WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM: 5b

HEARING DATE: February 21, 2024

ACTION REQUESTED: Z-23-17 - A request to Amend a portion of the Long Valley PCD, making changes to the pods, verbiage in section 2 and 3 along with changes to section 8 which include a new road classification map, street cross section map showing modified curb and a parking map.

APPLICANT: D.R Horton

OWNER: D.R Horton

ENGINEER: American Land Consulting

REVIEWED BY: Eldon Gibb, City Planner

RECOMMENDATION: Recommend approval to the City Council

Background

The applicant is requesting approval to Amend portions of the Long Valley PCD. The applicant is proposing a new pod layout map (section 2), changes to verbiage in section 2 and 3 of the PCD along with changes to section 8 which include a new road classification map, street cross section map showing modified curb and a parking map. A bullet point list of the changes are as follows:

New Pod Layout (Section 2)

- Eliminate the requirement to have an active adult community
- Correctly identify where the townhomes and single family homes are located
- Changes to the location of “workforce” housing

Changes in section 2 (PCD Project Plan)

- New table with updates of product type, acres, units and densities
- Minimum amenities the developer is committed to build
- Workforce housing defined and associated benefits
- HOA organization described in more detail.

Changes in section 3 (Design Guidelines)

- Convert the 110’ right of way to 80’ at both entrances up to the roundabout
- Added option to park on one side of the 34’ roads
- Various landscaping changes
- Removed requirements for builder to install gates
- Added asphalt as an option for roofing material
- Removed builders requirement to build structure surrounding mail boxes
- Removed guesthouse long-term rental prohibition
- Eliminated the requirement of the Fire Chief approving every lot setback
- Eliminated the requirement to have trash collection areas for anything other than Single Family Dev.

Road Cross Section map (Section 8)

- Convert the 110’ right of way to 80’ at both entrances up to the roundabout
- Change the 34’ road to modified curb to eliminate cuts in the high back curb for Townhome development
- Added option to park on one side of the 34’ roads

Staff has no concerns with the proposed zone change as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-23-17, for the zone change request Amending pod layout map (section 2), changes to verbiage in section 2 and 3 of the PCD along with changes to section 8 which include a new road classification map, street cross section map showing modified curb and a parking map, onto the City Council, based on the following findings below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. That the requested zoning amendment wil be compatible with surrounding developments.

3. That no other changes (only those as outlined above and in the attached exhibits) are implied to the remaining Long Valley PCD project plan.

Conditions

Only the following changes are made to amend the Long Valley PCD:

1. The new maps as shown and included with Staff Report for City approval.
2. New Pod Layout
    - Eliminate the requirement to have an active adult community
    - Correctly identify where the townhomes and single family homes are located
    - Changes to the location of “workforce” housing

3. Changes in section 2 (PCD Project Plan)
    - New table with updates of product type, acres, units and densities
    - Minimum amenities the developer is committed to build
    - Workforce housing defined and associated benefits
    - HOA organization described in more detail.

4. Changes in section 3 (Design Guidelines)
    - Convert the 110’ right of way to 80’ at both entrances up to the roundabout
    - Added option to park on one side of the 34’ roads
    - Various landscaping changes
    - Removed requirements for builder to install gates
    - Added asphalt as an option for roofing material
    - Removed builders requirement to build structure surrounding mail boxes
    - Removed guesthouse long-term rental prohibition
    - Eliminated the requirement of the Fire Chief approving every lot setback
    - Eliminated the requirement to have trash collection areas for anything other than Single Family Dev.

5. Road Cross Section map (Section 8)
    - Convert the 110’ right of way to 80’ at both entrances up to the roundabout
    - Change the 34’ road to modified curb to eliminate cuts in the high back curb for Townhome development
    - Added option to park on one side of the 34’ roads

PROJECT FLOW CARD: **Z-23-17 Long Valley Amended PCD**

Planning	Reviewed. OK to move forward	
Hillside	NA	
Public Works	Reviewed. OK to move forward	
Engineer	Ok to move forward	
Fire Dept.	NA	
Parks/Trails	Reviewed, no concern	
Building Dept.	Reviewed plans and have no concerns at this time	
Washington Power	NA	
Dixie Power	Reviewed and no concern	
Economic Dev.	Reviewed. No concerns with the proposed changes. Residential density in this development helps support planned commercial development for the nearby commercial areas. RH	
Administrative	Reviewed. No concerns. RH for TS / I have reviewed the proposed changes. Removing the active adult language should allow for more flexibility of ownership. Clarifying workforce housing is a good and necessary change supported by Administration. Jeremy Redd	

Additional Comments:

D.R. Horton is applying to amend the current Planned Community Development (PCD) to comply with what has been built and accommodate some of the planned changes in the development. Below are the highlights of the proposed changes to the PCD.

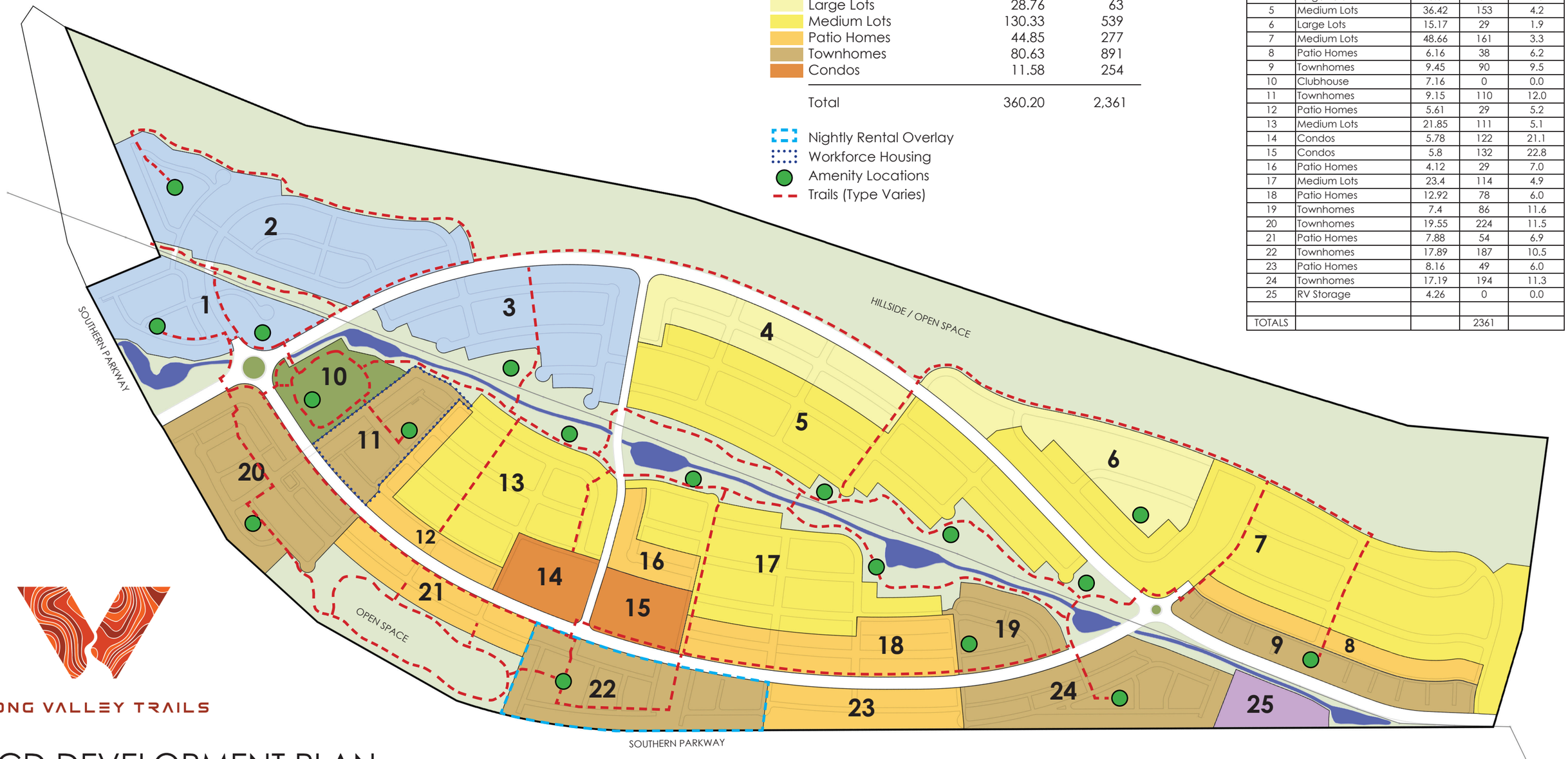
- The new Bubble Map
    - Eliminates the requirement to have an Active Adult community.
    - Correctly identifies where the townhomes and single-family homes are built.
    - Changes the location of the "Workforce" housing.
- Changes in Section 2 of the PCD:
    - New table with updates of product type, acres, units and densities.
    - Minimum amenities Horton is committed to build within Long Valley
    - Workforce Housing benefits defined
    - HOA organization described in more detail.
- Section 3
    - Converted the 110' right-of-way to 80' rights-of-way at entrances.
    - Added option to park on one side of the 34' roads
    - Various Landscaping changes
    - Removed requirement for builder to install gates
    - Added Asphalt as on option for roofing material
    - Removed builders requirement to build structure surrounding mail boxes
    - Removed guesthouse long-term rental prohibition
    - Eliminated the requirement of the Fire Chief approving every lot setback
    - Eliminated the requirement to have trash collection areas for anything other than SFD.
- Road Cross Section
    - Changed 34' road to modified curb to eliminate cuts in the high back curb when we have townhomes.

Legend

Total Area **605.61 ac**

Land Uses	Acres	Units
Active Adult	64.05	337
Large Lots	28.76	63
Medium Lots	130.33	539
Patio Homes	44.85	277
Townhomes	80.63	891
Condos	11.58	254
Total	360.20	2,361

Nightly Rental Overlay
Workforce Housing
Amenity Locations
Trails (Type Varies)



Statistical Summary

POD	Land Use	Acres	Units	DU/AC
1	Active Adult	14.35	62	4.3
2	Active Adult	27.98	165	5.9
3	Active Adult	21.72	110	5.1
4	Large Lots	13.59	34	2.5
5	Medium Lots	36.42	153	4.2
6	Large Lots	15.17	29	1.9
7	Medium Lots	48.66	161	3.3
8	Patio Homes	6.16	38	6.2
9	Townhomes	9.45	90	9.5
10	Clubhouse	7.16	0	0.0
11	Townhomes	9.15	110	12.0
12	Patio Homes	5.61	29	5.2
13	Medium Lots	21.85	111	5.1
14	Condos	5.78	122	21.1
15	Condos	5.8	132	22.8
16	Patio Homes	4.12	29	7.0
17	Medium Lots	23.4	114	4.9
18	Patio Homes	12.92	78	6.0
19	Townhomes	7.4	86	11.6
20	Townhomes	19.55	224	11.5
21	Patio Homes	7.88	54	6.9
22	Townhomes	17.89	187	10.5
23	Patio Homes	8.16	49	6.0
24	Townhomes	17.19	194	11.3
25	RV Storage	4.26	0	0.0
TOTALS			2361	

LONG VALLEY TRAILS

PCD DEVELOPMENT PLAN

Long Valley Trails

October 7, 2020

North

BH

D·R·HORTON
America's Builder

Legend

Total Area **605.61 ac**

Land Uses	Acres	Units
Large Lots	55.16	156
Medium Lots	41.37	181
Small Lots	151.13	820
Townhomes	104.63	951
Apartments	13.11	253
Total	365.40	2,361

Nightly Rental Overlay
Live-Work Housing
Amenity Locations
Trails (Type Varies)

Pod #	Land Use	Acres	Units	DU/AC
1	Small Lots	10.29	58	5.64
2	Small Lots	25.07	135	5.38
4	Small Lots	40.34	209	5.18
9	Small Lots	10.46	62	5.93
12	Small Lots	1.53	8	5.23
16	Small Lots	8.67	54	6.23
17	Small Lots	12.42	61	4.91
19	Small Lots	9.37	56	5.98
23	Small Lots	16.92	94	5.56
28	Small Lots	16.06	83	5.17
Total Patio Homes		**151.13**	**820**	**5.52**
5	Medium Lots	15.43	68	4.41
8	Medium Lots	8.18	31	3.79
10	Medium Lots	2.09	10	4.78
18	Medium Lots	10.66	49	4.60
24	Medium Lots	3.15	14	4.44
27	Medium Lots	1.86	9	4.84
Total Medium Lots		**41.37**	**181**	**4.48**
6	Large Lots	6.15	19	3.09
7	Large Lots	20.90	45	2.15
11	Large Lots	25.17	80	3.18
25	Large Lots	2.94	12	4.08
Total Large Lots		**55.16**	**156**	**3.13**
3	Townhomes	10.06	130	12.92
13	Townhomes	11.20	94	8.39
14	Townhomes	15.29	163	10.66
20	Townhomes	12.91	107	8.29
22	Townhomes	20.88	187	8.96
26	Townhomes	21.07	147	6.98
29	Townhomes	13.22	123	9.68
Total Townhomes		**104.63**	**951**	**9.41**
21	Apartments	13.11	253	19.30
Total Apartments		**13.11**	**253**	**19.30**
30	RV Storage	6.35	0	0.00
15	Clubhouse	8.74	0	0.00
31	Clubhouse Park	2.43	0	0.00
	Open Space	222.69	0	0.00
Totals		**605.61**	**2,361**	**3.91**



LONG VALLEY TRAILS

PCD DEVELOPMENT PLAN

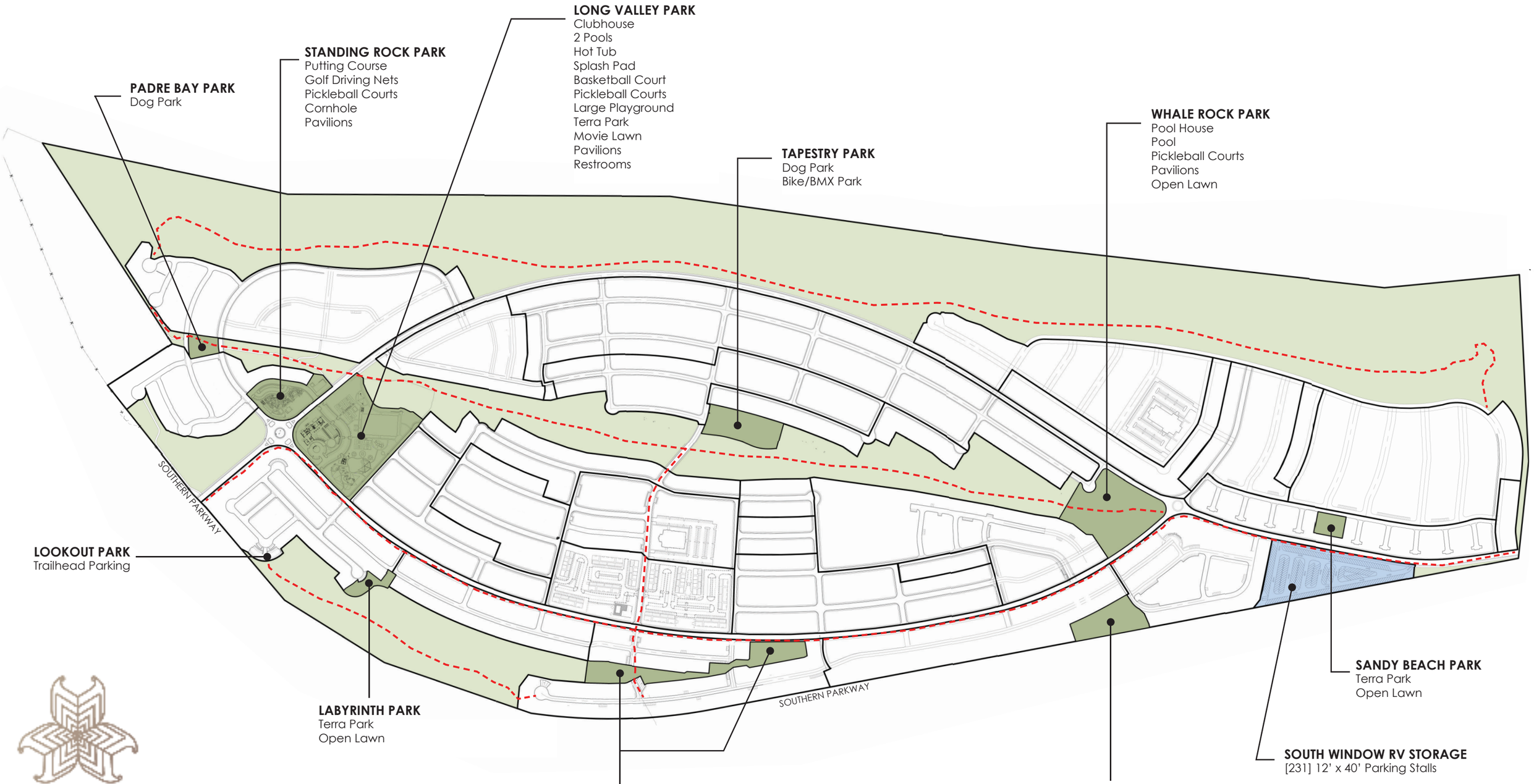
Long Valley

December 15, 2023

North

BH

D·R·HORTON
America's Builder



PCD AMENITIES PLAN

Long Valley

January 02, 2024

D·R·HORTON North America's Builder



STREET CLASSIFICATION

- 110 FOOT - RIGHT OF WAY
- 80 FOOT - RIGHT OF WAY
- 59 FOOT - RIGHT OF WAY
- 55 FOOT - RIGHT OF WAY
- 34 FOOT - RIGHT OF WAY
- 24 FOOT - RIGHT OF WAY
- 2 LANE ROUNDABOUT

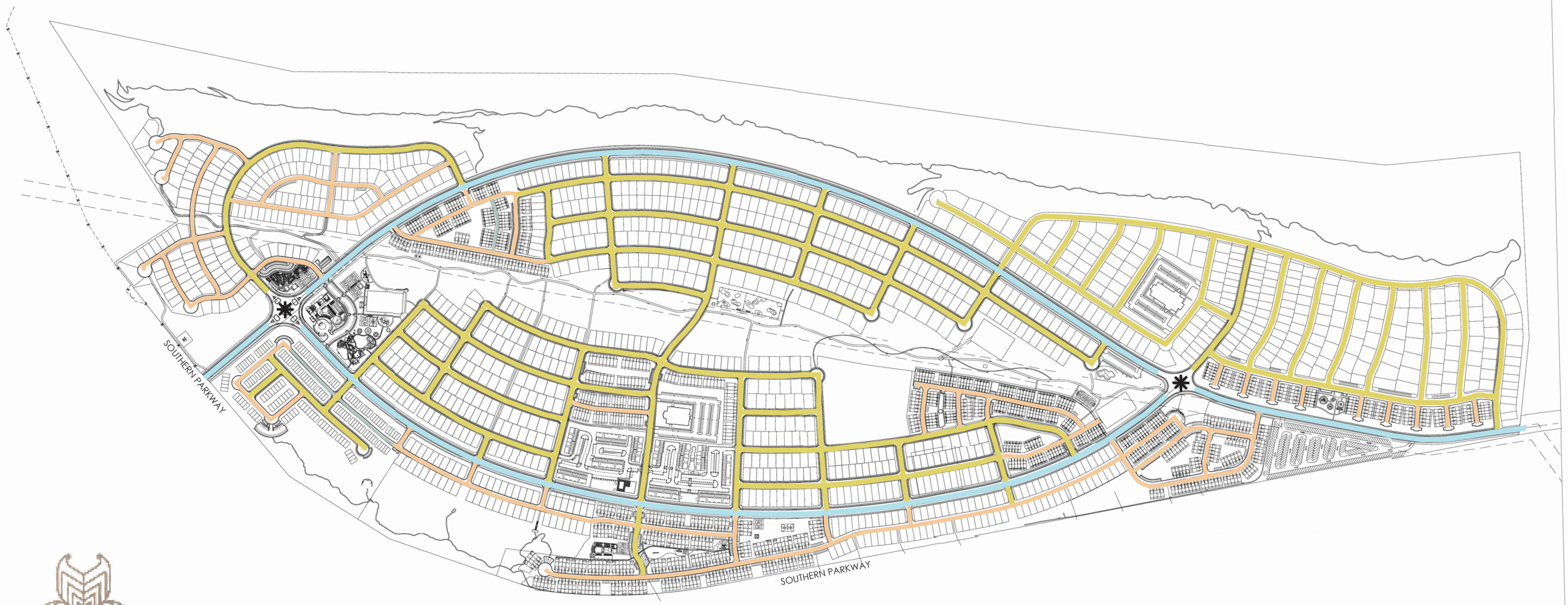
GRAPHIC SCALE

STREET CLASSIFICATION MAP
LONG VALLEY TRAILS

HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE (435) 668-0295 - SURVEY SCHEDULE (435) 256-2199

STREET CLASSIFICATION MAP
LONG VALLEY TRAILS
LOCATED IN WASHINGTON COUNTY, UT

SHEET 1 OF 1 SHEETS



PCD ROAD CLASSIFICATION PLAN

Long Valley

January 03, 2024

80 FOOT - RIGHT OF WAY

55 FOOT - RIGHT OF WAY

34 FOOT - RIGHT OF WAY

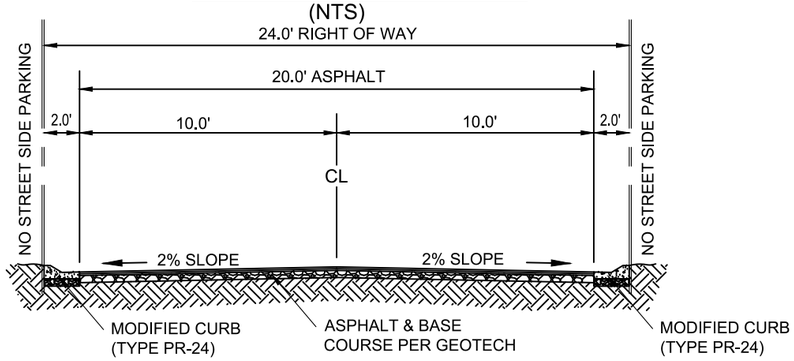
24 FOOT - RIGHT OF WAY

1-LANE ROUNDABOUT

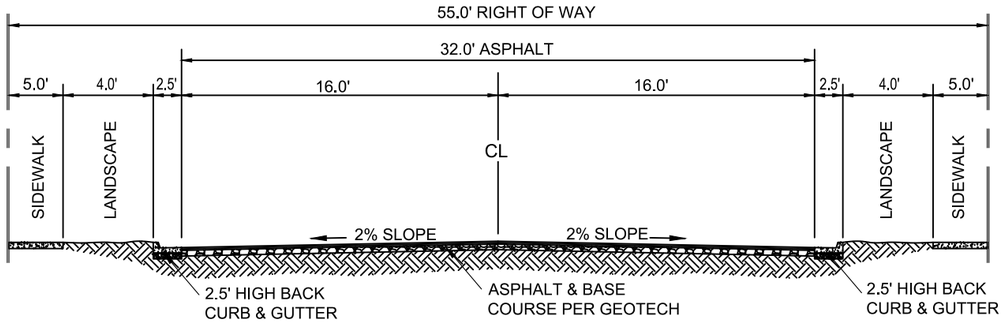
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New Street Cross Sections (2024)

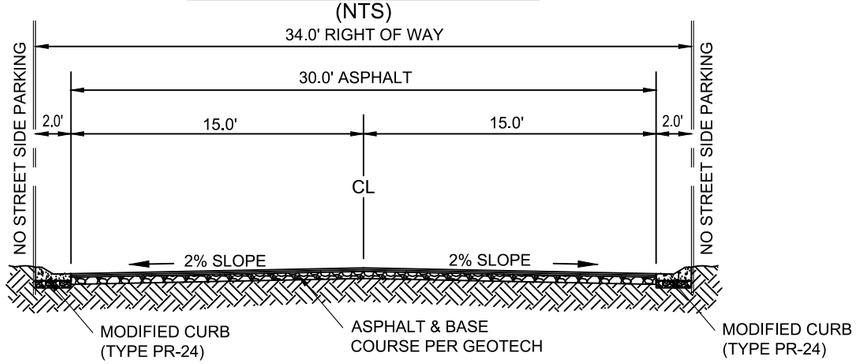
TYPICAL 24' PRIVATE LANE
(NTS)



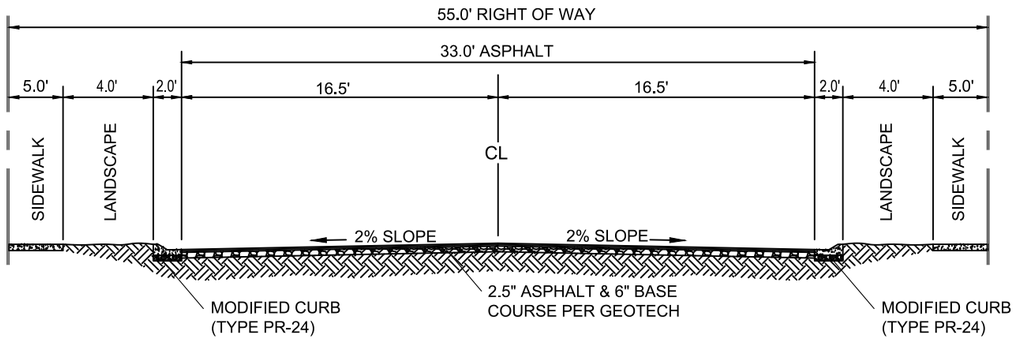
RESIDENTIAL STANDARD
TYPICAL 55' STREET SECTION
(NTS)



TYPICAL 34' PUBLIC STREET
(NTS)



RESIDENTIAL TOWN HOME STANDARD
TYPICAL 55' STREET SECTION
(NTS)



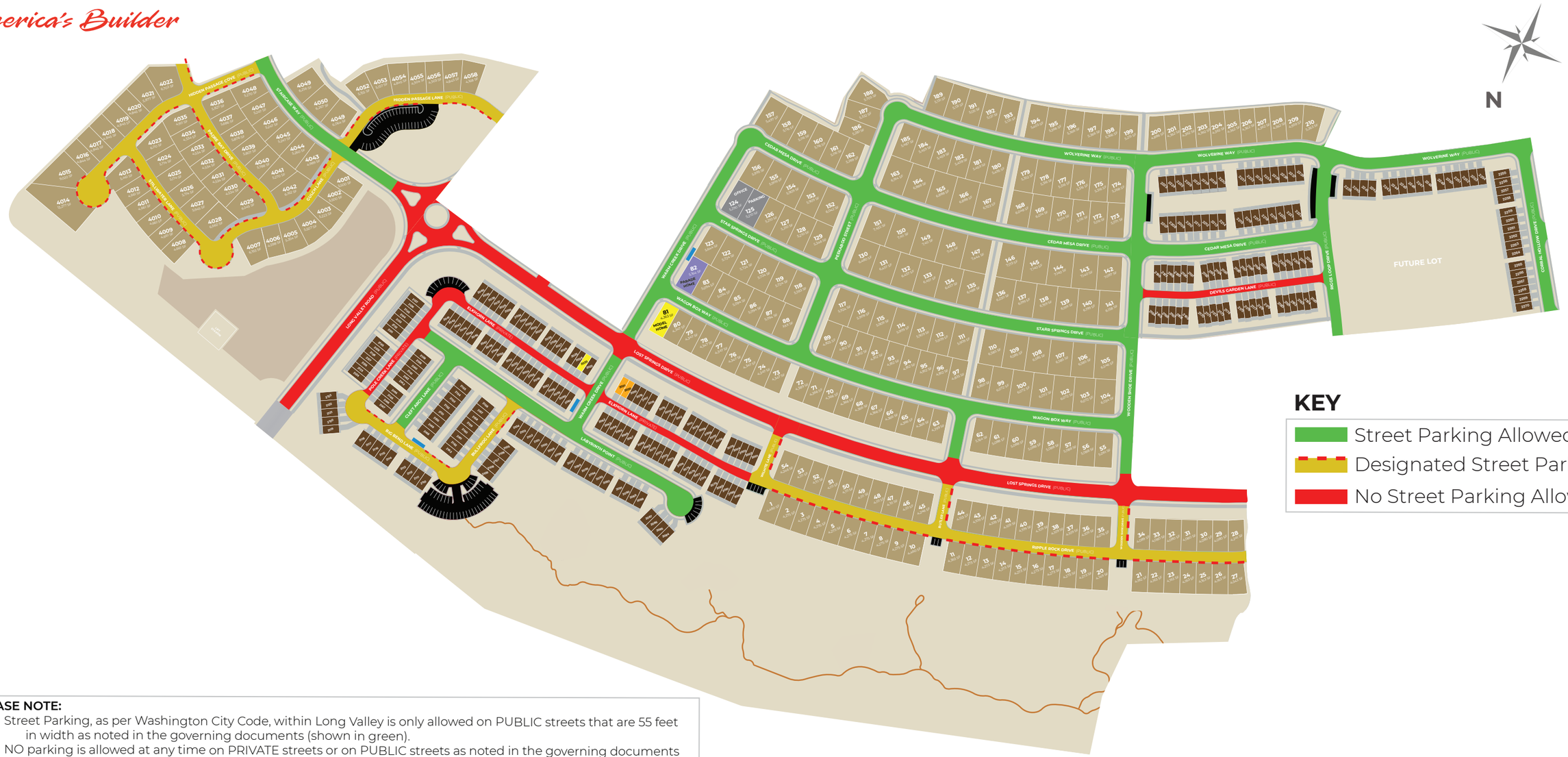
STREET CROSS SECTIONS - EXHIBIT 1
LONG VALLEY TRAILS
D.R. HORTON

HIGH POINT ENGINEERING & SURVEYING
ENGINEERING - PLANNING - SURVEYING
1360 WEST 2130 SOUTH
ST. GEORGE UT 84770
OFFICE:(435) 668-5293 - SURVEY SCHEDULE:(435) 256-2109

JOB# 161174 Road Cross Section

D·R·HORTON®
America's Builder

PARKING ENFORCEMENT MAP



KEY

- Street Parking Allowed
- Designated Street Parking
- No Street Parking Allowed

PLEASE NOTE:

- Street Parking, as per Washington City Code, within Long Valley is only allowed on PUBLIC streets that are 55 feet in width as noted in the governing documents (shown in green).
- NO parking is allowed at any time on PRIVATE streets or on PUBLIC streets as noted in the governing documents for Long Valley (shown in red). Single-sided street parking is permitted as noted in the governing documents (shown in yellow)
- Do not park in locations that would block intersections, round-abouts, or clear view areas.
- NO parking on dead-end street areas or areas that block driveways at any time.
- Recreational vehicles must be parked in designated parking areas except as allowed in the CCR's.
- Parking Patrols are randomized.

Long Valley

Washington, UT

EQUAL HOUSING OPPORTUNITY

D.R. Horton is an Equal Housing Opportunity Builder. Map is an artist's conception only and is not intended to be an actual depiction of the homes, lots, community amenities, or landscaping, which are subject to change at any time without notice or obligation.. Map is not to scale. Lots vary in shape and size. Square footages are approximate. 06/02/2022 © Copyright 2023 D.R. Horton, Inc.

Plan Development Process:

The PCD Development Plan shown later in this section is a culmination of an extensive planning process which incorporated the collective experience and knowledge of a wide range of Planners, Builders, Engineers and Architects. The project development team has worked on and has completed a wide range of communities stretching across the Southwest United States and beyond. Members of the development team have visited and reviewed projects throughout the County, including developments in Utah, Arizona, Nevada, California, Colorado, Texas and Florida.

As valuable members of the team, the Homebuilders have provided valuable insights into what a successful community needs to meet the needs of the Homebuying Public. The following is a list of those who were major contributors to the project:

Woodley Architectural group, Inc
Mike Woodley and his team

DR Horton, America's Builder
Boyd Martin and his team

~~High Point Engineering & Surveying~~American Land Consulting
~~Marc Raines~~Adam Allen, P.E. and his team

A.G.E.C., Inc.
Wayne Rogers, P.E. and his team

JNL Solution
Jay Nelson, Senior Transportation Planner

Washington City Planning and Public Works

Project Summary:

Pod #	Land Use	Acres	Units	Density
1	~~Active Adult~~Small Lots	10.29~~14.35~~	58~~62~~	5.64~~4.3~~
2	~~Active Adult~~Small Lots	27.07~~27.98~~	135~~165~~	5.38~~5.9~~
~~43~~	~~Active Adult~~Small Lots	40.34~~21.72~~	209~~110~~	5.18~~5.1~~
9	Small Lots	10.46	62	5.93
12	Small Lots	1.53	8	5.23
16	Small Lots	8.67	54	6.23
17	Small Lots	12.42	61	4.91
19	Small Lots	9.37	56	5.98
23	Small Lots	16.92	94	5.56
28	Small Lots	16.06	83	5.17
Total ~~Active Adult~~Small Lots		**~~64.05~~151.13**	**~~337~~820**	**~~5.3~~5.52**
64	Large Lots	6.15~~13.59~~	19~~34~~	3.09~~2.5~~
~~67~~	Large Lots	20.90~~15.17~~	45~~29~~	2.15~~1.9~~
11	Large Lots	25.17	80	3.18
25	Large Lots	2.94	12	4.08
Total Large Lots		**55.16~~28.76~~**	**156~~63~~**	**3.13~~2.2~~**
5	Medium Lots	15.43~~36.42~~	68~~153~~	4.41~~4.2~~
~~87~~	Medium Lots	8.18~~48.66~~	31~~161~~	3.79~~3.3~~
10~~13~~	Medium Lots	2.09~~21.85~~	10~~111~~	4.78~~5.1~~
18~~17~~	Medium Lots	10.66~~23.4~~	49~~114~~	4.60~~4.9~~
24	Medium Lots	3.15	14	4.44
27	Medium Lots	1.86	9	4.84
Total Medium Lots		**41.37~~130.33~~**	**181~~539~~**	**~~4.1~~4.48**
~~8~~	~~Patio Homes~~	~~6.16~~	~~38~~	~~6.2~~
~~12~~	~~Patio Homes~~	~~5.61~~	~~29~~	~~5.2~~
~~16~~	~~Patio Homes~~	~~4.12~~	~~29~~	~~7.0~~
~~18~~	~~Patio Homes~~	~~12.92~~	~~78~~	~~6.0~~
~~21~~	~~Patio Homes~~	~~7.8~~	~~54~~	~~6.9~~
~~23~~	~~Patio Homes~~	~~8.16~~	~~49~~	~~6.0~~
~~Total Patio Homes~~		**~~44.77~~**	**~~277~~**	**~~6.2~~**
39	Townhomes	10.06~~9.45~~	130~~90~~	12.92~~9.5~~
13~~11~~	Townhomes	11.20~~9.15~~	94~~110~~	8.39~~12.0~~
14~~19~~	Townhomes	15.29~~7.4~~	163~~86~~	10.66~~11.6~~
20~~20~~	Townhomes	12.91~~19.55~~	107~~224~~	8.29~~11.5~~
22~~22~~	Townhomes	20.88~~17.89~~	187~~187~~	8.96~~10.5~~
26	Townhomes	21.07	147	6.98
29	Townhomes	13.22	123	9.68

~~24~~	~~Townhomes~~	~~17.19~~	~~194~~	~~11.3~~
Total Townhomes		**104.63~~80.63~~**	**951~~891~~**	**9.41~~11.1~~**
21~~14~~	~~Condos~~Apartments	13.11~~5.78~~	253~~122~~	19.30~~21.1~~
~~15~~	~~Condos~~	~~5.8~~	~~132~~	~~22.8~~
Total ~~Condos~~Apartments		**~~11.58~~13.11**	**253~~254~~**	**19.30~~21.9~~**
30~~25~~	RV Storage	6.35~~4.26~~	0	0.0
15~~10~~	Clubhouse	8.74~~7.16~~	0	0.0
31	Clubhouse Park	2.43	0	0
	Open Space and Hillside	222.69~~234.07~~	0	0.0
Totals		**605.61**	**2361**	**3.91**

~~Land Use Breakdown:~~

~~Pod #~~	~~Land Use~~	~~Acres~~	~~Units~~	~~Density~~
~~1~~	~~Active Adult~~	~~14.35~~	~~62~~	~~4.3~~
~~2~~	~~Active Adult~~	~~27.98~~	~~165~~	~~5.9~~
~~3~~	~~Active Adult~~	~~21.72~~	~~110~~	~~5.1~~
~~4~~	~~Large Lots~~	~~13.59~~	~~34~~	~~2.5~~
~~5~~	~~Medium Lots~~	~~36.42~~	~~153~~	~~4.2~~
~~6~~	~~Large Lots~~	~~15.17~~	~~29~~	~~1.9~~
~~7~~	~~Medium Lots~~	~~48.66~~	~~161~~	~~3.3~~
~~8~~	~~Patio Homes~~	~~6.16~~	~~38~~	~~6.2~~
~~9~~	~~Townhomes~~	~~9.45~~	~~90~~	~~9.5~~
~~10~~	~~Clubhouse~~	~~7.16~~	~~0~~	~~0.0~~
~~11~~	~~Townhomes~~	~~9.15~~	~~110~~	~~12.0~~
~~12~~	~~Patio Homes~~	~~5.61~~	~~29~~	~~5.2~~
~~13~~	~~Medium Lots~~	~~21.85~~	~~111~~	~~5.1~~
~~14~~	~~Condos~~	~~5.78~~	~~122~~	~~21.1~~
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~~16~~	~~Patio Homes~~	~~4.12~~	~~29~~	~~7.0~~
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~~19~~	~~Townhomes~~	~~7.4~~	~~86~~	~~11.6~~
~~20~~	~~Townhomes~~	~~19.55~~	~~224~~	~~11.5~~
~~21~~	~~Patio Homes~~	~~7.8~~	~~54~~	~~6.9~~
~~22~~	~~Townhomes~~	~~17.89~~	~~187~~	~~10.5~~
~~23~~	~~Patio Homes~~	~~8.16~~	~~49~~	~~6.0~~
~~24~~	~~Townhomes~~	~~17.19~~	~~194~~	~~11.3~~
~~25~~	~~RV Storage~~	~~4.26~~	~~0~~	~~0.0~~
~~-~~	~~Open Space and Hillside~~	~~234.07~~	~~0~~	~~0.0~~
~~Totals~~		~~605.61~~	~~2361~~	~~3.9~~

Land Use Densities:

Total All Land 605.61 Acres

Total all Residential Units 2,361

Gross Project Density (2,361/605.61) = 3.9 DU/Acre

Project Amenities:

The map included in this section shows the project amenity plan and the conceptual location of the various amenities. ~~The location, quantity, substitution and addition of amenities are contingent on approval of the City Council at the submission of each Preliminary Plat.~~ These amenities ~~are broken down into the following types and may~~and will include the following facilities:

- Clubhouse (1)
- Pool House (2)
- Swimming Pool (4)
- Splash Pad
- Restrooms (3)
- Pickleball Courts (16)
- Interactive Play (2)
- Large Pavilion (2)
- Small Pavilion (10)
- Large Playground
- Small Playground (2)

- Terra Park (3)
- Dog Park (2)
- Lookout Points (2)
- Golf Driving Nets
- Putting Course
- Movie Lawn (2)
- Cornhole (8)
- Community Trail (10' Asphalt) 6+ miles
- Hiking Trails / Mountain Biking Trails (4' natural) 4+ miles
- RV Storage (Residents Only)
- Half-Court Basketball (2)

1. One main Community Center~~, which may~~ will include, two Pools, 12 Pickle-ball Courts, a Clubhouse with Meeting/Classrooms, Administrative offices, Reading Room, ~~Spa, Fitness Center~~ and Promenade. This area will~~may~~ also include Cabanas, Splash Pad~~Sand Volleyball~~, Putting Course with 18 holes, Shade Sails, Jacuzzi~~, waterfalls, Terraces~~, Golf Driving Nets, ~~-~~Basketball Court, Cornhole, Movie Lawn, Terra Park, Large Playground, Pavilions, and Restrooms~~and other amenities listed below~~.

2. Up to 10, n~~N~~eighborhood a~~A~~menity areas~~Centers~~ which will vary according to demand and may include pools, spas, Playgrounds, Pavilions, Pickleball Courts, ~~Pizza Ovens,~~ Grills, Hammocks, ~~Lazy River, Horseshoe Pits, Bocce Courts, Gazebos,~~ Practice Greens, ~~Sky Decks~~ and other related amenities.

3. Trailheads and Trailhead parks may include Shade Trees, Rock Maze, ~~Splash Pads,~~ Themed Playgrounds, Shade Sails, Trail Overlooks and other amenities listed herein.

4. Over 6 miles of paved walking and bike trails which access all Residential Neighborhoods. These trails will have a paved or concrete surface and will meet AASHTO and other standards. ~~In Conjunction with this project a 10' wide regional bike trail will be constructed along Washington Dam Road from the entrance to Long Valley westerly to Country Way.~~ This trail will connect the Long Valley Trail System with the overall Washington County Trail System.

5. Over 3 miles of secondary trails that will accommodate mountain biking, hiking and walking. These trails are accessible for all Residential Areas. These trails will include all weather surfaces that can be used in all weather conditions and be effectively maintained.

6. The Central Park providing trail access to the residential neighborhoods, Main Community Center and the n~~N~~eighborhood a~~A~~menities~~y Centers~~. This Park will be center focus

of the entire community and may include all the items listed above as well as ~~an 18-hole Disc Golf Course,~~ Trail Overlooks, Active Recreational Areas which may included grassed ball fields which can accommodated organized sports. Areas for parking and other access will be provided. The Central Park will include a minimum of 4 acres that will meet the requirements and standards of a public park.

7. Overall Project Open Space is equal to 62.81% of Total Project.

Phasing of Amenities:

The Initial Phase of the development will include the construction of the Community Center along with, the majority of, the amenities listed for this facility. Some of these amenities will be expanded when additional demand dictates. The Community Center will be completed with Phase 1 of the Residential Units.

The n~~N~~eighborhood a~~A~~menities~~y Centers~~ will be constructed ~~at the same time and~~ in conjunction with each phase of the residential units in which they are located. ~~In no case will amenities be bypassed to be constructed, at a later date.~~

The Central Park will be constructed in phases which correspond with the residential units which are directly adjacent to the Central Park. To facilitate connectivity and the overall flow of the community trail system, portions of the Central Park may be constructed ahead of adjacent residential developments.

Church Sites:

Long Valley Trails may~~will~~ require ~~1~~ one or more church sites. These sites will be located, in the Residential Neighborhoods and will replace a combination of Lots and/or open space areas. Experience has taught us not to designate specific sites because they rarely meet the specific needs of the Religious groups desiring a site. The Developer is committed to providing the required Church sites to meet the needs of Long Valley Trails.

RV Storage Area:

The Project Plan include~~s~~ an area for RV Storage. This area is reserved for the sole use of the residents of Long Valley Trails. No commercial renting of these spaces for units that are not owned by a Long Valley Trails resident will ~~not~~ be allowed.

Nightly Rentals:

It is not the intention of Long Valley Trails~~,~~ to allow nightly rentals throughout the community. The PCD Plan is requesting only the Townhome units in **Development Pods 222** be approved for nightly rentals. ~~These units will serve as a place for those potential residents visiting the community to stay while they explore the community. They can also serve as additional housing for residents who have large families who need additional room for their visiting family.~~ The units will be individually owned and will prohibit any institutional buyers and will be managed by an entities~~y~~ chosen by the Master HOA. Individual renting or management of the units will not be allowed. Not to exceed 187 units.

Workforce Housing:

It is the goal of Long Valley Trails to provide attractive, innovative and energy efficient homes that will provide the homeowner with a true value. This concept applies to each and every unit being proposed in Long Valley Trails. However, the units in **Development Pod 20~~11~~** will have a specific focus on units that can be purchased by the essential workers in the greater Washington County Workforce. These workers include but are not limited to Public Safety workers, Teachers, Emergency Service personnel, Health Care workers and other public employees (collectively, "Public Employees"). The seller of Long Valley Trails will offer up to $10,000 in closing costs incentives to Public Employees to be applied towards the payment of the following fees/costs to the extent applicable in the following order: Temporary Buydowns (if applicable), Origination Charge, Origination Fee, Processing Fee, Upfront Unfinanced Mortgage Insurance (if applicable) and Discount Points (if applicable), as allowed by the Public Employee's lender. Any unused incentive will be forfeited and may not be applied toward the purchase price of the home or otherwise disbursed to the Public Employee. ~~utilize Federal, State, Local and Private Sector funding programs to assist these workers and will~~ The builders will include a refrigerator, washer, dryer and blinds to qualified buyers within the Workforce pods. The goal is to develop high quality residential units ~~-~~that truly provide these workers with homes of value.

Building Elevations:

Architectural Elevations of each unit and building type will vary and will change with market demand. Long Valley Trails will maintain a consistent architectural style and theme for each neighborhood within the development and will maintain a community feel within the entire development. In order to protect all homeowners within each development pod, no significant or major changes in Architectural styles will be allowed within each specific development pod.

The Long Valley Architectural Control Committee will make those determinations. The builder has included several sample building elevations for illustration purposes.~~,~~ ~~however~~However, actual building elevations and materials will vary over the life of the project.

~~Condominiums/~~Apartments:

Currently the project master plan shows ~~two separate area~~an areas labeled as ~~Condominiums~~Apartments. ~~While that is the intent of the master plan, the master developer and builder reserve the option to have these areas as apartments~~. ~~The exterior of the units would not change significantly and~~ Dd~~d~~etailed plans will~~ould~~ be submitted for approval prior to the actual platting and or construction of these units. The final determination will be based on economic and market demand and will be subject to Washington City review and approval. Thi~~se~~ses areas will include self-contained amenities which may include pools, playgrounds and landscape open areas that will be for the exclusive use of the residents of these units.

Homeowners Associations:

Long Valley Trails will be governed by ~~both~~ a ~~master~~ Homeowners Association (HOA) ~~and by individual community HOA's~~with neighborhood ~~associations~~designations (groupings) within the HOA. The ~~master~~ HOA will control all common amenities, landscaping and all elements that benefit the overall Long Valley Development. The neighborhood ~~Individual HOA's~~designations may ~~will control~~ be assessed varying~~additional~~ fees~~items~~ that are specific ~~and unique~~ to each designation ~~individual~~their ~~community~~ within Long Valley Trails.

PCD Plan and Development Agreement:

The PCD Development Plan as approved by the Washington City Council is subject to the approval and terms and conditions as set forth in the Project Development Agreement and all related documents and exhibits.

1. OVERVIEW OF LONG VALLEY TRAILS

1.1 INTRODUCTION

Long Valley Trails is a master-planned community located on the west side of Washington City, directly adjacent to the Washington Fields area. Long Valley Trails consists of a variety of planned single family and multi-family residential subdivisions, open-space, parkland, trail systems, Community Center, and churches. The 605 acre master planned community has been planned to be a sustainable and affordable community.

Long Valley Trails lies within a strikingly beautiful landscape and the land planning process, sensitive site planning, and careful building and development methods assure this beauty will remain. Setting aside sensitive lands and building in appropriate areas will assure the lasting value of this desert landscape. Preservation of these natural assets is very important to the Long Valley Trails environmentally planned community. Development in Long Valley Trails should be reflective of, and enhanced by, the colors, textures, lines, and forms of the surrounding natural terrain.

Utilizing the setting of the Mojave (southwest desert) environment with correlated parks, open space, and trail systems, Long Valley Trails beckons a lifestyle utilizing the outdoors and openness. Representative architecture for the project shall include traditional and contemporary southwestern and Mediterranean styled homes, Townhomes and Condominiums. Stucco, brick, blocks, stone, tile and other complementary materials with compatible colors that complement each other and the desert oasis theme are to be utilized. Elements of this architectural theme are encouraged throughout the community in the design of signage and street furniture.

Long Valley Trails is a water-efficient community. Due to the arid desert environment, responsible management of our water resources is most appropriate. Water conservation is a priority and is a course of consideration that is intertwined in the Development Plan of Long Valley Trails.

These Design Guidelines were created to ensure that the high standards, which are the product of this extensive planning effort, are consistently applied to help residents and builders understand the concepts and intent behind Long Valley Trails. These Guidelines are binding upon each owner of real property ("Owner") and any other individual or entity ("Builder") who is developing a single family residential of multi-family residential.

Except as otherwise indicated, where the word "Owner" is used herein, it is intended to be interchangeable with the word "Builder" during any construction process and prior to occupancy by a resident, tenant or other Owner on the subject lot or parcel. When the word "Builder" alone is used herein, it shall mean obligations required only of the Builder.

1.2 DEVELOPMENT REQUIREMENTS

There may be several Builders designing and constructing individual developments within Long Valley Trails over the years and even during the same time period. It is important to assure that there is continuity in the community as it develops and, therefore, certain standards and requirements must be set to guide current and future construction. These standards and requirements have been defined by the Master Developer of Long Valley Trails, which is Brennan Family Holdings, LLC (the "Master Developer"), or other agent, to whom, at any time, Brennan may assign Master Developer responsibilities, via the Declaration of Covenants, Conditions and Restrictions for Long Valley Trails (the

"Master CC&Rs") and these Design Guidelines. Where there is a discrepancy between the Master CC&Rs and these Design Guidelines, the more restrictive requirements shall apply. Material amendments to these Design Guidelines that constitute changes such as a change of use, change in density, or change in site design standards such as setbacks and street right-of-way widths, require the approval of Washington City through the City's designated land use authority. For purposes of the Long Valley Community Development Project Plan, Washington City's land use authority shall be the Director of Community Development/Planning. The Director may at his or her discretion take substantial changes before the City Planning Commission and/or City Council for their recommendations and approvals.

A. Washington City Development Requirements:

(1) Conditions: The approved Planned Community Development ("P.C.D.") zoning stipulations for Long Valley Trails (Ordinance dated _____) include the following requirements:

1. Compliance with the PCD Zoning District criteria and with all State, County and City Codes and Ordinances in place at the time of adoption of this P.C.D. plan;

2. Compliance with a Development Agreement to be entered into between Brennan Family Holdings and Washington City;

3. Compliance with the development concepts contained in the Planned Community Development Master Plan, and made part of the zoning request;

4. Approval of the Public Utility Master Plan, or any amendments thereto, by the Washington City;

5. Approval of the Master Drainage Report, or any amendments thereto;

6. The dedication of all necessary rights-of-way, easements, open space and parks, retention areas and drainageways as required by the City;

7. Approval of the Traffic Analysis Report, or any amendments thereto;

8. Approval of other Master reports and amendments thereto which may be submitted from time to time and which pertain to the rezoned property;

9. Project Concept Plan includes sites for but not limited to temporary construction staging sites, recreational vehicle storage. Undisturbed open spaces, natural open spaces and trails, community center and project sales sites and signage;

10. Project Concept Plan also includes sites for medium to high-density residential uses including single family detached home sites, townhouses, condominiums and apartments;

(2) Ordinances/Code: The City's zoning ordinance and applicable Code set forth some additional standards and specifications for development. In the event there is an inconsistency between these Design Guidelines and/or any City ordinance or the Code, the PCD documents that were approved and adopted will control unless related to public health and safety, then the City Code shall control.

B. Master Developer Requirements:

The Master Developer shall record with the Phase 1 final plat the Master CC&Rs as Instrument No. _____of the records of the Washington County, Utah Recorder. The Master CC&Rs authorize a Residential Design Review Committee (the "DRC"). It is intended that the DRC will consider and act upon all proposals or plans submitted pursuant to these Design Guidelines. The DRC is also authorized to interpret and amend these Design Guidelines in a manner consistent with section 1.2. The "Master Developer" shall serve as the "DRC" until such time that the Master Developer has sold all parcels, lots or other interest in Long Valley Trails.

In addition, the Master CC&R's set limits on the use of the property within the Long Valley Trails, common areas and provide mechanisms for long-term maintenance of all common areas. The Master CC&R's and these Design Guidelines are binding upon all Owners of property in the community and should be consulted prior to any intended construction, reconstruction or modifications to any improvements in Long Valley Trails. Some parcels or lots within Long Valley Trails may also have ancillary CC&R's which are subsequent to the Master CC&R's.

These Design Guidelines are intended to include the standards that the DRC will consider when reviewing all proposals or plans submitted. Since it is not the Master Developer's intent to inhibit architectural creativity, exact architectural requirements are not contained herein. These Design Guidelines, therefore, contain specific requirements whenever possible and conceptual information and standards in other instances. The DRC shall have the authority to interpret these Design Guidelines on behalf of the Association. In the event there is an inconsistency in the interpretation between an Owner and the DRC, the interpretation of the Master Developer will control.

2. DESIGN REVIEW PROCESS

2.1 INTRODUCTION

The design review process to be conducted by the DRC shall not preclude on-going contact between Owners, Builders and the governing DRC. Owners, Builders and their respective representatives are encouraged to meet with the DRC to discuss all aspects of these Design Guidelines before beginning preparation of any formal documents for submittal.

The review process shall occur in two stages: preliminary and final design review. Documents are to be submitted in triplicate or as otherwise directed for both stages. Final approval shall occur provided the final development plans are prepared consistent with the previous approved design plans (and provided the DRC has not requested revisions based on changes resulting from transforming preliminary plans into final plans).

Nothing in these guidelines, in any way, alters the applicant's obligation to comply with all municipal, state and other authorities having jurisdiction over the work.

The project will be broken down into a series of development parcels that will be made available to the building community. These parcels will have an established use entitlement under the PCD plan, (i.e. single family, multi-family, high density, common areas etc.) and will either be bounded by other development parcels, roads or open space. This overall plan will be in the nature of a "preliminary plat", prepared by phase or combination of phases, as the project develops. It is expected there will be several phases in each portion of Long Valley Trails.

As parcels are developed, the open space will be defined and then transferred, in discrete parcels, into the Master Homeowners Association. When development occurs these open spaces will be dedicated with the subdivision plats or by separated open space plats and shall be dedicated and conveyed to the Master HOA.

At the time the Master Developer wants to proceed with a project (identified on the Long Valley Project Plan), they will start the project review with city staff. Subsequent to staff review, the planning commission and city council will review and approve the Preliminary and Final plats as outlined in the Washington City Subdivision Ordinance. In addition, at each step in the process, the developer will incorporate appropriate changes or comments that are consistent with the approved PCD plan.

This process enables the city to be involved in the details of each development, at the same time providing a certain level of assurance to the Master Developer that the ground rules for the project are established in the PCD document.

2.2 DESIGN REVIEW COMMITTEE MEMBERSHIP

As provided in the Master CC&Rs the DRC shall consist of three regular members and at least one alternate member, and they will hold such positions for one year, or until the appointment of a successor (unless a member has earlier resigned or has been replaced). Until project completion, the Master Developer will select and appoint the members of the DRC committee.

2.3 MEETINGS OF THE DESIGN REVIEW COMMITTEE

The DRC will meet periodically as necessary to perform its duties pursuant to the Master CC&Rs. The written consent of a quorum of regular members shall constitute an act by the DRC.

A reasonable fee may be charged for the DRC review process to compensate for consultants' time and expenses. Said fee is established by the Board of Directors of the Association and is subject to change.

2.4 PRELIMINARY DESIGN SUBMITTAL AND REVIEW

The following documents are required to be submitted to the DRC for preliminary design approval by each Builder, including Builders of custom lots. The DRC will review the documents and inform the Builder as soon as reasonably possible, but in any event within thirty (30) days from the date of submittal, whether the preliminary design is approved. If the preliminary design is not approved, the DRC will outline the reasons for denial. The following items are minimum requirements for submission to the DRC:

A. Subdivision Preliminary Plat indicating all lots of unit boundaries and including, streets, ingress and egress to open space trails and public areas, utilities, all drainage ways, all areas to be conveyed to and maintained by the Association or a subsidiary association, all parking (covered and uncovered). Additional exhibits may be required including but not limited to features and other design elements such as walks, mailboxes, bicycle racks, linear park boundaries, patterned pavement and signage.

B. Preliminary grading and drainage plan including approximate finished lot pad elevations.

C. Phasing plan showing location of sales office, model complex and construction office.

D. Conceptual Building Elevations of proposed homes and/or units. (Only required if they are substantially different than previously approved Plans)

E. Exterior materials and color selections. (Only required if they are substantially different than previously approved materials and colors)

F. Landscape concept plan or statement indicating a typical lot landscape plan and a conceptual streetscape plan. Plan need not be a complete landscape design. (Not required from the Master Developer)

G. Plan or written statement for all street furniture, mailboxes (including customized delivery installations of centralized mailboxes and parcel boxes for all lots and parcels except custom lots), and entrance features with walls, signage, landscaping and lighting. All of the foregoing features shall complement the architecture of the subdivision or parcel development. (Not required by Master Developer)

H. Preliminary concept package or statement for all signage (permanent and/or temporary) (including proposed location thereof and any flags, if applicable.

I. If an Ancillary Association is formed pursuant to the Master CC&Rs, a draft of Builder's set of design guidelines showing regulations to govern exterior structural appearance, signage, landscape restrictions, lighting, etc. (Only required if the standards are substantially different than previously approved standards)

J. Plan or Statement showing plans for open spaces, trails and other common areas.

2.5 FINAL DESIGN SUBMITTAL AND REVIEW

The final design review is intended as a confirmation that the approved preliminary design has been carried forward into the construction documents with a reservation by the DRC to bring up any new matters in the Builder's plans. The DRC will review the documents and inform the Builder no later than thirty (30) days from the date of submittal whether the final design was approved. If the final design is

not approved, the DRC will outline the reasons for denial. The following documents are to be submitted to the governing DRC for final design approval (to the extent any of the following documents are duplicative of those submitted during preliminary review, then only those documents with changes and any non-duplicative documents are to be submitted):

A. A Statement defining any and all changes from the Preliminary Design submission.

B. Final subdivision plat showing lots, streets, common areas and related information typical of a final plat as defined by Washington City Subdivision standards.

C. Construction Plans showing all streets, utilities and other improvements as required by Washington City Public Works.

D. Final grading and drainage plan and reports as required by Washington City Public Works.

E. Building Elevations if different than previously approved plans.

F. Landscape plans or statement for all lots, streetscapes, common areas and open spaces. Detailed plans are only required if they are substantially different than the standards contained herein.

G. If an Ancillary Association is formed pursuant to the Master CC&Rs, a copy of Builder's final design guidelines.

2.6 COMPLIANCE AND VARIANCES

The approved final design is binding. Once approved, the Builder must either build the project as per the submitted working drawings, or submit requested revisions. Such revisions, if approved, will be granted a variance by the DRC no later than ten (10) days after submission. No such changes may be undertaken until a variance has been granted. Variances. The DRC may, at its option and in extenuating circumstances, grant variances from the restrictions set forth in these Design Standards if the Board determines, in its sole discretion, (a) either (i) that a restriction would create an unreasonable hardship or burden on an Owner or Resident or (ii) that a change of circumstances since the recordation of this Residential Declaration has rendered such restriction obsolete; and (b) that the activity permitted under the variance will not have any substantial adverse effect on any other Owner or Resident and is consistent with the high quality of life intended for the Owners and Residents. The burden of proof shall be on the Owner or Resident seeking the variance. Notwithstanding the foregoing, with respect to any matter that specifically requires the consent of Declarant, no variance shall be effective unless Declarant shall have also approved the variance, in Declarant's sole discretion. In addition, if a variance from the design standards is requested that would result in a material change in site design standards approved by the city, such as a change in setbacks, land use, street widths etc., these changes will be presented to the city for approval and will constitute an amendment to the PCD. Other minor variances to the design standards may be made by the design review committee. A Variance as outlined herein is not to be considered a City approved Variance and does not require the same conditions of approval as a City granted Variance.

BRENNAN FAMILY HOLDINGS and its related entities, the Association, and the Residential DRC's of the Association assume no liability to any Owner or Builder in Long Valley Trails, or any other party, for any damage or loss suffered on account of the approval or disapproval (including any delays in connection

therewith) of any plans, drawings or specifications submitted to DRC or the construction or performance of any work contemplated thereunder.

2.7 CHANGES OR ALTERATIONS

Any change or alteration requested by an Owner or Builder to a structure or design of any part of a lot or parcel shall be submitted in writing to the DRC with the appropriate fee and copies of all plans and specifications detailed in Section 2.4 as to the item or items requesting to be changed or altered. If the change or alteration is preliminarily approved, the Owner or Builder shall also be required to comply with Section 2.5 of these Guidelines.

3. PROJECT-WIDE DESIGN & PLANNING STANDARDS

The Master Developer's goal is to create a community that will complement the environment. This requires locating the proper land use on the appropriate landscape and creating design standards that allow development to blend with the environment, without destroying the amenities or unduly curtailing the Builder's architectural creativity. Controlling building height, materials and colors will be necessary. The traditional and contemporary project theme will provide the basic architectural character of the community. The following standards and concepts, when used in conjunction with the architectural theme will guide Builders in creating designs that are consistent with the project identity established by the Master Developer.

3.1 LAND USE

Long Valley Trails will be a place to live, socialize and recreate for a diverse array of individual and family types~~, including a portion that will be an age designated community~~. The project includes 3 major communities:

1. ~~Long Valley Trails~~**Apartments:** ~~is~~ Building apartments in Long Valley gives the resident a more affordable option to living in this beautiful area. Living in apartments can give residence a feel for what Long Valley is like before they make a more long-term commitment to the area though a home purchase. ~~an age designated Community and includes elements that will allow its predominantly retired residents to enjoy an active lifestyle that includes recreation, arts and crafts, educational opportunities, social interactions and physical activity. Amenities will include a large community center, pools, tennis, racketball, trails, classrooms and other spaces for social interaction.~~

2. **Detached Single Family Homes:**~~**Long Valley Ridge**~~ **These** ~~is a~~ residential communities~~y~~ are open to all ages. It will consist of a variety of single family home sizes~~and multi-family units~~. These communities~~y~~ will focus on an active outdoor recreation lifestyle and will include ~~City~~ parks, trails and natural open spaces. These amenities will allow the residents of Long Valley ~~Ridge~~ to enjoy a high quality life at an attainable price point.

3. Townhomes~~Long Valley Villas~~ ~~is a~~: These multi-family residential communities~~y~~ are designed and priced to meet the needs of the local area workforce as well as those of all ages looking for an affordable, quality place to own. These townhomes will provide the Washington County Market with real solutions to the ever-increasing problem of affordable housing.

A. Residential: A full range of residential uses is planned for Long Valley Trails that will provide housing for multiple income groups and differing lifestyles. High density, medium density and multi-family residential uses are planned, all with a variety of dwelling unit types and sizes.

Medium density residential will occupy most of Long Valley Trails. A variety of lot sizes and unit types are planned. Lot sizes are shown on the zoning comparison chart (section 2). Unit types will include single family detached and single family attached dwelling units. The maximum total units/lots are shown on the zoning comparison chart (section 2).

High density residential parcels are located along the Southern Corridor where noise impacts from the roadway can be mitigated. ~~Condominiums~~Apartments, townhouses, ~~single family attached~~ and single family detached units will be included. The ~~Condominium~~ Apartment units will be multiple story and will include amenity areas dedicated to these units~~, while still having access to the project wide amenities~~.

B. Civic Land: Areas are being planned for potential civic and semi-public uses such as churches, a school and community recreation. The civic lands specific locations have not been determined and will be incorporated as the project in developed. The Master Developer shall insure that these Civic Areas are adequate to meet the needs of the residents. All residential areas will have direct access to the community wide trail system. Common facilities such as trailheads and parking areas are encouraged.

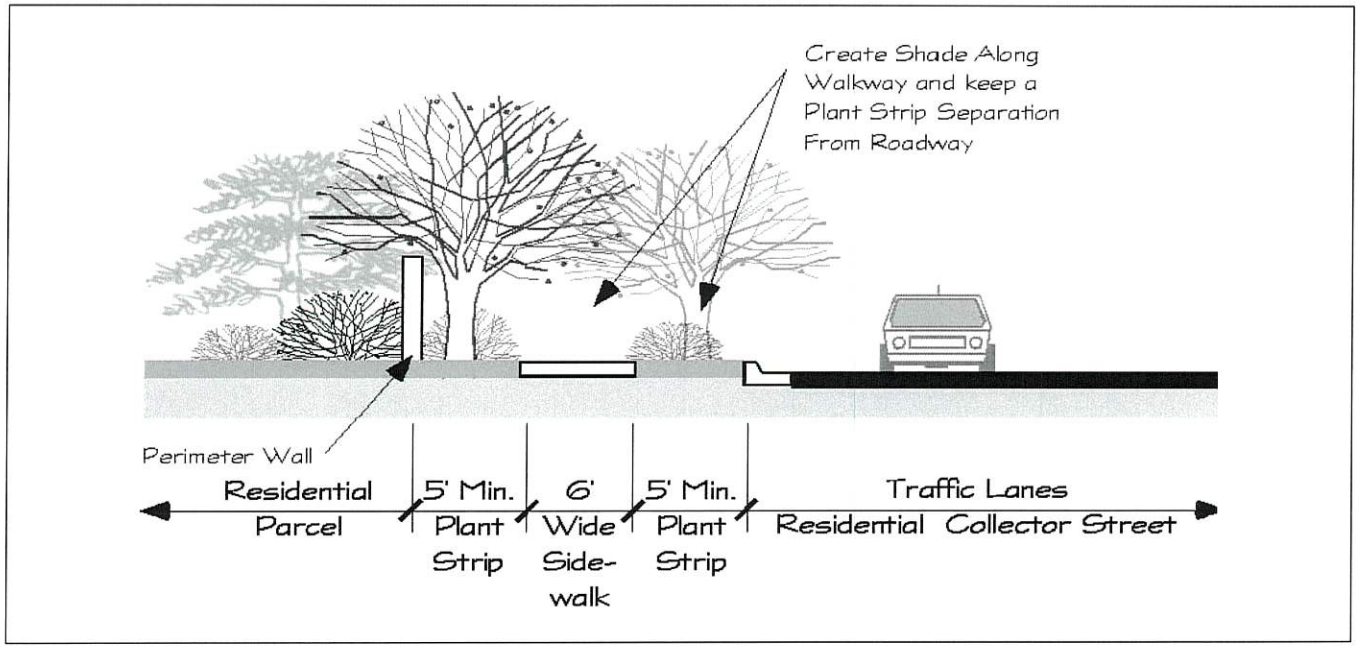
C. Open Space: Sensitive landscapes and special places have been set aside as open space. Much of this land is drainage ways and steep slopes and not appropriate for development. However, these natural areas provide ideal opportunities to supplement the recreational needs of the development. Trails and pocket parks will be provided in certain areas in addition to formal parks. Developers and builders of parcels adjoining open space must be certain that grading of their parcels will not go beyond their property lines and that grading equipment will not cross property lines. All open space areas shall be fenced during construction of adjacent development parcels. Fencing shall be shown and shall comply with the SWPPP plans and standards.

The trail and walkway system is an important component to Long Valley Trails and offers biking and walking transportation and recreation options for residents. Parcel builders are responsible for providing easy and convenient trail and walkway connections from their parcels to the trails and walkways that are close to their parcels.

All open spaces and Landscape areas shall be maintained by the Home-owners Associations unless otherwise agreed to by and dedicated to Washington City.

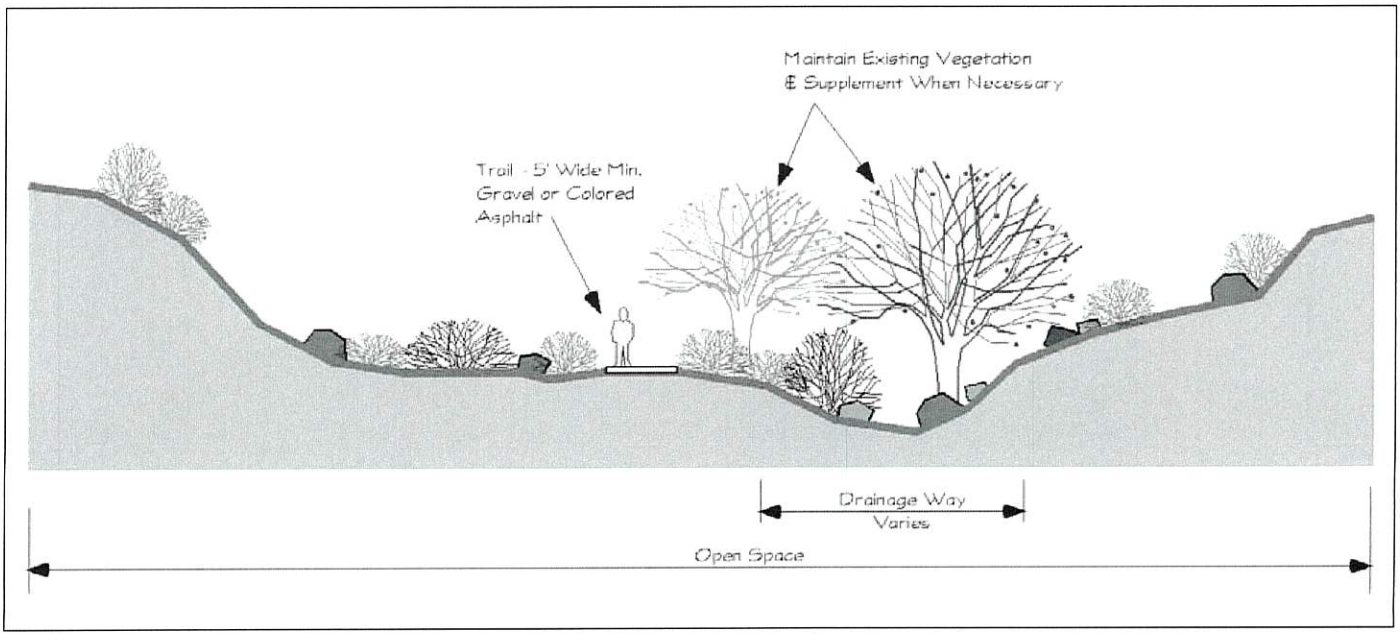
The following cross-section concepts show the Collector Road and Open Space trail and walkway systems:

Collector Road Walks and Trails



Note: 6' wide sidewalk will be replaced with 10' wide paved bike path in some areas

Open Space Walks and Trails



Note: 5' wide Trail will be replaced with 8' to 10' gravel bike and pedestrian trails in some areas.

D. Transportation:

The transportation system includes roadways, bikeways, trails and walkways. It is good planning practice to develop a hierarchical roadway system and assign the appropriate roadway level to the appropriate land use. It is also important to assign criteria to each roadway category for intersection locations, curb cuts and sidewalk requirements, etc. See Street Cross-Sections contained in the Transportation Master Plan for right-of-way, pavement, and traffic lane dimensions.

The following are the roadway categories and their criteria:

Road Type	Road width	Road Use	Road Ownership	On Street Parking	Lot Access
~~Arterial~~	~~110'~~	~~Entry and Exit Roadways~~	~~Public~~	~~Not Permitted~~	~~No~~
Collector	80'	Project Traffic between communities	Public	Not Permitted	No
Residential Collector	59'	Entry Roads/Access to Primary Local Roads	Public	Not Permitted	No
Residential Local	55'	Lot access within communities	Public	Permitted	Yes
Minor Local	34'	Lot access within communities	Public	One side~~Not~~ Permitted	Yes
Alley	20'	Multi-Family garage access	Private	Not Permitted	Garage only

The Collector and Primary Local roads will have trails and/or sidewalks within the road right of way and will also include landscape medians. The landscape medians in the collector roads will be maintained by the Master Community Association and the landscape medians in the Primary local roads will be maintained by the adjoining lots. All landscape areas not directly adjacent to lots will be maintained by the Master Community Association or the ancillary HOA associated with the neighborhood.

All roadways will be designed and built as per the Washington City Street and Road Design Standards. These standards include but are not limited to:

- Centerline Radius
- Sight Distances
- Maximum Grades
- Intersection Design

- Design Speeds for each classification of Road
- Design Volumes
- Pavement Design etc.

3.2 LANDSCAPE CONCEPT/THEME

The City has water conservation requirements that must be passed on to Builders and individual homeowners within Long Valley Trails. In the past, traditional residential and commercial landscapes have used approximately fifty percent of water usage on outdoor irrigation. For these reasons, landscaping is an important aspect in reducing water consumption and developing an overall water-efficient community.

"Xeriscape", or the use of native and other drought-tolerant plants irrigated with water efficient and well managed "drip irrigation" systems, is the over-riding landscape theme for Long Valley Trails. This concept will not only be beneficial for water conservation but will also help Long Valley Trails blend into the existing environment. Turf grass will be limited to areas such as recreation areas and small areas within residential yards.

The principles of "Xeriscape" are as follows:

a. Start with a good, water-efficient design.
b. Use drought-tolerant plants.
c. Limit turf grass areas.
d. Establish and practice good maintenance and water management.
e. Use of soil amendments and mulches.

A. Water-Efficient Design

The density of plants should be the greatest close to structures where they will provide shade, have a cooling effect and help provide privacy. Plant density and water requirements should then be reduced towards the boundaries of the property.

The water-efficient landscape design consists of three "zones". The idea is to use the higher water-use plants close to structures where they will help cool the structure and provide shade, and then transition to the boundaries of the property where native plants are used with little or no supplemental irrigation.

The first zone, closest to the structure, is used to create a "mini-oasis" feeling. In front-yard landscape areas, semi-arid region plants and trees can be used with inorganic ground covers to create a pleasing, low-maintenance landscape. In rear-yard landscape areas various design elements can be combined to create an inviting outdoor living area. A small lawn, together with a lush, semi-arid region garden surrounding a concrete patio, and inorganic ground covers are just a few elements consistent with this concept. Use of flowering and evergreen groundcovers in this area will also reduce heat that can be reflected back into the structure or other outdoor living areas, thereby saving on energy costs.

Planting in the second zone is not as dense as the first and includes drought-tolerant groundcovers, shrubs and trees. Mounding and contouring techniques in this area can catch rainwater to help sustain these plant materials with little supplemental irrigation from drip systems.

The third zone, at the boundary of the property, is the final step in the transition to plants that require little or no supplemental irrigation.

To create shade, residential Owners may consider the following:

- Concentrate landscaping around the living area by using trees to create shade on the house and outdoor patio areas. Shade expands the outdoor living areas. For multi-family developments, mass semi-arid region trees and shrubs around buildings and associated activity areas will create an inviting outdoor environment, consistent with the character of the community. Shrubs and groundcovers shall be massed in altering size clusters to be compatible with adjacent properties. With this type of landscape concept, Owners and residents of these developments will benefit through lower water, energy and maintenance costs.

- Drought related, semi-arid region plants grow fast and provide shade quickly. Semi-arid ground covers can spread and provide cover within one year and can also provide seasonal color. A 15-gallon tree can provide shade within four years.

B. Use of Drought-Tolerant Plants

The use of drought-tolerant plants is required by the zoning stipulations issued in relation to Long Valley Trails. The drought-tolerant trees, shrubs, ground cover, herbaceous plants, grasses and annuals listed in Section 6 represent a wide variety of adaptive plant materials that will fit individual landscape needs and create a lush environment. These plant materials are of various color, texture, form and function. Most bloom throughout various times of the year providing color in the garden. Many semi-arid region trees have a graceful, feathery appearance not found in other climates. Drought-tolerant plants are acclimated to the weather and soil conditions of the area and, therefore, have a higher transplant success rate and require less maintenance. All Builders and Owners are required to choose from plants and plant materials in Section 6 for landscaping of their lots/parcels.

Builders of cluster or multi-family developments are also required to use the principals of xeriscape to give their development an inviting living environment which compliments the natural environment.

C. Limit Turf Areas

Maintaining a large lawn in Washington City requires a substantial amount of water that is not available from rainfall. In order to meet a water budget for Long Valley Trails, it is recommended to restrict lawn areas in the front yard to fifteen percent and back yards to thirty percent with any variance to be approved by the DRC according to the variance approval guidelines set forth in these Design Standards. Limited turf areas used in conjunction with other landscaping design elements will result in the feeling of residing in a green and cool area without the need for large expanses of lawn. Reduction in turf also reduces maintenance time and expense. Grass must be kept in a well-manicured condition, healthy and green with appropriate water applications, and must be over-seeded with Rye in the winter season.

D. Practice Good Maintenance and Water Management

A well-planned irrigation system that will water plants according to their individual needs is vital to assure that plants are maintained properly while achieving the water-efficient goals of the landscape concept. Several types of water-efficient irrigation systems are available and at least one type is to be installed by all Owners within Long Valley Trails.

Drip irrigation systems provide slowly emitted water deeply below the soil surface at the root level, encouraging deeper growth requiring less frequency and leach salts from roots. Low output, well-regulated sprinkler systems feed water more slowly and allow for greater absorption and less runoff. Either system is an efficient maintenance tool; however, irrigation systems also need to be managed. Installing timers that are adjusted according to seasonal needs and installing emitters that are appropriately sized are important water management tasks. Setting timers to irrigate the landscape in the early morning hours when there is less evaporation and more absorption is also important for good water management.

Rainwater can be caught and used for landscape needs by contouring the ground so rainwater flows into mini-basins around the plants and trees. In some cases, as with established desert trees, supplemental irrigation can be greatly reduced with the use of this technique.

E. Improve the Soil

Plants grow better and use water more effectively if the soil has been improved. A three-inch layer of mulch will help keep soil areas cool, reduce evaporation, retard weed growth and add interest to the landscape. Color and texture will blend with the project site.

1) Minimize the use of colored rock or pea-gravel in front yard landscaping.
2) River rock may be used to create a "drainage wash" effect.
3) Landscape boulders used for accent must be the same color family as the rock mulch used for ground cover. Surface select boulders are also approved. Quantity and size of boulders must be approved by the DRC.

~~Prior to and upon installation, pre-emergent herbicides shall be used annually to control weed problems.~~ All properties shall be maintained to control invasive weeds. Homeowners shall maintain their front yard to curb line and side-yards, if on a corner lot, especially around mail box delivery points.

F. Landscape Plans—General

Builders and Owners are encouraged to hire local landscape professionals to assist in designing appropriate Xeriscape landscape plans. Principles of Xeriscape (plant material selection and irrigation methods) must be followed. The plant list in Section 6 should be utilized as well as the other landscaping guidelines found in this section. The following outlines responsibilities.

(1) Builders are responsible for design and installation of front yard landscapes in single family attached and single-family detached developments.

(2) In multi-family developments, the builder is responsible for landscape design and installation of the entire project property.

(3) Owners of single family attached or detached dwellings are responsible for the design and installation of side yard and back yard landscapes.

G. Right-of-Way and Drainage Landscaping

Sales agreements between the Master Developer and owners or builders will describe landscaping responsibilities in public areas and rights-of-ways adjacent to their developments if those areas are not already landscaped. If it is the owner or builder responsibility the owner/builder shall extend the Master Developer's landscape theme into the adjacent public area or rights-of-way of their developments. To promote visual continuity of the development, the following landscape treatments and suggestions should be utilized wherever possible:

(1) Landscaping shall relate to existing streetscape and public areas utilizing similar plant varieties prior to transition.

(2) Natural buffers between roadways and development should be used to preserve the beauty of the landscaped areas while screening development from view. Native trees and shrubs can be used for effective screening. Areas set aside as natural open space should not be disturbed to create room for non-native landscape treatments. Impact to open space adjacent to roads and other developed areas should be kept to a minimum so as to preserve the character of the natural open space. Developed or disturbed areas should be blended into natural areas.

(3) Retention basins and other flood-control solutions in individual developments should be landscaped with various mixes and densities of semi-arid plants.

(4) Landscaping in highly visible common areas and rights-of-way should include ornamental plants~~flowering groundcovers~~\ that provide seasonal color.

(5) Trees provide the greatest volume of vegetation and support the greatest densities of wildlife and should be heavily massed adjacent to ~~in and along~~ drainage ways.

H. Front Yard Landscape Plans-Individual Residential Lots

The builders shall submit a typical landscape plan or statement showing the typical landscaping for the front yards for the lots within the development. The builder shall have the discretion to incorporate the typical landscape plans to meet each lots individual requirements. An individual plan for each lot is not required. The Typical landscape plan or statement shall include the following:

(1) Drawing or statement showing the number and size of trees, shrubs, and groundcover, to the extent known, of plant materials to be used;

(2) List of plant materials to be used if different from the approved plant lists.

(3) All irrigation systems shall be controlled by an electronic controller installed with the landscaping package. ~~Irrigation controllers should be installed inside the garage or the house~~. Other irrigation equipment such as back flow preventors, risers, pipe, etc. should be kept underground as much as possible. ~~If exposure is necessary the exposed equipment must be painted to match the body color of the house.~~

The following items will be considered during the DRC's review of the typical landscape plans or Statement:

(1) The predominant use of turf grass in landscaping plans will not be approved by the DRC. Generally, an area of grass not exceeding fifteen percent of the front yard and thirty percent in back yards is recommended for residential lots. Common Bermuda grass (Cynodon dactylon) will not be used. This type of Bermuda grass is almost impossible to confine to a specific area. Hybrid Bermuda grasses that are sowed by stolins or sod can be used in areas where the grass can be strictly confined. Grasses in front yards shall be bordered by a ~~concrete~~ steel header or other edging method as approved by the DRC.

(2) All front yard landscaping shall be completed by the Builder prior to occupancy by a resident. The Builder is also responsible to see that backyard landscaping on lots which abut public open space is installed. Such rear yard landscaping is to be completed within 60 days after occupancy.

(3) Each front yard will have a minimum of two trees, 1"caliper~~5 gallon~~ or larger in size, or as approved by the DRC. Section 6 shows a concept landscape planting plan.

(4) ~~Plants and shrubs will be sufficient in quantity and size as to provide a well-landscaped appearance. Typically, a minimum of twenty (20) plants and shrubs are needed,~~ Front yard (1 shrub, perennial/ornamental grass per 20 sf of landscape-able area, utilize no more than 10 different plant types) Side and Rear Yard (1 tree per 1000 sf of landscape-able area, shrubs, perennials/ornamental greases at 1 per 40 sf), or as approved by the DRC.

(5) Street side yard area must be landscaped as part of the front yard landscape package.

I. Multi-Family Landscape Requirements

All open space areas within the development shall be landscaped including landscaping in parking lots, and shall include trees planted from containers; shrubs planted from containers no smaller than one gallon; and ground covers planted containers, or flats. ~~In areas where multi-family parcels are adjacent to single family developments, trees shall be planted along that common border at an average minimum of 1 per 20 lineal feet of common border for buffering.~~ All front yard landscaping is to be completed by the Builder before the issuance of a certificate of occupancy for any multi-family project. All rear and side yard landscaping is to be completed by the Builder within 30 days after a certificate of occupancy is issued for any multi-family project.

J. Other Landscaping Requirements

Inorganic landscape features, such as mulch rock ground covers and boulders, should be limited to materials indigenous to the area or to materials similar in color and appearance to these materials. Irrigation systems should be designed so over-spray and the resulting staining is minimized. Also, each Builder is responsible for landscaping around any above-the-ground appurtenance for cable television located on its lot or parcel (or in the right-of-way immediately adjacent thereto) so, as to screen the appurtenance as much as possible without limiting access by the Utility Provider.

3.3 WATER-EFFICIENT DEVELOPMENT

Developing a water-efficient community is a goal of both the Master Developer and the City. Overall water efficiency at Long Valley Trails will be the result of the combined efforts of the Master Developer, Builders and Owners.

The Master Developer is using only native and semi-arid region plants for all landscaping. Where irrigation is necessary to maintain plant materials, an automatic drip system will be installed to maximize water efficiency.

Pursuant to the Water Conservation Plan for Long Valley Trails approved by the Master Developer, all Builders are required to install water-efficient devices in their projects.

3.4 STREETSCAPE DESIGN/STREET FURNITURE

A comprehensive streetscape design will be provided for all major and local collector streets by the Master Developer. The design maintains the color, texture and character of the existing, native landscape. Rights-of-way will be vegetated using indigenous trees, shrubs and cacti to complete the landscape. Highly visible areas at median cuts and intersections with cross streets will be accented with hardy flowering ground covers and/or rock mulches. Meandering sidewalks and a bicycle trail will be included. The design of street furniture will be consistent with the southwestern design theme discussed in the Introduction. Any streetscape designs completed by Builders for their interior-project streets should blend with the overall community design established by the Master Developer. Street furnishings, light standards, and other accessories shall be of the same family and color, or of substantially similar design or color so, as to promote a unified theme.

Roadways will be landscaped in one of three concept themes: (1) Enhanced Desert; (2) Desert Garden; and (3) Desert Oasis as indicated in section 3.4A and as explained below.

Enhanced Desert – Native shrubs, trees, cacti and scattered trees all planted at a density greater than exists in a similar native desert. Ground plain will be colored gravel mulch to match the surrounding ground.

Desert Garden - Native and drought tolerant exotic shrubs, flowering shrubs, trees, and cacti all planted at a density greater than Enhanced Desert. Ground plain will be colored gravel mulch to match the surrounding ground.

Desert Oasis – Native and exotic shrubs, flowering shrubs, trees, and cacti all planted as dense as needed to create the entrance image. Ground plain can be lush ground covers or drought tolerant turf. Palm trees are allowed, but their use should be limited.

A. Streetscape Types

(1) Long Valley Parkway – Enhanced Desert Garden

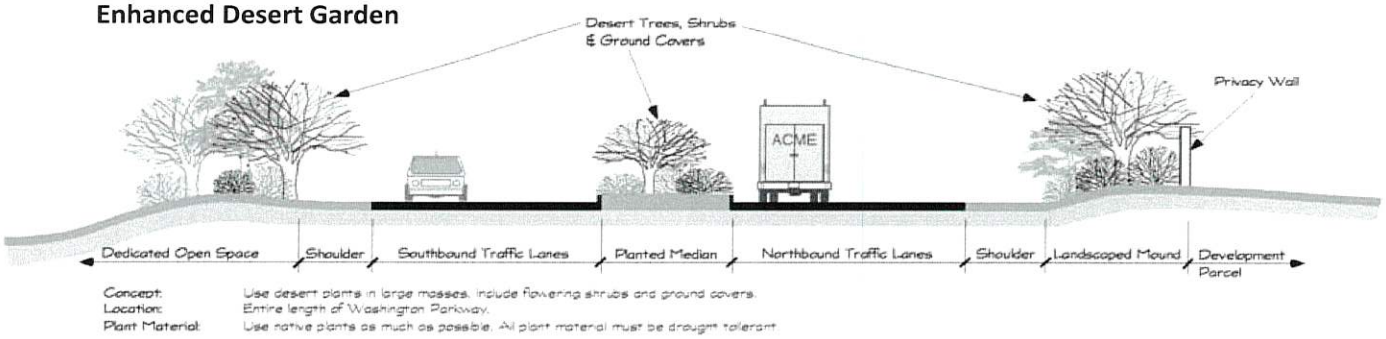
(2) Residential Collector – Enhanced Desert

(3) Residential Local Street – Enhanced

(4) Community Entries – Desert Oasis

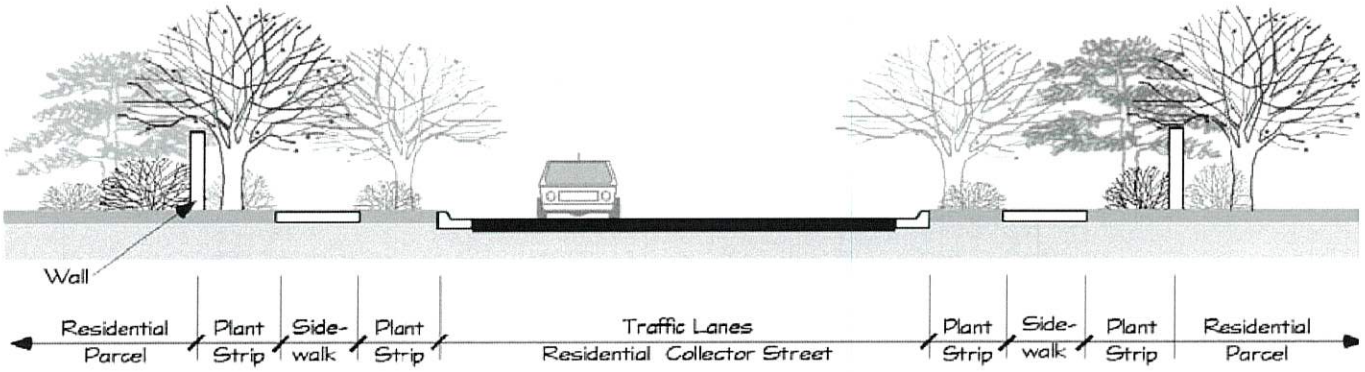
(5) Neighborhood and Project Entries – Desert Oasis

Collector Road Landscaping
Enhanced Desert Garden

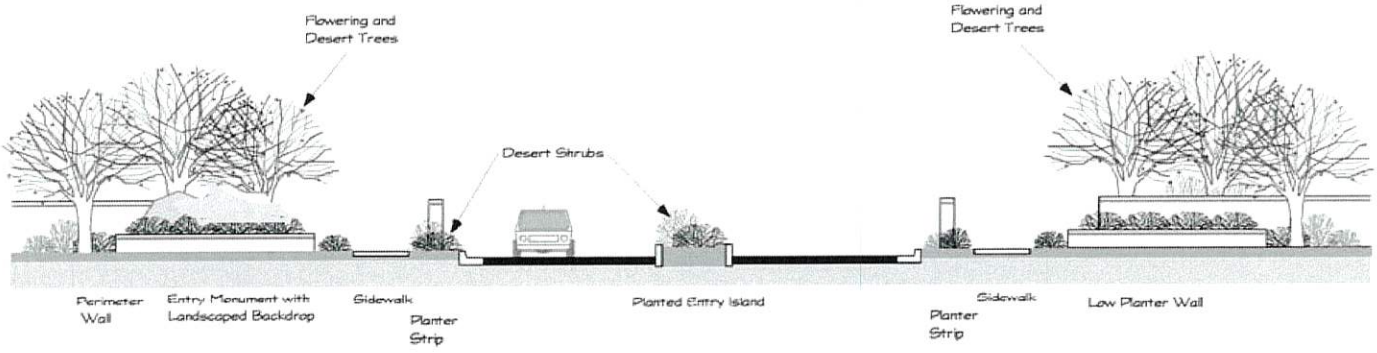


Concept: Use desert plants in large masses. Include flowering shrubs and ground covers.
Location: Entire length of Washington Parkway.
Plant Material: Use native plants as much as possible. All plant material must be drought tolerant.

Residential Collector Landscaping
Enhanced Desert

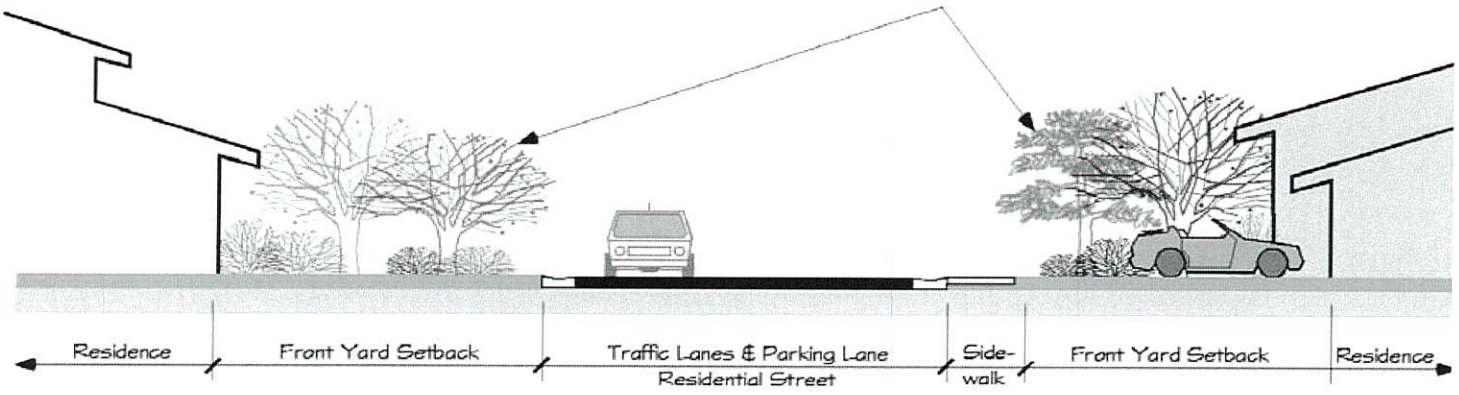


Concept: Use desert plants in small masses. Include flowering shrubs and ground covers for color accents.
Location: Along residential collector streets.
Plant Material: Use native plants as much as possible. All plant material must be drought tolerant.



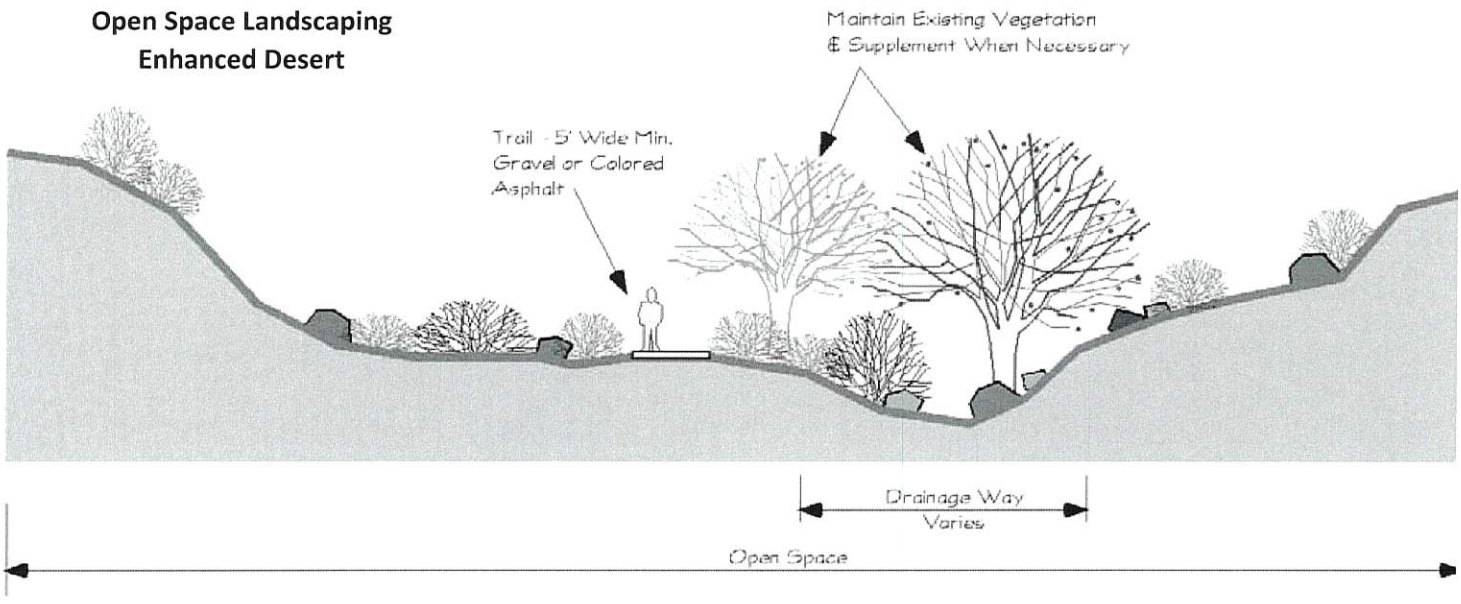
Community and Residential Entry
Landscaping Desert Oasis

Residential Road Landscaping
Enhanced



Concept: Use desert plants in small masses. Include flowering shrubs and ground covers for color accents.
Location: Front yards along residential local streets.
Plant Material: Use native plants as much as possible. All plant material must drought tolerant. Minimize turf area.

Open Space Landscaping
Enhanced Desert



3.5 WALL DESIGN

All walls shall be constructed with block decorative masonry (except for top sections of view walls described below). Each wall shall be a visual extension of the architecture of the main structure(s) and the community as a whole. The wall shall be designed so, as to create a focal point of interest with approved landscaping and other approved features. The texture and color of walls should conform to the criteria specified in the figures that follow.

A. Perimeter Walls

For purposes of definition, all walls surrounding a parcel or a Purchase Tract shall be considered a perimeter wall. All perimeter walls shall be uniform and connect and blend with previously built. The wall shall ultimately be constructed in its entirety (entirety shall mean that the walls are full height to the specified detail are complete, the wrought iron is in place, and the contractor has cleaned up the area to bring it back to a "natural looking" state. If the Builder purchased the entire residential parcel from the Master Developer, the Master Developer and Buyer must come to an agreement before close of escrow on the schedule for construction of the walls that border the parcel.

Builders and Owners are strictly prohibited from altering, dismantling or opening a perimeter wall section for any purpose without prior DRC approval (pedestrian access only!). The Restrictive Covenants will provide for a $2,500 fine for a perimeter wall violation.

All perimeter walls shall be constructed using the following options:

(1) **Standard**: A 6-foot "standard" perimeter wall shall be constructed by each residential Builder along the boundary line of its parcel (except along, common area portions and along the entry way of the parcel). Builder may erect the standard perimeter wall so that the wall does not exceed 3 feet in height around its model area so as to draw prospective purchasers or lessees to the subdivision or parcel. Thereafter, as described above, the wall shall be completed to it required 6' height.

(2) **View Wall**: A 6-foot perimeter "view" wall may be constructed by each residential Builder along the boundary line of its parcel as it abuts a common area (which includes, but is not limited to, drainage channels, retention areas, recreation areas). The perimeter view wall may include a portion of wrought iron fencing subject to the approval of the DRC. All such view perimeter walls shall be uniform and connect with contiguous perimeter view walls and as appropriately determined by the governing DRC.

(3) **View Fence** A 6-foot perimeter "view" fence may be constructed by each residential Builder along the boundary line of its parcel as it abuts internal cul-de-sac ends, walkway connections, or other appropriate locations. The purpose of the view fence is to break up the solid nature of the standard wall and allow views into the parcel from an exterior street. Long expanses of a solid, standard wall must be interrupted by a view fence or a view wall. It is important that the location of the view fences do not violate the privacy of any residences. The perimeter view fence shall be built in accordance with the criterion specified by the DRC. All such perimeter view fences shall be uniform and connect with contiguous perimeter view fences and as appropriately determined by the governing DRC

B. Party Walls

Prior to occupancy of a single family residence constructed on a lot, the Builder shall construct a party wall, i.e. a wall which separates the rear-and side-yard areas between lots (but excluding all portions of side-yards considered to be front yards) along the lot line of the lot, even if it abuts property not owned by Builder/Owner. (See the requirements shown in Figure 17).

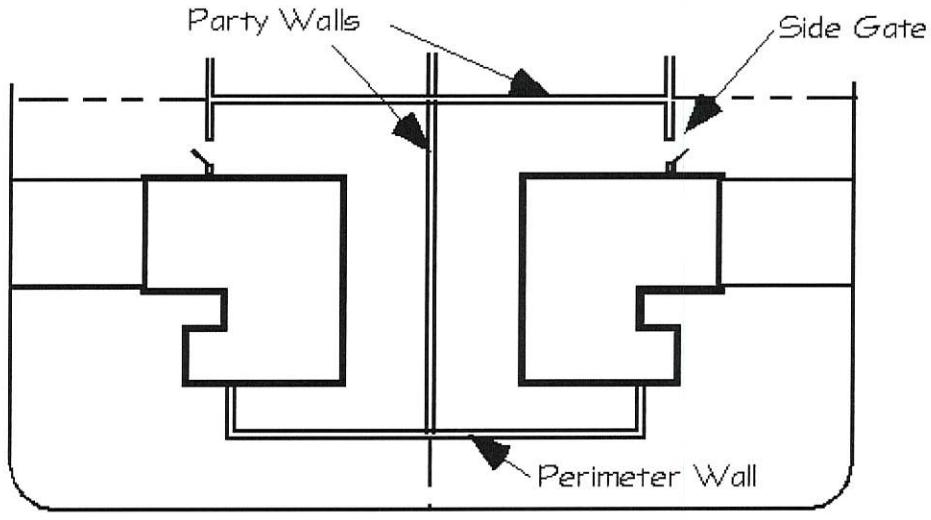
C. Retaining Walls

Prior to occupancy of a structure on a lot or parcel, the Builder shall construct any retaining walls on such portions of a lot or parcel as may be required by the Master Developer or the DRC. A "retaining" wall is a wall which retains a differential of two or more feet of earth as may be required by the Master Drainage Plan (as hereinafter described).

D. Side Gate

In the side portion of a lot or parcel ~~and prior to occupancy thereof, a Builder~~ the owner shall construct a gate in accordance with the criterion specified in Figure 17 above. Gates shall match the design of the required adjoining walls or fences.

E. Front Yard Walls Front yard walls are not allowed.



Wall Provides a Coordinated
Architectural Connection
Between the Two Houses

FIGURE 17
PARTY WALLS, PERIMETER WALLS
& SIDE GATES

3.6 CIRCULATION

The Master Developer incorporated into the land use plan a comprehensive network of roads to support the community as reflected in the Transportation Master Plan. All Builder plans for internal streets are subject to review and approval of the City and the governing DRC. Builders shall incorporate the following key goals when designing their individual neighborhood circulation systems:

A. Achieving ease of movement through the project and individual neighborhoods.

B. Planning neighborhood street systems to serve local traffic demands, while discouraging non-neighborhood traffic.

C. Planning neighborhood transportation routes that also serve and encourage local pedestrian needs and demands.

D. Enhancing transportation routes with a scenic beautification plan.

E. Encouraging safety.

3.7 PROJECT ENTRANCES

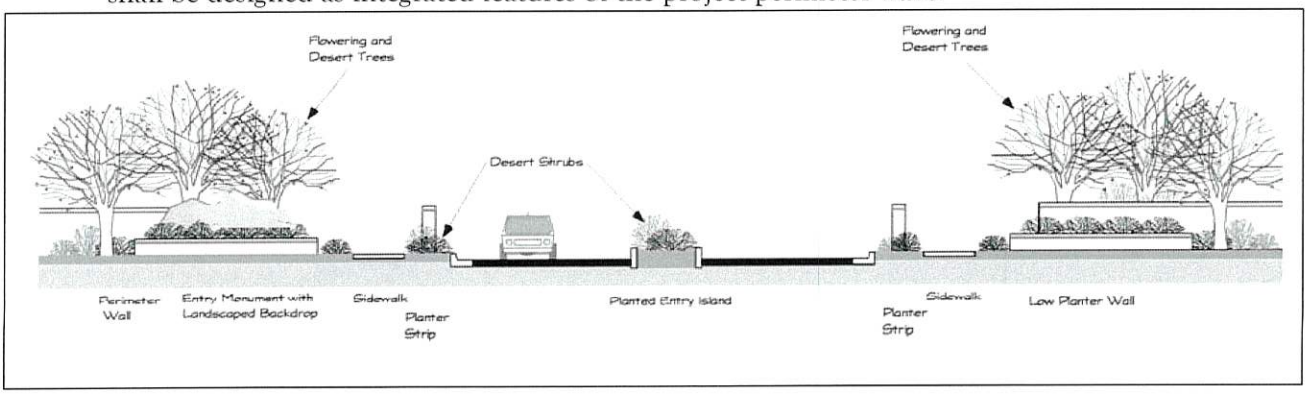
The community entrance monumentation will establish a subtle, tasteful introduction to Long Valley Trails and at the same time will define the limits of the community. Community entries will be at two locations and will be designed and approved by the Master Developer.

The design of individual project entrances are to be proposed by each Builder as part of its preliminary design submittal pursuant to Section 2.4, however, the following guidelines will apply:

A. For safe viewing at all intersections, a sight-line triangle must be maintained.

B. Individual Builder walls and custom lot walls must tie into the Master Developer walls and turn into the development and either continue or terminate at an inside corner. Builder walls and custom lot walls must match Developer's walls in their design and at the point of juncture with another wall.

C. Treatments at project entrances, such as low planter walls, sculptural shapes and low-profile lighting, shall be designed as integrated features of the project perimeter walls.



See also Section 3.11 regarding signage.

3.8 ARCHITECTURAL DESIGN THEME - RESIDENTIAL

The integration of structures with the environment is the goal of the architectural design theme for Long Valley Trails. Low-profile designs that incorporate traditional, contemporary southwestern or Mediterranean architecture with clean, rounded lines and building elements that allow the structure(s) to blend with the surroundings are encouraged. The following items will help maintain continuity through development of design plans for individual projects:

A. **Exterior Elevations and Floor Plans**: Each floor plan offered by a production builder will have a minimum of two, but preferably three, very distinctive exterior elevations. Each alternative elevation will be offered in at least three-color choices. Each exterior color combination and roof tile selection, as a package, will be pre-approved by the DRC.

B. **Variety In Exterior Elevations**: Each builder will make a concerted effort to make sure there is a utilization of all exterior elevations and exterior color and roof tile options. Putting like exterior elevations and/or color combinations next to each other should be avoided. This procedure will give a neighborhood a custom appeal and work to individualize each home.

C. **Building Height**: A building height limit of forty-two feet (42') will be maintained throughout the multi-family residential zones. A building height limit of (35') will be maintained throughout the single family detached zones. In special cases, heights greater than these may be approved by the governing DRC and in such cases, the DRC will consider how the increased height relates to the type of building, setbacks and relationship to adjacent land uses. Any height limitations approved by the DRC beyond the pre-approved height must be approved by the city and will constitute an amendment to the PCD. The height limitations also include any roof mounted HVAC equipment.

D. **Exterior Building Materials**: Acceptable exterior building materials include brick, masonry, stucco, adobe, stone veneer, or other exterior treatments approved by the DRC. The use of wood or vinyl as a predominant material is not allowed.

E. **Colors** shall be consistent with architectural style approved for each community and shall be in harmony with the overall project design. There shall be no abrupt changes in color between adjacent structures. All colors are subject to approval by the DRC. Proposals will be reviewed in terms of the development's relationships with the surrounding parcels.

F. **Roofs**: Exposed roof colors shall be integral to other building materials in the structure. Acceptable roof materials include clay tile, slate, asphalt -or concrete tile. On parcels with higher density zoning, other non-wood materials will be considered by the DRC. Roof materials shall exhibit muted earth-tone colors.

G. **Mechanical Equipment**: Miscellaneous items such as vents and flues shall be located to occur on the least prominent side of the ridgeline whenever possible and should be coated with a flat paint to match the color of the roof. Rotating, rooftop ventilators or other mechanical equipment are not permitted on rooftops in residential areas. Roof-mounted air-conditioning units will not be permitted on

structures in residential zoned parcels.

H. **Entrances to Structures**: Deeply recessed entrances provide protection from the elements and a sense of individuality for the structures. When used with wall extensions, the entry can create a courtyard effect, which is very appropriate to the region. A combination of overhanging roofs and some change in the plan configuration can create a distinctive individual entrance. For multi-family or attached units, creating a single-family sense of privacy in the design of entrances benefits both the homeowner and the neighborhood.

I. **Pools and Spas:** No above ground pools or spas of any kind will be allowed on any lot visible from a public right-of-way or public open space.

1) Pool equipment on an open space view lot must be installed a minimum of five (5') feet from the open space property line. Pool equipment must be screened from open space view.

2) Spas must be five (5') from adjoining residential property lines. Spas that include ramadas or shade structures must be made of DRC approved material that is painted to match the body color or the trim color of the home, and shall meet the required setbacks.

3) Spas and equipment will be maintained in excellent condition or they must be removed.

4) Above ground pools may not include decks high enough to infringe on the privacy of adjoining neighbors.

J. Decks: All desks are subject to the approval of the governing DRC. Decks shall be designed and constructed to avoid visual intrusion into adjoining backyards. The deck surface shall be of approved material. Decks in builder production subdivisions may not be expanded beyond the approved plans as submitted by the Builder to the DRC. Decks may be expanded after the close of escrow by Owner or Builder, to the maximum deck as shown as an option on the Builder approved plans. All Decks and covered patios shall be outside of the required building setbacks,

K. **Patios**: All solid non-deck patio covers shall be finished to match the roof surface. All patio pillars are to be finished to match the adjacent building. Open type, "shade structures" such as an overhead trellis, are allowed, but design, materials and colors must relate to the adjacent building. Patios may not encroach into required setbacks.

L. **Postal Boxes and Lockers**: All Builders shall provide for centralized postal (mail) boxes and lockers as required by the number of residential shown on the plat or site plan. ~~The Builder shall, however, at its own expense, build the structure to surround the mail equipment. The structure is to have a smooth finish and be painted to match the walls within Long Valley Trails and shall be placed behind the sidewalk. The Builder may apply an anodized or other finish to the mail equipment if approved by the governing DRC and the local Post Master.~~

M. **Guesthouses or Casitas:** Lots may have living quarters for guests or relatives on the premises in an living area attached to the principal residence or connected by a covered walkway or breezeway.

Detached guesthouses shall not exceed a height of twenty-five (25) feet.

No detached guesthouse shall have floor areas exceeding twenty-five (25) percent of principal building.

On lots having a principal building and a guesthouse, maximum lot coverage of all buildings shall not exceed sixty (60) percent.

Where a guesthouse is structurally attached to a main building, it shall be subject to and must conform to all regulations of this ordinance applicable to the main building.

Not more than one (1) guesthouse shall be permitted on any one (1) lot or parcel.

Guesthouses, whether detached or attached, shall not have an address separate from the principal residence on the lot or parcel.

Guesthouse shall have no separate utility services.

Guesthouse shall have no entry visible from public right-of-way.

A guesthouse shall be constructed of similar materials, colors and architectural style to the main building.

Guesthouses cannot be rented for ~~either long term rentals or~~ short term rentals.

3.10 OUTDOOR LIGHTING

B. Residential Lighting – All landscape lighting must be low voltage. High voltage spot lights or security type lighting that is mounted on the house must be directed so as not to impact or illuminate a neighbor's property.

3.11 SIGNAGE

Permanent signs within the community shall be designed to provide consistent reinforcement of the traditional and contemporary, southwestern architectural character of Long Valley Trails and blend with the surrounding landscape. Signs should not only communicate limited specific information but should add to the attractiveness of the area. The placement of signs shall not encroach into sight distance triangles at driveways and street intersections nor along streets where clear views must be maintained. Sign plans shall be reviewed by the DRC. Sign permits are required for all signs identified in the Washington City sign ordinance in effect at the time this plan is adopted.

There are three categories of signs in the community: temporary, permanent and directional.

A. Real Estate Sales Signs (Temporary):

(1) New subdivisions/developments (recently constructed or under construction): one freestanding, single-face sign per Phase may be located on the same lot or parcel as the development under construction, as permitted by municipal code. These signs shall not exceed 32 square feet and shall be no higher than 10'.

(2) Model home signs: one sign per model home stating the model name may be located on the same lot as the model home. These signs shall not exceed 10 square feet and shall be no higher than 3'.

(3) Flags and flagpoles: homebuilders are permitted a maximum of four (4) flagpoles (maximum height 40 feet) per project. Other display flags bearing any colors or designs specifically for the purpose of identifying the Builder or marketing the Builder's project must be approved by the Master Developer. At the Master Developer's direction, any such poles shall be immediately removed at the homebuilder's expense upon discontinuance of home sales and marketing activities at the project.

> Flagpoles may be permitted on individual residential lots within Long Valley Trails. The placement of all Flagpoles are subject to the approval of the DRC and only flags of the United States of America are permitted on individual residential lot flagpoles that have been DRC approved. Residents are encouraged to use house-mounted brackets to display flags if so desired.
>
> Seasonal flags may be house-mounted; flags must be of appropriate seasonal design. All flags will be in excellent condition or they must be removed.

(4) Residential signs ("for sale" and "for lease"): one sign for each single-family residential unit located on the same lot as the residence. Such residential signs shall not exceed 10 square feet and shall be no higher that 3'.

(5) Such additional signs as may be allowed by the City may be installed subject to the approval of the city and DRC.

B. Builder Identification Signs (Permanent):

(1) One or two signs may be located at the primary entrance to an individual residential development and shall be integrated into the project entry. The Master Developer shall determine if the second sign is necessary. All primary entrance signs shall be a monument type sign as defined in the Washington City Sign standards.

(2) One identification sign may be located on multi-family developments and should be integrated into the landscaping. All primary entrance signs shall be a monument type sign as defined in the Washington City Sign standards.

C. Directional signs (Permanent):

A program of directional and safety signage will be undertaken by the Master Developer to facilitate off-site traffic and recreational circulation. The Comprehensive Sign Plan for Long Valley Trails may disallow off-site directional signs by Builders/Owners in Long Valley Trails. (See also Section 3.7 on Project Entrances.) All directional signs shall comply with Washington City sign standards and be approved with the final construction drawings of all project phases.

3.12 GRADING AND DRAINAGE

The Master Developer, through its consulting engineers, has prepared a Master Drainage Plan to establish overall grading and drainage concepts for the entire development. All grading and drainage improvements constructed within the project are to be in compliance with the overall concepts defined in the Master Drainage Plan approved and adopted by the City which are further subject to review and approval by the Master Developer. Builders' drainage improvements are to be consistent with the Master Developer's existing improvements.

A system of drainageways have been saved to provide the necessary pathways for off-site drainage through the development. Pursuant to the Master Drainage Plan, sheet flow patterns must be intercepted and directed toward designated drainageways where necessary. The Master Developer shall maintain those designated areas to accept the drainage from new developments.

Builders and developers shall consider the following guidelines when grading within Long Valley Trails:

A. Exposed cut or fill slopes shall be restored so that the finished product blends smoothly with the surrounding terrain and architecture. Rock mulch, river rock, boulders or low water use plant material shall be used to prevent erosion and create visually pleasing treatments. Retaining walls may be used instead of, or in combination with, manufactured slopes to encourage terracing. Retaining walls shall be constructed in accordance with Section 3.5 herein.

B. Graded areas not used for structures shall be landscaped within 90 days after completion of improvements. Open-space areas disturbed during construction shall be vegetated with low water use plant material. Common areas and private landscaped areas shall be restored with plants from the list in Section 6.

C. When trenching along roadways, contractors shall store the excavated material on the roadway side of the trench to avoid disturbing existing terrain and vegetation adjacent to the roadway.

3.13 UTILITIES

A primary utility system will be completed within the community, including sewer, culinary water, secondary water, natural gas, phone, cable television and electric lines. Utility lines will be extended along major collector roads terminating at the beginning of development areas. All electric lines 18kV and smaller are to be underground and must meet City standards. All utilities will be underground. The existing Dixie REA transmission line will remain.

4. RESIDENTIAL DEVELOPMENT

4.1 RESIDENTIAL SITE DEVELOPMENT STANDARDS

In addition to the overall concepts related in previous sections, the following site development standards should be applied to residential developments.

A. Parcel Development Criteria

(1) Pedestrian access to open space must be provided for lots that are located on the interior of the parcel (see Figure 25).

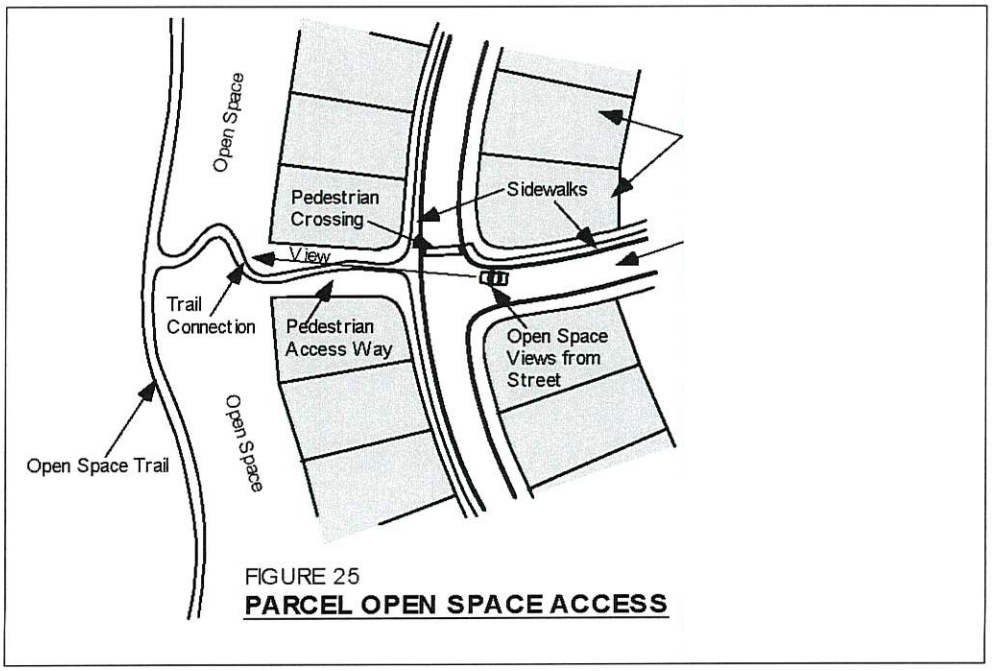


FIGURE 25
PARCEL OPEN SPACE ACCESS

(2) Pedestrian and automobile access must be provided between adjoining parcels. The roadway access shall be indirect and inconvenient to avoid a potential for increased traffic (see Figure 26).

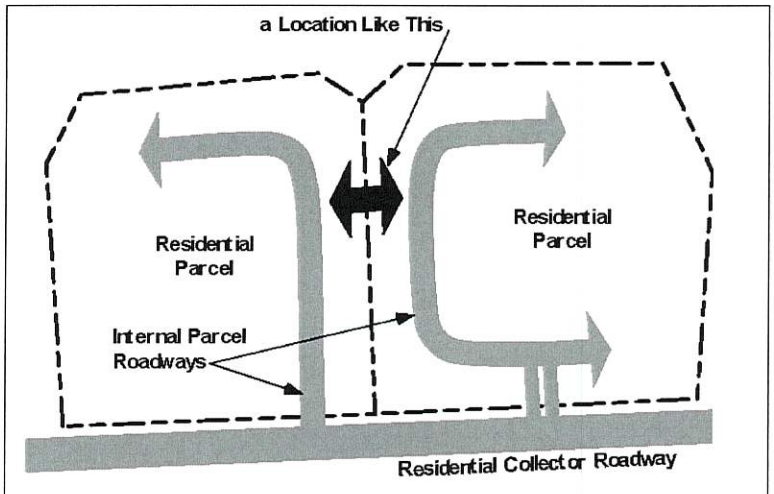


FIGURE 26
CONNECTIONS BETWEEN PARCELS

(3) Parcel entries should include special landscaping, special wall treatments and identity signing.

B. A combination of right and left-hand units, curvilinear streets, cul-de-sacs and other site-planning devices shall be used to create an interesting streetscape.

C. Long Valley Trails has a great deal of natural and developed open space. Residents of homes backing up to or fronting on these areas can enjoy the special beauty and the expansive views of the open spaces. Builders must take advantage of these scenic views when planning subdivision layouts in their projects. Drainageways and retention areas are to be treated as landscaped open spaces for people to use, rather than as bare, utilitarian areas. Proper utilization would include:

- Mini parks
- Trails and pathways
- Walkway connections
- Sitting and picnic areas
- Bird watching
- Environmental education

4.2 RESIDENTIAL ARCHITECTURAL STANDARDS

Residential structures shall be designed consistent with the standards previously discussed, with the following additional standards taken into consideration:

A. Plan Shapes: The footprint and roof overhang determine the uniqueness of a residential plan and should work together to provide variety and interest along a street of houses. Plan shapes should be arranged to complement each other and adjacent lots. Whether single-family detached or attached, imaginative plan shapes increase the sense of individuality. For multi-family layouts, the plan shapes shall vary in both the front and back.

B. Priority Elevations: It should be assumed that the houses will be seen from all angles and that there will

be a continuity of colors, materials and details on all elevations. Priority shall be given to those sides, which are visible from streets and walkways. The most articulated elevations should be those which are in public view. For multi-family clusters this will generally be true of all four exposures.

C. Elevation Massing: The same criteria for breaking up the box shape of a plan applies to the elevations. Single-story residences shall include some variation of the ridgeline. Builders should encourage privacy as much as possible and avoid creating a structure where occupants may directly overlook into a neighbor's backyard. Builders should avoid high, large deck designs to maintain backyard privacy.

D. Off-Street Parking: Where high density cluster development permits minimal setbacks, garages should be positioned to prohibit tandem parking. There should be a distance of at least 20 feet between the garage door and the closest edge of the sidewalk if parking is to be accommodated. Marginal distances, i.e., 9 to 19 feet, tend to encourage parking despite the inadequate depth. (A condition where cars parked in a garage and in the driveway behind the garage is not considered tandem parking).

Single family residential developments shall have a minimum of two off-street parking spaces per dwelling unit in an enclosed garage.

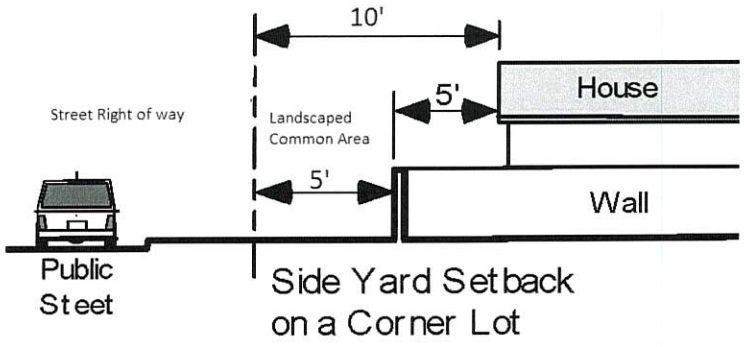
E. Rear and Side Yards: Enclosed rear yards are subject to landscaping design review when abutting open space. Residential areas within public view from a roadway, such as windows and other exterior openings of a building within public view, shall be "front elevation" quality. If a side-yard wall in a sloping area would be higher than the rear wall if extended straight out, the side yard wall should be stepped down (10' prior to intersection) to match the level of the rear wall. Step changes in wall height shall be full block heights. Wall step changes shall be a minimum of 20' apart with equalized spacing between steps when possible. Corner houses shall be joined by a wall of uniform design and color, creating a carefully coordinated architectural connection between the two end units.

F. Setbacks				
LONG VALLEY TRAILS PCD	~~Patio Homes~~	Small Lot	Medium Lot	Large Lot
Single Family Residential	~~4,000 sq. ft.~~	~~4~~5,000 sq. ft	6,000 sq. ft	7,000 sq. ft.
Front	~~10' Minimum~~	10' Minimum	10' Minimum	10' Minimum
	~~20' Minimum to Garage Door~~	20' Minimum to Garage Door	20' Minimum to Garage Door	20' Minimum to Garage Door
Side Yard (Single Story)	~~5'+5' Minimum~~	5'+5' Minimum	5'+7' Minimum	5'+10' Minimum
~~(Side Yard setbacks between 2-story homes subject to fire Chief approval)~~	~~10' Total Minimum~~	10' Total Minimum	12' Total Minimum	15' Total Minimum
Rear Yard	~~10' Minimum~~	10' Minimum	10' Minimum	10' Minimum

Apartments ~~Multi Family Condominiums & Club Cottages~~		
Front	(20' to Garage Door) or	10' Minimum
Side	~~(Side Yard setbacks between multi-story units subject to fire Chief approval)~~	N/A
Rear		10' Minimum
Residential Townhomes		
Front	(20' to Garage Door) or	10' Minimum
Side	~~(Side Yard setbacks between multi-story units subject to fire Chief approval)~~	5'+5' Minimum
Rear		10' Minimum

Corner Lots provisions:

All corner lots shall have a minimum of a 5 foot landscape strip along the road right of way. This landscape strip will be part of the common area and lot setback of 5 feet will leave a minimum of 10 feet from the building to the road right of way.



Corner Lot
SIDE YARD SETBACKS

4.3 STREET FURNITURE

Mailboxes, light structures, benches, bicycle racks, gates and details such as address plaques should be controlled by individual project design guidelines and treated as opportunities to reinforce the design theme of each neighborhood; however, consult the Master Restrictive Covenants in respect to address plaques. These items shall meet or exceed post office and City standards.

4.4 ROOF-MOUNTED ANTENNAS AND SATELLITE DISHES

Exposed rooftop or pole-mounted antennas or other receiving/transmitting equipment will not be permitted on roofs in residential areas. Satellite dishes mounted on the walls of structures may be installed per FCC regulations and with prior DRC approval.

4.5 TRASH COLLECTION

Single family residential units must keep all refuse and containers behind the side-yard gate, until it is appropriate to place on the street for pickup. At no time will trash, refuse, containers or other debris items be allowed to be left in the front yard of the house.

~~For anything other than single-family developments, trash collection areas must be provided and should be fully enclosed with masonry walls and doors on metal frames. Color and finish of masonry walls shall match the exterior look of the theme wall elevations. Where possible, they should also be landscaped on at least two sides.~~

5. CONSTRUCTION STANDARDS

To assure that damage during construction activities is avoided to the greatest extent possible, the following construction regulations will be enforced during construction activity within Long Valley Trails:

5.1 CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES AND TEMPORARY LANDSCAPING

Builders shall contact the Master Developer and Washington City regarding construction trailers to be brought on site. The Master Developer will work closely with the Builder to determine the best possible location for the trailer. Any temporary landscaping installed by a Builder shall be consistent with the Xeriscape landscaping plan discussed in these Design Guidelines and shall be first approved by the Master Developer.

All trailers or portable offices shall have exterior walls with non-reflective and muted colors and tones. The builders name and/or logo may be displayed on the exterior walls of any such trailer or office provided that a colored scale drawing showing the name and/or logo on the trailer has been submitted to and approved by the Master Developer. The Builder shall be responsible for obtaining all applicable City sign permits. Additionally, landscaping installed by the Master Developer shall be inspected prior to any construction and restored to original condition with similar size plant material upon completion of work.

5.2 CONSTRUCTION ACCESS

In order to ensure that construction activities will have minimal impact on surrounding properties, the Builder will designate construction access and provide sufficient care and cleaning to keep all roads, sidewalks and adjacent lots clean and free from dirt, equipment, dumpsters and debris.

5.3 DEBRIS AND TRASH REMOVAL

All materials shall be contained onsite and covered in order that all debris and trash is as non-visible as possible. If the cover is off during construction hours, all lightweight materials shall also be weighted down to prevent the wind from blowing such materials off the construction site. Trash and debris shall be promptly removed from the construction site and not be dumped, buried or burned. Construction sites shall be kept neat and properly policed to prevent the construction from affecting other property.

5.4 SANITARY FACILITIES

Builders will be responsible for providing adequate sanitary facilities for their construction personnel. Sanitary facilities are not to be placed on the street or sidewalk.

5.5 CONSERVATION OF LANDSCAPE MATERIALS

Builders are advised that the property within the community contains valuable landscaping that needs to be protected during construction. It is the goal of the Master Developer for Builders to landscape as soon as possible.

5.6 LOT BUILDER SPECIAL REQUIREMENTS

All lot Builders are required to locate a dumpster on the lot for placement of all construction trash and debris. The dumpster is to be emptied as often as necessary so, as to avoid any overflowing. A port-o-john will be provided by the Builder prior to the start of construction. Dumpsters and sanitary facilities are not to be placed in any portion of the street or sidewalk.

Once construction has started, construction must continue at a professionally accepted schedule until completion. Community Association fines may be applied against the lot owner if work stops for longer than 30 calendar days.

5.7 RESTORATION OR REPAIR OF OTHER PROPERTY

Builders need to take precautions to assure that other property, including open space, other lots, roads, driveways and/or other improvements, are not damaged or scarred during construction. Builders shall, at all times encourage safety. Builders will be held responsible for the acts of their contractors, subcontractors employees or agents. If damage or scarring occurs on other property, the Builder whose contractor, subcontractors, employees or agents caused the damage will immediately repair and/or restore the other property to its prior condition at their expense.

After completion of construction, each Builder will promptly restore all improvements, including grades, shrubs and trees, and repair any streets, driveways, pathways, drains, culverts, ditches, signs, lighting, fencing or other improvements or utilities that may have been damaged during construction. Additionally, the construction site and all impacted areas will be left in a weed free condition.