

REQUEST FOR COUNCIL ACTION

SUBJECT: Stone Creek Development Plan Amendment

SUMMARY: Stone Creek Development Plan Amendment; approximately 7800 South 5490 West; Amending the Stone Creek Development Plan consisting of 17.52 acres; specifically reducing the amount of open space in Clay Hollow D,E & F, and transferring 10 residential units in Clay Hollow D to Town Center B; P-C Zone; Peterson Development/Barrett Peterson (applicant) [Ray McCandless #DP20130011; parcels 20-36-100-043; 20-36-126-030, 20-36-226-001, 004]

FISCAL IMPACT: None.

STAFF RECOMMENDATION:

Based on the findings set forth in the staff report, Staff recommends that the City Council approve the proposed amendments to the Stone Creek Development Plan as recommended by the Planning Commission.

MOTION RECOMMENDED:

Motion to Approve

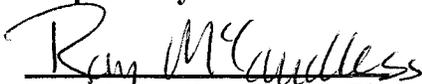
“Based on the findings set forth in the staff report and the design shown in the Stone Creek Development Plan amendment, and upon the evidence and explanations received today, I move that the City Council amend the Stone Creek Development Plan for Clay Hollow D, E and F and Town Center B as proposed subject to amending ordinance 08-09 with the conditions of approval as listed in the staff report.”

Motion to Deny

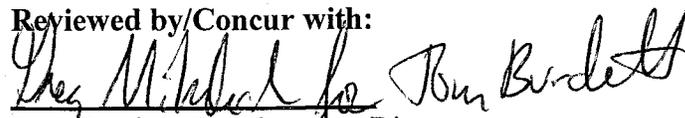
“Based on the failure of findings, ___, ___, and ___, (explain) and the design shown in the Stone Creek Development Plan amendment, and upon the evidence and explanations received today, I move that the City Council deny the proposed amendment to the Stone Creek Development Plan for Clay Hollow D, E and F and Town Center B.”

Roll Call vote required

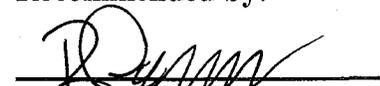
Prepared by:


Ray McCandless, Senior Planner

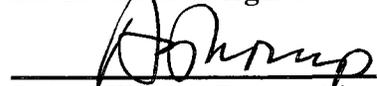
Reviewed by/Concur with:


Tom Burdett, Development Director

Recommended by:


Richard L. Davis, City Manager

Reviewed as to legal form:


Robert Thorup, Deputy City Attorney

I. BACKGROUND:

In 1999, the City Council adopted Ordinance 99-29, which approved the Stone Creek Planned Community, a 285-acre master planned development located at approximately 4800 West to 5600 West and 7800 South. The Stone Creek Master Plan was needed to provide proper balance and interplay between the various land uses proposed within the master plan, including; Low, Medium, and Very High Density Residential, Neighborhood Commercial, Professional Office, Public Facilities, and Parks and Open Land.

On November 16, 2001, the City Council adopted an amendment to the Stone Creek Master Plan (Ordinance 01-55) by adding an additional 15 acres of land and designating it to be developed at no more than 3.22 dwelling units per acre.

On December 11, 2007, the City Council reviewed and discussed another set of amendments to the Stone Creek Master Plan that were to reflect modifications to the original text as adopted by Ordinances 99-29 and 01-55. The Stone Creek Master Plan amendment was denied by the City Council.

A revised proposal was brought back to the City Council for consideration on February 12, 2008 resulting in the adoption of Ordinance 08-09, which approved modifications to the Stone Creek Development Plan by amending/superseding Ordinances 99-29 & 01-55 and limiting the overall number of dwelling units within Stone Creek to 859 units.

On September 26, 2012, the City Council considered a Land Use and Development Plan Amendment of Clay Hollow D, E and F, replacing the 2.27 acre park, community garden and eight multi-family buildings (96 residential units) with a 57 lot single-family residential subdivision. This request was denied by the City Council.

On November 19, 2013, the Planning Commission reviewed an amended development plan for Clay Hollow D, E and F replacing 106 multi-family dwelling units with 86 town homes and 10 single family dwelling units. The remaining 10 units would be transferred to Town Center B. This request reduced the park space from 2.27 acres to 0.57 acres and eliminated a community garden in Clay Hollow F. The Planning Commission forwarded a negative recommendation of this design to the City Council (4-1 vote).

The City Council heard this item on December 18, 2013 and as with the Planning Commission, there was significant concern about reducing the amount of park space from 2.27 acres to 0.57 acres, changing this area from meaningful park area to essentially a pedestrian trail. The City Council was concerned that this elimination of park space as proposed would significantly be changing the development of the Master Plan. The Council tabled action to a date uncertain to allow time for Peterson Development to work with neighbors and allow the City Council time to review the history of the development. Following the December 18th City Council Meeting, Peterson Development submitted this revised Concept Development Plan to address the City Council's and Planning Commission's concerns.

A copy of the October 16, 2007 and December 11, 2007 City Council minutes have been included to provide some history on what was discussed. Now that most of the park has been

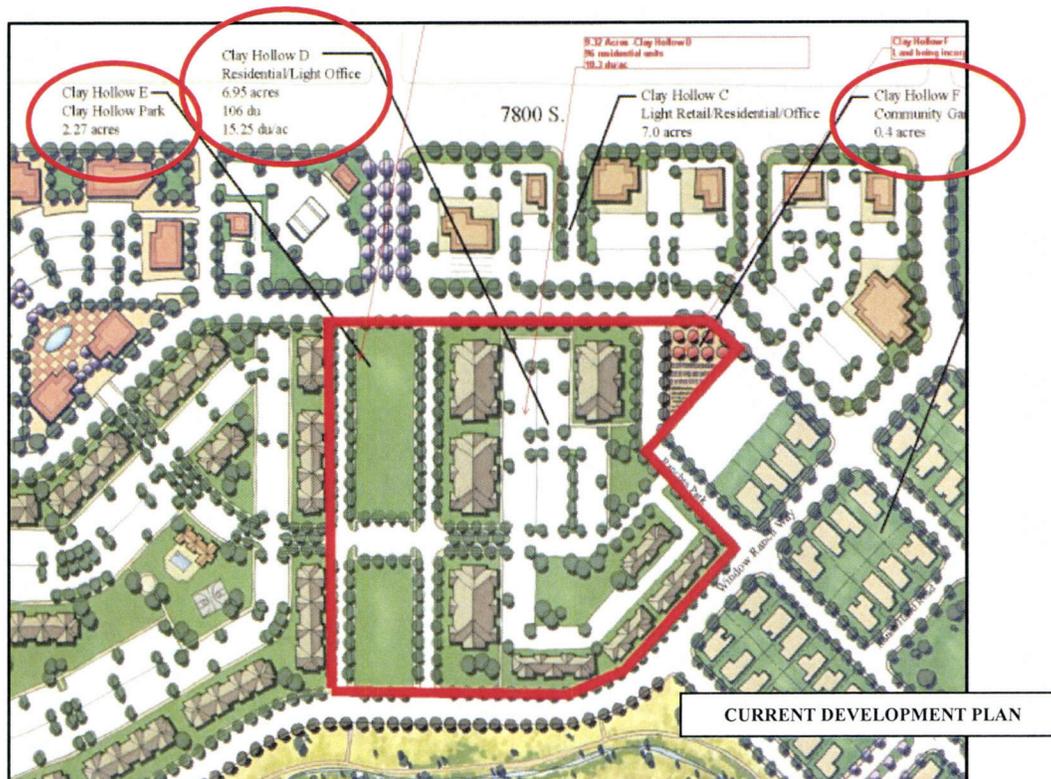
added back into the development plan along with the community garden, staff is less concerned about the loss of 0.45 acres of open space as proposed.

On April 4, 2014 the City Council referred the revised Concept Development Plan back to the Planning Commission for consideration and on May 6, 2014, in a 7-0 vote, the Planning Commission recommended that the City Council approve the proposed changes to the Concept Development Plan as shown in Exhibit K.

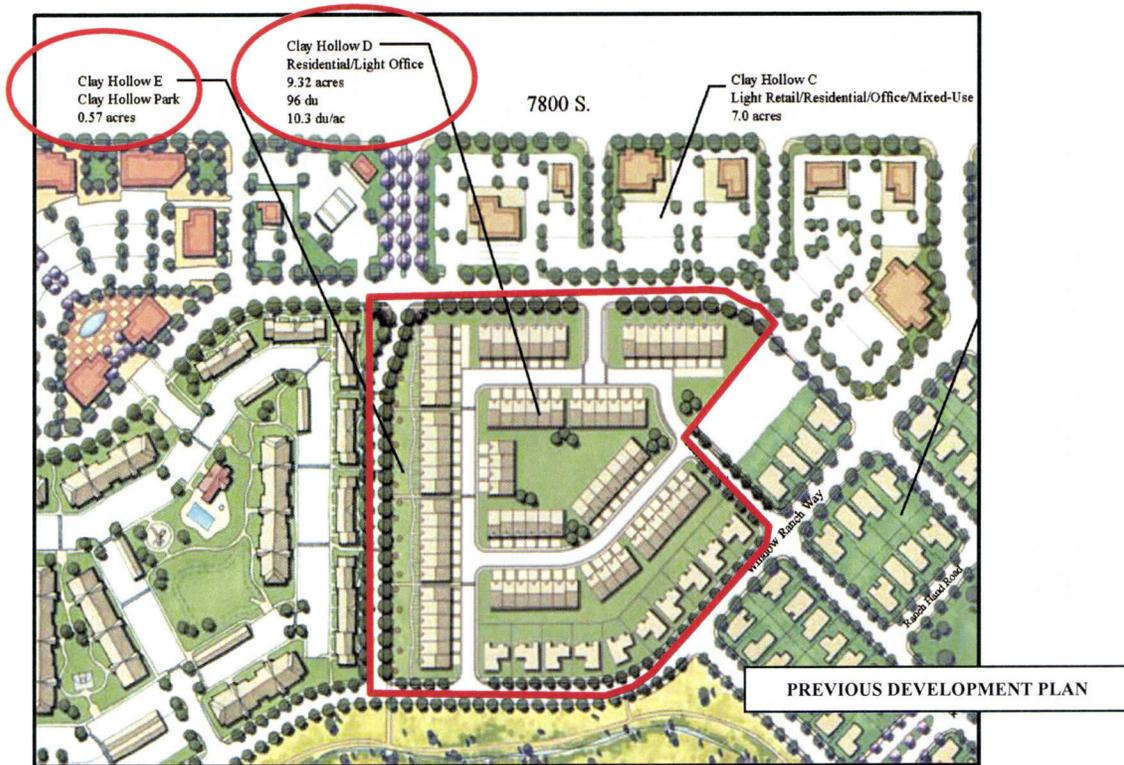
II. GENERAL INFORMATION & ANALYSIS

The applicant is requesting to amend the Stone Creek Development Plan, which affects Clay Hollow D, E, F and Town Center B.

Existing Development Plan - The existing Development Plan shows 8 multi-family buildings (106 multi-family residential units at 15.25 du/ac), with a 2.27 acre park and a 0.4 acre community garden on the east side of the property.



Previously Submitted Plan (Planning Commission Recommended Denial and Tabled by the City Council) - 106 multi-family dwelling units with 86 town homes and 10 single family dwelling units. The remaining 10 units were proposed to be transferred to Town Center B. This request reduced the park space from 2.27 acres to 0.57 acres and eliminated the community garden in Clay Hollow F.

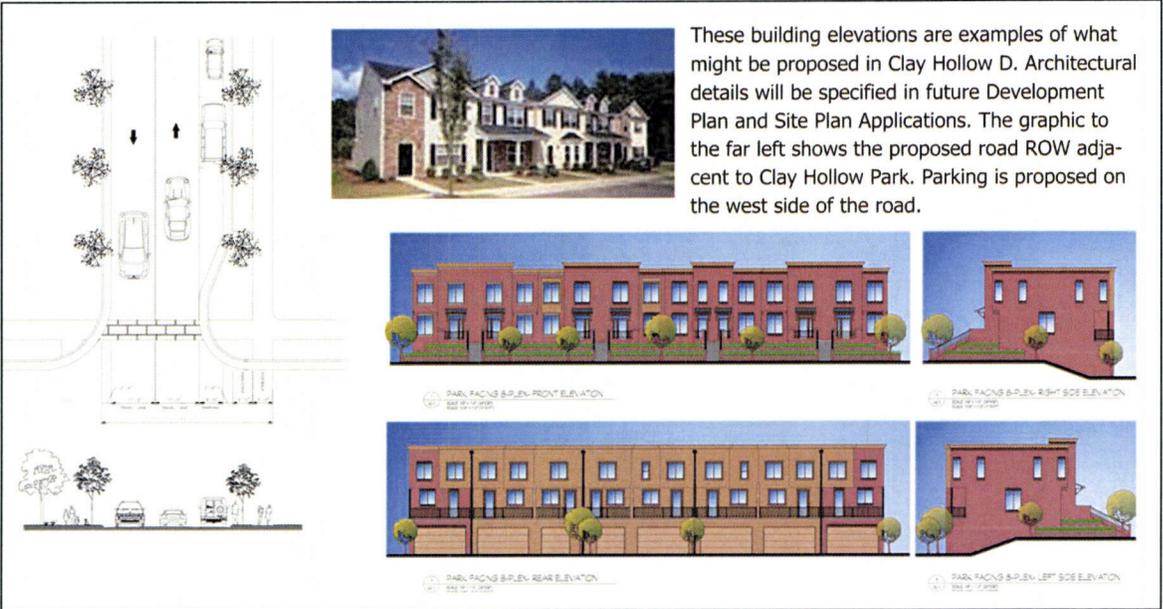


Proposed Development Plan - The applicant's current proposal is to replace the 106 dwelling unit, 6.95 acre Residential/Light Office area (Clay Hollow D), the 2.27 acre Clay Hollow Park (Clay Hollow E) and the 0.4 acre Community Garden (Clay Hollow F) shown on the approved development plan, with a 96 dwelling unit, 7.95 acre Townhome/Single Family Dwelling development (new Clay Hollow D) and a 1.82 acre open space area (new Clay Hollow E) and a 0.4 acre community garden (new Clay Hollow F). Ten of the original 106 dwelling units will be moved to Town Center B. This plan shows three single family dwellings to act as a buffer to the Ranches development to the southeast. The plan drawing indicates 12.08 dwelling units per acre.



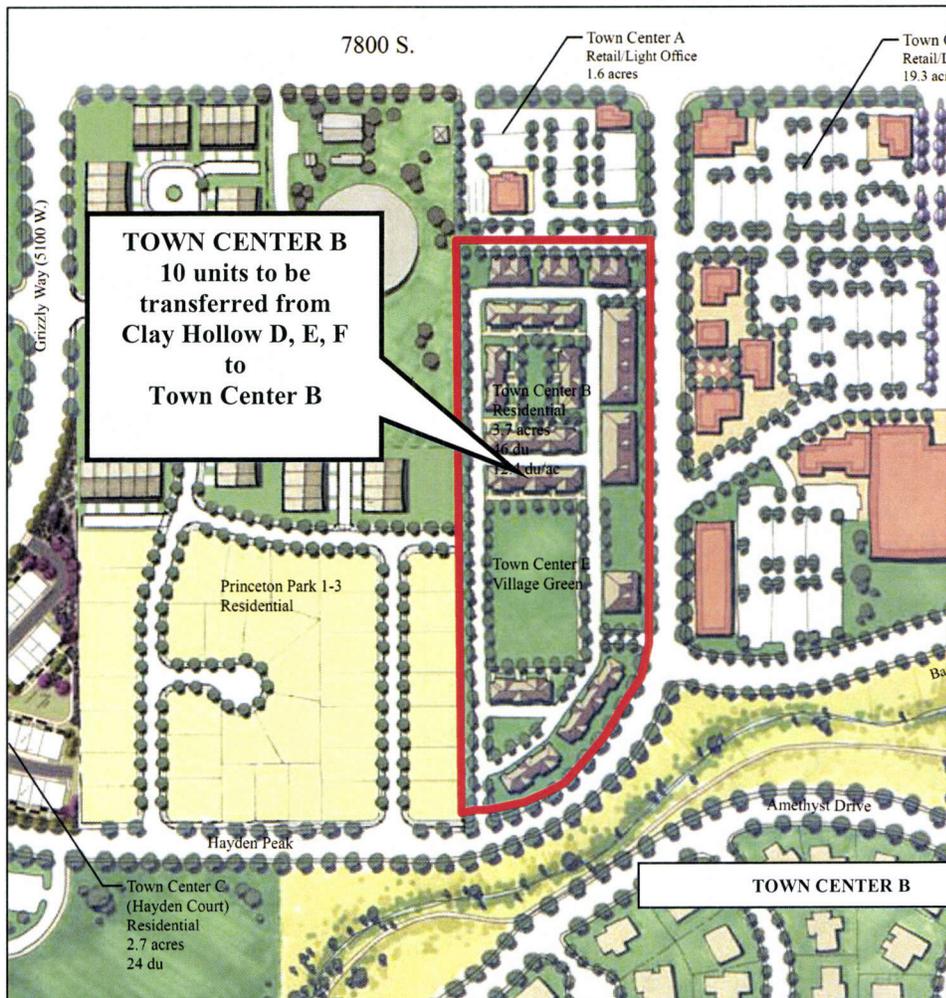
The applicant has submitted a concept elevation drawing showing what the smaller townhome units could look like. These will likely change through the design review process to assure that the architectural design fits into the neighborhood. The street configuration may also change.

Below is a concept design for the smaller townhome units along the west and north sides of the development area.



Town Center B

Ten dwelling units will be moved from Clay Hollow D to Town Center B which will increase the total number of units in Town Center B from 36 to 46 units (12.4 du/acre). These additional units will be incorporated into the buildings as shown on the previously adopted development plan. No additional buildings are proposed.



These amendments to the development plan will not result in any change in the overall number of dwelling units in the Stone Creek Development. Larger copies of these plans are attached as Exhibits C, D and E.

Ordinance #08-09 contains the current approved development plan for the Stone Creek planned community. It provides the following information regarding Clay Hollow Park (Clay Hollow E):

Section 4, Item #7, page 7

“A 2.27 acre park will be built between Clay Hollow “A” and Clay Hollow “D”, represented as “Clay Hollow Park....This land will replace the majority of the land allocated for the “Village Square”; eliminating the Frisbee golf course, the half-court basketball, and tot lot outlined in Section 4 Item 18 of this plan....Clay Hollow Park shall contain the following amenities and improvements:

- A. A traditional tot lot with no less than 18 and no more than 24 components will be located in close proximity to the wash as part of the active play area of the park.
- B. A half-court basketball court will be located in close proximity to the traditional tot lot as part of the active play area of the park.
- C. A passive open space area will be located to the north of the active play area. It will consist of trees, shrubs, and park benches detailed below.
- D. One (1) deciduous tree every thirty feet along the park's perimeter.
- E. Eight (8) evergreen trees located with the park's interior.
- F. Ten (10) shrubs located within the park's interior.
- G. A majority of the park shall be planted in a grass that is drought-tolerant and resistant to frequent traffic and/or high use.
- H. Six (6) park benches
- I. Lighting is to be placed along the perimeter of the park with a maximum distance of separation of 150-feet, or as otherwise approved by the Planning Commission during final site plan approval."

Ordinance #08-09; Section 4, Item #8, page 7

This section states that a 0.4 acre community garden will be located north of the Ranches recreational vehicle parking area.

Clay Hollow D, E, & F

The Stone Creek Development Plan was designed around the goals and objectives of the Planned Community (P-C) zone, which are in part to:

"encourage imaginative, creative and efficient utilization of land by establishing development standards that provide design flexibility, allow integration of mutually compatible residential uses and encourage consolidation of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than may be possible under the procedures and regulations of conventional zoning classifications."

The park area was previously reduced in size from 2.27 acres to .57 acres and the community garden was eliminated. The current plan shows that the park will be 1.82 acres which is proposed to be public open space and the community garden has been added back into the plan. All open space improvements will be installed by the developer and the maintenance of these areas will either be the responsibility of the Homeowners Association or Assessment Area (AA) if adopted.

There will be some community green space between the town homes as shown on the concept plan. The City Council will need to determine if the combination of this area, the 1.82 acre park, 0.4 acre community garden and open space along the Clay Hollow Trail is consistent with the intent of the PC zone and will provide adequate open space amenities for residents.

The 2012 proposal removed a planned roadway along the east side of the Boulder Canyon development (east of the subject property) which was needed as Boulder Canyon was designed with units that faced the street. It was also needed for off-site parking. The current proposal shows a tree-lined roadway provided along the west side of the property which addresses parking issues.

As a general note, the proposed townhome development is appropriate as it will provide a transition between the Boulder Canyon development and the Ranches single-family subdivision to the east. The single-family lots along the south perimeter will provide buffering for the Ranches development. It is important to note that amending the Stone Creek Development Plan requires changing both text adopted by Ordinance #08-09 and the associated exhibits.

The City Council will need to decide if the proposed changes are acceptable and work within the context of the overall Stone Creek development. Amending the Stone Creek Development Plan requires changing both text adopted by Ordinance #08-09 and the associated exhibits. The proposed revisions are shown in Exhibit F.

Per City Code, Section 13-5C-1:C, the intent of Planned Developments (PC or PRD) is to:

Criteria 1: *Create more attractive and more desirable environments in the city.*

Discussion: Ordinance #08-09 contains the current approved development plan for the Stone Creek planned community. The Stone Creek Development Plan was designed around the goals and objectives of the Planned Community (P-C) zone, which are in part to:

“encourage imaginative, creative and efficient utilization of land by establishing development standards that provide design flexibility, allow integration of mutually compatible residential uses and encourage consolidation of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than may be possible under the procedures and regulations of conventional zoning classifications.” (City Code, Section 13-5C-1C).

The adopted Stone Creek Development Plan is consistent with these objectives as a mix of housing types, integrated open space and commercial development will be provided at full build-out. The proposed revisions to the Stone Creek Development Plan support the objectives of the PC zone.

Finding: The proposed development plan creates more attractive and more desirable environments in the city.

Criteria 2: *Allow a variety of uses and structures and to encourage imaginative concepts in the design of neighborhood housing and mixed use projects.*

Discussion: This criterion is met whether multi-family apartments or townhomes are ultimately approved. Overall, the Stone Creek Development provides a large variety of uses and housing types. Building design is addressed by the Design Review Committee and Planning Commission when the applicant submits for site plan or subdivision approvals. Both the Planning Commission and City Council expressed that they are more supportive of townhomes than multi-family apartments.

Finding: The proposed amendment will allow a variety of uses and structures and to encourage imaginative concepts in the design of neighborhood housing and mixed use projects.

Criteria 3: *Provide flexibility in the location of buildings on the land.*

Discussion: The PC zoning allows for greater flexibility in where buildings can be located on the property. Fifteen percent of the site must be maintained as open space requiring imaginative lot configuration and placement. This flexibility should not impact existing residential developments in the area as buffering and open space requirements are more restrictive than in conventional zones.

Finding: The proposed amendment provides flexibility in the location of buildings on the land.

Criteria 4: *Facilitate and encourage social and community interaction and activity among those who live within a neighborhood.*

Discussion: Planned Community zones are intended to be more communal in nature than standard single-family residential developments.

The approved development plan (Ordinance 09-08) states the following regarding Clay Hollow Park (Clay Hollow E):

Ordinance #08-09; Section 4, Item #7, page 7

“A 2.27 acre park will be built between Clay Hollow “A” and Clay Hollow “D”, represented as “Clay Hollow Park....This land will replace the majority of the land allocated for the “Village Square”; eliminating the Frisbee golf course, the half-court basketball, and tot lot outlined in Section 4 Item 18 of this plan....Clay Hollow Park shall contain the following amenities and improvements:

- A traditional tot lot with no less than 18 and no more than 24 components will be located in close proximity to the wash as part of the active play area of the park.
- A half-court basketball court will be located in close proximity to the traditional tot lot as part of the active play area of the park.
- A passive open space area will be located to the north of the active play area. It will consist of trees, shrubs, and park benches detailed below.
- One (1) deciduous tree every thirty feet along the park’s perimeter.
- Eight (8) evergreen trees located with the park’s interior.
- Ten (10) shrubs located within the park’s interior.
- A majority of the park shall be planted in a grass that is drought-tolerant and resistant to frequent traffic and/or high use.
- Six (6) park benches.

Lighting is to be placed along the perimeter of the park with a maximum distance

of separation of 150-feet, or as otherwise approved by the Planning Commission during final site plan approval.”

Ordinance #08-09; Section 4, Item #8, page 7

This section states that a 0.4 acre community garden will be located north of the Ranches recreational vehicle parking area.

As previously noted, the proposed changes to the development plan will reduce the size of the park to 1.82 acres. Even with the reduction in open space, Staff is of the opinion that the combination of the public open space, the open areas shown in the middle of the townhomes, open space along the Clay Hollow Wash and other areas shown on the Open Space Plan (Exhibit G) is consistent with the intent of the PC zone and will provide adequate open space amenities for residents.

In considering this request, the City Council will need to determine if the proposed park and community garden areas as proposed will provide adequate open space amenities for residents.

The installation and maintenance of any landscaping or street improvements in this public open space area should be fully installed by the developer and maintained by a Homeowners Association or through an Assessment Area (AA) if the amendment is approved. Overall, the proposed development plan creates a more attractive and desirable environment in the city.

Finding: The amended development plan facilitates and encourages social and community interaction and activity among those who live within a neighborhood.

Criteria 5: *Encourage the creation of a distinctive visual character and identity for each planned development.*

Discussion: Building architecture and theme will be addressed through the subdivision and site plan review processes. All Planned Community building plans are required to be reviewed by the City’s Design Review Committee prior to a Preliminary Site Plan or Development Plan being approved.

Finding: Building architecture and theme will be addressed through the subdivision and site plan review processes.

Criteria 6: *Produce a balanced and coordinated mixture of uses and related public and private facilities.*

Discussion: This development does provide a coordinated mixture of uses housing and private open space that can be used by those who live in the development.

Finding: The planned development provides a balanced and coordinated mixture of uses and related public and private facilities.

Criteria 7: *Encourage a broad range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple-family structures, as well as other structural types.*

Discussion: Overall, the Stone Creek planned development provides a broad range of housing types. The approved development plan for Clay Hollow D shows eight multi-family residential buildings. The proposed plan shows 93 town home units and three single-family dwellings, which is a better fit for this area than multi-family apartments considering that most of the adjoining development to the east and south are single-family homes. It also provides a good transition between the single-family homes and Boulder Canyon Apartments to the east. This criterion is met as the master development plan shows a variety of and housing types. The proposed town homes are for-sale units.

Finding: The proposed amendment encourages a broad range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple-family structures, as well as other structural types.

Criteria 8: *Preserve and take the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimize the amount of grading necessary for construction of a development.*

Discussion: Three single-family homes will be oriented toward Clay Hollow Wash which takes advantage of this natural site feature. No excessive grading will be necessary as the site is relatively level.

Finding: The proposed development plan amendment preserves and takes the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimizes the amount of grading necessary for construction of a development.

Criteria 9: *Encourage and provide for open land for the general benefit of the community and public at large as places for recreation and social activity.*

Discussion: The open spaces within the development will provide spaces for recreation and social activity. Over 15 % of the overall development within Stone Creek is designated as public or private passive and active open space as required by the PC zone.

Finding: The proposed amendment encourages and provides for open land for the general benefit of the community and public at large as places for recreation and social activity.

Criteria 10: *Achieve physical and aesthetic integration of uses and activities within each development.*

Discussion: Physical and aesthetic integration of uses and activities within the development will be provided. Open space will be interconnected with streets and sidewalks.

Finding: The proposed amendment achieves physical and aesthetic integration of uses and activities within the development.

Criteria 11: *Encourage and provide for development of comprehensive pedestrian circulation networks, separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public facilities, thereby minimizing reliance on the automobile as a means of transportation.*

Discussion: Sidewalks will be required throughout the development and will link the different neighborhoods and open spaces within the Stone Creek development. The sidewalks within this development phase will as provide the necessary pedestrian connections with the other areas within the Stone Creek community.

Finding: The proposed amendment encourages and provides for development of comprehensive pedestrian circulation networks, separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public facilities, thereby minimizing reliance on the automobile as a means of transportation.

Criteria 12: *Since many of the purposes for planned development zones can best be realized in large scale developments, development on a large, planned scale is encouraged.*

Discussion: This criterion is met as Stone Creek is a large-scale planned developed.

Finding: This criterion is met as this is a large scale planned development.

Criteria 13: *Achieve safety, convenience and amenity for the residents of each planned residential development and the residents of neighboring areas.*

Discussion: The Clay Hollow Wash and the other existing and planned open spaces provide residents with safe and convenient recreational amenities.

Finding: The proposed amendment achieves safety, convenience and amenity for the residents of each planned residential development and the residents of

neighboring areas.

Criteria 14: *Assure compatibility and coordination of each development with existing and proposed surrounding land uses.*

Discussion: The proposed townhome development will provide a transition between the Boulder Canyon development and the Ranches single-family subdivision to the east. The single-family lots along the south perimeter will provide buffering for the Ranches development.

The 2012 proposal removed a planned roadway along the east side of the Boulder Canyon development (east of the subject property) It was also needed for off-site parking. The concept plan shows a 40' wide tree-lined roadway (2 way traffic) along the west side of the property which is needed as the Boulder Canyon apartments to the east was designed with units that faced the street. The adjoining owner of the Boulder Canyon apartments is concerned about making sure that the north-south street east of the apartments is installed. He is also concerned about the reduction in park space as noted in the attached letter (Exhibit I).

Finding: The proposed amendment assures compatibility and coordination of the development with existing and proposed surrounding land uses.

III. CONCLUSION:

The combination of town-homes and single-family dwellings proposed is consistent with the intent of the PC zone. Other recreational opportunities are or will be provided in the Stone Creek Development, offsetting the loss of park space.

IV. STAFF RECOMMENDATION:

Staff recommends approval of the amendment subject to the conditions subject to the following conditions:

1. Provide a community garden or other similar recreational amenity in proposed Clay Hollow D.
2. The applicant shall be responsible for installing all required streetscape improvements in the 1.82 acre open space area including street trees along both sides of the street.
3. If no assessment area is established, a homeowners association shall be established to maintain all landscaping improvements within the development including the 1.82 acre public open space parcel. Notwithstanding the foregoing, a home owners' association must be organized in any event to maintain the private open areas within the town home development, given that the Assessment Area would in no event maintain those areas of open space.

V. MOTION OPTIONS:

Motion to Approve

Based on the findings set forth in this staff report and the design shown in the Stone Creek Development Plan amendment, and upon the evidence and explanations received today, I move that the City Council amend the Stone Creek Development Plan for Clay Hollow D, E and F and Town Center B as proposed subject to amending ordinance 08-09 as follows:

1. Provide a community garden or other similar recreational amenity in proposed Clay Hollow D.
2. The applicant shall be responsible for installing all required streetscape improvements in the 1.82 acre open space area including street trees along both sides of the street.
3. If no assessment area is established, a homeowners association shall be established to maintain all landscaping improvements within the development including the 1.82 acre public open space parcel. Notwithstanding the foregoing, a home owners' association must be organized in any event to maintain the private open areas within the development, given that the Assessment Area would in no event maintain those areas of open space.

Motion to Deny

Based on one or more failed findings, being findings ____, ____, and ____ (explain), the design shown in the Stone Creek Development Plan amendment, and upon the evidence and explanations received today, I move that the City Council deny the proposed amendment to the Stone Creek Development Plan for Clay Hollow D,E and F and Town Center B

Per City Code, Section 13-5C-1C, the intent of planned developments (PC Zone) is not met and does not:

1. Create more attractive and more desirable environments in the city.
2. Allow a variety of uses and structures and to encourage imaginative concepts in the design of neighborhood housing and mixed use projects.
3. Provide flexibility in the location of buildings on the land.
4. Facilitate and encourage social and community interaction and activity among those who live within a neighborhood.
5. Encourage the creation of a distinctive visual character and identity for each planned development.
6. Produce a balanced and coordinated mixture of uses and related public and private facilities.
7. Encourage a broad range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple-family structures, as well as other structural types.
8. Preserve and take the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimize the amount of grading necessary for construction of a development.
9. Encourage and provide for open land for the general benefit of the community and public at large as places for recreation and social activity.

10. Achieve physical and aesthetic integration of uses and activities within each development.
11. Encourage and provide for development of comprehensive pedestrian circulation networks, separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public facilities, thereby minimizing reliance on the automobile as a means of transportation.
12. Since many of the purposes for planned development zones can best be realized in large scale developments, development on a large, planned scale is encouraged.
13. Achieve safety, convenience and amenity for the residents of each planned residential development and the residents of neighboring areas.
14. Assure compatibility and coordination of each development with existing and proposed surrounding land uses.

Which criteria has been met or not met? Why?

Note: All applicable criteria must be met to support a positive action by the City Council.

VI. ATTACHMENTS:

- Exhibit A – Aerial Photo
- Exhibit B – Future Land Use Map
- Exhibit C – Existing Clay Hollow D, E and F
- Exhibit D – Proposed Clay Hollow D, E and F
- Exhibit E – Proposed Town Center B
- Exhibit F – Draft Development Plan
- Exhibit G – Open Space Plan
- Exhibit H – Open Space Table
- Exhibit I – Letter from Owners of Boulder Canyon Apartments
- Exhibit J – Application
- Exhibit K – Planning Commission / City Council Meeting Minutes
- Exhibit L – Ordinance



City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

May 13, 2014

Barrett Peterson
Peterson Development
225 South 200 East Suite 200
Salt Lake City, UT 84111

Dear Mr. Peterson:

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, May 28, 2014, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering an Amended Development Plan for Stone Creek Master Plan specifically reducing the amount of open space in Clay Hollow D, E, & F, and transferring 10 residential units from Clay Hollow D to Town Center B located at approximately 7800 South 5490 West; Peterson Development/Barrett Peterson, applicant. You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

I have enclosed a copy of the **Notice of Public Hearing** that has been sent to property owners in the 300-foot radius of said property.

If you have any questions, please feel free to call me at 801-569-5116.

Sincerely,

Carol Herman
Deputy City Clerk

cc: Planning Department



Posting

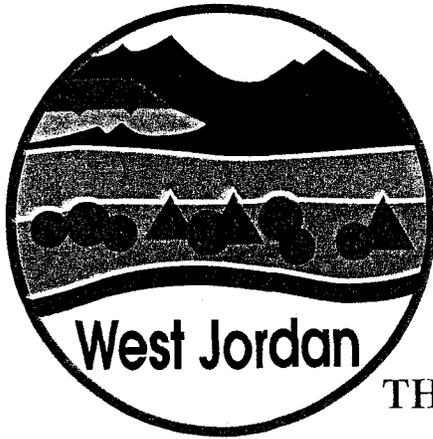
City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

**THE CITY OF WEST JORDAN, UTAH
NOTICE OF PUBLIC HEARING**

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Posted this 15th day of May 2014.

Carol Herman
Deputy City Clerk

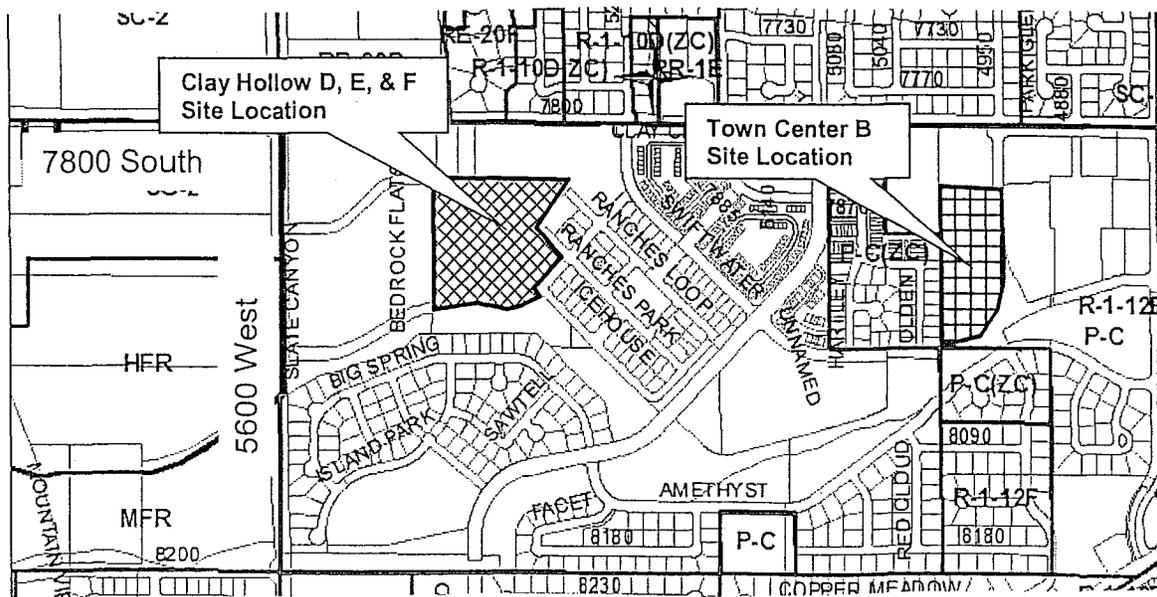


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marking

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The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days notice.

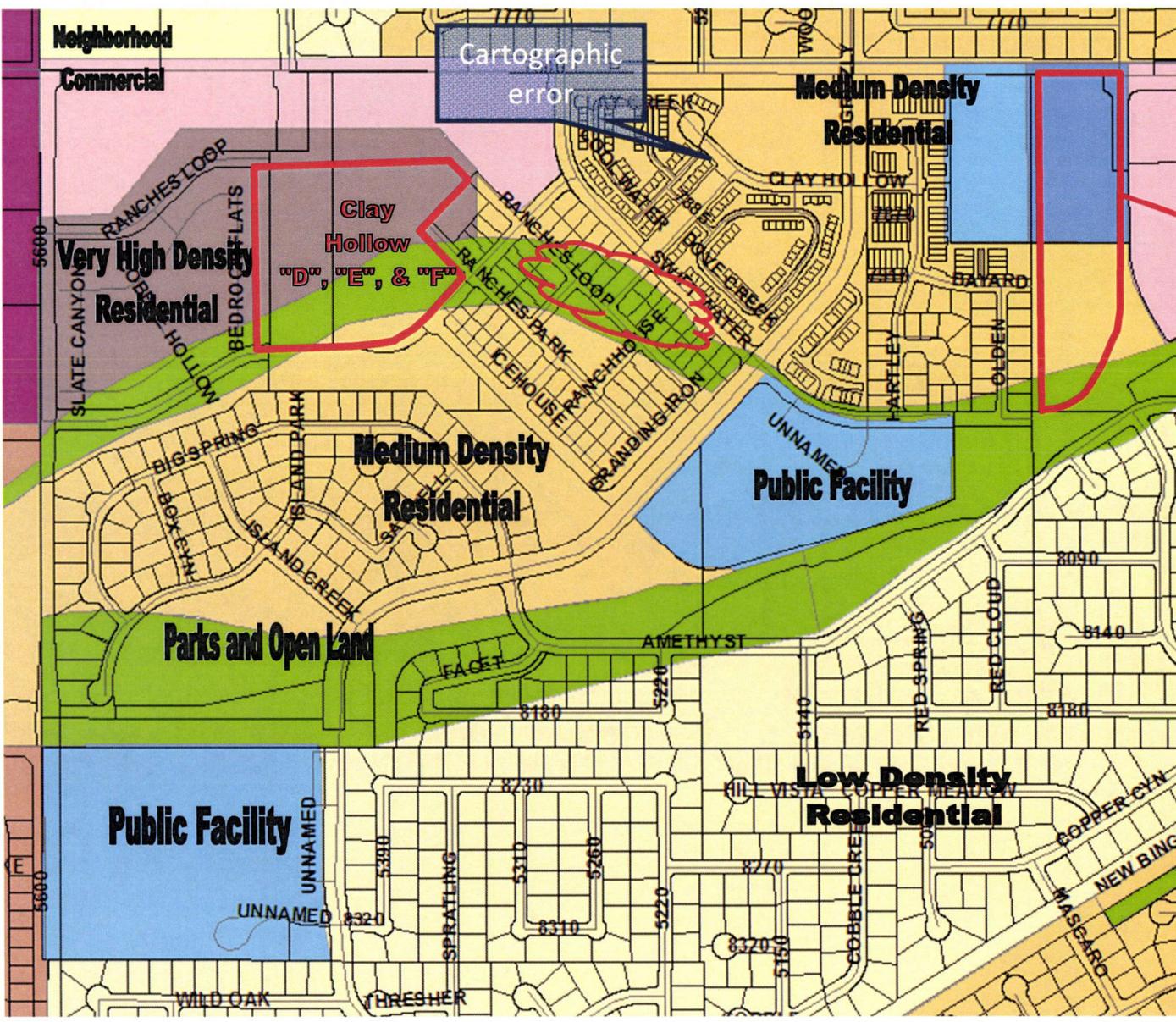


Exhibit B

Future Land Use Map

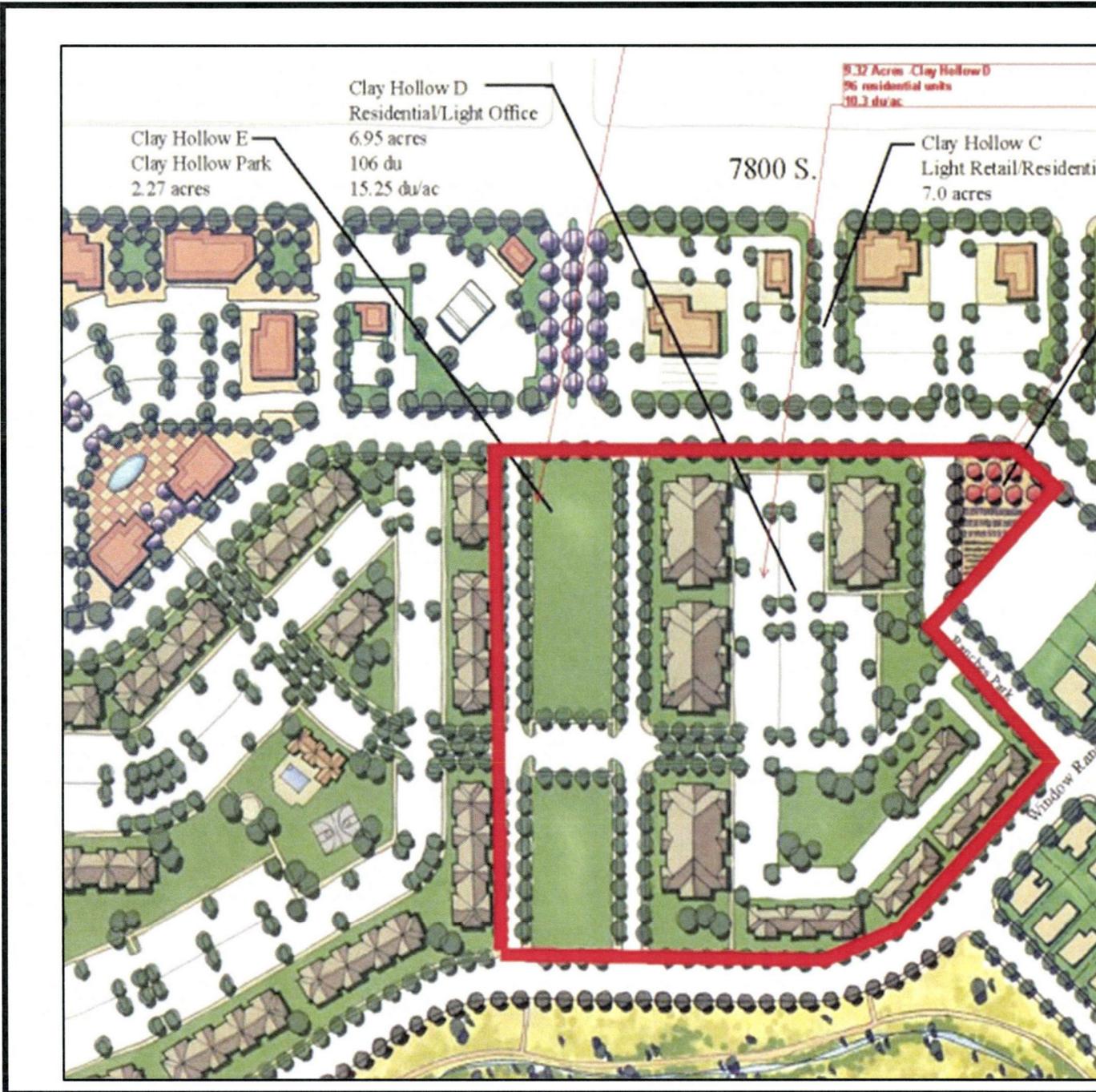


Exhibit C Existing Clay Hollow "D", "E", and "F"



Exhibit D

Proposed Clay Hollow "D,E and F"

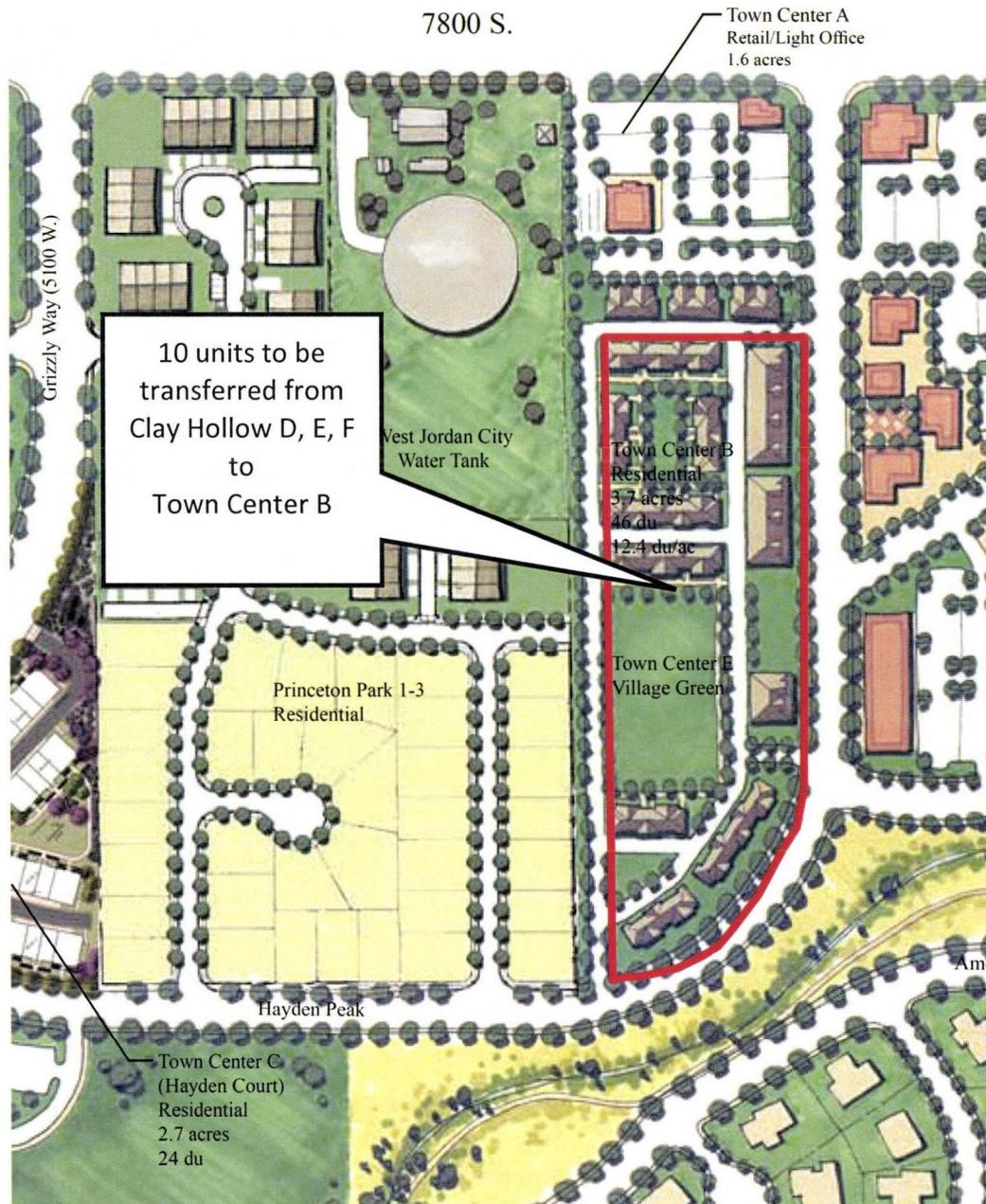


Exhibit E

Town Center B

Stone Creek Master Development Plan Exhibit C-1



Pete

Exhibit F

Draft Development Plan

"EXHIBIT A"

WEST JORDAN CITY CONDITIONS AND REQUIREMENTS FOR THE PC ZONE
CONTAINING APPROXIMATELY 285 ACRES
LOCATED BETWEEN 4800 TO 5600 WEST AND 7800 TO 8200 SOUTH
STONE CREEK MASTER DEVELOPMENT

Unless otherwise stated, "developer" means Peterson Development, Inc.

SECTION 1: PC ZONE - APPLICATION AND PRELIMINARY DEVELOPMENT PLANS. (10.22.5)

The preliminary development plan for the Stone Creek Development shall contain the following information and materials, as required by Ordinance:

- A. A complete and accurate legal description of the subject property for the planned development.
- B. Topographic maps of the entire site, including contour intervals no greater than two (2) feet.
- C. A map delineating the entire site and specific areas for each of the general land use categories, i.e., single family residential, multiple family residential, institutional, and commercial. Said map should contain a tabulation of the total acreage and the acreage to be devoted to each of the above listed general land use categories.
- D. Proposed circulation pattern, including private and public streets and pedestrian paths.
- E. The general location of parks, common open spaces, playgrounds, school sites, commercial areas, parking areas, and other public or private recreation facilities and improvements proposed within the planned community.
- F. The general location of all multiple unit dwellings, institutional, and commercial structures in the planned community, and an indication of proposed population densities and building densities (units per net acre), including tables or graphs showing the percentage of each dwelling type being proposed.
- G. Proposed location of parking and ingress or egress.
- H. Typical landscaping plans for selected portion of each of the general land use areas which have a different landscaping character or different landscaping intensities. Said typical landscaping plan should provide an indication of the types and sizes of plants and materials which are to be used, including locations of sprinkler and irrigation systems.
- I. Preliminary elevations or perspectives of all building types proposed within the development.
- J. Preliminary subdivision plat, if the site is being subdivided, showing a general layout of all proposed lots.
- K. Preliminary utility plan showing the manner in which adequate sewage disposal and water are to be provided to the site, including the point from which said services are to be extended.
- L. Evidence that the applicant has sufficient control over the subject property to effectuate the proposed plan in the manner presented.
- M. A preliminary development schedule indicating the phases in which development will occur and the approximate dates when said phases will be completed.
- N. A draft of the declaration of covenants, conditions, and restrictions as required herein.

0. Other materials as may be required by the City Planner or the Planning and Zoning Commission.

These additional materials and requirements are called out and set forth in the following attachments, which are part of this ordinance:

1. Section 4: "Additional Requirements, Submittals, and Conditions"
2. Exhibit D. "Stone Creek Development Standards and Design Guidelines"

SECTION 2: PC ZONE- STANDARDS AND REQUIREMENTS (10.22.9)

A planned community established under the provisions of this Chapter shall conform to the following standards and requirements:

- A. The area proposed for a planned community shall be in one ownership during development to provide for full supervision and control of said development, and to insure conformance with these provisions and all conditions imposed upon the preliminary and final development plans. The City Council authorizes the following exceptions:
- a. All property will remain in one ownership as required, until the final approval for the area or phase is granted by the Planning Commission, except that the following properties may be sold to other qualified developers or entities, i.e., churches, schools, parkways, dedicated open space, and water tanks sites.
- B. The final development plan shall be prepared by a design team which is composed of an architect, a landscape architect, and an engineer or land surveyor, all licensed to practice in the State of Utah.
- C. The minimum land area for this planned community zone shall be 285 acres.
- D. With the following exceptions, dwellings and permitted structures may be located as approved in the final development plans. Locations and arrangements of buildings on the lot should be accomplished in a manner that will best utilize the lot area and create an attractive living environment. The following exceptions shall be considered as minimum requirements as they apply, and are called out and set forth in the following attachments, which are part of this ordinance:
- Section 4: "Additional Requirements, Submittals, and Conditions"
 - Exhibit D: "Stone Creek Development Standards and Design Guidelines"
- E. Not less than fifteen (15) percent of the gross area of the planned community shall be retained in permanent open space. Land proposed to be devoted to vehicular streets or roads, parking, driveways, required setbacks, commercially paved areas, and slopes greater than twenty-five (25) percent shall not be included in computations of permanent open space.
- F. All buildings shall be served by public sewer and a public water supply. All utilities within the planned community shall be placed underground, including telephone, electrical, and television cables. Dwelling units under separate ownership, whether attached or detached, shall have separate utility metering and a separate sewer lateral.
- G. The maximum height of buildings within a planned community shall be as follows:
1. No structure may exceed 50 feet or 3 stories in height, except for:
 - a. Clay Hollow "A" may be 4 stories in height.
 - b. Clay Hollow "B" and "C" may be 4 stories in height.
 - c. Clay Hollow "D" may be 4 stories in height, if it develops as an office use.
 - d. All other residential areas within the Zone: Two (2) stories or thirty-five (35) feet, whichever is greater.
- H. All uses located within a planned community shall be provided with off-street parking in conformance with the provisions of Part 6 of the Zoning Ordinance.

I. All streets developed and maintained within the Planned Community Zone shall be developed totally to the City of West Jordan construction standards for the class of street being constructed. When said streets have been developed to City standards, they may be offered to the City of West Jordan for dedication as public streets by appropriate deeds. In instances of severe topography, security requirements or other special circumstances which make dedication or development to City standards impractical or undesirable, the City Council upon recommendation of the Planning and Zoning Commission may allow development of the said streets to special standards specifically approved as part of the final development plan.

-Minimum road widths in this zone are forty-two (42) feet of right of way and twenty-five (25) feet of pavement.

J. Dedication of all public street rights-of-way shall be made in accordance with the adopted street plan of the City of West Jordan, and further as may be determined by the City Council upon recommendation of the Planning of Zoning Commission on the condition that they are necessary to serve the vehicular and pedestrian traffic needs of the proposed planned community and the needs of the City of West Jordan. Said streets shall be designed to coordinate and properly integrate with the street plan of the City of West Jordan and adjacent existing streets.

SECTION 3: PC ZONE - GUARANTEES AND COVENANTS (10.22 10)

A. Within all areas where condominium ownership is established within a planned community, adequate guarantee shall be provided for permanent retention and maintenance of all open space and areas of common ownership. The Chief Building Inspector shall not issue a final inspection clearance until all required guarantees have been submitted to and approved by the Planning and Zoning Department. Said open space guarantees may include the following:

1. The developer shall develop and provide for the maintenance of all open space and recreational amenities within a condominium, townhome, or apartment phase or area of the Zone. In the case of private reservation, the open space to be reserved shall be protected against building development by conveying to the City as part of the condition of project approval, an open space easement over such areas, restricting the area against any future building or use, except as approved on the final development plans.
2. Maintenance of open space reservations shall be managed by a person, partnership, or corporate entity in which there is adequate expertise and experience in property management to assure that said maintenance is accomplished proficiently and at a high standard of quality.

B. In order to insure that the planned community will be constructed to completion in an acceptable manner, the applicant (owner) shall post a performance bond with the City Recorder, approved by the City Engineer, in an amount equal to the estimated cost of construction and installation of all required landscaping, parking, and street improvements, including paving, curbs, sidewalks, water and sewer lines, parks, playgrounds, recreation facilities, and other amenities shown on the final development plan. Said applicant shall also file a schedule of anticipated completion dates for such improvements. Bonding may be accomplished on phases of the planned community which are approved by the Planning and Zoning Commission and the City Council. In the event that the improvements are not completed in reasonable conformance with the submitted schedule, the City may undertake to complete the improvements and pay for such improvements from the bond.

C. The applicant (owner) of any portion of a planned community which is being developed as a condominium project under the provision of the Condominium Ownership Act of Utah, or subsequent amendments thereto, shall prior to the conveyance of any unit, submit to the Planning and Zoning Department a declaration of covenants, conditions and restrictions relating to the project, which shall become part of the final development plan and shall be recorded to run with the land. Said covenants, conditions and restrictions shall include management policies which shall set forth the quality of maintenance that will be performed and who is to be responsible for said maintenance within said condominium development.

D. In case of failure or neglect to comply with all of the conditions and regulations as herein established, and as specifically made applicable to a planned community, the Building Inspector shall not issue a certificate of zoning compliance therefore. Such failure or neglect to comply with the requirements and to maintain the buildings and premises in accordance with the conditions of approval thereafter shall also be deemed to be a violation of this Chapter.

SECTION 4: Additional Requirements, Submittals, and Conditions (10.22.5."O")

Part "O": *Other materials as may be required by the City Planner or Planning and Zoning Commission*

1. Submit a plan that shows the cross sections, materials, and plan for the Barney's Creek and Clay Hollow Wash parkway and trail through the project area.
2. This PC Zone has a maximum density of 859 residential dwelling units. Modified Area names and locations are identified on Exhibit C, Master Development Plan Neighborhoods." "Exhibit B, Stone Creek Housing Densities," is the modified table of housing areas and densities. The maximum density and number of units is:

	<u>AREA:</u>	<u>Units/Acre</u>	<u>Maximum Units</u>	<u>Minimum Square Feet of Finished Floor Area Above Ground</u>
a.	Stone Hollow: (34.9 acres)	3	96 units	
	Stone Hollow A:			1,500
	Stone Hollow B:			1,700
	Stone Hollow D:			1,500
b.	Island Park 1-6 (30.9 acres)	3.3	101	1,400
c.	Clay Hollow A: (13.88 acres)	20.17	280	600 (1 bdrm); 800 (2 bdrm); 1100 (3 bdrm) apartment
d.	Clay Hollow D: (7.95 acres)	12.08	96	725 (1 bdrm), 900 (2 bdrm);
	Clay Hollow D Townhomes		(93)	725 (1 bdrm), 900 (2 bdrm) 1,300 (3 bdrm)
e.	Clay Hollow D Single Family Ranches 1-4 (17.67 acres)	4.3	76	1,300
f.	Stone Creek Condos 1-2 (14.8 acres)	9	140	725 (1 bdrm); 900 (2 bdrm); 1,300 (3 bdrm)
g.	Town Center B: (3.7 acres)	12.4	46	1,200
h.	Town Center C: (2.8 acres)	8.6	24	1,100

Total Number of Allowed Residential Units: 859 *Does not include "loft" units.

Type of Housing Product:

Single Family Detached Areas:	Stone Hollow - All Island Park 1-6
Single Family Detached and/or Attached Areas:	Stone Creek Commons "A" and Clay Hollow "D"
Apartments:	Clay Hollow "A"
Single Family Attached, Condos or Townhomes:	Stone Creek Commons "B" Clay Hollow "D" Town Center "B" and "C"

3. If the developer constructs "loft" or residential units on the second or higher floors above the office or commercial space in the buildings constructed in the Clay Hollow "B", "C" and "D" or Town Center "A" or "D" areas, those units are excluded from the maximum number of dwelling units identified in Item 2. The loft units that will be developed in any area of Stone Creek shall be limited to one loft unit per 1200 square feet of mixed use, retail/office/service. Units shall be a minimum of 1200 square feet to accomplish the intended mixed use product.

4. The areas marked Clay Hollow "A and D" may be used as a well landscaped light office or corporate office properties; where, the total number of units allowed may be reduced at a rate lower than 20.17 units in Area "A," and 15.25 units in area "D" per acre, when converted from residential to office use. Clay Hollow C will develop as retail, office, or mixed use or a combination of all three uses.
5. If Stone Hollow Area "E" is converted from light office to residential lots, the area will be developed at a rate of no less than 2.7 units per acre, and no more than 5.1 units to the acre, as converted from office to residential use via a general land use map amendment. Total number of acres: 6.3, 2.7-5.1 units per acre. Those housing units are not included in the maximum number of dwelling units identified in Section 4, Item #2.
6. Each phase of the project as it is approved and built, will construct the open space, plazas, and recreational facilities pertaining to that phase of the project.
7. A 1.82 acre park will be built between Clay Hollow "A" and Clay Hollow "D", represented as "Clay Hollow Park" (Clay Hollow "E"). This land will replace the majority of the land allocated for the "Village Square"; eliminating the Frisbee golf course, the half court basketball, and tot lot outlined in Section 4, Item 18 of this plan. This park shall be improved by the Developer as part of Clay Hollow "A" or "D" (whichever phase is developed last). The Developer shall be responsible for installing all required street, streetscape and on-site improvements in the Clay Hollow Park area including street trees along both sides of the street and landscaping within the park area. Maintenance of the park area and amenities shall be the responsibility of the Special Assessment Area.

"Clay Hollow Park" shall contain the following amenities and improvements:

- A. A traditional tot lot with no less than 18 and no more than 24 components will be located in close proximity to the wash as part of the active play area of the park.
 - B. A half-court basketball court will be located in close proximity to the traditional tot lot as part of the active play area of the park.
 - C. A passive open space area will be located to the north of the active play area. It will consist of trees, shrubs and park benches detailed below.
 - D. One (1) deciduous tree every thirty feet along the park's perimeter.
 - E. Eight (8) evergreen trees- located within the park's interior.
 - F. Ten (10) shrubs- located within in the park's interior.
 - G. A majority of the park will be planted in a grass that is drought-tolerant and resistant to frequent traffic and/or high use (i.e. Bermuda grass). All areas of the park are intended to be irrigated.
 - H. Six (6) park benches.
 - I. Lighting is to be placed along the perimeter of the park with a maximum distance of separation of 150-feet, or as otherwise approved by the Planning Commission during final site plan approval.
8. A 0.4-acre Community Garden (Clay Hollow F) will be set aside for neighborhood gardening purposes, to be located directly northwest of the RV parking area of the Ranches phases of the development. Installed within the confines of the garden area shall be appropriate soils for gardening purposes, a plaque which signifies the areas intended use as a neighborhood garden, and appropriate perimeter fencing. This garden area shall be improved by the Developer as part of the Clay Hollow "C" or "D" (whichever phase is developed last) and maintained by a Special Assessment Area.
 9. The 7.2 acre open space between 4800 and 4920 West and Hayden Peak and Stone Creek Drives (Stone Creek Park Phase 1/Amethyst Park) will be landscaped and finished by the developer as part of the approvals for Stone Hollow Areas "C" & "D". This open space has been dedicated to the City.
 - A. The trail
 - B. Trail head
 - C. Off street or pop-out parking for 10 cars
 - D. One full size basketball court.
 - E. Tot lot equipment as approved by the Planning Commission and City Park Supervisor

- F. Picnic pavilion which covers and includes two ten foot metal picnic tables
 - G. Landscaping, irrigation, parking lot lighting etc. as determined by the developer and Planning Commission.
10. An approximately 5.0-acre parcel has been dedicated for the construction of a water tank by the City. The location has been determined by the City's water engineer, utilities manager, and the developer.
 - A. A site at approximately 5087 West 7800 South, adjacent to Town Center "A" area
 - B. The City will pay for the 1/2 width of the street in front of its water tank property. This is limited to one interior roadway.
 - C. If the City chooses to place a recreational amenity on the water tank, the City will pay for the installation of that amenity.
 11. Hayden Peak Drive from Grizzly Way to the east end of the school property and the entirety of Grizzly Way has been fully constructed.
 12. A six (6) foot wide asphalt walkway and a pedestrian footbridge over Barney's Creek has been constructed by the developer from the existing pavement at the future intersection of Stone Creek Drive and 5110 West to the south side of the Hayden Peak Elementary school. It serves as a pedestrian access to the school from the subdivision to the south.
 13. The 16.32 acre open space south of the elementary school, north of Stone Creek Drive and between Island Park Drive and 4920 West (8.32-acre Stone Creek Park Phase 2/ Hayden Peak Park, and 8-acre Stone Creek Park Phase 3) will be landscaped and built by the developer as part of the approvals for the Stone Hollow Areas "A" and "B". It will contain at least the following amenities. [Unless otherwise approved by the Planning Commission at Final Site Plan approval, based on the recommendation of the City Parks & Recreation Advisory Committee.] The open space will be dedicated to the City.
 - A. Six benches
 - B. The trail
 - C. Tot lot equipment as approved by the Planning Commission and City Park Supervisor
 - D. One (1) picnic pavilion which will cover and include four ten (10) foot picnic tables
 - E. One (1) full-sized basketball court, near the pavilion
 - F. One (1) Sand volleyball court, near the pavilion
 - G. Off-street or pop-out parking spaces for 30 cars
 - H. Landscaping, irrigation, parking lot lighting etc. as determined by the developer and Planning Commission.
 14. Adjacent to both the Barney's Creek and Clay Hollow Wash, the developer will grade and install an eight (8) foot wide asphalt pathway.
 15. The property for Barney's Creek and Clay Hollow Wash channels will be deeded to the City. The developer shall rough grade, contour, and design channels in accordance with the City of West Jordan standards. A Special Improvement District (SID) will be implemented by the City in conjunction with the dedications of the channels.
 16. The 3.97 acre open space between Island Park and Stone Hollow "A" (Stone Creek Park Phase 4) will be improved by the developer as part of the approvals for Island Park and will consist of the trail, two benches, landscaping, and irrigation system, as approved by the developer and Planning Commission in final site plan approval. The open space will be dedicated to the City.
 17. The open space south of Island Park will be improved by its developer as part of the approvals for that phase and will consist of the trail, landscaping, irrigation system, two benches, and/or other amenities as approved by the developer and Planning Commission in final site plan approval.

18. The 4.24 acres of Clay Hollow Trail Phase 1 and the 4.63 acres of Clay Hollow Trail Phase 2 located west and north of Island Park will be improved by its developer as part of the approvals for that phase and will consist of at least the following amenities. [Unless otherwise approved by the Planning Commission at Final Site Plan approval, based on the recommendation of the City Parks & Recreation Advisory Committee.] These trail areas shall be dedicated to the City upon completion and acceptance of all improvements.
 - A. The trail
 - B. Four benches
 - C. Landscaping, irrigation, and other amenities as approved by the developer and Planning Commission.

19. The Clay Hollow "A" Apartment Complex will have at least twenty (20) percent open space and a club house area that includes an exercise room, meeting/game room, pool and/or spa. The complex may also have a tot lot, tennis court or other amenities as determined by the Planning Commission and developer in site plan review. (These standards are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")

20. The 1.49 acre Ranches Park will contain a tot lot, single basketball court, and other amenities as determined by the developer and Planning Commission in final site plan approval. The developer of this area will pay for and install the amenities with the first phase of that project, and will dedicate the park to the City upon completion and acceptance of all improvements.

21. Any open space, tot lots, landscaping, or recreational facilities in Stone Creek Condominiums will contain the amenities as determined by the developer and Planning Commission in final site plan approval. The developer of each area will pay for and install the amenities with the first phase of each area. Open space in this area shall include a 0.64-acre Community Green, a 0.34-acre Median, and a 1.34-acre Private Open Space area—all which will be maintained privately by an HOA.

22. Town Center "B" and "C" may have additional recreational amenities as approved by the developer and Planning Commission in final site plan approval. The developer of these areas will pay for and install the amenities with the first phase of each project. This amenity is also known as Town Center "E" and is 1.4 acres. Town Center "E" will be a private open space area which will be maintained by an HOA.

23. If Town Center "A" is not developed as a light office area or as a City water tank or fire station, then a maximum of 20 residential units may be built upon the 5 acres. Density: 4 units per acre. Total units: 20. Minimum home size: "D". Those housing units are excluded from the maximum number of dwelling units identified in Item # 2.

24. This PC Zone will allow all uses, both permitted and conditional, as listed in the Zoning Ordinance, with the following exceptions:
 - A. Only one grocery store is permitted in this zone.
 - B. All other commercial/retail buildings shall be smaller than 30,000 square feet per user.
 - C. The Clay Hollow "B" commercial area is limited to building footprints of 15,000 square feet or less, and is intended to be a small, neighborhood retail and service area.
 - D. No more than two gasoline stations are allowed in the 285-acres of the development. The stations shall be architecturally integrated into the area in which they are located and shall not be bright or prominent in character, lighting, colors or theme. Those stations may only be sited on 7800 South.
 - E. Only two pole signs are allowed in the commercial area on the southwest corner of 7800 South and 4800 West. All other office and commercial areas are limited to monument signs.

25. The City will create a Design Review Committee that will review and make recommendations on standards, materials, controls, etc. to the Planning Commission.

26. Final architectural approvals will be granted by the Planning Commission with the final site plan approvals for each area of the project. Each phase of a project area will be bound by the overall theme and standards as developed by the Design Review Committee and as approved by the Planning Commission. (These standards are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")
27. The review and approval of building elevations and architecture including roof pitch, gables, dormers, bays, roofing, and area fencing, water features, upgraded landscaping, street and open space lighting, benches and trash receptacles, walking paths, etc.; will be done by the Design Review Committee, with final Planning Commission approvals. (These standards and guidelines are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")
28. All buildings will be built from the pallet of materials as identified in the Final Site Plan Approval for each area of the project. (These standards and guidelines are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")
29. The architecture, materials, and theme of the commercial/office/retail area to be built on the southwest corner of 4800 West and 7800 South will be approved by the Design Review Committee and then the Planning Commission in its Final Site Plan Approval. (These standards are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")
30. The Planning Commission may prohibit or limit the use of Aluminum or Vinyl exterior siding in any residential area of the 285 acres of Stone Creek.
31. Each residential area will have its own architectural character and theme. No two areas may share the same theme. (Viz.: The theme and architecture in Stone Creek Commons must differ from that in Island Park). (These standards are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")
32. Provide 7800 South and Grizzly Way streetscape plans include landscaping, fencing, park strip landscaping and maintenance, and width of streetscapes prior to approval of this Ordinance.
33. Provide the design for two pedestrian walkways for the Barney's Creek and trail under Grizzly Way, prior to approval of this Ordinance.
 - A. The two pedestrian/water underpasses have been installed. The trail goes under the road and has a branch leading to a marked, at-grade crossing on Grizzly Way to allow users to choose to go under the road, or across the road.
 - B. The underpass will be decorated with stone facing or other decorative and colored materials as approved by the City.
 - C. The Barney's Wash culvert at 4800 West will include the same decorative elements and treatments as approved for the pedestrian underpasses.
34. All lot widths, set backs, and lot criteria are defined in the "Stone Creek Development Standards and Design Guidelines."
35. The developer will create and submit a maintenance plan, home owners association, and/or special improvement district document to the City Attorney's office for it review and submittal to the City Council for its review and approval, prior to any building permits being issued in this zone. The plan shall address at least the following:
 - A. Each multi-family or clustered residential area shall have its own home owners or maintenance association or plan.
 - B. The commercial area shall maintain its own properties.
 - C. Proposal for creating a special improvement district or other financing mechanism to pay for 80% of the maintenance cost of all streetscapes, recreational facilities, trails, and parkways in the 285 acres of Stone Creek.

36. A schedule for dedication of parkway properties to the City has been submitted. A minimum of 45 acres of open space will be dedicated to the City for the parkway and Creek and Wash channels within the 285 acres of Stone Creek.
37. The 15-acres of property located at approximately 5001 West 7800 South shall be developed as a single-family residential development at a density no greater than 3.22 dwelling units per acre with a maximum of 48 dwelling units, and a minimum 'E' size home.
38. The brick, masonry and stone requirements of the Zoning Ordinance may be eliminated, reduced, expanded or otherwise modified by the Planning Commission as part of the final site plan approval for each area of the project to ensure the creation of distinct, attractive, and architecturally pleasing and themed neighborhoods and developments.
39. Detached garages are allowed in this zone, as approved by the Planning Commission in final site plan approval. (These standards are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")
40. No more than fifty (50) percent of the Storm Drain and Park Impact Fees may be credited or rebated to the developer, or a developer of an area within the project area, for the approved improvements which are installed and dedicated to the City and which exceed normal park, recreational, trail, or storm detention facility and amenity requirements of the City.
41. Any additional pedestrian walkways to and bridges across the Barney's Creek or Clay Hollow Wash will be built by the adjacent developer of the closest project phase. The design and materials will be approved by the Planning Commission in final site plan approval for that project.

Exhibit "D"

STONE CREEK

Development Standards and

Design Guidelines

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SECTION ONE

Introduction

General Overview

Stone Creek is a mixed-use, mixed-density development located on approximately 285 acres in West Jordan, Utah. Based on the concepts of many of the successful New Urbanism projects now found throughout the country, Stone Creek uses traditional neighborhood and community design principles to create a more cohesive, compatible, and pedestrian oriented development.

Stone Creek includes 859 housing units in a variety of housing types, integrated with a school, churches, professional offices, and shopping areas. An extensive parkway system runs through the community, providing both passive and active recreational areas while tying the various elements of the community together through its trails and bikeways.

Developed under the "Planned Community" provisions of West Jordan City's zoning ordinance, the project is given higher residential densities and greater flexibility in certain ordinance requirements in exchange for the provision of extensive open space and other community amenities. As required by the zoning ordinance, the project also provides for a mixture of land uses which are to be designed and developed in a cohesive manner. Besides the open space, community amenities include both active and passive recreational sites and facilities; public and quasi-public sites and facilities; augmented landscaping; enhanced architectural design; and the use of superior construction materials.

Regulating Documents

There are several documents which establish the regulations and review procedures regarding the development of this project. These include but are not limited to the following:

Development Standards and Guidelines

The Stone Creek Development Standards and Design Guidelines ("Standards and Guidelines") have been adopted by the city of West Jordan to direct both the initial and ongoing development of the Stone Creek Planned Community. As an augmentation of the West Jordan City zoning ordinance, this document guides the physical development of the entire site as well as each of its component neighborhoods, and serves as the primary guideline and reference for developers, builders, homeowner associations, and individual property owners in the design and implementation of any development within the community.

Section Two of the Standards and Guidelines contains general design principles and design parameters for the various elements which are important to the concept of the community. Section Three further refines many of those principles and parameters as they may pertain to each individual neighborhood within the community.

Section Four is intended to augment each of the previous sections with detailed guidelines and standards for specific neighborhoods, neighborhood sub-areas, and/or individual projects. The more specific standards and guidelines of Section Four will be added with the approval of each particular area of the Stone Creek development.

The Master Development Plan

The Master Development Plan is a land use map adopted as part of the "Planned Community" zoning requirements. The plan indicates the general locations of the principal street system and the various land uses and their allowable densities or intensities as permitted within particular component or development areas of the project. Certain component areas also indicate the allowance for a development choice of either residential, retail, or office uses within that particular area, or for a mixed-use combination which allows one or more of those uses within a building located within that area. Any variation of a sub-area deemed as "significant" by the Zoning Administrator shall require an amendment approval by the Planning Commission.

Although the plan is intended to establish development parameters, some flexibility in the actual street layouts and borders of the various neighborhoods and neighborhood sub-areas is allowed in order to respond to more defined site design and engineering of the project, and to actual on-ground conditions or other unanticipated situations.

West Jordan City Regulations

The design and development of Stone Creek is based on the allowances of the West Jordan City's General Land Use Plan (GLUP), and the allowances and regulations of the city's zoning and development codes. Other West Jordan city regulations which apply to the development of Stone Creek include the city's adopted engineering codes, building codes, and fire codes. These ordinances and regulations are enforced by the city of West Jordan.

Definitions and Acronyms

Access Street. A roadway which provides access to individual lots within a neighborhood.

Alley. A roadway behind a lot or through the middle of a block which provides vehicular access to or from the rear portion of the lot.

Berm. A raised linear earthform. As used in these guidelines, a physical berm is intended to serve as a buffer or visual attenuation.

Board (Board of Directors). The body responsible for administering the Stone Creek Community Association, selected as provided in the bylaws of the CC&Rs and serving as the board of directors as allowed under Utah state law.

Buffer. A landscaped area of land which visually separates two adjoining land uses. A buffer may be composed of a berm and/or vegetation.

Builder. A person who purchases one or more lots on which to construct improvements for resale to consumers.

Building. A structure to support, shelter, or enclose people or property.

Caliper. The thickness (diameter) of a tree's trunk, measured 4 feet above the ground.

CC&R: Covenants, Conditions, and Restrictions.

Common Areas. Areas which are under general ownership of condominium, other residential or commercial property owners on a proportional, undivided basis.

Covenants, Conditions, and Restrictions (CC&Rs). Mutually beneficial restrictions under a general plan of improvement for all owners of residential properties.

Collector Street, Boulevard, or Drive. Conducts traffic between local trip destinations such as neighborhoods, arterial roads, or activity areas.

Commercial Property. Property on which retail trade is permitted. As a general context, this may also include office uses.

Community-Wide Standards. Standards of conduct, maintenance, or other activity generally prevailing throughout the residential properties. Such standards may be more specifically determined by the board of the residential new construction or modification committees.

Condominium. A building or group of buildings in which dwelling units are owned individually, and the structure, any common areas, and facilities are owned by all the condominium owners on a proportional, undivided basis.

Corner Lot. A lot with public street frontage along two adjacent property lines.

Dedication. Property which has been transferred from private to public ownership for a public purpose (e.g., dedicated roadways, dedicated open space).

Development. The construction or reconstruction of a structure or infrastructure on a particular site. In certain contexts, this may also mean (1) the property being developed and/or subdivided, or (2) the act, process, or result of developing.

Duplex. A two-unit building located on one lot and under one ownership.

Easement. An owner's authorization for another to use property for a specified purpose.

Fee Simple. A complete set of property ownership rights including ownership of this land and all structures on the land.

FEMA. Federal Emergency Management Agency.

Flats. Stacked apartment units where an entire unit is located on one floor of the building, above or below another unit.

GFA. Gross floor area.

GLUP. General Land Use Plan.

Infill. The development of new housing or other buildings on scattered vacant sites in a built up area.

Landscape Architect. A person licensed to practice landscape architecture in the state of Utah.

Lot. A parcel of land unoccupied, occupied, or to be occupied by a use or building and accessory buildings. Lots shall have direct legal access to a street or access to a street over an easement approved by the city of West Jordan.

Lot Coverage. That portion of a lot occupied by the principal and associated accessory buildings, including all structure greater than 3 feet in height.

Masonry. Stonework or brickwork.

Multifamily. A building containing two or more attached dwelling units for sale, lease, or rent.

Neighborhood Streets. Streets providing circulation within and between neighborhoods and connecting with collector streets.

Off-street Parking. Parking outside of improved road rights-of-way in designated parking areas, residential driveways, or parking lots.

On-street Parking. Parking within improved road right-of-way; usually parallel or angle parking adjacent to the curb.

Open Space. A site or portion of a site, other than required yards, which is free of impervious surfaces, although it may include features for public or community use such as public or community buildings, swimming pools, tennis courts, basketball courts, playgrounds, pathways, bikeways, trails, etc. Parking areas which are specifically provided for users of the open space are also considered part of the open space.

Open Space, Common. Open space permanently owned in common or held for use by more than one individual property owner or resident for lot access (alleys or private driveways), recreational use, landscaping, preservation of sensitive areas, or other uses allowed by a homeowners association.

Open Space, Dedicated. Open space permanently dedicated and held for public use or interest.

Owner. One or more persons who hold the record title to any a lot or parcel, except persons who hold an interest merely as security for the performance of an obligation in which case the equitable owner will be considered the owner. Unless a recorded contract of sale specifically provides otherwise, the purchaser (rather than the fee owner) will be considered the owner.

Permanent Structure. Any structure which reasonably may be expected to stay in one place for more than three years.

Plat. The proposed or recorded map or representation of a subdivision.

Porte cochere. "1: a passageway through a building or screen wall designed to let vehicles pass from the street to an interior courtyard; 2 : a roofed structure extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of vehicles" (*Merriam-Webster's Collegiate Dictionary*, 2003).

Private Street or Alley. A street or alley that is not dedicated to the city but remains under the common or limited ownership of a homeowners association.

Public Street. Any vehicular way that is build to adopted public standards and is shown on a plat filed and recorded by the county.

Rear Yard. A space extending across the full width (property line to property line) of the lot between the principal building and the rear lot line and measured from the point where the building is closest to the rear lot line. The required rear yard corresponds to the required setback.

Residential Modifications Committee. A committee of the community association with jurisdiction over all exterior modifications, additions, or alterations to existing structures.

Residential New Construction Committee. A committee of the community association with jurisdiction over all original exterior construction of any residence.

Residential Owners Association. Stone Creek Residential Owners Association, its successors or assignees, as defined in the bylaws of the CC&Rs.

Residential Properties. The real property described in Exhibit A of the CC&Rs. This acreage will change over time.

Roundabouts are a street feature which is gaining a renewed popularity through its use as a traffic-calming device which can also add an aesthetic design element. Although obviously related and sometimes used interchangeably, roundabout and traffic circles are distinctly different in traffic terminology. With a roundabout, approaching traffic must wait for a gap in the traffic flow before entering the intersection, while with a traffic circle, traffic enters at higher

speeds and then must merge and weave. Roundabouts also differ from traffic circles in their smaller center islands, greater angles of deflection at entries, and flared approaches.

Setbacks. The distance that buildings or uses must be removed or "set back" from a lot line, right-of-way line, or from other buildings or uses.

Structure. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, but not including fences and walls less than 6 feet in height, or light poles or bollards.

Subdivision. The division of land into two or more lots, parcels, or sites for the purpose of sale or lease.

Temporary Signs. Signs intended for a limited duration associated with construction phase or sales period.

Townhouse. A one-family dwelling in a row of at least three such units. The unit is vertically organized in that no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common walls.

Traffic Circles. See "Roundabouts" (above).

Triplex. Three dwelling units located side by side where each unit and associated yard is individually owned. Such a unit differs from a townhouse in that it contains three units.

Twin Home. Two dwelling units located side by side where each unit and associated yard is individually owned.

Unit. Individual dwelling either single family or multifamily. In the case of a condominium development, the unit may also include the entire lot or parcel.

Wainscot. The lower part of a wall when finished in a material different from that of the upper part.

SECTION TWO

Community Design

General Overview

The purpose of this section is to establish development parameters within the context of the entire Stone Creek community. These community parameters are intended to be somewhat general in nature, in order to allow appropriate stylistic alternatives in the final project design and development. The first portion of this section lists general design principles which are broad range guidelines. The second portion lists design elements which generally address the various physical elements of the landscape in relationship to the overall community. These elements include such items as the street system and streetscape, architectural design, and the arrangement of buildings, building standards for both residential and commercial development, open space and park design, and finally, the design of various community features including public art and furnishings, walls, fences, lighting, and signage.

General Design Principles

The following design principles are guidelines which are intended through their implementation to preserve a quality of life and eliminate or at least minimize what many people perceive to be negative impacts of development, that is, incompatible uses, excessive traffic, the lack of interaction between residential populations, and what is often referred to as architecture without a purpose.

Context. Every development has a relationship to its setting. Positive relations can be achieved by examining both the larger and smaller context of a site. Ignoring these contexts can often result in poor relationships between elements of the development and its environment.

- (1) The size, character, and setting of proposed projects should relate to the function of adjacent streets and pedestrian networks. Buildings should provide transitional elements of the project's perimeter to integrate it with surrounding uses.
- (2) If a development is larger or smaller than its adjacent physical context, the design should provide transitional elements at the project's perimeter to integrate it with surrounding uses.
- (3) The creation of public and semipublic places, at both large and small scales, ties areas together and encourages a sense of community.

Character and Identity. Every project should strive to identify and enhance unique and distinctive characteristics of the city of West Jordan, the Stone Creek community, and the neighborhood in which the project is located.

- (1) Community and neighborhood character and identity should be promoted by emphasizing design elements that reinforce the landscape and composition of the area.
- (2) Developments should derive their basic orientation from the underlying geometry and layout of the community. This will assist orientation and the ready understanding of the intended relationship between streets, pedestrian walkways, and major open spaces.
- (3) Sites should be planned to recognize the value of existing natural and man-made landmarks and to establish new landmarks for the ease of public recognition.
- (4) Project signage and environmental graphics should be designed at a scale that provides clarity to the pedestrian as well as the automobile and does not result in visual clutter.

Variety, Uniformity, and Visual Interest. Since either too much variety or too much uniformity can lack visual interest, a harmonious balance of various forms and materials should be used. The balanced variety of site and building design also helps to encourage creative development which in turn creates activity and a more cohesive neighborhood and community.

(1) Because variation within the design creates the most visually positive communities, a variety and diversity of building and site design is encouraged within a context of urban and architectural continuity.

(2) Architectural and landscape elements, public art, and activity areas should be used to create variety and visual interest. The variety should be evident at both the pedestrian level as well as from a distance.

(3) When a project occurs in a visually rich context, its form, materials, orientation, and detailing should incorporate the assets offered by its setting.

(4) When a project occurs in a setting devoid of visual interest, it should seek to provide a wide variety of forms and texture.

(5) The development should promote views from both within a project and from the adjacent streets and neighborhoods into the project. Major vistas and panoramas that give special emphasis to open space, mountains, and special man-made or natural landmarks should be protected.

Scale and Pattern. Ultimately, all developments must relate to the human scale. Patterns help humanize development.

(1) A large structure should contain elements which transition to the human scale, particularly near the ground.

(2) The character and environment of a site should be designed at a human scale as well as within its neighborhood identity.

(3) The variation of scale, pattern, and texture of building and landscaping elements is encouraged to create a more visually interesting project. The interest created by both repetition and variation in project patterns from window openings to paving designs should be considered.

(4) The proportion between the height of a building and the width of the street and setback determine the basic urban form. If the intent of the design is urban in character, the height should be greater and the setback less.

Definition of Space. Streets, parking lots, buildings, and landscape are the major elements that define the special qualities of our environment. They should be organized to foster a setting supportive to the pedestrian as well as the driver.

(1) Pedestrians and automobiles should be separated to define space and to encourage and provide an ease of pedestrian movement both onto and off of a site.

(2) In an effort to create safe pedestrian walkways on highly traveled and high speed public rights-of-way, a buffer area should separate the sidewalk from the street curb.

(3) On-street parking should be encouraged in business areas to further protect the pedestrian zone from vehicular traffic.

(4) Buildings should be designed and oriented to reveal or express their primary patterns of use and entry. This will not only assist in pedestrian movement, but will also achieve a desirable variety in building styles.

(5) The areas immediately adjacent to buildings should be designed to be integrated with the surrounding landscape and pedestrian walkways. Shaded courtyards, cloisters, trellises, colonnades, and public art are encouraged to define space.

Activity. A development which provides a variety of choices and activities for people generally creates a lively gathering place. This fosters a sense of community when a visit to a site can serve multiple needs in a setting that provides safety, security, and activity.

(1) A site layout and orientation that are clear and easy to understand will usually result in a positive, active use. In many cases, complexity can offer excitement, however the layout should not compromise the routine accessibility of the general public.

(2) The design of projects should allow increased opportunities for both informal and planned activities within the project boundaries. Where practical, the activity areas should extend to adjacent neighborhoods and even to the larger community.

(3) Mixed-use development should provide for activities which can occur beyond the typical 9 a.m. to 10 p.m. work hours.

Amenity/Comfort. It is important to understand that urban conditions such as paved areas and buildings generate reflected heat, create aridity, and require mitigating design features to enhance habitability.

(1) Human comfort can be provided by shaded areas, courtyards, colonnades, and other areas as site amenities.

(2) New development should incorporate building materials and technologies that are compatible and responsive to the climate of this region.

Design Elements

Design elements are basically those elements of a site which when designed and used together, form a cohesive landscape and community through the design. Generally, the design elements are a more specific extension of the design principles. These elements can be grouped and categorized in various ways, but for the purpose of these design standards, the following elements are addressed:

- Streetscape
- Architectural design and site layout
- Public amenities and public spaces
- Landscaping
- Walls and fences
- Parking lots
- Signage

General Design Concepts

Design principles
Elementary school site
Mix of housing types
Townhouse element
Open space tie-ins

Streetscape Design

A streetscape creates the form and scale of the community. Since it often serves as a visitor's introduction to an area and establishes the first impression of a project, the design of the streetscape has to be considered one of the most important elements in a project's overall design.

Good streetscape design creates an identity for a community. For many residents and visitors, a community or neighborhood can be recognized and identified through a distinctive streetscape. Whether or not a particular streetscape image is positive depends greatly on how well the various sub-elements which make up the streetscape interact with each other, and how well they interact with the other design elements of the community and the associated land uses.

Elements of the streetscape to be considered in the further design and development of Stone Creek include:

- (1) Street layout
- (2) Sidewalks
- (3) Street trees
- (4) Street lighting
- (5) Street furniture

General Design Features

A design feature critical to all street forms is visual termination and the enclosure of space. Where possible, streets should be visually terminated with important buildings, vistas of open space, water, or distant topographic features. Terminating buildings should be grander and more civic in scale than their neighbors. Churches, community buildings, larger commercial structures, or perhaps smaller buildings with architectural embellishments such as towers, create local points that are appropriate for these locations.

For all areas:

- The relationship of building height to street width and required setbacks
- Curbs and curb cuts
- The delineation of the pedestrian realm, including sidewalk width and park strips
- Street furniture including street signs, benches, light fixtures, etc.
- On-street parking allowances

For commercial:

Urban design features throughout downtown set the stage for public activities. Wide sidewalks, parks, public art, and terraces on office buildings encourage active use by many people. The stage is also set by ground floor design that engages the passerby: display windows, awnings, and recessed entrances add interest and character, offering the pedestrian a reason to stroll along the sidewalk rather than rush to reach a destination.

- Consistency of building fronts creates a sense of an outdoor "room," encompassing sidewalks and the street. If the buildings are of a proper scale to add to pedestrian comfort, the street wall creates a "backdrop" to the "stage" inviting human activity on the street.
- Intersections have the potential to engage people's interest and imagination through attractive entryways, awnings, sidewalk furniture, signs, and display windows. Creative building corners can draw people inside, while wide sidewalks, banners, and other features can make them feel at home outside.
- Parking lots should be screened by either the buildings or landscaping through berms and shrubbery.

For Residential Structures:

- The extended open area which includes the front yard, front yard fencing, porches, and entrances to the residence.
- Driveway size and locations.
- The location and placement of garages.

Street Layout. For any development, the street system or network should serve as a positive feature of the project, integrating not only the immediate community but the adjoining communities and developments as well. For Stone Creek, one of the initial design parameters or constraints involved the existing street layout of neighboring projects. These existing constraints had to obviously be considered in the connection of the larger street system. But using the general design concepts found with new urbanist development, many of those initial patterns can be transformed into what might be termed a more user-friendly layout. The inclusion of allowances for the implementation of certain street design and traffic-calming elements allows the street system to slow down and minimize the traffic on neighborhood streets.

The first basic premise is that streets should be designed for the everyday case, and not for the worst case. This sometimes involves the street design to "program" drivers for slower speeds. Considerations in the design may include active street-side uses, small building setbacks, street trees at the curb, and other land use and urban design features incorporated into the final design and development of a neighborhood. Some of the particular street-calming devices used in Stone Creek are indicated below.

Narrow streets have been promoted as a major element of new urbanism because they bring a pedestrian scale back to not only the streetscape but the design of the associated land uses. Because narrow streets aren't perceived to be broad impenetrable barriers, pedestrians can move easily along and across the streets. The pedestrian activity, in turn, tends to calm vehicular traffic and sound.

Alleys are becoming a common feature of neo-traditional planning. Their main purpose is to decrease the "garage" front while opening the streetscape by reducing "vehicular blockage."

- The recommended right-of-way for an alley is 20 feet with an 8- to 12-foot pavement.
- Garage entrances can be perpendicular or parallel to the alley, but set back at least 3 feet from the alley right-of-way.

Roundabouts are a street feature which is gaining a renewed popularity through its use as a traffic-calming device which can also add an aesthetic design element. Although obviously related and sometimes used interchangeably, roundabout and traffic circles are distinctly different in traffic terminology. With a roundabout, approaching traffic must wait for a gap in the traffic flow before entering the intersection, while with a traffic circle; traffic enters at higher speeds and then must merge and weave. Roundabouts also differ from traffic circles in their smaller center islands, greater angles of deflection at entries, and flared approaches.

The master street plan for Stone Creek indicates roundabouts throughout the conceptual design. Of those roundabouts, the most defined is the Grizzly Way roundabout at the southern end of the project. This roundabout is purposely sited to calm traffic on Grizzly Way and to add an aesthetic focal point in the designs of the Island Park and Stone Creek Commons neighborhoods.

Other roundabouts are encouraged to be considered and included with the final neighborhood design and development.

Boulevards are usually considered a purely aesthetic amenity; however, boulevards can also slow traffic. The boulevards also tend to become major pedestrian connectors between neighborhoods.

Sidewalks. Generally, the location of the sidewalk in respect to the curb line and its required width are a function of the associated land use.

- Sidewalks in residential areas should be separated from the roadway by a planting strip.
- The width of the planting strip should be a minimum of 5 feet to allow the planting of street trees.
- The preferred width of a sidewalk is a function of the associated land use and the width of the lot. Generally, the narrower the lot, the wider the sidewalk.
- In commercial areas, "downtown" type streetscapes with larger sidewalk widths should be called out in order to accommodate "on-street" retail services, especially small display areas and sidewalk seating for restaurants. Generally, the sidewalks in these areas should be no less than 10 feet in width, and a preferred width of 16 feet.
- "Downtown" sidewalks should be textured, scored, inlaid, stamped, constructed of brick or pavers, or constructed of material that will produce textural variety.

Street Trees are a required element of the Stone Creek streetscape. Not only do they add a very nice aesthetic element by serving as an extension of the park system, but the trees also serve many other functions such as providing spatial enclosure, air filtration, shade, and so on.

- Street tree plantings provide an extension of the park system into the small community.
- Trees should generally be planted on 18- to 30-foot intervals.
- Trees should be staggered in rows in order to create a pedestrian canopy.
- In order to realize a more mature canopy within a relatively short number of years, street trees should have a minimum 3-inch caliper or be at least 10 to 12 feet in height.
- Clear walkways as necessary for pedestrian safety. Trees adjacent to pedestrian walkways should have a minimum canopy clearance of 6 feet 8 inches.

Street Furniture complements the function and form of the street. The street furniture typically found in small communities includes benches, planting tubs, trash baskets, street lamps, etc. Such furniture gives the street an additional human dimension, helps to keep streets cleaner, and provides places for people to sit.

- This furniture must complement the architectural style selected for the neighborhood.
- The furniture should be scaled to the speed and dimension of the pedestrian.
- Most of the street furniture should be confined to the core area.
- Furniture must occur in the community green or common in proportion to the population served

Street Lights. The style and height of street lamps, including the pole and fixture, are particularly important.

Avoid high-level foot-candles of light and don't use typical roadway lighting standards. Cobra-headed light fixtures on wooden poles are to be avoided.

- Heights should be limited to 8 to 12 feet.
- Lights should only be placed on critical corners, along sidewalks which are heavily used, and in the retail cores. A 60- to 80-foot spacing is recommended in these areas, creating a diagonal pattern with lights located across the street.
- Off-street parking lots should utilize a similar fixture.
- Porch lights can supplement or replace street lights on very low use streets.

Special Features

- Upgraded streetlights and street signs improve appearances and give a community a sense of identity.
- Decorative pavement accents in sidewalks and near street intersections, improves the streetscape.

Architectural Design and Site Layout

Good architecture combined with good site planning produces communities and neighborhoods which have aesthetic and functional harmony, preserve residents' privacy, and retain environmentally sensitive areas. Stone Creek's general architectural provisions are guidelines that ensure high quality construction without discouraging individual, innovative, or imaginative ideas. In addition to the general rules outlined here, additional requirements are per the zoning ordinance and additional guidelines are outlined in Sections Three and Four.

Arrangement of Buildings. Placement of buildings in relation to the surrounding elements is as important as building design.

- Proposed building orientation should respect both the orientation of neighboring buildings and surrounding streets.
- Maintaining continuity of pedestrian routes is desirable.
- Building orientations should relate to other buildings on the same site in regard to pedestrian circulation as well as to neighboring buildings. Building additions and alterations should not eliminate an existing developed pedestrian path or public area.
- A controlled physical environment discourages criminal activities. Facilities should have proper security lighting and consider security hardware, surveillance measures, and building design so the facility provides a safe environment.
- Site design should consider the project's contribution to an established street environment by enhancing views and promoting an interaction of pedestrians on the site.

Solar Orientation and Shading. Energy efficiency and comfort of its inhabitants are essential to the successful design of a building.

- Architectural design should take into account the solar consequences of building height, bulk and area, and orient buildings in a manner which will conserve energy. Building exposures subject to intense sunlight should minimize the use of glass and provide landscaping and architectural surface relief to reduce heat gain on the building itself. Projects should also seek to minimize east/west exposures and use high performance technological solutions and/or shade control.

- Buildings should maximize public comfort by providing shaded public outdoor areas and minimizing glare. Overhangs and canopies can provide a shaded walking area. Overhangs and canopies should be integrated in the building design along all pedestrian thoroughfares.

Architectural Style

- A building should reflect a human scale and be inviting to the public. The building façade should be designed to provide a sense of human scale at ground level.
- Differing window design surface materials, porch treatments, roofing materials, and bay treatments should be utilized to achieve variety. Locating two building units of identical elevation type side by side should be avoided.

Height, Bulk, and Area of Buildings. Proposed buildings should respect the scale of those buildings located on adjacent properties and, where desirable, serve as an orderly transition to a different scale or land use.

- An orderly transition can be created by using stair-stepping building height, breaking up the mass of the building, and shifting building placement. Such features result in a coherent streetscape and mitigate the impact of differing uses and their intensities, and of differing building scales.

Rooftop Screening. All rooftop equipment and satellite dishes must be screened to the height of the tallest equipment and/or integrated with the building design. The screening should be part of the articulation of the building and not appear to be an afterthought. All screening should be architecturally compatible with the primary structure.

Loading Docks and Service Areas. All loading docks and service areas must be screened by walls, building structures, or landscaping to conceal trash containers, loading docks, transformers, backflow preventers, and other mechanical and/or electrical equipment from eye level adjacent to all public streets.

Building Materials and Color. Color and building materials can unify an area through the use of a clearly defined palette. Materials and colors in the context area should be considered when selecting the materials and colors used in the project.

Brick, stone, and stucco must be the dominant exterior material. Clapboard siding may be used but must vary in color. Variation of materials is also encouraged. Where more than one wall material is used, each must be architecturally "engaged." If a material is wrapped around the corners of frontage elevations, that material must be continued to a reverse corner, a side wall privacy fence, or a change in wall plane. The return may not be less than 16 inches. Mid-height wainscot wrapping shall extend no less than 4 feet around frontage corners.

- All exterior colors and materials shall be as approved at the time of final site plan approval.
- All structures shall match or be compatible with the neighborhood's exterior color palette, as approved at the time of the final site plan approval.
- Builders are required to use a variety of colors and materials from the approved color palette. Colors and materials should be selected while on site so that it is easier to visualize their impact.

- Within a neighborhood, roofing materials should vary in type and/or color and considered in conjunction with body color and trim color.

Residential Design and Architecture. One of the major intents of Stone Creek is to provide a mix of housing types which are integrated through pedestrian circulation and commercial services, employment centers, and recreational and open space amenities.

Special Design Requirements

Roof pitches and roof materials

- Primary roof pitches should generally range from 5:12 to 12:12. Overhang, porch, stoop, gable detail, and the interplay of horizontal lines with gables will complement the primary roof pitch.
- Builders are encouraged to use a variety of complementary roof materials and/or colors in each neighborhood.
- Roof materials shall display three-dimensional visual texture. Acceptable materials include, but are not limited to
 - Tile
 - Slate
 - Architectural or high quality asphalt shingles
- All roofing material shall be approved at the time of the final site plan approval. Samples for approval should be mounted on a sample board obtained from the manufacturer and should show an example of the installed arrangement.

Special Design Allowances

Street Setbacks. In order to better address the enhanced streetscapes of the development, and to increase the usable backyard area, decreased street setbacks may be considered with a project's final design standards.

Side Yards. In order to better address the width of smaller lots, side yards may be reduced through the final site plan to a minimum of 5 feet, with an overall side yard equal to from 25 to 30 percent of the overall lot width.

Porches, Patios, and Decks. Architectural diversity within each subdivision can be provided by the inclusion of porches, stoops, pediments, porticos, or colonnades at the home entry. If called out in the final site plan, front yard porches are allowed to extend closer to the front property line than the main dwelling.

Fences, Gates, and Walls must be as per adopted requirements at the time of final site plan approval.

- Front yard fencing should be minimized with relatively low open type fences.
- Side yard fences on corner lots should be set back at least 10 feet from the side street frontage.

Garages and Parking Areas. As allowed in the planned community zone, garages within Stone Creek may be detached, or of varying sizes and configurations than might otherwise be required by the zoning ordinance.

- Views of garage doors from the street are to be minimized throughout all residential neighborhoods.
- Neighborhood design shall emphasize side entry, side drive, or alley entry garages over front entry garages.
- Where alleys are required or provided, lots adjacent to the alley shall have alley-served garages.

Accessory Structures. Special requirements should be considered with the guidelines at the time of final site plan approval to minimize storage areas and structures.

Utility and Recreational Vehicle Storage. The storage of such vehicle is to be only in designated areas. Where no such areas are designated, such vehicles must be stored off-site.

Single-Family Attached Dwellings and Apartment Buildings

General Design. The intent of the architectural design features found in the single-family detached homes by way of the inclusion of porches, patios, decks, and similar features in roof pitches and other architectural articulations.

Neighborhood Amenities. Open space, recreational, and/or maintenance amenities may be required with the development of attached residential developments.

Commercial and Office Buildings

Stone Creek includes commercial and office areas connected to the residential neighborhoods by streets, sidewalks, and trails. Careful site planning, control of views from public streets, and landscaping provide appropriate transitions.

- Corporate office buildings should have a campus look which complements the architecture, construction materials, and colors of the neighborhood. Strip windows and glass boxes are not allowed.
- Building fronts should be consistent to create an outdoor "room," which encompasses the sidewalks and street.
- Retail buildings should be designed with attractive entryways, awnings, sidewalk furniture, signs, and display windows to attract and engage people's interest.
- A "downtown" streetscape is required with wide sidewalks, street trees, and street furniture.
- Retail and office developments should clearly express the separation between pedestrian and vehicular traffic to enhance the attractiveness of the streetscape and promote pedestrian safety.
- Building design should allow ease of access for pedestrians, with shaded and lighted walkways to parking lots, other buildings, or to public amenity areas.
- Building entries should be identifiable and directly accessible from public transit areas.
- Where an existing or future bus stop is located near a proposed development, the proposed site plan should demonstrate how the bus stop/shelter is integrated with the site.

- Service areas and other screened areas should have proper security lighting. Well lighted areas discourage criminals from loitering and endangering passing pedestrians.

Public Amenities and Public Spaces

The sense of community is enhanced by the physical characteristics of the places where people can meet. Public use can be attracted through the creation of comfortable places, attractive exhibits, and easy access.

Stone Creek seeks to provide common areas in and through its neighborhoods with the provision of open space, parks, and other recreation areas to better create a focal point or core area for neighborhood and community activity and interaction. Specific considerations which should be given in the final design of a site include:

- Functional open space whether for activities or aesthetic qualities.
- Usable spaces which utilize shading by arcades or landscaping.
- Activity areas in close association to retail and commercial areas.
- Areas which are designed to the human scale.
- Sites which are accessible and usable by all elements of the population.

Open Space

A major concept of Stone Creek is the enhancement of the community through the provision of extensive open space areas. These open space areas provide opportunities for both relaxing passive use, as well as sites for more active use. Open space areas occur in many forms, both in a public and more private situations.

The Parkway. The parkway is the key element to the development of Stone Creek. It serves multiple functions with the principal function being as part of a drainage system; as a green buffer between neighborhoods; as a pedestrian and bikeway; and as a site for numerous community interactions in both passive and active settings.

The Clay Hollow Park, located in Clay Hollow "E", creates a strong pedestrian connection between the adjoining residential and commercial uses as well as the Clay Hollow Trail.

Neighborhood Parks and Commons. The neighborhood parks or commons are located throughout the residential areas. These relatively small, common open spaces form a natural green focus for the surrounding homes. They provide neighbors with an area for informal play and neighborhood socialization.

The neighborhood parks can have a different character. Some may simply be planted with grass and trees to provide a gathering space. Others may include some type of active recreation facility such as playgrounds, a basketball court, or a sand volleyball court.

On-Site Amenities. Several of the individual Stone Creek developments provide their own activity areas as site amenities. Although these areas do not necessarily cater to the larger community, they provide many recreational features which because of construction costs, the general community cannot afford as a whole.

Private Lots. Private open space can provide not only an individual respite, but can also serve to enhance and provide a more open feeling through the buffering of large structural elements.

- A private rear yard or other related private space such as a patio or balcony must be provided for each unit.
- A minimum of 400 square feet for a rear yard or 80 square feet for a balcony or terrace should be provided. These could be screened for privacy.
- Private lots are to be landscaped in harmony with the public areas of Stone Creek. For most of the residential developments, the builder should be required to install at least the front yard landscaping.
- Where landscaping is the responsibility of the homeowner, the landscaping should include a variety of materials and placement. Drought-tolerant plant species and trees are strongly encouraged and in some cases may be required.
- Landscaping at street intersections shall permit safe lines of sight. No fence, wall, hedge, or shrub may be placed or permitted to remain where it would hamper traffic visibility.

Public Art and Furnishings. Public art manifests the vision and personality of its citizens in tangible ways. Benches, water fountains, and other features invite the visitor to linger, enhancing the chance for community interaction.

- If there is public art, it should be integrated into the overall design of a project.
- Public amenities help to encourage the use of public spaces.
- Comfortable and attractive street furniture should be provided in public spaces for both public enjoyment and comfort. Such furniture might include benches, seating and tables for eating, drinking fountains, trash receptacles, information kiosks, and building and site directories.

Water Features can be important community elements in that they can be visually pleasing, mask objectionable noises, and provide both visual and functional relief from summer temperatures.

- Water features should be sited and designed to minimize water consumption by maximizing the amount of water recycled.
- Properly designed catch basins and wind shutoff valves should be incorporated into the system.
- The design of the water feature should incorporate equipment which will minimize leakage throughout the life of the water feature.

Landscaping

Landscaping treatments help establish the neighborhood's character. The development of a site should project an image that the entire site has been considered and appropriately treated in the design of the development.

Overall Design Concepts. Landscaping should be in proportion to the development. Each site should relate to its landscape treatment so that it fits into the next larger context forming an overall fabric for the site, neighborhood, and community.

- Landscaping should improve the aesthetic quality of a project in addition to providing a functional purpose.
- The landscaping should evidence the textural qualities of the structure and provide variety and interest.
- Coordinate landscape design with all site utility elements such as overhead power lines, transformers, meter boxes, backflow preventers, fire protection devices, etc., to effectively diminish the impact of such elements on the site character.
- Coordinate the landscape design with placement of utility elements to help mitigate their impact and reduce the potential for conflicts as the landscaping matures.

Site Grading

- Site grading should avoid creating abrupt or unnatural changes in the landscape which create barriers or disrupt drainage pattern.
- Grading should be designed to minimize erosion. Steep slopes, generally 3:1 or greater, should be stabilized with vegetation or other measures.
- Site grading should minimize the removal of mature trees and other existing mature vegetation.

Plant Materials

- At installation, the proposed landscape design should provide for mixed maturity of plants throughout the site. Mixing maturities creates a more mature looking landscape at installation and promotes greater plant survival.
- At maturity the proposed plant materials should be of a similar size, height, and density to that of plant materials in the context area.
- Pedestrian safety and comfort should be considered when selecting trees and plant material. Trees or other plant materials which drop fruit, pods, or nuts, shed bark, or are prone to drop branches can create a danger to pedestrian safety.

Water Conservation

- To provide for a more efficient use of water, surface, site drainage, and retention should be integrated with the overall landscape design.
- The landscape plan should consider the collection, storage, and reuse of on-site water for irrigation.
- In order to promote water conservation, low water use plants should be used where possible. The proposed plant materials should be of similar drought tolerance, but not necessarily uniform with the plant materials in the context area.
- No more than 50 percent of the landscaped area or 10 percent of the net lot area, whichever is less, should be planted in turf or high water use plants. Functional turf areas such as in parks, schools, and multiple family residential developments are exempt.

Landscape Maintenance

- Maintenance issues can often be mitigated by good design and planning. Projects should demonstrate that maintenance factors have been considered in the landscape design.
- During the design review process, for each development, the developer shall submit a proposed program for the intended maintenance of the landscape.

- An efficient irrigation system will control growth and reduce maintenance costs. Irrigation systems should be designed to minimize maintenance and water consumption.\
- Undeveloped portions of sites often become unsightly and sometimes hazardous due to lack of proper maintenance. Any development phase shall indicate a mechanism for dust, weed, and debris control on undeveloped portions of the site and shall insure continuing compliance.
- For dust and weed control, property being reserved for future development on phased projects should be landscaped using water conserving plant material as an alternative to turf. The treatment should be consistent with that of completed phases and be limited to the perimeter of uncompleted phase.

Walls, Fences, Screens, and Buffers

The overall concept of the Stone Creek community is to eliminate or at least minimize the need for walls and fences along streets and as a separation between uses.

- In areas where separation between different land uses is necessary, builders are encouraged to install decorative walls and other landscape features.
- The use of monotonous, non-articulated walls will not be permitted in public view areas. Screens to delineate separate areas can offer a visual backdrop, and help define neighborhood areas.
- Buffers are wider and offer visual and acoustic separation between land uses.

Parking Lots

- Ten to 15 percent of the parking lot interior should be landscaped with screening materials. Landscaping shall be dispersed throughout the parking area.
- There should be one deciduous tree for every 6 to 8 spaces, planted in a geometric pattern. One very successful technique is a planting diamond that is 6 feet per side. Half diamonds can be used along the parking lot edge.
- Planting strips or islands with a minimum width of 6 feet provide good planting beds that visually break up a lot into smaller increments.
- Parking areas should be buffered from adjacent residential properties and screened from streets so that cars are not visible below the average height of the headlights.
- Landscape planters should be a minimum of 5 feet wide (inside dimension). This also provides for larger trees and an increase in the shading of asphalt surfaces.

Lighting

- The height of light standards at the perimeter of the site should respect the adjacent property. Parking lot and security lighting should not exceed a maximum of 15 feet in height including lamp, pole, and base within 150 feet of a residential district. Parking lot and security lighting should not exceed a maximum of 25 feet in height adjacent to nonresidential districts.
- Compatible lighting fixtures and other appurtenances help to reinforce the design theme of a project. Lighting fixtures and illumination should be of similar design and character as the project's building components.

Signage Design and Location

Signs are one of the most effective means of creating a unique image for an area or a community. They also help reinforce the image created by the architecture of the development.

Community Signage

- Entryways to the community and individual neighborhoods should display attractive signage identifying the area.
- Entryway and general project signage should use materials, textures, and colors which match or are complementary to those used in the associated buildings to better integrate into a specific development site.

Building Signage

- Signage design should conform and be consistent not only to the character of the immediate area, but also with the architectural treatment and overall character of the community.
- Signage should be designed, located, and oriented to provide their functional purpose of communication, and not dominate the building, the site design, or the adjacent streetscape.
- Signs should be located and oriented to promote readability. Locations should be avoided where a sign will become obscured by mature landscaping or come into conflict with the signage on adjacent properties.
- Sign placement and materials for multiple tenant occupancies should be delineated to maintain a uniform and consistent manner.
- Locations and placements which might confuse motorists and pedestrians and cause potential safety hazards must be avoided.

Event Signage can provide color and excitement to an event. Signage for community events is especially encouraged.

- Signage should be attractive and kept in context with its surroundings.
- Signage should be maintained so that it does not become "ratty" looking, detracting from the event.
- Signage should be taken down soon after the occurrence of the event.

SECTION THREE

Neighborhood Design Parameters

General Overview

The Stone Creek community consists of five separate neighborhoods:

- Clay Hollow
- Stone Creek Commons
- Stone Creek Town Center
- Island Park
- Stone Hollow

For the most part, the neighborhood boundaries are defined by the parkway, Grizzly Way, and Clay Hollow Avenue. The neighborhood requirements are more particular to specific site and building designed used in conjunction with the standards and guidelines of the previous sections. However, the intent of these requirements is not to dictate a particular architectural style but rather to spell out a generalized "appropriate" architecture for residences and other buildings which incorporate a variety in mass, bulk, materials, and colors. The development of further standards and guidelines especially related to the construction, refinishing, or modification of any part of the exterior of any building will be enacted with the approval of each particular development within a neighborhood and included in Section Four.

Clay Hollow

General Description: Clay Hollow

The Clay Hollow neighborhood is located at the northeast corner of the project, bounded on the west by 5600 West; on the north by 7800 South Street; on the east by Clay Hollow Avenue and the Stone Creek Commons neighborhood; and on the south by the Parkway area and the Island Park neighborhood. A broad range and mix of land uses are allowed within the neighborhood including multi-unit residential, retail, light office, and corporate office.

Design Concepts and Elements: Clay Hollow

The Clay Hollow neighborhood has been initially laid out in only a very conceptual stage. For the most part, this is the result of the timing of the development of the Mountain View Corridor. The Mountain View Corridor is planned as a limited access freeway system, anticipated to be constructed within the next 10 to 30 years.

Because it is likely that this area will not develop in the next few years, this less refined design allows the consideration of alternative design techniques and likely a better integration of this site with the future development of the areas to the west and north. In any case, because of the relative intensity in residential density and land use for this neighborhood, a more detailed plan needs to be approved for the entire Clay Hollow neighborhood prior to the development of any portion of the neighborhood.

Street System. The design constraints and considerations for the street system include the Clay Hollow drainage on the south, the bordering arterial street (7800 South) on the north, the corridor for the planned freeway on the west, and the proposed freeway interchange at 7800 South. With a larger scale commercial area also planned on the west side of the interchange, the initial design concept created a loop street system to surround a designed nodule of commercial and higher intensity uses around the freeway interchange.

The conceptual design of the commercial loop system has the roadway entering the Clay Hollow neighborhood from the west, along the north side of the Clay Hollow drainage. The road continues to loop from the drainage northward toward and beyond 7800 South Street on an axis running southward to Grizzly Way. It is anticipated that the loop's connection with 7800 South would warrant a signalized intersection, therefore by traffic design standards the roadway as it connects with 7800 South needs to be a minimum distance from the freeway intersection.

Two possible scenarios have been conceptually developed to incorporate the loop road into the street system.

In the first scenario, the loop road would have a 90-degree intersection with Clay Hollow Boulevard which would be a "spine" road running north-south through the Clay Hollow neighborhood on an axis with Grizzly Way. This would provide a more direct connection with the extended residential areas to the south.

A second scenario would continue the loop road in a semi-angular fashion with a roadway connecting from the Island Park neighborhood midway on an "angled" portion of the loop road.

Land Use. The neighborhood's allowance for a mix of uses, relatively higher residential densities, and greater building heights results primarily from the neighborhood's proximity and association with the future intersection of 5600 West and 7800 South.

With a possible TOD and relatively high residential density, a major intent of the design for Clay Hollow is to provide a larger scale massing and mix of uses in a walkable layout. Transition from the massing toward the adjoining areas would be provided with the tapering of building heights, the buffering provided by the parkway, the street connections, and with pedestrian access corridors.

Perhaps the most important of the transitional elements is the inclusion of the pedestrian corridor connections to the nearby, adjoining neighborhoods. Having easy access from the nearby residential areas to the shopping area is a principal contributor to urban vitality. People who live close by will patronize the shops and restaurants and take walks through the streets, reducing demand on the street system and reinforcing the image of an active and popular community.

The designed transition and pedestrian tie-in with the Ranches neighborhood is initiated by a connecting half-loop street brought into Clay Hollow from the Ranches street system. Besides providing for a pedestrian corridor, this tie between the two neighborhoods provides a myriad of optional development treatments using the corporate office/residential mix allowed within that portion of the Clay Hollow neighborhood.

As a transition and tie-in, it is important that the land use within the loop area be of a scale compatible with the facing town home element of the Ranches. Possible options might include a

day care, recreation center, or an additional commons area surrounded on the outside of the loop by office buildings, town homes, or a mix of both.

The connection with the Island Park neighborhood can be much more basic with the parkway providing most of the transition, and limiting the connection principally to one street. The street connection should be a boulevard type street providing access but limiting impact. Pathways through the parkway area will also serve as connections between the two neighborhoods.

Neighborhood Design Standards: Clay Hollow

Clay Hollow Area "A"

This area is the only area designated for "apartments" within the entire Stone Creek community. As an option, the site may also include hotel and corporate office developments.

The apartment density is limited to 20.17 units per acre or a total of 280 units. The 280 units comprise a significant portion of the entire number of residential units within Stone Creek. Inherent site amenities might include a swimming pool, exercise facilities, and basketball courts.

Because of the site's required amenities, its close proximity to a TOD and the nearby retail and parkway amenities, it is anticipated that the apartment units will be "upscale" in design. Architectural design and materials for any land development must follow the parameters outlined in Section Three. Where possible, buildings should be oriented more toward the north and west portions of the property, toward the retail and service areas.

Clay Hollow Area "B"

Since a major community shopping area is designated for the east side of the Mountain View Corridor, the intent of this smaller retail areas is to provide for more specialized shops with several "convenience" services for the neighboring residential and office uses. The desired layout of the site orients the stores toward the interior streets in more of a "downtown" pedestrian manner, with limited store sizes and a limiting of fast food restaurants and drive-through services.

A gas station may be considered for approval by the Planning Commission at the northeast or southwest corner of Clay Hollow B. With the development of this site, a public open space area or corridor should be strongly considered as a connecting element between this area and the area to the south (Clay Hollow Area "C").

Clay Hollow Area "C"

This area requires a mixture of at least two land uses with combinations of retail, light office, and mixed use. Drive through services may be allowed with Planning Commission approval.

This area must also provide for pedestrian throughways between Area "B" and the parkway. If developed in conjunction with Area "B" the site plan might resemble a smaller scale version of the Riverside by Post Properties located near Atlanta, Georgia. The two sites would combine a mixed-use building of residential and/or hotel areas above-ground floor retail areas, located across a public square from a larger, multistory office building.

Clay Hollow Area "D"

This area provides a relatively large site for corporate office type use, characterized by the office building(s) being oriented closely with Clay Hollow Boulevard in conjunction with the development of Areas "B" and "C". Ancillary commercial uses are allowed; however, drive-through services would be limited.

As an option, up to 96 residential units may be developed on the entire "D" site or at a density of 12.08 units per acre on any portion of the site. The residential development may be either detached or attached units or a combination of both. Any development should be oriented around a "park corridor" continued from the Ranches residential area and leading toward the Clay Hollow retail area. The "park corridor" will essentially be two large parks linked by the Clay Hollow Wash Trail that will connect the Ranches to the commercial to the East. One park is the Ranches park, and the other is the 1.82 acre Clay Hollow Park.

Clay Hollow Area "E"

This area will provide a gathering place for the residents who live in the Clay Hollow Area as well as the Stone Creek Condominiums and Ranches areas. A 1.82 acre Clay Hollow Park will be built in this area. The amenities that will be included in this park area are a half-court basketball court and a traditional tot lot with no less than 18 and no more than 24 components.

Clay Hollow Area "F"

This area will become a community garden for the residents of Clay Hollow D.

Land Use Data: Clay Hollow

	Acres	% of neighborhood	% of project
Total site area	39.29		13.1
Area "A"	13.88	35.33	
Area "B"	8.8	22.4	
Area "C"	7.0	17.8	
Area "D"	7.95	20.23	
Area "E"	1.82	4.6	
Area "F"	0.4	1.0	

Land Use Description: Clay Hollow

Area "A" Multifamily residential apartments

Area "B" Mixed-Use/retail/office. A specialized shopping area limited in size and oriented in more of a "downtown" pedestrian manner. Drive-through services and a gas station may be considered.

Area "C" Light retail, light office. Mixed use buildings are allowed.

Area "D" Corporate office and/or residential. A "park corridor" should be continued from the Ranches neighborhood, through this site, toward the Clay Hollow "A" apartment area.

Area "E" Clay Hollow City Park

Area "F" Community Garden

Residential Unit Types: Clay Hollow

Sub Area	Unit Type	Allowable Density	Max. # of Units
A	Apartment	20.7 u/a	280
B	Live Above	See Sect. 4 #3 (page 8)	See Sect. 4 #3 (page 8)
C	Live above	sect. 4 # 3	sect. 4 # 3
D	Detached SF	12.08	3
	Townhome		93

The Ranches

General Description: The Ranches

The Ranches neighborhood is a mixed-density residential area located at the north central portion of the development. This mix of residential dwelling types includes a core area of smaller lot single-family detached dwellings and a mix of several forms of attached condominium units.

Design Concepts and Elements

The Ranches neighborhood conceptual layout is one of the most defined elements of Stone Creek. The major features of this neighborhood are its "axial" orientation and the facing of many of the homes into the parkway or toward small "commons" type parks.

A defined boulevard street runs through the neighborhood and serves as the identifying axis between the northeastern church site and the parkway. The most defined transition is toward the Clay Hollow neighborhood with the continuation of the Ranches street layout into that neighborhood.

Neighborhood Design Standards

The Ranches Area (Area "A")

This area is the most predefined layout of all the residential areas as it forms a distinctive axial connection between the Clay Hollow and Town Center neighborhoods and between the northern church site and the parkway.

This area of 80 dwelling units is characterized by the development of craftsman or bungalow style single-family homes on lots of approximately 5-6,000 square feet, surrounding a neighborhood commons area.

A small townhouse cluster, located on the western edge of the area, is included as a connecting community element. The commons area is to contain a playground and a basketball court but may contain other amenities at the discretion of the related homeowners association.

The design of the dwellings should follow the "recessed" garage concept of Section Three. Smaller street setbacks are allowed, with porch extensions, in turn allowing a larger backyard area. Because of the narrower lot size, single-lane driveways are required. Side yards of 5 feet should be considered, with required side yards being from 25 to 30 percent of the width. A porte cochere or an open air carport area might be attached to the dwelling and extend into the side yard within two or three feet of the property line.

Stone Creek Condos (Area "B")

This area of almost 15 acres is designated for the development of a maximum of 133 dwellings at a gross density of approximately 9 units per acre. The bordering streets and the boulevard are the only defined portions of this neighborhood.

This neighborhood will be developed with attached residential condominium and townhome units oriented along the boulevard and surrounding "commons" areas similar to that designed for area "A". An example of the anticipated development is similar to the twinhomes and six-plexes of Shepard Lane in Farmington, Utah, mixed with the common townhome element. The commons area should also contain activity sites or equipment congruent with the anticipated population in the residential units.

Ranches Church Site

This site forms the northeastern "anchor" of the boulevard corridor extending through the neighborhood to the parkway. It is surrounded by streets with the anticipation that the chapel will be oriented toward and form the anchor for the boulevard extending to the parkway area. Parking areas should be well landscaped with berms along the street perimeter. An entry feature into the Stone Creek development should be allowed for at the northeast corner of the site.

Land Use Data: Stone Creek

	Acres	% of neighborhood	% of project
Total site area	38.5		12.9
Area "A"	18.9	49.1	
Area "B"	14.8	38.4	
Church Site	4.8	12.5	

Land Use Description: Stone Creek

Area "A": Small lot residential. Up to 74 detached units and 6 townhomes. A "commons" park with playground and basketball court.

Area "B": Attached residential condominiums and townhomes with "commons" areas similar to Area "A".

Church site: Church building and parking area with building oriented toward boulevard axis.

Residential Unit Types: Stone Creek

Unit Type	Minimum Lot	Building Size	Max. # of Units
Area "A"	5000 sq. ft	D	80
Area "B"	Attached single family	D	133

Stone Creek Town Center

General Description: Stone Creek Town Center

Stone Creek Town Center is at the northeastern portion of the project. The neighborhood provides for a wide variety of uses including retail, office, and residential uses. Provisions are also made to allow mixed-use buildings with residential and/or office lofts. The retail portion of the site also forms a major feature of the Stone Creek and neighboring communities with a grocery and several neighborhood type stores

Design Concepts and Elements

The major design consideration of the Stone Creek Town Center was melding an existing 20-acre commercially zoned area at the northeast corner of the project with residential neighborhoods instead of separating the uses with a block wall. In addition, consideration had to be given in the elementary school site, which is more closely associated with this neighborhood because it is not separated by the parkway area or a larger street.

The planned commercial layout works to make the area more walkable, both within the commercial area and from the neighboring residential areas. In trying to better realize that concept, "Commerce Street" was included as a back street area opening the commercial area toward the adjoining residential neighborhoods. Realizing that the grocery store area is more auto-oriented, openings from that area of the center toward Commerce Street allow an ease of movement without bringing the larger parking lot onto the street.

The "Mashpee Commons" look (in Mashpee, Massachusetts) includes a pedestrian streetscape with awnings and street furniture. It also includes the allowances for second-story uses including professional offices and even a limited number of residential units.

The Town Center "E" Village Green was added as a gathering place for the neighborhood and as a tie-in between the surrounding land uses.

The townhomes which provide a common design element throughout the development also serve to incorporate more of a "mixed use" into the area with allowances for office or even retail uses on the first floor.

Grizzly Way forms somewhat of a hard border to the neighborhood on the west; however, pedestrian access can be realized through the two street connections with the Ranches neighborhood.

Neighborhood Design Standards: Stone Creek Town Center

Stone Creek Town Center Area "A"

This area is undefined as far as general layout and particular use. General land uses allowed are light offices and medical offices. A structure with more distinctive architecture should be considered on the eastern portion of this sub-area. The northwest corner of the site is a major gateway and should allow for an entry feature into the Stone Creek Community.

Stone Creek Town Center Area "B"

This area allows for a 46 residential units at a density of approximately 10 units per acre. The layout is not defined but the dwellings may be in a mix of attached condominium units, generally similar to those of Area "B" in the Ranches neighborhood. The units should be oriented principally toward the Commerce Street area. Site amenities will be required with the development of the site, with the amenities congruent to the population of the proposed project.

Stone Creek Town Center Area "C"

This area provides single family housing in close proximity to Hayden Peak elementary. The townhouse style homes will be similar to the townhomes in Stone Creek Town Center "B" as well as the Stone Creek Townhomes. This area allow for 24 residential units at 8.6 units per acre.

Stone Creek Town Center Area "D"

This area is a core activity area for not only the Stone Creek community but for many of the surrounding communities. Because it serves a larger community, the grocery store and its higher automobile orientation are somewhat separated from the more pedestrian-oriented stores along Commerce Street.

As stated previously, Commerce Street was included as a back street area to open the commercial area toward the adjoining residential neighborhoods. Openings from that area of the center toward Commerce Street allow an ease of movement without bringing the larger parking lot onto the street. Vehicular traffic will be allowed on Commerce Street but will be slowed by traffic calming measures.

The "Mashpee Commons" look includes a pedestrian streetscape with awnings and street furniture. It also includes the allowances for second-story uses including professional offices and even a limited number of residential units.

Although on-street parking is called out for this area, the major tenant parking is located toward the rear of the buildings in well landscaped areas. The parking areas should be bermed, but allow an easy pedestrian access from the residential areas to the office and commercial areas.

Stone Creek Town Center "E" Village Green

The Stone Creek Town Center "E" Village Green is a 1.4 acre park that is intended for neighborhood activities. It is a gathering place that will be within walking distance of the future commercial.

Land Use Data: Stone Creek Town Center

	Acres	% of neighborhood	% of project
Total site area		28.8	9.6
Area "A"	1.6	5.5	
Area "B"	3.7	13.2	
Area "C"	2.8	9.7	
Area "D"	19.3	69	
Area "E"	1.4	2.5	

Land Use Description: Stone Creek Town Center

- Area "A": Light office for professional or medical facilities.
- Area "B": 46 single-family attached units at a density of about 10 units per acre. Orientation of neighborhood is primarily toward Commerce Street area.
- Area "C": Single-family attached units.
- Area "D": Neighborhood retail. Grocery store with outlying pad sites oriented to 7800 South and 4800 West. Commerce Street with smaller retail shops has more of a pedestrian design with awnings and street furniture. Office and limited residential uses may be incorporated on the second floor.
- Area "E": This space is created as a neighborhood gathering place.

Island Park

General Description: Island Park

The Island Park neighborhood is so named because it is totally surrounded by the parkway areas. The larger portion of the neighborhood on the west is designated for a relatively low density single-family development. The area to the east contains a larger church site with an attached recreation area with townhouse clusters along either side of the Clay Hollow parkway.

Design Concepts and Elements: Island Park

The principal constraint in the design of this neighborhood is the surrounding drainage, but that has obviously also become its prime amenity. The neighborhood is exclusively residential, with a total of 101 units which are all single-family detached dwellings on medium sized lots. One major feature of the neighborhood is a church site.

There have been two concepts considered with this site, both of which are greatly dictated by the connection from the Grizzly Way roundabout on the south to Clay Hollow Boulevard on the north. The first had the street running due north as an extension of Clay Hollow Boulevard. The second would angle a street from Grizzly Way toward an angle in the commercial loop road in the Clay Hollow neighborhood. This important street connection needs to be determined prior to the development of either neighborhood.

Neighborhood Design Standards: Island Park

Island Park Area "1-3"

This area is planned as a site for detached single-family dwellings on medium sized lots. An interior street system needs to be developed which, if it doesn't provide continual frontage along the parkway, needs to provide several openings for ease of access from any point within the neighborhood. Small but usable commons need to also be considered. An alternative design could locate the large church site within this area as an offset focal point toward the roundabout.

Island Park Area "4-6"

This area provides a focal point for the axis formed within the Ranches neighborhood. The focal point could be a large church site with townhomes on either side along the Clay Hollow parkway area. If the church site is relocated to Area "A", a continuation of the detached single-family lots would be required, with the axis point from Ranches continued toward the roundabout, with the roundabout becoming the focal point.

Land Use Data: Island Park

	Acres	% of neighborhood	% of project
Total site area	38.79		12.93
Area "A"			
Phases 1-6	30.9	80	
Church Site	7.89	20	
Area "B"			

Land Use Description: Island Park

Area "A" Residential @ 3 u/a and church site

Residential Unit Types: Island Park

Unit Type	Minimum Lot	Maximum Units/Acre	Max. # of Units
Area 1-6	8000 sq. ft	3.3	101

Stone Hollow

General Description: Stone Hollow

The Stone Hollow neighborhood forms the southern border of the community, separating the other neighborhoods by the main parkway corridor. The area is characterized by larger lot, single-family detached homes similar in size and design to the existing homes bordering the community to the south and east. The only exception to the residential use is a 7.2-acre flexible light office/residential area at the intersection of 4800 South and New Bingham Highway.

Design Concepts and Elements

The principal design constraints and considerations dealt with the drainage area to the north and the residential areas street network to the south. A connection between this neighborhood and the Stone Creek Town Center is centered on the Village Green. This connection should be "dressed" up as it can become a very distinctive and visible feature of the project. A second connection is toward the Island Park neighborhood. A feature of the Stone Hollow neighborhood is the extensive frontage along the parkway area.

Neighborhood Design Standards: Stone Hollow

Stone Hollow Area "A"

This area includes 23 detached dwellings on approximately 8.66 acres. This is one of the few areas with a cul-de-sac design, necessitated by the area's somewhat elongated dimension and its extension into the parkway. A small neighborhood common or green is centered in the western portion of the site. Home sizes and building materials are to be similar to those of the existing residential areas to the south.

Stone Hollow Area "B"

This area includes 38 detached dwellings on approximately 13.66 acres. As with the other residential areas, homes should be oriented toward the parkway from this area. Home sizes and building materials are to be similar to those of the existing residential areas to the south.

Stone Hollow Area "C"

This is an area associated with an existing development (Cobble Creek) and is not actually included within the boundaries of Stone Creek. However, because the design of Stone Creek affects the final design of this area, it is included here for descriptive purposes. The area is planned for 12 lots with home sizes and building materials as called out for the Cobble Creek development.

Stone Hollow Area "D"

This area includes 35 detached dwellings on approximately 12.66 acres. A small neighborhood commons or green is located central to the interior of this site. Home sizes and building materials are to be similar to those of the existing residential areas to the west and east.

Stone Hollow Area "E"

This site is a remnant of an existing professional office zone, which may be developed at a "residential" scale. Because of its location and existing constraints, the area is not truly blended into the community. An option exists with this property that it can be developed residentially under the 2.7-5.1 units to the acre of the ordinance, with materials and home sizes similar to those found in the existing residential areas to the west and east.

Stone Hollow Church Site

This 3-acre site was developed prior to the proposal for but in anticipation of the Stone Creek development. Changes to the site will occur with an access point to the parking lot from Stone Creek Drive as it is developed.

Land Use Data: Stone Hollow

	Acres	% of site	% of project
Total site area	31.1		10.4
Area "A"	11.2	24.6	
Area "B"	13.7	30.0	
Area "C"	n/a	n/a	
Area "D"	10.5	23.0	
Area "E"	7.2	15.8	
Church site	3.0	6.6	

Land Use Description: Stone Hollow

Area "A" to "D" Large lot single-family detached dwellings similar to those existing in adjacent residential areas. Area "E" is currently office, but has the potential to be residential.

Residential Unit Types: Stone Hollow

Unit Type	Minimum Lot	Max. Units to Acre	Max. # of Units
A, B, D	9000	3.0	96
C	n/a	n/a	n/a
E	n/a	office	office

SECTION FOUR

Specific Project Standards

General Overview

This section is reserved for the addition of detailed guidelines resulting from the final approval of each particular project. These more detailed illustrations and guidelines associated with each particular project are then used in conjunction with the guidelines of the previous sections for the review of building plans for new construction or for additions or exterior modifications to those buildings in the future.

Project Standards

[To be added as projects are approved.]

SECTION FIVE

Project Review Procedures

General Overview

Approval of development within the boundaries of the Stone Creek community is a multi-stage process with the actual process depending mainly upon whether the application is for approval of a site plan, a building or sign permit, or an amendment to these standards and guidelines. Reviewing agencies include the community association, City Staff, the Planning Commission, and in some instances the City Council.

Applications are reviewed for compliance with these adopted development standards and design guidelines as well as with the zoning and development ordinances of West Jordan. Amendments to the standards and guidelines are reviewed for compliance with the general intent and scope of the related section of the standards and guidelines and the adopted conditions of the planned community zoning approval.

Reviewing Agencies

The two principal reviewing agencies are the Stone Creek Community Association and the city of West Jordan. Other government agencies may also have a part in the review of the project depending on the actual development site and proposed construction. These other agencies include but are not limited to Salt Lake County Flood Control, Salt Lake City Airport Authority, and the Federal Emergency Management Agency (FEMA).

Stone Creek Community Association

All residents and land owners within the Stone Creek development are members of the Stone Creek Community Association. As allowed by the bylaws of the community association, members may be selected to serve as members of the residential new construction committee, the residential modifications committee, or the commercial/office review committee. Where the West Jordan Planning Commission is required to review and approve the development of the project, these committees are advisory and give recommendations to the city's Planning Commission. Otherwise the committees may review new construction and exterior modifications, additions, or alterations for compliance with the development standards and design guidelines and/or any association covenants, conditions, and restrictions (CC&Rs) as allowed in the bylaws of the Stone Creek Community Association. The requirements of the Stone Creek Community Association may be enforced by either the association or by the city of West Jordan as a member of the community association.

City of West Jordan

The review of development by the city of West Jordan includes review by City Staff, appointed committees, citizen committees, and elected officials.

City Staff refers principally to the planning and engineering staff but may also include other departments such as building and safety department, the fire marshal, and City Attorney's Office.

Appointed West Jordan committees include the Planning Commission and the Board of Adjustment. The Planning Commission is an appointed committee which is authorized through the State Code and the City of West Jordan Municipal Title to review and approve site plans, subdivisions, and conditional use permits and hear appeals of planning staff approvals. The Planning Commission consists of seven regular members and one alternate member.

The Board of Adjustment does not normally review or approve development proposals. Their function is principally to review requested variances to the bulk regulations of the Zoning Ordinance and to hear appeals related to the duties of the Zoning Administrator.

West Jordan citizens committees are committees made up of citizen volunteers set up by the City Council to review and recommend actions regarding various city functions. Citizen committees which may be asked to review applications associated with this project include the parks and recreation committee, the beautification committee, and the water conservation committee.

The **West Jordan City Council** is the legislative body of the city and is authorized through the State Code and Municipal Title to hear amendments to the text of the standards and guidelines, master development plan, and the Zoning Ordinance. The City Council would also hear appeals of a Planning Commission determination regarding the Stone Creek development.

Site Plan Review

Site plan review includes the review and approval of the layout and design of all residential projects or subdivisions, all retail, office, public, and quasi-public sites, and all open space, park and recreation areas. Both preliminary and final approval of a site plan is required prior to the construction of buildings on a site. Where only the general idea for the development of a project has been indicated in these guidelines, a conceptual site plan may also be required. However, for the most part, conceptual site plan reviews are deemed to have occurred with the initial approval of the Stone Creek master development plan.

Preparation of Site Plans

Proposed site plans are to be prepared as directed by the West Jordan city zoning ordinance and development code and shall address the associated standards and guidelines of this document. A team of qualified design professionals shall be utilized in the preparation of each specific site plan. Such team shall consist of licensed or otherwise qualified land planners, architects, landscape architects, professional engineers, or other approved designers.

Review Procedures

Site plan review generally includes the following steps.

- Pre-application conference with City Staff
- Filing of the site plan with the City for review and approval
- Submission of the site plan to the Stone Creek Community Association
- Planning Commission review and action
- If requested, City Council review and action

The Planning Commission is responsible for the granting of approvals for site plans. For preliminary site plan approval, a recommendation from the Stone Creek Community Association must first be received and reviewed. However, if the community association fails to act on the application within 30 calendar days following the filing of the application, the Planning Commission shall proceed with their review of the proposal.

The review of a proposed site plan shall consider compliance with city ordinances and with these standards and guidelines. General items to be reviewed and considered include circulation and street design, development styles, scale, materials, colors, the relationship of proposed improvements and natural site features, grading and grading design, landscape design, streetscape image, impacts on surrounding areas and systems, site features, and any other specific requirements detailed in city ordinances and this document.

Modification to Approved Site Plan

Modification to an approved site is reviewed as either (1) an administration amendment; (2) a minor amendment; or (3) a major amendment. Any proposed modification must remain within the intent, scope, general parameters, and provisions of the approved zoning for the Stone Creek development. Modifications deemed to exceed those limits will first require a modification of the approved zoning conditions and/or a rezoning hearing for the property, following the procedures as outlined in the West Jordan Zoning Ordinance.

An administrative amendment occurs when proposed modifications are determined by the city planner to be only technical in nature and would not have influenced or affected the approval of the existing site plan (for example, if the number of parking spaces is reduced from 24 to 22 spaces where only 22 spaces may have been required, or where a species of tree is changed to another allowable species). Administrative approvals can also be given for a 10 percent increase in the size of a building, up to a maximum of 2,000 square feet of gross floor area (GFA). Administrative amendments are reviewed and approved by the Zoning Administrator.

A minor amendment occurs when proposed changes are determined by the Zoning Administrator to cause a situation where the initial review of the project might have been at least partially affected or to cause a conflict with a condition of the existing site plan. In addition, a minor amendment may be considered for a proposed increase in building size which exceeds the allowance for an administrative amendment but which is less than a 20 percent increase in the GFA, up to a maximum of 10,000 square feet.

A major amendment occurs when proposed changes are determined by the Zoning Administrator to exceed the allowances for consideration of a minor amendment. In essence, the proposed modification causes enough of a site reorganization or relocation that the initial review of the project would have been significantly altered, that the increase in building size exceeds the 20 percent or the 10,000 square foot limitation, or that the proposed amendment is in conflict with several of the conditions of the site plan approval.

A major amendment requires the same review as a minor amendment except that if the original site plan required City Council approval, final review and approval are by the City Council. In addition, a major amendment must be noticed to surrounding property owners as per the requirements of the Zoning Ordinance.

Appeal of Action. Any aggrieved party may file an appeal of either an approval or a denial of a proposal site plan or site plan modification. If the action is by the city planner, the appeal is made to the Planning Commission. If the action is by the Planning Commission, the appeal is made to the City Council. An appeal of a City Council action must follow normal judicial procedures. All appeals to the Planning Commission or City Council must be filed within 10 calendar days of the date of action cited on the application.

Building Plan Review

The building plan review includes the review and approval of all construction for both main and accessory buildings as well as all reconstruction, refinishing, and modification of any part of the exterior of any building where a building permit is required or where a review and approval may be required by these standards and guidelines.

Preparation of Building Plans. All plans and specifications for the building of any new structure shall be prepared as directed by these standards and guidelines and by any related West Jordan city ordinance including the appropriate building and fire codes.

Review Procedure. Building plans shall be evaluated for consistency and adherence to the approved site plans, these standards and guidelines, and to any related city ordinances. Unless otherwise dictated, City Staff reviews new construction for a principal building or structure. Plans for exterior modifications, additions, or for accessory structures must first be reviewed by the community association prior to review by City Staff. For construction which does not require a building permit but does require adherence to these standards and guidelines, approval may be given by the community association.

Certificate of Compliance. Approval of building plans by either the community association or the City Staff will be indicated by a certificate of compliance. Such certificate may be in the form of a letter or a stamp on the plans of the proposed building and shall indicate the date of the approval and the section of the standards and guidelines used in the determination of compliance.

Appeal of Action. If either the community association or the planning staff determines that the building application is not in compliance with the approved site plan or the adopted standards and guidelines, an appeal may be made by the applicant to the Planning Commission. An aggrieved party may also file an appeal of any approval by the community association or by the planning staff. The City Council will consider appeals of any Planning Commission determination. All appeals must be filed within 10 calendar days of the date of action cited on the application.

Sign Permit Review

An overall sign package which meets the provisions of these standards and guidelines must be approved for the entire project prior to the issuance of any individual sign permits. Applications for sign permits shall follow the submission requirements of the zoning ordinance. City Staff will review any application for a sign permit against the approved sign package. A requested variation from the approved sign will be considered as a proposed amendment to the site plan.

Amendment of Standards and Guidelines

There are two types of amendments to the standards and guidelines. The first is caused by the addition to Section Four of the more detailed design guidelines of each particular project as it receives final approval. The second is the approval of a change in the existing text of the standards and guidelines.

In the first instance, the amendment is considered to be made with the approval of a final site plan and its associated illustrations and guidelines. Those illustrations and guidelines are then added to Section Four of this document as the standards and guidelines to be reviewed and followed with the submission of building plans for new construction or for additions or exterior modifications to those buildings in the future. The procedure for review of the final site plan is detailed in this section under "Site Plan Review."

In the second case, an amendment to the existing text follows the same procedure as an amendment to the text of the zoning ordinance except that the community association is involved in the initial review and recommendations. Amendments to the text of the standards and guidelines are to be reviewed for compliance with the general intent and scope of the related section of the standards and guidelines and the adopted conditions of the planned community zoning approval. The City Council is responsible for the final consideration of any proposed amendment following recommendation from the Planning Commission and the community association.

Amendment of the Master Development Plan

An amendment of the master development plan may be required when a proposed site plan would result in a substantial change to the adopted boundaries, densities, or designated land uses of the various project elements. An amendment must follow the procedures for a rezone request with the additional requirement of a recommendation from the community association.

Discrepancy

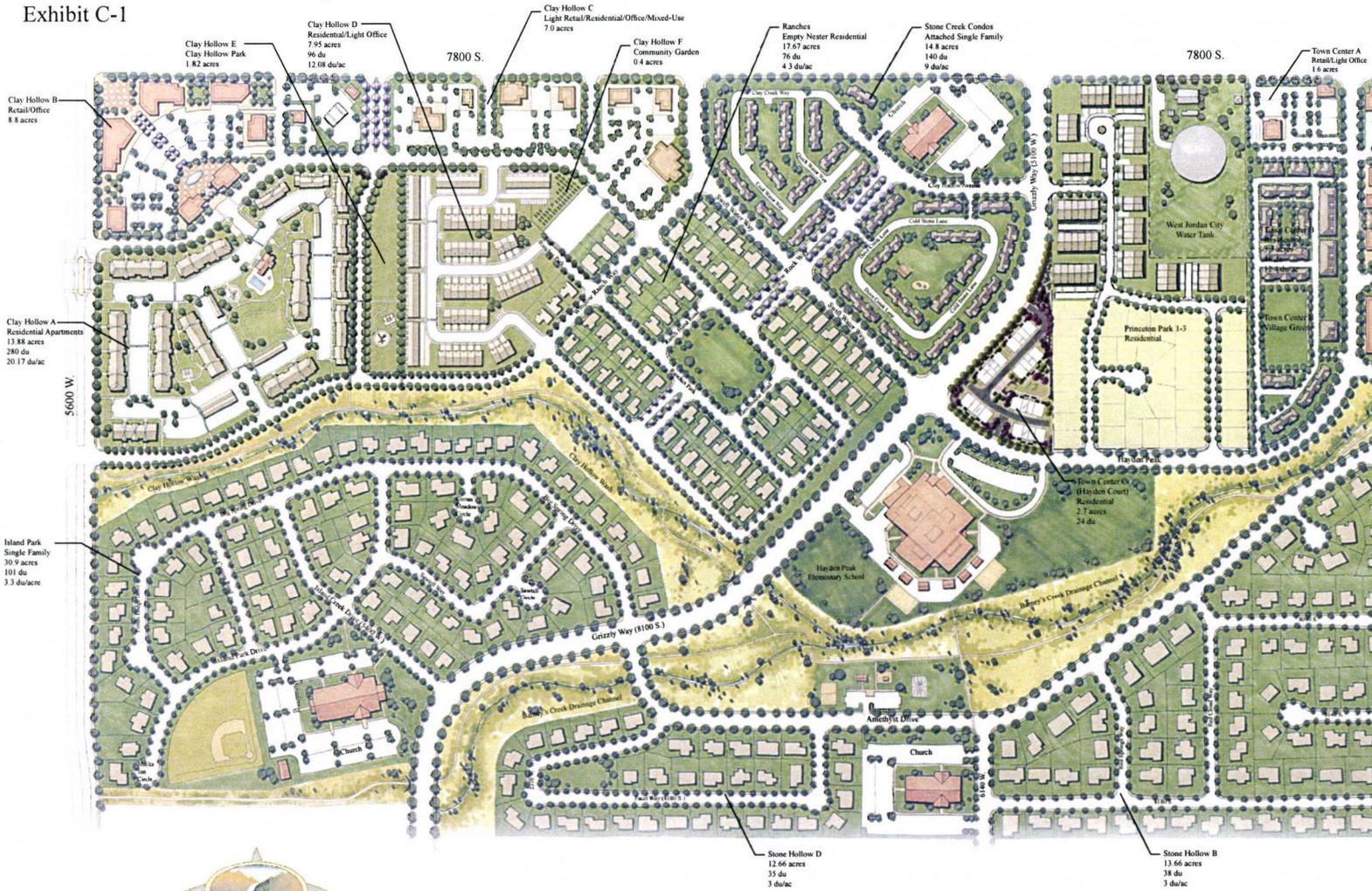
Wherein a discrepancy exists between the "Stone Creek Development Standards and Design Guidelines" and the "Additional Requirements, Submittals, and Conditions" of Section 4 of the Developmental plan, the latter shall be used to eliminate said discrepancy, and shall be deemed as the more restrictive of the two documents.

Attachments (Exhibits)

- 1) **Exhibit B:** Residential Unit Breakdown
- 2) **Exhibit C-1:** Master Plan
- 3) **Exhibit C-2:** Phase, acreage, and density map
- 4) **Exhibit C-3:** Open Space Usage Map
- 5) **Exhibit C-4:** Stone Creek Open Space Table

Stone Creek Master Development Plan

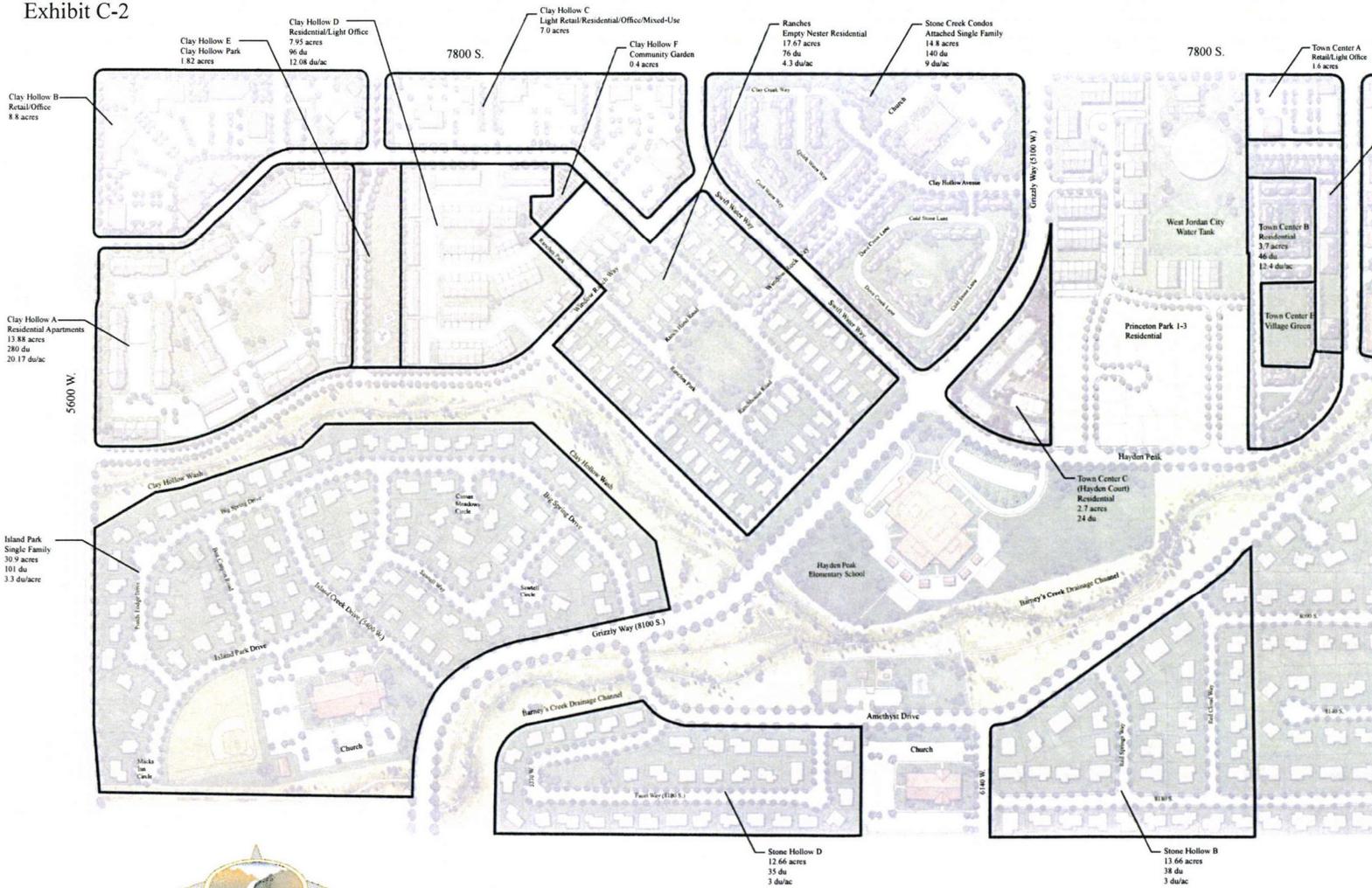
Exhibit C-1



Pe

Stone Creek Master Development Plan

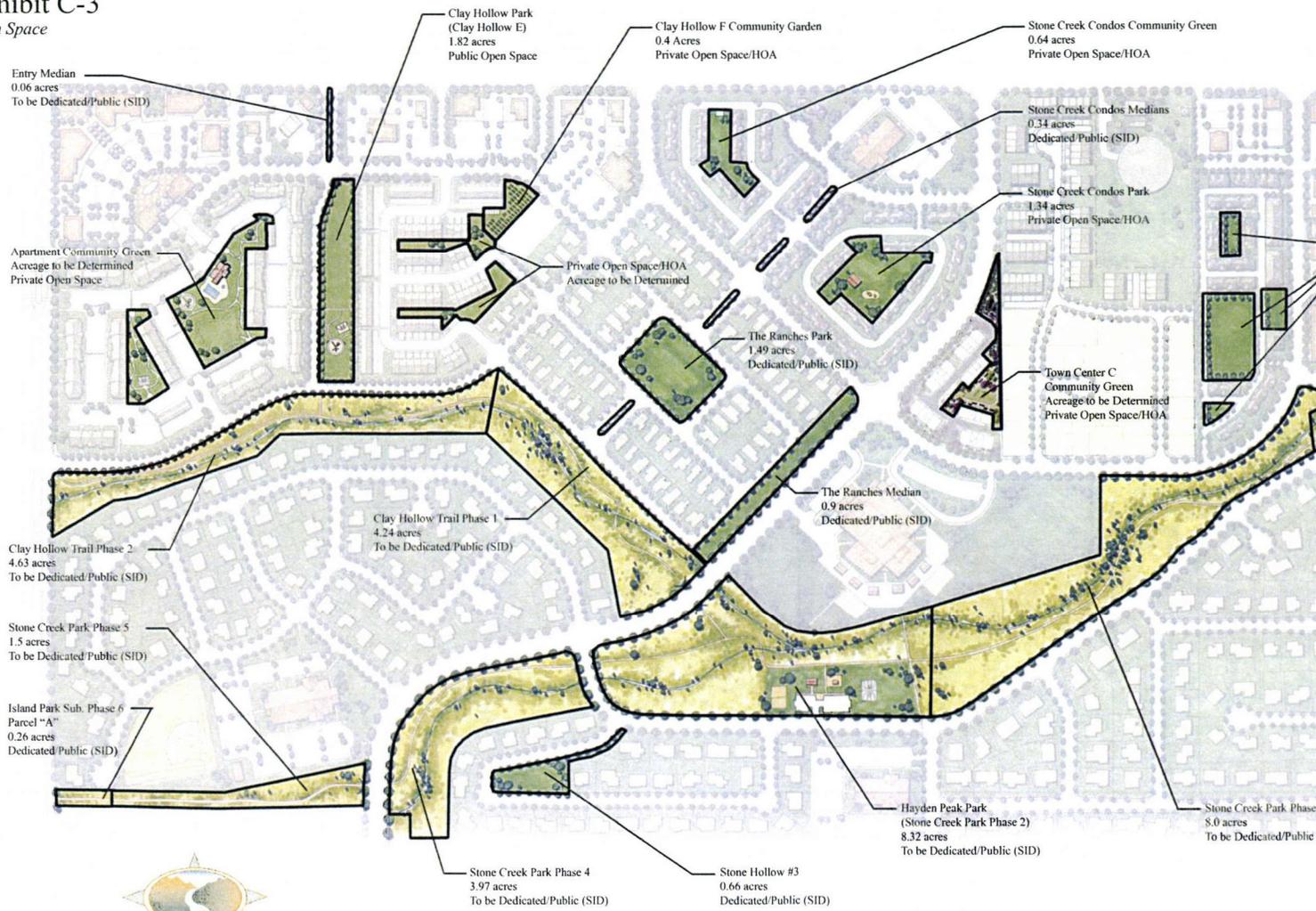
Exhibit C-2



Pe

Exhibit C-3

Open Space



Pete

Stone Creek Open Space Table

Open Space (Public)

Name	Acreage
Entry median	0.06
Clay Hollow E (Clay Hollow Park)	1.82
Clay Hollow Trail Phase 1	4.24
Clay Hollow Trail Phase 2	4.63
Stone Creek Park Phase 1 (Amethyst Park)	6.38
StoneCreek Park Phase 2 (Hayden Peak Park)	8.32
StoneCreek Park Phase 3	8.00
StoneCreek Park Phase 4	3.97
StoneCreek Park Phase 5	1.5
The Ranches Park	1.49
The Ranches Median	0.9
Stone Creek Condos Medians	0.34
Island Park Sub. Phase 6	0.26
Stone Hollow Median	0.07
Stone Hollow #3	0.66
Subtotal	42.64

Open Space (Private)

Name	Acreage
Apartment Community Green	TBD
Clay Hollow F Community Garden	0.4
HOA Private Space	TBD
StoneCreek Condos (Community Green)	0.64
StoneCreek Condos Park	1.34
Town Center C (Community Green)	TBD
Town Center E (Community Green)	TBD
Subtotal	2.38

Total Private Acreage:	2.38
Total Public Acreage:	42.64
Total Acreage Combined:	45.02

Exhibit C-3
Open Space

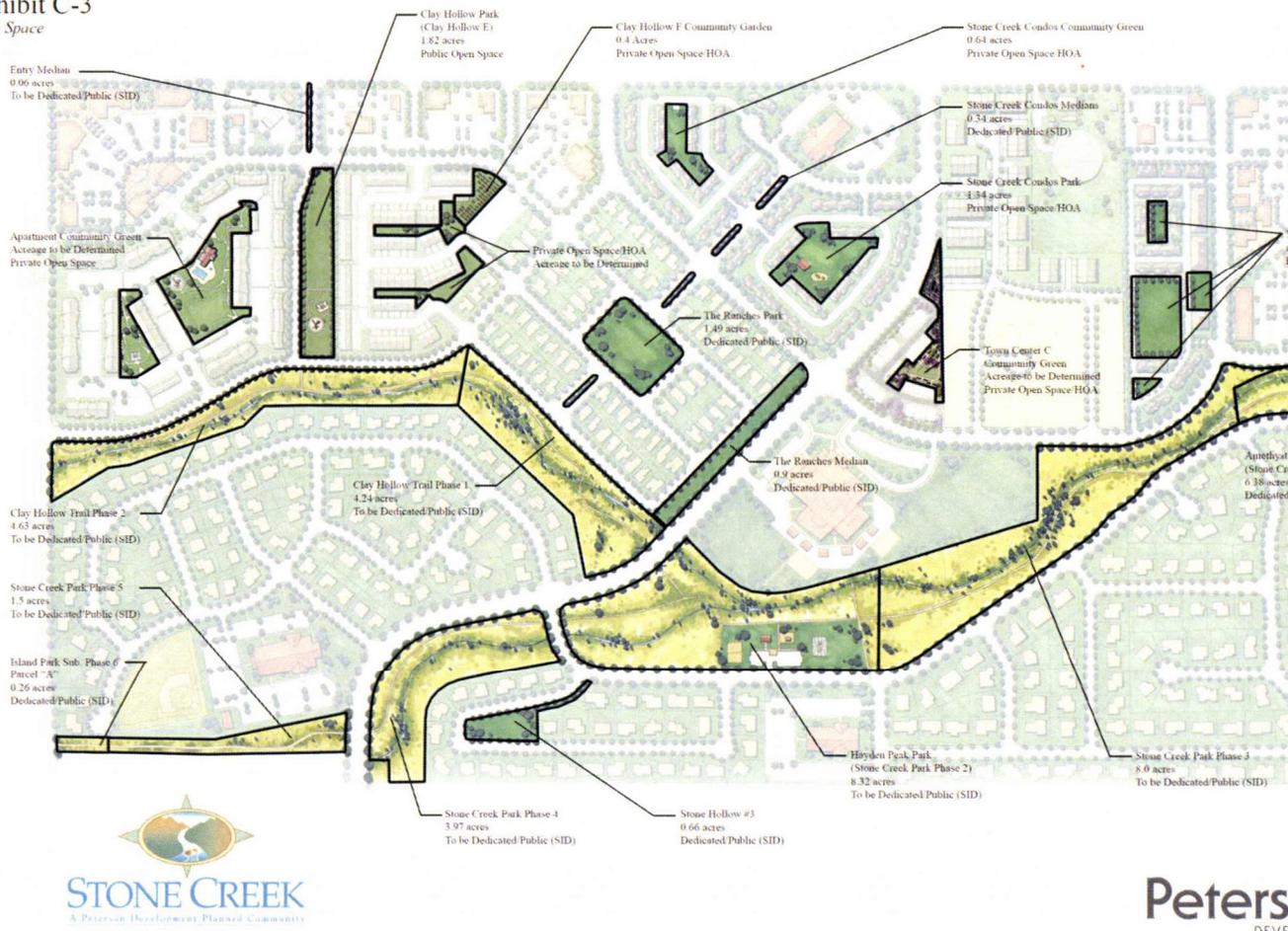


Exhibit G

Open Space Plan

Exhibit C-4

Stone Creek Open Space Table

Open Space (Public)

Name	Acreage
Entry median	0.06
Clay Hollow E (Clay Hollow Park)	1.82
Clay Hollow Trail Phase 1	4.24
Clay Hollow Trail Phase 2	4.63
Stone Creek Park Phase 1 (Amethyst Park)	6.38
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StoneCreek Park Phase 3	8.00
StoneCreek Park Phase 4	3.97
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Open Space (Private)

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HOA Private Space	TBD
StoneCreek Condos (Community Green)	0.64
StoneCreek Condos Park	1.34
Town Center C (Community Green)	TBD
Town Center E (Community Green)	TBD
Subtotal	2.38

Total Private Acreage:	2.38
Total Public Acreage:	42.64
Total Acreage Combined:	45.02

Exhibit H

Open Space Table

EIGHT BAY ADVISORS

May 6, 2014

Planning Commissioners
City of West Jordan
8000 S. Redwood Rd
West Jordan, UT 84088

Dear Planning Commissioners:

This is the third time the Planning Commission is considering a request from the Applicant to modify their development plan since my partner and I purchased Boulder Canyon Apartments in 2012. Some of you may remember my letters and me speaking at previous Planning Commission hearings. I am writing to you now to ask the same as I have done in the past. Please forward to City Council a recommendation to deny the Applicants request based on the following points.

The proposed Stone Creek Master Plan Amendment application has a direct and negative impact on our property, which is the home to more than 400, tax paying and voting citizens of West Jordan. As property owners, like many of the homeowners in the Stone Creek Master Plan, we are counting on the Applicant to deliver on the commitments that they made many, many years ago. As your staff report outlines, the master plan was approved to provide open spaces for multiple parks, including the approved 2.27 acre park in question at Clay Hollow D, E and F. The Applicant has said that changes precipitated by the last economic downturn require an amendment because their previous plan is no longer feasible. I would argue that those of us who own property in the area have made our financial commitment to the city and the master plan, weathering the economic challenges, and we would ask the Applicant to follow through on their commitment. Let's be very clear; their decision to attempt to modify the plan is driven by economics that only benefit the Applicant.

Without rehashing previous arguments, we continue to seek to ensure the design integrity of our apartment project is maintained. This includes requiring a two-lane street with parking, as well as the agreed upon park size.

A previously proposed amendment included the reduction of the park to just 0.57 acres, which was nothing more than a wide landscaped median when you consider setbacks from the town home units. Today they are proposing a park that is 1.82 acres. Many of you might think that this is very close to 2.27 acres but please do not make that assumption. This is still a 20% reduction from the already approved park. In addition to the Applicant's 20% reduction in park space proposal, the amendment is very lacking in details. How wide is the proposed park? Are there sidewalks linking the front doors of the new row town homes and how do those sidewalks impact the practical area that residents are able to actively use?

11 Spanish Bay Drive, Newport Beach, California, 92660 | Phone: (949) 640-4488

Letter from Boulder Canyon

Exhibit 1

EIGHT BAY ADVISORS

Finally, as City Council prepares to consider the Stone Creek Assessment Area proposal tomorrow night, please understand that we, the owners of Boulder Canyon, are being asked to shoulder a significant portion of the assessment expense to maintain the parks in the Stone Creek Master Plan. Specifically, Boulder Canyon's 280 residential units account for 39% of the 717 Residential Equivalent Residential Units "ERU's" in the assessment area. Our anticipated annual assessment amount is more than \$22,300, a tremendous increase in our operating expenses. We believe that our request that the commitment made by the Applicant be followed through on is a small request when considering the economic burden the city is asking us to assume.

In summary, I believe that we all agree that the West Jordan Community becomes attractive to new and existing residents by creating more parks and open space, not by reducing the size of planned parks. Therefore, I am writing this letter to formally communicate our request that the Planning Commission recommend to City Council a denial of the proposed modification of the Stone Creek Development Plan. Alternatively, if a modified development plan is approved, we request that the following conditions be added to any approval:

1. Clearly outline that the street separating our two properties includes two lanes and parking on at least one side of the street.
2. Retain the previously approved 2.27-acre park and its location.
3. The Applicant and Boulder Canyon Apartments Owner should mutually agree upon the scope of required streetscape (sidewalks and landscaping) siding the apartment development.

Please feel free to contact me with any questions or comments.

Regards,



Ron W. Cole
(949) 640-4488

Letter from Boulder Canyon

Exhibit I



**CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION**

8000 South Redwood Road
(801) 569-5180

Sidwell # 2036100043 Acreage: 9.32 Lots: _____ Zoning: PC

Project Location: 7800 South 5490 West

Project Name: Stone Creek

Type of Application:

<input type="checkbox"/> Subdivision	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Site Plan	<input type="checkbox"/> General Land Use Amendment
<input type="checkbox"/> Rezone	<input type="checkbox"/> Agreement
<input type="checkbox"/> Condominium	<input checked="" type="checkbox"/> Other Final Development Plan Amendment

Applicant: Barrett Peterson **Company:** Peterson Development

Address: 225 S 200 E Suite 200

City: Salt Lake City **State:** Utah **Zip:** 84111

Telephone: Office: 801-532-2233 **Cell:** _____

Email: barrett@choosepeterson.com

Property Owner: Peterson Development

Address: _____

City: _____ **State:** _____ **Zip:** _____

Telephone: Office: _____ **Cell:** _____

Email: _____

Engineer: _____ **Company:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Telephone: Office: _____ **Cell:** _____

Email: _____

Architect: _____ **Company:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Telephone: Office: _____ **Cell:** _____

Email: _____

SIGNATURE: *[Signature]* **DATE:** 10/11/13

Project #: <u>DP2013 0011</u> Date: <u>10/11/13</u>
Received By: ODA <u><i>Lg</i></u> PLANNING ENGINEERING

Revised 9/1/11

Exhibit J Application

See Attached

CITY COUNCIL OCTOBER 16, 2007

- Apartments
- Town Square
- Market Square at Stone Creek Commercial, Phase 1
- Stone Creek Park Phase 6
- Stone Creek Park Phase 7

Councilmember Rolfe reviewed a section of the staff report regarding: Performance Bonding Requirement, it stated: "Staff's research however, does not indicate that performance bonds were posted for the park improvements. It also appeared that inspection during construction of these park improvements was not performed." He questioned why the inspection had not been performed.

Wendell Rigby said because the bonds were not posted, there was no construction inspection during the parks construction. The Community Development Department had performed an inspection at the end of the project.

Justin Peterson, Peterson Development, said they had received the punch list from Wendell Rigby and had been working towards solution and resolution.

Mayor Newton encouraged Mr. Peterson to get things taken care of, making it easier to work with Peterson Development in the future.

DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE STONE CREEK GENERAL PLAN LAND USE AMENDMENT AND AMENDMENT TO THE STONE CREEK FINAL DEVELOPMENT PLAN, LOCATED AT 8000 SOUTH 5400 WEST; AMENDING THE WEST JORDAN LAND USE PLAN FOR APPROXIMATELY 22.9 ACRES FROM HIGH DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL AND APPROXIMATELY 15 ACRES FROM NEIGHBORHOOD COMMERCIAL TO HIGH DENSITY RESIDENTIAL; P-C ZONE, PETERSON DEVELOPMENT, APPLICANT

Tom Burdett said in 1999, the City Council adopted Ordinance 99-29, approving the Stone Creek Planned Community – a final recorded Development Plan for the master planned area located between 4800 to 5600 West and 7800 to 8200 South, establishing the density, covenants, land use layout, and open space allotment for the approximately 280-acres of land. Two subsequent amendments were made to the Development Plan and were as follows:

- Ordinance 01-55, amending Ordinance 99-29 of the Stone Creek Planned Community pertaining to the densities and the flexibility of density; approved November 2001.
- Ordinance 07-22, amending Item #36 within Ordinance 99-29 to rezone 15-acres of property within the Stone Creek Planned Development from a P-C zoning district with 7.07 maximum dwelling units per acre to a P-C zoning district with 3.22 maximum dwelling units per acre.

He said there were two parts to the request. This first request was to amend the Future Land Use Map to swap the land use designation from *Very High-Density Residential* and the *Neighborhood Commercial* at the southeast corner of 7800 South and 5600 West.

The second request was to amend the Stone Creek Development Plan. All changes to the development plan had been identified in legislative format. The major amendments to the development plan included:

- An increase in the number of dwelling units from 859 to 924 with 70 of the units to be designated for senior housing (55 and older). The senior housing units would be distributed throughout the development.
- Include a single row of five four-plex town homes north Window Ranch Way to separate the existing single family south of Window Ranch Way from the proposed apartments.
- Revise the planned open space areas to include an Oquirrh Mountain themed park and a community garden.
- Exchanging the location of the neighborhood commercial site and very high density along 7800 South.
- Several other revisions to the development plan to ensure consistency and to improve usability.

Request 1: General Land Use Map Amendment Analysis:

The Applicant's request to amend the Future Land Use Map to relocate the locations of the *Very High-Density Residential* and the *Neighborhood Commercial* land uses appeared to staff to be an amenable request. The land use change would affect 15.79-acres of land designated as *Neighborhood Commercial* and 23.73-acres of land designated as *Very-High Density Residential*. The redistribution of the land use locations would place 18.4-acres of *Neighborhood Commercial* at the northwest corner of the development, extending east along the south side of 7800 South to approximately 5280 West. The remaining 21.12-acres would now be located primarily to the south of the *Neighborhood Commercial* land use, still abutting 5600 to the west and extending to approximately 5320 West.

The re-allocation of these land uses basically met two goals as stated in the Comprehensive General Plan. The first was that the relocation of the *Neighborhood Commercial* land use area to the northwest corner of the development would maximize downtown design philosophies while extracting maximum benefit from a future transit station area. The second reason was that a commercial land use placed next to a high volume intersection and potential transit station will create a more identifiable commercial node with a grouping of similar and related land uses, while also creating a walkable feel.

According to the General Plan, use intensity should gradually decrease the farther away from the station site one travels, so as to be compatible with the scale of existing

neighborhoods. Per this request, the proposed distribution of land uses were now more evenly distributed with both commercial and residential being placed near the possible transit station site, rather than just residential.

The proposed amendment would have limited impact on the community as a whole and will assist in providing appropriate transitions between different land uses.

Request 2: Development Plan Amendment Analysis:

The following was a summary of the amendments being requested to the Development Plan along with staff's analysis:

Section 2 – Community Design

Open Space

- The open space language in the Village Green is modified to eliminate the intended use for everyday activity for festivals, markets, and other special events, and in its place will be the *Oquirrh Interpretive City Park* located in Clay Hollow "E" Town Center.

Staff Analysis: The Interpretive Park and community garden are acceptable alternatives to the original concepts of the Village Square. The site details for these two parks shall be determined and resolved during the preliminary and final site planning process for the applicable phase of the project.

Section 3 – Neighborhood Design Parameters

Clay Hollow

- Modify the density language for Clay Hollow Areas "A" through "D" to: (1) reflect the changes in the land use map; (2) to redistribute housing due to the change in ownership of the 15-acres called-out in Item #36 of the Development Plan; and, (3) to create transitional buffers between existing single-family residences in the *Island Park Subdivision*, from the undeveloped higher densities to the north.
- Add language regarding the park modifications – adding an interpretive park and a community garden, where the original plan called-out for a 1.24-acre Village Green with several amenities.

Town Center

- Addition of Town Center "E" "Village Green" park and gathering place.
- The open space language in the "Village Green" is modified to eliminate the intended use for everyday activity for festivals, markets, and other special events, and in its place will a 0.74-acre neighborhood park.
- Modify the density language for all Stone Creek Town Center Areas.

Island Park

- Modify the density language.

- Add language regarding the neighborhood church site.
- Modification to the density language for all Island Park Areas to reflect the number of dwelling units actually constructed.

Staff Analysis: The single row of four-plexes may or may not provide the transition of land uses between the existing single family on the south and the multi-family on the north as recommended by the Planning Commission. In addition, there are concerns with compatibility of the four-plexes with the apartments. However, compatibility between the different land uses could be addressed during site plan review.

Section 4 – Additional Requirements, Submittals, and Conditions:

- Item #2: Peterson Development was requesting that the maximum density for the overall development minus the loft units and the twenty (20) potential units within Town Center “A” be 924.
- Item #3: Peterson Development requested that the loft units shall be rewarded a bonus density at a rate of one (1) unit per every 1,000 sq. ft. of office or commercial that is development in the mixed-use areas, where the minimum size of each unit shall be 600 sq. ft. The total number of loft units shall be 50 to 100 units depending on how much commercial space is created. The language goes on to state that, if the TSOD is implemented, the developer has a right to come back and petition the City Council for a higher number of loft units to help make the TSOD viable.
- Item #7: In place of the “Village Square” Peterson Development was proposing to install an “Interpretive Park”, and a community garden is to be located directly to the northwest of the Ranches. In addition, the Frisbee golf course, the half-court basketball, and the tot-lot will be removed.
- Item #42: Modification to designate 70 dwelling units of “55 or older” housing within the Clay Hollow “C” and “D” neighborhoods. The CC&R’s of the community within the area will reflect that 70 of the total 175 units potentially allowed must meet the criteria.

Staff Analysis:

The proposed 924 units represents an increase of 65 units from what was allowed in the same land area within the original Stone Creek Development Plan. The additional units are accommodated because of a change in product type from detached single-family residential to townhomes. The applicant was proposing that 70 of the units be designated for Senior Housing.

Senior Housing may or may not have less of an impact on the community than traditional single-family residential units. Staff recommended that any senior housing units be consolidated to a specific area within the plan and not dispersed throughout

175 the development. The mixing of non-senior and senior housing within the same area could lead to conflicts in the future. In addition, the City cannot enforce CC&R's, so there is no way to guarantee that senior housing units will not convert to non-restrictive housing over time. A condition of approval has been included to address this issue.

As proposed the loft units are considered bonus units. However, due to the unique nature and requirements of loft units staff is concerned with not identifying the maximum number of units that could be allowed. Staff was recommending a condition that caps the number of loft units at 75. If in the future, the development plan could be amended to include additional loft units. A condition of approval has been included to address this issue.

Staff Analysis: These items are needed to implement the revised plan. However an additional exhibit was needed to show the park phasing. A condition of approval has been included to address this issue.

Development Plan findings of fact:

Per Section 89-3-407(c)(3), prior to approving final development plans, the following should be found:

- (a) *It (the amended Development Plan) is in substantial compliance with the approved preliminary development plan.*

Discussion: The main reasons for amending the Stone Creek Development Plan were to; (1) update the nearly 8-year old document to reflect the actual development that has taken place over that time period; (2) upgrade the document by adding better maps, redefine neighborhood areas and add call-outs to the maps, and update the density charts; (3) re-allocate density throughout the master planned development area; and, (4) reestablish the maximum allowable gross density for the redefined master planned boundary.

Since the City Council meeting held in September, the Applicant had worked together with City staff to revise the Stone Creek Development Plan in accordance with the City Council's request to "refine the concepts" of the plan. Barring some concerns related to the calculation of *overall* density and clustering senior housing units to a central location, Staff believed the revisions made to the Development Plan were in substantial compliance with the original plan recorded under Ordinance 99-29; although, subject to conditions of approval as established by the City Council as determined appropriate in this report.

Finding: Upon approval of overall density, the updated Stone Creek Development Plan was in substantial compliance with the original recorded plan, adopted as Ordinance 99-29.

- (b) *The development fully meets the objectives and purposes established for a planned development.*

Discussion: With just less than 50% (or 413 total units) of the Stone Creek development complete, the Planning staff believed Peterson Development was capable of constructing and completing the remaining phases of the development in accordance with a revised and approved Stone Creek Development Plan.

Finding: The development meets the objectives and purposes established for a planned development.

Planning Commission Recommendations:

Request 1: Future Land Use Map Amendment:

On July 25, 2007, the Planning Commission forwarded a positive recommendation to the City Council to amend the Future Land Use Map for land currently located within the Stone Creek Master Planned Development (approximately 4800 West to 5600 West along the south side of 7800 South); redistributing and relocating land currently designated as *Neighborhood Commercial* from 15.79-acres to 18.4-acres, and land designated as *Very-High Density Residential* from 23.73-acres to 21.12-acres. The motion passed 5-0 in favor.

Request 2: Stone Creek development Plan Amendment:

On July 25, 2007, the Planning Commission forwarded a positive recommendation to the City Council to amend the Stone Creek Development Plan, updating and modifying the original text as adopted within Ordinance 99-29 with the following conditions of approval:

1. The overall allowed number of units for the Stone Creek Development be 848 units (965 original total units allowed minus 117 units), and that the development plan be revised to reflect as such where necessary.
2. The development plan indicate in Section #4, (M)(3) what the maximum number of allowed units will be for the "loft" residential units above commercial or office space will be for Clay Hollow B and Town Center A. This item shall read similarly to item (M)(5). A maximum dwelling unit number shall be approved by the City Council.
3. Modify the language of (M)(14) in Section #4 to remove any language regarding dedication time frames; where the item should read as follows: *The property for Barney's Creek and Clay Hollow Wash channels will be deeded to the City. The developer shall rough grade, contour, and design the channels in accordance with the City of West Jordan standards. A Special Improvement District (SID) will be implemented by the City in conjunction with the dedications of the channels.*

Four additional conditions of approval were added by the Planning Commission and read as follows:

4. [Provide an adequate] Buffer [transition area] between Clay Hollow Wash and single-family homes in [the] Island Park development and multi-development next to commercial as appropriate.
5. Limit the loft residential to one [unit] for every 1200 square feet of commercial property with no residence being less than 1200 square feet.
6. Wherever Architectural Review Committee is stated in the plan, that it be changed to the Design Review Committee.
7. Eliminate A through F in Section 24 of the Development Plan.

The proposed development plan represented an overall improvement to the original development plan. However, there were several key issues, which should be discussed. Based on the Council's decision several conditions may need to be revised. Each condition and issue was identified below:

- Maximum number of dwelling units.
- Proposed cap for the number of loft units.
- Location of the senior housing units.
- Transition and buffer between the existing detached single family and proposed townhomes and apartments.
- Proposed product type (four-plex townhomes vs. detached single family)

Staff recommended the City Council approve the request to swap the land use designation from Very High-Density Residential and the Neighborhood Commercial at the southeast corner of 7800 South and 5600 West. Staff also recommended the City Council approve the request to amend the Stone Creek Development Plan subject to 12 conditions of approval.

Greg Haas, representing the Planning Center, provided a presentation regarding the Stone Creek Development. He said this project was presented at this year's Pacific Coast Builders Conference in San Francisco, California, as a very fine example of forward thinking. He reviewed the components of Stone Creek and provided why it was a successful master plan. He focused his comments on the Clay Hollow portion. He said valuable information and concerns were provided by the Planning Commission, City Council, and residents. He commented on the following:

- Setbacks/buffering
- Drainage way
- Age restriction
- Added office pad
- Curb appeal/details
- Clay Hollow E Village green
- Interruptive park celebrating the Oquirrh mountains

The Council discussed clarifying questions.

Barrett Peterson, Peterson Development, said they had met with neighbors and Councilmember Summers, and at the last minute decided to place 76 units together for senior housing. They were in negotiations with the school district regarding a parcel for an elementary school. He said the proposed motion represented 10-12 months of meetings.

Councilmember Hilton asked how many units were originally proposed.

Barrett Peterson indicated 965 units, with a provision for a certain amount of live-above units, which was not capped.

Councilmember Hilton commented on all the living areas with families, and no park available.

Barrett Peterson explained there was open space within the condominiums.

The Council and Barrett Peterson reviewed the placement and changes regarding commercial and residential areas including the amount of housing units.

Tom Burdett clarified the number of allowed units recommended by the Planning Commission was 859.

The Council and Barrett Peterson discussed whether the Ranches were senior restricted housing, or senior housing because of who bought the property.

Barrett Peterson said it was senior housing because of who bought the property.

Councilmember Johnson asked whom could the homes be sold to?

Barrett Peterson indicated anyone, but felt the floor plan and square footage would not be desirable to young families.

MOTION: Councilmember Kellermeyer moved that the City Council approve the proposed amendments to the Future Land Use Map for land currently located within the Stone Creek Master Planned Development (approximately 4800 West to 5600 West along the south side of 7800 South); redistributing and relocating land currently designated as *Neighborhood Commercial* from 15.79-acres to 18.4-acres, and land designated as *Very-High Density Residential* from 23.73-acres to 21.12-acres. The motion was seconded by Councilmember Rolfe.

A roll call vote was taken

Councilmember Bennett	Yes
Councilmember Hilton	Yes
Councilmember Johnson	Yes
Councilmember Kellermeyer	Yes
Councilmember Rolfe	Yes
Councilmember Summers	Yes
Mayor Newton	Yes

The motion passed 7-0.

MOTION: Councilmember Summers moved that the City Council approve the proposed amendments to the Stone Creek Development Plan, updating and modifying the original text as adopted within Ordinance 99-29 with the following conditions of approval:

1. That the total number of allowed dwelling units for the Stone Creek development shall be 924 and that the development plan be revised to reflect as such in a final recordable document.
2. The maximum number of units will be for the "loft" residential above commercial or office space in the Clay Hollow "B", "C", and "D" and Town Center "A" and "D" phases of the development shall be 75.
3. That the proposed ~~70~~ 76 senior housing units ("55 or older units") be specifically placed in a central and single area of the development, rather than randomly clustered throughout the proposed 175 units within Clay Hollow "C" and "D". At such time that the senior housing units are constructed, a recordable plat or other document shall represent the restrictive nature of that phase of the development.
4. Provide an adequate buffer (transition area) in the form of quad-homes (~~attached 4-unit dwellings~~) twin homes, tri-plexes, and four-plexes in the Clay Hollow "D" residential area located between Clay Hollow Wash and the single-family homes in the *Island Park Subdivision*, where multi-development and commercial land uses may located to the north of the quad-homes.
5. Eliminate A through F in Item# 24 of Section 4 of the Development Plan, as it references the representative committee members of a Design Review Committee.
6. In Section #4 of the Development Plan, indicate the dedicated and recordable names of all open space areas; wherein the names, location, and size of these open space areas shall reflect, match, and represent the same on attached master plan maps and of the recordable dedication plats. For ease in referencing where all open space areas are located, also attach (as an exhibit) a separate open space master plan map, which identifies the name, location,

and phase/boundary line of the open space areas. For reference purposes, differentiae in the Development Plan and on the maps, which open space areas will be dedicated to the City and which are common areas of land.

7. In Item #7 of Section 4, indicate the exact type, style, and number of amenities to be installed in the interpretive park and community garden. Include such items as fountains, benches, structures, lighting, and fencing.
 8. Where "lighting" is proposed to be eliminated from the trail corridors in Items 8, 12, 15, 16, and 17 of Section 4, "parking lot lighting" shall be inserted in Items 8 and 12 where parking lots either exist or are proposed.
 9. That any and all formatting errors, inconsistencies, and/or incorrect statements in the text of the Development Plan and Maps be corrected and reviewed by City Staff prior to preparing an ordinance for City Council approval.
 10. That all conditions of approval pertaining to the approval of the amendments to the Stone Creek Development Plan as stipulated by the City Council be addressed and adhered to.
 11. That any future amendments, modifications, and/or proposed changes to the Stone Creek Development Plan or Map adhere to the application ordinance amendment process(s) and standards as established in the City's Zoning Ordinance.
 12. Based on the decision of the City Council meeting, the Applicant shall prepare and submit an edited and revised Final Development Plan for Stone Creek for adoption purposes no later than 45-days after final approval of the revised document.
 13. A bond be obtained by the Peterson Development in an amount sufficient to assure all amenities associated with the park are completed to the satisfaction of the City as shown on page 183 and described on page 214 of the Council agenda packet.
- The motion was seconded by Councilmember Bennett.

The Council discussed clarifying questions.

Councilmember Hilton questioned who would be maintaining the additional parks.

Councilmember Rolfe spoke against the motion. He felt approving more than 859 units was not representing the citizens well in the City.

Councilmember Johnson spoke against the motion. She said the architecture and park amenities were selling points for the project. She felt this would be great for the tenant/homeowners but felt it was not in the public's best interest. She expressed her concerns.

Councilmember Kellermeyer felt this was addressing a City need of affordable housing. He was also in favor of the senior housing.

Councilmember Hilton would like to see the number of 859 units remain.

A roll call vote was taken

Councilmember Bennett	Yes
Councilmember Hilton	No
Councilmember Johnson	No
Councilmember Kellermeyer	Yes
Councilmember Rolfe	No
Councilmember Summers	Yes
Mayor Newton	Yes

The motion passed 4-3.

PRESENTATION REGARDING GANG TASK FORCE ACTIVITIES IN SALT LAKE COUNTY

Ken McGuire introduced Officer Aaron Dalley who was providing a Gang Task Force presentation with support from Lieutenant Bob Schober.

Aaron Dalley provided a presentation regarding the following information:

Definition of a Gang

- Any organization, association, or group of three or more persons, whether formal or informal...
- Which has a common name, a common identity, or a common sign or symbol...
- Where members engage in, or have engaged in, a pattern of criminal activity.

Criteria for Establishing Gang Affiliation

- The person admits to being a member or associate.
- The person has gang specific clothing and /or tattoos, uses know gang hand signs or other gang paraphernalia.
- The person associates with know gang members in criminal activities.
- Reliable information places the person with a gang.

Aaron Dalley reviewed the various types of gangs located throughout the valley.

The Council addressed concerns and questions regarding the gang issue within the City of West Jordan.

Councilmember Rolfe asked the approximately number of gang incidents that had taken place in the City per week/month.

CITY COUNCIL DECEMBER 11, 2007

The project would cost \$32,800.00 which would be divided between water, storm water and parks funding accounts. It was proposed that this funding be as follows: Water Fund (\$11,800 - Account No. 515600-5730049), Storm Water Capital Fund (\$12,800 - Account No. 464100-4310000), and Parks Capital Fund (\$8,200 - Account No. 454100-4310000).

Staff recommended the City Council approve the Professional Services Agreement by Resolution and authorize the Mayor to execute the Agreement with TISCHLERBISE, INC., in an amount not-to-exceed \$32,800.00.

MOTION: Councilmember Rolfe moved to approve the Professional Services Agreement with TISCHLERBISE, INC., as recommended by the Engineering staff and authorize the Mayor to execute the Agreement with TISCHLERBISE, INC. The motion was seconded by Councilmember Bennett.

A roll call vote was taken

Councilmember Bennett	Yes
Councilmember Hilton	Yes
Councilmember Johnson	Yes
Councilmember Kellermeyer	No
Councilmember Rolfe	Yes
Councilmember Summers	Absent
Mayor Newton	Yes

The motion passed 5-1.

DISCUSSION AND POSSIBLE ACTION REGARDING ORDINANCE 07-42, AND ORDINANCE 07-43, REGARDING THE STONE CREEK GENERAL PLAN LAND USE AMENDMENT AND AMENDMENT TO THE STONE CREEK FINAL DEVELOPMENT PLAN, LOCATED AT 8000 SOUTH 5400 WEST; AMENDING THE WEST JORDAN LAND USE PLAN FOR APPROXIMATELY 22.9 ACRES FROM HIGH DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL AND APPROXIMATELY 15 ACRES FROM NEIGHBORHOOD COMMERCIAL TO HIGH DENSITY RESIDENTIAL; P-C ZONE, PETERSON DEVELOPMENT, APPLICANT

Tom Burdett explained on October 16, 2007, the City approved two separate motions relevant to modifying the Stone Creek Development Plan and future land use designations within the master planned area. The motions and approvals read as follows:

1. Motion to approve the proposed amendments to the Future Land Use Map for land currently located within the Stone Creek Master Planned Development

(approximately 4800 West to 5600 West along the south side of 7800 South); redistributing and relocating land currently designated as *Neighborhood Commercial* from 15.79-acres to 18.4-acres, and land designated as *Very-High Density Residential* from 23.73-acres to 21.12-acres. Vote passed 7-0.

2. Motion to approve the proposed amendments to the Stone Creek Development Plan, updating and modifying the original text as adopted within Ordinance 99-29 and 01-55, subject to several conditions of approval. Vote passed 4-3.

Because minor document revisions were expected to the Stone Creek Development Plan after the City Council's decision on October 16th, Ordinance's for recording purposes were not prepared. Based on the decisions of the City Council, the Developer would be granted 45-days to prepare and submit an edited Final Development plan, which reflected all the conditions of approval as established in the staff report, and as approved by the City Council at the public hearing.

Though no conditions of approval were established with the Future Land Use Map amendment, there were thirteen (13) conditions stipulated with the approval to modify the Stone Creek Development Plan. The Applicant had submitted an updated Development Plan for Stone Creek, where City Staff had reviewed and confirmed consistency within the revised document. The following was a synopsis of the *applicable* conditions as stipulated at the time of approval that directly affect the Development Plan. Outlined after each condition was a brief explanation of how the Development Plan had been modified to meet the specific conditions of approval.

1. ***That the total number of allowed dwelling units for the Stone Creek development should be 924 and that the development plan be revised to reflect as such in a final recordable document***

Section 4, Item #2, now indicated that the: *Total number of allowed residential units was 924.* As per the previous Ordinance (Ordinance 99-29), loft units above commercial and/or retail were excluded from this number. Also excluded from this number were the 48 dwelling-units located within the Stone Creek master plan area, which was 15-acres of property located at approximately 5001 West 7800 South - property not within Peterson Development's control.

2. ***The maximum number of units for the "loft" residential [units] above commercial or office space in the Clay Hollow "B", "C", and "D" and Town Center "A" and "D" phases of the development should be 75.***

Section 4, Item #3, now indicated that: *If the developer constructed "loft" or residential units on the second or higher floors above the office or commercial space in the buildings constructed in the Clay Hollow "B", "C", and "D" or Town Center "A" or "D" areas, those units were excluded from the maximum number of dwelling units identified in [Section 4] Item #2. The loft units that would be developed in any area of Stone Creek should not exceed a maximum of 75 units.*

3. *That the proposed 76 senior housing units ("55 or older units") be specifically placed in a central and single area of the development, rather than randomly clustered throughout the proposed 175 units within Clay Hollow "C" and "D." At such time that the senior housing units were constructed, a recordable plat or other document should represent the restrictive nature of that phase of the development.*

Section 4, Item #42, was an added condition that stated: [The] Developer agreed to designate 76 units of "55 or older" housing within the Clay Hollow "C" and "D" neighborhoods. The CC & R's of the community within Clay Hollow "C" and "D" would reflect that 76 of the total 175 units must meet this criteria, wherein a recordable plat (or other document acceptable to the City) should represent the restrictive nature of the phase.

4. *Provide an adequate buffer (transition area) in the form of (attached 4-unit dwellings) twin homes, tri-plexes, and fourplexes in the Clay Hollow "D" residential area located between Clay Hollow Wash and the single-family homes in the Island Park Subdivision, where multi-development and commercial land uses might be located to the north of the quad-homes [attached 4-unit dwellings].*

The Stone Creek master plan had been revised to show a 150-foot plus buffer between the Island Park Subdivision and the proposed high density residential of Clay Hollow "D", where now twin homes, tri-plexes, and four-plexes would be constructed. Also, Section 4, Item #42, indicated that 76 units within Clay Hollow "C" and "D" would be for people that were ages 55 and older.

5. *Eliminate A through F in Item# 24 of Section 4 of the Development Plan, as it referenced the representative committee members of a Design Review Committee.*

Section 4, Item #25, now simply indicated that: *The City would create a Design Review Committee that would review and make recommendations on standards, materials, controls, etc. to the Planning Commission.*

6. *Section #4 of the Development Plan, indicated the dedicated and recordable names of all open space areas; wherein the names, location, and size of these open space areas should reflect, match, and represent the same on attached master plan maps and of the recordable dedication plats. For ease in referencing where all open space areas were located, was an exhibit of a separate open space master plan map, which identified the name, location, and phase/boundary line of the open space areas. For reference purposes, differentiate in the Development Plan and on the maps, which open space areas would be dedicated to the City and which were common areas of land.*

A separate exhibit in the Development Plan (Exhibit C3) was an open space master plan map, which identified the information as required per Condition #6. Within

Section 4 of the Development Plan, the Applicant had added information that referenced the information as required per Condition #6 and the general area of the open spaces throughout Stone Creek.

7. *Item #7 of Section 4 indicated the exact type, style, and number of amenities to be installed in the interpretive park and community garden. Included such items as fountains, benches, structures, lighting, and fencing.*

Section 4, Item #7 of the Development Plan had been modified to identify the statistics and amenities for the proposed Interpretive Park. Section 4, Item #8 referenced the area to be set aside for the proposed Community Garden. Please refer to these two (2) items in the Development Plan – located on page 7.

8. *Where “lighting” was proposed to be eliminated from the trail corridors in Items 8, 12, 15, 16, and 17 of Section 4, “parking lot lighting” should be inserted in Items 8 and 12 where parking lots either existed or were proposed.*

“Lighting” had been removed from the items as noted above, and “parking lot lighting” had been inserted in Item numbers 8 and 12.

9. *That any and all formatting errors, inconsistencies, and/or incorrect statements in the text of the Development Plan and Maps be corrected and reviewed by City Staff prior to preparing an ordinance for City Council approval.*

The Applicant submitted several draft revisions and graphic plans for review by City Staff prior to submitting the plan. Staff was fairly confident that all formatting errors and inconsistencies had been corrected.

The Council and staff discussed clarifying questions regarding the following: consequences of delaying the subject item until a full Council could be in attendance; what constituted a 3-3 vote; implications to the developer of a failed vote; holding a Special City Council meeting for the issue, and prevailing votes do not necessitate the outcome of the vote.

MOTION: Councilmember Bennett moved to adopt Ordinance 07-42, approving a Future Land Use Map amendment re-locating 23.73-acres of Very High-Density Residential and 15.79-acres of Neighborhood Commercial for property located between 4800 and 5600 West along the west side of 7800 South. The motion was seconded by Councilmember Rolfe.

A roll call vote was taken

Councilmember Bennett	Yes
Councilmember Hilton	Yes
Councilmember Johnson	Yes
Councilmember Kellermeyer	Yes
Councilmember Rolfe	Yes
Councilmember Summers	Absent
Mayor Newton	Yes

The motion passed 6-0.

The Council and staff discussed clarifying questions regarding the implications of a failed vote for a rezone on a development plan change.

MOTION: Councilmember Bennett moved to table the consideration of Ordinance 07-43, until the second Council meeting in January 2008. The motion was seconded by Mayor Newton.

Councilmember Hilton spoke against the motion.

A roll call vote was taken

Councilmember Bennett	Yes
Councilmember Hilton	No
Councilmember Johnson	No
Councilmember Kellermeyer	No
Councilmember Rolfe	No
Councilmember Summers	Absent
Mayor Newton	Yes

The motion failed 2-4.

MOTION: Councilmember Hilton moved to deny Ordinance 07-43, approving modifications to the Stone Creek Development Plan (affecting Ordinance 99-29, and Ordinance 01-55, and the density allowed therein). The motion was seconded by Councilmember Johnson.

A roll call vote was taken

Councilmember Bennett	No
Councilmember Hilton	Yes
Councilmember Johnson	Yes
Councilmember Kellermeyer	No
Councilmember Rolfe	Yes
Councilmember Summers	Absent
Mayor Newton	No

The motion failed 3-3.

Gary Luebbers clarified to the Council with the vote failing they had essentially done no action on the issue, and the issue would be in limbo; or the Council could now make a motion to approve the Ordinance. Mayor Newton ruled to leave the issue alone, and work something out in the future. The Council agreed.

**DISCUSS AGENDA FOR STRATEGIC PLANNING SESSION
SCHEDULED FOR JANUARY 17-18, 2008**

Mayor Newton reviewed the Strategic Planning Session agenda as outlined below:

THURSDAY, JANUARY 17, 2008

FRIDAY, JANUARY 18, 2008

7:30 a.m. Continental Breakfast

8:00 a.m. *STAFF DISCUSSION*

- a. Mid-year Financial Report – David Hales
- b. Multi-year Financial Analysis & Projection – Gary Luebbers/David Hales
- c. 7800 South and 5600 West improvement outlook – Wendell Rigby
- d. Report on 2007 Development activity vs. 2006 Development activity with 2008 Projections – Tom Burdett
- e. Impact Fee Report – First 6 months FY 2008 – David Hales
- f. Current Capital Projects Schedule – Tom Steele
- g. Connection between Schedule and Fees – Tom Steele
- h. Development Processing – Paul Coates
- i. Public Works Facility Report – Tim Peters
- j. Discuss road design standards, and road maintenance – Wendell Rigby
- k. Update on Performance Measurement Program – Michael Hall

PLANNING COMMISSION - NOVEMBER 19, 2013

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD NOVEMBER 19, 2013 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, David Pack, Ellen Smith, John Winn, and Zach Jacob. Lesa Bridge was absent.

STAFF: Tom Burdett, Robert Thorup, Greg Mikolash, Ray McCandless, Paul Brockbank, and Julie Davis

OTHERS: Greg Simonsen, Barrett Peterson, Vicki Soha, Colleen Sly, Travis Baker, Pat Lamuth, Kent Wilson, Sophie Rice, Nate Sechrest

The briefing meeting was called to order by Dan Lawes.

A typographical error was noted in the minutes. The agenda was reviewed. A letter from Ron Cole, owner of Boulder Canyon Apartments, was distributed regarding Item #3. Clarifying questions were answered. Robert Thorup distributed language to be added to recommended condition #3: "Notwithstanding the foregoing, a home owners' association must be organized in any event to maintain the private open areas within the town home development, given that the Assessment Area would in no event maintain those areas of open space."

The regular meeting was called to order at 6:06 p.m.

1. Consent Calendar
Approve Minutes from November 12, 2013

MOTION: John Winn moved to approve the Consent Calendar, the minutes from November 12, 2013, with the correction as noted in the pre-meeting. The motion was seconded by Zach Jacob and passed 5-0 in favor. Lesa Bridge was absent.

2. 2014 Planning Commission Calendar

MOTION: Zach Jacob moved to approve the Planning Commission calendar for 2014 as outlined in the staff report. The motion was seconded by Ellen Smith and passed 5-0 in favor. Lesa Bridge was absent.

3. Stone Creek Development Plan; approximately 7800 South 5490 West; Amending the Stone Creek Development Plan consisting of 17.52 acres; specifically reducing the amount of open space in Clay Hollow D & F, and transferring 10 residential units in Clay Hollow D to Clay Hollow D & F, and Town Center B; P-C Zone; Peterson Development/Barrett Peterson (applicant) [#DP20130011; parcels 20-36-100-043; 20-36-126-030, 20-36-226-001, 004]

Ray McCandless explained that the most recent Stone Creek Master Plan ordinance #08-09 was approved in 2008. The amendment is to replace eight multi-family dwellings in Clay Hollow D, the community garden in Clay Hollow F, and the 2.5-acre park in Clay Hollow E to build a series of townhomes and single-family homes. When the ordinance #08-09 was approved the total number of units was 106 units. The applicant wants to have 96 units in this location and move 10 units to Town Center B, which will be incorporated in the existing building layout. At a previous request to change the entire area to single-family the owners of the Boulder Canyon apartments were concerned that a street was removed along their eastern boundary. This proposal shows the street with a 50-foot right-of-way for two-way traffic east of Boulder Canyon that will allow for parking on the west side. Townhomes will be along the interior of the street with single-family dwellings along

the Clay Hollow wash to serve as a buffer between the townhomes and single-family to the south. The park space is being reduced from 2.5 acres to .5 acres. There were also amenities listed as part of that park in ordinance #08-09. The planning commission should consider if the reduction of park space is appropriate. This will be a recommendation to the city council, because the request is to amend an ordinance. A walkway will go through the development as well as a sidewalk along the street. He made reference to the amended condition #3 that was distributed in the pre-meeting.

Staff recommended approval of the amendment to the Development Plan subject to revising the ordinance and attachments as follows:

1. Provide a community garden or other similar recreational amenity in proposed Clay Hollow D.
2. The applicant shall be responsible for installing all required streetscape improvements in the 0.5 acre open space area including street trees along both sides of the street.
3. If no assessment area is established prior to May 1, 2014, a homeowners association be established to maintain all landscaping improvements within the development including the 0.5 acre public open space parcel. Notwithstanding the foregoing, a homeowners' association must be organized in any event to maintain the private open areas within the townhome development, given that the Assessment Area would in no event maintain those areas of open space.

Zach Jacob asked if the street parking would be parallel parking or angled.

Ray McCandless said it would be parallel parking.

Barrett Peterson, applicant, Peterson Development, 225 South 200 East, said he understood that they may be concerned with the reduction of park property. Their rationale is that Stone Creek currently exceeds the required 15% open space, and he understood that any park in this property will be eventually maintained by a Special Assessment Area that the City Council needs to enact. The burden or cost for that maintenance would be on the residents of this area. There is plenty of open space already with trails and parks. A trail connection is shown that will eventually connect to 5600 West, which will provide the walkability that the city likes. There will be health/fitness stations along the trail, which is different than the original plan. Two and one-half acres is large park and the reality is that the city doesn't have money to pay for the maintenance. They are not increasing the density of the project but just moving ten units. He pointed out that the new layout provides buffering with single-family lots along the Ranches and Island Park across the wash. Their company planner lives in the Ranches and her husband said he met with the Ranches owners who liked the fact that the 24-plex buildings might not be built. They tried to address Boulder Canyon's concern with a road that will allow for parking. As the developer, they would like to build on this property that has been vacant for a number of years, and that will provide additional trail connections. They really like the end result of their proposed plan.

Ray McCandless noted that they received a letter from the owner of Boulder Canyon apartments who is concerned with reduction in park space and they also addressed the roadway connection to the apartments.

Dan Lawes opened the public hearing.

Travis Baker, 10766 South Ozarks Drive, represents the Boulder Canyon ownership that purchased the development in 2012 and has committed \$1.5 million to improve the amenities of the property including a 2500 square foot fitness center. He said their amenities are very important to their financial results regarding the residents and families and children who understood that the Boulder Canyon apartments were built, designed and approved with the street access and a park, which is valuable to the community and families that live in the townhomes that specifically face the park area. Their biggest concerns were losing the parking on both sides of

the street as well as the substantial reduction of park area. He stated that the 60+ children and 100+ families that live in Boulder Canyon would appreciate having the promised park.

Sophie Rice, West Jordan resident, appreciated the proposed buffer and the change from apartments to townhomes. They need to deal with the parking issue, but they have quite a bit of open space that will be dealt with in the future by making it more usable. She liked the plan.

Further public comment was closed at this point for this item.

Barrett Peterson responded to the letter from Eight Bay Advisors that indicates there would be no parking on the street, but Peterson Development proposed parking on the west side for the Boulder Canyon residents.

Zach Jacob asked him if there are any ideas for relocating the community garden since it is recommended by staff as a condition of approval.

Barrett Peterson said they put a community garden in Hayden Court, and he thought that there is room for one in this development as well. It would be maintained by the HOA. He is in favor of community gardens as long as they are being used. He wasn't prepared to report on how the one at Hayden Court is working out, but one could be worked out as part of the site plan.

Ellen Smith said there are different types of open space, with trails, medians and private open space. She wanted to know the percentages of public access open space, private, and how much is designated as open space area actually wider than normal medians.

Greg Mikolash said there are calculations in acreage in the development plan, but they aren't in percentages.

Ellen Smith said her concern is that with the number of residents in the area they are taking out public access parks and amenities, because not everyone will have access to the private open spaces and you don't let your kids play in the medians.

Dan Lawes said the intent of the P-C Zone is to provide community and public at-large places for recreation and social activity.

Ellen Smith liked the fact that townhomes would be built in place of big apartment buildings. The existing larger parks are not as accessible to those in the north and west. They are losing a good gathering point with the removal of the park.

David Pack said his three main concerns were loss of open space, loss of the community garden, and the potential impact to the adjoining property regarding any unmet expectations, and specifically the street issue.

Zach Jacob had similar concerns with loss of park and open space in general. Counting a median in the middle of a street in the open space calculation is almost silly. He was inclined to forward a positive recommendation in this case because of the lower density development with single-family homes and townhomes, but the open space concerns are valid.

Dan Lawes supported that half of it, but it is the loss of open space that he is struggling with.

John Winn said there isn't a lot they can do about it; it is either the apartments and more open space or townhomes and less open space.

Zach Jacob said the developer could use these comments as feedback when the site plan and subdivision come forward in its final form.

Ellen Smith didn't know that the proposal is the best arrangement. She wasn't as inclined to give up the open space. It would change the character of the development and what the surrounding residents were expecting.

Greg Mikolash referred to page 10 of the current ordinance #08-09 that says, "A minimum of 45 acres of open space will be dedicated to the city for parkway, creek and open wash channels within the 285-acre area of Stone Creek." So the entire dedication area minus what is private open space and medians are approximately 15.7% of the total 285-acre gross. Everything that was already dedicated as open space in Stone Creek Parks Phases 2 through 5 is 16%.

Zach Jacob said subtracting two acres from that still leaves them at 15.08%, which is within the calculation.

Ellen Smith said if they approve the plan she is not counting the 0.5 acres as open space; it is just a big median.

Greg Mikolash clarified that it is an expanded health trail.

David Pack said they can deal with the community garden and impact to adjoining property with conditions of approval. But regarding the loss of open space, Commissioner Smith had indicated that maybe it's not an either/or situation, but that maybe there is another configuration that increases the width.

Ellen Smith said that is one solution, but she understood that there are constraints and some products are more sellable than others.

David Pack said in a way it is a matter of semantics. He agreed that this is more of an expanded buffer rather than a true park.

Ellen Smith said the old plan feels more like a park and with the new proposal the people using the health trail will feel like they are playing in someone's front yard.

David Pack said the residents living along that open space might not appreciate people in that area.

MOTION: Zach Jacob moved to forward a positive recommendation to the City Council to amend the Stone Creek Development Plan for Clay Hollow D, E, and F and Town Center B as proposed subject to amending Ordinance #08-09 with conditions 1 through 3 listed in the staff report including the amended condition #3 as discussed in the pre-meeting. The motion was seconded by John Winn.

David Pack asked if they would accept an amendment to the motion to strive to increase the 25-foot wide buffer with a condition of approval.

Zach Jacob said he would personally agree with that, but he didn't know if they could do that.

John Winn said they give a recommendation to city council and they could require something different, but he didn't think they could request some other plan.

David Pack withdrew the proposed amendment.

ROLL CALL VOTE:
Commissioner Smith – no

Commissioner Winn - yes
Commissioner Jacob - yes
Commissioner Lawes - no
Commissioner Pack - no
Commissioner Bridge - absent

The motion failed 2-3.

John Winn didn't want to make the developer come back again and again, so they should forward either a negative or positive recommendation to the city council.

David Pack didn't think that the entire project needed to be thrown out, but he wanted more discussion on their options. The hang-up seems to be on the buffer, and he asked how they can forward that recommendation to city council.

Greg Mikolash asked how big they want the park.

David Pack said they are just trying to widen it.

Dan Lawes liked the preservation of the park space and he liked the shift in the different housing density, but he didn't know how to make them both work.

Ellen Smith said she didn't know if there is a better plan. She didn't know if it is an either/or situation or if they can come up with a more workable solution.

Dan Lawes said they can forward a negative recommendation for what was presented tonight and that will provide an opportunity for the developer to consider some of the discussion and then take it to the next step with city council.

MOTION: Ellen Smith moved based on their discussion to forward a negative recommendation to the City Council for the Stone Creek Development Plan; approximately 7800 South 5490 West; Amending the Stone Creek Development Plan consisting of 17.52 acres; specifically reducing the amount of open space in Clay Hollow D & F, and transferring 10 residential units in Clay Hollow D to Clay Hollow D & F, and Town Center B; Peterson Development/Barrett Peterson (applicant). The motion was seconded by Dan Lawes.

Zach Jacob asked if some of the concerns could be assuaged when the site plan and subdivision plat come forward. He asked how binding this plan is as far as the pictures versus what it could be.

Greg Mikolash said the text will define what will have to go into that area. So this proposal says it is going from 2.27 acres to .51 acres.

John Winn commented that this will at least give the developer an opportunity to go before the city council with ideas or proposals and it is better than a postponement.

VOTE: The motion passed 4-1 in favor of a negative recommendation with Zach Jacob casting the negative vote. Lesa Bridge was absent.

John Winn was excused from the meeting at 6:48 p.m.

CITY COUNCIL - DECEMBER 18, 2013

VI. PUBLIC HEARING

RECEIVE PUBLIC INPUT AND CONSIDER FOR APPROVAL ORDINANCE 13-35, CONSIDERING AN AMENDED DEVELOPMENT PLAN FOR STONE CREEK MASTER PLAN SPECIFICALLY REDUCING THE AMOUNT OF OPEN SPACE IN CLAY HOLLOW D & F, AND TRANSFERRING 10 RESIDENTIAL UNITS IN CLAY HOLLOW D TO CLAY HOLLOW D & F, AND TOWN CENTER B, LOCATED AT APPROXIMATELY 7800 SOUTH 5490 WEST, PETERSON DEVELOPMENT/BARRETT PETERSON, APPLICANT

Tom Burdett said being proposed was amending the Stone Creek Development Plan consisting of 17.52 acres; specifically reducing the amount of open space in Clay Hollow D, E & F, and transferring 10 residential units in Clay Hollow D to Town Center B; P-C Zone.

Tom Burdett turned the time over to Ray McCandless and Greg Mikolash.

Ray McCandless said in 1999, the City Council adopted Ordinance 99-29, which approved the Stone Creek Planned Community; a 285-acre master planned development located at approximately 4800 West to 5600 West and 7800 South. The Stone Creek Master Plan was needed to provide proper balance and interplay between the various land uses proposed within the master plan, including; Low, Medium, and Very High Density Residential, Neighborhood Commercial, Professional Office, Public Facilities, and Parks and Open Land.

On November 16, 2001, the City Council adopted an amendment to the Stone Creek Master Plan (Ordinance 01-55) by adding an additional 15 acres of land and designating it to be developed at no more than 3.22 dwelling units per acre.

On December 11, 2007, the City Council reviewed and discussed another set of amendments to the Stone Creek Master Plan that were to reflect modifications to the original text as adopted by Ordinances 99-29 and 01-55. The Stone Creek Master Plan amendment was denied by the City Council.

A revised proposal was brought back to the City Council for consideration on February 12, 2008 resulting in the adoption of Ordinance 08-09, which approved modifications to the Stone Creek Development Plan by amending/superseding Ordinances 99-29 & 01-55 and limiting the overall number of dwelling units within Stone Creek to 859 units.

On September 26, 2012, the City Council considered a Land Use and Development Plan Amendment of Clay Hollow D, E and F, replacing the 2.27 acre park, community garden and eight multi-family buildings (96 residential units) with a 57 lot single-family residential subdivision. This request was denied by the City Council.

On November 19, 2013, the Planning Commission reviewed this current request and voted (4-1) to forward a negative recommendation to the City Council for the reasons stated in the meeting minutes.

GENERAL INFORMATION & ANALYSIS

The applicant was requesting to amend the Stone Creek Development Plan, which affected Clay Hollow D, E, F and Town Center B.

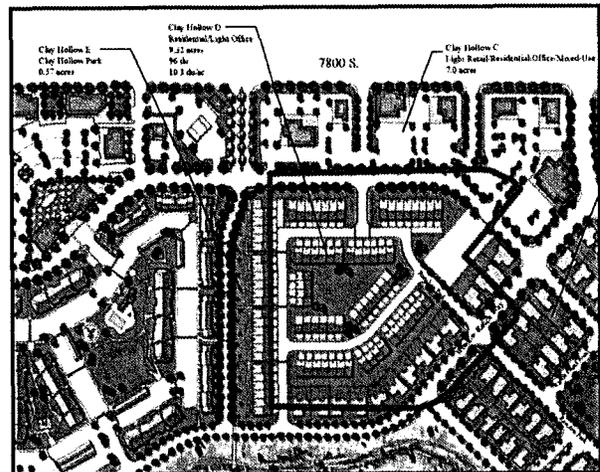
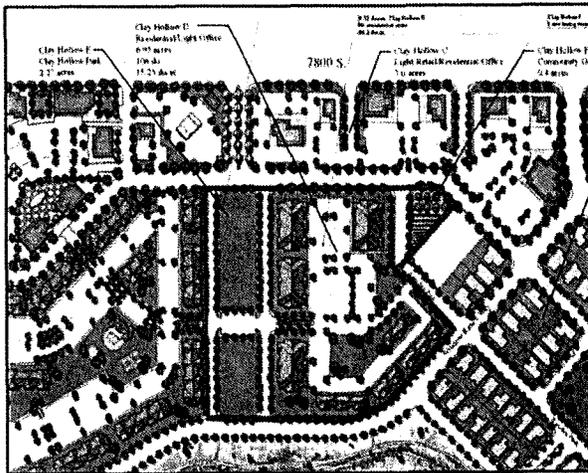
Clay Hollow D, E and F

The applicant was asking to replace the 106 dwelling unit, 6.95 acre Residential/Light Office area (Clay Hollow D), the 2.27 acre Clay Hollow Park (Clay Hollow E) and the 0.4 acre Community Garden (Clay Hollow F), shown on the approved development plan, with a 96 dwelling unit, 9.32 acre Townhome/Single Family Dwelling development (new Clay Hollow D) and a 0.57 acre open space area (new Clay Hollow E). The existing Development Plan showed 7 multi-family buildings (106 multi-family residential units at 15.25 du/ac), with a 2.27 acre park and a 0.4 acre community garden on the east side of the property. The proposed plan for Clay Hollow D and E showed 86 town homes (14 buildings) with 10 single-family dwellings along the south side of the development on Window Ranch Way (96 dwelling units total at 10.3 dwelling units per acre). These single-family homes would serve as a buffer between this phase of development and the Ranches development to the southeast. The park had been reduced in size from 2.27 acres to 0.57 acres which was proposed to be public open space.

The proposed revisions were shown in the following diagrams:

Current Plan (Clay Hollow D, E and F)

Proposed Plan (New Clay Hollow D and E)

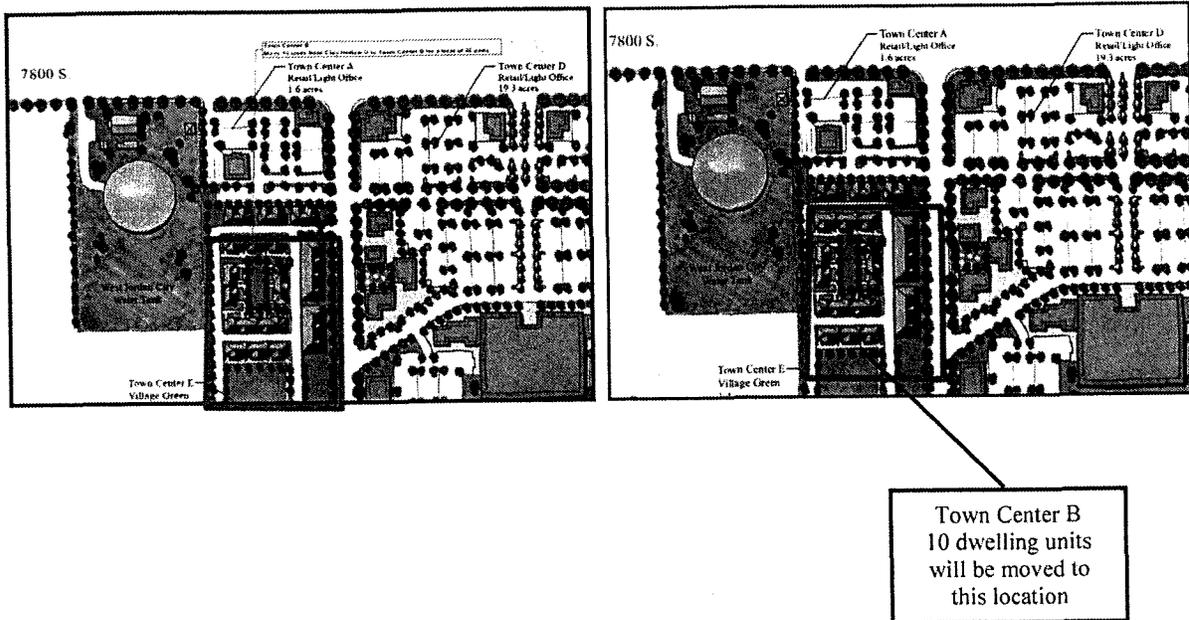


Town Center B

Ten dwelling units will be moved from Clay Hollow D to Town Center B which will increase the total number of units in Town Center B from 36 to 46 units. These additional units would be incorporated into the buildings as shown on the previously adopted development plan. No additional buildings are proposed.

Current Plan - Town Center B

Proposed Plan – Town Center B – (No changes in number or placement of buildings)



It was important to note that these amendments to the development plan would not result in any change in the overall number of dwelling units in the Stone Creek Development. Larger copies of these plans were provided in the Council's agenda packet Exhibits C, D and E.

He said amending the Stone Creek Development Plan required changing both text adopted by Ordinance #08-09 and the associated exhibits. The proposed revisions were provided in the Council's agenda packet as Exhibit L.

Per City Code, Section 13-5C-1:C, the intent of Planned Developments (PC or PRD) was to:

Criteria 1: *Create more attractive and more desirable environments in the City.*

Discussion: Ordinance #08-09 contained the current approved development plan for the Stone Creek planned community. The Stone

Creek Development Plan was designed around the goals and objectives of the Planned Community (P-C) zone, which are in part to:

“encourage imaginative, creative and efficient utilization of land by establishing development standards that provide design flexibility, allow integration of mutually compatible residential uses and encourage consolidation of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than may be possible under the procedures and regulations of conventional zoning classifications.” (City Code, Section 13-5C-1C).

The adopted Stone Creek Development Plan was consistent with these objectives as a mix of housing types, integrated open space and commercial development would be provided at full build-out.

Finding: The proposed development plan creates more attractive and more desirable environments in the City.

Criteria 2: *Allow a variety of uses and structures and to encourage imaginative concepts in the design of neighborhood housing and mixed use projects.*

Discussion: This criterion was met whether multi-family apartments or townhomes were ultimately approved. Overall, the Stone Creek Development provided a large variety of uses and housing types. Building design was addressed by the Design Review Committee and Planning Commission when the applicant submitted for site plan or subdivision approvals. Some Planning Commissioners expressed that they more supportive of the proposed for-sale townhomes than multi-family apartments.

Finding: The proposed amendment would allow a variety of uses and structures and to encourage imaginative concepts in the design of neighborhood housing and mixed use projects.

Criteria 3: *Provide flexibility in the location of buildings on the land.*

Discussion: The PC zoning allowed for greater flexibility in where can be located buildings on the property. Fifteen percent of the site must be maintained as open space requiring imaginative lot configuration and placement. This flexibility should not impact existing residential developments in the area as buffering and open space requirements are more restrictive than in conventional zones.

Finding: The proposed amendment provides flexibility in the location of

buildings on the land.

Criteria 4: *Facilitate and encourage social and community interaction and activity among those who live within a neighborhood.*

Discussion: Planned Community zones were intended to be more communal in nature than standard single-family residential developments.

The approved development plan (Ordinance 09-08) stated the following regarding Clay Hollow Park (Clay Hollow E):

Ordinance #08-09; Section 4, Item #7, page 7

“A 2.27 acre park will be built between Clay Hollow “A” and Clay Hollow “D”, represented as “Clay Hollow Park....This land will replace the majority of the land allocated for the “Village Square”; eliminating the Frisbee golf course, the half-court basketball, and tot lot outlined in Section 4 Item 18 of this plan....Clay Hollow Park shall contain the following amenities and improvements:

- A traditional tot lot with no less than 18 and no more than 24 components will be located in close proximity to the wash as part of the active play area of the park.
- A half-court basketball court will be located in close proximity to the traditional tot lot as part of the active play area of the park.
- A passive open space area will be located to the north of the active play area. It will consist of trees, shrubs, and park benches detailed below.
- One (1) deciduous tree every thirty feet along the park’s perimeter.
- Eight (8) evergreen trees located with the park’s interior.
- Ten (10) shrubs located within the park’s interior.
- A majority of the park shall be planted in a grass that is drought-tolerant and resistant to frequent traffic and/or high use.
- Six (6) park benches.

Lighting is to be placed along the perimeter of the park with a maximum distance of separation of 150-feet, or as otherwise approved by the Planning Commission during final site plan approval.”

Ordinance #08-09; Section 4, Item #8, page 7

This section stated that a 0.4 acre community garden would be located north of the Ranches recreational vehicle parking area.

As previously noted, the proposed changes to the development plan would

reduce the size of the park to 0.57 acre and eliminate the community garden. Even with the reduction in open space, Staff was of the opinion that the combination of the public open space, the open areas shown in the middle of the townhomes, open space along the Clay Hollow Wash and other areas shown on the Open Space Plan (Exhibit H) provided in the Council's agenda packet was consistent with the intent of the PC zone and would provide adequate open space amenities for residents.

The Planning Commission disagreed with Staff and felt that a reduction in open space and elimination of the community garden would adversely affect the desirable characteristics of the Stone Creek community by reducing recreational amenities for residents. The loss of active open space was one of the main reasons the Planning Commission recommended denial of the request.

In considering this request, the City Council would need to determine if the reduction of the park area, along with the other open space areas would provide adequate open space amenities for residents. At a minimum, staff recommended that a community garden or similar recreational amenity should be required to offset the loss of park space. In addition, the installation and maintenance of any landscaping or street improvements in this public open space area should be fully installed by the developer and maintained by a Homeowners Association or through an Assessment Area (AA) if the amendment was approved. Overall, the proposed development plan created a more attractive and desirable environment in the City.

Finding: The amended development plan facilitates and encourages social and community interaction and activity among those who live within a neighborhood.

Criteria 5: *Encourage the creation of a distinctive visual character and identity for each planned development.*

Discussion: Building architecture and theme would be addressed through the subdivision and site plan review processes. All Planned Community building plans were required to be reviewed by the City's Design Review Committee prior to a Preliminary Site Plan or Development Plan being approved.

Finding: Building architecture and theme would be addressed through the subdivision and site plan review processes.

Criteria 6: *Produce a balanced and coordinated mixture of uses and related public and private facilities.*

Discussion: This criterion was oriented toward large planned communities. This development does provide a coordinated mixture of uses housing and private open space that can be used by those who live in the development.

Finding: The planned development provided a balanced and coordinated mixture of uses and related public and private facilities.

Criteria 7: *Encourage a broad range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple-family structures, as well as other structural types.*

Discussion: The Stone Creek planned development provides a broad range of housing types. The approved development plan shows eight multi-family residential buildings. The proposed plan showed 86 townhomes and 10 single-family dwellings, which was a better fit for this area considering that most of the adjoining development to the east and south were single-family homes. It also provided a good transition between the single-family homes and Boulder Canyon Apartments to the east. This criterion was met as the master development plan showed a variety of and housing types. The proposed town homes were for-sale units.

Finding: The proposed amendment encouraged a broad range of housing types, including owner and renter occupied units, single-family detached dwellings and multiple-family structures, as well as other structural types.

Criteria 8: *Preserve and take the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimize the amount of grading necessary for construction of a development.*

Discussion: Several of the single-family homes would be oriented toward Clay Hollow Wash which takes advantage of this natural site feature. No excessive grading would be necessary as the site was relatively level.

Finding: The proposed development plan amendment preserves and takes the greatest possible aesthetic advantage of existing trees and other natural site features and, in order to do so, minimizes the amount of grading necessary for construction of a development.

Criteria 9: *Encourage and provide for open land for the general benefit of the community and public at large as places for recreation and social activity.*

Discussion: The open spaces within the development would provide spaces for recreation and social activity. Even with the reduction in the park area, over 15% of the overall development within Stone Creek was designated as public or private passive and active open space as required by the PC zone.

Finding: The proposed amendment encouraged and provided for open land for the general benefit of the community and public at large as places for recreation and social activity.

Criteria 10: *Achieve physical and aesthetic integration of uses and activities within each development.*

Discussion: Physical and aesthetic integration of uses and activities within the development would be provided. Open space would be interconnected with streets and sidewalks.

Finding: The proposed amendment achieved physical and aesthetic integration of uses and activities within the development.

Criteria 11: *Encourage and provide for development of comprehensive pedestrian circulation networks, separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public facilities, thereby minimizing reliance on the automobile as a means of transportation.*

Discussion: Sidewalks would be required throughout the development and would link the different neighborhoods and open spaces within the Stone Creek development. The sidewalks within this development phase would as provide the necessary pedestrian connections with the other areas within the Stone Creek community.

Finding: The proposed amendment encouraged and provided for development of comprehensive pedestrian circulation networks, separated from vehicular roadways in order to create linkages between residential areas, open spaces, recreational areas and public facilities, thereby minimizing reliance on the automobile as a means of transportation.

Criteria 12: *Since many of the purposes for planned development zones can best be realized in large-scale developments, development on a large, planned scale is encouraged.*

Discussion: This criterion was met as Stone Creek is a large-scale planned developed.

Finding: This criterion was met as this is a large scale planned development.

Criteria 13: *Achieve safety, convenience, and amenity for the residents of each planned residential development and the residents of neighboring areas.*

Discussion: The Clay Hollow Wash and the other existing and planned open spaces provide residents with safe and convenient recreational amenities.

Finding: The proposed amendment achieves safety, convenience and amenity for the residents of each planned residential development and the residents of neighboring areas.

Criteria 14: *Assure compatibility and coordination of each development with existing and proposed surrounding land uses.*

Discussion: The proposed townhome development would provide a transition between the Boulder Canyon development and the Ranches single-family subdivision to the east. The single-family lots along the south perimeter would provide buffering for the Ranches development.

The 2012 proposal removed a planned roadway along the east side of the Boulder Canyon development (east of the subject property) which was needed as Boulder Canyon was designed with units that faced the street. It was also needed for off-site parking. The current proposal shows a 50' wide tree-lined roadway (2 way traffic) provided along the west side of the property which addressed parking issues. The adjoining owner of the Boulder Canyon apartments was concerned about making sure that the north-south street east of the apartments was installed as the apartments face east. He was also concerned about the reduction in park space as noted in the letter (Exhibit I) included in the Council's agenda packet.

Finding: The proposed amendment assured compatibility and coordination of the development with existing and proposed surrounding land uses.

Ray McCandless said in conclusion the combination of town-homes and single-family dwellings proposed was consistent with the intent of the PC zone. Other recreational opportunities were or would be provided in the Stone Creek Development, offsetting the loss of park space. Staff was of the opinion that at a minimum, a community garden or other recreational amenity should be provided in addition to that shown on the plan to give residents more options for leisure activity. The loss of active recreation area was of concern to the Planning Commission and the main reason for a recommendation for denial.

Staff recommended approval of the amendment subject to the conditions subject to the following conditions:

1. Provide a community garden or other similar recreational amenity in proposed Clay Hollow D.
2. The applicant shall be responsible for installing all required streetscape improvements in the 0.5-acre open space area including street trees along both sides of the street.
3. If no assessment area is established prior to May 1, 2014, a homeowners association be established to maintain all landscaping improvements within the development including the 0.5 acre public open space parcel. Notwithstanding the foregoing, a homeowners' association must be organized in any event to maintain the private open areas within the town home development, given that the Assessment Area would in no event maintain those areas of open space.

Ray McCandless reported that the Planning Commission recommended denial of the request.

The Council and staff discussed clarifying questions.

Councilmember Nichols asked whether the 2.27 acres was originally scheduled to be part of a Homeowners Association.

Mayor Johnson said all of the 2.27 acres was originally slated for an assessment area as the residents were moving in, this did not happen, thus leaving challenges for the City. This was not put into place as the development agreement was put into place, the original intent was there, but it had been several years since.

She made the Council aware that in October 2007 the Council voted to increase the density in this area by 65 units; part of the exchange was this area. This entire area had history pre-dating the current Council. At the time, she voted negatively.

Barrett Peterson, Peterson Development, applicant, said originally Stone Creek had 965 units, which was reduced to 859 due to a purchase by Ivory Development. He believed

that there was never an increase in density because of the open space. He reviewed what was being proposed:

- A smaller park area
- Less units
- Buffering
- 15% open space was required for Stone Creek; this proposal would keep them above 15% threshold.

He said the question was who would be responsible to maintain the park, if the SSA (Special Service Area) does not pass; it would be up to the residents to maintain the park. He believed that their proposal would still provide a park for the Boulder Canyon residents. This proposal would be the best solution for all of Stone Creek. There were 10 open space areas in Stone Creek, five private and five public.

Councilmember Southworth asked if there was the ability to improve the existing open space to compensate for the loss of the 1.7 acres.

Barrett Peterson said he might be open to Councilmember Southworth suggestion.

Councilmember Killpack voiced his concerns regarding what had been proposed earlier, as senior housing.

Mayor Johnson explained that was in the Ranches, and if homes were built to accommodate senior housing, but the City realized there was no way to enforce 'senior only housing.'

Mayor Johnson said basically this entire area had undergone several changes. She recalled that there was an increase in the density allowed, swapping commercial for residential (high-density areas) to accommodate what would be the future expansion of 5600 West and more appropriately placing the commercial development. She said the Council's disagreement was in regards to the number of units allowed. Her impression at the time was not to increase the density, but it passed with the specific identification of these park areas. Now asking to eliminate these areas would be changing the development of this Master Plan.

Barrett Peterson did not remember the increase in density being approved.

Mayor Johnson read from City Council minutes dated October 16, 2007, which reflected 924 units.

Barrett Peterson believed they had 859 units. He felt this was a realistic plan.

Mayor Johnson opened the public hearing.

Ron Cole, Newport Beach, California, representing investor group, reported that the group had purchased Boulder Canyons late last year, which was home to over 280 individuals and families. He commented on the following issues:

- Commitments previous made and changed be kept
- Financial issue
- Never being approached about sharing a cost, if an SSA was not approved
- Well-being and satisfaction of the residents in the area should be balanced and held in high regard

He asked the Council to vote against this proposed amendment.

Tyler Nichols, West Jordan resident, member of the Homeowners Association Board in the Ranches. They were not interested in the park side of things, they have a park, and it was underutilized 90 percent of the time. He felt this proposal would provide a buffer between the Ranches and the higher-density. They also like townhomes as opposed to the four-plexes shown in the original Master Plan. He encouraged the Council to vote in favor of this proposal.

June Christiansen, West Jordan resident, felt over time this plan had been changed to making smaller lots and more units. She was against diminishing the open space in any way. She commented on the reasons she felt that the earlier plan was more appealing. She asked the Council to consider possibly moving the open space to a different area. She asked Council to vote against the proposed plan. She briefly commented on the water retention in the area.

Jeff Haaga, Council Member-Elect, said open space was quality of life for all residents. He felt the owners and developers of the surrounding area should work together to find a solution to keep the park.

Melissa Garrett, Property Manager at Boulder Canyons, said with additional buildings parking would be a problem. She said current residents of Boulder Canyons moved in expecting the park area. She also commented on the following:

- water retention
- water table in the area
- Ranches park being underutilized
- Open space being diminished/removed

She asked that on behalf of the residents at Boulder Canyon to keep the open space/park.

There was no one else who desired to speak. Mayor Johnson closed the public hearing.

Councilmember Southworth said he liked the proposed concept, but felt it still needed to be adjusted. He suggested tabling this issue at this time providing the developers another chance to make changes.

Councilmember Hansen agreed that open space was a valued commodity. She felt the Council should wait to see if the SSA was approved before taking action.

Councilmember Killpack commented on the parking at Boulder Canyons. He was unsure as to what direction to take regarding this issue.

Councilmember Stoker voiced his concerns. He agreed with Councilmember's Southworth and Hansen's comments. He also wanted to review the documents from 2007. He asked that this issue be tabled to a later date.

Councilmember McConnehey agreed this issue should be tabled to provide the Council the time to proceed with the SSA issue, and allowing the applicant and resident's time to work together on a possible solution.

Councilmember Nichols agreed with Councilmember McConnehey comments. He said after hearing what has been discussed at this meeting regarding this issue, he would like additional time to review this item.

Tom Burdett explained that staff could assist the Council in providing the evolution of the Master Plan for this project. He also suggested using this as a long-range planning exercise where the acreage of park is compared to the population being served.

Mayor Johnson noted that the City had an obligation to maintain park space for residents. She said it was also important that every resident had equal access to parks maintained by the City.

MOTION: Councilmember Stoker moved that based on the discussion and to allow more time between the neighboring property owners and Peterson Development, and to allow City Council the time to review the history of the development, to table the item to a date uncertain. The motion was seconded by Councilmember Southworth and passed 7-0 in favor.

Councilmember Southworth explained there were two different concepts: 1) a square-foot for square-foot shift, and 2) a reduction in square-foot, but an increase in value or type of amenities.

Mayor Johnson asked staff to provide this information to any discussion or analysis being presented to the Council in the future.

PLANNING COMMISSION MAY 6, 2014

4. Stone Creek Development Plan; approximately 7800 South 5490 West; Amending the Stone Creek Development Plan consisting of 17.52 acres; reducing the amount of open space in Clay Hollow D, E & F, and transferring 10 residential units from Clay Hollow D to Town Center B; P-C Zone; Peterson Development (applicant) [#DP20130011; parcels 20-36-100-043; 20-36-126-030, 20-36-226-001, 004]

Barrett Peterson, applicant, explained that master plans are often amended, which is what they are doing. They made a previous request for a similar amendment and they were given feedback from the commission and council to come back with more open space and a better compromise. The original master plan showed a 2.27 acre park and they are requesting 1.82 acres and keeping the community garden, tot lot, and half-court basketball. The area is master planned for 106 units with 24-plex apartment buildings and some townhomes. The current proposal is for 96 units with three of them being single family units next to the Ranches. The remaining ten units will be incorporated into the Town Center B area next to the commercial. They feel that the proposal has staff's support and is a compromise of what the neighboring property owners and the city are looking for. This project will finish off Stone Creek and will improve the wash in the area and the trail will connect from Grizzly Way to 5600 West. They would like to keep the project moving, but if it doesn't get approved this time they will probably go back to the original plan. He clarified where the ten units will be relocated in Town Center B, which will go from 36 planned units to 46.

Ray McCandless said if the amendment to the previously approved development plan is approved it will still have to go through the design review committee and planning commission. He said the park size hasn't changed significantly.

Based on the findings set forth in the staff report and the design shown in the Stone Creek Development Plan amendment staff recommended the planning commission forward a positive recommendation to the City Council for the amendment to the Development Plan for Clay Hollow D, E and F and Town Center B as proposed subject to amending ordinance 08-09 as follows:

1. The applicant shall be responsible for installing all open space, street and streetscape improvements.
2. If no assessment area is established, a homeowners association shall be established to maintain all landscaping improvements within the development including the 1.82 acre park.

Dan Lawes opened the public hearing.

Ron Cole, Newport Beach, California, one of the owners of Boulder Canyon Apartments, said their apartments have 280 units and is home to more than 400 adults and 70+ children, who are stakeholders in the community. This is the third time a request for this property has come before them in the last two years. The approved park is 2.26 acres, and their townhome style units were built to face a street that had parking with a park across the street. He felt this is an economic decision, but the owners of Boulder Canyon are financial stakeholders in a particular area and they made the investment based on a proposed plan, which was a 2.26-acre park. He asked them to recommend denial, because they would like commitments to be made. The City Council is hearing the assessment area, and Boulder

Canyon has 280 ERUs, over 39% of the area, so they will be paying close to 40% of the assessment to maintain the parks, so they want the park that was committed to their residents.

Craig Chapman, West Jordan resident, lives next to the three single-family homes in the proposal. He said there was a previous comment in the meeting that some people don't like houses that look the same, but he purchased in the Ranches because they look the same. He asked if the three new homes will fit in with the rest of the neighborhood in the Ranches. When he purchased his lot he was told that the current ditch of tumbleweeds was going to be a Frisbee golf course. But that fire hazard puts tumbleweeds into his neighborhood, and he wonders why they don't have the Frisbee golf course that was promised. The people in the apartments feel the same way with the park. He didn't think they should worry about the size of the park, because they aren't maintained anyway. This should just be approved and get it moving and make people do what they said they were doing to do, like improving the gulley.

Jeff Haaga, West Jordan resident, recommended as a resident that the commission deny the request. He also asked if the neighborhood had been notified of the change.

Nicole Barnett, West Jordan resident, said the area is already congested with all of the building that is happening. She would rather have townhomes than apartments, but she thought it would be best for the neighborhood to have unattached single-family homes.

Colleen Sly, West Jordan resident, said the apartments would be looking right into her backyard. At the last meeting she went to Peterson said they were going to build single-family homes like the Ranches next to the gully. The weeds are terrible in that location and are taller than her six foot fence. She has had to hire people to cut them down because of the fire hazard.

The public hearing was closed at this point for this item.

Barrett Peterson said they designed the street between Boulder Canyon and the park has on-street parking on the Boulder Canyon side and a sidewalk on both sides. Last year they did show Ranches-style lots next to the single-family, but in order to make the park larger they had to build townhomes. The three homes will have the same architectural theme as the Ranches. There was originally a Frisbee golf course planned in the area, but they went to the council with the idea of providing a tot lot, half-court basketball court, and a community garden instead because they didn't know how many people would use the course. The city council said that was a fair trade-off. Tonight they are also talking about trade-offs. It is a smaller park, but there are numerous parks within Stone Creek and they are well within the 15% open space that was required. Plans change over time and they aren't trying to shirk their commitments but to refine the plan as they go. It is up to the commission and council to decide if it is a better plan to have less density and slightly less open space.

MOTION: Zach Jacob moved that they take a 5-minute recess to read the letter distributed from Eight Bay Advisors and to take a break. There were none opposed.

The meeting was recessed at 7:48 p.m. and reconvened at 7:55 p.m.

David Pack asked if there are any pros or cons to consider with the transfer of density to the Town Center B parcel.

Ray McCandless said there aren't any issues with the transfer.

Dan Lawes said there are two options for the property, which are apartments with a 2.26-acre park or a townhome development with less park acreage, which the planning commission was somewhat in favor of in November.

Lesa Bridge said she had been on the commission throughout the process and she felt that both the city and applicant had worked hard to come to a good compromise. With respect to Boulder Canyon, the street has been provided and works well. The reduction in the park area is a sore spot, but she didn't think they should deny the application because of a half-acre reduction based on the compromise that has been reached.

Zach Jacob said based on a length of 700 feet of the park they are losing about 27 feet in park width, and he thought that the people facing the park will get substantially the same view as the original proposal, and they are getting a better proposal with the housing type.

Sophie Rice said she preferred the townhomes rather than apartments, and since it is one or the other she would rather have a little less green space and townhomes than slightly more green space and apartments.

MOTION: Zach Jacob moved based on the findings set forth in the staff report and the design shown and upon the evidence and explanations and testimony received today to forward a positive recommendation to the City Council to amend the Stone Creek Development Plan for Clay Hollow D, E, and F and Town Center B as proposed subject to amending Ordinance 08-09 numbers 1 and 2 as listed in the staff report. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

5. TSOD and City Center Design Text Amendment – Amend the West Jordan Municipal Code Title 13 Chapters 5 and 6 regarding TSOD and City Center Design; City-wide applicability; Psomas (applicant) [#TA20140005]

Leslie Morton, Psomas, 4179 Riverboat Road, stated that they were asked to look at the northwest corner of 7800 South and Redwood Road for a proposed CVS Pharmacy. They found that the zoning ordinance and Transit Station Overlay would provide challenges for their project. These text amendments would help to develop the site that is a little unique to the overlay district and the City Center zone while not compromising the City Center Core area. She reviewed the four main elements: 1) Front setback requirement. The code doesn't want a front setback greater than 20 feet, which is popular in a walkable community and in the City Center Core area, but they are on the corner of two arterial streets with 80,000 cars per day that doesn't lend itself to pedestrians. She said that 99.9% of CVS or other retail customers will come by automobile. Also, walkability from a transit station is a quarter-mile. Their proposed site is a half-mile away, which isn't feasible for someone to walk from along a busy street and crossing busy streets. 2) Parking location. The ordinance calls for parking to be behind the building. They would like to change that based on being on two busy streets and to have parking in front of the building with closer access to the front door where most of the customers are coming via automobile. 3) Maximum parking requirement. The proposal is to change from 4 ½ spaces

Legislative Draft

Ordinance

Exhibit L

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 14- 21

**AN ORDINANCE AMENDING THE STONE CREEK DEVELOPMENT
PLAN LOCATED AT APPROXIMATELY 7800 SOUTH 5490 WEST IN A
P-C (PLANNED COMMUNITY) ZONE; SUPERCEDING
ORDINANCE 08-09.**

WHEREAS, Peterson Development, the Developer and major land owner within the Stone Creek Master Planned area, has requested to amend the Stone Creek Development Plan, affecting and modifying previous Ordinance 08-09; and,

WHEREAS, on May 6, 2014, the request to amend the Stone Creek Development Plan was considered at a public hearing by the Planning and Zoning Commission which, in a 7-0 vote, made a positive recommendation to the City Council; and,

WHEREAS, on May 28, 2014, a public hearing pursuant to public notice, was held before the City Council; and

WHEREAS, The City Council finds and determines that the public health, safety and welfare of the community will be protected and that property values will be preserved or improved with the amendments to the Stone Creek Development Plan; and,

WHEREAS, this Ordinance to amend the Stone Creek Development Plan and any City Council stipulated conditions of approval shall supersede the previous recorded ordinances associated with the Stone Creek Development Plan, Ordinance 99-29, Ordinance 01-55 and, Ordinance 08-09.

NOW THEREFORE, IT IS ORDAINED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

- Section 1.* An Ordinance amending the Stone Creek Development Plan, Ordinance 08-09 is hereby modified and attached as Exhibit A.
- Section 2.* This Ordinance shall become effective upon publication or upon posting, whichever is earlier.
- Section 3.* This Ordinance shall become immediately effective.

Passed and adopted by the City Council of the City of West Jordan, Utah this ____ day of _____, 2014.

CITY OF WEST JORDAN

By: _____
Kim V. Rolfe
Mayor

ATTEST:

MELANIE S. BRIGGS, MMC
City Clerk

Voting by the City Council	"AYE"	"NAY"
Councilmember Jeff Haaga	_____	_____
Councilmember Stoker	_____	_____
Councilmember Nichols	_____	_____
Councilmember Hansen	_____	_____
Councilmember Southworth	_____	_____
Councilmember McConnehey	_____	_____
Mayor Kim V. Rolfe	_____	_____

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the _____ day of _____, 2014, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]

"EXHIBIT A"

WEST JORDAN CITY CONDITIONS AND REQUIREMENTS FOR THE PC ZONE
CONTAINING APPROXIMATELY 285 ACRES
LOCATED BETWEEN 4800 TO 5600 WEST AND 7800 TO 8200 SOUTH
STONE CREEK MASTER DEVELOPMENT

Unless otherwise stated, "developer" means Peterson Development, Inc.

SECTION 1: PC ZONE - APPLICATION AND PRELIMINARY DEVELOPMENT PLANS. (10.22.5)

The preliminary development plan for the Stone Creek Development shall contain the following information and materials, as required by Ordinance:

- A. A complete and accurate legal description of the subject property for the planned development.
- B. Topographic maps of the entire site, including contour intervals no greater than two (2) feet.
- C. A map delineating the entire site and specific areas for each of the general land use categories, i.e., single family residential, multiple family residential, institutional, and commercial. Said map should contain a tabulation of the total acreage and the acreage to be devoted to each of the above listed general land use categories.
- D. Proposed circulation pattern, including private and public streets and pedestrian paths.
- E. The general location of parks, common open spaces, playgrounds, school sites, commercial areas, parking areas, and other public or private recreation facilities and improvements proposed within the planned community.
- F. The general location of all multiple unit dwellings, institutional, and commercial structures in the planned community, and an indication of proposed population densities and building densities (units per net acre), including tables or graphs showing the percentage of each dwelling type being proposed.
- G. Proposed location of parking and ingress or egress.
- H. Typical landscaping plans for selected portion of each of the general land use areas which have a different landscaping character or different landscaping intensities. Said typical landscaping plan should provide an indication of the types and sizes of plants and materials which are to be used, including locations of sprinkler and irrigation systems.
- I. Preliminary elevations or perspectives of all building types proposed within the development.
- J. Preliminary subdivision plat, if the site is being subdivided, showing a general layout of all proposed lots.
- K. Preliminary utility plan showing the manner in which adequate sewage disposal and water are to be provided to the site, including the point from which said services are to be extended.
- L. Evidence that the applicant has sufficient control over the subject property to effectuate the proposed plan in the manner presented.
- M. A preliminary development schedule indicating the phases in which development will occur and the approximate dates when said phases will be completed.
- N. A draft of the declaration of covenants, conditions, and restrictions as required herein.

0. Other materials as may be required by the City Planner or the Planning and Zoning Commission.

These additional materials and requirements are called out and set forth in the following attachments, which are part of this ordinance:

1. Section 4: "Additional Requirements, Submittals, and Conditions"
2. Exhibit D. "Stone Creek Development Standards and Design Guidelines"

SECTION 2: PC ZONE- STANDARDS AND REQUIREMENTS (10.22.9)

A planned community established under the provisions of this Chapter shall conform to the following standards and requirements:

- A. The area proposed for a planned community shall be in one ownership during development to provide for full supervision and control of said development, and to insure conformance with these provisions and all conditions imposed upon the preliminary and final development plans. The City Council authorizes the following exceptions:
- a. All property will remain in one ownership as required, until the final approval for the area or phase is granted by the Planning Commission, except that the following properties may be sold to other qualified developers or entities, i.e., churches, schools, parkways, dedicated open space, and water tanks sites.
- B. The final development plan shall be prepared by a design team which is composed of an architect, a landscape architect, and an engineer or land surveyor, all licensed to practice in the State of Utah.
- C. The minimum land area for this planned community zone shall be 285 acres.
- D. With the following exceptions, dwellings and permitted structures may be located as approved in the final development plans. Locations and arrangements of buildings on the lot should be accomplished in a manner that will best utilize the lot area and create an attractive living environment. The following exceptions shall be considered as minimum requirements as they apply, and are called out and set forth in the following attachments, which are part of this ordinance:
- Section 4: "Additional Requirements, Submittals, and Conditions"
 - Exhibit D: "Stone Creek Development Standards and Design Guidelines"
- E. Not less than fifteen (15) percent of the gross area of the planned community shall be retained in permanent open space. Land proposed to be devoted to vehicular streets or roads, parking, driveways, required setbacks, commercially paved areas, and slopes greater than twenty-five (25) percent shall not be included in computations of permanent open space.
- F. All buildings shall be served by public sewer and a public water supply. All utilities within the planned community shall be placed underground, including telephone, electrical, and television cables. Dwelling units under separate ownership, whether attached or detached, shall have separate utility metering and a separate sewer lateral.
- G. The maximum height of buildings within a planned community shall be as follows:
1. No structure may exceed 50 feet or 3 stories in height, except for:
 - a. Clay Hollow "A" may be 4 stories in height.
 - b. Clay Hollow "B" and "C" may be 4 stories in height.
 - c. Clay Hollow "D" may be 4 stories in height, if it develops as an office use.
 - d. All other residential areas within the Zone: Two (2) stories or thirty-five (35) feet, whichever is greater.
- H. All uses located within a planned community shall be provided with off-street parking in conformance with the provisions of Part 6 of the Zoning Ordinance.

- I. All streets developed and maintained within the Planned Community Zone shall be developed totally to the City of West Jordan construction standards for the class of street being constructed. When said streets have been developed to City standards, they may be offered to the City of West Jordan for dedication as public streets by appropriate deeds. In instances of severe topography, security requirements or other special circumstances which make dedication or development to City standards impractical or undesirable, the City Council upon recommendation of the Planning and Zoning Commission may allow development of the said streets to special standards specifically approved as part of the final development plan.
- Minimum road widths in this zone are forty-two (42) feet of right of way and twenty-five (25) feet of pavement.
- J. Dedication of all public street rights-of-way shall be made in accordance with the adopted street plan of the City of West Jordan, and further as may be determined by the City Council upon recommendation of the Planning and Zoning Commission on the condition that they are necessary to serve the vehicular and pedestrian traffic needs of the proposed planned community and the needs of the City of West Jordan. Said streets shall be designed to coordinate and properly integrate with the street plan of the City of West Jordan and adjacent existing streets.

SECTION 3: PC ZONE - GUARANTEES AND COVENANTS (10.22 10)

- A. Within all areas where condominium ownership is established within a planned community, adequate guarantee shall be provided for permanent retention and maintenance of all open space and areas of common ownership. The Chief Building Inspector shall not issue a final inspection clearance until all required guarantees have been submitted to and approved by the Planning and Zoning Department. Said open space guarantees may include the following:
1. The developer shall develop and provide for the maintenance of all open space and recreational amenities within a condominium, townhome, or apartment phase or area of the Zone. In the case of private reservation, the open space to be reserved shall be protected against building development by conveying to the City as part of the condition of project approval, an open space easement over such areas, restricting the area against any future building or use, except as approved on the final development plans.
 2. Maintenance of open space reservations shall be managed by a person, partnership, or corporate entity in which there is adequate expertise and experience in property management to assure that said maintenance is accomplished proficiently and at a high standard of quality.
- B. In order to insure that the planned community will be constructed to completion in an acceptable manner, the applicant (owner) shall post a performance bond with the City Recorder, approved by the City Engineer, in an amount equal to the estimated cost of construction and installation of all required landscaping, parking, and street improvements, including paving, curbs, sidewalks, water and sewer lines, parks, playgrounds, recreation facilities, and other amenities shown on the final development plan. Said applicant shall also file a schedule of anticipated completion dates for such improvements. Bonding may be accomplished on phases of the planned community which are approved by the Planning and Zoning Commission and the City Council. In the event that the improvements are not completed in reasonable conformance with the submitted schedule, the City may undertake to complete the improvements and pay for such improvements from the bond.
- C. The applicant (owner) of any portion of a planned community which is being developed as a condominium project under the provision of the Condominium Ownership Act of Utah, or subsequent amendments thereto, shall prior to the conveyance of any unit, submit to the Planning and Zoning Department a declaration of covenants, conditions and restrictions relating to the project, which shall become part of the final development plan and shall be recorded to run with the land. Said covenants, conditions and restrictions shall include management policies which shall set forth the quality of maintenance that will be performed and who is to be responsible for said maintenance within said condominium development.
- D. In case of failure or neglect to comply with all of the conditions and regulations as herein established, and as specifically made applicable to a planned community, the Building Inspector shall not issue a certificate of zoning compliance therefore. Such failure or neglect to comply with the requirements and to maintain the buildings and premises in accordance with the conditions of approval thereafter shall also be deemed to be a violation of this Chapter.

SECTION 4: Additional Requirements, Submittals, and Conditions (10.22.5."O")

Part "O": *Other materials as may be required by the City Planner or Planning and Zoning Commission*

1. Submit a plan that shows the cross sections, materials, and plan for the Barney's Creek and Clay Hollow Wash parkway and trail through the project area.
2. This PC Zone has a maximum density of 859 residential dwelling units. Modified Area names and locations are identified on Exhibit C, Master Development Plan Neighborhoods." "Exhibit B, Stone Creek Housing Densities," is the modified table of housing areas and densities. The maximum density and number of units is:

	<u>AREA:</u>	<u>Units/Acre</u>	<u>Maximum Units</u>	<u>Minimum Square Feet of Finished Floor Area Above Ground</u>
a.	Stone Hollow: (34.9 acres)	3	96 units	
	Stone Hollow A:			1,500
	Stone Hollow B:			1,700
	Stone Hollow D:			1,500
b.	Island Park 1-6 (30.9 acres)	3.3	101	1,400
c.	Clay Hollow A: (13.88 acres)	20.17	280	600 (1 bdrm); 800 (2 bdrm); 1100 (3 bdrm) apartment
d.	Clay Hollow D: (6.95 acres 7.95 acres)	15.25 12.08	106 96	725 (1 bdrm), 900 (2 bdrm);
	<u>Clay Hollow D Townhomes</u>		(93)	725 (1 bdrm), 900 (2 bdrm) 1,300 (3 bdrm)
	<u>Clay Hollow D Single Family</u>		(3)	1,300
e.	Ranches 1-4 (17.67 acres)	4.3	76	1,300
f.	Stone Creek Condos 1-2 (14.8 acres)	9	140	725 (1 bdrm); 900 (2 bdrm); 1,300 (3 bdrm)
g.	Town Center B: (3.7 acres)	9.7 12.4	36 46	1,200
h.	Town Center C: (2.8 acres)	8.6	24	1,100

Total Number of Allowed Residential Units: 859 *Does not include "loft" units.

Type of Housing Product:

Single Family Detached Areas:	Stone Hollow - All Island Park 1-6
Single Family Detached and/or Attached Areas:	Stone Creek Commons "A" and Clay Hollow "D"
Apartments:	Clay Hollow "A"
Single Family Attached, Condos or Townhomes:	Stone Creek Commons "B" Clay Hollow "D" Town Center "B" and "C"

3. If the developer constructs "loft" or residential units on the second or higher floors above the office or commercial space in the buildings constructed in the Clay Hollow "B", "C" and "D" or Town Center "A" or "D" areas, those units are excluded from the maximum number of dwelling units identified in Item 2. The loft units that will be developed in any area of Stone Creek shall be limited to one loft unit per 1200 square feet of mixed use, retail/office/service. Units shall be a minimum of 1200 square feet to accomplish the intended mixed use product.

4. The areas marked Clay Hollow "A and D" may be used as a well landscaped light office or corporate office properties; where, the total number of units allowed may be reduced at a rate lower than 20.17 units in Area "A," and 15.25 units in area "D" per acre, when converted from residential to office use. Clay Hollow C will develop as retail, office, or mixed use or a combination of all three uses.
5. If Stone Hollow Area "E" is converted from light office to residential lots, the area will be developed at a rate of no less than 2.7 units per acre, and no more than 5.1 units to the acre, as converted from office to residential use via a general land use map amendment. Total number of acres: 6.3, 2.7-5.1 units per acre. Those housing units are not included in the maximum number of dwelling units identified in Section 4, Item #2.
6. Each phase of the project as it is approved and built, will construct the open space, plazas, and recreational facilities pertaining to that phase of the project.
7. A ~~2.271.82~~ acre park will be built between Clay Hollow "A" and Clay Hollow "D", represented as "Clay Hollow Park" (Clay Hollow "E"). ~~(See Exhibit E).~~ This land will replace the majority of the land allocated for the "Village Square"; eliminating the Frisbee golf course, the half court basketball, and tot lot outlined in Section 4, Item 18 of this plan. This park shall be improved by the Developer as part of Clay Hollow "A" or "D" (whichever phase is developed last). ~~and dedicated to the City upon completion and acceptance of all improvements.~~ **The Developer shall be responsible for installing all required street, streetscape and on-site improvements in the Clay Hollow Park area including street trees along both sides of the street and landscaping within the park area. Maintenance of the park area and amenities shall be the responsibility of the Special Assessment Area.**

"Clay Hollow Park" shall contain the following amenities and improvements:

- A. A traditional tot lot with no less than 18 and no more than 24 components will be located in close proximity to the wash as part of the active play area of the park.
 - B. A half-court basketball court will be located in close proximity to the traditional tot lot as part of the active play area of the park.
 - C. A passive open space area will be located to the north of the active play area. It will consist of trees, shrubs and park benches detailed below.
 - D. One (1) deciduous tree every thirty feet along the park's perimeter.
 - E. Eight (8) evergreen trees- located within the park's interior.
 - F. Ten (10) shrubs- located within in the park's interior.
 - G. A majority of the park will be planted in a grass that is drought-tolerant and resistant to frequent traffic and/or high use (i.e. Bermuda grass). All areas of the park are intended to be irrigated.
 - H. Six (6) park benches.
 - I. Lighting is to be placed along the perimeter of the park with a maximum distance of separation of 150-feet, or as otherwise approved by the Planning Commission during final site plan approval.
8. A 0.4-acre Community Garden (Clay Hollow F) will be set aside for neighborhood gardening purposes, to be located directly northwest of the RV parking area of the Ranches phases of the development. Installed within the confines of the garden area shall be appropriate soils for gardening purposes, a plaque which signifies the areas intended use as a neighborhood garden, and appropriate perimeter fencing. This garden area shall be improved by the Developer as part of the Clay Hollow "C" or "D" (whichever phase is developed last) and maintained by an HOA **a Special Assessment Area.**
 9. The 7.2 acre open space between 4800 and 4920 West and Hayden Peak and Stone Creek Drives (Stone Creek Park Phase 1/Amethyst Park) will be landscaped and finished by the developer as part of the approvals for Stone Hollow Areas "C" & "D". This open space has been dedicated to the City.
 - A. The trail
 - B. Trail head
 - C. Off street or pop-out parking for 10 cars
 - D. One full size basketball court.
 - E. Tot lot equipment as approved by the Planning Commission and City Park Supervisor

- F. Picnic pavilion which covers and includes two ten foot metal picnic tables
 - G. Landscaping, irrigation, parking lot lighting etc. as determined by the developer and Planning Commission.
10. An approximately 5.0-acre parcel has been dedicated for the construction of a water tank by the City. The location has been determined by the City's water engineer, utilities manager, and the developer.
 - A. A site at approximately 5087 West 7800 South, adjacent to Town Center "A" area
 - B. The City will pay for the 1/2 width of the street in front of its water tank property. This is limited to one interior roadway.
 - C. If the City chooses to place a recreational amenity on the water tank, the City will pay for the installation of that amenity.
 11. Hayden Peak Drive from Grizzly Way to the east end of the school property and the entirety of Grizzly Way has been fully constructed.
 12. A six (6) foot wide asphalt walkway and a pedestrian footbridge over Barney's Creek has been constructed by the developer from the existing pavement at the future intersection of Stone Creek Drive and 5110 West to the south side of the Hayden Peak Elementary school. It serves as a pedestrian access to the school from the subdivision to the south.
 13. The 16.32 acre open space south of the elementary school, north of Stone Creek Drive and between Island Park Drive and 4920 West (8.32-acre Stone Creek Park Phase 2/ Hayden Peak Park, and 8-acre Stone Creek Park Phase 3) will be landscaped and built by the developer as part of the approvals for the Stone Hollow Areas "A" and "B". It will contain at least the following amenities. [Unless otherwise approved by the Planning Commission at Final Site Plan approval, based on the recommendation of the City Parks & Recreation Advisory Committee.] The open space will be dedicated to the City.
 - A. Six benches
 - B. The trail
 - C. Tot lot equipment as approved by the Planning Commission and City Park Supervisor
 - D. One (1) picnic pavilion which will cover and include four ten (10) foot picnic tables
 - E. One (1) full-sized basketball court, near the pavilion
 - F. One (1) Sand volleyball court, near the pavilion
 - G. Off-street or pop-out parking spaces for 30 cars
 - H. Landscaping, irrigation, parking lot lighting etc. as determined by the developer and Planning Commission.
 14. Adjacent to both the Barney's Creek and Clay Hollow Wash, the developer will grade and install an eight (8) foot wide asphalt pathway.
 15. The property for Barney's Creek and Clay Hollow Wash channels will be deeded to the City. The developer shall rough grade, contour, and design channels in accordance with the City of West Jordan standards. A Special Improvement District (SID) will be implemented by the City in conjunction with the dedications of the channels.
 16. The 3.97 acre open space between Island Park and Stone Hollow "A" (Stone Creek Park Phase 4) will be improved by the developer as part of the approvals for Island Park and will consist of the trail, two benches, landscaping, and irrigation system, as approved by the developer and Planning Commission in final site plan approval. The open space will be dedicated to the City.
 17. The open space south of Island Park will be improved by its developer as part of the approvals for that phase and will consist of the trail, landscaping, irrigation system, two benches, and/or other amenities as approved by the developer and Planning Commission in final site plan approval.

18. The 4.24 acres of Clay Hollow Trail Phase 1 and the 4.63 acres of Clay Hollow Trail Phase 2 located west and north of Island Park will be improved by its developer as part of the approvals for that phase and will consist of at least the following amenities. [Unless otherwise approved by the Planning Commission at Final Site Plan approval, based on the recommendation of the City Parks & Recreation Advisory Committee.] These trail areas shall be dedicated to the City upon completion and acceptance of all improvements.
 - A. The trail
 - B. Four benches
 - C. Landscaping, irrigation, and other amenities as approved by the developer and Planning Commission.

19. The Clay Hollow "A" Apartment Complex will have at least twenty (20) percent open space and a club house area that includes an exercise room, meeting/game room, pool and/or spa. The complex may also have a tot lot, tennis court or other amenities as determined by the Planning Commission and developer in site plan review. (These standards are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")

20. The 1.49 acre Ranches Park will contain a tot lot, single basketball court, and other amenities as determined by the developer and Planning Commission in final site plan approval. The developer of this area will pay for and install the amenities with the first phase of that project, and will dedicate the park to the City upon completion and acceptance of all improvements.

21. Any open space, tot lots, landscaping, or recreational facilities in Stone Creek Condominiums will contain the amenities as determined by the developer and Planning Commission in final site plan approval. The developer of each area will pay for and install the amenities with the first phase of each area. Open space in this area shall include a 0.64-acre Community Green, a 0.34-acre Median, and a 1.34-acre Private Open Space area—all which will be maintained privately by an HOA.

22. Town Center "B" and "C" may have additional recreational amenities as approved by the developer and Planning Commission in final site plan approval. The developer of these areas will pay for and install the amenities with the first phase of each project. This amenity is also known as Town Center "E" and is 1.4 acres. Town Center "E" will be a private open space area which will be maintained by an HOA.

23. If Town Center "A" is not developed as a light office area or as a City water tank or fire station, then a maximum of 20 residential units may be built upon the 5 acres. Density: 4 units per acre. Total units: 20. Minimum home size: "D". Those housing units are excluded from the maximum number of dwelling units identified in Item # 2.

24. This PC Zone will allow all uses, both permitted and conditional, as listed in the Zoning Ordinance, with the following exceptions:
 - A. Only one grocery store is permitted in this zone.
 - B. All other commercial/retail buildings shall be smaller than 30,000 square feet per user.
 - C. The Clay Hollow "B" commercial area is limited to building footprints of 15,000 square feet or less, and is intended to be a small, neighborhood retail and service area.
 - D. No more than two gasoline stations are allowed in the 285-acres of the development. The stations shall be architecturally integrated into the area in which they are located and shall not be bright or prominent in character, lighting, colors or theme. Those stations may only be sited on 7800 South.
 - E. Only two pole signs are allowed in the commercial area on the southwest corner of 7800 South and 4800 West. All other office and commercial areas are limited to monument signs.

25. The City will create a Design Review Committee that will review and make recommendations on standards, materials, controls, etc. to the Planning Commission.

26. Final architectural approvals will be granted by the Planning Commission with the final site plan approvals for each area of the project. Each phase of a project area will be bound by the overall theme and standards as developed by the Design Review Committee and as approved by the Planning Commission. (These standards are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")
27. The review and approval of building elevations and architecture including roof pitch, gables, dormers, bays, roofing, and area fencing, water features, upgraded landscaping, street and open space lighting, benches and trash receptacles, walking paths, etc.; will be done by the Design Review Committee, with final Planning Commission approvals. (These standards and guidelines are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")
28. All buildings will be built from the pallet of materials as identified in the Final Site Plan Approval for each area of the project. (These standards and guidelines are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")
29. The architecture, materials, and theme of the commercial/office/retail area to be built on the southwest corner of 4800 West and 7800 South will be approved by the Design Review Committee and then the Planning Commission in its Final Site Plan Approval. (These standards are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")
30. The Planning Commission may prohibit or limit the use of Aluminum or Vinyl exterior siding in any residential area of the 285 acres of Stone Creek.
31. Each residential area will have its own architectural character and theme. No two areas may share the same theme. (Viz.: The theme and architecture in Stone Creek Commons must differ from that in Island Park). (These standards are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")
32. Provide 7800 South and Grizzly Way streetscape plans include landscaping, fencing, park strip landscaping and maintenance, and width of streetscapes prior to approval of this Ordinance.
33. Provide the design for two pedestrian walkways for the Barney's Creek and trail under Grizzly Way, prior to approval of this Ordinance.
 - A. The two pedestrian/water underpasses have been installed. The trail goes under the road and has a branch leading to a marked, at-grade crossing on Grizzly Way to allow users to choose to go under the road, or across the road.
 - B. The underpass will be decorated with stone facing or other decorative and colored materials as approved by the City.
 - C. The Barney's Wash culvert at 4800 West will include the same decorative elements and treatments as approved for the pedestrian underpasses.
34. All lot widths, set backs, and lot criteria are defined in the "Stone Creek Development Standards and Design Guidelines."
35. The developer will create and submit a maintenance plan, home owners association, and/or special improvement district document to the City Attorney's office for it review and submittal to the City Council for its review and approval, prior to any building permits being issued in this zone. The plan shall address at least the following:
 - A. Each multi-family or clustered residential area shall have its own home owners or maintenance association or plan.
 - B. The commercial area shall maintain its own properties.
 - C. Proposal for creating a special improvement district or other financing mechanism to pay for 80% of the maintenance cost of all streetscapes, recreational facilities, trails, and parkways in the 285 acres of Stone Creek.

36. A schedule for dedication of parkway properties to the City has been submitted. A minimum of 45 acres of open space will be dedicated to the City for the parkway and Creek and Wash channels within the 285 acres of Stone Creek.
37. The 15-acres of property located at approximately 5001 West 7800 South shall be developed as a single-family residential development at a density no greater than 3.22 dwelling units per acre with a maximum of 48 dwelling units, and a minimum 'E' size home.
38. The brick, masonry and stone requirements of the Zoning Ordinance may be eliminated, reduced, expanded or otherwise modified by the Planning Commission as part of the final site plan approval for each area of the project to ensure the creation of distinct, attractive, and architecturally pleasing and themed neighborhoods and developments.
39. Detached garages are allowed in this zone, as approved by the Planning Commission in final site plan approval. (These standards are detailed in "Exhibit D, Stone Creek Development Standards and Design Guidelines.")
40. No more than fifty (50) percent of the Storm Drain and Park Impact Fees may be credited or rebated to the developer, or a developer of an area within the project area, for the approved improvements which are installed and dedicated to the City and which exceed normal park, recreational, trail, or storm detention facility and amenity requirements of the City.
41. Any additional pedestrian walkways to and bridges across the Barney's Creek or Clay Hollow Wash will be built by the adjacent developer of the closest project phase. The design and materials will be approved by the Planning Commission in final site plan approval for that project.

Exhibit "D"

STONE CREEK

Development Standards and

Design Guidelines

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SECTION ONE

Introduction

General Overview

Stone Creek is a mixed-use, mixed-density development located on approximately 285 acres in West Jordan, Utah. Based on the concepts of many of the successful New Urbanism projects now found throughout the country, Stone Creek uses traditional neighborhood and community design principles to create a more cohesive, compatible, and pedestrian oriented development.

Stone Creek includes 924 859 housing units in a variety of housing types, integrated with a school, churches, professional offices, and shopping areas. An extensive parkway system runs through the community, providing both passive and active recreational areas while tying the various elements of the community together through its trails and bikeways.

Developed under the "Planned Community" provisions of West Jordan City's zoning ordinance, the project is given higher residential densities and greater flexibility in certain ordinance requirements in exchange for the provision of extensive open space and other community amenities. As required by the zoning ordinance, the project also provides for a mixture of land uses which are to be designed and developed in a cohesive manner. Besides the open space, community amenities include both active and passive recreational sites and facilities; public and quasi-public sites and facilities; augmented landscaping; enhanced architectural design; and the use of superior construction materials.

Regulating Documents

There are several documents which establish the regulations and review procedures regarding the development of this project. These include but are not limited to the following:

Development Standards and Guidelines

The Stone Creek Development Standards and Design Guidelines ("Standards and Guidelines") have been adopted by the city of West Jordan to direct both the initial and ongoing development of the Stone Creek Planned Community. As an augmentation of the West Jordan City zoning ordinance, this document guides the physical development of the entire site as well as each of its component neighborhoods, and serves as the primary guideline and reference for developers, builders, homeowner associations, and individual property owners in the design and implementation of any development within the community.

Section Two of the Standards and Guidelines contains general design principles and design parameters for the various elements which are important to the concept of the community. Section Three further refines many of those principles and parameters as they may pertain to each individual neighborhood within the community.

Section Four is intended to augment each of the previous sections with detailed guidelines and standards for specific neighborhoods, neighborhood sub-areas, and/or individual projects. The more specific standards and guidelines of Section Four will be added with the approval of each particular area of the Stone Creek development.

The Master Development Plan

The Master Development Plan is a land use map adopted as part of the "Planned Community" zoning requirements. The plan indicates the general locations of the principal street system and the various land uses and their allowable densities or intensities as permitted within particular component or development areas of the project. Certain component areas also indicate the allowance for a development choice of either residential, retail, or office uses within that particular area, or for a mixed-use combination which allows one or more of those uses within a building located within that area. Any variation of a sub-area deemed as "significant" by the Zoning Administrator shall require an amendment approval by the Planning Commission.

Although the plan is intended to establish development parameters, some flexibility in the actual street layouts and borders of the various neighborhoods and neighborhood sub-areas is allowed in order to respond to more defined site design and engineering of the project, and to actual on-ground conditions or other unanticipated situations.

West Jordan City Regulations

The design and development of Stone Creek is based on the allowances of the West Jordan City's General Land Use Plan (GLUP), and the allowances and regulations of the city's zoning and development codes. Other West Jordan city regulations which apply to the development of Stone Creek include the city's adopted engineering codes, building codes, and fire codes. These ordinances and regulations are enforced by the city of West Jordan.

Definitions and Acronyms

Access Street. A roadway which provides access to individual lots within a neighborhood.

Alley. A roadway behind a lot or through the middle of a block which provides vehicular access to or from the rear portion of the lot.

Berm. A raised linear earthform. As used in these guidelines, a physical berm is intended to serve as a buffer or visual attenuation.

Board (Board of Directors). The body responsible for administering the Stone Creek Community Association, selected as provided in the bylaws of the CC&Rs and serving as the board of directors as allowed under Utah state law.

Buffer. A landscaped area of land which visually separates two adjoining land uses. A buffer may be composed of a berm and/or vegetation.

Builder. A person who purchases one or more lots on which to construct improvements for resale to consumers.

Building. A structure to support, shelter, or enclose people or property.

Caliper. The thickness (diameter) of a tree's trunk, measured 4 feet above the ground.

CC&R: Covenants, Conditions, and Restrictions.

Common Areas. Areas which are under general ownership of condominium, other residential or commercial property owners on a proportional, undivided basis.

Covenants, Conditions, and Restrictions (CC&Rs). Mutually beneficial restrictions under a general plan of improvement for all owners of residential properties.

Collector Street, Boulevard, or Drive. Conducts traffic between local trip destinations such as neighborhoods, arterial roads, or activity areas.

Commercial Property. Property on which retail trade is permitted. As a general context, this may also include office uses.

Community-Wide Standards. Standards of conduct, maintenance, or other activity generally prevailing throughout the residential properties. Such standards may be more specifically determined by the board of the residential new construction or modification committees.

Condominium. A building or group of buildings in which dwelling units are owned individually, and the structure, any common areas, and facilities are owned by all the condominium owners on a proportional, undivided basis.

Corner Lot. A lot with public street frontage along two adjacent property lines.

Dedication. Property which has been transferred from private to public ownership for a public purpose (e.g., dedicated roadways, dedicated open space).

Development. The construction or reconstruction of a structure or infrastructure on a particular site. In certain contexts, this may also mean (1) the property being developed and/or subdivided, or (2) the act, process, or result of developing.

Duplex. A two-unit building located on one lot and under one ownership.

Easement. An owner's authorization for another to use property for a specified purpose.

Fee Simple. A complete set of property ownership rights including ownership of this land and all structures on the land.

FEMA. Federal Emergency Management Agency.

Flats. Stacked apartment units where an entire unit is located on one floor of the building, above or below another unit.

GFA. Gross floor area.

GLUP. General Land Use Plan.

Infill. The development of new housing or other buildings on scattered vacant sites in a built up area.

Landscape Architect. A person licensed to practice landscape architecture in the state of Utah.

Lot. A parcel of land unoccupied, occupied, or to be occupied by a use or building and accessory buildings. Lots shall have direct legal access to a street or access to a street over an easement approved by the city of West Jordan.

Lot Coverage. That portion of a lot occupied by the principal and associated accessory buildings, including all structure greater than 3 feet in height.

Masonry. Stonework or brickwork.

Multifamily. A building containing two or more attached dwelling units for sale, lease, or rent.

Neighborhood Streets. Streets providing circulation within and between neighborhoods and connecting with collector streets.

Off-street Parking. Parking outside of improved road rights-of-way in designated parking areas, residential driveways, or parking lots.

On-street Parking. Parking within improved road right-of-way; usually parallel or angle parking adjacent to the curb.

Open Space. A site or portion of a site, other than required yards, which is free of impervious surfaces, although it may include features for public or community use such as public or community buildings, swimming pools, tennis courts, basketball courts, playgrounds, pathways, bikeways, trails, etc. Parking areas which are specifically provided for users of the open space are also considered part of the open space.

Open Space, Common. Open space permanently owned in common or held for use by more than one individual property owner or resident for lot access (alleys or private driveways), recreational use, landscaping, preservation of sensitive areas, or other uses allowed by a homeowners association.

Open Space, Dedicated. Open space permanently dedicated and held for public use or interest.

Owner. One or more persons who hold the record title to any a lot or parcel, except persons who hold an interest merely as security for the performance of an obligation in which case the equitable owner will be considered the owner. Unless a recorded contract of sale specifically provides otherwise, the purchaser (rather than the fee owner) will be considered the owner.

Permanent Structure. Any structure which reasonably may be expected to stay in one place for more than three years.

Plat. The proposed or recorded map or representation of a subdivision.

Porte cochere. "1: a passageway through a building or screen wall designed to let vehicles pass from the street to an interior courtyard; 2 : a roofed structure extending from the entrance of a building over an adjacent driveway and sheltering those getting in or out of vehicles" (*Merriam-Webster's Collegiate Dictionary*, 2003).

Private Street or Alley. A street or alley that is not dedicated to the city but remains under the common or limited ownership of a homeowners association.

Public Street. Any vehicular way that is build to adopted public standards and is shown on a plat filed and recorded by the county.

Rear Yard. A space extending across the full width (property line to property line) of the lot between the principal building and the rear lot line and measured from the point where the building is closest to the rear lot line. The required rear yard corresponds to the required setback.

Residential Modifications Committee. A committee of the community association with jurisdiction over all exterior modifications, additions, or alterations to existing structures.

Residential New Construction Committee. A committee of the community association with jurisdiction over all original exterior construction of any residence.

Residential Owners Association. Stone Creek Residential Owners Association, its successors or assignees, as defined in the bylaws of the CC&Rs.

Residential Properties. The real property described in Exhibit A of the CC&Rs. This acreage will change over time.

Roundabouts are a street feature which is gaining a renewed popularity through its use as a traffic-calming device which can also add an aesthetic design element. Although obviously related and sometimes used interchangeably, roundabout and traffic circles are distinctly different in traffic terminology. With a roundabout, approaching traffic must wait for a gap in the traffic flow before entering the intersection, while with a traffic circle, traffic enters at higher

speeds and then must merge and weave. Roundabouts also differ from traffic circles in their smaller center islands, greater angles of deflection at entries, and flared approaches.

Setbacks. The distance that buildings or uses must be removed or "set back" from a lot line, right-of-way line, or from other buildings or uses.

Structure. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, but not including fences and walls less than 6 feet in height, or light poles or bollards.

Subdivision. The division of land into two or more lots, parcels, or sites for the purpose of sale or lease.

Temporary Signs. Signs intended for a limited duration associated with construction phase or sales period.

Townhouse. A one-family dwelling in a row of at least three such units. The unit is vertically organized in that no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common walls.

Traffic Circles. See "Roundabouts" (above).

Triplex. Three dwelling units located side by side where each unit and associated yard is individually owned. Such a unit differs from a townhouse in that it contains three units.

Twin Home. Two dwelling units located side by side where each unit and associated yard is individually owned.

Unit. Individual dwelling either single family or multifamily. In the case of a condominium development, the unit may also include the entire lot or parcel.

Wainscot. The lower part of a wall when finished in a material different from that of the upper part.

SECTION TWO

Community Design

General Overview

The purpose of this section is to establish development parameters within the context of the entire Stone Creek community. These community parameters are intended to be somewhat general in nature, in order to allow appropriate stylistic alternatives in the final project design and development. The first portion of this section lists general design principles which are broad range guidelines. The second portion lists design elements which generally address the various physical elements of the landscape in relationship to the overall community. These elements include such items as the street system and streetscape, architectural design, and the arrangement of buildings, building standards for both residential and commercial development, open space and park design, and finally, the design of various community features including public art and furnishings, walls, fences, lighting, and signage.

General Design Principles

The following design principles are guidelines which are intended through their implementation to preserve a quality of life and eliminate or at least minimize what many people perceive to be negative impacts of development, that is, incompatible uses, excessive traffic, the lack of interaction between residential populations, and what is often referred to as architecture without a purpose.

Context. Every development has a relationship to its setting. Positive relations can be achieved by examining both the larger and smaller context of a site. Ignoring these contexts can often result in poor relationships between elements of the development and its environment.

- (1) The size, character, and setting of proposed projects should relate to the function of adjacent streets and pedestrian networks. Buildings should provide transitional elements of the project's perimeter to integrate it with surrounding uses.
- (2) If a development is larger or smaller than its adjacent physical context, the design should provide transitional elements at the project's perimeter to integrate it with surrounding uses.
- (3) The creation of public and semipublic places, at both large and small scales, ties areas together and encourages a sense of community.

Character and Identity. Every project should strive to identify and enhance unique and distinctive characteristics of the city of West Jordan, the Stone Creek community, and the neighborhood in which the project is located.

- (1) Community and neighborhood character and identity should be promoted by emphasizing design elements that reinforce the landscape and composition of the area.
- (2) Developments should derive their basic orientation from the underlying geometry and layout of the community. This will assist orientation and the ready understanding of the intended relationship between streets, pedestrian walkways, and major open spaces.
- (3) Sites should be planned to recognize the value of existing natural and man-made landmarks and to establish new landmarks for the ease of public recognition.
- (4) Project signage and environmental graphics should be designed at a scale that provides clarity to the pedestrian as well as the automobile and does not result in visual clutter.

Variety, Uniformity, and Visual Interest. Since either too much variety or too much uniformity can lack visual interest, a harmonious balance of various forms and materials should be used. The balanced variety of site and building design also helps to encourage creative development which in turn creates activity and a more cohesive neighborhood and community.

- (1) Because variation within the design creates the most visually positive communities, a variety and diversity of building and site design is encouraged within a context of urban and architectural continuity.
- (2) Architectural and landscape elements, public art, and activity areas should be used to create variety and visual interest. The variety should be evident at both the pedestrian level as well as from a distance.
- (3) When a project occurs in a visually rich context, its form, materials, orientation, and detailing should incorporate the assets offered by its setting.
- (4) When a project occurs in a setting devoid of visual interest, it should seek to provide a wide variety of forms and texture.
- (5) The development should promote views from both within a project and from the adjacent streets and neighborhoods into the project. Major vistas and panoramas that give special emphasis to open space, mountains, and special man-made or natural landmarks should be protected.

Scale and Pattern. Ultimately, all developments must relate to the human scale. Patterns help humanize development.

- (1) A large structure should contain elements which transition to the human scale, particularly near the ground.
- (2) The character and environment of a site should be designed at a human scale as well as within its neighborhood identity.
- (3) The variation of scale, pattern, and texture of building and landscaping elements is encouraged to create a more visually interesting project. The interest created by both repetition and variation in project patterns from window openings to paving designs should be considered.
- (4) The proportion between the height of a building and the width of the street and setback determine the basic urban form. If the intent of the design is urban in character, the height should be greater and the setback less.

Definition of Space. Streets, parking lots, buildings, and landscape are the major elements that define the special qualities of our environment. They should be organized to foster a setting supportive to the pedestrian as well as the driver.

- (1) Pedestrians and automobiles should be separated to define space and to encourage and provide an ease of pedestrian movement both onto and off of a site.
- (2) In an effort to create safe pedestrian walkways on highly traveled and high speed public rights-of-way, a buffer area should separate the sidewalk from the street curb.
- (3) On-street parking should be encouraged in business areas to further protect the pedestrian zone from vehicular traffic.
- (4) Buildings should be designed and oriented to reveal or express their primary patterns of use and entry. This will not only assist in pedestrian movement, but will also achieve a desirable variety in building styles.
- (5) The areas immediately adjacent to buildings should be designed to be integrated with the surrounding landscape and pedestrian walkways. Shaded courtyards, cloisters, trellises, colonnades, and public art are encouraged to define space.

Activity. A development which provides a variety of choices and activities for people generally creates a lively gathering place. This fosters a sense of community when a visit to a site can serve multiple needs in a setting that provides safety, security, and activity.

(1) A site layout and orientation that are clear and easy to understand will usually result in a positive, active use. In many cases, complexity can offer excitement, however the layout should not compromise the routine accessibility of the general public.

(2) The design of projects should allow increased opportunities for both informal and planned activities within the project boundaries. Where practical, the activity areas should extend to adjacent neighborhoods and even to the larger community.

(3) Mixed-use development should provide for activities which can occur beyond the typical 9 a.m. to 10 p.m. work hours.

Amenity/Comfort. It is important to understand that urban conditions such as paved areas and buildings generate reflected heat, create aridity, and require mitigating design features to enhance habitability.

(1) Human comfort can be provided by shaded areas, courtyards, colonnades, and other areas as site amenities.

(2) New development should incorporate building materials and technologies that are compatible and responsive to the climate of this region.

Design Elements

Design elements are basically those elements of a site which when designed and used together, form a cohesive landscape and community through the design. Generally, the design elements are a more specific extension of the design principles. These elements can be grouped and categorized in various ways, but for the purpose of these design standards, the following elements are addressed:

- Streetscape
- Architectural design and site layout
- Public amenities and public spaces
- Landscaping
- Walls and fences
- Parking lots
- Signage

General Design Concepts

Design principles
Elementary school site
Mix of housing types
Townhouse element
Open space tie-ins

Streetscape Design

A streetscape creates the form and scale of the community. Since it often serves as a visitor's introduction to an area and establishes the first impression of a project, the design of the streetscape has to be considered one of the most important elements in a project's overall design.

Good streetscape design creates an identity for a community. For many residents and visitors, a community or neighborhood can be recognized and identified through a distinctive streetscape. Whether or not a particular streetscape image is positive depends greatly on how well the various sub-elements which make up the streetscape interact with each other, and how well they interact with the other design elements of the community and the associated land uses.

Elements of the streetscape to be considered in the further design and development of Stone Creek include:

- (1) Street layout
- (2) Sidewalks
- (3) Street trees
- (4) Street lighting
- (5) Street furniture

General Design Features

A design feature critical to all street forms is visual termination and the enclosure of space. Where possible, streets should be visually terminated with important buildings, vistas of open space, water, or distant topographic features. Terminating buildings should be grander and more civic in scale than their neighbors. Churches, community buildings, larger commercial structures, or perhaps smaller buildings with architectural embellishments such as towers, create local points that are appropriate for these locations.

For all areas:

- The relationship of building height to street width and required setbacks
- Curbs and curb cuts
- The delineation of the pedestrian realm, including sidewalk width and park strips
- Street furniture including street signs, benches, light fixtures, etc.
- On-street parking allowances

For commercial:

Urban design features throughout downtown set the stage for public activities. Wide sidewalks, parks, public art, and terraces on office buildings encourage active use by many people. The stage is also set by ground floor design that engages the passerby: display windows, awnings, and recessed entrances add interest and character, offering the pedestrian a reason to stroll along the sidewalk rather than rush to reach a destination.

- Consistency of building fronts creates a sense of an outdoor "room," encompassing sidewalks and the street. If the buildings are of a proper scale to add to pedestrian comfort, the street wall creates a "backdrop" to the "stage" inviting human activity on the street.
- Intersections have the potential to engage people's interest and imagination through attractive entryways, awnings, sidewalk furniture, signs, and display windows. Creative building corners can draw people inside, while wide sidewalks, banners, and other features can make them feel at home outside.
- Parking lots should be screened by either the buildings or landscaping through berms and shrubbery.

For Residential Structures:

- The extended open area which includes the front yard, front yard fencing, porches, and entrances to the residence.
- Driveway size and locations.
- The location and placement of garages.

Street Layout. For any development, the street system or network should serve as a positive feature of the project, integrating not only the immediate community but the adjoining communities and developments as well. For Stone Creek, one of the initial design parameters or constraints involved the existing street layout of neighboring projects. These existing constraints had to obviously be considered in the connection of the larger street system. But using the general design concepts found with new urbanist development, many of those initial patterns can be transformed into what might be termed a more user-friendly layout. The inclusion of allowances for the implementation of certain street design and traffic-calming elements allows the street system to slow down and minimize the traffic on neighborhood streets.

The first basic premise is that streets should be designed for the everyday case, and not for the worst case. This sometimes involves the street design to "program" drivers for slower speeds. Considerations in the design may include active street-side uses, small building setbacks, street trees at the curb, and other land use and urban design features incorporated into the final design and development of a neighborhood. Some of the particular street-calming devices used in Stone Creek are indicated below.

Narrow streets have been promoted as a major element of new urbanism because they bring a pedestrian scale back to not only the streetscape but the design of the associated land uses. Because narrow streets aren't perceived to be broad impenetrable barriers, pedestrians can move easily along and across the streets. The pedestrian activity, in turn, tends to calm vehicular traffic and sound.

Alleys are becoming a common feature of neo-traditional planning. Their main purpose is to decrease the "garage" front while opening the streetscape by reducing "vehicular blockage."

- The recommended right-of-way for an alley is 20 feet with an 8- to 12-foot pavement.
- Garage entrances can be perpendicular or parallel to the alley, but set back at least 3 feet from the alley right-of-way.

Roundabouts are a street feature which is gaining a renewed popularity through its use as a traffic-calming device which can also add an aesthetic design element. Although obviously related and sometimes used interchangeably, roundabout and traffic circles are distinctly different in traffic terminology. With a roundabout, approaching traffic must wait for a gap in the traffic flow before entering the intersection, while with a traffic circle; traffic enters at higher speeds and then must merge and weave. Roundabouts also differ from traffic circles in their smaller center islands, greater angles of deflection at entries, and flared approaches.

The master street plan for Stone Creek indicates roundabouts throughout the conceptual design. Of those roundabouts, the most defined is the Grizzly Way roundabout at the southern end of the project. This roundabout is purposely sited to calm traffic on Grizzly Way and to add an aesthetic focal point in the designs of the Island Park and Stone Creek Commons neighborhoods.

Other roundabouts are encouraged to be considered and included with the final neighborhood design and development.

Boulevards are usually considered a purely aesthetic amenity; however, boulevards can also slow traffic. The boulevards also tend to become major pedestrian connectors between neighborhoods.

Sidewalks. Generally, the location of the sidewalk in respect to the curb line and its required width are a function of the associated land use.

- Sidewalks in residential areas should be separated from the roadway by a planting strip.
- The width of the planting strip should be a minimum of 5 feet to allow the planting of street trees.
- The preferred width of a sidewalk is a function of the associated land use and the width of the lot. Generally, the narrower the lot, the wider the sidewalk.
- In commercial areas, "downtown" type streetscapes with larger sidewalk widths should be called out in order to accommodate "on-street" retail services, especially small display areas and sidewalk seating for restaurants. Generally, the sidewalks in these areas should be no less than 10 feet in width, and a preferred width of 16 feet.
- "Downtown" sidewalks should be textured, scored, inlaid, stamped, constructed of brick or pavers, or constructed of material that will produce textural variety.

Street Trees are a required element of the Stone Creek streetscape. Not only do they add a very nice aesthetic element by serving as an extension of the park system, but the trees also serve many other functions such as providing spatial enclosure, air filtration, shade, and so on.

- Street tree plantings provide an extension of the park system into the small community.
- Trees should generally be planted on 18- to 30-foot intervals.
- Trees should be staggered in rows in order to create a pedestrian canopy.
- In order to realize a more mature canopy within a relatively short number of years, street trees should have a minimum 3-inch caliper or be at least 10 to 12 feet in height.
- Clear walkways as necessary for pedestrian safety. Trees adjacent to pedestrian walkways should have a minimum canopy clearance of 6 feet 8 inches.

Street Furniture complements the function and form of the street. The street furniture typically found in small communities includes benches, planting tubs, trash baskets, street lamps, etc. Such furniture gives the street an additional human dimension, helps to keep streets cleaner, and provides places for people to sit.

- This furniture must complement the architectural style selected for the neighborhood.
- The furniture should be scaled to the speed and dimension of the pedestrian.
- Most of the street furniture should be confined to the core area.
- Furniture must occur in the community green or common in proportion to the population served

Street Lights. The style and height of street lamps, including the pole and fixture, are particularly important.

Avoid high-level foot-candles of light and don't use typical roadway lighting standards. Cobra-headed light fixtures on wooden poles are to be avoided.

- Heights should be limited to 8 to 12 feet.
- Lights should only be placed on critical corners, along sidewalks which are heavily used, and in the retail cores. A 60- to 80-foot spacing is recommended in these areas, creating a diagonal pattern with lights located across the street.
- Off-street parking lots should utilize a similar fixture.
- Porch lights can supplement or replace street lights on very low use streets.

Special Features

- Upgraded streetlights and street signs improve appearances and give a community a sense of identity.
- Decorative pavement accents in sidewalks and near street intersections, improves the streetscape.

Architectural Design and Site Layout

Good architecture combined with good site planning produces communities and neighborhoods which have aesthetic and functional harmony, preserve residents' privacy, and retain environmentally sensitive areas. Stone Creek's general architectural provisions are guidelines that ensure high quality construction without discouraging individual, innovative, or imaginative ideas. In addition to the general rules outlined here, additional requirements are per the zoning ordinance and additional guidelines are outlined in Sections Three and Four.

Arrangement of Buildings. Placement of buildings in relation to the surrounding elements is as important as building design.

- Proposed building orientation should respect both the orientation of neighboring buildings and surrounding streets.
- Maintaining continuity of pedestrian routes is desirable.
- Building orientations should relate to other buildings on the same site in regard to pedestrian circulation as well as to neighboring buildings. Building additions and alterations should not eliminate an existing developed pedestrian path or public area.
- A controlled physical environment discourages criminal activities. Facilities should have proper security lighting and consider security hardware, surveillance measures, and building design so the facility provides a safe environment.
- Site design should consider the project's contribution to an established street environment by enhancing views and promoting an interaction of pedestrians on the site.

Solar Orientation and Shading. Energy efficiency and comfort of its inhabitants are essential to the successful design of a building.

- Architectural design should take into account the solar consequences of building height, bulk and area, and orient buildings in a manner which will conserve energy. Building exposures subject to intense sunlight should minimize the use of glass and provide landscaping and architectural surface relief to reduce heat gain on the building itself. Projects should also seek to minimize east/west exposures and use high performance technological solutions and/or shade control.

- Buildings should maximize public comfort by providing shaded public outdoor areas and minimizing glare. Overhangs and canopies can provide a shaded walking area. Overhangs and canopies should be integrated in the building design along all pedestrian thoroughfares.

Architectural Style

- A building should reflect a human scale and be inviting to the public. The building façade should be designed to provide a sense of human scale at ground level.
- Differing window design surface materials, porch treatments, roofing materials, and bay treatments should be utilized to achieve variety. Locating two building units of identical elevation type side by side should be avoided.

Height, Bulk, and Area of Buildings. Proposed buildings should respect the scale of those buildings located on adjacent properties and, where desirable, serve as an orderly transition to a different scale or land use.

- An orderly transition can be created by using stair-stepping building height, breaking up the mass of the building, and shifting building placement. Such features result in a coherent streetscape and mitigate the impact of differing uses and their intensities, and of differing building scales.

Rooftop Screening. All rooftop equipment and satellite dishes must be screened to the height of the tallest equipment and/or integrated with the building design. The screening should be part of the articulation of the building and not appear to be an afterthought. All screening should be architecturally compatible with the primary structure.

Loading Docks and Service Areas. All loading docks and service areas must be screened by walls, building structures, or landscaping to conceal trash containers, loading docks, transformers, backflow preventers, and other mechanical and/or electrical equipment from eye level adjacent to all public streets.

Building Materials and Color. Color and building materials can unify an area through the use of a clearly defined palette. Materials and colors in the context area should be considered when selecting the materials and colors used in the project.

Brick, stone, and stucco must be the dominant exterior material. Clapboard siding may be used but must vary in color. Variation of materials is also encouraged. Where more than one wall material is used, each must be architecturally "engaged." If a material is wrapped around the corners of frontage elevations, that material must be continued to a reverse corner, a side wall privacy fence, or a change in wall plane. The return may not be less than 16 inches. Mid-height wainscot wrapping shall extend no less than 4 feet around frontage corners.

- All exterior colors and materials shall be as approved at the time of final site plan approval.
- All structures shall match or be compatible with the neighborhood's exterior color palette, as approved at the time of the final site plan approval.
- Builders are required to use a variety of colors and materials from the approved color palette. Colors and materials should be selected while on site so that it is easier to visualize their impact.

- Within a neighborhood, roofing materials should vary in type and/or color and considered in conjunction with body color and trim color.

Residential Design and Architecture. One of the major intents of Stone Creek is to provide a mix of housing types which are integrated through pedestrian circulation and commercial services, employment centers, and recreational and open space amenities.

Special Design Requirements

Roof pitches and roof materials

- Primary roof pitches should generally range from 5:12 to 12:12. Overhang, porch, stoop, gable detail, and the interplay of horizontal lines with gables will complement the primary roof pitch.
- Builders are encouraged to use a variety of complementary roof materials and/or colors in each neighborhood.
- Roof materials shall display three-dimensional visual texture. Acceptable materials include, but are not limited to
 - Tile
 - Slate
 - Architectural or high quality asphalt shingles
- All roofing material shall be approved at the time of the final site plan approval. Samples for approval should be mounted on a sample board obtained from the manufacturer and should show an example of the installed arrangement.

Special Design Allowances

Street Setbacks. In order to better address the enhanced streetscapes of the development, and to increase the usable backyard area, decreased street setbacks may be considered with a project's final design standards.

Side Yards. In order to better address the width of smaller lots, side yards may be reduced through the final site plan to a minimum of 5 feet, with an overall side yard equal to from 25 to 30 percent of the overall lot width.

Porches, Patios, and Decks. Architectural diversity within each subdivision can be provided by the inclusion of porches, stoops, pediments, porticos, or colonnades at the home entry. If called out in the final site plan, front yard porches are allowed to extend closer to the front property line than the main dwelling.

Fences, Gates, and Walls must be as per adopted requirements at the time of final site plan approval.

- Front yard fencing should be minimized with relatively low open type fences.
- Side yard fences on corner lots should be set back at least 10 feet from the side street frontage.

Garages and Parking Areas. As allowed in the planned community zone, garages within Stone Creek may be detached, or of varying sizes and configurations than might otherwise be required by the zoning ordinance.

- Views of garage doors from the street are to be minimized throughout all residential neighborhoods.
- Neighborhood design shall emphasize side entry, side drive, or alley entry garages over front entry garages.
- Where alleys are required or provided, lots adjacent to the alley shall have alley-served garages.

Accessory Structures. Special requirements should be considered with the guidelines at the time of final site plan approval to minimize storage areas and structures.

Utility and Recreational Vehicle Storage. The storage of such vehicle is to be only in designated areas. Where no such areas are designated, such vehicles must be stored off-site.

Single-Family Attached Dwellings and Apartment Buildings

General Design. The intent of the architectural design features found in the single-family detached homes by way of the inclusion of porches, patios, decks, and similar features in roof pitches and other architectural articulations.

Neighborhood Amenities. Open space, recreational, and/or maintenance amenities may be required with the development of attached residential developments.

Commercial and Office Buildings

Stone Creek includes commercial and office areas connected to the residential neighborhoods by streets, sidewalks, and trails. Careful site planning, control of views from public streets, and landscaping provide appropriate transitions.

- Corporate office buildings should have a campus look which complements the architecture, construction materials, and colors of the neighborhood. Strip windows and glass boxes are not allowed.
- Building fronts should be consistent to create an outdoor "room," which encompasses the sidewalks and street.
- Retail buildings should be designed with attractive entryways, awnings, sidewalk furniture, signs, and display windows to attract and engage people's interest.
- A "downtown" streetscape is required with wide sidewalks, street trees, and street furniture.
- Retail and office developments should clearly express the separation between pedestrian and vehicular traffic to enhance the attractiveness of the streetscape and promote pedestrian safety.
- Building design should allow ease of access for pedestrians, with shaded and lighted walkways to parking lots, other buildings, or to public amenity areas.
- Building entries should be identifiable and directly accessible from public transit areas.
- Where an existing or future bus stop is located near a proposed development, the proposed site plan should demonstrate how the bus stop/shelter is integrated with the site.

- Service areas and other screened areas should have proper security lighting. Well lighted areas discourage criminals from loitering and endangering passing pedestrians.

Public Amenities and Public Spaces

The sense of community is enhanced by the physical characteristics of the places where people can meet. Public use can be attracted through the creation of comfortable places, attractive exhibits, and easy access.

Stone Creek seeks to provide common areas in and through its neighborhoods with the provision of open space, parks, and other recreation areas to better create a focal point or core area for neighborhood and community activity and interaction. Specific considerations which should be given in the final design of a site include:

- Functional open space whether for activities or aesthetic qualities.
- Usable spaces which utilize shading by arcades or landscaping.
- Activity areas in close association to retail and commercial areas.
- Areas which are designed to the human scale.
- Sites which are accessible and usable by all elements of the population.

Open Space

A major concept of Stone Creek is the enhancement of the community through the provision of extensive open space areas. These open space areas provide opportunities for both relaxing passive use, as well as sites for more active use. Open space areas occur in many forms, both in a public and more private situations.

The Parkway. The parkway is the key element to the development of Stone Creek. It serves multiple functions with the principal function being as part of a drainage system; as a green buffer between neighborhoods; as a pedestrian and bikeway; and as a site for numerous community interactions in both passive and active settings.

The Oquirrh Interpretive City Park-Clay Hollow Park, located in the Clay Hollow "E" Town Center, integrates **creates a strong pedestrian connection between** the adjoining residential and commercial uses **as well as the Clay Hollow Trail**.

Neighborhood Parks and Commons. The neighborhood parks or commons are located throughout the residential areas. These relatively small, common open spaces form a natural green focus for the surrounding homes. They provide neighbors with an area for informal play and neighborhood socialization.

The neighborhood parks can have a different character. Some may simply be planted with grass and trees to provide a gathering space. Others may include some type of active recreation facility such as playgrounds, a basketball court, or a sand volleyball court.

On-Site Amenities. Several of the individual Stone Creek developments provide their own activity areas as site amenities. Although these areas do not necessarily cater to the larger community, they provide many recreational features which because of construction costs, the general community cannot afford as a whole.

Private Lots. Private open space can provide not only an individual respite, but can also serve to enhance and provide a more open feeling through the buffering of large structural elements.

- A private rear yard or other related private space such as a patio or balcony must be provided for each unit.
- A minimum of 400 square feet for a rear yard or 80 square feet for a balcony or terrace should be provided. These could be screened for privacy.
- Private lots are to be landscaped in harmony with the public areas of Stone Creek. For most of the residential developments, the builder should be required to install at least the front yard landscaping.
- Where landscaping is the responsibility of the homeowner, the landscaping should include a variety of materials and placement. Drought-tolerant plant species and trees are strongly encouraged and in some cases may be required.
- Landscaping at street intersections shall permit safe lines of sight. No fence, wall, hedge, or shrub may be placed or permitted to remain where it would hamper traffic visibility.

Public Art and Furnishings. Public art manifests the vision and personality of its citizens in tangible ways. Benches, water fountains, and other features invite the visitor to linger, enhancing the chance for community interaction.

- If there is public art, it should be integrated into the overall design of a project.
- Public amenities help to encourage the use of public spaces.
- Comfortable and attractive street furniture should be provided in public spaces for both public enjoyment and comfort. Such furniture might include benches, seating and tables for eating, drinking fountains, trash receptacles, information kiosks, and building and site directories.

Water Features can be important community elements in that they can be visually pleasing, mask objectionable noises, and provide both visual and functional relief from summer temperatures.

- Water features should be sited and designed to minimize water consumption by maximizing the amount of water recycled.
- Properly designed catch basins and wind shutoff valves should be incorporated into the system.
- The design of the water feature should incorporate equipment which will minimize leakage throughout the life of the water feature.

Landscaping

Landscaping treatments help establish the neighborhood's character. The development of a site should project an image that the entire site has been considered and appropriately treated in the design of the development.

Overall Design Concepts. Landscaping should be in proportion to the development. Each site should relate to its landscape treatment so that it fits into the next larger context forming an overall fabric for the site, neighborhood, and community.

- Landscaping should improve the aesthetic quality of a project in addition to providing a functional purpose.
- The landscaping should evidence the textural qualities of the structure and provide variety and interest.
- Coordinate landscape design with all site utility elements such as overhead power lines, transformers, meter boxes, backflow preventers, fire protection devices, etc., to effectively diminish the impact of such elements on the site character.
- Coordinate the landscape design with placement of utility elements to help mitigate their impact and reduce the potential for conflicts as the landscaping matures.

Site Grading

- Site grading should avoid creating abrupt or unnatural changes in the landscape which create barriers or disrupt drainage pattern.
- Grading should be designed to minimize erosion. Steep slopes, generally 3:1 or greater, should be stabilized with vegetation or other measures.
- Site grading should minimize the removal of mature trees and other existing mature vegetation.

Plant Materials

- At installation, the proposed landscape design should provide for mixed maturity of plants throughout the site. Mixing maturities creates a more mature looking landscape at installation and promotes greater plant survival.
- At maturity the proposed plant materials should be of a similar size, height, and density to that of plant materials in the context area.
- Pedestrian safety and comfort should be considered when selecting trees and plant material. Trees or other plant materials which drop fruit, pods, or nuts, shed bark, or are prone to drop branches can create a danger to pedestrian safety.

Water Conservation

- To provide for a more efficient use of water, surface, site drainage, and retention should be integrated with the overall landscape design.
- The landscape plan should consider the collection, storage, and reuse of on-site water for irrigation.
- In order to promote water conservation, low water use plants should be used where possible. The proposed plant materials should be of similar drought tolerance, but not necessarily uniform with the plant materials in the context area.
- No more than 50 percent of the landscaped area or 10 percent of the net lot area, whichever is less, should be planted in turf or high water use plants. Functional turf areas such as in parks, schools, and multiple family residential developments are exempt.

Landscape Maintenance

- Maintenance issues can often be mitigated by good design and planning. Projects should demonstrate that maintenance factors have been considered in the landscape design.
- During the design review process, for each development, the developer shall submit a proposed program for the intended maintenance of the landscape.

- An efficient irrigation system will control growth and reduce maintenance costs. Irrigation systems should be designed to minimize maintenance and water consumption.\
- Undeveloped portions of sites often become unsightly and sometimes hazardous due to lack of proper maintenance. Any development phase shall indicate a mechanism for dust, weed, and debris control on undeveloped portions of the site and shall insure continuing compliance.
- For dust and weed control, property being reserved for future development on phased projects should be landscaped using water conserving plant material as an alternative to turf. The treatment should be consistent with that of completed phases and be limited to the perimeter of uncompleted phase.

Walls, Fences, Screens, and Buffers

The overall concept of the Stone Creek community is to eliminate or at least minimize the need for walls and fences along streets and as a separation between uses.

- In areas where separation between different land uses is necessary, builders are encouraged to install decorative walls and other landscape features.
- The use of monotonous, non-articulated walls will not be permitted in public view areas. Screens to delineate separate areas can offer a visual backdrop, and help define neighborhood areas.
- Buffers are wider and offer visual and acoustic separation between land uses.

Parking Lots

- Ten to 15 percent of the parking lot interior should be landscaped with screening materials. Landscaping shall be dispersed throughout the parking area.
- There should be one deciduous tree for every 6 to 8 spaces, planted in a geometric pattern. One very successful technique is a planting diamond that is 6 feet per side. Half diamonds can be used along the parking lot edge.
- Planting strips or islands with a minimum width of 6 feet provide good planting beds that visually break up a lot into smaller increments.
- Parking areas should be buffered from adjacent residential properties and screened from streets so that cars are not visible below the average height of the headlights.
- Landscape planters should be a minimum of 5 feet wide (inside dimension). This also provides for larger trees and an increase in the shading of asphalt surfaces.

Lighting

- The height of light standards at the perimeter of the site should respect the adjacent property. Parking lot and security lighting should not exceed a maximum of 15 feet in height including lamp, pole, and base within 150 feet of a residential district. Parking lot and security lighting should not exceed a maximum of 25 feet in height adjacent to nonresidential districts.
- Compatible lighting fixtures and other appurtenances help to reinforce the design theme of a project. Lighting fixtures and illumination should be of similar design and character as the project's building components.

Signage Design and Location

Signs are one of the most effective means of creating a unique image for an area or a community. They also help reinforce the image created by the architecture of the development.

Community Signage

- Entryways to the community and individual neighborhoods should display attractive signage identifying the area.
- Entryway and general project signage should use materials, textures, and colors which match or are complementary to those used in the associated buildings to better integrate into a specific development site.

Building Signage

- Signage design should conform and be consistent not only to the character of the immediate area, but also with the architectural treatment and overall character of the community.
- Signage should be designed, located, and oriented to provide their functional purpose of communication, and not dominate the building, the site design, or the adjacent streetscape.
- Signs should be located and oriented to promote readability. Locations should be avoided where a sign will become obscured by mature landscaping or come into conflict with the signage on adjacent properties.
- Sign placement and materials for multiple tenant occupancies should be delineated to maintain a uniform and consistent manner.
- Locations and placements which might confuse motorists and pedestrians and cause potential safety hazards must be avoided.

Event Signage can provide color and excitement to an event. Signage for community events is especially encouraged.

- Signage should be attractive and kept in context with its surroundings.
- Signage should be maintained so that it does not become "ratty" looking, detracting from the event.
- Signage should be taken down soon after the occurrence of the event.

SECTION THREE

Neighborhood Design Parameters

General Overview

The Stone Creek community consists of five separate neighborhoods:

- Clay Hollow
- Stone Creek Commons
- Stone Creek Town Center
- Island Park
- Stone Hollow

For the most part, the neighborhood boundaries are defined by the parkway, Grizzly Way, and Clay Hollow Avenue. The neighborhood requirements are more particular to specific site and building designed used in conjunction with the standards and guidelines of the previous sections. However, the intent of these requirements is not to dictate a particular architectural style but rather to spell out a generalized "appropriate" architecture for residences and other buildings which incorporate a variety in mass, bulk, materials, and colors. The development of further standards and guidelines especially related to the construction, refinishing, or modification of any part of the exterior of any building will be enacted with the approval of each particular development within a neighborhood and included in Section Four.

Clay Hollow

General Description: Clay Hollow

The Clay Hollow neighborhood is located at the northeast corner of the project, bounded on the west by 5600 West; on the north by 7800 South Street; on the east by Clay Hollow Avenue and the Stone Creek Commons neighborhood; and on the south by the Parkway area and the Island Park neighborhood. A broad range and mix of land uses are allowed within the neighborhood including multi-unit residential, retail, light office, and corporate office.

Design Concepts and Elements: Clay Hollow

The Clay Hollow neighborhood has been initially laid out in only a very conceptual stage. For the most part, this is the result of the timing of the development of the Mountain View Corridor. The Mountain View Corridor is planned as a limited access freeway system, anticipated to be constructed within the next 10 to 30 years.

Because it is likely that this area will not develop in the next few years, this less refined design allows the consideration of alternative design techniques and likely a better integration of this site with the future development of the areas to the west and north. In any case, because of the relative intensity in residential density and land use for this neighborhood, a more detailed plan needs to be approved for the entire Clay Hollow neighborhood prior to the development of any portion of the neighborhood.

Street System. The design constraints and considerations for the street system include the Clay Hollow drainage on the south, the bordering arterial street (7800 South) on the north, the corridor for the planned freeway on the west, and the proposed freeway interchange at 7800 South. With a larger scale commercial area also planned on the west side of the interchange, the initial design concept created a loop street system to surround a designed nodule of commercial and higher intensity uses around the freeway interchange.

The conceptual design of the commercial loop system has the roadway entering the Clay Hollow neighborhood from the west, along the north side of the Clay Hollow drainage. The road continues to loop from the drainage northward toward and beyond 7800 South Street on an axis running southward to Grizzly Way. It is anticipated that the loop's connection with 7800 South would warrant a signalized intersection, therefore by traffic design standards the roadway as it connects with 7800 South needs to be a minimum distance from the freeway intersection.

Two possible scenarios have been conceptually developed to incorporate the loop road into the street system.

In the first scenario, the loop road would have a 90-degree intersection with Clay Hollow Boulevard which would be a "spine" road running north-south through the Clay Hollow neighborhood on an axis with Grizzly Way. This would provide a more direct connection with the extended residential areas to the south.

A second scenario would continue the loop road in a semi-angular fashion with a roadway connecting from the Island Park neighborhood midway on an "angled" portion of the loop road.

Land Use. The neighborhood's allowance for a mix of uses, relatively higher residential densities, and greater building heights results primarily from the neighborhood's proximity and association with the future intersection of 5600 West and 7800 South.

With a possible TOD and relatively high residential density, a major intent of the design for Clay Hollow is to provide a larger scale massing and mix of uses in a walkable layout. Transition from the massing toward the adjoining areas would be provided with the tapering of building heights, the buffering provided by the parkway, the street connections, and with pedestrian access corridors.

Perhaps the most important of the transitional elements is the inclusion of the pedestrian corridor connections to the nearby, adjoining neighborhoods. Having easy access from the nearby residential areas to the shopping area is a principal contributor to urban vitality. People who live close by will patronize the shops and restaurants and take walks through the streets, reducing demand on the street system and reinforcing the image of an active and popular community.

The designed transition and pedestrian tie-in with the Ranches neighborhood is initiated by a connecting half-loop street brought into Clay Hollow from the Ranches street system. Besides providing for a pedestrian corridor, this tie between the two neighborhoods provides a myriad of optional development treatments using the corporate office/residential mix allowed within that portion of the Clay Hollow neighborhood.

As a transition and tie-in, it is important that the land use within the loop area be of a scale compatible with the facing town home element of the Ranches. Possible options might include a

day care, recreation center, or an additional commons area surrounded on the outside of the loop by office buildings, town homes, or a mix of both.

The connection with the Island Park neighborhood can be much more basic with the parkway providing most of the transition, and limiting the connection principally to one street. The street connection should be a boulevard type street providing access but limiting impact. Pathways through the parkway area will also serve as connections between the two neighborhoods.

Neighborhood Design Standards: Clay Hollow

Clay Hollow Area "A"

This area is the only area designated for "apartments" within the entire Stone Creek community. As an option, the site may also include hotel and corporate office developments.

The apartment density is limited to 20.17 units per acre or a total of 280 units. The 280 units comprise a significant portion of the entire number of residential units within Stone Creek. Inherent site amenities might include a swimming pool, exercise facilities, and basketball courts.

Because of the site's required amenities, its close proximity to a TOD and the nearby retail and parkway amenities, it is anticipated that the apartment units will be "upscale" in design. Architectural design and materials for any land development must follow the parameters outlined in Section Three. Where possible, buildings should be oriented more toward the north and west portions of the property, toward the retail and service areas.

Clay Hollow Area "B"

Since a major community shopping area is designated for the east side of the Mountain View Corridor, the intent of this smaller retail area is to provide for more specialized shops with several "convenience" services for the neighboring residential and office uses. The desired layout of the site orients the stores toward the interior streets in more of a "downtown" pedestrian manner, with limited store sizes and a limiting of fast food restaurants and drive-through services.

A gas station may be considered for approval by the Planning Commission at the northeast or southwest corner of Clay Hollow B. With the development of this site, a public open space area or corridor should be strongly considered as a connecting element between this area and the area to the south (Clay Hollow Area "C").

Clay Hollow Area "C"

This area requires a mixture of at least two land uses with combinations of retail, light office, and mixed use. Drive through services may be allowed with Planning Commission approval.

This area must also provide for pedestrian throughways between Area "B" and the parkway. If developed in conjunction with Area "B" the site plan might resemble a smaller scale version of the Riverside by Post Properties located near Atlanta, Georgia. The two sites would combine a mixed-use building of residential and/or hotel areas above-ground floor retail areas, located across a public square from a larger, multistory office building.

Clay Hollow Area "D"

This area provides a relatively large site for corporate office type use, characterized by the office building(s) being oriented closely with Clay Hollow Boulevard in conjunction with the development of Areas "B" and "C". Ancillary commercial uses are allowed; however, drive-through services would be limited.

As an option, up to ~~406~~96 residential units may be developed on the entire "D" site or at a density of ~~45.25~~12.08 units per acre on any portion of the site. The residential development may be either detached or attached units or a combination of both. Any development should be oriented around a "park corridor" continued from the Ranches residential area and leading toward the Clay Hollow retail area. The "park corridor" will essentially be two large parks linked by the Clay Hollow Wash Trail that will connect the Ranches to the commercial to the East. One park is the Ranches park, and the other is the ~~2.27~~1.82 acre Clay Hollow Park.

Clay Hollow Area "E"

This area will provide a gathering place for the residents who live in the Clay Hollow Area as well as the Stone Creek Condominiums and Ranches areas. A ~~2.27~~1.82 acre Clay Hollow Park will be built in this area. The amenities that will be included in this park area are a half-court basketball court and a traditional tot lot with no less than 18 and no more than 24 components.

Clay Hollow Area "F"

This area will become a community garden for the residents of Clay Hollow D.

Land Use Data: Clay Hollow

	Acres	% of neighborhood	% of project
Total site area	39.29		13.1
Area "A"	13.88	35.33	
Area "B"	8.8	22.4	
Area "C"	7.0	17.8	
Area "D"	6.95 <u>7.95</u>	17.69 <u>20.23</u>	
Area "E"	2.27 <u>1.82</u>	5.74 <u>4.6</u>	
Area "F"	0.4	1.0	

Land Use Description: Clay Hollow

Area "A" Multifamily residential apartments

Area "B" Mixed-Use/retail/office. A specialized shopping area limited in size and oriented in more of a "downtown" pedestrian manner. Drive-through services and a gas station may be considered.

Area "C" Light retail, light office. Mixed use buildings are allowed.

Area "D" Corporate office and/or residential. A "park corridor" should be continued from the Ranches neighborhood, through this site, toward the Clay Hollow "A" apartment area.

Area "E" Clay Hollow City Park

Area "F" Community Garden

Residential Unit Types: Clay Hollow

Sub Area	Unit Type	Allowable Density	Max. # of Units
A	Apartment	20.7 u/a	280
B	Live Above	See Sect. 4 #3 (page 8)	See Sect. 4 #3 (page 8)
C	Live above	sect. 4 # 3	sect. 4 # 3
D	Detached SF Townhome	15.25 <u>12.08</u>	106 <u>93</u>

The Ranches

General Description: The Ranches

The Ranches neighborhood is a mixed-density residential area located at the north central portion of the development. This mix of residential dwelling types includes a core area of smaller lot single-family detached dwellings and a mix of several forms of attached condominium units.

Design Concepts and Elements

The Ranches neighborhood conceptual layout is one of the most defined elements of Stone Creek. The major features of this neighborhood are its "axial" orientation and the facing of many of the homes into the parkway or toward small "commons" type parks.

A defined boulevard street runs through the neighborhood and serves as the identifying axis between the northeastern church site and the parkway. The most defined transition is toward the Clay Hollow neighborhood with the continuation of the Ranches street layout into that neighborhood.

Neighborhood Design Standards

The Ranches Area (Area "A")

This area is the most predefined layout of all the residential areas as it forms a distinctive axial connection between the Clay Hollow and Town Center neighborhoods and between the northern church site and the parkway.

This area of 80 dwelling units is characterized by the development of craftsman or bungalow style single-family homes on lots of approximately 5-6,000 square feet, surrounding a neighborhood commons area.

A small townhouse cluster, located on the western edge of the area, is included as a connecting community element. The commons area is to contain a playground and a basketball court but may contain other amenities at the discretion of the related homeowners association.

The design of the dwellings should follow the "recessed" garage concept of Section Three. Smaller street setbacks are allowed, with porch extensions, in turn allowing a larger backyard area. Because of the narrower lot size, single-lane driveways are required. Side yards of 5 feet should be considered, with required side yards being from 25 to 30 percent of the width. A porte cochere or an open air carport area might be attached to the dwelling and extend into the side yard within two or three feet of the property line.

Stone Creek Condos (Area "B")

This area of almost 15 acres is designated for the development of a maximum of 133 dwellings at a gross density of approximately 9 units per acre. The bordering streets and the boulevard are the only defined portions of this neighborhood.

This neighborhood will be developed with attached residential condominium and townhome units oriented along the boulevard and surrounding "commons" areas similar to that designed for area "A". An example of the anticipated development is similar to the twinhomes and six-plexes of Shepard Lane in Farmington, Utah, mixed with the common townhome element. The commons area should also contain activity sites or equipment congruent with the anticipated population in the residential units.

Ranches Church Site

This site forms the northeastern "anchor" of the boulevard corridor extending through the neighborhood to the parkway. It is surrounded by streets with the anticipation that the chapel will be oriented toward and form the anchor for the boulevard extending to the parkway area. Parking areas should be well landscaped with berms along the street perimeter. An entry feature into the Stone Creek development should be allowed for at the northeast corner of the site.

Land Use Data: Stone Creek

	Acres	% of neighborhood	% of project
Total site area	38.5		12.9
Area "A"	18.9	49.1	
Area "B"	14.8	38.4	
Church Site	4.8	12.5	

Land Use Description: Stone Creek

Area "A": Small lot residential. Up to 74 detached units and 6 townhomes. A "commons" park with playground and basketball court.

Area "B": Attached residential condominiums and townhomes with "commons" areas similar to Area "A".

Church site: Church building and parking area with building oriented toward boulevard axis.

Residential Unit Types: Stone Creek

Unit Type	Minimum Lot	Building Size	Max. # of Units
Area "A"	5000 sq. ft	D	80
Area "B"	Attached single family	D	133

Stone Creek Town Center

General Description: Stone Creek Town Center

Stone Creek Town Center is at the northeastern portion of the project. The neighborhood provides for a wide variety of uses including retail, office, and residential uses. Provisions are also made to allow mixed-use buildings with residential and/or office lofts. The retail portion of the site also forms a major feature of the Stone Creek and neighboring communities with a grocery and several neighborhood type stores

Design Concepts and Elements

The major design consideration of the Stone Creek Town Center was melding an existing 20-acre commercially zoned area at the northeast corner of the project with residential neighborhoods instead of separating the uses with a block wall. In addition, consideration had to be given in the elementary school site, which is more closely associated with this neighborhood because it is not separated by the parkway area or a larger street.

The planned commercial layout works to make the area more walkable, both within the commercial area and from the neighboring residential areas. In trying to better realize that concept, "Commerce Street" was included as a back street area opening the commercial area toward the adjoining residential neighborhoods. Realizing that the grocery store area is more auto-oriented, openings from that area of the center toward Commerce Street allow an ease of movement without bringing the larger parking lot onto the street.

The "Mashpee Commons" look (in Mashpee, Massachusetts) includes a pedestrian streetscape with awnings and street furniture. It also includes the allowances for second-story uses including professional offices and even a limited number of residential units.

The Town Center "E" Village Green was added as a gathering place for the neighborhood and as a tie-in between the surrounding land uses.

The townhomes which provide a common design element throughout the development also serve to incorporate more of a "mixed use" into the area with allowances for office or even retail uses on the first floor.

Grizzly Way forms somewhat of a hard border to the neighborhood on the west; however, pedestrian access can be realized through the two street connections with the Ranches neighborhood.

Neighborhood Design Standards: Stone Creek Town Center

Stone Creek Town Center Area "A"

This area is undefined as far as general layout and particular use. General land uses allowed are light offices and medical offices. A structure with more distinctive architecture should be considered on the eastern portion of this sub-area. The northwest corner of the site is a major gateway and should allow for an entry feature into the Stone Creek Community.

Stone Creek Town Center Area "B"

This area allows for a ~~36~~⁴⁶ residential units at a density of approximately 10 units per acre. The layout is not defined but the dwellings may be in a mix of attached condominium units, generally similar to those of Area "B" in the Ranches neighborhood. The units should be oriented principally toward the Commerce Street area. Site amenities will be required with the development of the site, with the amenities congruent to the population of the proposed project.

Stone Creek Town Center Area "C"

This area provides single family housing in close proximity to Hayden Peak elementary. The townhouse style homes will be similar to the townhomes in Stone Creek Town Center "B" as well as the Stone Creek Townhomes. This area allow for 24 residential units at 8.6 units per acre.

Stone Creek Town Center Area "D"

This area is a core activity area for not only the Stone Creek community but for many of the surrounding communities. Because it serves a larger community, the grocery store and its higher automobile orientation are somewhat separated from the more pedestrian-oriented stores along Commerce Street.

As stated previously, Commerce Street was included as a back street area to open the commercial area toward the adjoining residential neighborhoods. Openings from that area of the center toward Commerce Street allow an ease of movement without bringing the larger parking lot onto the street. Vehicular traffic will be allowed on Commerce Street but will be slowed by traffic calming measures.

The "Mashpee Commons" look includes a pedestrian streetscape with awnings and street furniture. It also includes the allowances for second-story uses including professional offices and even a limited number of residential units.

Although on-street parking is called out for this area, the major tenant parking is located toward the rear of the buildings in well landscaped areas. The parking areas should be bermed, but allow an easy pedestrian access from the residential areas to the office and commercial areas.

Stone Creek Town Center "E" Village Green

The Stone Creek Town Center "E" Village Green is a .741.4 acre park that is intended for neighborhood activities. It is a gathering place that will be within walking distance of the future commercial.

Land Use Data: Stone Creek Town Center

	Acres	% of neighborhood	% of project
Total site area		28.8	9.6
Area "A"	1.6	5.5	
Area "B"	3.7	13.2	
Area "C"	2.8	9.7	
Area "D"	19.3	69	
Area "E"	1.4	2.5	

Land Use Description: Stone Creek Town Center

- Area "A": Light office for professional or medical facilities.
- Area "B": ~~36~~**46** single-family attached units at a density of about 10 units per acre. Orientation of neighborhood is primarily toward Commerce Street area.
- Area "C": Single-family attached units.
- Area "D": Neighborhood retail. Grocery store with outlying pad sites oriented to 7800 South and 4800 West. Commerce Street with smaller retail shops has more of a pedestrian design with awnings and street furniture. Office and limited residential uses may be incorporated on the second floor.
- Area "E": This space is created as a neighborhood gathering place.

Island Park

General Description: Island Park

The Island Park neighborhood is so named because it is totally surrounded by the parkway areas. The larger portion of the neighborhood on the west is designated for a relatively low density single-family development. The area to the east contains a larger church site with an attached recreation area with townhouse clusters along either side of the Clay Hollow parkway.

Design Concepts and Elements: Island Park

The principal constraint in the design of this neighborhood is the surrounding drainage, but that has obviously also become its prime amenity. The neighborhood is exclusively residential, with a total of 101 units which are all single-family detached dwellings on medium sized lots. One major feature of the neighborhood is a church site.

There have been two concepts considered with this site, both of which are greatly dictated by the connection from the Grizzly Way roundabout on the south to Clay Hollow Boulevard on the north. The first had the street running due north as an extension of Clay Hollow Boulevard. The second would angle a street from Grizzly Way toward an angle in the commercial loop road in the Clay Hollow neighborhood. This important street connection needs to be determined prior to the development of either neighborhood.

Neighborhood Design Standards: Island Park

Island Park Area "1-3"

This area is planned as a site for detached single-family dwellings on medium sized lots. An interior street system needs to be developed which, if it doesn't provide continual frontage along the parkway, needs to provide several openings for ease of access from any point within the neighborhood. Small but usable commons need to also be considered. An alternative design could locate the large church site within this area as an offset focal point toward the roundabout.

Island Park Area "4-6"

This area provides a focal point for the axis formed within the Ranches neighborhood. The focal point could be a large church site with townhomes on either side along the Clay Hollow parkway area. If the church site is relocated to Area "A", a continuation of the detached single-family lots would be required, with the axis point from Ranches continued toward the roundabout, with the roundabout becoming the focal point.

Land Use Data: Island Park

	Acres	% of neighborhood	% of project
Total site area	38.79		12.93
Area "A"			
Phases 1-6	30.9	80	
Church Site	7.89	20	
Area "B"			

Land Use Description: Island Park

Area "A" Residential @ 3 u/a and church site

Residential Unit Types: Island Park

Unit Type	Minimum Lot	Maximum Units/Acre	Max. # of Units
Area 1-6	8000 sq. ft	3.3	101

Stone Hollow

General Description: Stone Hollow

The Stone Hollow neighborhood forms the southern border of the community, separating the other neighborhoods by the main parkway corridor. The area is characterized by larger lot, single-family detached homes similar in size and design to the existing homes bordering the community to the south and east. The only exception to the residential use is a 7.2-acre flexible light office/residential area at the intersection of 4800 South and New Bingham Highway.

Design Concepts and Elements

The principal design constraints and considerations dealt with the drainage area to the north and the residential areas street network to the south. A connection between this neighborhood and the Stone Creek Town Center is centered on the Village Green. This connection should be "dressed" up as it can become a very distinctive and visible feature of the project. A second connection is toward the Island Park neighborhood. A feature of the Stone Hollow neighborhood is the extensive frontage along the parkway area.

Neighborhood Design Standards: Stone Hollow

Stone Hollow Area "A"

This area includes 23 detached dwellings on approximately 8.66 acres. This is one of the few areas with a cul-de-sac design, necessitated by the area's somewhat elongated dimension and its extension into the parkway. A small neighborhood common or green is centered in the western portion of the site. Home sizes and building materials are to be similar to those of the existing residential areas to the south.

Stone Hollow Area "B"

This area includes 38 detached dwellings on approximately 13.66 acres. As with the other residential areas, homes should be oriented toward the parkway from this area. Home sizes and building materials are to be similar to those of the existing residential areas to the south.

Stone Hollow Area "C"

This is an area associated with an existing development (Cobble Creek) and is not actually included within the boundaries of Stone Creek. However, because the design of Stone Creek affects the final design of this area, it is included here for descriptive purposes. The area is planned for 12 lots with home sizes and building materials as called out for the Cobble Creek development.

Stone Hollow Area "D"

This area includes 35 detached dwellings on approximately 12.66 acres. A small neighborhood commons or green is located central to the interior of this site. Home sizes and building materials are to be similar to those of the existing residential areas to the west and east.

Stone Hollow Area "E"

This site is a remnant of an existing professional office zone, which may be developed at a "residential" scale. Because of its location and existing constraints, the area is not truly blended into the community. An option exists with this property that it can be developed residentially under the 2.7-5.1 units to the acre of the ordinance, with materials and home sizes similar to those found in the existing residential areas to the west and east.

Stone Hollow Church Site

This 3-acre site was developed prior to the proposal for but in anticipation of the Stone Creek development. Changes to the site will occur with an access point to the parking lot from Stone Creek Drive as it is developed.

Land Use Data: Stone Hollow

	Acres	% of site	% of project
Total site area	31.1		10.4
Area "A"	11.2	24.6	
Area "B"	13.7	30.0	
Area "C"	n/a	n/a	
Area "D"	10.5	23.0	
Area "E"	7.2	15.8	
Church site	3.0	6.6	

Land Use Description: Stone Hollow

Area "A" to "D" Large lot single-family detached dwellings similar to those existing in adjacent residential areas. Area "E" is currently office, but has the potential to be residential.

Residential Unit Types: Stone Hollow

Unit Type	Minimum Lot	Max. Units to Acre	Max. # of Units
A, B, D	9000	3.0	96
C	n/a	n/a	n/a
E	n/a	office	office

SECTION FOUR

Specific Project Standards

General Overview

This section is reserved for the addition of detailed guidelines resulting from the final approval of each particular project. These more detailed illustrations and guidelines associated with each particular project are then used in conjunction with the guidelines of the previous sections for the review of building plans for new construction or for additions or exterior modifications to those buildings in the future.

Project Standards

[To be added as projects are approved.]

SECTION FIVE

Project Review Procedures

General Overview

Approval of development within the boundaries of the Stone Creek community is a multi-stage process with the actual process depending mainly upon whether the application is for approval of a site plan, a building or sign permit, or an amendment to these standards and guidelines. Reviewing agencies include the community association, City Staff, the Planning Commission, and in some instances the City Council.

Applications are reviewed for compliance with these adopted development standards and design guidelines as well as with the zoning and development ordinances of West Jordan. Amendments to the standards and guidelines are reviewed for compliance with the general intent and scope of the related section of the standards and guidelines and the adopted conditions of the planned community zoning approval.

Reviewing Agencies

The two principal reviewing agencies are the Stone Creek Community Association and the city of West Jordan. Other government agencies may also have a part in the review of the project depending on the actual development site and proposed construction. These other agencies include but are not limited to Salt Lake County Flood Control, Salt Lake City Airport Authority, and the Federal Emergency Management Agency (FEMA).

Stone Creek Community Association

All residents and land owners within the Stone Creek development are members of the Stone Creek Community Association. As allowed by the bylaws of the community association, members may be selected to serve as members of the residential new construction committee, the residential modifications committee, or the commercial/office review committee. Where the West Jordan Planning Commission is required to review and approve the development of the project, these committees are advisory and give recommendations to the city's Planning Commission. Otherwise the committees may review new construction and exterior modifications, additions, or alterations for compliance with the development standards and design guidelines and/or any association covenants, conditions, and restrictions (CC&Rs) as allowed in the bylaws of the Stone Creek Community Association. The requirements of the Stone Creek Community Association may be enforced by either the association or by the city of West Jordan as a member of the community association.

City of West Jordan

The review of development by the city of West Jordan includes review by City Staff, appointed committees, citizen committees, and elected officials.

City Staff refers principally to the planning and engineering staff but may also include other departments such as building and safety department, the fire marshal, and City Attorney's Office.

Appointed West Jordan committees include the Planning Commission and the Board of Adjustment. The Planning Commission is an appointed committee which is authorized through the State Code and the City of West Jordan Municipal Title to review and approve site plans, subdivisions, and conditional use permits and hear appeals of planning staff approvals. The Planning Commission consists of seven regular members and one alternate member.

The Board of Adjustment does not normally review or approve development proposals. Their function is principally to review requested variances to the bulk regulations of the Zoning Ordinance and to hear appeals related to the duties of the Zoning Administrator.

West Jordan citizens committees are committees made up of citizen volunteers set up by the City Council to review and recommend actions regarding various city functions. Citizen committees which may be asked to review applications associated with this project include the parks and recreation committee, the beautification committee, and the water conservation committee.

The **West Jordan City Council** is the legislative body of the city and is authorized through the State Code and Municipal Title to hear amendments to the text of the standards and guidelines, master development plan, and the Zoning Ordinance. The City Council would also hear appeals of a Planning Commission determination regarding the Stone Creek development.

Site Plan Review

Site plan review includes the review and approval of the layout and design of all residential projects or subdivisions, all retail, office, public, and quasi-public sites, and all open space, park and recreation areas. Both preliminary and final approval of a site plan is required prior to the construction of buildings on a site. Where only the general idea for the development of a project has been indicated in these guidelines, a conceptual site plan may also be required. However, for the most part, conceptual site plan reviews are deemed to have occurred with the initial approval of the Stone Creek master development plan.

Preparation of Site Plans

Proposed site plans are to be prepared as directed by the West Jordan city zoning ordinance and development code and shall address the associated standards and guidelines of this document. A team of qualified design professionals shall be utilized in the preparation of each specific site plan. Such team shall consist of licensed or otherwise qualified land planners, architects, landscape architects, professional engineers, or other approved designers.

Review Procedures

Site plan review generally includes the following steps.

- Pre-application conference with City Staff
- Filing of the site plan with the City for review and approval
- Submission of the site plan to the Stone Creek Community Association
- Planning Commission review and action
- If requested, City Council review and action

The Planning Commission is responsible for the granting of approvals for site plans. For preliminary site plan approval, a recommendation from the Stone Creek Community Association must first be received and reviewed. However, if the community association fails to act on the application within 30 calendar days following the filing of the application, the Planning Commission shall proceed with their review of the proposal.

The review of a proposed site plan shall consider compliance with city ordinances and with these standards and guidelines. General items to be reviewed and considered include circulation and street design, development styles, scale, materials, colors, the relationship of proposed improvements and natural site features, grading and grading design, landscape design, streetscape image, impacts on surrounding areas and systems, site features, and any other specific requirements detailed in city ordinances and this document.

Modification to Approved Site Plan

Modification to an approved site is reviewed as either (1) an administration amendment; (2) a minor amendment; or (3) a major amendment. Any proposed modification must remain within the intent, scope, general parameters, and provisions of the approved zoning for the Stone Creek development. Modifications deemed to exceed those limits will first require a modification of the approved zoning conditions and/or a rezoning hearing for the property, following the procedures as outlined in the West Jordan Zoning Ordinance.

An administrative amendment occurs when proposed modifications are determined by the city planner to be only technical in nature and would not have influenced or affected the approval of the existing site plan (for example, if the number of parking spaces is reduced from 24 to 22 spaces where only 22 spaces may have been required, or where a species of tree is changed to another allowable species). Administrative approvals can also be given for a 10 percent increase in the size of a building, up to a maximum of 2,000 square feet of gross floor area (GFA). Administrative amendments are reviewed and approved by the Zoning Administrator.

A minor amendment occurs when proposed changes are determined by the Zoning Administrator to cause a situation where the initial review of the project might have been at least partially affected or to cause a conflict with a condition of the existing site plan. In addition, a minor amendment may be considered for a proposed increase in building size which exceeds the allowance for an administrative amendment but which is less than a 20 percent increase in the GFA, up to a maximum of 10,000 square feet.

A major amendment occurs when proposed changes are determined by the Zoning Administrator to exceed the allowances for consideration of a minor amendment. In essence, the proposed modification causes enough of a site reorganization or relocation that the initial review of the project would have been significantly altered, that the increase in building size exceeds the 20 percent or the 10,000 square foot limitation, or that the proposed amendment is in conflict with several of the conditions of the site plan approval.

A major amendment requires the same review as a minor amendment except that if the original site plan required City Council approval, final review and approval are by the City Council. In addition, a major amendment must be noticed to surrounding property owners as per the requirements of the Zoning Ordinance.

Appeal of Action. Any aggrieved party may file an appeal of either an approval or a denial of a proposal site plan or site plan modification. If the action is by the city planner, the appeal is made to the Planning Commission. If the action is by the Planning Commission, the appeal is made to the City Council. An appeal of a City Council action must follow normal judicial procedures. All appeals to the Planning Commission or City Council must be filed within 10 calendar days of the date of action cited on the application.

Building Plan Review

The building plan review includes the review and approval of all construction for both main and accessory buildings as well as all reconstruction, refinishing, and modification of any part of the exterior of any building where a building permit is required or where a review and approval may be required by these standards and guidelines.

Preparation of Building Plans. All plans and specifications for the building of any new structure shall be prepared as directed by these standards and guidelines and by any related West Jordan city ordinance including the appropriate building and fire codes.

Review Procedure. Building plans shall be evaluated for consistency and adherence to the approved site plans, these standards and guidelines, and to any related city ordinances. Unless otherwise dictated, City Staff reviews new construction for a principal building or structure. Plans for exterior modifications, additions, or for accessory structures must first be reviewed by the community association prior to review by City Staff. For construction which does not require a building permit but does require adherence to these standards and guidelines, approval may be given by the community association.

Certificate of Compliance. Approval of building plans by either the community association or the City Staff will be indicated by a certificate of compliance. Such certificate may be in the form of a letter or a stamp on the plans of the proposed building and shall indicate the date of the approval and the section of the standards and guidelines used in the determination of compliance.

Appeal of Action. If either the community association or the planning staff determines that the building application is not in compliance with the approved site plan or the adopted standards and guidelines, an appeal may be made by the applicant to the Planning Commission. An aggrieved party may also file an appeal of any approval by the community association or by the planning staff. The City Council will consider appeals of any Planning Commission determination. All appeals must be filed within 10 calendar days of the date of action cited on the application.

Sign Permit Review

An overall sign package which meets the provisions of these standards and guidelines must be approved for the entire project prior to the issuance of any individual sign permits. Applications for sign permits shall follow the submission requirements of the zoning ordinance. City Staff will review any application for a sign permit against the approved sign package. A requested variation from the approved sign will be considered as a proposed amendment to the site plan.

Amendment of Standards and Guidelines

There are two types of amendments to the standards and guidelines. The first is caused by the addition to Section Four of the more detailed design guidelines of each particular project as it receives final approval. The second is the approval of a change in the existing text of the standards and guidelines.

In the first instance, the amendment is considered to be made with the approval of a final site plan and its associated illustrations and guidelines. Those illustrations and guidelines are then added to Section Four of this document as the standards and guidelines to be reviewed and followed with the submission of building plans for new construction or for additions or exterior modifications to those buildings in the future. The procedure for review of the final site plan is detailed in this section under "Site Plan Review."

In the second case, an amendment to the existing text follows the same procedure as an amendment to the text of the zoning ordinance except that the community association is involved in the initial review and recommendations. Amendments to the text of the standards and guidelines are to be reviewed for compliance with the general intent and scope of the related section of the standards and guidelines and the adopted conditions of the planned community zoning approval. The City Council is responsible for the final consideration of any proposed amendment following recommendation from the Planning Commission and the community association.

Amendment of the Master Development Plan

An amendment of the master development plan may be required when a proposed site plan would result in a substantial change to the adopted boundaries, densities, or designated land uses of the various project elements. An amendment must follow the procedures for a rezone request with the additional requirement of a recommendation from the community association.

Discrepancy

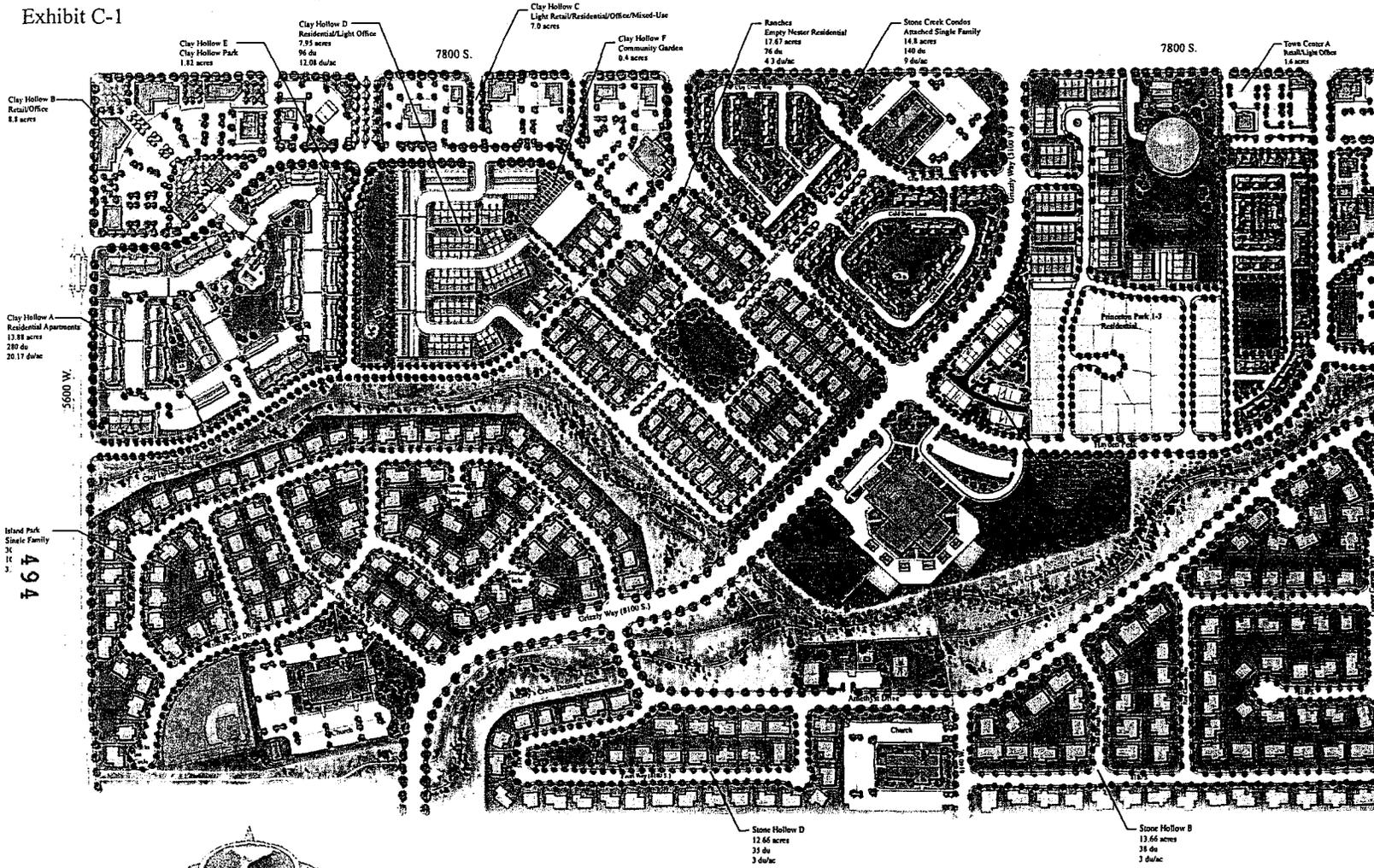
Wherein a discrepancy exists between the "Stone Creek Development Standards and Design Guidelines" and the "Additional Requirements, Submittals, and Conditions" of Section 4 of the Developmental plan, the latter shall be used to eliminate said discrepancy, and shall be deemed as the more restrictive of the two documents.

Attachments (Exhibits)

- 1) **Exhibit B:** Residential Unit Breakdown
- 2) **Exhibit C-1:** Master Plan
- 3) **Exhibit C-2:** Phase, acreage, and density map
- 4) **Exhibit C-3:** Open Space Usage Map
- 5) **Exhibit C-4:** Stone Creek Open Space Table

Stone Creek Master Development Plan

Exhibit C-1

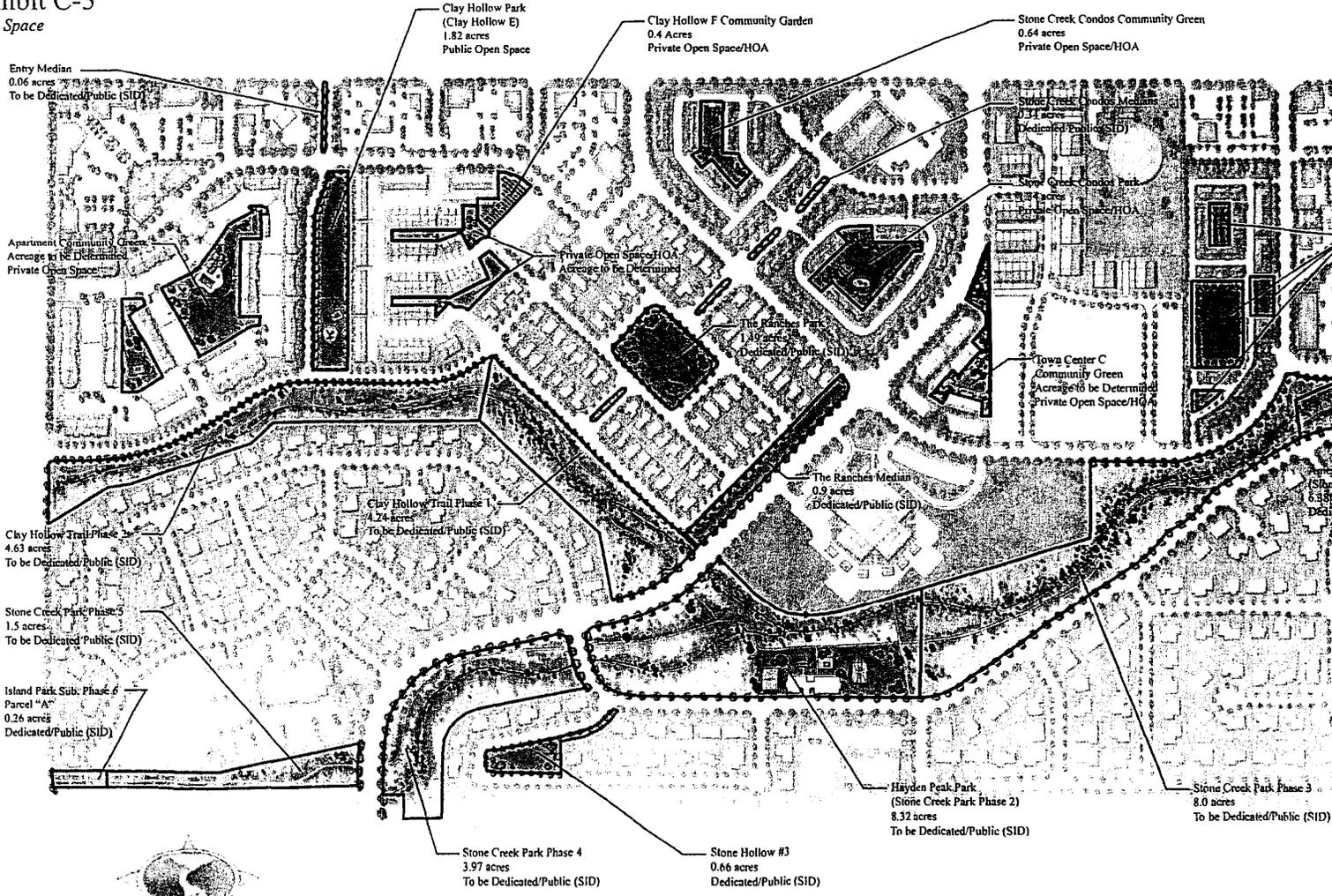


STONE CREEK
A Precious Development Planned Community

Pet

Exhibit C-3
Open Space

496



Stone Creek Open Space Table

Open Space (Public)

Name	Acreage
Entry median	0.06
Clay Hollow E (Clay Hollow Park)	1.82
Clay Hollow Trail Phase 1	4.24
Clay Hollow Trail Phase 2	4.63
Stone Creek Park Phase 1 (Amethyst Park)	6.38
StoneCreek Park Phase 2 (Hayden Peak Park)	8.32
StoneCreek Park Phase 3	8.00
StoneCreek Park Phase 4	3.97
StoneCreek Park Phase 5	1.5
The Ranches Park	1.49
The Ranches Median	0.9
Stone Creek Condos Medians	0.34
Island Park Sub. Phase 6	0.26
Stone Hollow Median	0.07
Stone Hollow #3	0.66
Subtotal	42.64

Open Space (Private)

Name	Acreage
Apartment Community Green	TBD
Clay Hollow F Community Garden	0.4
HOA Private Space	TBD
StoneCreek Condos (Community Green)	0.64
StoneCreek Condos Park	1.34
Town Center C (Community Green)	TBD
Town Center E (Community Green)	TBD
Subtotal	2.38

Total Private Acreage:	2.38
Total Public Acreage:	42.64
Total Acreage Combined:	45.02