

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
December 17, 2024**

STAFF REPORT

Agenda Item: #7

**Prepared and
Reviewed By:** Robert Donigan, MIDA Planner
Richard Catten, DRC Counsel

Project: MIDA MRF Standards and Guidelines Amendments

Proposed by: MIDA Staff

Recommendation: Staff recommends the MIDA DRC approve the proposed amendments to the MIDA MRF Standards and Guidelines as shown in the attached redline/strikeout attached to this staff report.

Background/Description:

The MIDA MRF Standards and Guidelines (the “Standards”) are the regulatory framework for MIDA to review and authorize various land uses in the portion of the MRF Project Area where MIDA functions as the land use authority. The Standards were originally adopted in 2020 and have been the subject of minor revision over the last 4+ years. The group of amendments that are being proposed at this time are items that can best be described as either updating sections where the staff has found the Standards to be vague or outdated, or adding provisions that may have been overlooked in the original version. The goal of the amendment is to clarify and simplify the Standards in ways that will make it easier for applicants to understand what is required in the application process and to promote the more efficient processing of land use applications received by MIDA.

Analysis:

The specific amendments to the Standards are shown in redline/strikeout on the exhibit attached to this staff report. Many of the changes are minor corrections or word changes, but there are several major clarifications or shifts in the way land use applications are processed by MIDA. The more significant amendments include:

Chapter 1 Definitions

- The definition of “Administrative Subdivision” has been updated to reflect amendments made in Chapter 2. Also a definition for “Land Use Regulations” has been added as that term is used in the Standards but was not defined.

Chapter 2 Review Procedures

- Additions to Section 2.02 of the Standards, “Plats,” which provides greater detail as to when and under what circumstances MIDA staff may process an administrative plat.
- Many deletions and a few additions to Section 2.03, “Site Plan,” which clarify and streamline the application requirements for site plan review. The amendments primarily delete items not needed for a site plan review. Many of these items are more appropriately reviewed as part of the infrastructure permit application and have been moved to the infrastructure permit section.
- Section 2.06, “Grading Permit,” is being amended to add additional information needed by MIDA staff to adequately review grading permits.
- Section 2.06, “Infrastructure Permit,” has been substantially amended. Based on the staff’s experience with development permits over the last 4 years, it became apparent that many of the application requirements for site plan review were premature and should be reviewed at the infrastructure permit stage of development. The original version of the Standards did not have significant infrastructure permit requirements and this amendment moves many of the former site plan permit requirements to the infrastructure permit section.

Chapter 3 Land Use Regulations

- Section 3.03, “Conditional Uses,” is being amended by the addition of a new conditional use. The amendment makes drive through eating establishments located on the East side of Highway 40 a conditional use.

Chapter 4 Design Standards

- Section 4.02(B), “Setbacks/Yard Requirements,” is being amended to exclude setbacks for townhomes which share a common wall. This addresses a need that has previously been handled through the waiver provisions of Section 2.11 of the Standards.
- Section 4.02(F), “Parking Graphs and Charts:” is being amended to fill in some blanks in the parking chart and to clarify the parking diagram. The parking standards are not changing, the amendment is to make them easier to understand.
- Section 4.06, “Lighting Design Standards,” is being amended to reference the current International Dark Sky Associations Model Lighting Ordinance rather than the 2011 version, clarify the maximum height of luminaries and parking luminaries, and eliminate the lighting requirements for fire hydrants.

- Section 4.08, “Infrastructure Improvements Design Standards, is being amended to update the standards for both streets and roadways to the current APWA standard, rather than the 2017 APWA standards. There are also extensive changes to the drainage provisions in this section of the Standards. These changes update the drainage provisions to be inline with two drainage studies that have been conducted specifically for the portion of the MRF Project Area west of Highway 40.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC approve the amendments to the MIDA MRF Standards and Guidelines.

December 2024

MIDA Standards and Guidelines

Proposed Changes

The proposed redlines are included in this document

Chapter One – Definitions

1.01 Terms, Tenses, and Definitions

Administrative Subdivision - a subdivision of land, by plat , into parcels in anticipation of further development or in furtherance of future land use approvals, or a particular anticipated Development Activity, and that is approved administratively by MIDA in accordance with these Standards and applicable law. Also, as set forth in these Standards, Administrative Subdivision plats may include the correction of minor errors, the combination of two lots into one lot, or the adjustment of the location of property lines between two lots or parcels, both with the consent of the owner or owners of both parcels, the adjustment of building envelopes on one-family Dwelling residential lots, and the subdivision of property for the purpose of conveying the property to MIDA or a MIDA subsidiary. Prior to further development, Administrative Subdivisions are subject to all applicable approval and permitting set forth in these Standards, including Site Plan and Subdivision approvals.

East Side Interlocal Cooperation Agreement – that certain Amended and Restated Interlocal Cooperation Agreement, *East Side*, between MIDA and Wasatch County, having an Effective Date of December 4, 2018 March 7, 2023 as modified, replaced, superseded or amended from time to time.

Land Use Regulations – the regulations relating to land use set forth in Chapter 3 of these Standards.

Permitting Regulations – the various permits and approvals, and their accompanying regulations, set forth in Chapter 2 of these Standards.

Chapter 2 - Review Procedures

2.01 Master Development Plan (MDP)

- C. ~~Certification~~Completeness: Upon receipt of the MDP Application with all required data as provided herein, the Executive Director shall ~~certify~~determine the Application as complete and shall affix the date of Application acceptance thereon within ten (10) Working Days of receipt. The Executive Director shall provide notification to the Reviewers the same date that the Application is determined complete.

2.02 Subdivision Plat

B. Conceptual Subdivision Plat Requirements

1. The Conceptual Subdivision Plat submittal shall include the following:

12. Street Monuments

- C. ~~Certification~~Completeness: Upon receipt of the Subdivision Plat Application with the Conceptual Subdivision Plat and all required data as provided herein, the Executive Director shall ~~certify~~determine the Application complete and ready for concept review and shall affix the date of Application Acceptance within five (5) Working Days of receipt. The Executive Director shall provide notification to the Reviewers the same date that the Application is determined complete and ready for concept review.
- G. ~~Certification~~Completeness: Upon receipt of the Final Subdivision Plat with all required data as provided herein, the Executive Director shall ~~certify~~determine if the Application is complete and ready for final review within ten (10) Working Days of receipt. The Executive Director shall provide notification to the Reviewers the same date that the Application is determined ready for final review.
- M. Amendment of Approval Final Subdivision Plat:
2. Notwithstanding the foregoing requirements of section 2.02(M)(1), the following amendments shall only require Administrative Approval and shall not be subject to the additional review and approval requirements of Section 2.02(B) or 2.02(F), but which shall be subject to engineering, planning, and legal review appropriate for the proposed amendment, as determined by the MIDA staff:
- a. Plat amendments that involve only combining two or more lots or adjusting the property line between two or more lots, all of which are owned by the same owner or have the written consent of each owner,

and none of which have been dedicated for public use, common use, or a similar design.

- b. The adjustment of residential building envelopes and the square footage of the building envelope does not exceed the square footage of the original building envelope.
- c. The adjustment or vacation of easements which were not created by the plat, but which are shown on the plat for informational purposes.
- d. Correction of technical, typographical, or other minor errors in a plat.
- e. Any parcel of land that is being subdivided solely for the purpose of conveying all or a portion of the land to MIDA or a MIDA subsidiary.
- f. The administrative plat amendments described in Section 2.02(M)(2) (a) and (b) above shall be made by the recordation of an amended plat approved by MIDA. The addition, adjustment or vacation of easements as set forth in Section 2.02(M)(2)(c) above may be by use of a recorded plat or a recorded document containing a metes and bounds description, which has been administratively approved by MIDA.

2.03 Site Plan

- B. Site Plan Submittal Requirements: ~~Three copies of the~~ A PDF copy of the Site Plan and other information, required as part of the Site Plan Application, shall be shown graphically and by note on plans. All sheets shall contain general identification data such as; a title that includes the name of the development, parcel name and/or number and its location by number of section, township, range and county; name, address and official seal of the registered professionals preparing the Plans; scale, north arrow and date of the Site Plan preparation; legend showing all symbols, line types, hatching and abbreviations; and the "Call Before You Dig" symbol and telephone number where appropriate. All mapped data for the same plan shall be drawn accurately at the same standard engineering scale, having no more than one hundred (100) feet to an inch. ~~Whenever practical, scales shall be adjusted to produce an overall drawing measuring 24" x 36". The Application, written documentation and data required herein shall be submitted in 8½" x 11" booklet form in three ring binders. One digital copy of the plan, to scale, shall be provided in PDF format.~~

1. Existing Conditions Data:

- a. Existing topography 2' intervals and slopes exceeding 30%, 25-30%, 20-25%, 10-20%, and 0-10% shall be shown. The portrayal of the topographic data shall be in accordance with the current National Mapping Standards and the American Society of Photogrammetry and Remote Sensing (ASPRS) standards.

- b. Location, widths, and names of ~~all planned and~~ existing streets (with grades and cut, fill and Retaining Walls shown), railroads, utilities, any and all easements, public areas, permanent structures to remain including water wells, taxing entity boundaries, municipal corporation lines ~~and any and all existing features within or adjacent to the Site Plan area.~~
- c. By note, the acreage of the Site Plan area.
- d. Boundaries of the Site Plan area shall show dimensions as found in a minimum standard ALTA/ACSM Land Title Survey. The survey for the subject property shall be prepared in accordance with the standard of practice for boundary surveys in the State of Utah.
- ~~e. By note, names and addresses of adjoining property owners, leaseholders, & buildings within 300 feet of the exterior site boundary.~~
- ~~e.~~
- ~~f.~~
- g. Provide Flood Plain and Wetland information.

2. Proposed Conditions Data:

- a. Proposed Site Plan Layout, as applicable:
- c. Roadway Plan:
 - 1.
 - 2. Roadway Plan:
 - (c.) ~~Scale shall be 1"=20' or~~ Common scale no greater than 1"=40
 - (d)
 - (e)
 - (f) Roadway Grading Plan including ~~spot elevations at all curb returns, Driveways and grade change points~~ contours, profile grade, and spot elevations at critical locations, as determined by MIDA staff.
 - ~~(g) Percentage of grade around curb returns at intersections with direction arrows.~~
 - ~~(h) Street Monuments.~~
 - 3. Roadway Profile:
 - (f) Elevations at the left ~~and or~~ right side of the sheet.
 - (h) Existing and proposed culinary and or secondary water ~~(if 12 inches or greater),~~ storm drain and sanitary sewer. Include pipe length, material, and size. Include manhole size, rim elevation, and any grate elevations.
- d. Utility Plan Requirements:

4. ~~Illustrate relationship of utilities to each other with dimensions.~~
 8. ~~Evidence of compliance with the State of Utah Division of Water Quality as may be required relative to the design and operation of any proposed storm water system. Also, the Applicant shall provide a Storm Water Pollution Prevention Plan (SWPPP). A notice of Intent (NOI) in compliance with the State of Utah Division of Water Quality requirements will be required prior to the disturbance of any portion of the site.~~
- e. Grading and Drainage Plan Requirements:
4. Drainage Report that covers Hydrologic and hydraulic calculations shall be provided for the drainage collection system, detention facilities, and outlet works.
 7. Retaining walls complete with spot elevations, type of wall, and cross section details. All Retaining Walls must be signed by a licensed structural engineer if greater than four feet in height at infrastructure permitting.
- i. Landscape and Trail Plan:
5. Show wildland and Urban interface defensible zones on landscape plan.
- j. Irrigation Plan
1. ~~Head layout, and associated equipment locations.~~ Conceptual irrigation plan showing points of connection, water usage compliance with JSSD, and areas of different types of irrigation.
 2. ~~Evidence of compliance of the design and operation of any irrigation system that is proposed as part of the Site Plan area.~~
- k. Architectural Designs:
3. Outdoor lighting, furnishings and architectural accents specification providing evidence that exterior lighting is dark-sky compliant.
- C. ~~CertificationCompleteness~~: Upon receipt of the Site Plan Application with all required data as provided herein, the Executive Director shall ~~certify~~ determine the Application as complete and shall affix the date of Application acceptance thereon within ten (10) Working Days of receipt. The Executive Director shall provide notification to the Reviewers the same date that the Application is determined complete.

2.05 Building Permit

- D. ~~CertificationCompleteness~~: Upon receipt of the building permit or footing and foundation only permit Application, with all required data as required by the

Designated Entity, the Designated Entity shall within ten (10) Working Days of receipt: (i) ~~certify~~determine the Application as complete; or (ii) provide Applicant with written notice that the building permit Application is incomplete and identifying in reasonable detail those items that the Designated Entity determines to be incomplete. The Designated Entity shall process the building permit or footings and foundation only permit Application in accordance with its regular procedures for such permits, provided however, that the Designated Entity shall follow the review and inspection timelines set forth in Section 2.05E below.

2.06 Grading Permit

D. Applicant Contents

4. PDF copy of Grading plans (24" x 32" or 24" x 36" sheets). Plans shall be prepared by a licensed civil engineer in conformance with these Specifications and shall include the following:

k. The location, implementation schedule, and maintenance schedule of all erosion control measures and sediment control measures to be implemented or constructed prior to, during or after the proposed activity;

a. Existing and proposed horizontal site design layout.

b. Applicable existing conditions data typically shown

c. Existing and proposed storm drains

d. Existing and proposed detention facilities and details.

e. Drainage patterns.

f. Indicate best management practices (BMP) and details for each to be used as outlined in the SWPPP

g. Limit of disturbance delineation and acreage.

F. Review and Approval of Grading Permit

1. **CertificationCompleteness**. Upon receipt of the Grading Permit Application with all required data as provided herein, the Executive Director shall within ten (10) Working Days of receipt: (i) ~~certify~~determine the Application as complete; or (ii) provide the Applicant with written notice that the Grading Permit Application is incomplete and identifying in reasonable detail those items that the Executive Director determines to be incomplete.

2.07 Infrastructure Improvement Permit

D. Infrastructure Improvement Permit Submittal Requirements: A PDF copy of the Infrastructure Plans and other information, required as part of the Infrastructure Plan Application, shall be shown graphically and by note on plans. All sheets shall contain general identification data such as; a title that includes the name of the development,

parcel name and/or number and its location by number of section, township, range and county; name, address and official seal of the registered professionals preparing the Plans; scale, north arrow and date of the Site Plan preparation; legend showing all symbols, line types, hatching and abbreviations; and the "Call Before You Dig" symbol and telephone number where appropriate. All mapped data for the same plan shall be drawn accurately at the same standard engineering scale, having no more than one hundred (100) feet to an inch.

1. Existing Conditions Data:

- a. Existing topography 2' intervals and slopes exceeding 30%, 25-30%, 20-25%, 10-20%, and 0-10% shall be shown. The portrayal of the topographic data shall be in accordance with the current National Mapping Standards and the American Society of Photogrammetry and Remote Sensing (ASPRS) standards.
- b. Location, widths, and names of existing streets (with grades and cut, fill and Retaining Walls shown), railroads, utilities, any and all easements, public areas, permanent structures to remain including water wells, taxing entity boundaries, municipal corporation lines, and any and all existing features within or adjacent to the Project area.
- c. By note, the acreage of the area or lot:
- d. Boundaries of the Project area shall show dimensions as found in a minimum standard ALTA/ACSM Land Title Survey. The survey for the subject property shall be prepared in accordance with the standard of practice for boundary surveys in the State of Utah.
- e. By note, names and addresses of adjoining property owners, leaseholders, and buildings within 300 feet of the exterior site boundary.
- f. Vicinity map legible with major street names and highlighted subject property.
- g. Geotechnical report with an evaluation of the overall site, with Construction recommendations.

- 1. Global slope stability prepared by a licensed geologist

2. Proposed Conditions Data (as applicable):

a. Proposed Site Plan Layout:

- 1. Street layout, right-of-way easement width(s), utilities, utility easements, street cross-sections, proposed names of streets, street numbers, alleys, pedestrian ways, easements, roads to be dedicated to the County and connections to adjoining properties.
- 2. The identification of snow storage, garbage storage, access and screening, fire access/lanes around buildings.
- 3. The identification of service areas including loading docks.
- 4. Designation of all land to be dedicated or reserved for public use with the use indicated.

5. Common Site elements: ski racks, bike racks, benches, trash receptacles, streetlights, street signs and other amenities.

6. Materials: hardscapes, plazas, Retaining Walls and other site elements.

7. Typical Project area dimensions to scale; dimensions of all corner Project areas and Project sections of streets; each phase numbered individually; total number of phases;

8. Location, width, and use of easements;

b. Demolition Plan: Indicate structures, vegetation, site elements and other facilities to be removed or abandoned. Illustrate area of impact.

c. Roadway Plan:

1. Roadway Dedication Plan: This plan provides an instrument for right-of-way easement conveyance.

(a) Legal Description of area to be dedicated.

(b) Any and all easements and encumbrances of record.

(c) Appropriate signature blocks for utility companies and easement conveyance.

(d) Descriptive Data Required:

(i) Name, right-of-way easement lines, courses, lengths, width of all streets, alleys, transit, pedestrian ways and utility easements; radii, points of tangency and central angles of all curvilinear streets and alleys, and radii of all rounded street line intersections.

(ii) All drainage ways, utilities and facilities to be dedicated to service entities or to remain private shall be shown on the plan.

(iii) All existing and proposed easement usages shall be properly labeled.

2. Roadway Plan:

(a) Existing and proposed horizontal road design layout.

(b) Applicable Existing Conditions Data typically shown.

(c) Common scale no greater than 1"=40'.

(d) All existing and proposed utilities. These include but are not limited to sanitary sewer, culinary water, water meters, service laterals, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communication lines, cable television lines and streetlights.

(e) Extend 100 feet each way showing existing improvements.

(f) Roadway Grading Plan including contours, profile grade, and spot elevations at critical locations.

(g) Percentage of grade around curb returns at intersections with direction arrows.

- (h) Centerline Stationing.
- (i) Existing edge of asphalt spot elevations.
- (j) Key map for sheet orientation relative to overall project.
- (k) Design benchmark.
- (l) Define curb type, pedestrian plan showing sidewalk location and ADA access

3. Roadway Profile:

- (a) Appropriate vertical scale.
- (b) Extend profile lines 100 feet each way showing existing improvements.
- (c) Existing ground profile at proposed profile grade line.
- (d) Proposed profile grade line with grade information, slope, VPI, VPC, CPT, etc. Include elevations at points of interest.
- (e) All necessary vertical curve information.
- (f) Elevations at left or right side of sheet.
- (g) Existing and proposed profile elevations at 50- foot intervals along the top or bottom of profile view.
- (h) Existing and proposed culinary and or secondary water storm drain and sanitary sewer. Include pipe length, material, and size. Include manhole size, rim elevation, and any grate elevations.
- (i) Indicate pipe crossings and clearance between utilities pipe edge to pipe edge.
- (j) Show utility profiles for utilities outside proposed right of way areas.

d. Utility Plan Requirements: All proposed utilities must meet the requirements of the utility provider. All utility lines, except for high-powered transmission lines, shall be buried within the MIDA Control Area.

- 1. Existing and proposed horizontal site design layout.
- 2. Utility Plan elements shall be drawn to scale.
- 3. Locate all existing and proposed utilities. These include, but are not limited to, sanitary sewer, culinary water, water meters, service laterals, secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, communication lines, cable television lines, streetlights, etc.
- 4. Illustrate relationship of utilities to each other with dimensions.
- 5. Provide “will serve” letters from governmental entities providing services, such as, water, sewer and fire protection, and applicable public utilities.

6. If not already dedicated in connection with Subdivision Plat approval, the Applicant will be required to dedicate all necessary water rights to JSSD for the area within a Site Plan before the Site Plan approval will be granted.

7. Descriptive Data Required:

(a) Name, right-of-way easement lines, courses, lengths, width of all streets, alleys, transit, pedestrian ways and utility easements; radii, points of tangency and central angles of all curvilinear streets and alleys, and radii of all rounded street line intersections.

(b) All drainage ways, utilities and facilities to be dedicated to service entities or to remain private shall be shown on the plan.

(c) All existing and proposed easement usages shall be properly labeled.

e. Grading and Drainage Plan Requirements:

1. Existing and proposed contour information per national mapping standards at 2 ft. contour intervals.

2. Existing and proposed storm drain facilities.

3. Existing and proposed detention facilities and details.

4. Drainage Report that covers Hydrologic and hydraulic calculations shall be provided for the drainage collection system, detention facilities, and outlet works.

5. Roadway and parking lot percentage of grade with directional arrows of surface flow.

6. Percentage of grade around curb returns at intersections with directional arrows of surface flow.

7. Retaining walls complete with spot elevations, type of wall, and cross section details.

8. Indicated areas of 30% or greater slopes.

9. Provide Flood Plain and Wetland information.

10. Include contours, profile grade, and spot elevations at critical locations and throughout all parking areas.

11. Proposed and existing drainage easements, with dimensions, elevations and typical sections as needed;

12. Design benchmark(s).

13. Evidence of compliance with the State of Utah Division of Water Quality as may be required relative to the design and operation of any proposed storm water system. Also, the Applicant shall provide a Storm Water Pollution Prevention Plan (SWPPP). A notice of Intent (NOI) in compliance with the State of Utah Division of Water Quality requirements will be required prior to the disturbance of any portion of the site.

f. Soil and erosion Control Plan

- [1. Existing and proposed horizontal site design layout](#)
- [2. Applicable existing conditions data typically shown.](#)
- [3. Existing and proposed storm drains.](#)
- [4. Existing and proposed detention facilities and details.](#)
- [5. Drainage patterns](#)
- [6. Indicate best management practices and details for each to be used as outlined in the SWPPP](#)
- [7. Limits of disturbance delineation and acreage.](#)

[g. Traffic Signing and Striping Plan Requirements:](#)

- [1. Existing and proposed horizontal site design layout;](#)
- [2. Stop bars, cross walks, painted messages or arrows, stop signs, street signs and any additional signs as warranted by the most current edition of the Manual on Uniform Traffic Control Devices \(MUTCD\).](#)
- [3. Traffic striping or tape for all lanes.](#)
- [4. Proposed signal loops if required.](#)
- [5. Proposed signal light if required.](#)

[h. Lighting and Signage Plan:](#)

- [1. Streetlights and all outside lighting \(compliant with the provisions of Section 4.06 of these Standards\).](#)
- [2. Street signs, on-site advertising signs \(attached and detached\), directional signs, kiosks, etc.](#)

[i. Landscape and Trails Plan:](#)

- [1. Landscape plan with species, sizes and quantities.](#)
- [2. Indicate screening of mechanical equipment.](#)
- [3. Trail cross sections showing materials and connectivity to the countywide trail plan and adjacent public trails](#)
- [4. Open space/plazas and associated materials.](#)
- [5. Show wildland urban interface defensible zones on landscape plan.](#)

[j. Irrigation Plan Requirements](#)

- [1. Head layout, and associated equipment locations.](#)
- [2. Evidence of compliance of the design and operation of any irrigation system that is proposed as part of the Project area.](#)

E. ~~Certification~~ Completeness of MIDA Infrastructure Improvement Permit

Application. Upon receipt of the MIDA Infrastructure Improvement Permit Application with all required data as provided herein, the Executive Director shall , within ten (10) Working Days of receipt: (i) ~~certify~~ determine the Application as complete, (ii) the Application is consistent with and as contemplated by an approved MDP, Site Plan and/or Subdivision Plat, as applicable, and (iii) the proposed Infrastructure Improvement facilitates the MIDA Control Area and its development. If the Executive Director determines that he or she is unable to provide any of the foregoing certifications, the Executive Director shall provide Applicant with written notice that the MIDA Infrastructure Improvement Permit Application is incomplete

and identify in reasonable detail those items that the Executive Director determines to be incomplete or otherwise needed for the Executive Director to make the requisite ~~certifications~~determinations. The Executive Director shall provide notification to the Applicant and the Reviewers the same date that the Application is deemed complete.

Chapter 3 – Land Use Regulations

3.03 Conditional Uses

A. Conditional Uses in the MIDA Control Area are:

14. [Drive Through eating establishments located on the East side of Highway 40.](#)

Chapter 4 – Design Standards

4.02 General Design Standards

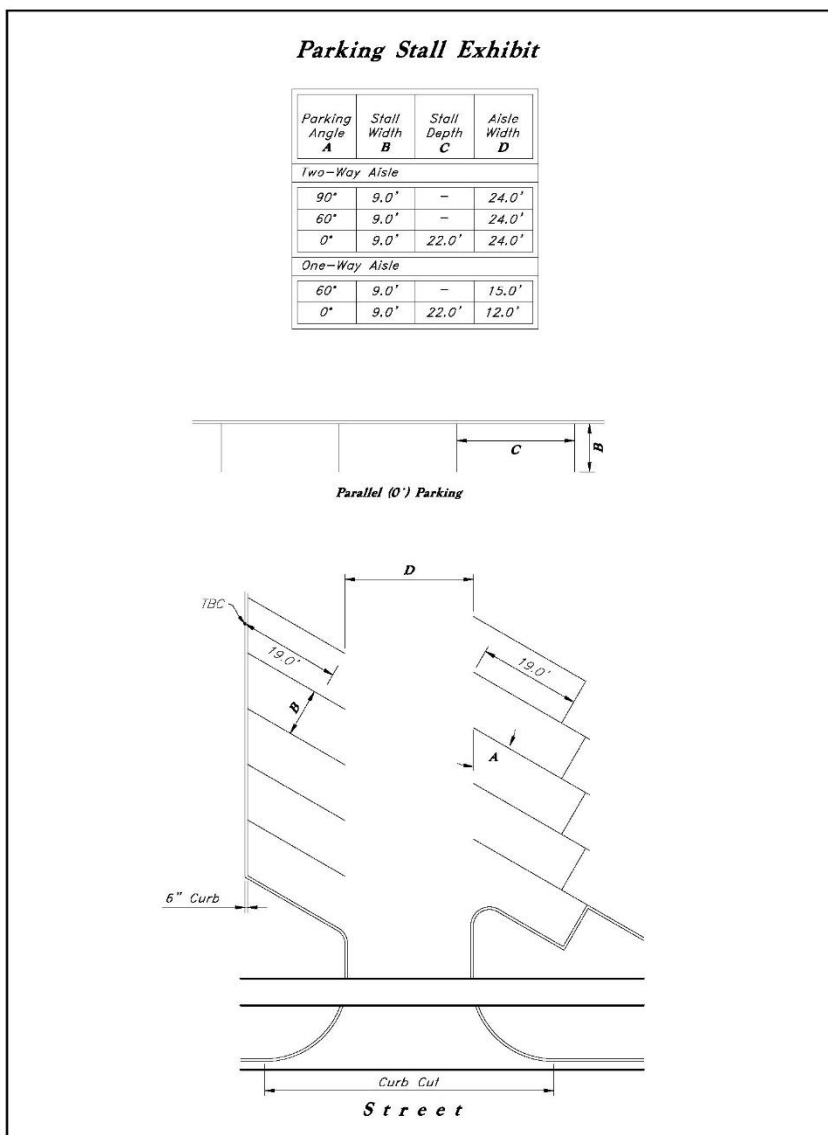
B. Setbacks/Yard Requirements:

2. Side yard – eight (8') feet, except in the case of Townhomes which share a common wall, in which case the side yard may be zero (0') feet when the common wall is located on the property line;

F. Parking Graphs and Charts:

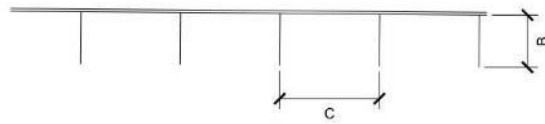
The following pages contains an exhibit illustrating the parking stall standards:

remove this exhibit

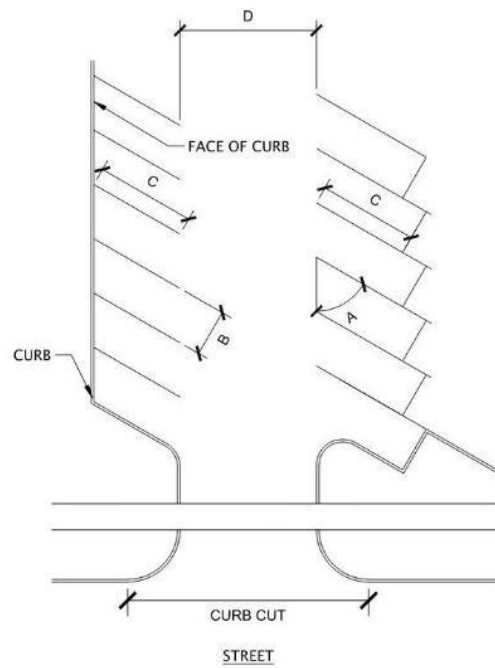


[NEW EXHIBIT:](#)

Parking Angle A	Stall Width B	Stall Depth C	Aisle Width D
Two-Way Aisle			
90°	9.0'	19.0'	24.0'
60°	9.0'	19.0'	24.0'
0°	9.0'	22.0'	24.0'
One-Way Aisle			
60°	9.0'	19.0'	15.0'
0°	9.0'	22.0'	12.0'



PARALLEL (0°) PARKING



4.06 Lighting Design Standards

- A. Objective: The objective of this Section is to encourage lighting practices throughout the MIDA Control Area that are desirable to achieve an overall objective of continuity, to avoid objectionable glare, and to maintain the night sky by implementing Dark-Sky methods consistent with the [version of the international Dark-Sky Association's Model Lighting Ordinance \(2011\) IDA \("IDA"\) which is current at the time the proposed lighting is reviewed and approved by MIDA](#)~~adopted by reference and attached~~. The lighting standards shall be consistent with the lighting standards approved as part of the Materials and Design Standards Handbook.
- C. **Height of Luminaries:** The maximum height of luminaries shall be fourteen (14) feet from [the finished grade to the tallest point of the luminaire](#), unless the [DRC or](#) MIDA Board requires a lower height as part of its approvals. Depending on the location, the light should be low intensity, shielded from uses on adjoining lots, and directed away from adjacent properties in a manner consistent with the design standards set forth by the IDA. Lighting luminaries shall provide a 90-degree maximum cut-off for areas outside of the roadway right-of-way, and lighting luminaries shall be directed downward (see Figure A – Full Cut-Off Exhibit).
- D. **Parking Luminaries:** All parking luminaries, except those required for security, shall be extinguished one hour after the end of business hours. The exception for security lighting applies to a maximum of 25% of the total luminaries used, unless the [DRC or](#) MIDA Board approves a higher percentage [during as part of](#) the Site Plan [Application Approval](#) or unless required by reasonable insurance providers. Surface Parking lot lights are permitted to be a maximum of twenty feet (20') tall [from the finished grade to the tallest point of the light fixture](#). Parking area luminaries shall provide a maximum of a 90-degree cut-off for luminaries within the parking area, and full cut-off for areas outside of the parking area, and parking luminaries shall be directed downward (see Figure A – Full Cut-Off Exhibit).

[Figure A – Fixtures. It is suggested to take this diagram out completely\(outdated\)](#)

- E. **Street Lighting, Security Cameras, Wifi Boosters, Banners, Clocks and Flags:** Street lighting illumination levels must be of sufficient intensity and uniformity to provide security and traffic safety. The uniformity shall be 4:1 (average: minimum) with a minimum average illumination level of 0.2fc. Lighting should be designed and placed in a manner consistent with the design standards set forth by the IDA. Streetlights should not be more than fourteen feet (14') in height. Street lighting luminaries shall provide full cut-off with no light emitted above 90 degrees for areas outside of the roadway right-of-way, and lighting luminaries shall be directed downward (see Figure A – Full Cut-Off Exhibit). At a minimum, Street lighting shall be

provided at intersections ~~and in the vicinity of fire hydrants~~. Bollards and other low-level lighting will be provided for pedestrian pathways. Bollards shall not exceed forty-two inches (42”) in height (except that in areas where snow accumulation may occur, bollards may be up to sixty inches (60-inches in height) and shall have a light cutoff of no more than eighty (80) degrees. While banners, clocks, flags and other elements are strongly encouraged around buildings, they should not be dominated by commercial messages, and any associated lighting shall be consistent with IDA standards (i.e., use of downlighting and cut-offs). Security cameras may be installed where reasonably necessary for safety and security. Wifi boosters may be attached to streetlights, street furniture, or where reasonably required to enable and enhance wireless coverage. The MIDA Board will review proposed street furniture, lighting and commercial messages on a case by case basis during the Site Plan Application.

4.08 Infrastructure Improvements Design Standards

B. **Construction and Dedication of Infrastructure Improvements:** The Applicant shall be responsible to ensure that the Infrastructure Improvements are approved and constructed according to the applicable Design Standards of the governmental entity or utility to which they will be dedicated and provide the necessary documentation requested to properly dedicate the Infrastructure Improvements in a timely manner. [The current version of the Utah APWA Standard Specifications and Drawings, as applicable, shall be used for all infrastructure owned or dedicated to MIDA or a MIDA subsidiary.](#)

C. **Streets and Roadways**

4. ~~Street and roadway materials shall follow the guidelines of the American Public Works Association 2017 Standards and Specifications.~~ [Street and roadway materials shall follow the guidelines of the current version of the Utah APWA Standards, Specifications, and Drawings.](#)

10. Project area roadway design standards:

Design Element	Village Collector (2,001 - 8,000) ADT [201 - 800] ERU	Village Local (0 - 2,000) ADT [151 - 200] ERU	Village Mountain (0 - 2,000) ADT [16 - 150/0 - 15] ERU	Shared Driveway (0 - 1,000) ADT [16-150/0 - 15] ERU
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D. **Drainage**

1. Drainage Plan Submittal Requirements: Unless provided otherwise, the criteria and methods presented in the following references should be used in planning and design of the drainage system:

- a. "Mayflower Village Resort Technical Drainage Study,' Version 8 October 2022, prepared by Kimley Horn.
- b. "Mayflower Village Resort Lot 13 Drainage Study," prepared by Horrocks, 2024.

c. UDOT Multi-Parcel Drainage Agreement, dated April 26, 2024.

3. The Mayflower Village Resort Technical Drainage Study (Study), prepared by Kimley Horn, and the **Horrocks study** were used to model and size the backbone drainage infrastructure for the Mayflower Development. The Study includes the sizing of conveyance systems, and detention basins. Individual site plans that tie to MIDA owned facilities shall demonstrate that:

- a. It meets the discharge restrictions for each node defined in the Study at the location it accesses the MIDA system. This information can be found in Appendix C and Appendix D of the Study.
- b. A pre-treatment/water quality device will be required at all MIDA system connections.

In order to achieve and maintain the integrity of this master plan study, the following tables shall be used for the individual site plan designs.



NOAA Atlas 14, Volume 1, Version 5
Location name: Park City, Utah, USA*
Latitude: 40.6186°, Longitude: -111.4599°
Elevation: 7329.09 ft**
* source: ESR Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

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

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.128 (0.112-0.143)	0.162 (0.142-0.189)	0.223 (0.195-0.250)	0.278 (0.240-0.325)	0.367 (0.307-0.432)	0.450 (0.367-0.534)	0.548 (0.432-0.658)	0.663 (0.501-0.809)	0.849 (0.608-1.06)	1.02 (0.697-1.31)
10-min	0.155 (0.170-0.227)	0.247 (0.217-0.288)	0.339 (0.296-0.395)	0.423 (0.365-0.494)	0.558 (0.468-0.657)	0.685 (0.559-0.814)	0.834 (0.657-1.00)	1.01 (0.763-1.23)	1.23 (0.926-1.62)	1.55 (1.06-1.99)
15-min	0.241 (0.211-0.292)	0.306 (0.269-0.357)	0.420 (0.367-0.490)	0.524 (0.453-0.612)	0.692 (0.580-0.815)	0.850 (0.692-1.01)	1.03 (0.814-1.24)	1.25 (0.946-1.63)	1.60 (1.15-2.20)	1.92 (1.32-2.45)
30-min	0.325 (0.285-0.379)	0.413 (0.362-0.481)	0.565 (0.494-0.640)	0.706 (0.609-0.825)	0.932 (0.782-1.10)	1.15 (0.932-1.36)	1.39 (1.10-1.67)	1.68 (1.27-2.06)	2.16 (1.66-2.70)	2.59 (1.77-3.32)
60-min	0.402 (0.352-0.469)	0.511 (0.448-0.596)	0.700 (0.612-0.816)	0.873 (0.754-1.02)	1.15 (0.967-1.36)	1.42 (1.15-1.68)	1.72 (1.36-2.07)	2.08 (1.68-2.54)	2.67 (1.91-3.34)	3.21 (2.19-4.11)
2-hr	0.513 (0.459-0.585)	0.638 (0.570-0.727)	0.836 (0.740-0.954)	1.02 (0.895-1.17)	1.33 (1.13-1.53)	1.61 (1.34-1.87)	1.94 (1.56-2.29)	2.34 (1.80-2.81)	2.98 (2.17-3.69)	3.57 (2.49-4.53)
3-hr	0.593 (0.535-0.668)	0.734 (0.664-0.824)	0.932 (0.835-1.05)	1.12 (0.994-1.25)	1.41 (1.23-1.59)	1.67 (1.42-1.91)	1.99 (1.64-2.30)	2.36 (1.89-2.94)	2.99 (2.27-3.72)	3.61 (2.60-4.57)
6-hr	0.795 (0.731-0.876)	0.977 (0.897-1.08)	1.20 (1.10-1.32)	1.39 (1.27-1.54)	1.69 (1.51-1.87)	1.93 (1.70-2.15)	2.20 (1.90-2.50)	2.52 (2.12-2.89)	3.10 (2.53-3.76)	3.64 (2.86-4.62)
12-hr	1.02 (0.935-1.11)	1.25 (1.15-1.37)	1.51 (1.39-1.65)	1.74 (1.59-1.92)	2.08 (1.87-2.31)	2.36 (2.09-2.64)	2.67 (2.32-3.01)	2.99 (2.65-3.43)	3.48 (2.88-4.09)	3.91 (3.14-4.69)
24-hr	1.29 (1.18-1.39)	1.58 (1.46-1.71)	1.91 (1.76-2.07)	2.18 (2.01-2.36)	2.56 (2.35-2.77)	2.86 (2.61-3.09)	3.16 (2.87-3.43)	3.48 (3.14-3.77)	3.91 (3.50-4.26)	4.25 (3.77-4.74)
2-day	1.52 (1.40-1.64)	1.87 (1.72-2.03)	2.25 (2.08-2.44)	2.57 (2.37-2.79)	3.01 (2.76-3.26)	3.35 (3.06-3.64)	3.70 (3.37-4.03)	4.06 (3.67-4.43)	4.54 (4.06-4.98)	4.91 (4.36-5.41)
3-day	2.65 (1.97-1.84)	2.09 (1.93-2.26)	2.52 (2.33-2.73)	2.68 (2.55-3.12)	3.37 (3.09-3.55)	3.75 (3.43-4.07)	4.15 (3.78-4.51)	4.55 (4.12-4.96)	5.10 (4.57-5.59)	5.52 (4.91-6.08)
4-day	1.87 (1.73-2.03)	2.30 (2.13-2.50)	2.78 (2.57-3.02)	3.18 (2.93-3.45)	3.72 (3.42-4.04)	4.15 (3.80-4.51)	4.59 (4.19-5.00)	5.05 (4.57-5.52)	5.65 (5.07-6.19)	6.13 (5.46-6.74)
7-day	2.27 (2.09-2.48)	2.79 (2.57-3.04)	3.36 (3.10-3.66)	3.83 (3.52-4.17)	4.47 (4.10-4.87)	4.97 (4.53-5.42)	5.48 (4.98-5.98)	5.99 (5.41-6.56)	6.68 (5.98-7.35)	7.20 (6.41-7.96)
10-day	2.59 (2.39-2.81)	3.19 (2.94-3.46)	3.82 (3.52-4.14)	4.33 (3.98-4.69)	5.00 (4.58-5.42)	5.50 (5.03-5.97)	6.01 (5.48-6.53)	6.50 (5.91-7.08)	7.14 (6.45-7.81)	7.62 (6.86-8.37)
20-day	3.41 (3.15-3.69)	4.20 (3.81-4.55)	5.00 (4.53-5.40)	5.62 (5.20-6.07)	6.42 (5.92-6.93)	7.00 (6.46-7.55)	7.56 (6.95-8.17)	8.10 (7.43-8.77)	8.77 (8.01-9.52)	9.26 (8.42-10.1)
30-day	4.15 (3.85-4.46)	5.09 (4.71-5.48)	6.03 (5.60-6.47)	6.75 (6.26-7.24)	7.68 (7.11-8.24)	8.35 (7.71-8.97)	9.00 (8.29-9.69)	9.62 (8.84-10.4)	10.4 (9.50-11.2)	10.9 (9.96-11.9)
45-day	5.16 (4.80-5.56)	6.32 (5.88-6.82)	7.46 (6.93-8.04)	8.33 (7.74-8.97)	9.44 (8.76-10.2)	10.2 (9.48-11.0)	11.0 (10.2-11.9)	11.7 (10.8-12.7)	12.6 (11.6-13.6)	13.2 (12.1-14.3)
60-day	6.13 (5.71-6.58)	7.52 (7.00-8.09)	8.84 (8.24-9.50)	9.85 (9.17-10.6)	11.1 (10.3-11.9)	12.0 (11.1-12.9)	12.8 (11.9-13.8)	13.6 (12.6-14.6)	14.5 (13.4-15.6)	15.2 (14.0-16.4)

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

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

Please refer to NOAA Atlas 14 document for more information.

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PF graphical

4. Conveyance Facilities: The initial drainage system (i.e., curb and gutter, storm drains, culverts, ditches, realigned natural channels, etc.) should be designed to convey runoff from a minor storm event (10-year, [24-hour](#) event, the storm event having a 10 percent chance of being equaled or exceeded in any given year) without nuisance flooding and without erosion. If tributary runoff flows (either peak or volume) are increased to a natural drainage, the drainage should be shown to be non-eroding in a ten (10) year event. The drainage system should be capable of passing the storm runoff from a major storm (100-year, [24-hour](#) event, the storm event having a 1 percent chance of being equaled or exceeded in any given year) without flooding buildings [or other public or private facilities](#).

5. Water Quality/Detention Basin: The criteria for design of the water quality/detention basin should include both water quality mitigation and mitigation for downstream erosion and flooding effects. The effects of development (i.e., increased impervious area and decreased time of concentration) should be mitigated

such as to prevent increased flooding of downstream properties (100-year, [24-hour](#) design event) and to prevent increased erosion of downstream conveyance channels (10-year, [24-hour](#) design event). The level of mitigation required is dependent upon the capacity of the downstream drainage system. A common practice is to provide for onsite detention, reducing storm runoff peaks from the development to at or below historic (predevelopment) levels. If downstream conveyance capacities are severely limited, it may be necessary to reduce storm runoff peak flow rates from the developed property to much less than historic runoff flow rates to offset the impacts of the increased runoff volume.

- b. The water quality pond should have sufficient additional storage below the lowest outlet to accommodate sediment accumulation. The minimum volume of provided sediment storage should be either computed from a slope erosion analysis for the three (3) year slope soil loss (revised universal soil loss equation reference: "Design Hydrology And Sedimentology For Small Catchments", C.T. Haan, B.J. [FarfieldBarfield](#), and J.C. Hayes, 1994, Academic Press, Inc., San Diego, California) or may be taken as equal to twenty percent (20%) of the water quality capture volume. If subsoils are such that water captured in the sediment storage area cannot infiltrate within a reasonable period of time (to avoid mosquitoes, etc.), then a subdrain system should be considered.
 - c. The analysis for designing the required detention volume to mitigate downstream flooding and erosion effects should be performed assuming that the pond is full to the water quality capture volume level prior to the start of the design storms (10-year and 100-year [storms](#)).
 - d. [Detention basin sizing shall be accomplished by using the Rational Formula-Based Modified FAA procedure or similar process which demonstrates the routing of the storm through the pond. The procedure shall include the analysis of the discharge orifices, overflows, and spillways considering the various depths of the pond and discharges during the routing of the storm.](#)
6. Water Quality/Detention Basins Maintenance Requirements: Key components include non-plugging outlets design, maintenance access design, and pond side slope erosion protection design.
- b. Maintenance access to the ponds should be provided. Required access includes access with heavy equipment to the pond floor (generally 15 [inches feet](#) minimum width with 15 percent maximum slope) and all-weather access should be provided to the pond outlet facilities.

[J. Gated Entries](#)

- 4. ~~Every gated entrance shall be required to provide an electronic SOS system, or an alternative system acceptable to the Fire District that can be activated~~

electronically or by emergency sirens. Security gates shall be installed in accordance with International Fire Code (IFC) Chapter 5, Section 503.6.

4.09 Other Design Standards

- I. Fire Protection: All development within the MIDA Control Area shall comply with the Utah State Fire Code Act as adopted and amended by the Utah State Legislature and as implemented by the Fire District.
 3. Unless otherwise approved in writing by the Fire District, all single-family Dwellings within single-family subdivisions shall:
 - a. be required to install and maintain, in operating condition, a fire sprinkler or other fire suppression system approved by the Fire District;
 1. all fire sprinkler or other fire suppression systems installed pursuant to this section shall be installed and maintained in accordance with the Utah State Fire Code Act and any other applicable fire code;
 2. The fire sprinkler/fire suppression system will be inspected and approved by the Fire District and JSSD, as applicable, prior to issuance of the final Certificate of Occupancy for the single family Dwelling;
 - b. no wood shake or wood shingles shall be used in the construction of any exterior elements of any Improvement constructed within a single-family Dwelling Subdivision lot; and
 - c. no commercial or consumer fireworks are allowed within single family Subdivisions, however: Utah legally allowed sparklers, snake/glow worm pellets, smoke devices, trick noisemakers, and plastic or paper caps shall be excluded from this restriction unless otherwise restricted by the Fire District.
 - d. No solid fuel burning devices, such as fireplaces, charcoal grills or wood burning stoves may be kept or used within single family Dwellings. Stacks and chimneys solely for natural gas fireplaces or that are incorporated into an Improvement as an architectural element only are permitted. Exterior fires are prohibited, except fires contained within appropriate receptacles as provided by the specific subdivision HOA Rules and applicable laws or Fire District regulations.