parkway, by that Dedication recorded July 20, 2015, as Entry No. 64938:2015, Map Filing No. 14685, Arm 159, of Official Records.

Also less and excepting from above, all land lying West of said Spring Run Parkway. Also less and excepting that property conveyed in that Special Warranty Deed to Utah Department of Transportation, recorded October 9, 2015, as Entry No. 92628:2015, of Official Records, described as follows:

A parcel of land in fee for Corridor Preservation, known as UDOT Project S-0073(29)0, being part of entire tract of property, situate in the NE1/4 SW1/4 and NW1/4 SE1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the existing Northerly right of way line of SR-73 of UDOT Project S-0073(20)33 at the Southwest corner of said entire tract which point is 1320.00 feet South 88°53'47" East along the section line and 1295.08 feet South 0°36'41" West from the West quarter corner of said Section 17 (Note: said point is also the Southeast corner of Meadow Ranch Plat 1, recorded May 27, 1998, as Entry No. 52732 Map Filing No. 7551 in the office of the Utah County Recorder); and running thence North 0°36'41" East 238.76 feet (DeedsNorth) along the East boundary line of said Meadow Ranch Plat 1 to a point designated as Point "A" which point is 312.41 feet perpendicularly distant Northerly from the control line of State Route 73 of said Project No. S-0073(20)33 at Engineer Station 113+17.57; thence North 86°54'12" East 131.10 feet; thence Easterly 28.40 feet along the arc of a 4800.00-foot radius tangent curve to the left (Note: Chord to said curve bears North 86°44'02" East for a distance of 28.40 feet) to a point designated as Point "B" which point is 318.83 feet radially distant Northerly from said control line at Engineer Station 114+78.95; thence continuing Easterly 66.00 feet along the arc of a 4800.00-foot radius tangent curve to the left (Note: Chord to said curve bears North 86°10'14" East for a distance of 66.00 feet) to a point designated as Point "C" which point is 321.52 feet radially distant Northerly from the said control line at Engineer Station 115+48.54; thence continuing Easterly 608.40 feet along the arc of a 4800.00-foot radius tangent curve to the left (Note: Chord to said curve bears North 82°08'44" East for a distance of 607.99 feet) to a point of tangency which is 353.58 feet radially distant Northerly from said control line of Engineer Station 121+91.49; thence North 78°30'52" East 216.69 feet to a point designated as Point "D" which point is 363.25 feet radially distant Northerly from said control line at Engineer Station 124+21.47; thence continuing North 78°30'52" East 160.00 feet to a point designated as Point "E" which point is 365.15 feet radially distant Northerly from said control line at Engineer Station 125+91.60; thence continuing North 78°30'52" East 628.84 feet to a point designated as Point "F" which point is 362.10 feet perpendicularly distant Northerly from said control line at Engineer Station 132+21.48; thence continuing North 78°30'52" East 66.00 feet to a point designated as Point "G" which point is 361.77 feet perpendicularly distant Northerly from said control line at Engineer Station 132+87.48; thence continuing North 78°30'52" East 781.01 feet to a point designated as Point "H" which point is 357.95 feet perpendicularly distant Northerly from said control line at Engineer Station 140+68.48; thence continuing North 78°30'52" East 33.00 feet to the Easterly boundary line of said entire tract as determined by Boundary Line Agreement recorded 30 July, 2014 as Entry No. 52400:2014 in the office of the Utah County Recorder at a point which is 357.79 feet perpendicularly distant Northerly from said control line at Engineer Station 141+01.48;
thence South 0°33'59" West 287.48 feet along said Easterly boundary line to said northerly right of way line; thence along said Northerly right of way line the following three (3) courses and distances: (1) South 78°12'02" West 1476.63 feet; thence (2) Westerly 1085.62 feet along the arc of a 5654.70-foot radius tangent curve to the right (Note: Chord to
said curve bears South 83°42'02" West for a distance of 1083.96 feet); thence (3) South 89°14'01" West 152.04 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Less and Excepting that property conveyed to Eagle Mountain City, in Quit Claim Deed recorded April 16, 2024, as Entry No. 24351:2024, described as follows:

The following property, being a part of the Southwest quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, in Eagle Mountain City, Utah County, Utah:Beginning at a point on the Northeasterly line of Spring Run Parkway as it exists at a 47.00 foot half-width; located 3035.55 feet North 88°53'50" West along the Quarter Section Line; and 305.47 feet South 1°06'10" West from a Brass Cap Monument found marking the East Quarter Corner of said Section 17; and running thence North 54°15'22" East 15.00 feet along a radial line to a point on a curve; thence Southeasterly along the arc of a 612.00 foot
radius curve to the right a distance of 125.10 feet (Center bears South 54°15'22" West, Central Angle equals 11°42'44" and Long Chord bears South 29°53'16" East 124.88 feet); thence South 65°58'06" West 15.00 feet along a radial line to a point on a curve on said Northeasterly line of Spring Run Parkway; thence Northwesterly along the arc of a 597.00 foot radius curve to the left a distance of 122.04 feet (Center bears South 65°58'06" West, Central Angle equals 11°42'44" and Long Chord bears North 29°53'16" West 121.82 feet) along said Northeasterly line to the point of Beginning

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ACD

24-120 Cover Sheet

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Cover Sheet

Spring Run Plaza
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah, 84005

18 Nov, 2025

SHEET NO.
C0.0

Current Zoning: Commercial

Slope Analysis

15% to 25%

25+%

Scale: 1" = 70'

70' 0 70' 140'

Spring Run Parkway

Highway 73

Financial

Retail

Retail

Fast Food

Fast Food

Tire Shop

Physical Characteristics

We are not aware of any historical sites on the property. Storm runoff generally sheet flows across the site from north to south. No major waterways or natural washes were observed.

Fault Lines

In the geotechnical report referenced hereon, no active faults pass through or immediately adjacent to the site. The nearest active mapped fault consists of the Utah Lake faults, located about 4.7 miles to the southeast of the site.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0150F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Geologic Information

Please reference the geotechnical report by GSH Geotechnical, Inc. titled "Report, Geotechnical Study, Proposed Eagle Mountain East Retail Development, Northeast of the Intersection of Spring Run Parkway and Highway 73, Eagle Mountain, Utah" with the Job No. 2578-025-24 dated November 13, 2024.

Soil Data

Per the geotechnical report referenced hereon, the site consists of:
The natural clay soils were medium stiff to hard, dry to moist, brown, tan, and gray in color, and slightly to moderately over-consolidated. The natural clay soils are anticipated to exhibit low to moderate strength and moderate to high compressibility characteristics under the anticipated loading.
The waxy clay soils are potentially expansive and are highly anticipated to exhibit relatively high pre-consolidation pressures., relatively high strength, and relatively low compressibility characteristics under the anticipated loading.
The natural granular silt, sand, and gravel soils were medium dense to very dense, dry to moist, and tan, gray, and brown in color. The natural granular soils are anticipated to exhibit moderately high strength and moderately low compressibility characteristics under the anticipated large load.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ACD

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

24-120 Existing Conditions Plan

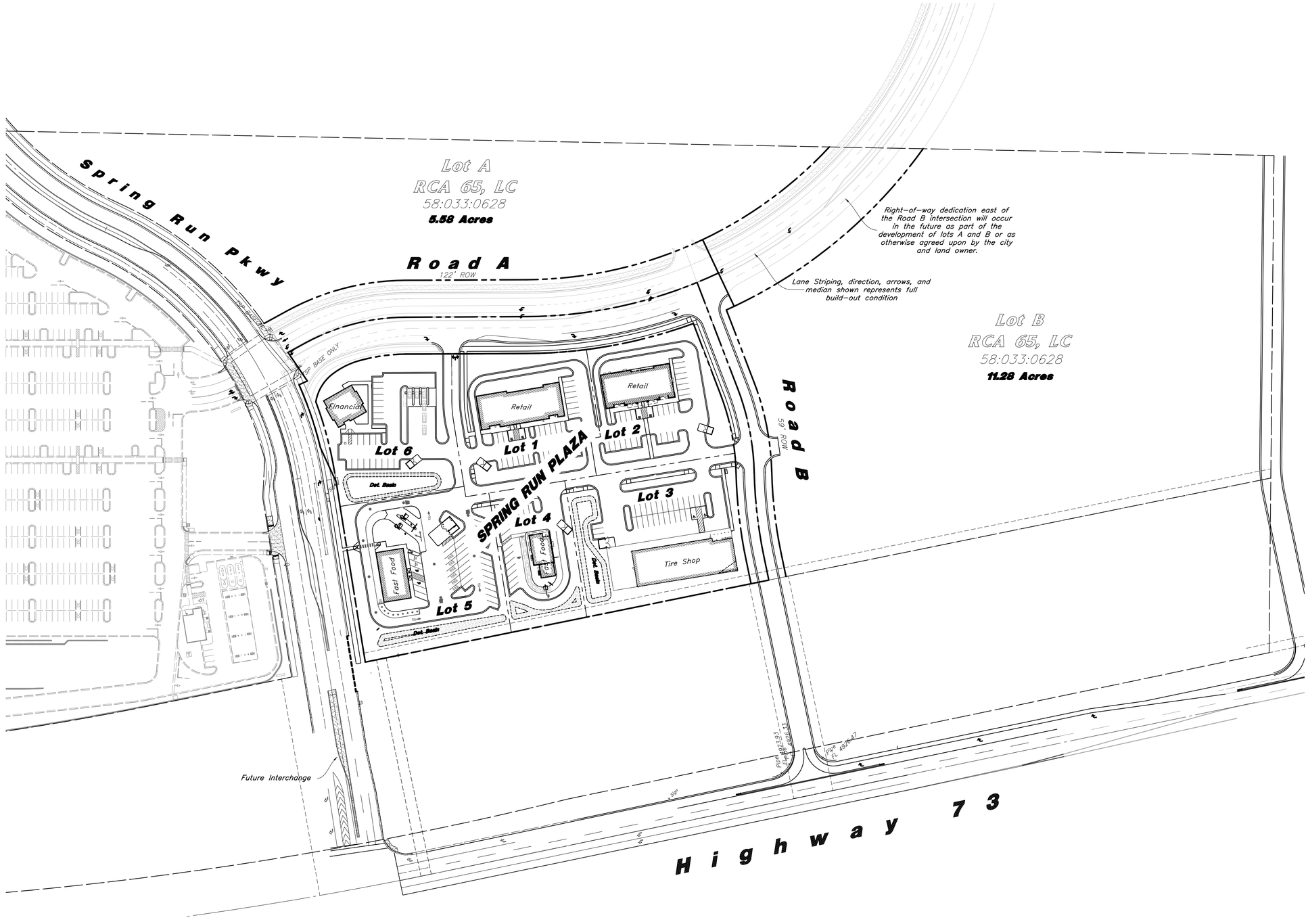
Existing Conditions Plan

Spring Run Plaza

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

18 Nov, 2025

SHEET NO.
C1.0


Lot A
RCA 65, LC
58:033:0628
5.58 Acres
Spring Run Pkwy
Road A
122' ROW
RIGHT TURN ONLY
EXIT ONLY
EXIT ONLY
EXIT

Site Data
Total Area = 27.350 acres

Zoning Legend

- Commercial Community Zone (CC)
- Commercial [Current Zone to Remain]

Scale: 1" = 70'

70' 0 70' 140'

Lot A

Road A

Road B

Road C

Lot B

Financial
Lot 6

Retail
Lot 1

Retail
Lot 2

Tire Shop
Lot 3

Fast Food
Lot 4

Fast Food
Lot 5

Det. Basin

Det. Basin

Det. Basin

Det. Basin

Spring Run Parkway

Highway 73

Project Description

The development will be built in phases. Phase 1 will consist of the southwest 8.147 acres including fast food and retail pads, a tire shop, and a financial institution. Road A and B will also be constructed as part of Phase 1. The remaining 19.203 acres will be constructed in the future based on requirements of specific tenants as they are secured. Specific phasing is unknown at this time. The remaining property is conceptually planned to include townhomes and commercial (food/retail/bank) buildings. The intent of the conceptual plan, the 8.147 acres, is to show the master traffic circulation design connecting all portions of the site, and proposed land uses.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ACD

24-120 Land Use Map

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Proposed Land Use & Zoning Map

Spring Run Plaza

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

18 Nov, 2025

SHEET NO.
C3.0

Scale: 1" = 70'

70' 0 70' 140'

Lot A

Lot B

BASIN-1

BASIN-2

BASIN-4

BASIN-5

BASIN-6

BASIN-7

BASIN-8

BASIN-9

Financial
Lot 6

Retail
Lot 1

Retail
Lot 2

Fast Food
Lot 5

Fast Food
Lot 4

Tire Shop
Lot 3

Det. Basin

SD

Spring Run Pkwy

Highway 73

Detention Requirements per Lot (based on 0.2 cfs/acre release rate)	
Lot	Volume Required (cf)
1	4,300
2	4,476
3	6,437
4	2,643
5	5,222
6	4,082
Remainder	82,823

Water Quality

The flows within the storm drain system on the site will be treated and prior to being discharged in a controlled manner into Eagle Mountain City's public system.

Flood Zone

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Utah County, Utah and Incorporated Areas Community Map No. 49049C0150F dated June 19, 2020. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual floodplain." (No Shading)

Subbasin Description

The overall development will receive some flow from the low density housing that exists north (upstream) of the site. Any flow that will accumulate to the west and east will continue on the same historical path as they historically have, missing the site.

The drainage basins, future and proposed, were delineated based on site topography. Ultimately, the site sheet flows from north to south towards Highway 79 consistent with historic flow patterns. Public Streets 1 and 2 are crowned to force water into catch basins along the roadways.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ACD

ANA
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

24-120 Grading & Drainage Plan

Grading & Drainage Plan

Spring Run Plaza

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

18 Nov, 2025

SHEET NO.
C4.0

Pipe Legend

- 8W — Proposed Waterline
- 8S — Proposed Sewer Line
- SD — Proposed Storm Drain

Scale: 1" = 70'

70' 0 70' 140'

Lot A

Lot B

Road A

Road B

Spring Run Parkway

Highway 73

Financial
Lot 6

Retail
Lot 1

Retail
Lot 2

Tire Shop
Lot 3

Fast Food
Lot 4

Fast Food
Lot 5

Estimated Flows

Total Estimated Sewer Demand
Average Daily Flow: 43 gpm (0.09 cfs)
Peak Daily Flow: 128 gpm (0.29 cfs)

Total Estimated Water Demand
Average Daily Flow: 48 gpm (0.11 cfs)
Peak Daily Flow: 147 gpm (0.33 cfs)

Storm water will be managed on each individual lot either above ground or underground before being controlled discharged into the private, then public storm drain system.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name: ACD
24-120 Infrastructure Map

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

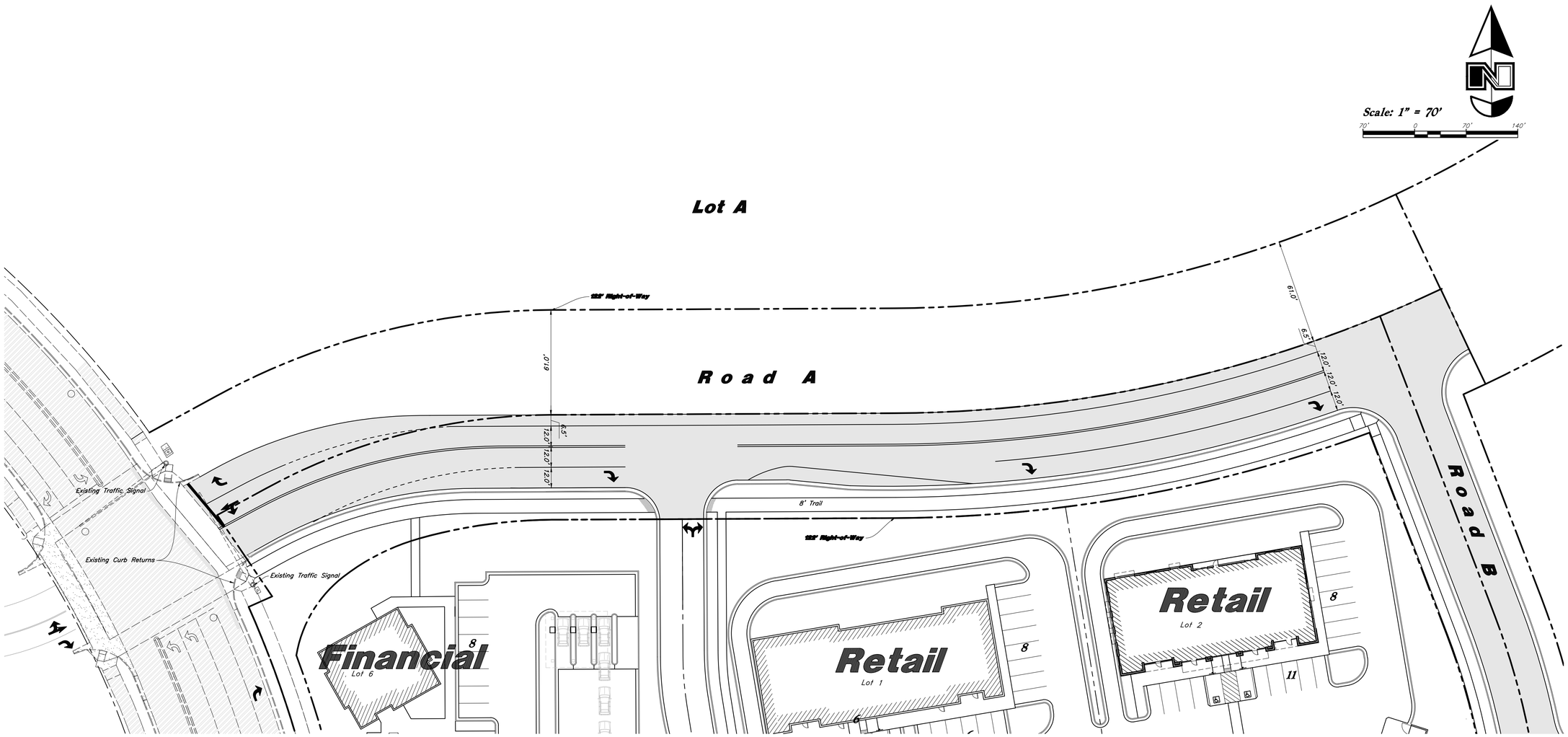
Infrastructure Map

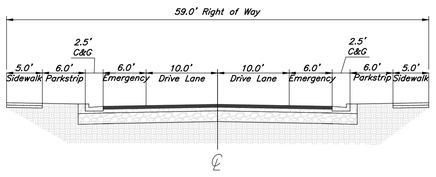
Spring Run Plaza

Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

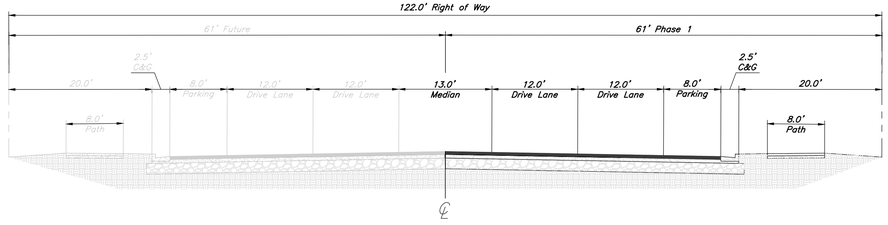
18 Nov, 2025

SHEET NO.
C5.0





2 **Local 59' ROW**
1"=10"



1 **Minor Arterial - 122' ROW**
1"=10'

General Site Notes:

1. The Local – 59' ROW is shown to use as a comparison between 1) what was originally proposed with the development and considered the developer's responsibility and 2) the proposed Phase 1 Development of the south half of the 122' ROW.
2. The following are items pertaining to the 122' ROW that will be constructed with Phase 1 that is in addition to the originally proposed 59' ROW and will be the responsibility of the city:
   a. Asphalt: 6.5'
   b. Landscaping: 6'
   c. Sidewalk/Path: 3'
   d. Less curb and gutter on north side of roadway.
3. Additional elements related to the wider roadway such as, but not limited to, grading, utilities retaining walls, land, and etc. will be detailed and coordinated separately.

REV	DATE	DESCRIPTION

Designed by: DG
Drafted by: CC
Client Name:
ACD
24-120 SP

2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

Road A Interim Site Plan

Spring Run Plaza
Highway 73 & Spring Run Parkway
Eagle Mountain, Utah 84005

18 Nov, 2025

SHEET NO.
C6.0

General Plan Categories/Future Land Use Map

LEGEND

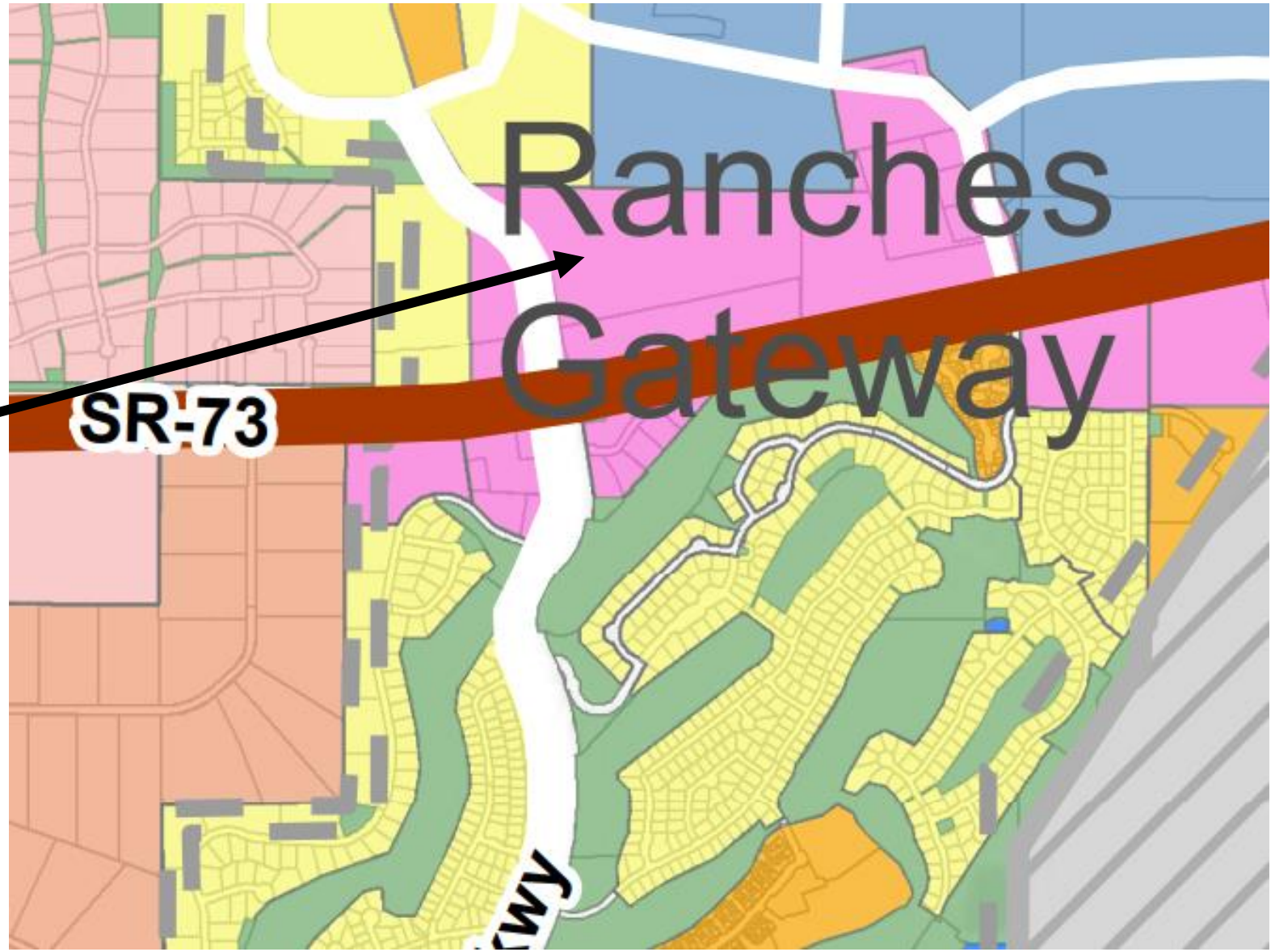
Residential Categories:
- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:
- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

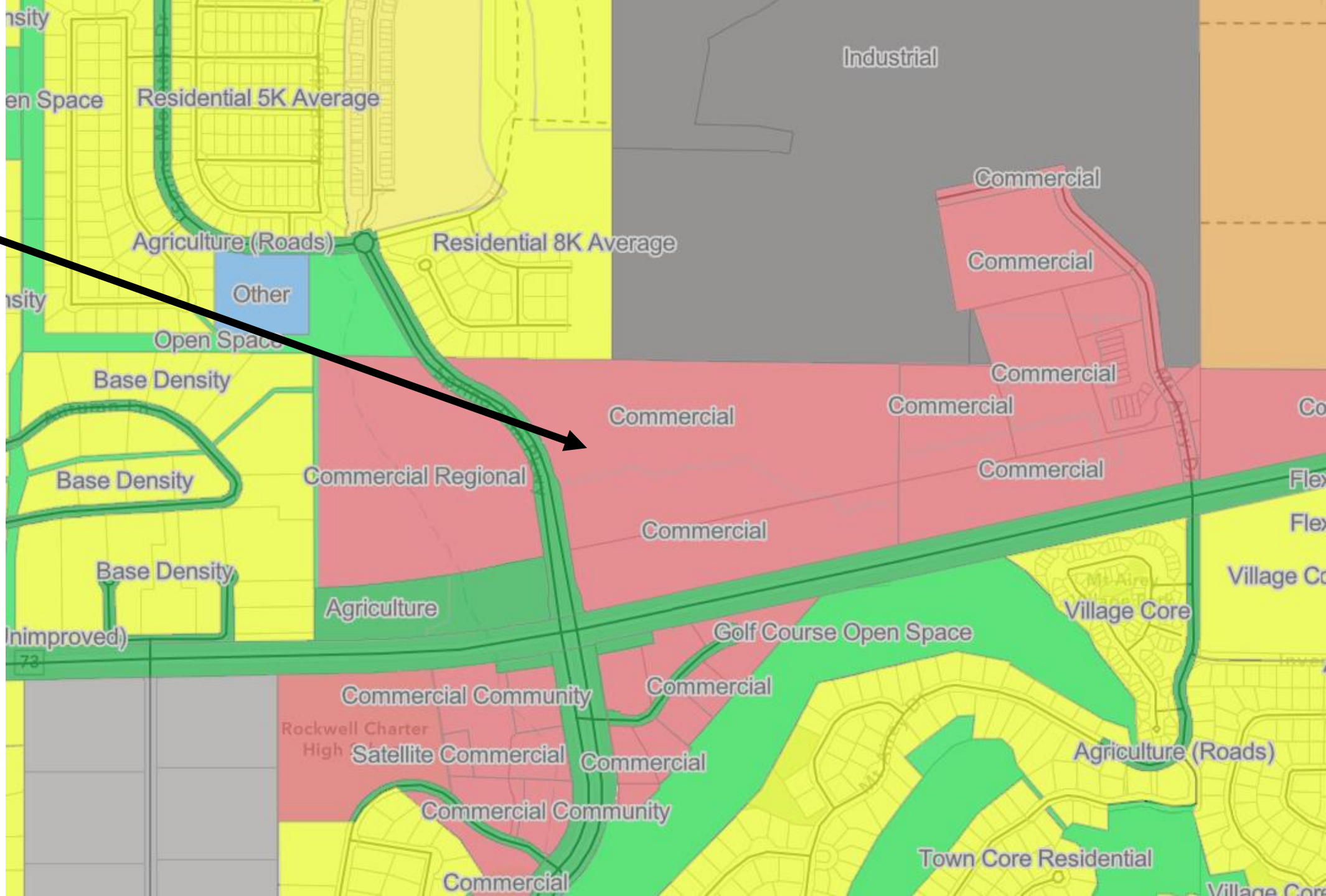
Public/Civic Categories:
- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION
- UDOT Highway/Freeway
- City Road Network - Collector & up

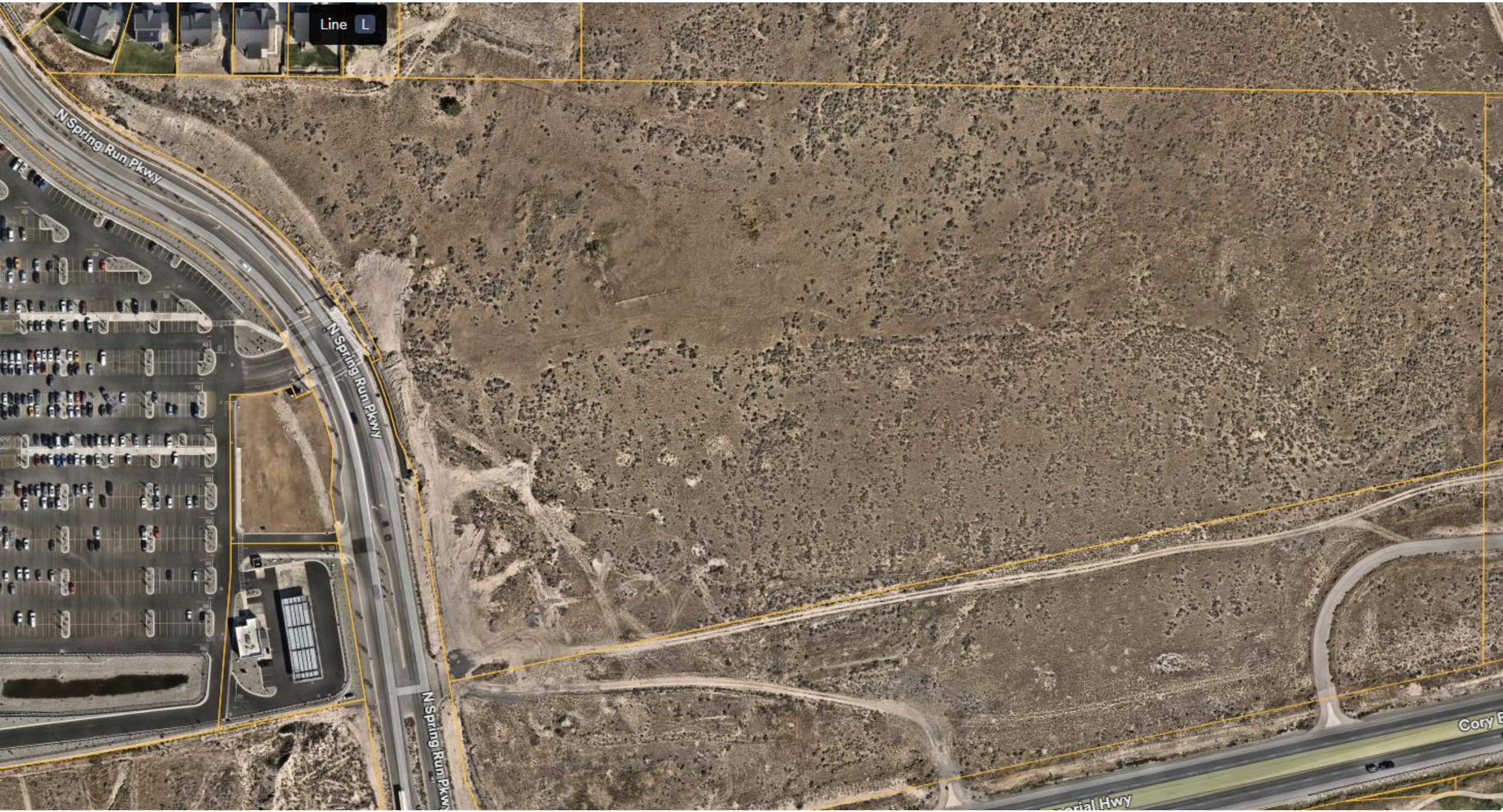


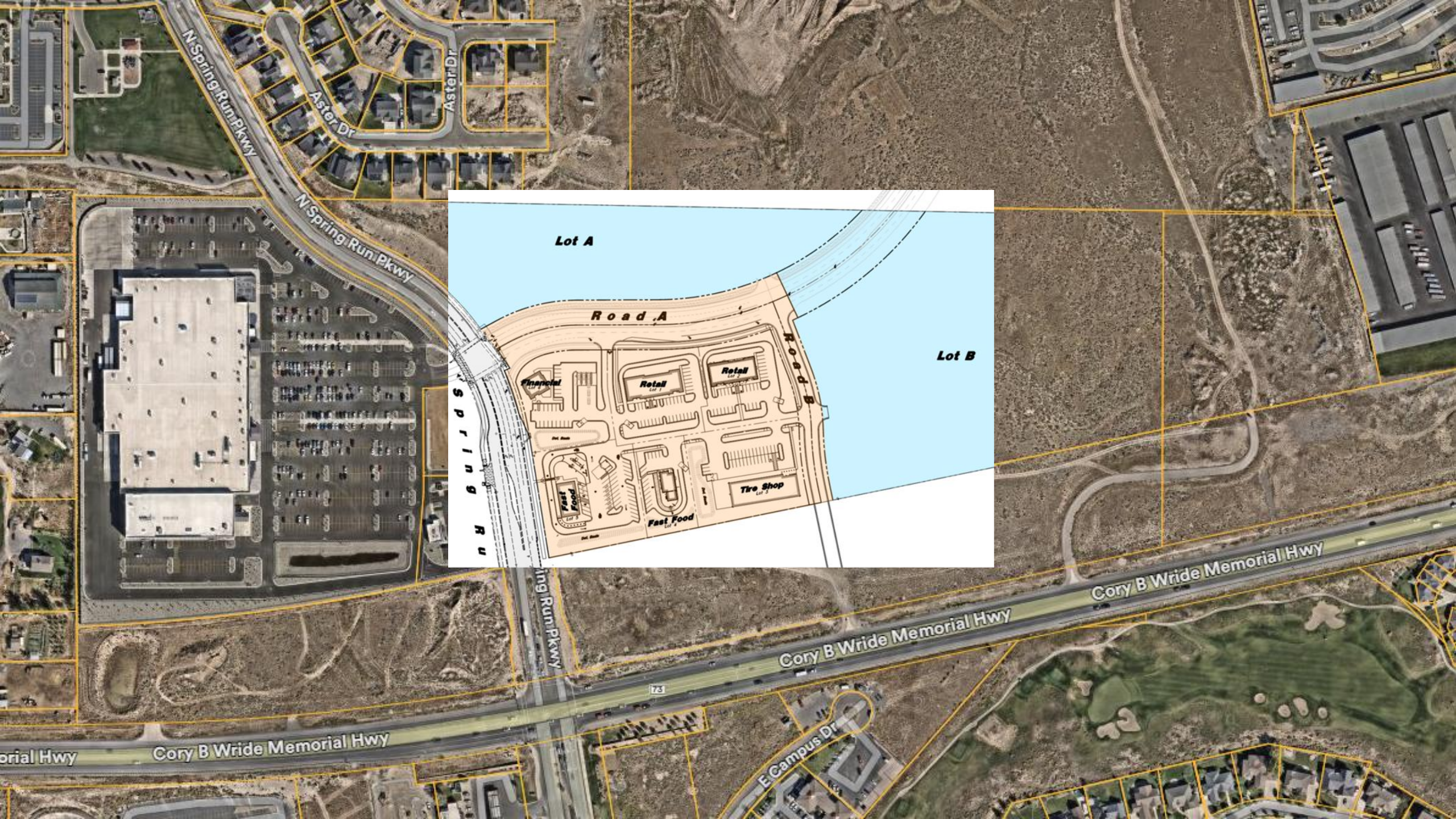
Zoning


Industrial
Residential 5K Average
Residential 8K Average
Agriculture (Roads)
Other
Open Space
Base Density
Base Density
Base Density
Commercial
Commercial
Commercial
Commercial
Commercial
Commercial
Commercial Regional
Commercial
Agriculture
Golf Course Open Space
Village Core
Commercial Community
Commercial
Satellite Commercial
Commercial
Commercial Community
Agriculture (Roads)
Town Core Residential
Commercial
Rockwell Charter


Tickville Gulch
Tickville Gulch
Tickville Gulch
Meadow Ranch Park
Eagle Mountain
Tickville Gulch
Tickville Gulch
Tickville Gulch
Tickville Gulch
Tickville Gulch
Tickville Gulch
Tickville Gulch
Nolan Park
Neighborhood Park
Harvest Hills Park
Aspen Hills
Sunrise Meadows Park
Pioneer Xing
145


N Shiloh Way
N Spring Rd
N Ox Brg
E Bridge St
Bluebell Dr
Aster Dr
N Spring Run Pkwy
N Mt Airey Dr
E Autumn Dr
E Harvest Ln
E Short Rd
Cory B Wride Memorial Hwy
E Campus Dr
N Ranches Pkwy
Stonebridge Ln
N Cedar Pass Rd
Torrey Pines Loop
E Clubhouse Ln
N Mt Airey Dr
Pebble Creek Loop
Kilkenny Way
Vanham Ln


Line L
N Spring Run Pkwy
N Spring Run Pkwy
N Spring Run Pkwy


Lot A
Road A
Road B
Lot B
Financial
Retail
Retail
Fast Food
Fast Food
Tire Shop
N Spring Run Pkwy
Aster Dr
Aster Dr
N Spring Run Pkwy
Cory B Wride Memorial Hwy
Cory B Wride Memorial Hwy
Cory B Wride Memorial Hwy
E Campus Dr

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **NOVEMBER 25, 2025**
TITLE:	Ordinance Amending Noticing Requirements in EMMC 16.05, 16.55, and 17.05
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
Mickie Mills

PRESENTED BY
Mickie Mills

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:
This code amendment effectively removes all newspaper noticing requirements and instead requires a notice on the public noticing website to match current practices.

ITEMS FOR CONSIDERATION:
The Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Proposed Code Language

16.05.180 Public meetings.

All public meetings shall comply with the requirements of this section. Any challenge regarding notice of a public meeting shall occur within 30 days of the meeting or action, otherwise notice is considered to have been adequate and proper.

A. Post the agendas in three public places, ~~and submit a copy to the newspaper~~ including on the public notice website, 24 hours in advance of the public meeting.

16.05.220 Tables.

Table 16.05.220(a) Public Notice

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities*
MASTER DEVELOPMENT PLANS					
Master Development Plan	Yes	Yes	Published ~~in paper~~ on public notice website – Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in three public places	10 Days	Perhaps – Check definition of "affected entity"
Master Development Plan Amendments	Yes	Yes	Published ~~in paper~~ on public notice website – Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in three public places	10 Days	Perhaps – Check definition of "affected entity"
CONCEPT PLANS					
Concept Plans	No	No	N/A	N/A	N/A
PRELIMINARY PLATS					

Preliminary Plat	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in three public places	10 Days	N/A
Preliminary Plat Major Amendment	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in three public places	10 Days	N/A
Preliminary Plat Minor Amendment	N/A	N/A	N/A	N/A	N/A
FINAL PLATS					
Final Plats & Final Plat Amendments	N/A	N/A	N/A	N/A	N/A
LOT SPLITS					
Lot Split – Planning Director	N/A	N/A	Direct mailed notice to property owners within 300 feet including at least 15 property owners – Post notice in three public places	10 Days	N/A
LOT LINE ADJUSTMENTS					
Lot Line Adjustments	N/A	N/A	N/A	N/A	N/A
RECORDED PLAT AMENDMENTS					
Recorded Plat	No	Yes	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to	10 Days	Perhaps – Check definition of “affected entity”

			affected entities – Post notice in three public places		
Recorded Plat – Vacating Street	Yes	Yes	Posted on the state public notice website, the city's website, and City Hall and direct mailed notice to property owners and affected entities and posting on or near the public street.	10 Days	Perhaps – Check definition of "affected entity"
BUILDING PERMITS					
Building Permit	N/A	N/A	N/A	N/A	N/A

16.55.040 Approval process and exceptions.

The plat amendment 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. The approval process for a plat amendment shall be as follows:

A. Planning Commission Review. Upon receipt of a completed application and subsequent review by the staff, the planning director shall place the application on the planning commission's agenda within 30 days.

B. City Council Public Hearing. Upon the planning commission's review and recommendation the city council shall have 45 days to conduct a public hearing on the proposed plat amendment if a public hearing is required. A public hearing is required if the proposed plat change includes the vacation of a public street or alley. A public hearing may be required if all of the property owners in the subdivision have not signed the petition or, upon receiving notice of the public hearing, an affected property owner objects in writing to the proposed plat amendment.

1. Public Notice. Public notices shall be given as follows:

    a. Lot Amendment. Each owner of property located within 600 feet of the property (including a minimum of at least 25 adjacent property owners and affected entities if there be any) that is the subject of the proposed plat change shall receive notice by mail. A copy of the public notice of the hearing shall also be posted in three public places (including the city offices) within the city at least 10 days prior to the hearing. The mailed notice shall include the following:

i. A statement that anyone objecting to the proposed plat change must file a written objection to the change within 10 days of the date of the notice;

ii. A statement that if no written objections are received by the appointed person within the 10 days, a public hearing may not be held; and

iii. The date, place, and time when a hearing will be held, if one is required, to consider a vacation, alteration, or amendment.

b. Street Amendment. If the proposed change involves the vacation, alteration, or amendment of a street, the responsible body or officer shall give notice of the date, place, and time of the hearing by:

i. Mailing a notice as required in subsection (B)(1)(a) of this section; and

ii. ~~Publishing the notice once a week for four consecutive weeks before the hearing in a newspaper of general circulation.~~ Post the agendas in three public places, including on the public notice website, 24 hours in advance of the public meeting.

17.05.150 Public meetings.

All public meetings shall comply with the requirements of this section. Any challenge regarding notice of a public meeting shall occur within 30 days of the meeting or action, otherwise notice is considered to have been adequate and proper.

A. Post the agendas in three public places, ~~and submit a copy to the newspaper~~ including on the public notice website, 24 hours in advance of the public meeting.

17.05.200 Tables.

Table 17.05.200(a) Public Hearing

	P.C. Hearing	C.C. Hearing	Notice Type	Notice Period	Affected Entities**
GENERAL PLAN					
General Plan*	Yes	Yes	Published ~~in paper~~ on public notice website – Direct mailed notice to affected entities – Post notice in 3 public places	10 Days	Yes – Check definition of affected entity
LAND USE ORDINANCE					

EMMC Titles 16, Subdivisions, and 17, Zoning: Requirements and Approvals	Yes	Yes	Published ~~in paper~~ on public notice website – Direct mailed notice, with summary to be understood by a lay person, to property owners within 600 feet including at least 25 property owners and to affected agencies – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity
HOME BUSINESS					
License Official Approval	No	No	N/A	N/A	N/A
Planning Commission Approval	Yes	No	Direct mailed notice to property owners within 300 feet including at least 15 property owners – Post notice in 3 public places	10 Days	N/A
ACCESSORY DWELLING UNITS (ADUs)					
Planning Director Approval	No	No	N/A	N/A	N/A
Planning Commission Approval	Yes	No	Direct mailed notice to property owners within 600 feet – Post notice in 3 public places	10 Days	N/A
SIGN REGULATIONS					
Sign Permit – Planning Director Approval	No	No	N/A	N/A	N/A
Model Home Signage	No	No	N/A	N/A	N/A

Directional/Advertising Business Signage	No	No	N/A	N/A	N/A
ANIMAL MANAGEMENT PLANS					
Planning Commission	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners – Post notice in 3 public places	10 Days	N/A
REZONING OF PROPERTY					
Rezoning	Yes	Yes	Published ~~in paper~~ on public notice website – Direct mailed notice, with summary to be understood by a lay person, to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)
CONDITIONAL USE					
Conditional Use	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity (required if rezoning to a multi-unit residential, commercial, and industrial)
SITE PLAN REVIEW					
Site Plan Review	Yes	No	Direct mailed notice to property owners within 600 feet including at least	10 Days	Perhaps – Check definition of affected entity (required if

			25 property owners and to affected entities – Post notice in 3 public places		rezoning to a multi-unit residential, commercial, and industrial)
VARIANCES					
Variance	Yes	No	Direct mailed notice to property owners within 600 feet including at least 25 property owners and to affected entities – Post notice in 3 public places	10 Days	Perhaps – Check definition of affected entity

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **NOVEMBER 25, 2025**
TITLE:	White Hills Rezone
ITEM TYPE:	Rezone
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designations: Community Commercial, Agricultural/Rural Density Two, and Neighborhood Residential One Zone: Under Review	Approximately 177 Acres

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 with the following condition:

1. Parcel No. 59:050:0053 is rezoned to Agriculture as stated in the Rezone Table and not as Residential 1 as shown on the Rezone Map.

BACKGROUND:
When the City's Zoning Map was adopted on February 20, 2024, it was determined that some areas of the City would be labeled as *Under Review* since it wasn't fully known what the zoning was in those areas. The White Hills area was one of those areas. This rezone proposal seeks to officially rezone properties within this area with current zones. The Future Land Use Map would be amended to maintain compatibility with the proposed rezones.

Proposed Zoning
Agriculture: These properties are around ten or more acres. It was deemed as the best zone for properties of this size.
Commercial Neighborhood (CN): The two parcels proposed as Commercial Neighborhood are shown on the Future Land Use Map as Community Commercial, making the rezone compatible with the Future Land Use Map.
Public Facilities: These two parcels are owned by the City and contain a well house.
Residential 1 (R1): These lots are 1/4 acre in size. The R1 zone seems to be the best fit for these lots.
Rural Agricultural 1 (RA1): These are 5+ acre properties with the majority of them containing residential dwellings.

ITEMS FOR CONSIDERATION:
The criteria for approval for a Rezone are listed in EMMC 17.90.060.

Rezoning of property shall be evaluated using the following criteria, and may be approved if the requirements below are met:

A. 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.
B. Compatibility Determination. The proposed uses and densities will be reasonably compatible with adjacent land uses and the pattern of proposed uses and densities will appropriately buffer potentially incompatible uses from others based on the assumption that the proposed uses and densities will comply with this title, including the performance standards designed to help ensure land compatibility.
C. City Services. The proposed use can be accommodated with public services and will not overburden the city's service capacity.
D. Traffic Generation. Traffic generation by the proposed use is within capabilities of streets serving the property.
E. Property Values. The proposed use is not expected to have a significant negative impact on surrounding property values.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Rezone Map - White Hills Rezone
2. Rezone Table - White Hills Rezone
3. Current Future Land Use Map

White Hills Rezone

N

Zoning

- Agriculture
- Commercial Neighborhood (CN)
- Public Facilities
- Residential 1 (R1)
- Rural Agricultural 1 (RA1)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

0 0.13 0.25 0.5 0.75 1 Miles

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
554420042	AGUIRRE - AMALIA & NAYELI	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580046	ALLINSON - MATT & BOBBIE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700114	ANDERSON - CORY ORAL & WHITNEY	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580020	ANGIE POULSEN LLC	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420045	ARRINGTON - BRODIE & RACHELLE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580003	BABBEL - NATHAN (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510017	BANTA - ROBBIN E & KARI L	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510024	BARNUM - RICHARD SCOTT & JULIE LEE (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700103	BEENE - JOSEPH E & DANIELLE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510040	BENNETT - JADE & DENA	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580007	BERRY - BROCK J	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510062	BERRY - JACK D	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420028	BERRY - WESTON & BRITTANY	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
432820001	BERRY - WOODRUFF V & LAURIE JO (ET AL)	Neighborhood Residential One	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)
553200007	BIRD - MELINDA	Agricultural/Rural Density Two	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)
553510061	BLACK - KOLE JR (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420064	BRIDGES - BRIAN S	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580025	BRYAN SLOCUM FAMILY TRUST AGREEMENT 09-06-1991 (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580052	BRYANT - CALVIN L	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700108	BYRUM - EMMA JEAN (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580033	CABLE - DWIGHT C & KRISTIN L	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510101	CARTER - TAMMY MARIE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420052	CHERRY - BRAD S & JENNIFER LYNN ERDMANN	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580015	CLARK - ALICE (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420043	CLINTON - JEREMY	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580036	CONNIN - CORY KEITH & CYNTHIA THERESA	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
499700117	COOK - AUSTIN & LAUREN	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
590490036	COOK - G L & S (ET AL)	Community Commercial	Under Review	No Change	Commercial Neighborhood
590490038	COOK - MARY N & RICHARD W (ET AL)	Community Commercial	Under Review	No Change	Commercial Neighborhood
553510021	CORRY - NATHAN & MONICA	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580038	COWLEY - JADE THOMAS & AMANDA	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510051	CROFF - BRADLEY D & BETH E	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700120	DANSIE - TROY GRANT & TRACI A (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420025	DELPIVO - ROBERT LOUIS	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580028	DEVEY - DAVIS J & TERRA KAY	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420047	DOUGLAS - CORBETT & ERIKA	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700121	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Under Review	Parks and Open Space	Agriculture
551580500	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Under Review	Parks and Open Space	Agriculture
553200500	EAGLE MOUNTAIN CITY	Agricultural/Rural Density One	Under Review	Parks and Open Space	Agriculture
553510500	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Under Review	Parks and Open Space	Agriculture
554420500	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Under Review	Parks and Open Space	Agriculture
590500032	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Under Review	Civic Uses/Schools	Public Facilities
590500051	EAGLE MOUNTAIN CITY	Neighborhood Residential One	Under Review	Civic Uses/Schools	Public Facilities
551580045	EARDLEY - JAMES KYLE & WHISPER	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580035	EGBERT - BELINDA J (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580037	FATOVIC - MICHELLE FRANCES (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700115	FIFE - SOPHIA (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580005	FLUCKIGER - KRISTIN & JOHN-MICHAEL	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420048	FORSYTH - KATELYN	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553200008	FURSE - TROY	Agricultural/Rural Density Two	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)
553510069	GLAD - ERIC D & QUINTIN T	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700119	GOSS - JOSEPH & ARIES	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510023	GREENE - MICHAEL	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510070	GREENWOOD - FOSTER R & PAIGE N	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)

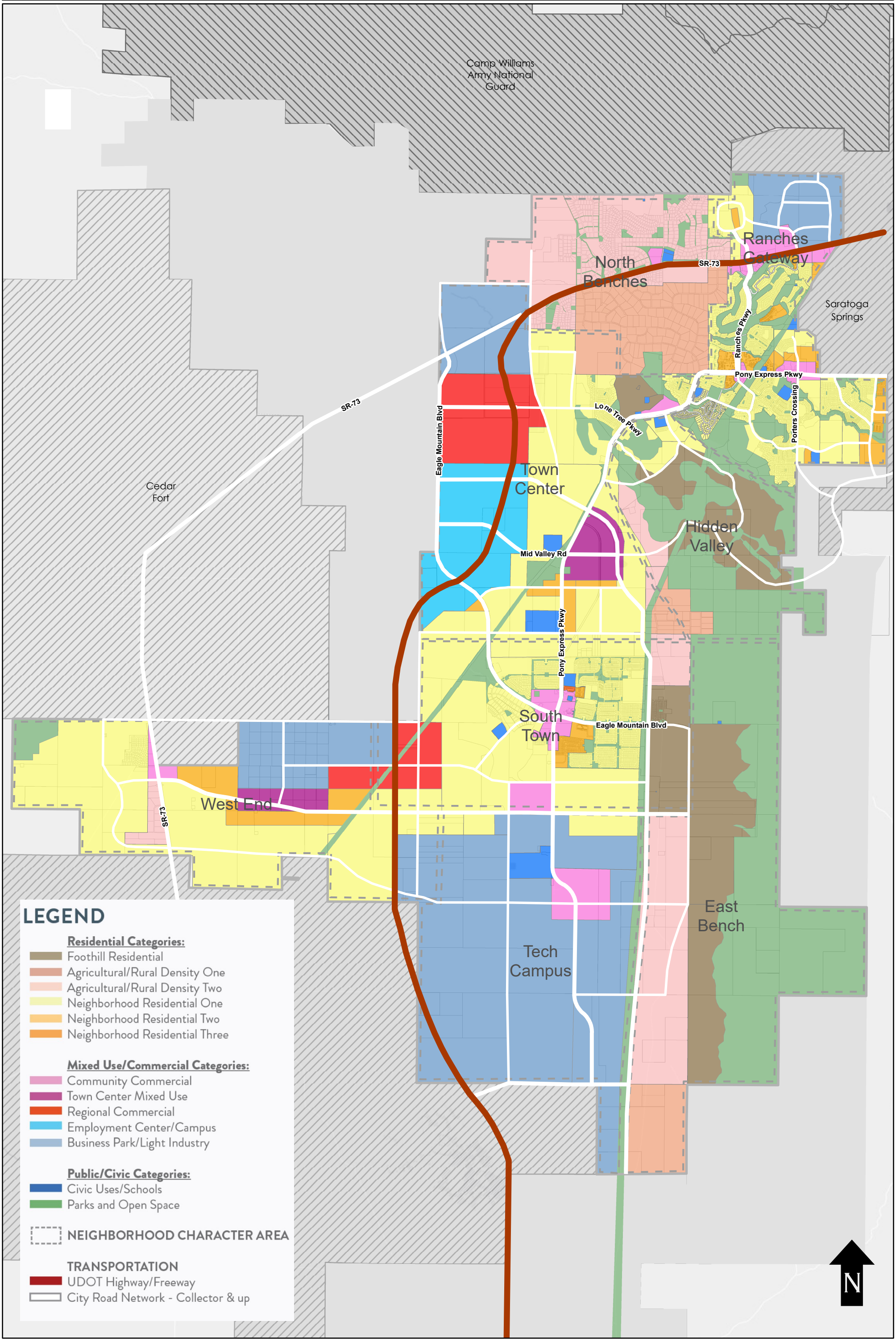
Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
553510087	GUIDOTTI - MARIANNE BERNICE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580026	HADDENHAM - JOSHUA K & FELICIA A	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580044	HAMSON - DANIEL PAUL & AMY L	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580004	HANSEN - CHARLOTTIE C & MICHAEL SHAD	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553200013	HART - JON D & DEENA R	Agricultural/Rural Density Two	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)
499700107	HAWS - HEBER & RACHEL	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700102	HENNICK - DERRIK & LINDSEY	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700116	HEPWORTH - JOSEPH D (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510098	HERNDON - JERRY A & PATRICIA A	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420039	HILL - JOSHUA BENTON	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510103	HILTON - WENDY L & STEVE G (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420056	HOJARA - SHILOH	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553200011	HOLINDRAKE - KYLE G & COLLEEN	Agricultural/Rural Density Two	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)
551580010	HOLKER - SHANTELL	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700113	HOLT - TIMOTHY DANIEL (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420038	HOOVER - JAMES & VICKIE (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580018	HOOVER - JAMES WILLIAM & VICKIE LOU (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510075	HOOVER - TYLER JAMES (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700105	HUGHES - JOHNATHAN	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700106	HUMES-MERYHEW - SHELBEY (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420058	HUNZIKER - BRUNO & PEGGY MARIE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580012	JACKMAN - DANIEL H (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580023	JENSEN - KYLE J & KIMBERLY ANNE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510100	JOHNSON - ANTHONY D	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420053	JOHNSON - MARYA R	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700101	KELLER - KICEN	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580041	KELLEY - MICHAEL & AMY	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
553200002	KHWAJA - DAVID & SHAYLA	Agricultural/Rural Density Two	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)
551580022	KITCHEN - DALE L & LAURA J	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420055	KLAMM - STEVEN D & CHRISTINE I	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700111	KOCH - CARLIE E (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700112	KOFOED - JAY BRANDON & JANESSA S	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580027	KOONTZ - JUSTIN	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580029	KOONTZ - KYLE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580008	LARSEN - COLLIN	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510071	LARSEN - GREGORY BLAINE & AMY GREEN	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510041	LEWIS - KURRY G & REBEKAH	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580049	LINDE - STEPHEN A & DARLYN C (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580049	LINDE - STEPHEN A & DARLYN C (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420054	LOVE - JONATHAN C & MICHELLE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510050	MANNING - TEXAS S & JEANNIE L	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420037	MARTIN - RANDY & ALYSSA	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580002	MAY - APRIL J	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
590520018	MCAFFE - JANE & MATTHEW S (ET AL)	Agricultural/Rural Density Two	Under Review	Parks and Open Space	Agriculture
551580006	MCCANDLESS - COLTON & MAKENZEE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580021	MCCUBBINS - COLTON	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580016	MEHR - ANDREW J & BROOKE N	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700109	MENDOZA - SCOTT WAYNE & LYDIA K	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420049	MEYER - BRODY	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510096	MILLER - WADE & PATRICIA	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420036	MITCHELL - CORBIN DALE & ALAINA NICOLE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510016	MOORE - MITCHELL	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420062	MULLINS - SCOTT M & JENNIFER D	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580031	MYERS - JULIE HILL & DAVID LEE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553200001	NOORDA - ALMA B	Agricultural/Rural Density Two	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
590500053	OQUIRRH WOOD RANCH LLC	Neighborhood Residential One	Under Review	Parks and Open Space	Agriculture
553510067	OSWALD - LINDSAY L & SHANNON W	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580019	PARK - ALAN H & SUSAN K (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510018	PENOVICH - MICHELLE L & MICHAEL J	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580014	PETERSON - ERNEST & HEIDI	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700110	POULSEN - GREGORY T & ANGIE C	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700104	POULSEN - GREGORY TODD & ANGIE CHRISTINE (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420027	POWELL - CHAD T & JENNIFER LEE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
590510024	RANCH AT POLE CANYON LLC THE	Agricultural/Rural Density Two	Under Review	Parks and Open Space	Agriculture
590510026	RANCH AT POLE CANYON LLC THE	Agricultural/Rural Density Two	Under Review	Parks and Open Space	Agriculture
553510066	RAY - JEREMY T & MALISSA A	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580009	RICHARDS - OTHELLO L & ASHLEY R	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510097	RING - MYRON L & SANDRA K	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510020	ROLLINS - CASEY	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580034	ROMNEY - KAREN	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510102	ROWE - RANDY A & DEBRA A	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420059	RUNDELL - CRAIG (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580001	RYLE - ALMA & TAYLOR MICHAEL	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510064	SAMUEL - ROBERT M & KELZI D	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553200009	SAN JUAN - QUIRINO	Agricultural/Rural Density Two	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)
590510015	SAUNDERS - KENDEL & AMY	Agricultural/Rural Density Two	Under Review	Parks and Open Space	Agriculture
553200005	SCHAER - HANS RUDOLPH	Agricultural/Rural Density Two	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)
554420065	SLADE - AUSTIN THOMAS & MORGAN EMILY	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
590500016	SMITH - CAREY	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580047	SMITH - CAREY G & DIANE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
432820002	SMITH - JAMES E & DENA R (ET AL)	Neighborhood Residential One	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)
553510015	SMITH - MISTY (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)

Parcel	Owner	Current Future Land Use Designation	Current Zoning	Proposed Future Land Use Designation	Proposed Rezone
553510022	SMITH - ROBERT K & AMY C	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580043	SODERBORG - DREW N & KARENA C	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510065	STEVENS - BRYAN & SERENA	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420063	STINSON - WADE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420044	STOCKTON - MARK W & SUZETTE L (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420026	STRICKLING - PHILLIP D	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
499700118	THOMAS - HOLDAN DAREL & STACI	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580013	THOMAS - R SCOTT	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510068	THORNE - MICHAEL & JENNIFER	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510074	TSOSIE - FREDDIE & ROSALINDA	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580030	TURLEY - CAMERON & EMMALEE HINTZE	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510099	TURNER - TRACI A & GREGORY B	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420046	VOSS - NATHANIEL RAY & MEGAN LILY	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580042	WALKER - BRUCE L (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580017	WALLACE - BRANDEN	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553200006	WATTERSON - JOSEPH KIP	Agricultural/Rural Density Two	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)
553200010	WEBBER - DWAINE E & DIANE R	Agricultural/Rural Density Two	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)
551580024	WILLIAMS - GARRETT K & SARAH U	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510019	WILLIAMS - WYATT M	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510060	WILSON - HAYDEN BRAD	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
554420057	WILSON - KEVIN G & AMANDA N	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
590490042	WILSON - WILLIAM H & TERESA S (ET AL)	Agricultural/Rural Density Two	Under Review	Agricultural/Rural Density One	Rural Agricultural 1 (RA1)
553510073	WITHERS - JARED	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510063	WORLEY - RICHARD L & SUZANNE T	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
551580011	WRIGLEY - JONATHAN & HEATHER (ET AL)	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)
553510072	YOUNG - CHARLES R	Neighborhood Residential One	Under Review	No Change	Residential 1 (R1)

FUTURE LAND USE & TRANSPORTATION MAP



	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **NOVEMBER 25, 2025**
TITLE:	Amending the General Plan for Eagle Mountain's Annexation Policy Declaration
ITEM TYPE:	General Plan Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING
Yes

PREPARED BY
Brandon Larsen, Planning Director

PRESENTED BY
Brandon Larsen

RECOMMENDATION:
Recommend approval of the proposed Annexation Policy Plan to the Council.

BACKGROUND:
In conjunction with Eagle Mountain City's General Plan update process, the City is proposing an updated annexation policy plan. This key document identifies areas of unincorporated Utah County from which the City is willing to consider annexation requests.

This document has two (2) main parts: (1) an annexation policy plan map and (2) a set of criteria and considerations for City decision-makers to use to analyze and evaluate annexation requests. §10-2-803, Utah Code Annotated, has a list of required elements for annexation policy plans. Staff has taken care to ensure all required elements have been included in the proposed document. Additionally, the plan highlights Utah Code criteria and statutory limitations to help facilitate compliance with the Utah Code when considering an annexation proposal. The plan also identifies considerations that are especially important to Eagle Mountain, such as water availability and neighborhood compatibility.

The plan identifies six (6) annexation areas, which are described and highlighted in the document. Each description of a given area identifies the benefits and challenges associated therewith.

This proposal was presented at a Planning Commission meeting especially for *affected entities* on November 12, 2025. *Affected entity* is defined in the "Items for Consideration" section. This proposal was also presented to the Council on November 18, 2025. Based on feedback received, the Council appeared to be generally supportive. One revision or addition that was proposed, which seemed to be supported by multiple members of Council, is identifying key desirable or undesirable land uses for each of the six (6) areas.

ITEMS FOR CONSIDERATION:

Affected entity is defined in §10-2-801, Utah Code Annotated as:

"Affected entity" means:

(a) a county of the first or second class in whose unincorporated area the area proposed for annexation is located;

(b) a county of the third, fourth, fifth, or sixth class in whose unincorporated area the area proposed for annexation is located, if the area includes residents or commercial or industrial development;

(c) a special district under Title 17B, Limited Purpose Local Government Entities - Special Districts, or special service district under Title 17D, Chapter 1, Special Service District Act, whose boundary includes any part of an area proposed for annexation;

(d) a school district whose boundary includes any part of an area proposed for annexation, if the boundary is proposed to be adjusted as a result of the annexation; and

(e) a municipality whose boundaries are within 1/2 mile of an area proposed for annexation.

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

1. Annexation Policy Plan

Annexation Policy Plan

Purpose

Prior to developing unincorporated land in Eagle Mountain, landowners must petition to annex their property into the City. New annexation proposals will be evaluated carefully and only approved when they advance the City's long-term vision. Each decision will focus on securing assets that align with the General Plan and contribute positively to residents' lives.

Potential Reasons for Annexation

While Eagle Mountain will remain selective in considering annexations, there are circumstances where expanding the City's boundaries may bring important community benefits. Some of the potential reasons for annexation include:

- Employment and Economic Development: Attracting technological, light industrial, office, agritourism, and research-oriented uses that provide high-quality jobs close to home.
- Water and Utility Corridors: Protecting alignments for water pipelines, power lines, stormwater infrastructure, and potential well sites or other water sources to support the City's long-term growth.
- Transportation Facilities: Securing land to accommodate a regional or municipal airport, future transit hubs, or other major transportation facilities that require significant acreage and strategic locations.
- Energy Infrastructure: Providing sites for energy facilities such as substations, renewable generation sites, or transmission corridors that are essential for reliable service and long-term sustainability.
- Prime Commercial Land: Bringing in strategically located land adjacent to future freeway interchanges or major corridors to create employment centers and expand the City's tax base.
- Recreational Facilities and Open Space: Preserving large tracts of land for regional parks, trails, sports complexes, and open space that strengthen Eagle Mountain's identity as an outdoor recreation destination.
- Environmental Protection: Managing sensitive lands, wildlife corridors, and natural resources within the City's jurisdiction to ensure consistent stewardship and reduce development pressures in unincorporated areas.

Annexation for these reasons must still meet the requirements of State Code and align with the City's fiscal framework, infrastructure system, and community values.

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Process and Framework

Annexations are governed by Utah Code, which establishes the procedures and requirements for reviewing annexation petitions. These laws outline how proposals are initiated, reviewed, protested, and finalized. To help guide local decisions, this plan summarizes the major State requirements, highlights the statutory limitations that must be respected, and adds Eagle Mountain's own priorities. Together, these create a framework of criteria the City can use when evaluating annexations.

State Code Criteria

Utah Code Title 10, Chapter 2, Part 8 requires cities to evaluate annexations based on several key considerations including the following:

- Community Character: How does the annexation support the City's existing and future identity?
- Municipal Services: What services are needed in the area, and how will they be provided?
- Service Extension and Financing: How will utilities, roads, and other infrastructure be extended, and how will the costs be funded?
- Tax Impacts: What are the consequences for both existing City residents and those in the annexed area?
- Impacts to Affected Entities: How will annexation impact the County, school district, special districts, nearby cities, and other regional partners?
- Boundaries: Does the proposal create clear, contiguous boundaries without leaving islands or peninsulas of unincorporated land? How will community resources and obligations be equitably distributed?
- Landowner Participation: Have the required landowners consented to the annexation petition in accordance with code? Does the petition meet statutory thresholds for acreage, value, and signatures?
- Overlapping Local Government Functions: Are there any overlapping local government functions that can be consolidated?

Statutory Limitations

In addition to the above criteria, Utah Code establishes important limitations. Eagle Mountain must ensure that:

- Annexations are not undertaken solely to generate municipal revenue or to prevent annexation by another city but instead reflect the City's ability and intent to provide municipal services.
- Annexation boundaries are drawn to align with existing special district, school district, or taxing entity boundaries where practicable.

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- Annexations near airports, military installations, or School and Institutional Trust Lands Administration (SITLA) project areas comply with additional statutory requirements.
- Annexation exclusions containing urban development within 1/2 mile of the municipality's boundary are justified.

Additional Eagle Mountain Considerations

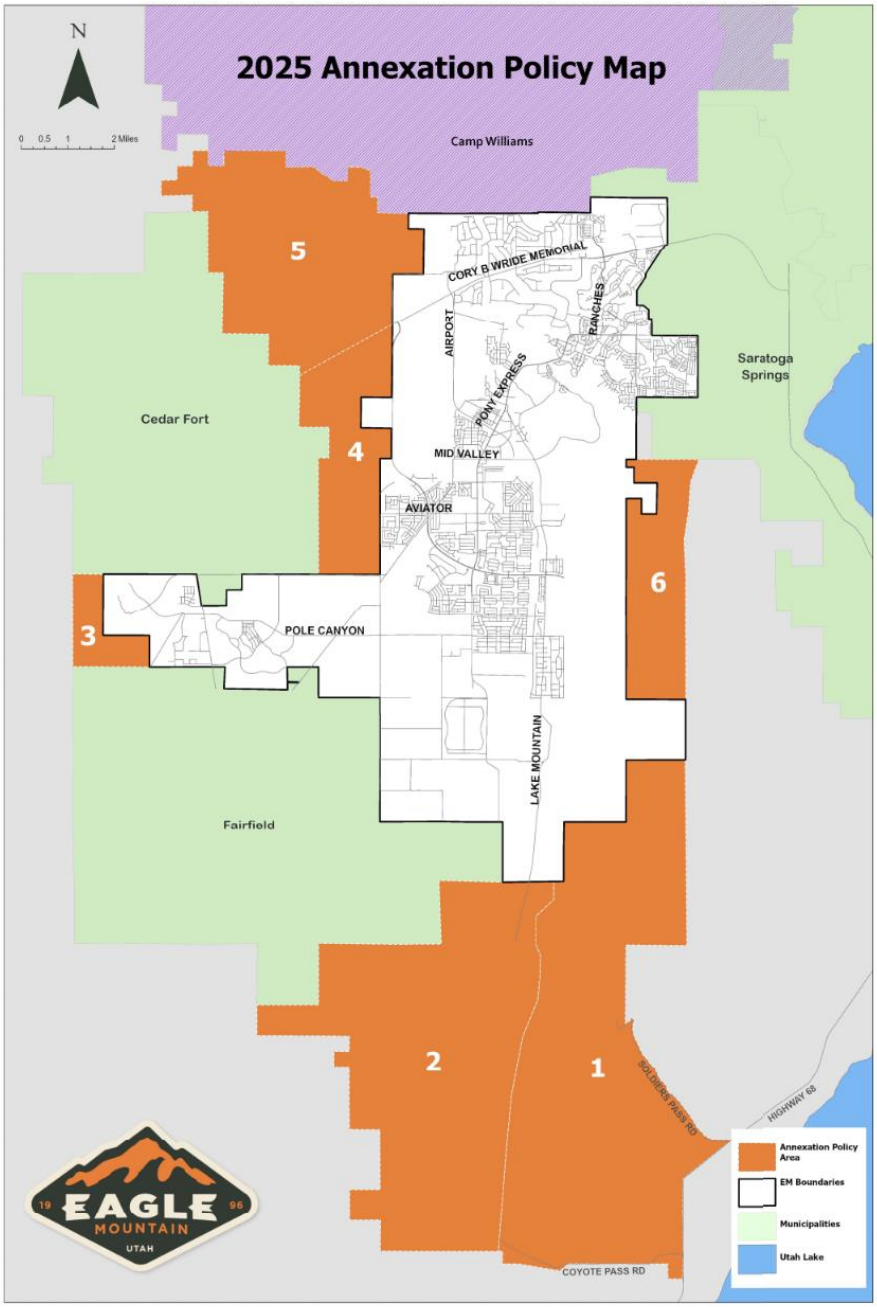
Beyond the requirements of Utah Code, Eagle Mountain also evaluates annexations through the lens of its community values. Local priorities include:

- Neighborhood Compatibility: Ensuring that new areas fit with surrounding neighborhoods and respect the character of nearby communities.
- Fiscal Balance: Weighing revenues and costs to make certain that annexations strengthen long-term financial sustainability.
- Water Availability: Confirming that sufficient water rights and infrastructure exist to serve new development without compromising current residents.
- Connectivity: Extending road, trail, and transit systems in ways that expand access without creating undue maintenance and connectivity challenges.
- Environmental Stewardship: Protecting open space, wildlife corridors, and cultural resources within annexed areas.
- Regional Collaboration: Coordinating with Utah County, neighboring cities, and other regional partners to ensure annexations support broader regional goals.
- Developer Commitments: Ensuring developers provide necessary water rights, participate in infrastructure financing or construction, and submit plans consistent with City standards and the General Plan.
- Resident Safety: Assessing the proposed area to avoid or mitigate hazards.

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Annexation Map

This map identifies areas that can be considered for potential annexation into Eagle Mountain City, in accordance with the criteria in this document.



Annexation Areas

The 2025 Annexation Policy Map identifies six potential areas where Eagle Mountain may consider future expansion. The map provides a geographic frame of reference, while the following descriptions highlight the opportunities, challenges, and considerations unique to each area. Together, they illustrate how annexation could secure transportation and utility corridors, protect natural and recreational resources, and support regional economic and infrastructure goals in coordination with neighboring communities.

Area 1:

Located southeast of Eagle Mountain near the Utah Lake shoreline and southwest of the Lake Mountains, this area provides a potential connection to Utah Lake and Redwood Road (SR68). It also preserves a possible regional transportation corridor alignment toward Elberta and west Utah County. Annexation could open access to regional recreation opportunities, including trail systems and shoreline amenities, enhancing Eagle Mountain's reputation as an outdoor destination. Benefits include future connectivity to Utah Lake, preservation of a transportation corridor that would strengthen regional mobility and expanded trail and open space opportunities. Challenges include the significant cost of extending infrastructure, potential environmental considerations near the lake, and the need for coordinated planning with Saratoga Springs to prevent conflicts in land use or infrastructure. Careful alignment with State environmental standards and wildlife protection will be critical in this area. Annexation should also preserve future utility corridors, pressure zones, and potential well-sites identified in the City's water planning documents.

Area 2:

This area lies south of the City and to the southeast of nearby Fairfield. Its location provides a strategic opportunity for energy infrastructure, including natural gas, solar generation, or potential small modular nuclear facilities. Annexation would ensure the City retains control over a critical utility corridor and positions Eagle Mountain as a leader in energy development. Benefits include diversifying the City's economy, expanding utility services, providing local employment in advanced energy sectors, and preserving land for a regional transportation corridor to the south. Challenges include significant infrastructure investment, potential visual and environmental impacts, and the need for careful siting to maintain compatibility with surrounding land uses. Coordination with Fairfield will be essential to align infrastructure and land use decisions and to avoid service overlaps. Considerations for this area should include the natural gas transmission line and the electrical corridor.

Area 3:

Situated west of Eagle Mountain and northwest of Fairfield, this area provides continuity in the City's boundaries and helps prevent the creation of unincorporated "islands." It lies along the hillside, west of the Firefly development, and consists mostly of land controlled by the Bureau of Land Management. Annexation would allow Eagle Mountain to guide recreational access and manage open space on the western side of the valley, preserving trailheads and ensuring consistent

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land use. Benefits include protection and utilization of natural and recreational lands, and stability of City limits. Challenges are tied primarily to extending infrastructure to undeveloped lands, if needed. Long-term planning should ensure land use aligns with Eagle Mountain's growth framework while preserving recreational opportunities such as trail loops and open space connections. Given the City's projected population growth, annexation here should also be phased to support orderly expansion of services and facilities, as needed.

Area 4:

This area is located in the central Cedar Valley, south of SR73, west of the future Cedar Valley Freeway, and east of Cedar Fort. Annexation in this area should preserve transportation and transit corridors identified in the City's Transportation Master Plan. Annexation could bring economic growth, improved connectivity, and opportunities for transportation and logistics focused uses. Challenges include noise, traffic impacts, and the cost of major infrastructure. Compatibility with residential areas and preservation of open space and wildlife corridors must be carefully planned. Coordination with Cedar Fort will also be important to ensure compatible land use and transportation planning across municipal boundaries.

Area 5:

Bordering Camp Williams on the City's northwestern edge; this area is reached via SR73. Its proximity to Camp Williams makes it suitable for recreation, agritourism, and light industrial uses that diversify the local economy while remaining compatible with military operations. Annexation could provide opportunities for expansion of the City's recreation system, potentially adding new facilities, trailheads, or economic opportunities that highlight the area's rural character. Benefits include diversifying the local economy and protecting open space adjacent to Camp Williams. Challenges include safety, ACUB (Army Compatible Use Buffer) restrictions, extension of utilities, and the need to respect military training operations. Coordination with Cedar Fort and military partners will be necessary, along with careful planning to determine wildlife corridor widths and preserve ecological connectivity. Evaluate opportunities for municipal satellite facilities in this area to improve service response times for the northern region of the City.

Area 6:

Located in the northern Lake Mountains and consisting mainly of land controlled by the Bureau of Land Management, this area offers opportunities for expanded outdoor recreation, including new trailheads, trails, campgrounds, and natural open spaces. Annexation would strengthen Eagle Mountain's position as a recreation destination while preserving scenic views. Considerations include limited infrastructure access, wildfire risk, and the need to safeguard sensitive habitats and wildlife migration routes. Careful planning and adherence to environmental stewardship principles will ensure recreational uses complement ecological health. Coordination with Saratoga Springs will also be necessary, and tourism or vacation-oriented uses should be explored to enhance the area's role as a regional recreation destination. Wildfire risk reduction strategies, including defensible space and fire-resistant land uses, should be emphasized as part of annexation review.

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Conclusion

Annexation is not about expanding borders for their own sake, but about making thoughtful, educated decisions that serve the community's future. By following Utah Code requirements while also weighing local priorities, landowner responsibilities, and potential community benefits, Eagle Mountain ensures that annexations are consistent with the City's values, are fiscally responsible, and support the future vision of the community. The annexation areas identified on the 2025 Annexation Policy Map provide a framework for how expansion may occur in ways that protect or enhance natural resources, transportation corridors, and utility rights-of-way; secure recreation and open space; and facilitate economic opportunities. Consideration of the City's adopted master plans and close coordination with neighboring communities such as Saratoga Springs, Cedar Fort, and Fairfield, as well as other regional partners, will be essential to making annexations a positive and sustainable part of Eagle Mountain's long-term vision.

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