EAGLE MOUNTAIN
PLANNING COMMISSION MEETING

SEPTEMBER 9, 2025, 5:30 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 EAST STAGECOACH RUN, EAGLE MOUNTAIN, UTAH 84005

5:30 PM – PLANNING COMMISSION WORK SESSION

1. DISCUSSION ITEMS

1.A. CONCEPT PLAN - Bishop Project (Upper Hidden Valley)

6:30 PM PLANNING COMMISSION POLICY SESSION

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. DECLARATION OF CONFLICTS OF INTEREST

5. MINUTES

5.A. August 26, 2025 Planning Commission Minutes

6. STATUS REPORT

7. ACTION AND ADVISORY ITEMS

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

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

7.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Rush Creek Industrial Phase A Plat 1, Lots 102 and 111.

BACKGROUND: (*Presented by Senior Planner, David Stroud*). Plat Amendment on 51:756:0102 and 51:756:0111 at 656/657 E. Split Rock Dr. by dividing two lots to create two additional lots.

7.C. DEVELOPMENT AGREEMENT/PUBLIC HEARING - Mountainland

BACKGROUND: (Presented by City Attorney, Marcus Draper). Mountainland Supply is developing a lot in the Rush Creek Industrial development. Mountainland needs to construct a retaining wall on their property. City Code requires a 3-foot setback for retaining walls. Mountainland would like to construct the retaining wall on the property line. The proposed Development Agreement would provide a legal path to allow them to

do so.

7.D. VARIANCE - Hansen Retaining Wall

7.E. SITE PLAN - Parkway Fields Stake Center

7.F. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.72 Architectural Standards.

BACKGROUND: *(Presented by Senior Planner, David Stroud*). Amending Title 17, Zoning, regarding commercial and multi-family design regulations to include but not limited to, site plan, architecture, parking, and acceptable building material standards.

8. DISCUSSION ITEMS

9. NEXT SCHEDULED MEETING

10. ADJOURNMENT

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

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

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **SEPTEMBER 9, 2025**
TITLE:	Bishop (Upper Hidden Valley) Concept Plan
ITEM TYPE:	Concept Plan
FISCAL IMPACT:	N/A
APPLICANT:	Darrin Perkes

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Categories: Foothill Residential and Parks and Open Space Zones: Upper Hidden Valley Single Family Detached - Cluster, Upper Hidden Valley Multifamily, and Upper Hidden Valley Native Open Space	40 Acres

PUBLIC HEARING
No

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

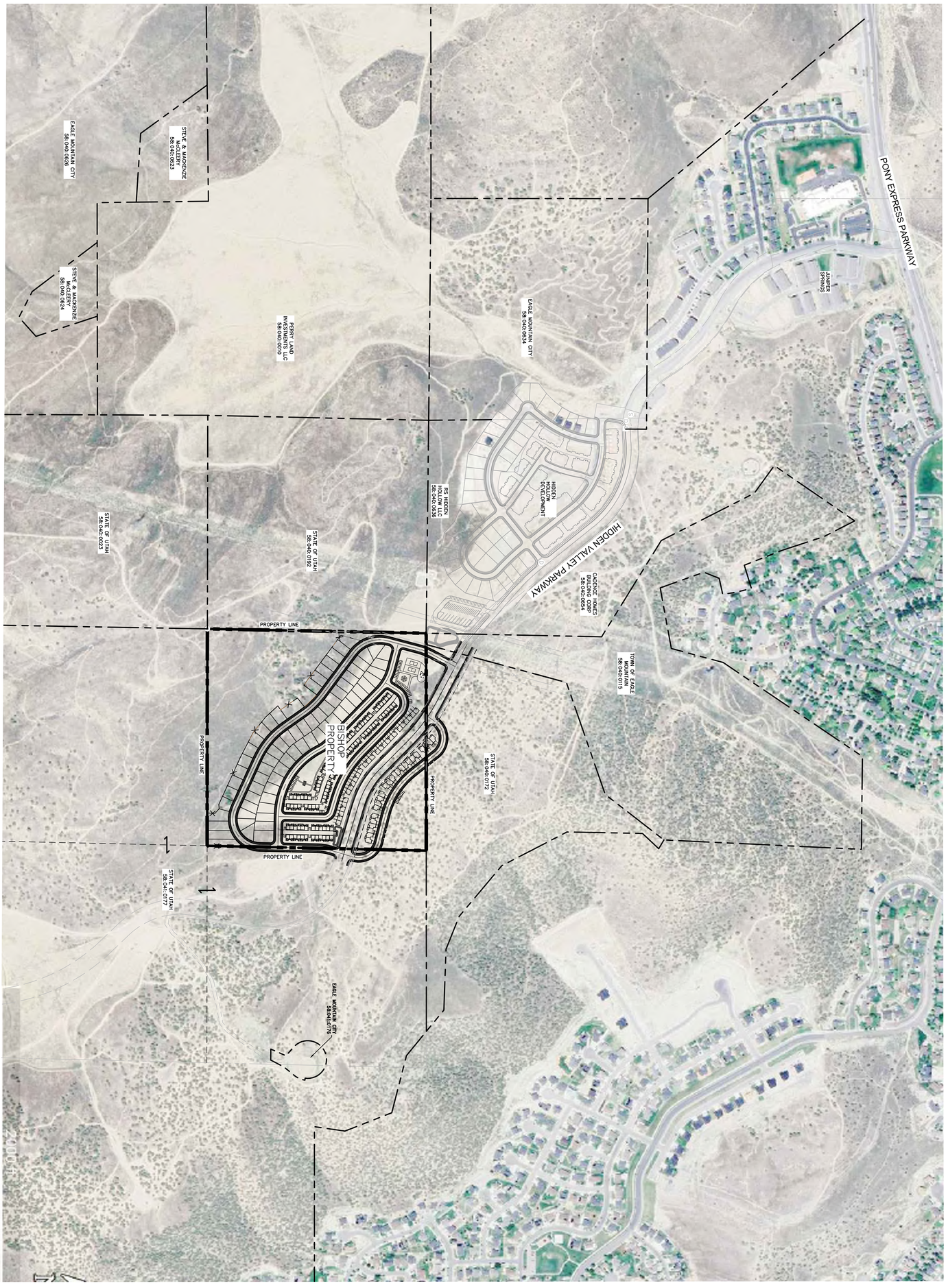
RECOMMENDATION:
Staff recommends that the Planning Commission provide feedback to the applicant pertaining to the submitted concept plan.

BACKGROUND:
The land use plan for the larger Hidden Valley project was approved on December 2, 2008. The approved land use map for the Upper Hidden Valley project area is dated February 28, 2011. The Upper Hidden Valley Master Development Agreement was made effective on December 1, 2015. Since then, there has been little to no movement to develop the project. Staff recently received a concept plan application for a piece of property located within the Upper Hidden Valley project area. The property will be developed and reviewed in accordance with the approved land use plan, the master development agreement, and a combination of the Eagle Mountain Municipal Code in effect in 2015 and the current rendition of the Code.

ITEMS FOR CONSIDERATION:
Staff has informed the Applicant that the proposed land use plan will have to better align with the approved Upper Hidden Valley Land Use Concept Plan (see page 5 on the attached concept plan package).

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
1. Concept Plan Set
2. Upper Hidden Valley MDP
3. Maps



PROJECT NO. 4021	PROJECT: BISHOP PROPERTY	FOR: BISHOP PROPERTY	SEAL
ISSUE DATE: 08/08/25	SHEET: LOCATION AND LAND OWNERS	LOCATION: EAGLE MOUNTAIN, UTAH	
SHEET NO. OP-1	DOMINION Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000		

NO.	REVISIONS	BY	DATE

DESIGNER: DOM | MANAGER: DOM

FILE NAME: 01-OWNERSHIP MAP.dwg

© COPYRIGHT 2024
THIS DRAWING IS THE PROPERTY OF DOMINION ENGINEERING LLC AND IS NOT TO BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING

DEVELOPMENT PLAN

1.59 ACRE PARK WITH
PARKING, PICKLEBALL COURT,
PLAYGROUND EQUIPMENT,
AND PAVILLION.

EXISTING TRAIL
CONNECTIONS

SUMMARY DATA

71 SINGLE FAMILY LOTS (5,200 SF MINIMUM)
50 MEDIUM SIZED TOWNHOME UNITS (25'D X 35'W)
96 SMALL SIZED TOWNHOME UNITS (30'D X 25'W)
217 TOTAL UNITS

23 TOWNHOMES WITH
UPPER LEVEL GARAGE
9 GUEST PARKING SPACES

27 TOWNHOMES WITH LOWER
LEVEL GARAGE
10 GUEST PARKING SPACES

0.14 AC POND AREA

96 TOWNHOMES WITH REAR
ALLEY GARAGES
33 GUEST PARKING SPACES

0.72 ACRE
PARK AREA

71 LOTS
(AVERAGE LOT
SIZE 5800 SF)

UNIFORM FENCING
ALONG REAR
PROPERTY LINE

EXISTING TRAIL
CONNECTIONS

N

0 80 160 240
Scale in Feet

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.

NO.	REVISIONS	BY	DATE

DESIGNER: DOM
MANAGER: DOM
FILE NAME: 02-UHV-DEVELOPMENT PLAN.dwg

SEAL

FOR:

LOCATION: EAGLE MOUNTAIN, UTAH

PROJECT: BISHOP PROPERTY

SHEET: DEVELOPMENT PLAN

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

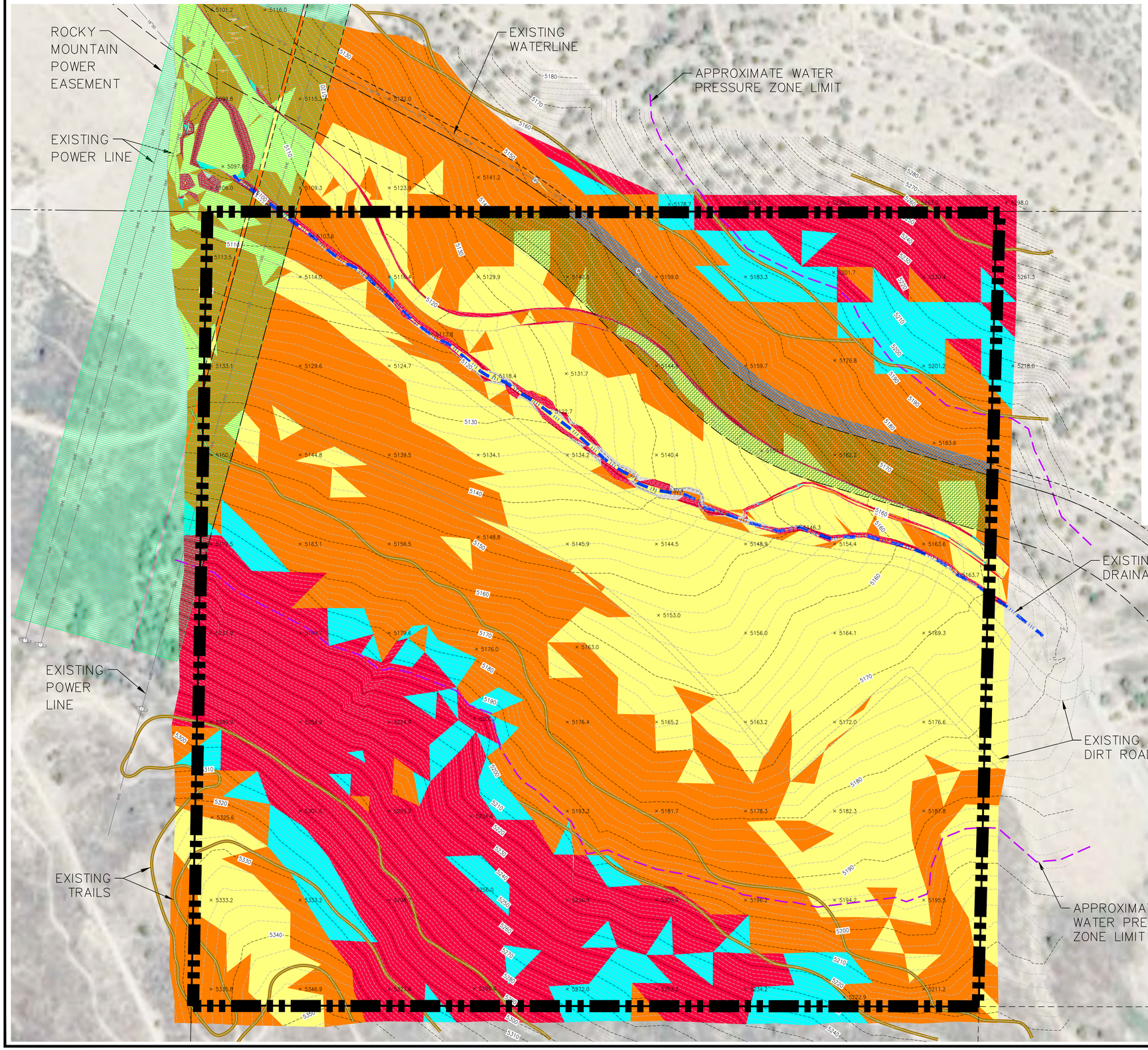
PROJECT NO. 4021

ISSUE DATE: 08/11/25

SHEET NO. OP-2

path: P:\UPPER HIDDEN VALLEY - EAGLE MTN\DESIGN\CAD\OVERALL PLANS\
file name: 02-UHV-DEVELOPMENT PLAN.dwg | plot date: August 14, 2025 | plotted by: DarrinPerkes

SENSITIVE LANDS / OPPORTUNITIES AND CONSTRAINTS



LEGEND

- APPROXIMATE WATER PRESSURE ZONE LIMIT, TO BE CONFIRMED WITH CITY
- EXISTING TRAIL
- 94' WIDE HIDDEN VALLEY PARKWAY EASEMENT
- 20' WIDE POTENTIAL WATERLINE EASEMENT
- ROCKY MOUNTAIN POWER ELECTRICAL EASEMENT
- CENTERLINE OF EXISTING DRAINAGE

SURFACE SLOPE DATA

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.000%	9.999%	
2	10.000%	24.999%	
3	25.000%	29.999%	
4	30.000%	100.000%	

N

0 80 160 240

Scale in Feet

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.

NO. | REVISIONS | BY | DATE

DESIGNER: DOM | MANAGER: DOM

FILE NAME: 03-UHV-SENSITIVE LANDS.dwg

SEAL

FOR: BISHOP PROPERTY

LOCATION: EAGLE MOUNTAIN, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT: BISHOP PROPERTY

SHEET: SENSITIVE LANDS PLAN

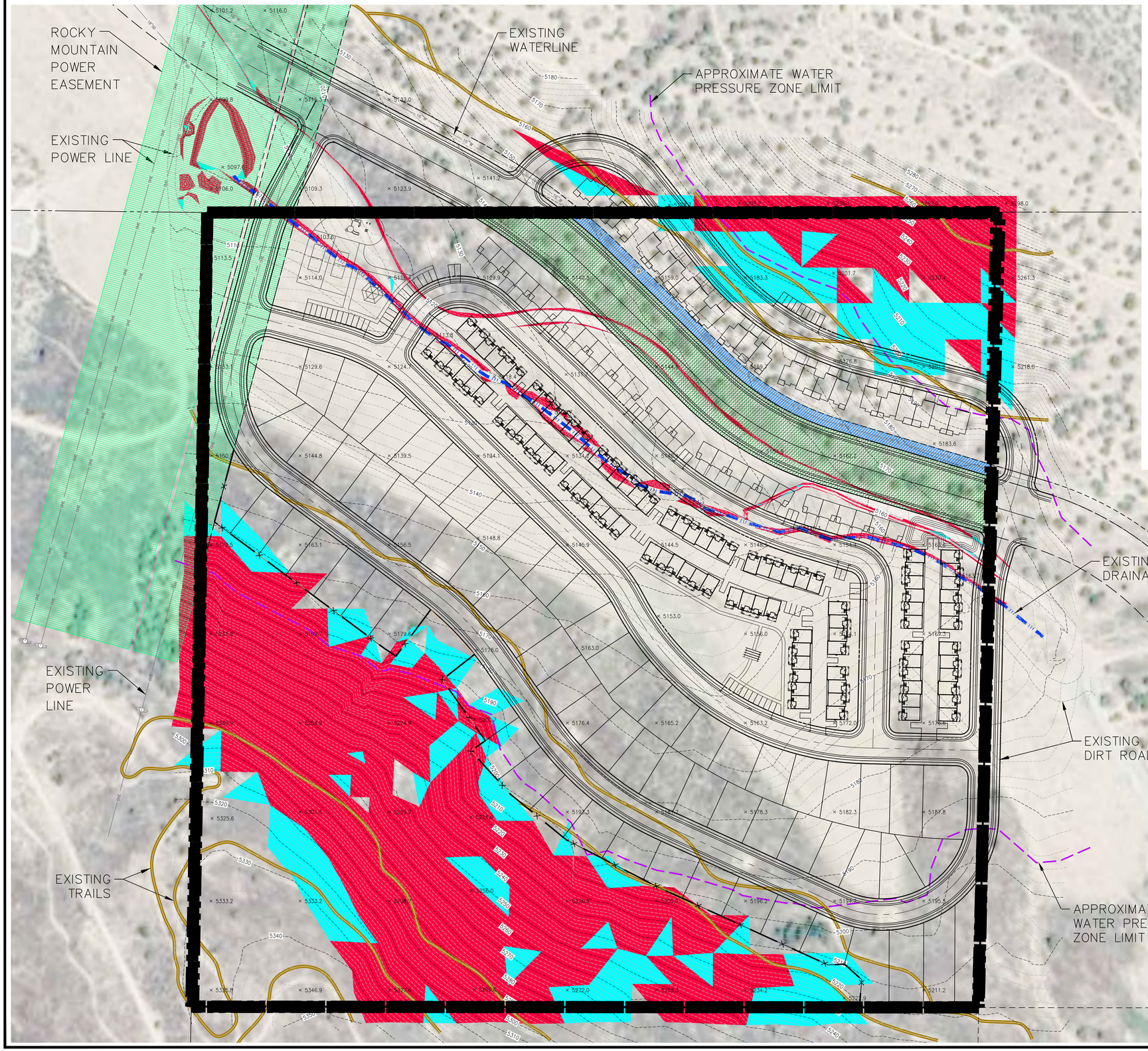
PROJECT NO. 4021

ISSUE DATE: 08/08/25

SHEET NO. OP-3

path: P:\UPPER HIDDEN VALLEY - EAGLE MTN\DESIGN\CAD\OVERALL PLANS\
file name: 03-UHV-SENSITIVE LANDS.dwg | plot date: August 15, 2025 | plotted by: DarrinPerkes

SENSITIVE LANDS / DEVELOPMENT PLAN OVERLAY



LEGEND

- APPROXIMATE WATER PRESSURE ZONE LIMIT, TO BE CONFIRMED WITH CITY
- EXISTING TRAIL
- 94' WIDE HIDDEN VALLEY PARKWAY EASEMENT
- 20' WIDE POTENTIAL WATERLINE EASEMENT
- ROCKY MOUNTAIN POWER ELECTRICAL EASEMENT
- CENTERLINE OF EXISTING DRAINAGE

SURFACE SLOPE DATA

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
3	25.000%	29.999%	
4	30.000%	100.000%	

N

0 80 160 240

Scale in Feet

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.

NO.	REVISIONS	BY	DATE

DESIGNER: DOM
MANAGER: DOM
FILE NAME: 03-UHV-SENSITIVE LANDS.dwg

SEAL

FOR: BISHOP PROPERTY

LOCATION: EAGLE MOUNTAIN, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT: BISHOP PROPERTY

SHEET: SENSITIVE LANDS OVERLAY

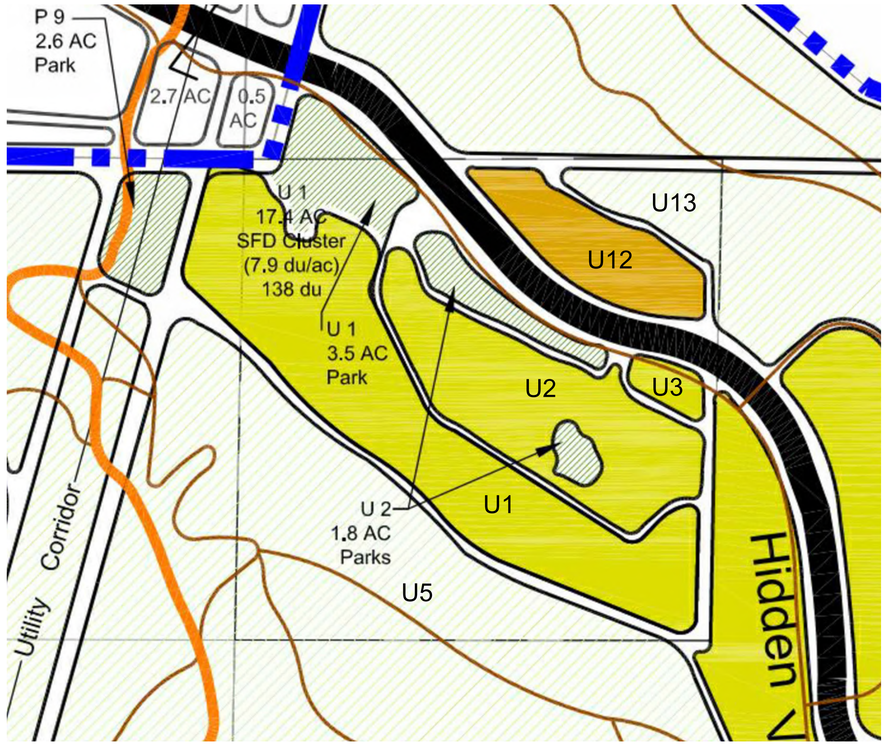
PROJECT NO. 4021

ISSUE DATE: 08/08/25

SHEET NO. OP-4

path: P:\UPPER HIDDEN VALLEY - EAGLE MTN\DESIGN\CAD\OVERALL PLANS\
file name: 03-UHV-SENSITIVE LANDS.dwg | plot date: August 14, 2025 | plotted by: DarrinPerkes

UPPER HIDDEN VALLEY LAND USE CONCEPT PLAN



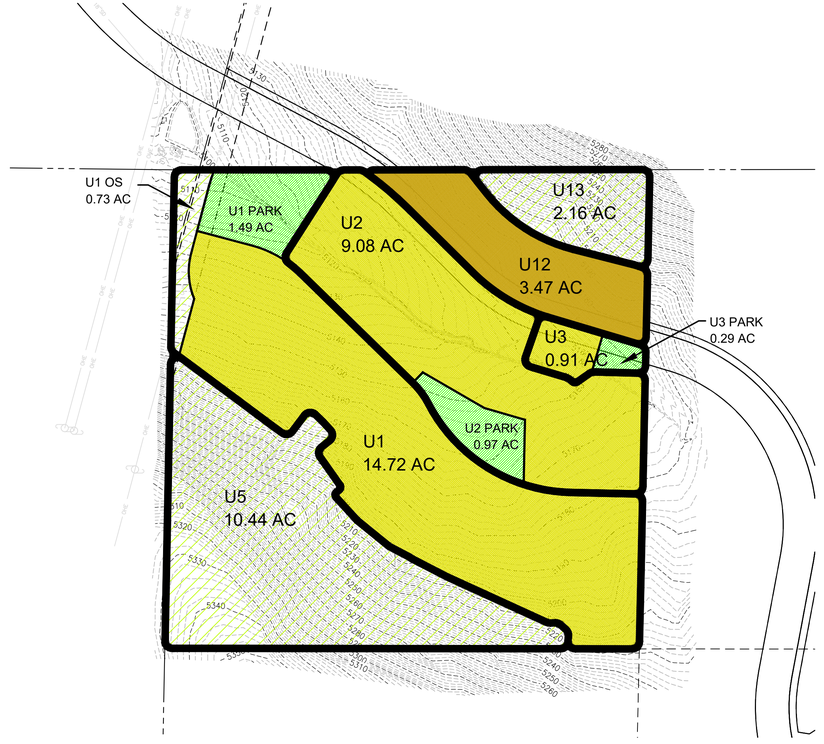
LEGEND

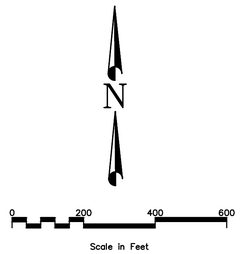
- RESIDENTIAL TIER II 1.61 - 5.2 DU/AC
- RESIDENTIAL TIER III 5.21 - 12.2 DU/AC
- RESIDENTIAL TIER IV 12.21 - 22.7 DU/AC
- NATIVE OPEN SPACE
- PARK

UPPER HIDDEN VALLEY LAND USE CONCEPT PLAN

LAND USE POD WITH PROPOSED LAND USE	ESTIMATED KIRKLAND ACRES GROSS/BUILDABLE	PROJECTED DENSITY	PROJECTED KIRKLAND DWELLING UNITS	PROJECTED OPEN SPACE SPACE (IMPROVED)	PROJECTED OPEN SPACE NATIVE
U1 SINGLE FAMILY	14.8 / 13.4 AC	7.9 DU/AC	118 UNITS	1.5 AC	1.4 AC
U2 MULTI FAMILY	9.6 / 9.6 AC	11.1 DU/AC	107 UNITS	1.8 AC	0.0 AC
U3 SINGLE FAMILY	1.0 / 1.0 AC	6.0 DU/AC	6 UNITS	0.0 AC	0.0 AC
U5 OPEN SPACE	10.1 / 2.4 AC	0.0 DU/AC	0 UNITS	0.0 AC	10.1 AC
U12 MULTI FAMILY	4.5 / 4.5 AC	13.5 DU/AC	61 UNITS	0.0 AC	0.0 AC
U13 OPEN SPACE	1.8 / 0.3 AC	0.0 DU/AC	0 UNITS	0.0 AC	1.8 AC
PROJECTED TOTALS	41.8 / 31.2 AC		292 UNITS	3.3 AC	13.3 AC

PROPOSED HIDDEN HOLLOW LAND USE





LEGEND

- RESIDENTIAL TIER III
- RESIDENTIAL TIER IV
- NATIVE OPEN SPACE
- PARK

PROPOSED HIDDEN HOLLOW LAND USE

PROPOSED LAND USE	ACRES	PROPOSED DENSITY	DWELLING UNITS	PROVIDED OPEN SPACE SPACE (IMPROVED)	PROVIDED OPEN SPACE NATIVE
U1 SINGLE FAMILY	14.72 AC	4.82 DU/AC	71 UNITS	1.49 AC	0.73 AC
U2 MULTI FAMILY	9.08 AC	12.89 DU/AC	117 UNITS	0.97 AC	0.0 AC
U3 MULTI FAMILY	0.91 AC	6.59 DU/AC	6 UNITS	0.29 AC	0.0 AC
U5 OPEN SPACE	10.44 AC	0.0 DU/AC	0 UNITS	0.0 AC	10.44 AC
U12 MULTIFAMILY	3.47 AC	6.63 DU/AC	23 UNITS	0.0 AC	0.0 AC
U13 OPEN SPACE	2.16 AC	0.0 DU/AC	0 UNITS	0.0 AC	2.55 AC
PROPOSED TOTALS	40.78 AC		217 UNITS	2.75 AC	13.72 AC

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.

NO. | REVISIONS | BY | DATE

DESIGNER: DOM | MANAGER: DOM

FILE NAME: 05-UHV-LAND USE.dwg

SEAL

FOR: BISHOP PROPERTY

LOCATION: EAGLE MOUNTAIN, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT: BISHOP PROPERTY

SHEET: LAND USE PLAN

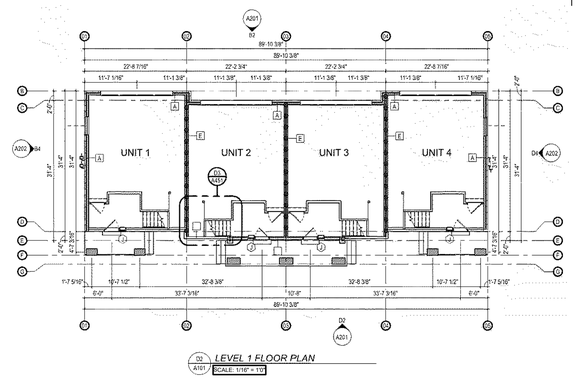
PROJECT NO. 4021

ISSUE DATE: 08/07/25

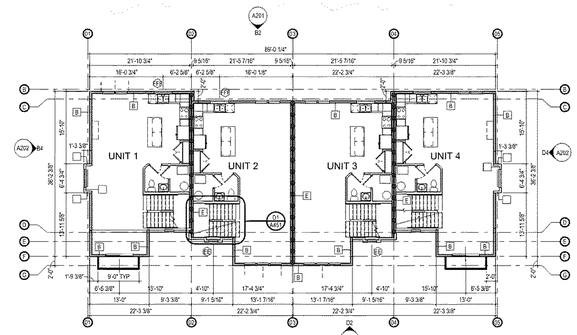
SHEET NO. OP-5

path: P:\UPPER HIDDEN VALLEY - EAGLE MTN\DESIGN\CAD\OVERALL PLANS\
file name: 05-UHV-LAND USE.dwg | plot date: August 14, 2025 | plotted by: DarrinPerkes

4-PLEX SMALL TOWNHOMES

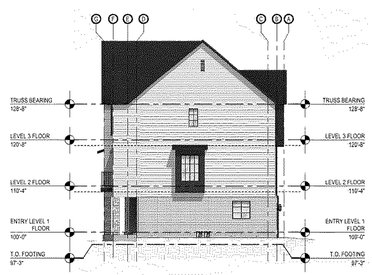


D2 A101 LEVEL 1 FLOOR PLAN
SCALE: 1/16" = 1'0"

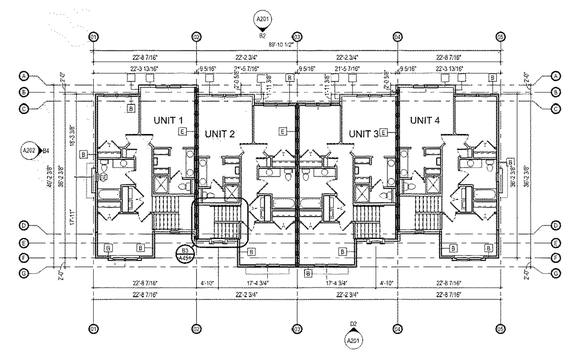


B3 A101 LEVEL 2 FLOOR PLAN
SCALE: 1/16" = 1'0"

B2 A201 SOUTH ELEVATION
SCALE: 1/16" = 1'0"

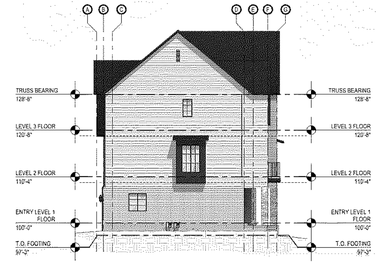


D4 A202 EAST ELEVATION
SCALE: 1/16" = 1'0"



1 A101 LEVEL 3 FLOOR PLAN
SCALE: 1/16" = 1'0"

B2 A201 NORTH ELEVATION
SCALE: 1/16" = 1'0"



B4 A202 WEST ELEVATION
SCALE: 1/16" = 1'0"

NOTE: TYPICAL TOWNHOME ARCHITECTURE PROVIDED BY CORE ARCHITECTURE

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.

NO.	REVISIONS	BY	DATE

DESIGNER: DOM
MANAGER: DOM
FILE NAME: 06.X-BLDG ELEVATION EXHIBITS.dwg

SEAL

FOR: BISHOP PROPERTY

LOCATION: EAGLE MOUNTAIN, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT: BISHOP PROPERTY

SHEET: BUILDING ELEVATIONS EXHIBIT

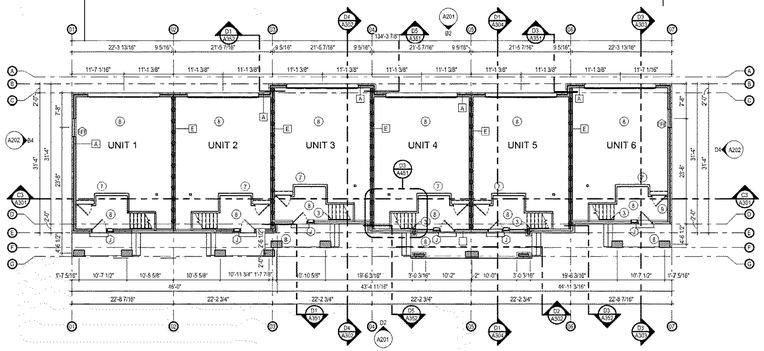
PROJECT NO. 4021

ISSUE DATE: 06/06/25

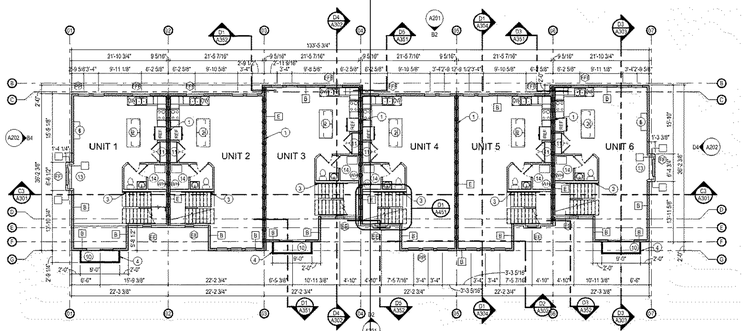
SHEET NO. OP-6

path: P:\UPPER HIDDEN VALLEY - EAGLE MTN\DESIGN\CAD\OVERALL PLANS\
file name: 06.X-BLDG ELEVATION EXHIBITS.dwg | plot date: June 03, 2025 | plotted by: KellyJoseph

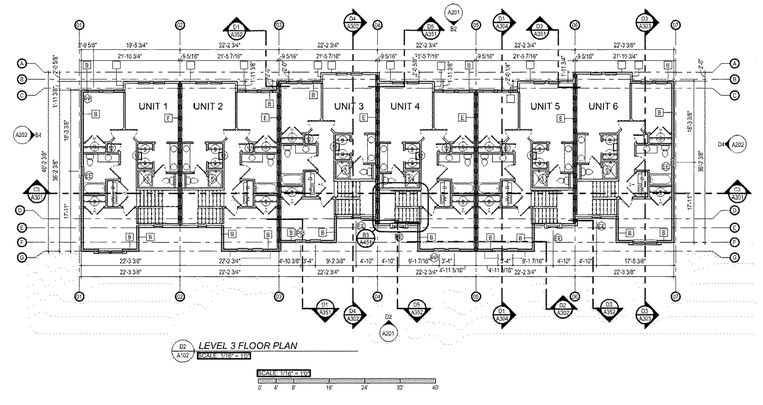
6-PLEX SMALL TOWNHOMES



01 A101 LEVEL 1 FLOOR PLAN
SCALE: 1/16" = 1'0"

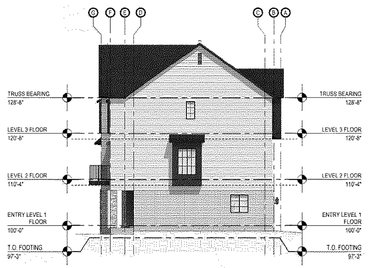


01 A101 LEVEL 2 FLOOR PLAN
SCALE: 1/16" = 1'0"



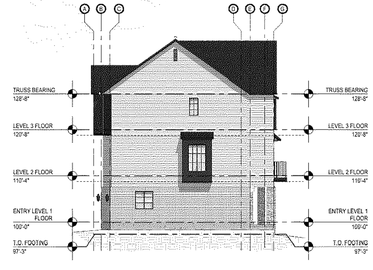
02 A102 LEVEL 3 FLOOR PLAN
SCALE: 1/16" = 1'0"

02 A201 SOUTH ELEVATION
SCALE: 1/16" = 1'0"



04 A202 EAST ELEVATION
SCALE: 1/16" = 1'0"

B2 A201 NORTH ELEVATION
SCALE: 1/16" = 1'0"



B4 A202 WEST ELEVATION
SCALE: 1/16" = 1'0"

NOTE: TYPICAL TOWNHOME ARCHITECTURE PROVIDED BY CORE ARCHITECTURE

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.

NO.	REVISIONS	BY	DATE

DESIGNER: DOM
MANAGER: DOM
FILE NAME: 06.X-BLDG ELEVATION EXHIBITS.dwg

SEAL

FOR: BISHOP PROPERTY

LOCATION: EAGLE MOUNTAIN, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT: BISHOP PROPERTY

SHEET: BUILDING ELEVATIONS EXHIBIT

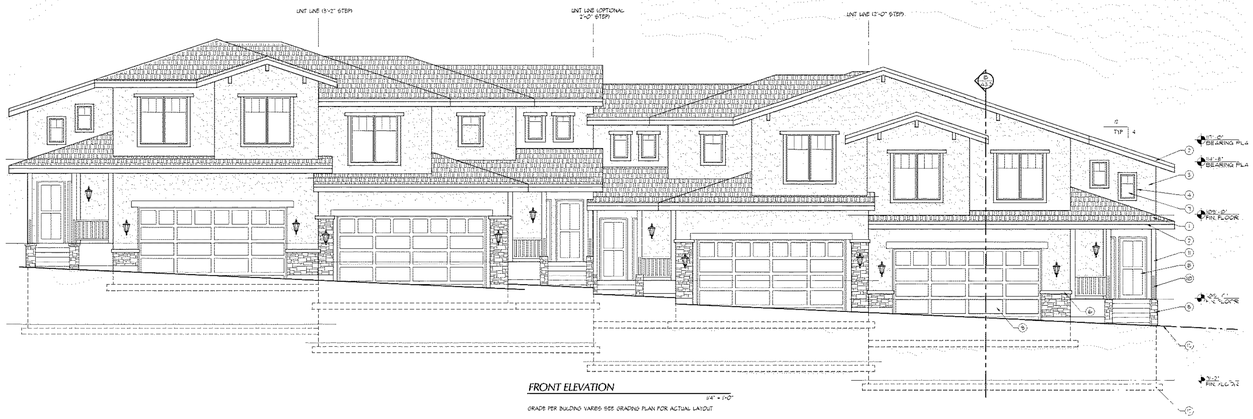
PROJECT NO. 4021

ISSUE DATE: 06/06/25

SHEET NO. OP-7

path: P:\UPPER HIDDEN VALLEY - EAGLE MTN\DESIGN\CAD\OVERALL PLANS\
file name: 06.X-BLDG ELEVATION EXHIBITS.dwg | plot date: June 03, 2025 | plotted by: KellyJoseph

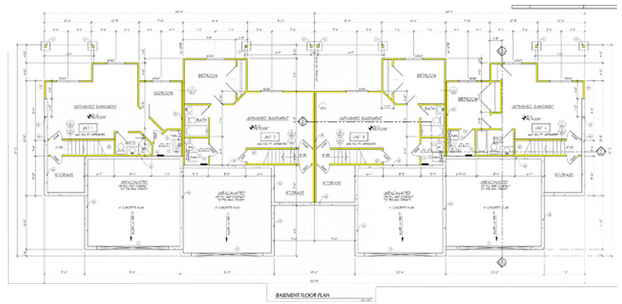
4-PLEX DOWNHILL TOWNHOMES

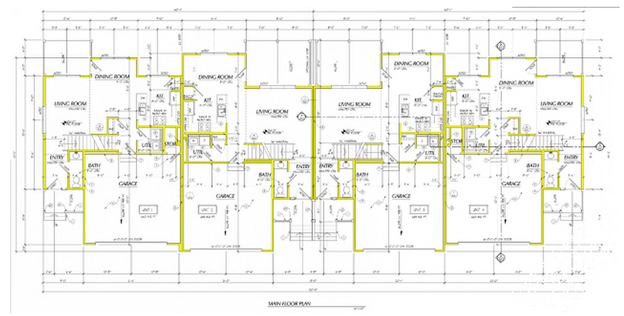


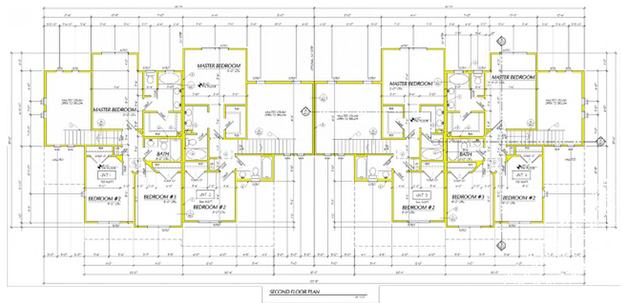
FRONT ELEVATION

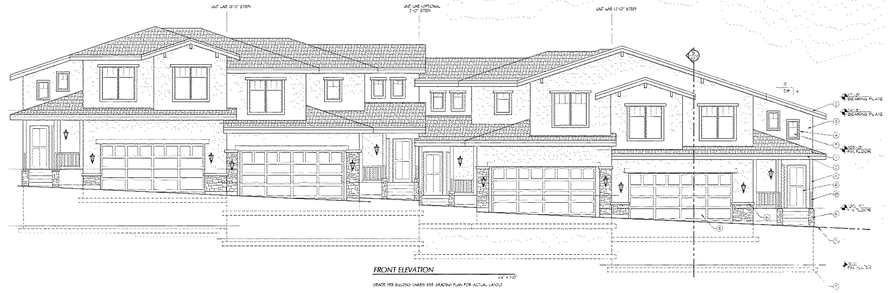
1/4" = 1'-0"

GRADE PER BUILDING VARIES SEE GRADING PLAN FOR ACTUAL LAYOUT





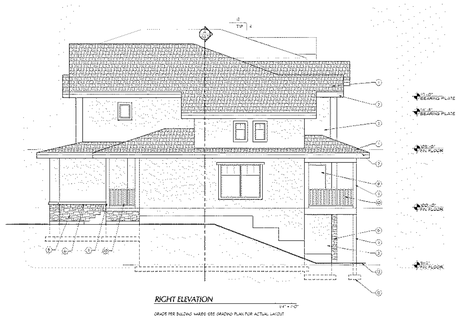




FRONT ELEVATION

1/4" = 1'-0"

GRADE PER BUILDING VARIES SEE GRADING PLAN FOR ACTUAL LAYOUT



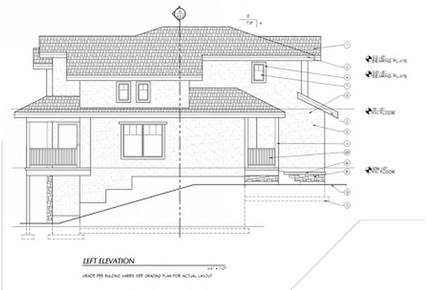
RIGHT ELEVATION

1/4" = 1'-0"

GRADE PER BUILDING VARIES SEE GRADING PLAN FOR ACTUAL LAYOUT

REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

GRADE PER BUILDING VARIES SEE GRADING PLAN FOR ACTUAL LAYOUT

NOTE: TYPICAL TOWNHOME ARCHITECTURE PROVIDED BY CORE ARCHITECTURE

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.

NO.	REVISIONS	BY	DATE

DESIGNER: DOM
MANAGER: DOM
FILE NAME: 06.X-BLDG ELEVATION EXHIBITS.dwg

SEAL

FOR: BISHOP PROPERTY

LOCATION: EAGLE MOUNTAIN, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT: BISHOP PROPERTY

SHEET: BUILDING ELEVATIONS EXHIBIT

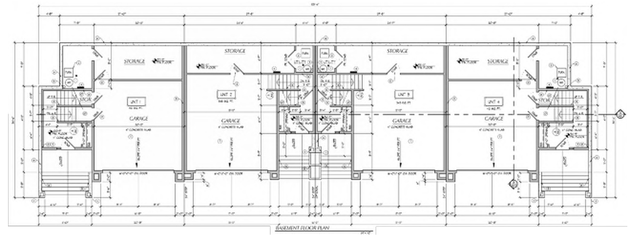
PROJECT NO. 4021

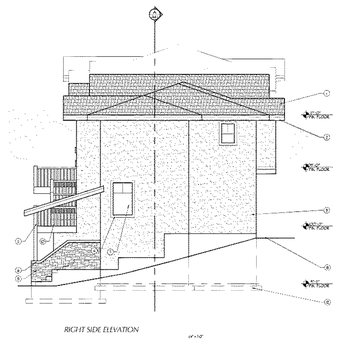
ISSUE DATE: 06/06/25

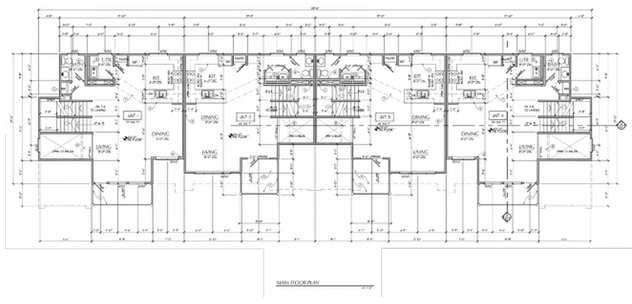
SHEET NO. OP-8

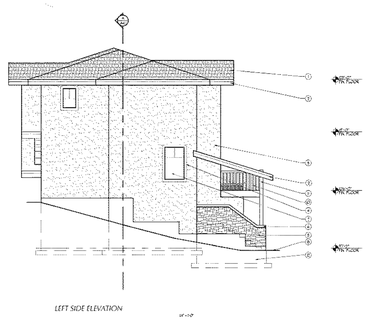
path: P:\UPPER HIDDEN VALLEY - EAGLE MTN\DESIGN\CAD\OVERALL PLANS\
file name: 06.X-BLDG ELEVATION EXHIBITS.dwg | plot date: June 03, 2025 | plotted by: KellyJoseph

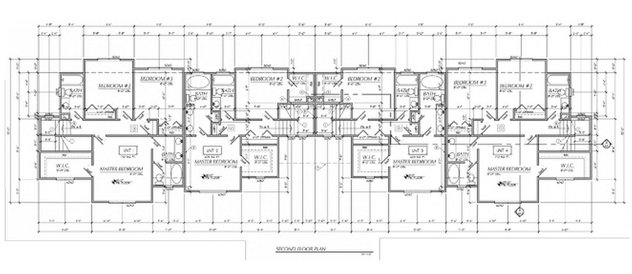
4-PLEX UPHILL TOWNHOMES











NOTE: TYPICAL TOWNHOME ARCHITECTURE PROVIDED BY CORE ARCHITECTURE

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.

NO.	REVISIONS	BY	DATE

DESIGNER: DOM
MANAGER: DOM
FILE NAME: 06.X-BLDG ELEVATION EXHIBITS.dwg

SEAL

FOR: BISHOP PROPERTY

LOCATION: EAGLE MOUNTAIN, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT: BISHOP PROPERTY

SHEET: BUILDING ELEVATIONS EXHIBIT

PROJECT NO. 4021

ISSUE DATE: 06/06/25

SHEET NO. OP-9

path: P:\UPPER HIDDEN VALLEY - EAGLE MTN\DESIGN\CAD\OVERALL PLANS\
file name: 06.X-BLDG ELEVATION EXHIBITS.dwg | plot date: June 03, 2025 | plotted by: KellyJoseph

ROADWAY PLAN

© COPYRIGHT 2024
THIS DOCUMENT IS THE PROPERTY OF DOMINION ENGINEERING L.C. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT PRIOR WRITTEN CONSENT OF DOMINION ENGINEERING.

NO.	REVISIONS	BY	DATE

DESIGNER: DOM | MANAGER: DOM
FILE NAME: UHV-GRADING BASE.dwg

SEAL

FOR: BISHOP PROPERTY

LOCATION: EAGLE MOUNTAIN, UTAH

DOMINION
Engineering Associates, L.C.
5684 South Green Street
Murray, Utah 84123 801-713-3000

PROJECT: BISHOP PROPERTY

SHEET: OVERALL ROAD ALIGNMENT PLAN

PROJECT NO. 4021

ISSUE DATE: 08/08/25

SHEET NO. RD-1

path: P:\UPPER HIDDEN VALLEY - EAGLE MTN\DESIGN\CAD\BASE FILES\
file name: UHV-GRADING BASE.dwg | plot date: August 14, 2025 | plotted by: DarrinPerkes

UPPER HIDDEN VALLEY

Master Development Plan

February 28, 2011

LAND USE DATA

PARCEL	LAND USE	AREA (AC)	DENSITY (DU/AC)	DU	RES TIER	% OF AREA
LOWER HIDDEN VALLEY						
P 9	PARK (Partial)	2.6				
P 10	TRAIL CORRIDOR	20.3				
P 11	NATIVE OPEN SPACE	30.1				
SUBTOTAL PARKS & OPEN SPACE		**53.0**				**6%**
LOWER VALLEY TOTALS		**53.0**				**6.3%**
UPPER HIDDEN VALLEY						
U 1	SFD - CLUSTER	17.4	7.9	158	III	
U 2	MULTIFAMILY	7.8	13.8	107	IV	
U 3	SFD - CLUSTER	1.0	6.1	6	III	
U 4	SFD - CLUSTER	6.8	7.4	50	III	
U 6	MIXED USE	7.2	13.8	100	IV	
U 7	SFD - CLUSTER	10.3	7.2	74	III	
U 8	SFA - CLUSTER	31.8	7.8	248	III	
U 10	SFA - TOWNHOMES	21.5	10.9	235	III	
U 11	SFA - PATIO HOMES	14.2	8.9	127	III	
U 12	MULTIFAMILY	4.5	13.5	61	IV	
U 14	SFD-CLUSTER	12.2	7.1	87	III	
U 15	SFD	23.5	2.0	47	II	
U 16	SFD (CHURCH)	4.5	4.0	18	II	
U 17	SFD	28.1	3.8	108	II	
U 18	SFD	54.0	2.0	108	II	
U 19	SFD	8.4	3.6	30	II	
U 20	SFD - CLUSTER (SCHOOL)	8.3	8.0	66	III	
U 21	SFD	12.8	4.0	51	II	
U 23	SFA - CLUSTER (CHURCH)	4.0	8.0	32	III	
U 24	SFA - CLUSTER	7.6	7.9	60	III	
U 26	SFD	33.2	2.0	66	II	
U 27	SFD	11.5	3.5	40	II	
U 29	SFD	42.4	3.5	148	II	
U 30	SFD	30.7	5.0	154	II	
U 32	SFD	36.3	3.0	109	II	
U 35	SFD	9.7	4.0	39	II	
U 37	SFD - CLUSTER	13.8	8.0	110	III	
U 38	SFA - TOWNHOMES	13.8	12.1	166	III	
U 40	SFA - TOWNHOMES	16.6	12.1	200	III	
U 42	SFD	12.8	4.0	51	II	
U 46	SFA - TOWNHOMES	13.6	10.5	144	III	
U 47	SFA - TOWNHOMES (CHURCH)	4.8	12.0	58	III	
SUBTOTAL RESIDENTIAL		**525.1**	**5.8**	**3,039**		**62.7%**
U 48	NEIGHBORHOOD COMMERCIAL	4.0		40,000 SF		
SUBTOTAL COMMERCIAL		**4.0**				**0.5%**
U 1	PARK	3.5				
U 2	PARK	1.8				
U 5	NATIVE OPEN SPACE	76.4				
U 9	PARK	2.0				
U 13	NATIVE OPEN SPACE	28.6				
U 22	PARK	4.4				
U 25	NATIVE OPEN SPACE	20.6				
U 28	PARK	5.0				
U 31	PARK	11.6				
U 33	NATIVE OPEN SPACE	5.1				
U 34	PARK	2.2				
U 36	NATIVE OPEN SPACE	2.8				
U 39	PARK	6.4				
U 41	PARK	0.9				
U 43	NATIVE OPEN SPACE	7.4				
U 45	NATIVE OPEN SPACE	4.1				
SUBTOTAL PARKS & OPEN SPACE		**182.6**				**21.8%**
UPPER HIDDEN VALLEY TOTALS		**711.7**	**4.3**	**3,039**		**84.9%**

PARCEL	LAND USE	AREA (AC)	DENSITY (DU/AC)	DU	RES TIER	% OF AREA
MID-VALLEY						
S 26	SFD - CLUSTER	12.33	7.9	98	III	
SUBTOTAL RESIDENTIAL		**12.33**	**7.9**	**98**		**1.5%**
S 8	NATIVE OPEN SPACE (Partial)	14.90				
S 25	NATIVE OPEN SPACE	7.50				
S 27	NATIVE OPEN SPACE	38.38				
SUBTOTAL PARKS & OPEN SPACE		**60.78**				**7.3%**
MID-VALLEY TOTALS		**73.11**	**1.3**	**98**		**8.7%**

HIDDEN VALLEY COMBINED DATA

TOTAL COMMERCIAL		**4.0**			**0.5%**
SFD	TRADITIONAL	267.8	3.1	968.9	
SFD	CLUSTER	82.1	6.9	663.7	
	TOTAL SINGLE FAMILY	349.9	3.9	1,632.6	46.5%
SFA	TOWNHOMES	70.4	11.4	803.1	
SFA	TRIPLEX	-		-	
SFA	TWIN HOMES	-		-	
SFA	CLUSTER	43.4	7.1	308.0	
SFA	PATIO	14.2	8.9	127.0	
	TOTAL SFA	128.0	9.7	1,238.1	15.3%
MF	MIXED USE	7.2	13.8	100.0	
MF	MULTIFAMILY	12.3	13.7	168.0	
	TOTAL MF	19.5	13.7	268.0	2.3%
	TOTAL MULTIFAMILY	147.5	10.2	1,506.1	17.6%
TOTAL RESIDENTIAL		**537.4**	**5.7**	**3,038.7**	**64.1%**
TOTAL PARKS		**40.3**		-	**4.8%**
TOTAL TRAIL CORRIDOR		**20.3**		-	**2.4%**
TOTAL NATIVE OPEN SPACE		**235.7**		-	**28.1%**
TOTAL		**837.8**	**3.6**	**3,038.7**	**100%**

Residential Tiers

TIER I	-
TIER II	267.8
TIER III	210.1
TIER IV	19.5
TIER III-IV	229.6

Other Improved Open Space (acres included in categories above)

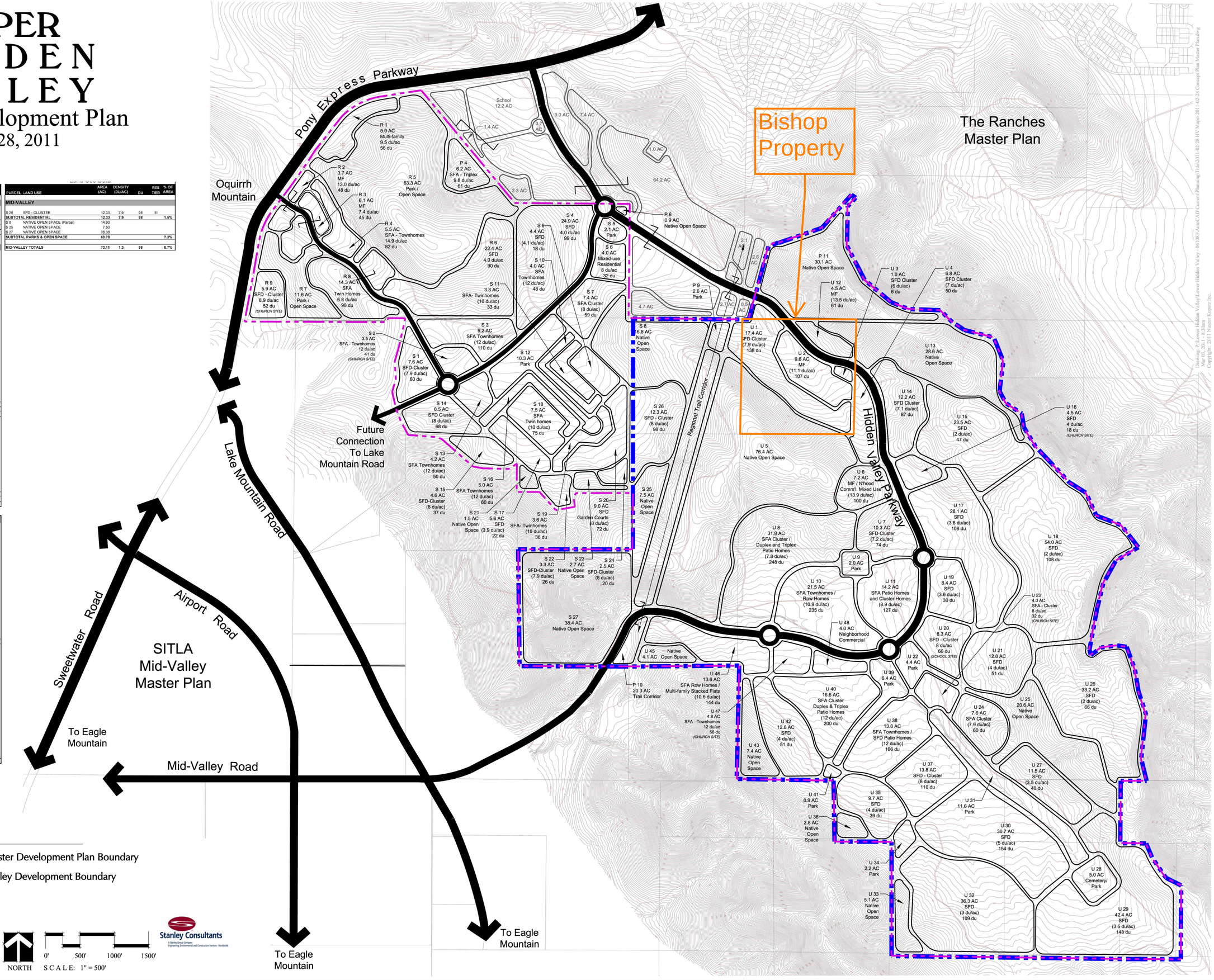
Fire Station	1.0		
Regional Trails (utility corridor area)	2.4	8,964	LF (12' wide)
Community Trails (additional 25%)	12.4	67,597	LF (6' wide)
Total Other Improved Open Space	**15.9**		

Other Open Space (acres included in categories above)

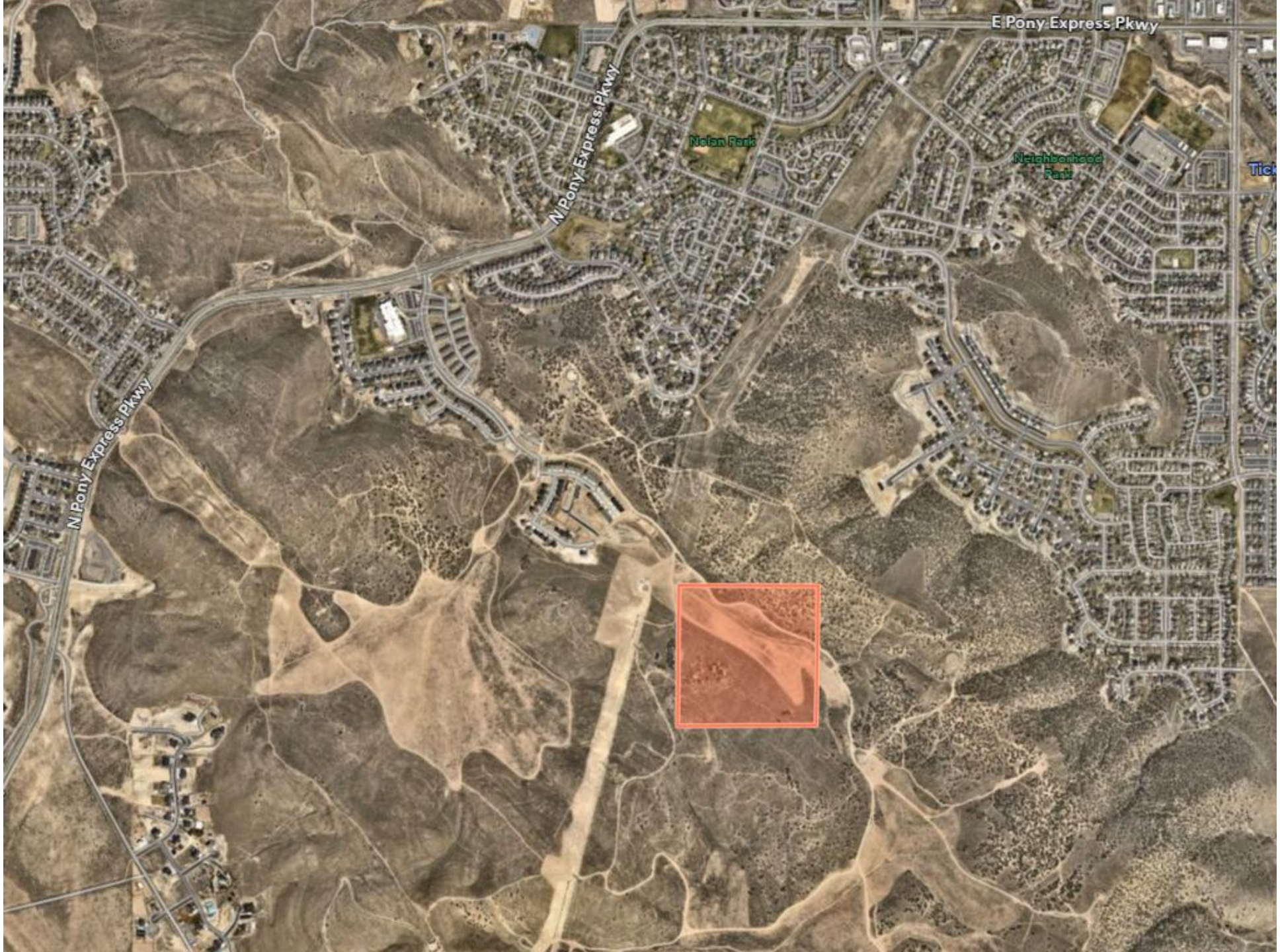
Schools (U20)	8.3
Churches (U16, U23, U47)	13.3
Total Other Open Space	**21.6**
TOTAL OTHER OPEN SPACES	**37.5**

HIDDEN VALLEY TOTALS* **	**837.8**	**3.7**	**3,137**	**100%**

*PERCENTAGES MAY NOT EQUAL 100% DUE TO ROUNDING



Drawing: P:\Lower Hidden Valley\Lower Hidden Valley - 06\10853\Autod\CAD\Current\Planning\Title\2011-02-28 HV Maps\ 2011-02-28 Concept Plan Master Plan.dwg
Copyright: 2011 Nilsson Kramer Inc.


E Pony Express Pkwy
N Pony Express Pkwy
Nolan Park
Neighborhood Park
N Pony Express Pkwy

N Golden Ridge Dr
N Pawnee Rd
N Skyview Ln
Owahee St
Smart Way Ln
Serdar Ln

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **SEPTEMBER 9, 2025**
TITLE:	August 26, 2025 Planning Commission Meeting Minutes
ITEM TYPE:	Minutes
FISCAL IMPACT:	N/A
APPLICANT:	N/A

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

PUBLIC HEARING
No

PREPARED BY
Megan Green, Planning Secretary

PRESENTED BY

RECOMMENDATION:
N/A

BACKGROUND:
N/A

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. 8.26.2025 PC Minutes Draft, Brandon's comments

EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

August 26, 2025 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIAL PRESENT:

CITY STAFF PRESENT: Brandon Larsen; ~~Planning~~ Community Development Director; Marcus Draper, City Attorney; Robert Hobbs, Senior Planner; and Megan Green; Planning Secretary.

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

Commissioner Allen called the meeting to order at 5:30 p.m.

1. Discussion Items

1. A. DISCUSSION ITEM – Eagle Mountain Properties, Phase 2, Part 1, Rezone of 39 Properties

- Senior Planner, Robert Hobbs, presented a chart and table detailing the 39 properties, emphasizing the need to update old, uncodified zones to current land use zones.
- The Planning Commission debated the merits of rezoning parcels to agriculture versus more specific zones. They also considered the impact on property values and future development. Specific parcels were reviewed, with recommendations for zoning and future land use categories.
- The Planning Commission proposed revising zoning for ~~parcel~~ Parcel #3 to Foothill Residential, ~~parcels~~ Parcels #5 and #30 to Open Space Improved, ~~parcel~~ Parcel #13 to Commercial Neighborhood, and ~~parcel~~ Parcel #31 to Residential R2.
- It was decided that the chart be updated with the Planning Commission's recommendations and brought to City Council.

Commissioner Allen adjourned the work session at 6:28 p.m.

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

2. Commissioner Allen called the policy session to order at 6:33 p.m.

3. Pledge of Allegiance

Commissioner Allen led the Pledge of Allegiance.

4. Declaration of Conflicts of Interest

None.

5. Approval of Meeting Minutes

5. A.

DRAFT

MOTION: ***Commissioner Whiting moved to approve the minutes of the August 12, 2025 Planning Commission meeting. Commissioner Fox seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

6. Status Report

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

7. Action and Advisory Items

7. A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Consolidated Fee Schedule.

Presentation Summary Points: Presented by Community Development Director, Brandon Larsen. Planning Commission review and recommendation of a proposed amendment to the City's Consolidated Fee Schedule to add/amend fees for Illegal Dumping.

Discussion Summary Points:

- Planning Director Brandon Larsen presented a proposed amendment to increase fees for illegal dumping to $1,000 per violation per day.
- Commissioner Fox questioned whether there ~~is going to be any movement as far as putting up signs~~would be signs placed in those areas where there has been illegal dumping indicating that there would be a ~~charge~~ fine of $1,000.
- The Planning Commission agrees that the increase and enforcing it will curb the incidents of illegal dumping.

Commissioner Allen opened the public hearing at 6:40 p.m. As there were no comments, he closed the hearing.

MOTION: ***Commissioner Strong moved to recommend approval to the City Council of Item 7.A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Consolidated Fee Schedule. Commissioner Hess seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

8. Discussion Items

9. Next Scheduled Meeting

DRAFT

The next Planning Commission meeting is scheduled for September 2, 2025, at 12:30 p.m.

10. Adjournment

MOTION: ***Commissioner Whiting moved to adjourn the meeting at 6:44 p.m. Commissioner Strong seconded the motion.***

Jason Allen	**Yes**
Robert Fox	**Yes**
Rod Hess	**Yes**
Brent Strong	**Yes**
Craig Whiting	**Yes**
Bryan Free	**Not Voting - Alternate**

The motion passed with a unanimous vote.

The meeting was adjourned at 6:44 p.m.

Approved by the Planning Commission on

_____

Brandon Larsen
Planning Director

DRAFT

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **SEPTEMBER 9, 2025**
TITLE:	Trails at Hidden Valley MDP Staff report
ITEM TYPE:	Master Development Plan
FISCAL IMPACT:	N/A
APPLICANT:	Perry Homes, Lynsi Neve representing

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

PUBLIC HEARING
Yes

PREPARED BY
Robert Hobbs, Senior Planner

PRESENTED BY
Robert Hobbs

RECOMMENDATION:
Staff recommends that the Planning Commission table the Amendment application until such time as adequate information is provided to City Engineering/Public Works and the City's Wildlife Planner to ascertain their perspective, and obtain their [or other City departments'] findings regarding the: viability of development given the City's hillside (EMMC 15.80) and ridge line (EMMC 17.62) ordinances, lack of a spine collector into/out of the development (as per 2011/23 MDA [but which may be negotiated away]), confirmation of water rights/shares provision, confirmation of adequate protection of the wildlife corridor/deer migration route. Commentary regarding "block lengths, use of cul-de-sacs, and, provision of clubhouse/other amenities visual exhibits. Further, setback and transition charts/tables will have to be introduced to demonstrate conformance with City code and the 2011 MDA's paragraph 10 (pg. 4).

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

The new amendment proposes to re-configure the approved layout of the project [topography and codes being a factor]. Associated with the changes is a reduction in building lot density count (with a resultant increase in unimproved open space), right-of-way changes (e.g., deletion of the Hidden Valley Parkway) and open spaces' dimensioning and positioning alterations. Because the changes are seemingly substantial on the whole, Staff believes there is cause to require the plan to be submitted as a MDP and MDA Amendment set and to require compliance with the City's adopted hillside, ridge line and wildlife corridor standards - besides regular subdivision/zoning design rules (save as may be allowed otherwise via Development Agreement). Nothing in the original Agreement

(or 1st Amendment thereto) seems to contradict that stance.

Last year, the City began an effort to rezone properties that were once assigned a zoning district that is [now] no longer part of the City's code. Those historical zones included the "Residential" Zone which, by Agreement, was assigned to the Lower Hidden Valley project in 2007. The Residential Zone features a tier system. Each tier has its own density, setback and other zoning controls. Since the Applicant wants to amend the old Agreement, it would seem logical to, at the same time, to update the zoning for the property....

However, some of the currently proposed smaller building lots do not dovetail well with adopted residential development standards - particularly with respect to rows of building lots intended to have but 40' of street frontage (vs. meeting a 58' minimum with variations in street frontage widths every three or four lots *a la* EMMC 17.25.040). Thus, to entertain the proposed Master Plan redo, the City may invoke changes to the Applicant's designs, or, accept what is desired and use the Firefly model to accommodate non-standard building lots [use or assignment of the MF-1 and MF-2 zones to the lots in question won't help as they are strictly for multi-family buildings].

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

An apparent change between the two versions (April to September) is the elimination of a number of building lots in places - including on the south of the main entry road off/onto Pony Express as well as on the north side of the entry road along the Monkey Brass trail, and, along Pony Express [residential pod adjustments]. Elimination of a "one preliminary plat" for the whole development condition from the MDA is also being asked for by the developer.

ITEMS FOR CONSIDERATION:
General considerations appertaining to Master Development Plans [their review and approval] are found in EMMC 16.10.030. & 16.10.070. All facts and any projected approval outcomes relevant to a Master Development Plan, such as the Trails at Hidden Valley, should be considered. City Engineering/Public Works have commented that, "[they] have no problems with the traffic plan".

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

A. General Criteria.

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

> Unknown at this time/TBD -- slope study not provided. Also of concern is the effect of the ridgeline ordinance on the land.

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

Unknown at this time/TBD.

.

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

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

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

Unknown at this time/TBD.

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

Unknown at this time/TBD.

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

Unknown at this time/TBD.

B. Criteria Related to Infrastructure.

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

Unknown at this time/TBD.

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

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

3. Water Rights. Is there legally enforceable documentation to the satisfaction of the city attorney that

substantiates the ability of the applicant to convey water rights to the city sufficient to meet the development need, including both the building lots and common improved open space?

Unknown at this time/TBD.

C. Criteria Related to Compatibility.

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

D. Criteria Related to Design.

1. Open Space.

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

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

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

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

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

Unknown at this time/TBD.

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

Yes — especially compared to the approved 2011 version.

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

Other than an expected clubhouse etc., it appears that there in no intent to provide for a church, school or City-wide community facility.

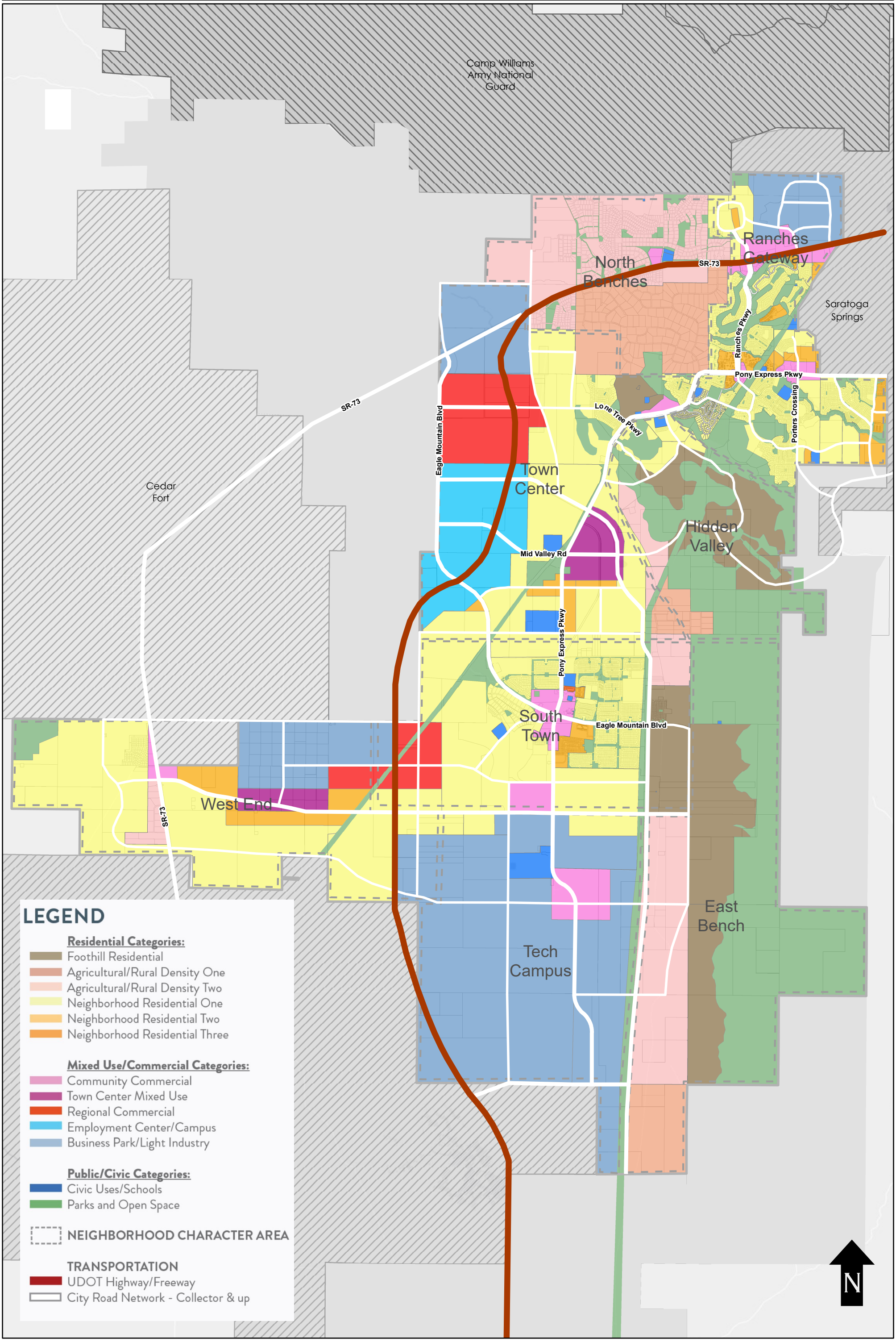
At the end of the day, approval of any MDP and MDA has a certain amount of subjectivity to it.

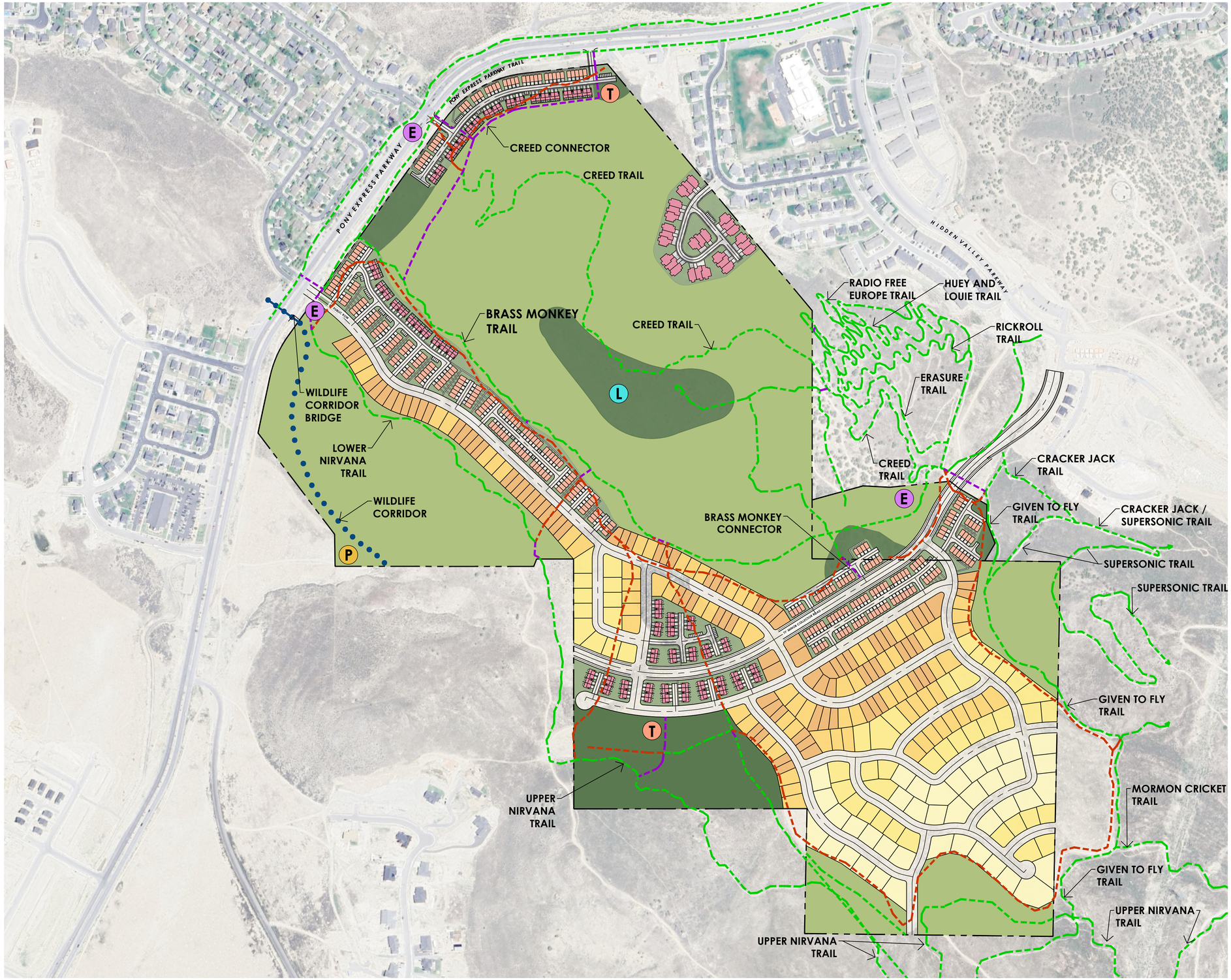
PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. Approved Land Use Plan 9-3-19
2. Hidden Valley Master Plan
3. Pod Comparison Open Space
4. Pod Comparison Developable Area Plan
5. Trails Exhibit
6. Roadway Classification Memo
7. DRC City Redlines
8. 2011 MDA Lower Hidden Valley
9. 2023 MDA Lower Hidden Valley 1st Amendment
10. 03.06.2024 Approved Minutes - City Council
11. 04.01.2025 Approved Minutes - City Council
12. Trails at Hidden Valley Roadway Classification Memo

FUTURE LAND USE & TRANSPORTATION MAP





PROJECT AREA = 244.6 ACRES

HOME PRODUCT LEGEND

- FRONT-LOAD TOWNHOMES (155)
- REAR-LOAD TOWNHOMES (298)
- 40' SMALL LOTS (93)
- 60' MEDIUM LOTS (76)
- 80' LARGE LOTS (47)
- 100' ESTATE LOTS (40)
- TOTAL UNITS: 709

- PARK OPEN SPACE (23.13 AC)
- LANDSCAPED OPEN SPACE (11.5 AC)
- NATIVE OPEN SPACE (122.6 AC)

LEGEND

- E — ENTRY MONUMENT
- T — TRAILHEAD
- L — LOOKOUT TOWER
- P — PETROGLYPHS

- PRESERVED TRAIL CORRIDOR
- PROPOSED TRAIL CORRIDOR
- VACATED TRAIL CORRIDOR
- WILDLIFE CORRIDOR

OPEN SPACE COMPARISON

APPROVED PARK OPEN SPACE	22.8 AC
PROPOSED PARK OPEN SPACE	23 AC
APPROVED NATIVE OPEN SPACE	65.1 AC
PROPOSED NATIVE OPEN SPACE	122 AC
TOTAL APPROVED OPEN SPACE	87.9 AC
TOTAL PROPOSED OPEN SPACE	145.1 AC

HOUSING UNIT COMPARISON

APPROVED MULTI-FAMILY = 824 (68%)
PROPOSED MULTI -FAMILY = 453 UNITS (64%)

APPROVED SINGLE FAMILY = 381(32%)
PROPOSED SINGLE FAMILY = 256 UNITS (36%)

TOTAL APPROVED UNITS = 1,205
TOTAL PROPOSED UNITS = 709 UNITS

N

S

GRAPHIC SCALE

250 0 125 250 500 1,000

(IN FEET)
1 inch = 250ft.

THE TRAILS AT HIDDEN VALLEY *master plan*

EAGLE MOUNTAIN CITY, UTAH COUNTY
7/10/2025
23-0134

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2023\23-0134 Hidden Valley\design 23-0134\dwg\concepts\23-0134 Hidden Valley Master Plan.dwg

LEGEND

- PARKS & OPEN SPACE PROPOSED PODS
- NATIVE OPEN SPACE PROPOSED PODS
- PARKS & OPEN SPACE APPROVED PODS
- NATIVE OPEN SPACE APPROVED PODS

OPEN SPACE COMPARISON

APPROVED PARK OPEN SPACE	*22.8 AC*
PROPOSED PARK OPEN SPACE	*23 AC*
APPROVED NATIVE OPEN SPACE	*65.1 AC*
PROPOSED NATIVE OPEN SPACE	*122 AC*
TOTAL APPROVED OPEN SPACE	*87.9 AC*
TOTAL PROPOSED OPEN SPACE	*145.1 AC*

N

S

GRAPHIC SCALE

250 0 125 250 500 1,000

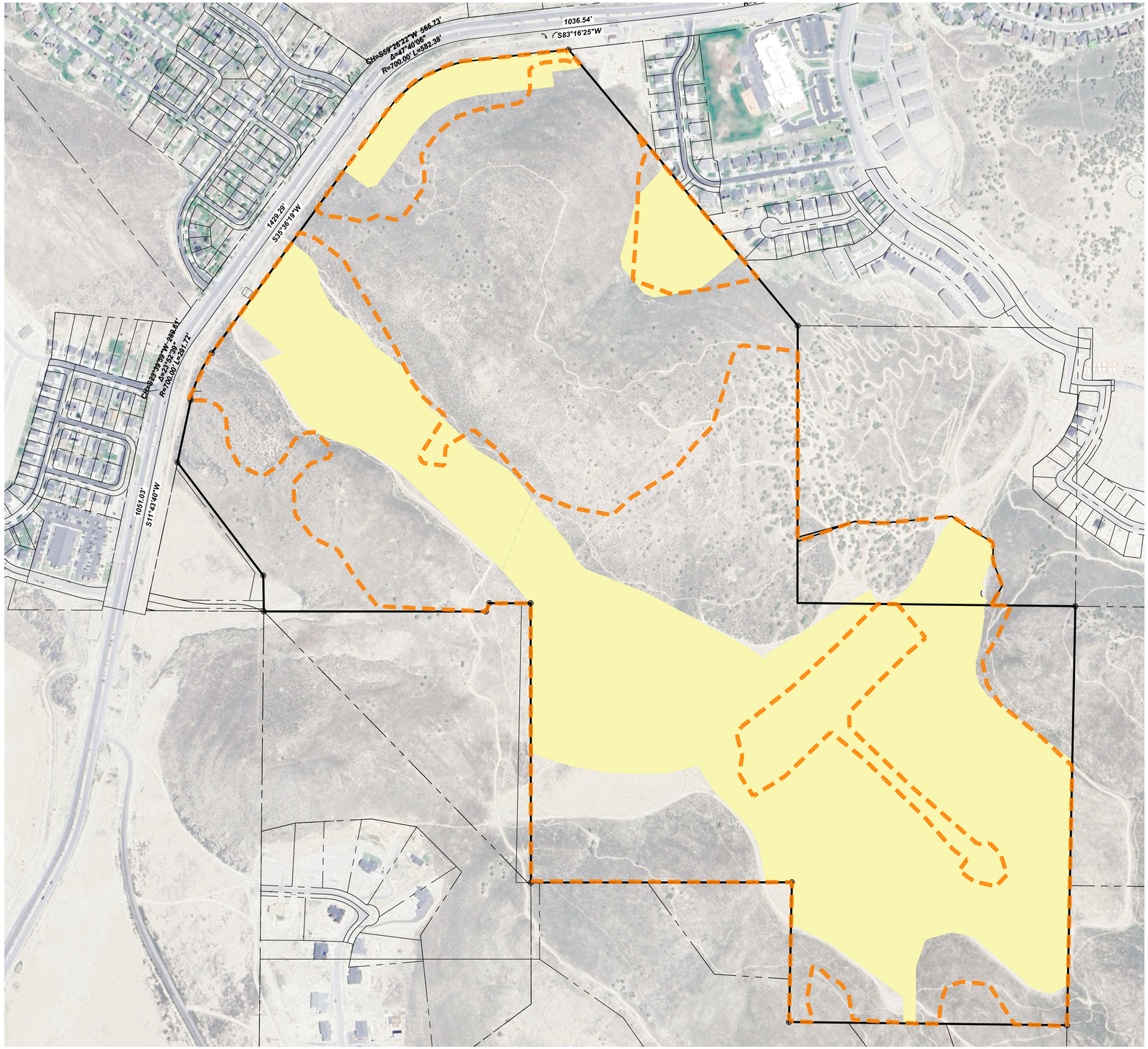
(IN FEET)
1 inch = 250ft.

THE TRAILS AT HIDDEN VALLEY *open space pod comparison exhibit*

EAGLE MOUNTAIN CITY, UTAH COUNTY
7/7/2025
23-0134

FOCUS ENGINEERING AND SURVEYING, LLC

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



LEGEND

DEVELOPABLE AREA PROPOSED PODS

DEVELOPABLE AREA APPROVED PODS

DEVELOPABLE AREA COMPARISON

APPROVED DEVELOPABLE AREA = 160.2 AC
PROPOSED DEVELOPABLE AREA = 101.6 AC

HOUSING UNIT COMPARISON

APPROVED MULTI-FAMILY = 824 (68%)
PROPOSED MULTI -FAMILY = 453 UNITS (64%)

APPROVED SINGLE FAMILY = 381(32%)
PROPOSED SINGLE FAMILY = 256 UNITS (36%)

TOTAL APPROVED UNITS = 1,205
TOTAL PROPOSED UNITS = 709 UNITS

N

S

GRAPHIC SCALE

250 0 125 250 500 1,000

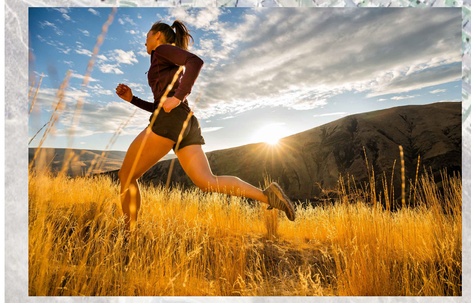
(IN FEET)
1 inch = 250ft.

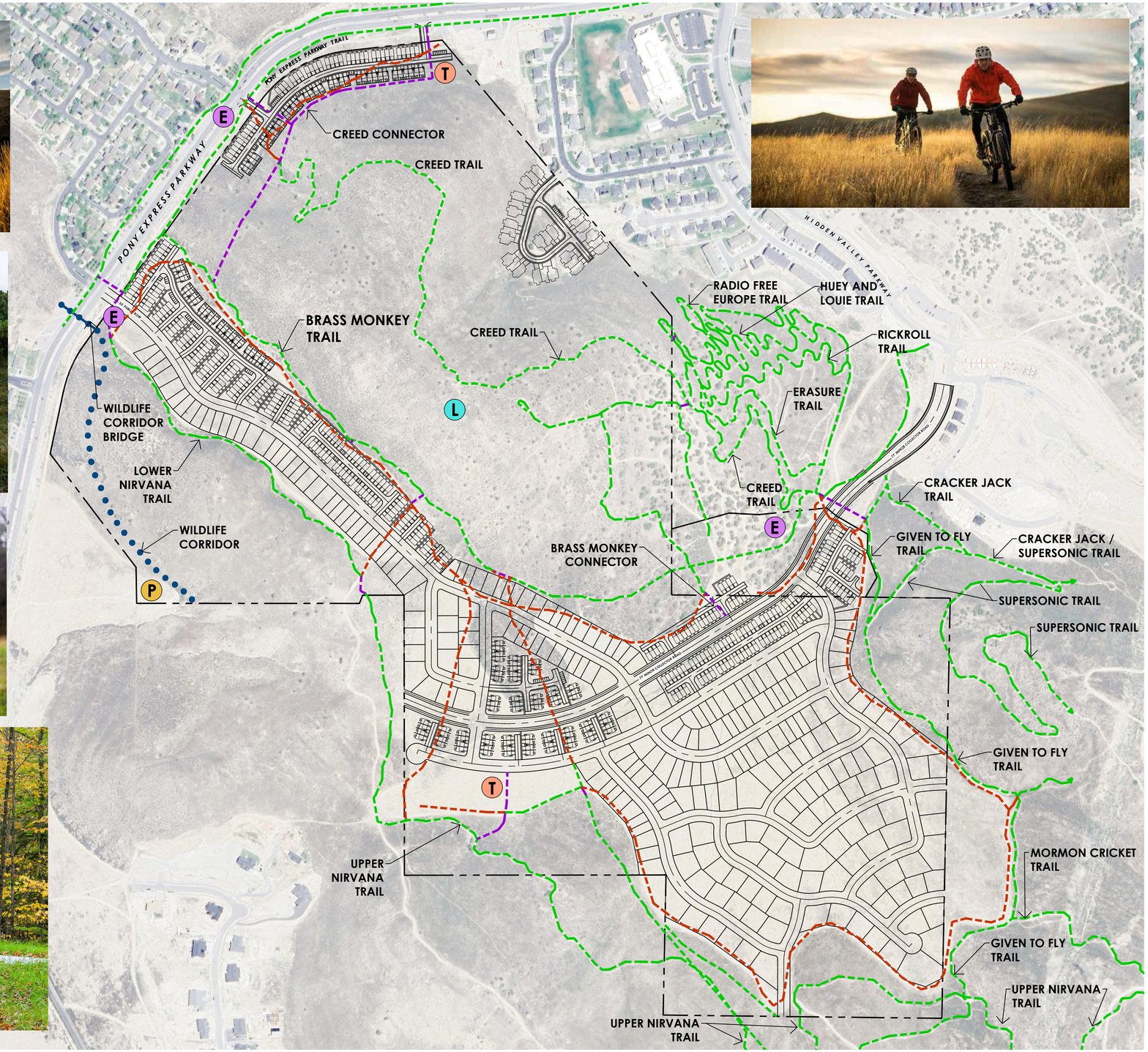
THE TRAILS AT HIDDEN VALLEY *open space pod comparison exhibit*

EAGLE MOUNTAIN CITY, UTAH COUNTY
7/10/2025
23-0134

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2023\23-0134 Hidden Valley\design 23-0134\dwg\MDA\23-0134 Hidden Valley Pod Comparison Developable Area Plan.dwg





LEGEND

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

MINIMUM REQUIRED PRESERVED TRAILS (INCLUDES CREED TRAIL + CONNECTOR): 4,976' (0.94 MI)

PRESERVED TRAILS WITHIN DEVELOPMENT: 16,862' (3.19 MI)

PROPOSED TRAILS WITHIN DEVELOPMENT: 3,127' (0.59 MI)

N

S

GRAPHIC SCALE

250 0 125 250 500 1,000

(IN FEET)
1 inch = 250ft.

NOTE: TRAIL LOCATIONS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE

THE TRAILS AT HIDDEN VALLEY regional trails exhibit

EAGLE MOUNTAIN CITY, UTAH COUNTY
7/7/2025
23-0134

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2023\23-0134 Hidden Valley\design\23-0134\dwg\MOA\23-0134 Hidden Valley Trails Exhibit.dwg

To:	Eagle Mountain City	From:	Jason Watson, PE, PTOE FOCUS Engineering & Surveying, LLC
File:	Trails at Hidden Valley Roadway Classification	Date:	July 29, 2025

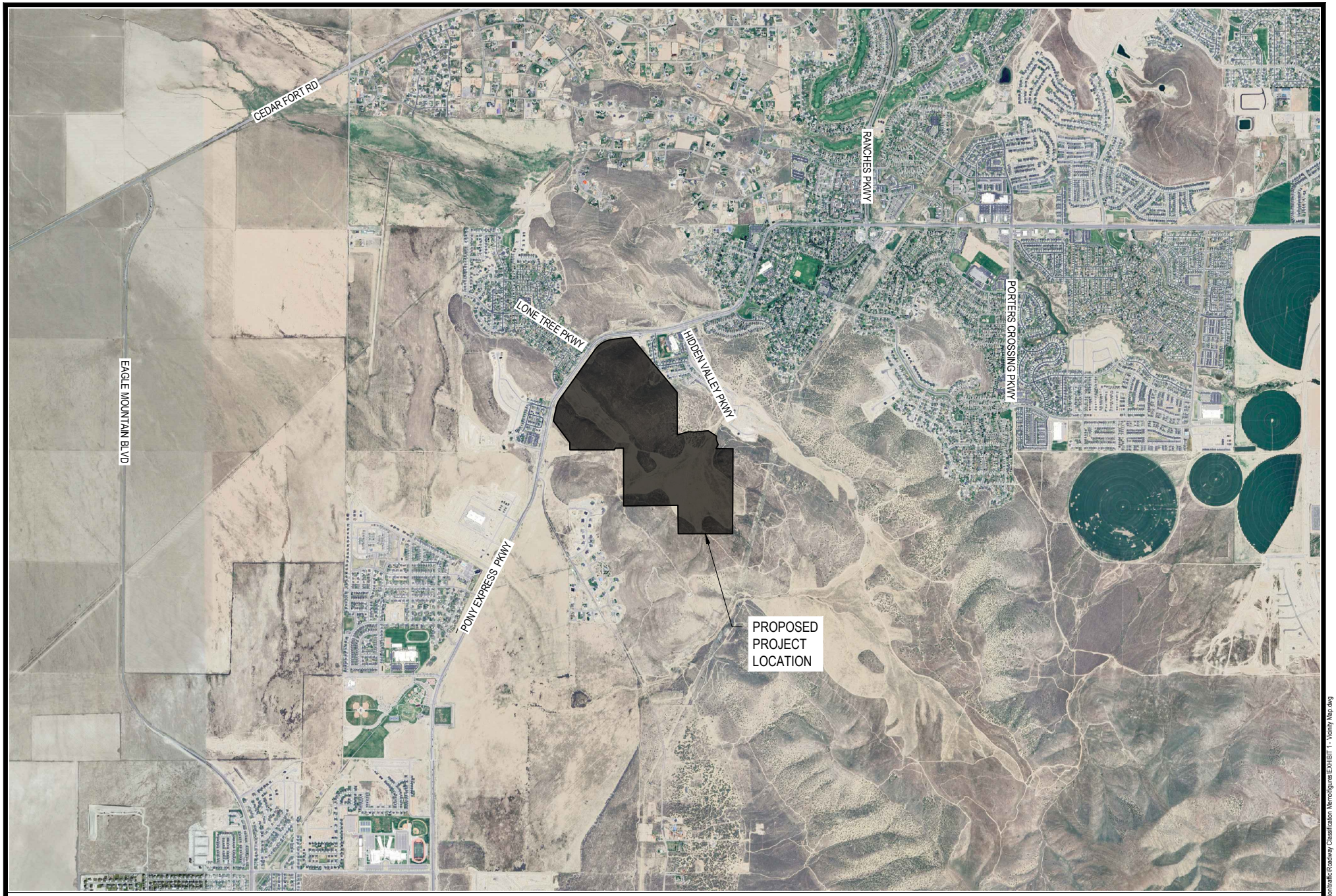
Reference: Trails at Hidden Valley Roadway Classification Traffic Statement

INTRODUCTION

This traffic statement is for the Trails at Hidden Valley development located in Eagle Mountain, Utah. The purpose of this memorandum is to provide the number of average daily traffic that will utilize the proposed Red Pine Road and Oquirrh Ranch Parkway continuation within the Trails at Hidden Valley development during a typical week day. The proposed development is situated on roughly 236.8 acres of land located south of Pony Express Parkway and west of Hidden Valley Parkway in Eagle Mountain, Utah.

The proposed development will consist of 361 single-family homes and 786 Townhomes, expected to be completed by 2040. The Trails at Hidden Valley development is planned for five accesses. Access 1 will extend Red Pine Road and make up the southeast leg of the Pony Express Parkway and Red Pine Road intersection. Access 2 will extend Lone Tree Parkway and will make up the southeast leg of the Pony Express Parkway and Lone Tree Parkway intersection. Access 3, located north of the proposed development, will provide access onto Pony Express Parkway. Access 4 is located to the east of the proposed development and will extend the existing Hidden Valley Parkway which provides access onto Pony Express Parkway. Access 5 will extend Oquirrh Ranch Parkway and make up the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection. All traffic entering and exiting the proposed development will utilize these five accesses.

Exhibit 1 illustrates the vicinity map and surrounding roadways of the Trails at Hidden Valley development.



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

TRAILS AT HIDDEN VALLEY

EXHIBIT 1 - VICINITY MAP

Z:_2023\25-0134 Hidden Valley\transportation\traffic\Roadway Classification Memo\figures\EXHIBIT 1 - Vicinity Map.dwg

EXISTING CONDITIONS

Surrounding Land Uses

The proposed Trails at Hidden Valley development located south of Pony Express Parkway and west of Hidden Valley Parkway. Undeveloped land and residential neighborhoods to the south, east, and west. Pony Express Parkway borders the proposed development to the north. The parcel of land for the proposed development currently consists of undeveloped land. The proposed development is located within the city limits of Eagle Mountain.

Existing Roadways

Pony Express Parkway: Pony Express Parkway is a major roadway that is owned and maintained by Eagle Mountain City. Pony Express Parkway runs north and south and provides connectivity throughout the Eagle Mountain City. Within this study area, the Pony Express Parkway consists of two lanes in the northbound direction and two lanes in the southbound with a raised median down the center. The posted speed limit within the study area is 35 mph.

Hidden Valley Parkway: Hidden Valley Parkway is a roadway that is owned and maintained by Eagle Mountain City. Currently, Hidden Valley Parkway consists of one lane in the northbound direction and one lane in the southbound direction. Hidden Valley Parkway provides access onto Pony Express Parkway for local residential neighborhoods and Hidden Hollow Elementary School. Hidden Valley Parkway does not have a posted speed limit, it is assumed to be 35 mph.

Red Pine Road: Red Pine Road is a roadway that is owned and maintained by Eagle Mountain City. Currently, Red Pine Road is unstriped but has enough room for a single lane in either direction. Red Pine Road provides access onto Pony Express Parkway for local residential neighborhoods. Red Pine Road does not have a posted speed limit, it is assumed to be 25 mph.

Lone Tree Parkway: Lone Tree Parkway is a roadway that is owned and maintained by Eagle Mountain City. Currently, Lone Tree Parkway is unstriped but has enough room for one lane in the northwest direction and one lane in the southeast direction. Lone Tree Parkway provides access onto Pony Express Parkway for local residential neighborhoods. Lone Tree Parkway does not have a posted speed limit, it is assumed to be 25 mph.

White Birch Drive: White Birch Drive is a roadway that is owned and maintained by Eagle Mountain City. Currently, White Birch Drive is not striped but is wide enough to have one lane in each direction. White Birch Drive provides access onto Pony Express Parkway to the north and Hidden Valley Parkway to the east. White Birch Drive does not have a posted speed limit, it is assumed to be 25 mph.

6949 South High Tech Drive
Suite 200
Midvale, UT 84047
801.352.0075

Saddle Rock Road: Saddle Rock Road is a roadway that is owned and maintained by Eagle Mountain City. Currently, Saddle Rock Road is unstriped but has enough room for one lane in the eastbound direction and one lane in the westbound direction. Saddle Rock Road provides access onto Pony Express Parkway for local residential neighborhoods. The posted speed limit within the study area is 25 mph.

Oquirrh Ranch Road: Oquirrh Ranch Road is a roadway that is owned and maintained by Eagle Mountain City. Currently, Oquirrh Ranch Road is unstriped but has enough room for a single lane in either direction. Oquirrh Ranch Road provides access onto Pony Express Parkway for local residential neighborhoods. Oquirrh Ranch Road does not have a posted speed limit, it is assumed to be 25 mph.

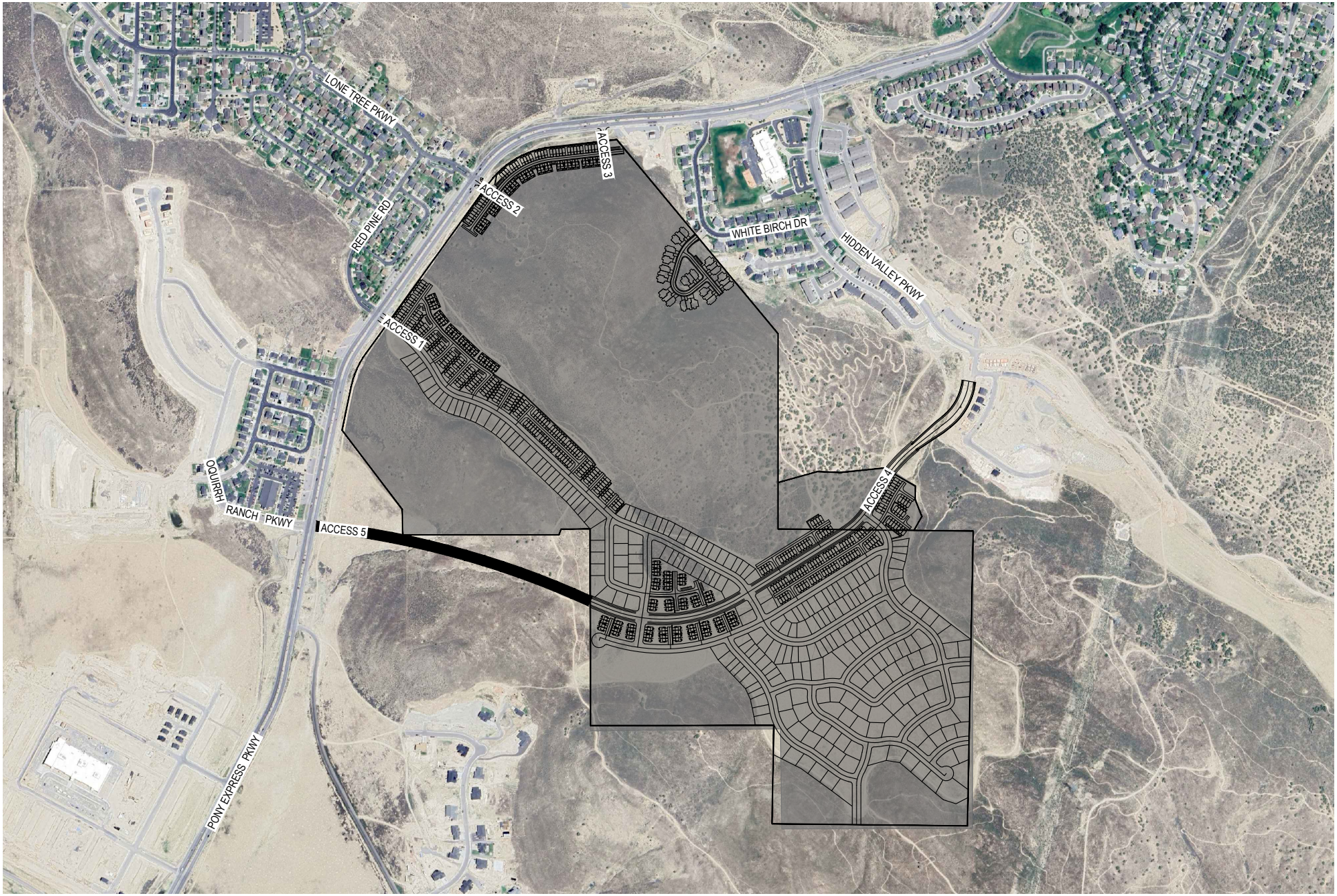
PROPOSED SITE CONDITIONS

The Trails at Hidden Valley development is planned for 361 single-family homes and 786 townhomes. It will be situated on roughly 236.8 acres of land. The Trails at Hidden Valley development is planned for five accesses. Access 1 will extend Red Pine Road and make up the southeast leg of the Pony Express Parkway and Red Pine Road intersection. Access 2 will extend Lone Tree Parkway and will make up the southeast leg of the Pony Express Parkway and Lone Tree Parkway intersection. Access 3, located north of the proposed development, will provide access onto Pony Express Parkway. Access 4 is located to the east of the proposed development and will extend the existing Hidden Valley Parkway which provides access onto Pony Express Parkway. Access 5 will extend Oquirrh Ranch Parkway and make up the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection. All traffic entering and exiting the proposed development will utilize these five accesses.

With the continuation of Red Pine Road and Oquirrh Ranch Parkway to the development, it is expected traffic from residential villages along the respected roadways will enter onto either Red Pine Road or Oquirrh Ranch Parkway to gain access onto Pony Express Parkway. This is due to Pony Express Parkway providing the quickest access to SR-68 and Eagle Mountain Boulevard from the proposed development.

It is anticipated the proposed Trails at Hidden Valley development will be built-out and occupied by 2040. Refer to Exhibit 2 for the proposed layout of Trails at Hidden Valley Development and the locations of the proposed accesses.

6949 South High Tech Drive
Suite 200
Midvale, UT 84047
801.352.0075



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

TRAILS AT HIDDEN VALLEY

EXHIBIT 2 - SITE PLAN

Z:_2023\23-0134 Hidden Valley\transportation\traffic\Roadway Classification Memo\figures\EXHIBIT 2 - Site Plan.dwg

TRIP GENERATION

In order to generate the average daily traffic along the extension of Red Pine Road and Oquirrh Ranch Parkway, we analyzed two separate scenarios. The first scenario is trips generated from the proposed development that will utilize the proposed Red Pine Road extension. The second scenario is trips generated from the proposed development that will utilize the proposed Oquirrh Ranch Parkway extension. Using land use code 215 for Single-Family Attached Housing, trip generation rates were determined using the 11th Edition of the Trip Generation Manual. This manual is an information report, published by the *Institute of Transportation Engineers (ITE)*. The Peak Hour of Adjacent Street Traffic rates are used to generate the AM and PM peak traffic volumes. The trip generation for housing is typically determined based on the number of Dwelling Units (D.U.). The trips generated from the proposed development that will utilize the Red Pine Road extension are presented in Table 1.

Table 1 - Trip Generation – Average Weekday Traffic Volumes – Red Pine Road

ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
210	Single-Family Detached Housing	Dwelling Units	87	820	15	46	52	30
215	Single-Family Attached Housing	Dwelling Units	197	1418	24	71	66	46
Total				**2238**	**39**	**117**	**118**	**76**

As illustrated in Table 1, with the completion of the Trails at Hidden Valley Development and the construction of the southeast leg of the Pony Express Parkway and Red Pine Road intersection, it is anticipated on a typical weekday; the average daily traffic (ADT) along Red Pine Road will be 2,238 total trips.

The trips generated from the proposed development that will utilize the Oquirrh Ranch Road extension are presented in Table 2.

6949 South High Tech Drive
Suite 200
Midvale, UT 84047
801.352.0075

Table 2 - Trip Generation – Average Weekday Traffic Volumes – Oquirrh Ranch Parkway

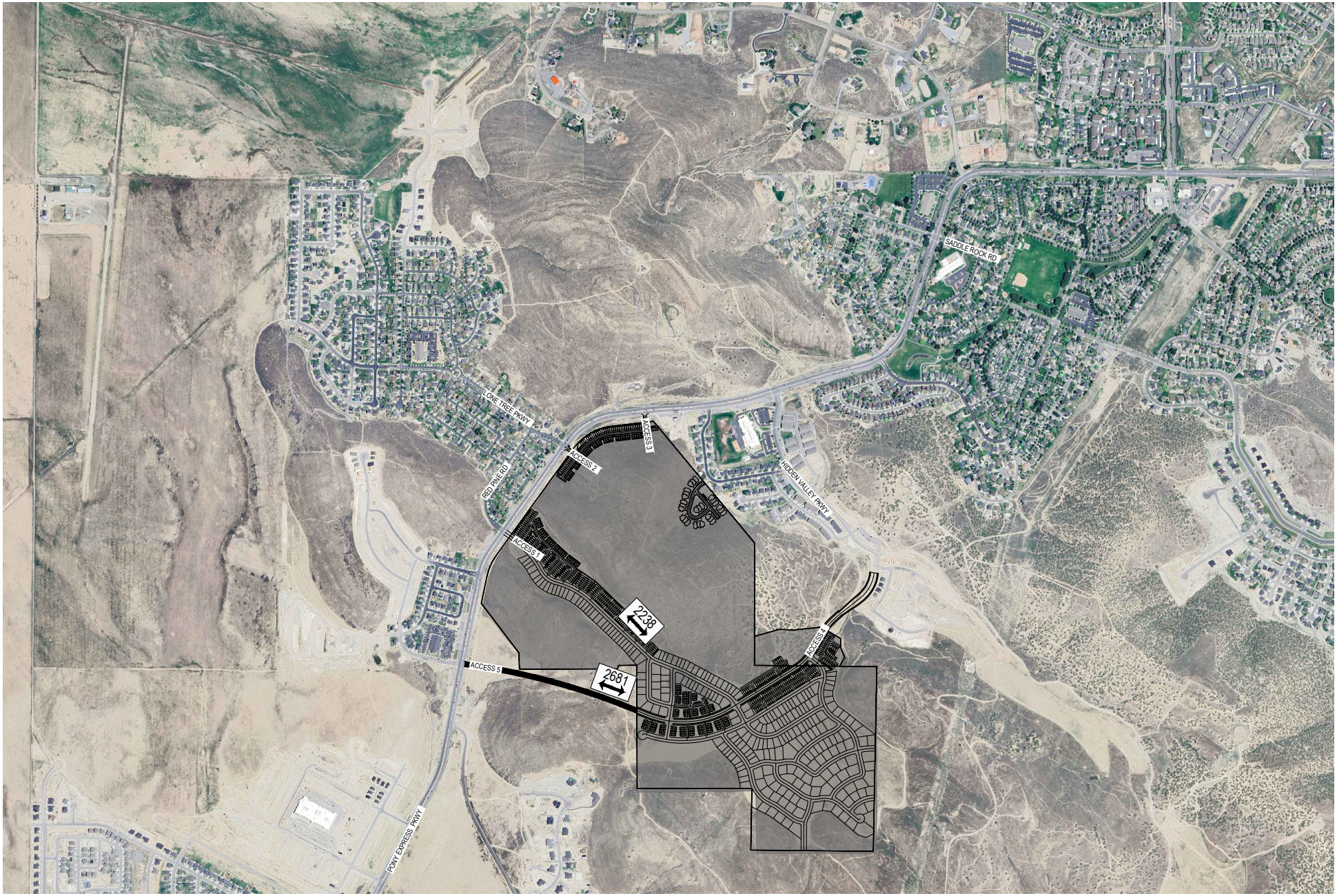
ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
210	Single-Family Detached Housing	Dwelling Units	169	1594	30	88	100	59
215	Single-Family Attached Housing	Dwelling Units	151	1087	18	54	51	35
Total				**2681**	**48**	**142**	**151**	**94**

As illustrated in Table 2, with the completion of the Trails at Hidden Valley Development and the construction of the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection, it is anticipated on a typical weekday; the average daily traffic (ADT) along Oquirrh Ranch Parkway will be 2,681 total trips.

Site ingress/egress traffic at the proposed access was distributed based on the anticipated direction vehicles would be coming from or going to. Directional distribution was estimated based on current traffic patterns and current land uses within the proximity of the proposed development, primarily access to highways, employment districts, shopping area, schools, etc. Exhibit 3 illustrates the site traffic distribution percentages throughout the study area.

Using the previously explained distribution method in this traffic statement along with the projected traffic volumes outlined in Tables 1 and 2, Exhibit 3 illustrates the site average daily traffic volumes anticipated along Red Pine Road and Oquirrh Ranch Parkway.

6949 South High Tech Drive
Suite 200
Midvale, UT 84047
801.352.0075



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

TRAILS AT HIDDEN VALLEY

EXHIBIT 3 - TRIP DISTRIBUTION VOLUMES

XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

21_2023125-0134 Hidden Valley\transportation\traffic\Roadway Classification Memo\figures\EXHIBIT 3 - Trip Distribution Volumes.dwg

CAPACITY ANALYSIS

Roadway capacity analysis was performed along Red Pine Road and Oquirrh Ranch Parkway within the Trails at Hidden Valley development. Using *Table 4* within the *Eagle Mountain Transportation Master Plan* to analyze the proposed roadway conditions, both Red Pine Road and Oquirrh Ranch Parkway function at a level of service B or better.

Refer to the appendix of this statement for the full description from the *Eagle Mountain Transportation Master Plan*.

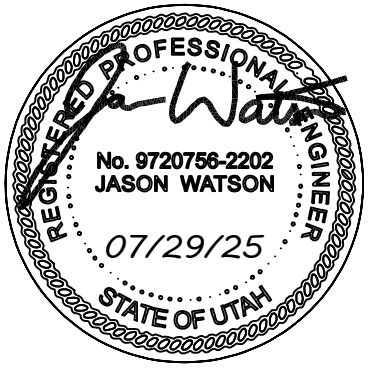
CONCLUSION

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

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

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC

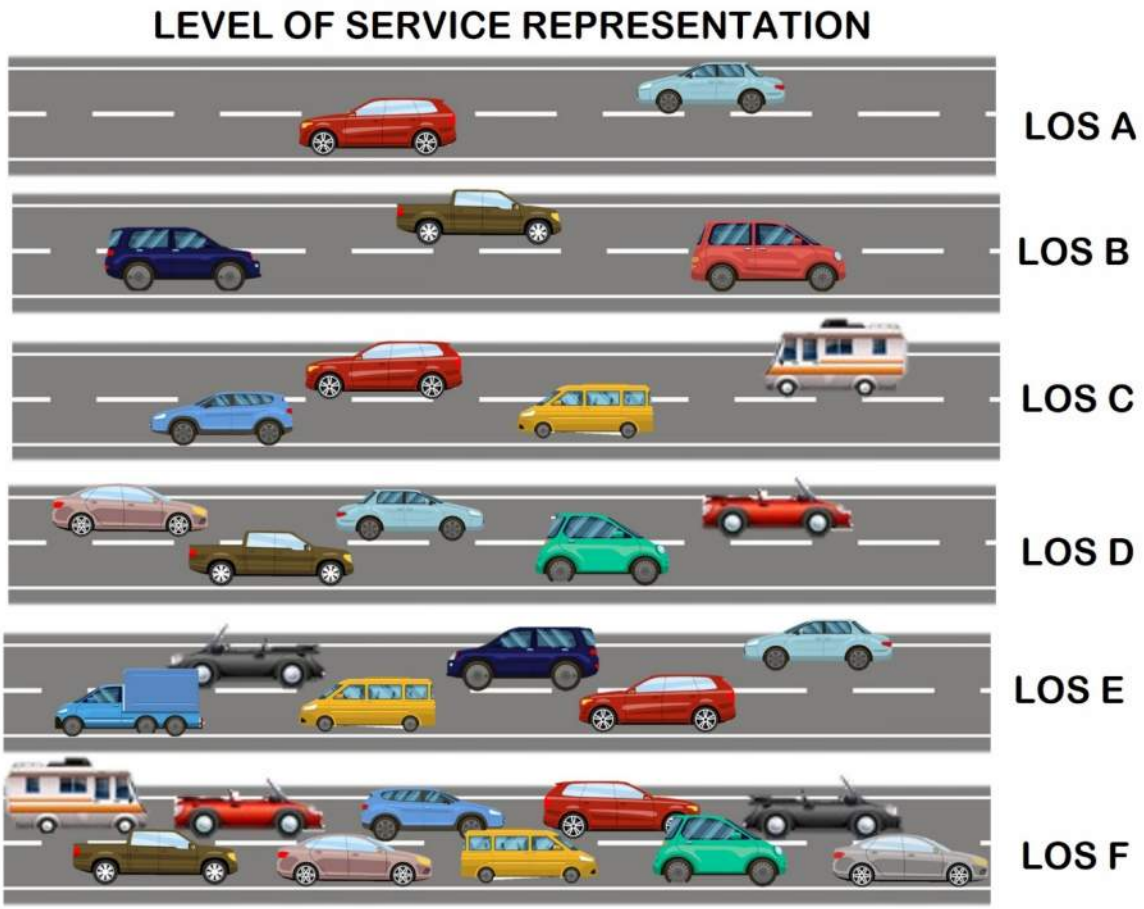


Jason Watson, PE, PTOE
Transportation Department Manager
801.352.0075
jwatson@focusutah.com

Level of Service

The adequacy of an existing street system can be quantified by assigning Levels of Service (LOS) to major roadways and intersections. As defined in the *Highway Capacity Manual (HCM),* a document published by the Transportation Research Board (TRB), LOS serves as the traditional form of measurement of a roadway's functionality. The TRB identifies LOS by reviewing elements, such as the number of lanes assigned to a roadway, the amount of traffic using the roadway and the time of delay per vehicle traveling on the roadway and at intersections. Levels of service range from A (free flow where users are virtually unimpeded by other traffic on the roadway) to F (traffic exceeds the operating capacity of the roadway) as shown in **Figure 7**.

Figure 7: Level of Service Representation



Roadway Level of Service

Roadway LOS is used as a planning tool to quantitatively represent the ability of a particular roadway to accommodate the travel demand during the peak hours of the day. Typically, the peak hour falls within the 4:00 PM and 6:00 PM hours. The LOS is assigned during the peak hour based on the number of lanes and the lane capacity. Lane capacity is different based on the functional classification of the roadway. Roadway segment LOS can be mitigated with geometry improvements, additional lanes, two-way-left turn lanes, and access management. Intersections are not included when analyzing roadway LOS and therefore the LOS indicates if the existing number of lanes, lane widths and functional classification are adequate for the traffic volumes.

LOS D is approximately 80 percent of a roadway's capacity and is a common goal for urban streets during peak hours. A standard of LOS D for system streets (collectors and arterials) is acceptable for future planning. Attaining LOS C or better on these streets would be potentially cost prohibitive and may present societal impacts, such as the need for additional lanes and wider street cross-sections. LOS D suggests that for most times of the day, the roadways will be operating well below capacity. The peak times of the day will likely experience moderate congestion characterized by a higher vehicle density and slower than free flow speeds. Although the model uses traffic volumes during the peak hour of the day, **Table 3** and **Table 4** show estimated ADT values for LOS C, LOS D, and LOS E on Arterial and Collector Streets for reference.

Table 3: Estimated LOS based on ADT on Arterial Streets

Lanes	LOS C	LOS D	LOS E
2-3	12,400	15,100	17,700
4-5	28,500	32,800	40,300
6-7	43,000	50,500	63,400

Table 4: Estimated LOS based on ADT on Collector Streets

Lanes	LOS C	LOS D	LOS E
2	9,700	12,100	14,500
3	10,800	13,400	16,100

Intersection Level of Service

Whereas roadway LOS considers an overall picture of a roadways capacity to estimate operating conditions, intersection LOS looks at each individual vehicle movement at an intersection and provides a more precise method for quantifying operations. Since intersections are typically a source of bottlenecks in the transportation network, a detailed look into vehicle delay at each intersection should be performed on a regular basis. The methodology for calculating delay at an intersection is outlined in the *Highway Capacity Manual* (HCM) and the resulting criteria for assigning LOS to signalized and un-signalized intersections are outlined in **Table 5**. LOS D is considered the industry standard for intersections in an urbanized area. LOS D at an intersection corresponds to an average control delay of 35-55 seconds per vehicle for a signalized intersection and 25-35 seconds per vehicle for an un-signalized intersection.

At a signalized intersection under LOS D conditions, the average vehicle will be stopped for less than 55 seconds. This is considered an acceptable amount of delay during the times of the day when roadways are most congested. Generally, traffic signal cycle lengths (the length of time it takes for a traffic signal to cycle through each movement) should be below 90 seconds. An average delay of less than 55 seconds suggests that in most cases, no vehicles will have to wait more than one cycle before proceeding through an intersection.

Un-signalized intersections are generally stop-controlled. These intersections allow major streets to flow freely, and minor intersecting streets to stop prior to entering the intersection. In cases where traffic volumes are more evenly distributed or where sight distances may be limited, four-way stop-controlled intersections are common. LOS for an un-signalized intersection is assigned based on the average control of the worst approach (always a stop approach) at the intersection. An un-signalized intersection operating at LOS D means the average vehicle waiting at one of the stop-controlled approaches will wait no longer than 35 seconds before proceeding through the intersection. This delay may be caused by large volumes of traffic on the major street resulting in fewer gaps in traffic for a vehicle to turn, or for queued

Tblack--comments 8/5/25 ABoydston 8/6/25 no comments
DDeVoogd 8/4/2025 - No Comment RBallif 8/4/25 no comment

M BAHR 8-12-25
NO COMMENTS AT PRELIM

R. Hobbs - comment(s) 8/18/25

We may want to piggy-back to the application a Future Land Use Map Amendment to adjust what is shown so that it will harmonize/coordinate with the development plan.

developer to put fence behind homes, we don't want individual access to trail and park. needs to be accessed via access points/locations.

Specific Design Note(s):

1. A 6' high decorative stone, masonry or decorative concrete wall [will be] required all along Pony Express where the project/property abuts the same per EMMC, any other collector (e.g., the internal main roadway etc., and [along] Site access road 2 on the Valley Roadway Classification report associated with this plan as provided by developer; and,

2. Street trees shall be planted along Pony Express and also the internal collector road and site access road 2 that provides access to the project and along any other internal collector rights-of-way as per EMMC 16.35.080 etc. and preferably would be as well in any parkstrips along internal roads.

General Design Notes Affecting Proposed and Future Design Layout Ideas (including future plat layout(s)):

1. Cul-de-sacs will require special approval [EMMC 16.30.090]; and,

2. There are limits to "block lengths" [travel distance between vehicular and/or pedestrian intersections - EMMC 16.30.090]; and,

3. There are connectivity requirements that enhance the number of intersections required in a platted subdivision...again, EMMC 16.30.090; and,

4. Will need to consult with City Wildlife/Open Lands Planner Todd Black about the wildlife corridor and Pony crossing. It possible, such should be denoted on the plans.

5. Have you done a slope analysis to make sure that the revised MDP's proposed building lots/pads will not conflict with EMMC 15.80 Hillside standards? (Seems so given open space positioning but just a reminder...)...

6. Have you done a ridgeline build-out analysis to make sure that the revised MDP's proposed building lots will not conflict with EMMC 17.62 Ridgeline standards? (Seems so given open space positioning but just a reminder...)...

7. Can you provide a street classification and row width callout on this and some other page for your roads?

8. Do you have water rights/shares sufficient for the project?

9. Do you have any concept design elevation ideas for the multi-family (and maybe single-family) buildings ready to share or be tied to? The City has design review like codes that affect architecture.

10. Remember that the City does not allow direct lot access to any collector/arterial roads. If you have those (like the main entrance road?), then you will either need to cause the backyards of lots along that road to front it with a road on the other side or use frontage road(s) *a la* Daybreak etc.

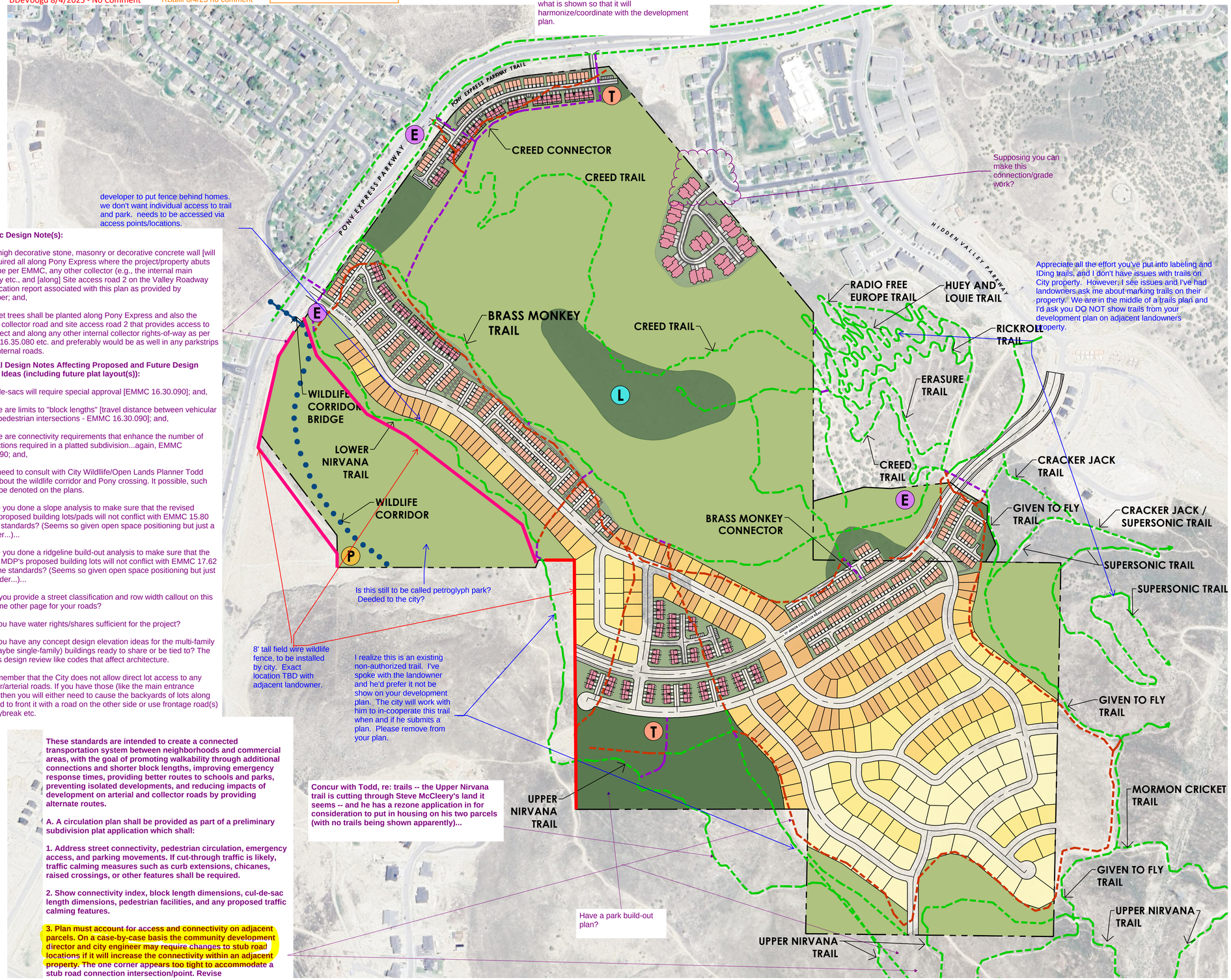
These standards are intended to create a connected transportation system between neighborhoods and commercial areas, with the goal of promoting walkability through additional connections and shorter block lengths, improving emergency response times, providing better routes to schools and parks, preventing isolated developments, and reducing impacts of development on arterial and collector roads by providing alternate routes.

A. A circulation plan shall be provided as part of a preliminary subdivision plat application which shall:

1. Address street connectivity, pedestrian circulation, emergency access, and parking movements. If cut-through traffic is likely, traffic calming measures such as curb extensions, chicanes, raised crossings, or other features shall be required.

2. Show connectivity index, block length dimensions, cul-de-sac length dimensions, pedestrian facilities, and any proposed traffic calming features.

3. Plan must account for access and connectivity on adjacent parcels. On a case-by-case basis the community development director and city engineer may require changes to stub road locations if it will increase the connectivity within an adjacent property. The one corner appears too tight to accommodate a stub road connection intersection/point. Revise



Supposing you can make this connection/grade work?

Appreciate all the effort you've put into labeling and IDing trails, and I don't have issues with trails on City property. However, I see issues and I've had landowners ask me about marking trails on their property. We are in the middle of a trails plan and I'd ask you DO NOT show trails from your development plan on adjacent landowners property.

Is this still to be called petroglyph park? Deeded to the city?

8' tall field wire wildlife fence, to be installed by city. Exact location TBD with adjacent landowner.

I realize this is an existing non-authorized trail. I've spoke with the landowner and he'd prefer it not be show on your development plan. The city will work with him to in-cooperate this trail when and if he submits a plan. Please remove from your plan.

Concur with Todd, re: trails -- the Upper Nirvana trail is cutting through Steve McCleery's land it seems -- and he has a rezone application in for consideration to put in housing on his two parcels (with no trails being shown apparently)...

Have a park build-out plan?

PROJECT AREA = 244.6 ACRES

HOME PRODUCT LEGEND

- FRONT-LOAD TOWNHOMES (155)
- REAR-LOAD TOWNHOMES (298)
- 40' SMALL LOTS (93)
- 60' MEDIUM LOTS (76)
- 80' LARGE LOTS (47)
- 100' ESTATE LOTS (40)
- TOTAL UNITS: 709

Because these are mixed so much in the development, it would not be logical to cause them [groups of them that is] to be in different land use zones specified in a/the Amended MDP (if approved) as well as associated MDA (i.e., ARMDA). The plat(s) will have to control the lot dimensions.

- PARK OPEN SPACE (23.13 AC)
- LANDSCAPED OPEN SPACE (11.5 AC)
- NATIVE OPEN SPACE (122.6 AC)

LEGEND

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

OPEN SPACE COMPARISON

APPROVED PARK OPEN SPACE	22.8 AC
PROPOSED PARK OPEN SPACE	23 AC
APPROVED NATIVE OPEN SPACE	65.1 AC
PROPOSED NATIVE OPEN SPACE	122 AC
TOTAL APPROVED OPEN SPACE	87.9 AC
TOTAL PROPOSED OPEN SPACE	145.1 AC

HOUSING UNIT COMPARISON

APPROVED MULTI-FAMILY = 824 (68%)
PROPOSED MULTI -FAMILY = 453 UNITS (64%)

APPROVED SINGLE FAMILY = 381(32%)
PROPOSED SINGLE FAMILY = 256 UNITS (36%)

TOTAL APPROVED UNITS = 1,205
TOTAL PROPOSED UNITS = 709 UNITS

N

S

GRAPHIC SCALE

250 0 125 250 500 1,000

(IN FEET)
1 inch = 250ft.

THE TRAILS AT HIDDEN VALLEY *master plan*

EAGLE MOUNTAIN CITY, UTAH COUNTY
7/10/2025
23-0134

FOCUS ENGINEERING AND SURVEYING, LLC

Z:_2023\23-0134 Hidden Valley\design 23-0134\dwg\concept\23-0134 Hidden Valley Master Plan.dwg

EAGLE MOUNTAIN CITY

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

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

This Agreement is made with reference to the following facts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DATED this 23rd day of June, 2011.

OMR INVESTMENTS, LLC

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

STATE OF UTAH)
:ss
COUNTY OF UTAH)

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

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

Melanie A. Lahman
NOTARY PUBLIC

DATED this 14th day of June, 2011.

VESTIN MORTGAGE, INC.

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

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

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

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

Shannon R. Harper
NOTARY PUBLIC

DATED this 4 day of May, 2011.

EAGLE MOUNTAIN CITY

Heather Jackson, Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Recorder

CORPORATE SEAL
EAGLE MOUNTAIN
EST. 1996
STATE OF UTAH

Exhibit A

[Legal Description]

EXHIBIT "A"

(Legal Description)

PARCEL 1:

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

PARCEL 2:

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

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

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

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

EXHIBIT "A"
Page 2

(Legal Description)

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

(Tax Parcel No. 58:040:0010)

Exhibit B

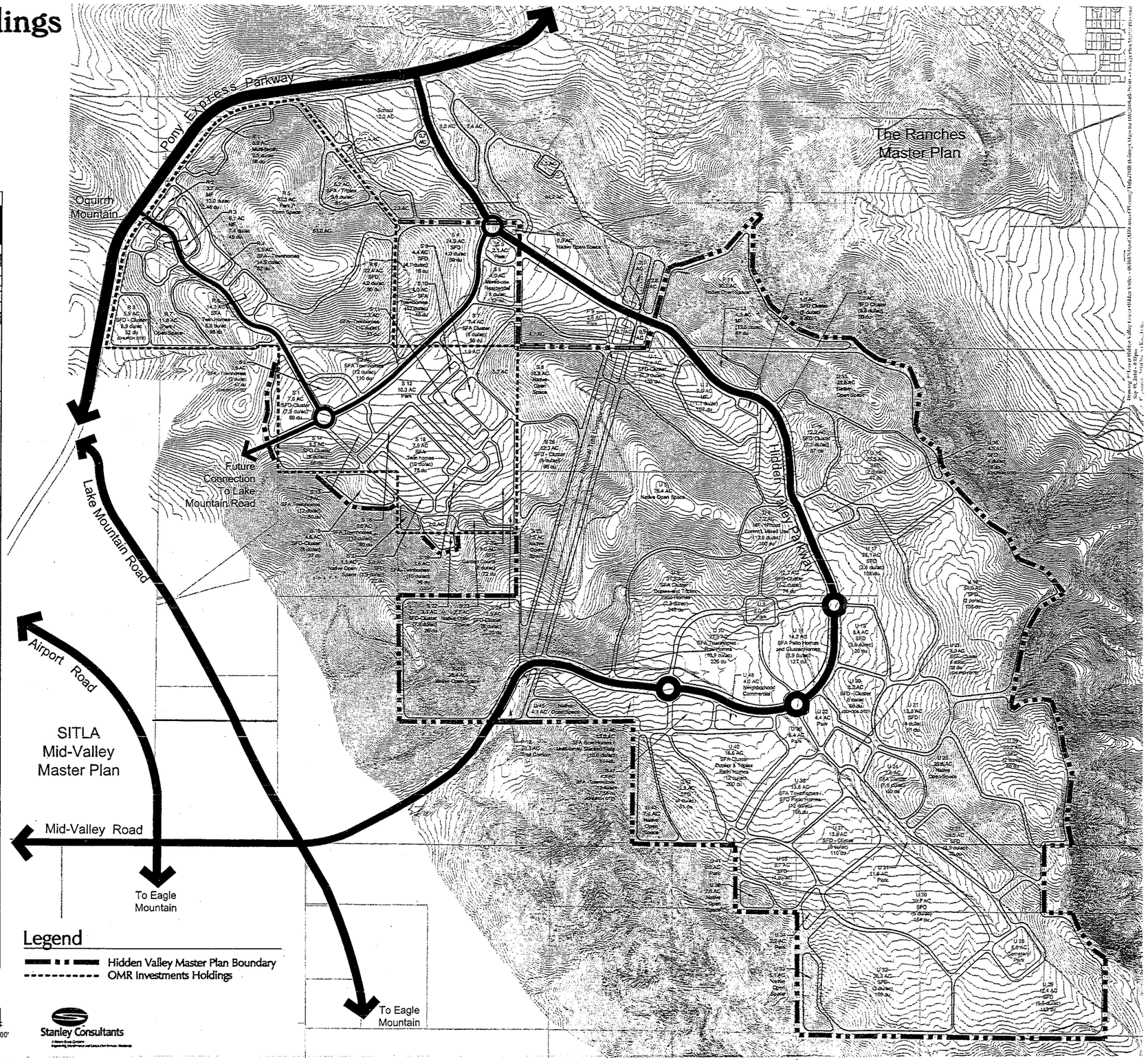
[Land Use Map]

OMR Investments Holdings

LOWER HIDDEN VALLEY

Master Development Plan

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



LOWER HIDDEN VALLEY
Master Development Plan

Eagle Mountain City, Utah
September 29, 2010

NORTH

0' 500' 1000' 1500'

SCALE: 1" = 500'

Stanley Consultants

Exhibit C

[Phasing Map]

OMR Investments Holdings

LOWER HIDDEN VALLEY

Phasing Plan

PHASE 1

PHASE 2

PHASE 3

PHASE 4

PHASE 5

PHASE 6

Pony Express Parkway

Oquirrh Mountain

Lake Mountain Road

Airport Road

Mid-Valley Road

SITLA Mid-Valley Master Plan

The Ranches Master Plan

Future Connection To Lake Mountain Road

Hidden Valley Parkway

Regional Trail Corridor

To Eagle Mountain

To Eagle Mountain

Legend

- Hidden Valley Master Plan Boundary
- OMR Investments Holdings
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6

LOWER HIDDEN VALLEY
Phasing Plan

Eagle Mountain City, Utah
September 29, 2010

NORTH SCALE: 1" = 500'

0' 500' 1000' 1500'

Stanley Consultants

Document Path: (Hidden Valley)\Cross Hidden Valley\Graphics\Exhibits\2010\Revised Phasing\21x11 OMR Holdings Phasing 9x11 9-29-2010.mxd
Sep 29, 2010 - 11:53am
Copyright 2010 Stanley Consultants Inc.

Exhibit D

[Development Code]

17.30.110 Tables.

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

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

0.81 to 1.6 dwelling units per acre: Tier I.

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

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

1.61 to 5.2 dwelling units per acre: Tier II.

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

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

5.21 to 12.2 dwelling units per acre: Tier III.

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

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

12.21 to 22.7 dwelling units per acre: Tier IV.

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

17.30.120 Improved open space calculations.

Example 1

Total Land Area: 160 Acres

Total Buildable Land: 100 Acres

Tier I and II: 80 Acres

Tier III and IV: 20 Acres

8% x 100 = 8 Acres

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

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

Example 2

Total Land Area: 160 Acres

Total Buildable Land: 100 Acres

Tier I and II: 50 Acres

Tier III and IV: 50 Acres

8% x 100 = 8 Acres

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

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

Example 3

Total Land Area: 30 Acres

Total Buildable Land: 30 Acres

Tier I and II: 25 Acres

Tier II and III: 5 Acres

8% x 30 = 2.4 Acres

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

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

Example 4

Total Land Area: 30 Acres

Total Buildable Land: 30 Acres

Tier I and II: 0 Acres

Tier III and IV: 30 Acres

8% x 30 = 2.4 Acres

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

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

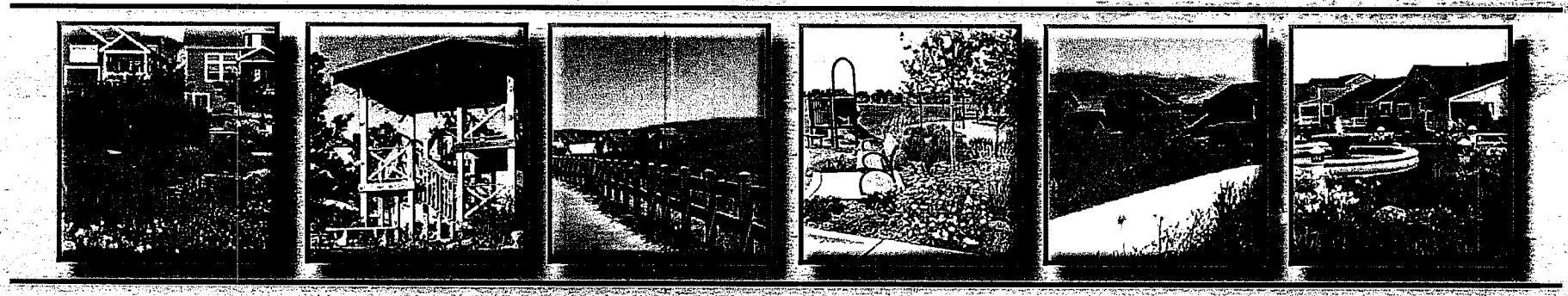
[Ord. O-24-2008 § 2 (Exh. A, Exh. 6.5)].

Exhibit E

[Design Guidelines]

Hidden Valley Community
Master Design Guidelines

Eagle Mountain, Utah



September 1, 2010

PREPARED FOR:

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

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

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

PREPARED BY:

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

TABLE OF CONTENTS

Chapter 1..... Introduction..... Page 1

Chapter 2..... Guiding Principles and Regulatory Framework..... Page 5

Chapter 3..... Site Planning Guidelines..... Page 13

- General Planning Standards — Page 14
- Single-family Neighborhoods — Page 23
- Multifamily Neighborhoods — Page 27
- Commercial Neighborhoods — Page 28
- Institutional Development Areas — Page 29
- Circulation and Street Standards — Page 31
- Parking — Page 35
- Parks and Open Space — Page 38

Chapter 4..... Design Standards..... Page 43

- Architecture Guidelines — Page 45
- Elevation Articulation (EA) Ratio — Page 78
- Landscape Guidelines — Page 90
- Signage & Wayfinding Guidelines — Page 104
- Lighting Guidelines — Page 109

Chapter 5..... Figures..... Page 111

Chapter 6..... Appendix..... Page 123

- Definitions — Page 124
- Approved Plant List — Page 128
- Design Review Checklist — Page 134
- Enhanced EA Ratio Requirements — Page 138

Chapter 1 - Introduction
1.1 Purpose and Intent of the Guidelines
1.2 How to Use these Guidelines

Chapter 2 - Guiding Principles and Regulatory Framework

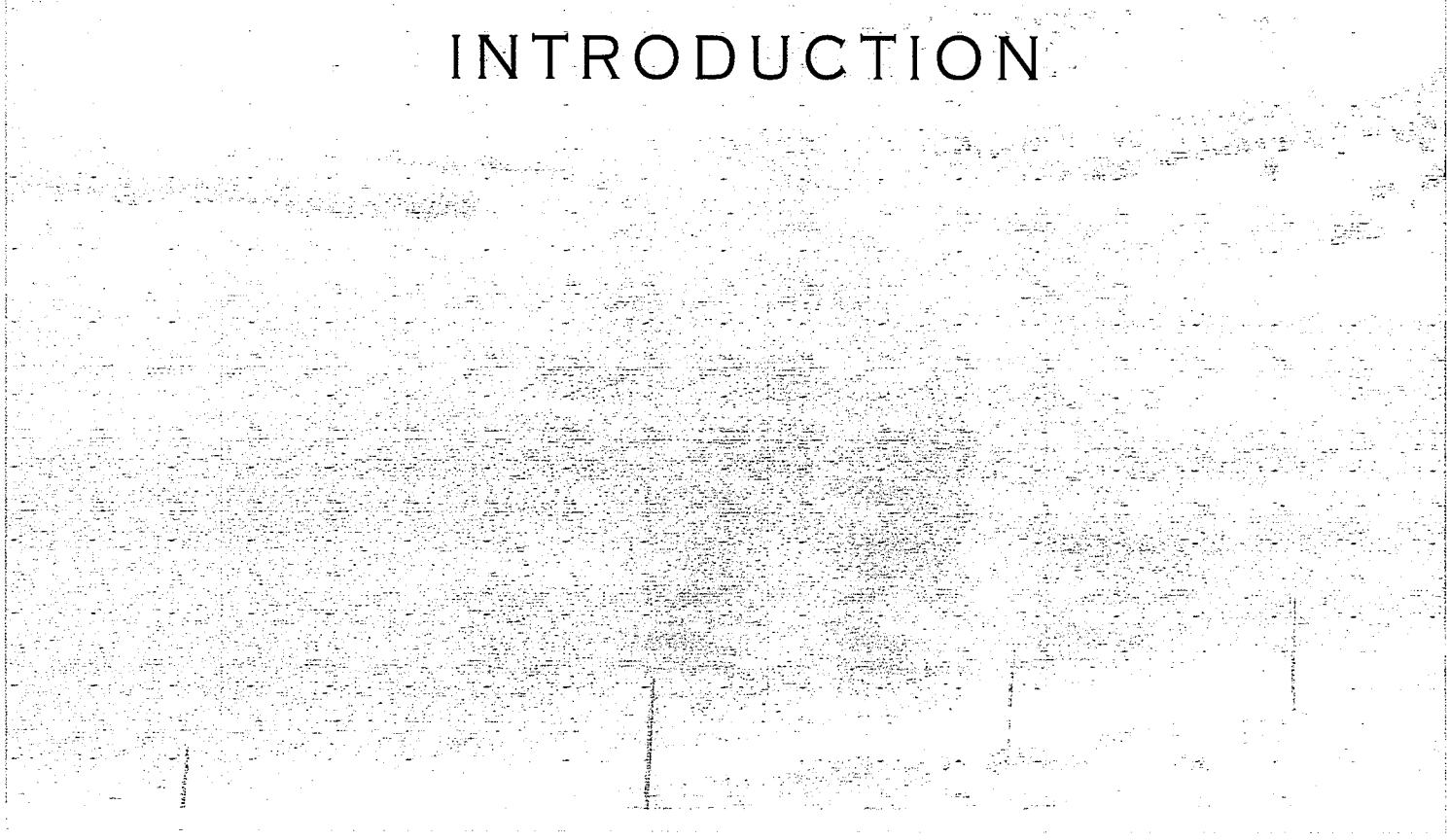
Chapter 3 - Site Planning Guidelines

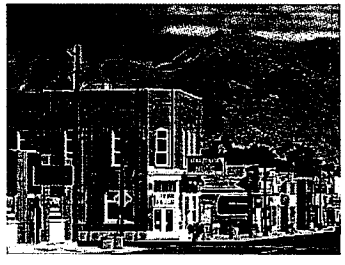
Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

CHAPTER 1
INTRODUCTION





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

1.1 Purpose and Intent of the Guidelines

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

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

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

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

1.2 How to Use These Guidelines

The Guidelines are divided into three parts:

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

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

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

Chapter 1 - Introduction
1.1 Purpose and Intent of the Guidelines
1.2 How to Use these Guidelines

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

CHAPTER 2

GUIDING PRINCIPLES AND REGULATORY FRAMEWORK

Chapter 1 - Introduction

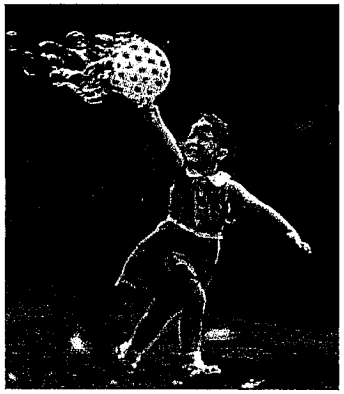
Chapter 2 - Guiding Principles and Regulatory Framework
2.1 Community Vision & Guiding Principles
2.2 Conflicts with Other Regulations
2.3 Design Review Process

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



2.1 Community Vision & Guiding Principles

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

2.1.1 Design Theme

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

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

2.1.2 Historical Context, Site Description

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

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

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

2.1.3 Community Background

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

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

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

2.2 Conflicts with Other Regulations

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

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

2.2.1 Additional Sources for Information

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

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

2.1 Community Vision & Guiding Principles
2.1.1 Design Theme
2.1.2 Historical Context, Site Description
2.1.3 Community Background

2.2 Conflicts with Other Regulations
2.2.1 Additional Sources for Information

2.3 Design Review Process
2.3.1 Five Steps of Process
2.3.2 Review of Modification
2.3.3 Variances
2.3.4 Appeals
2.3.5 DRC Review Process

Chapter 3 - Site Planning Guidelines

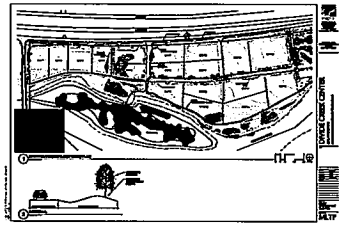
Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

The Design Review Process will address the following:

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



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

2.3 Design Review Process

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

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

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

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

2.3.1 Five Steps of Process

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

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

Step 1: Pre-Design Meeting

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

Step 2: Preliminary Plan Submittal

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

Site Survey

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

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

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

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

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

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

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

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

2.1 Community Vision & Guiding Principles

2.1.1 Design Theme

2.1.2 Historical Context, Site Description

2.1.3 Community Background

2.2 Conflicts with Other Regulations

2.2.1 Additional Sources for Information

2.3 Design Review Process

2.3.1 Five Steps of Process

2.3.2 Review of Modification

2.3.3 Variances

2.3.4 Appeals

2.3.5 DRC Review Process

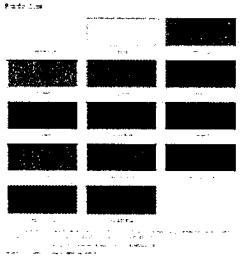
Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

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



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

Step 3: Final Plan Submittal

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

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

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

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

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

Architecture Plans (at the same scale as site plans)

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

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

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

Step 4: Construction Period

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

Step 5: Final Inspection

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

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

2.3.2 Review of Modification

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

2.3.3 Variances

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

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

2.1 Community Vision & Guiding Principles

2.1.1 Design Theme

2.1.2 Historical Context, Site Description

2.1.3 Community Background

2.2 Conflicts with Other Regulations

2.2.1 Additional Sources for Information

2.3 Design Review Process

2.3.1 Five Steps of Process

2.3.2 Review of Modification

2.3.3 Variances

2.3.4 Appeals

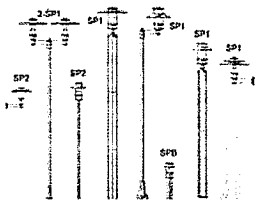
2.3.5 DRC Review Process

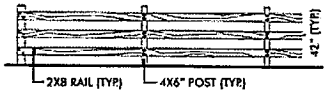
Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix





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

2.3.4 Appeals

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

2.3.5 Hidden Valley DRC Review Process

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

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

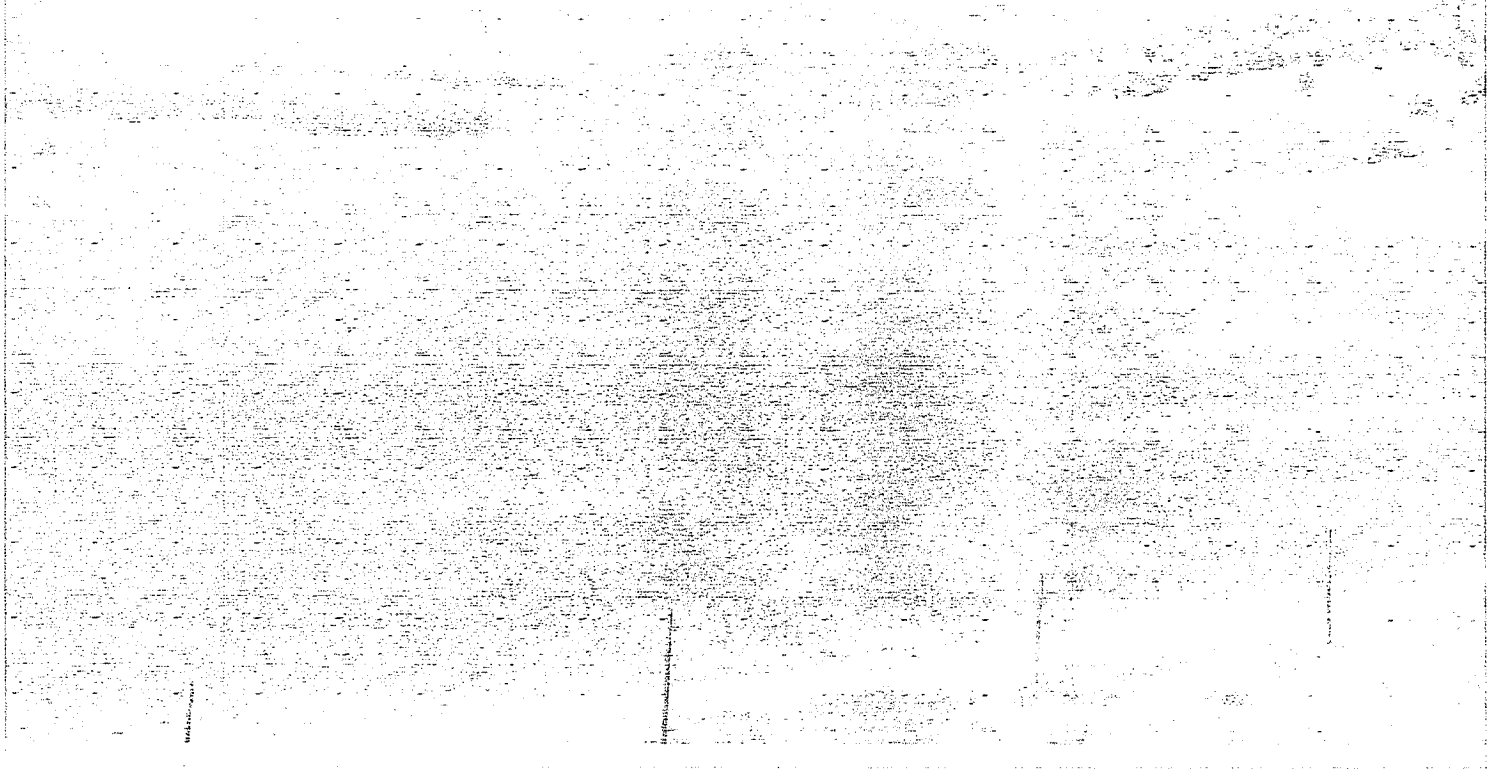
In the event that the Hidden Valley DRC approves an application, a Hidden Valley DRC Approval Notice ("Approval Notice") will be sent to the applicant. A copy of this Approval Notice shall accompany any application for Site Plan, Plat or Building Permit submitted to Eagle Mountain City for consideration.

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

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

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

CHAPTER 3
SITE PLANNING GUIDELINES



Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines
3.1 Purpose and Overview
3.2 General Planning Standards
3.3 Vehicular Circulation & Streetscape Design
3.4 Parking
3.5 Pedestrian, Bicycle and Other Non-Motorized Circulation
3.6 Parks and Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

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

3.1 Purpose and Overview

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

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

3.2 General Planning Standards

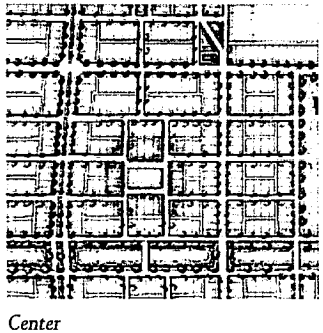
3.2.1 Principles of Community Design

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

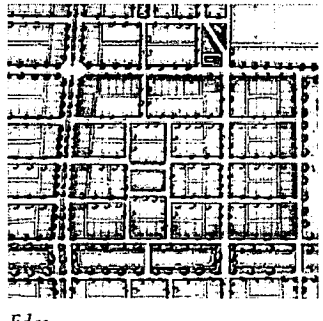
The intent of community design principles is that Hidden Valley be composed of a well-connected series of neighborhoods, each defined by a unique character and set of amenities. These neighborhoods, as the fundamental building blocks of Hidden Valley, may be composed of residential lots or commercial,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

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

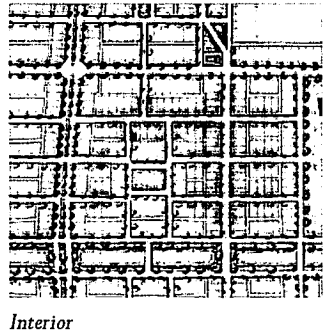
The three zones of a Neo-Traditional Neighborhood



Center



Edge



Interior

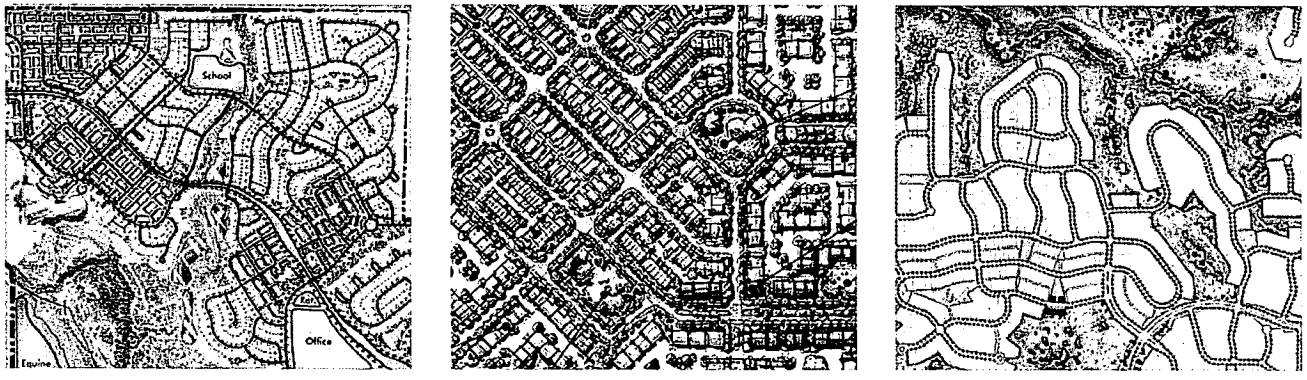
3.2.1.1 Neo-Traditional Neighborhoods

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

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

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

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



Examples of neighborhoods that incorporate neo-traditional design principles

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview
3.2 General Planning Standards
3.2.1. Principles of Community Design
3.2.1.1 Neo-Traditional Neighborhoods
3.2.1.2 Conventional Neighborhoods

3.2.2. Site Planning
3.2.2.1 Neighborhood Character and "Uniqueness"
3.2.2.2 Lot and Street Patterns
3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity
3.2.2.4 Ridgelines and View Preservation
3.2.2.5 Climactic Conditions: Solar and Wind
3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements
3.2.3.1 Grading, Erosion Control, & Retaining Wall Design
3.2.3.2 Preservation of Existing Vegetation
3.2.3.3 Stormwater/Drainage Management
3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types
3.2.4.1 Single-family Detached
3.2.4.2 Single-family Cluster
3.2.4.3 Single-family Attached
3.2.4.4 Multifamily
3.2.4.5 Commercial & Mixed-use Development Areas
3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

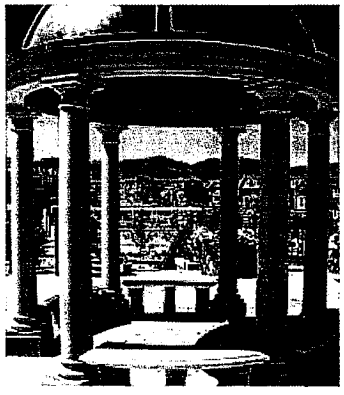
3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



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

3.2.1.2 Conventional Neighborhoods

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

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

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

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

Examples of typical layouts for conventionally designed neighborhoods in hilly settings

3.2.2 Site Planning

3.2.2.1 Neighborhood Character and "Uniqueness"

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

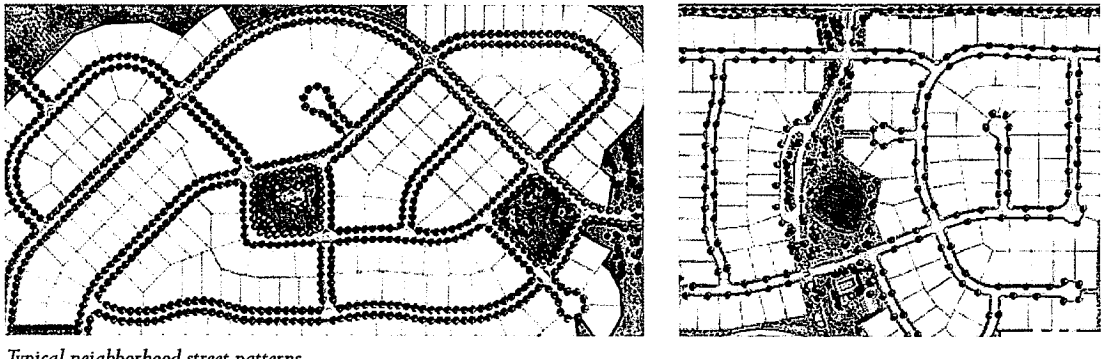
In order to create and define authentic and unique neighborhoods, it is important to incorporate the following principles:

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

3.2.2.2 Lot and Street Patterns

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

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



Typical neighborhood street patterns

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview
3.2 General Planning Standards
3.2.1. Principles of Community Design
3.2.1.1 Neo-Traditional Neighborhoods
3.2.1.2 Conventional Neighborhoods

3.2.2. Site Planning
3.2.2.1 Neighborhood Character and "Uniqueness"
3.2.2.2 Lot and Street Patterns
3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity
3.2.2.4 Ridgelines and View Preservation
3.2.2.5 Climactic Conditions: Solar and Wind
3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements
3.2.3.1 Grading, Erosion Control, & Retaining Wall Design
3.2.3.2 Preservation of Existing Vegetation
3.2.3.3 Stormwater/Drainage Management
3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types
3.2.4.1 Single-family Detached
3.2.4.2 Single-family Cluster
3.2.4.3 Single-family Attached
3.2.4.4 Multifamily
3.2.4.5 Commercial & Mixed-use Development Areas
3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

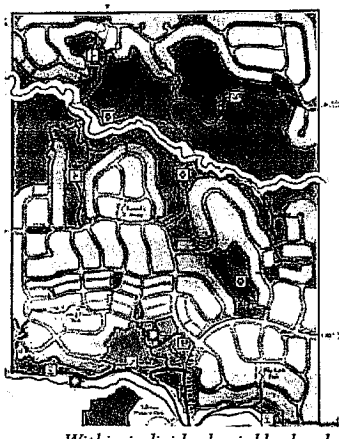
3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



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

3.2.2.3 Sidewalk/ Trail Locations & Neighborhood Connectivity

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

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

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

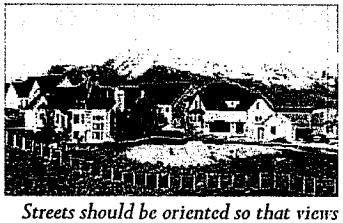
3.2.2.4 Ridgelines and View Preservation

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

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

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

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

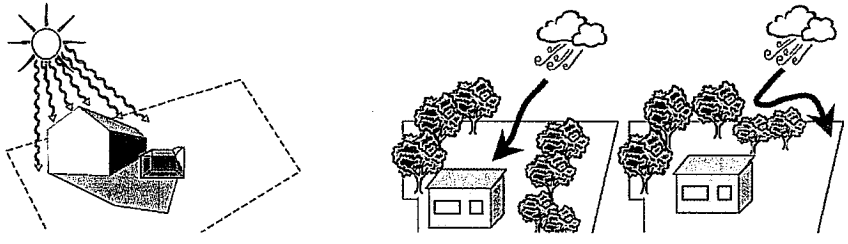


Streets should be oriented so that views are not "built out." Where sightlines terminate within a neighborhood, there should be significant architecture or a park or open space view.

3.2.2.5 Climatic Conditions: Solar Orientation and Wind Patterns

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

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



3.2.2.6 Sustainability: Best Practices and Goals

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

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

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards
- 3.2.1. Principles of Community Design
- 3.2.1.1 Neo-Traditional Neighborhoods
- 3.2.1.2 Conventional Neighborhoods

3.2.2. Site Planning
- 3.2.2.1 Neighborhood Character and "Uniqueness"
- 3.2.2.2 Lot and Street Patterns
- 3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity
- 3.2.2.4 Ridgelines and View Preservation
- 3.2.2.5 Climactic Conditions: Solar and Wind
- 3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements
- 3.2.3.1 Grading, Erosion Control, & Retaining Wall Design
- 3.2.3.2 Preservation of Existing Vegetation
- 3.2.3.3 Stormwater/Drainage Management
- 3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types
- 3.2.4.1 Single-family Detached
- 3.2.4.2 Single-family Cluster
- 3.2.4.3 Single-family Attached
- 3.2.4.4 Multifamily
- 3.2.4.5 Commercial & Mixed-use Development Areas
- 3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

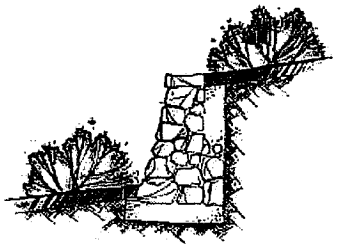
3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



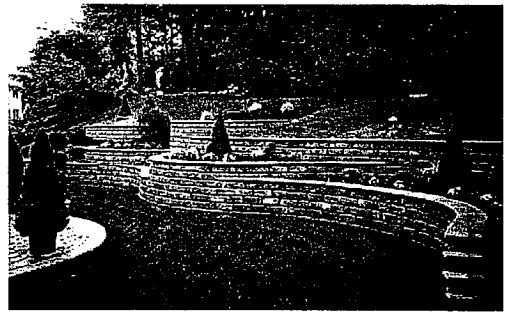
Retaining walls are encouraged to be constructed of natural materials, especially in highly visible areas to blend in with the community's natural setting.

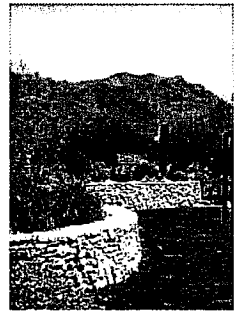
3.2.3 Site Improvements

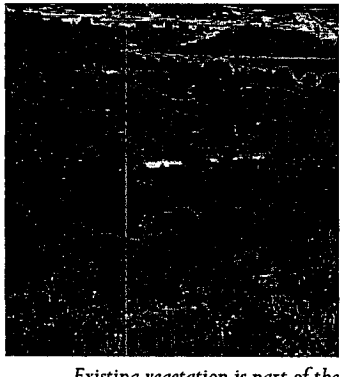
3.2.3.1 Grading, Erosion Control & Retaining Wall Design

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

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







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

3.2.3.2 Preservation of Existing Vegetation

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

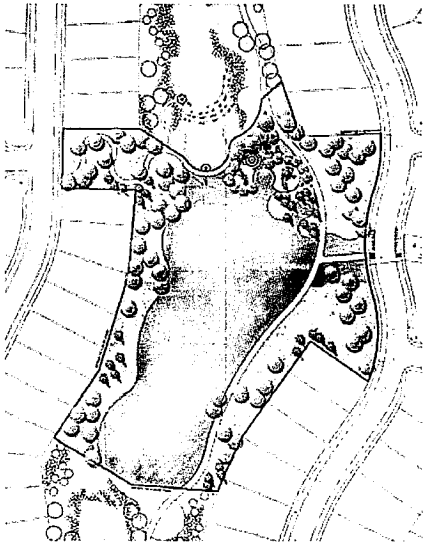
When development occurs in or adjacent to natural areas, vegetation to be preserved shall be clearly marked and the limits of construction shall be identified. Existing vegetation to be preserved and construction limits shall be approved by the Hidden Valley DRC. A temporary barrier fence shall be installed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

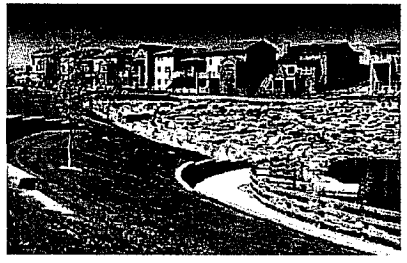
3.2.3.3 Storm Water / Drainage Management

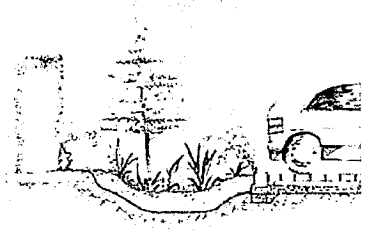
Development should minimize storm water runoff and necessary storm water systems while using the most current technology to improve the quality of storm water before it reaches natural systems that may be affected by poor water quality. This philosophy reduces infrastructure costs, increases ground water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

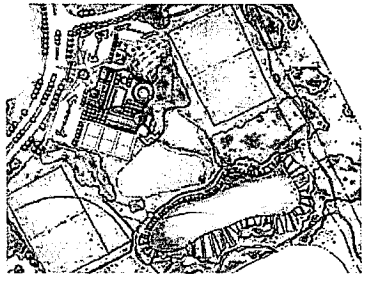
- **Site drainage shall be compatible with adjacent property drainage and in accordance with the overall master drainage plan for Hidden Valley. Developers and owners are responsible for controlling the drainage resulting from development and may not direct water onto an adjacent property, unless such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

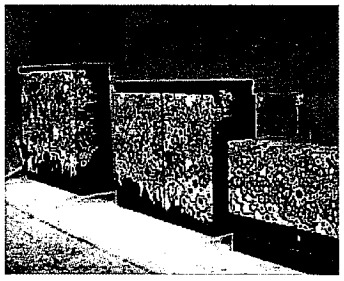
If properly designed and engineered, storm water detention areas may function as recreational amenities (i.e. open fields, play fields, ball courts) for the community when they are not detaining water. This use may offset additional park land required within a subdivision.











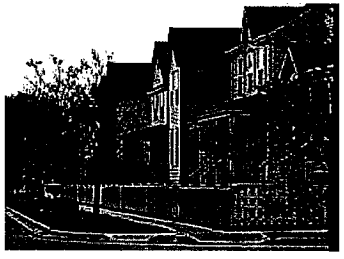
Artfully decorated utility transformers.

3.2.3.4 Easements & Utilities

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

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

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



It is the intent of these guidelines to discourage monotonous repetition along neighborhood streets.

3.2.4 Neighborhood Types

There are a variety of residential land uses found throughout Hidden Valley. An important goal of these guidelines is to ensure compatibility of these land uses and cohesiveness throughout the entire development and create functional and visual variety along streets and the public realm. A range of housing styles creates varied looks but cohesive neighborhoods.

3.2.4.1 Single-family Detached Neighborhoods

All single-family detached subdivision plans shall be evaluated using the guidelines contained in this section with emphasis on the following criteria:

- **Proportional mix and location of different home types**
- **Placement of the dwelling unit on the lot**
- **Location and orientation of garages**
- **Preservation of ridgelines**
- **Preservation of significant views**
- **Preservation of natural features (e.g., drainages, native vegetation, sloping hillsides)**
- **Treatment of walls and fences**

Product variation per neighborhood

The creation of interesting, diverse and distinctive neighborhoods by integrating varying lot types, home sizes and architectural character in a harmonious relationship is encouraged. A variety of home sizes in a single neighborhood addresses the needs of different households. The diversity of building types and home sizes not only creates a more appealing neighborhood, but also promotes increased housing opportunities to a variety of ages and incomes, promoting a socially vibrant community.

The following criteria shall be used to ensure a variety of lot types throughout a neighborhood:

- **Within a defined block, where ten or fewer lots comprise the block, only one lot size shall be required, although more than one size may be provided.**
- **Where a block has more than 10 lots, a minimum of two lot sizes may be encouraged: lot size changes should be in the 20% range.**

In addition to the above, the developer/builder shall provide at least three distinct floor plans and elevations to create variation as seen from the street (i.e. garage placement, front porch location, placement of doors and windows, change in color and/or materials).

Distinct floor plans and elevations contribute to an interesting neighborhood

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards
3.2.1. Principles of Community Design
3.2.1.1 Neo-Traditional Neighborhoods
3.2.1.2 Conventional Neighborhoods

3.2.2. Site Planning
3.2.2.1 Neighborhood Character and "Uniqueness"
3.2.2.2 Lot and Street Patterns
3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity
3.2.2.4 Ridgelines and View Preservation
3.2.2.5 Climactic Conditions: Solar and Wind
3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements
3.2.3.1 Grading, Erosion Control, & Retaining Wall Design
3.2.3.2 Preservation of Existing Vegetation
3.2.3.3 Stormwater/Drainage Management
3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types
3.2.4.1 Single-family Detached
3.2.4.2 Single-family Cluster
3.2.4.3 Single-family Attached
3.2.4.4 Multifamily
3.2.4.5 Commercial & Mixed-use Development Areas
3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

Street tree types and locations are defined to create variety and interest and to establish neighborhoods as unique places.

Similar lots on a given block shall provide a mix of floor plans and elevations to create variation in building relationships.

Diversity and Distribution of Home Types

Buildings physically define streetscapes while encouraging neighborhood sociability. Each streetscape should have a unique character:

- **Special attention shall be given to the mix of architectural styles in creating streetscapes.**
- **Streetscapes shall be visibly pleasing in terms of building scale, proportion, pattern, balance, material composition and color palette.**
- **Streetscapes shall respond to the public realm while creating a safe and comfortable environment for the pedestrian.**

Varied Lot Width and Side-yard Setbacks

Making some lots wider and some narrower than the average is encouraged. This also allows for the placement of different shapes and sizes of homes as well as variations in open space dimensions. On narrow lots, a variation of only two to four feet in home width can make a perceptible difference.

Varied Garage Placement and Orientation

Lot size should permit some garages to be side-loaded from the street in order to break up the monotony of a line of garage doors being placed parallel to the street. Alley-accessed, rear loaded garages (either attached to the dwelling or detached) are encouraged where possible. Careful consideration shall be given to the location of garages and driveways at corners so that a side load configuration does not cause conflicts with automobile traffic circulation at those corners. Placing the side loaded garage on the interior of the corner lot is preferred. Garage setbacks shall allow driveway parking that keeps the sidewalk clear of vehicles (15 feet minimum, 18 feet preferred).

Home Placement and Garage Access

Access should be carefully considered when placing each home on the lot/building site because of the close relationship between the access drive, building footprint, grade of the street, and individual lot drainage. Driveway location and grade typically will dictate the finished floor elevation of the home.

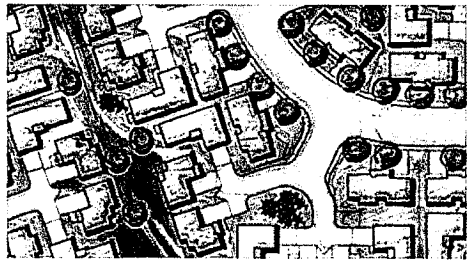
Recommended driveway grades are 2-8% within ten feet from the sidewalk or garage, and up to 12% on all other portions of the driveway, where applicable. While these grading standards should be met whenever possible, setting elevations for proper drainage should take precedence.

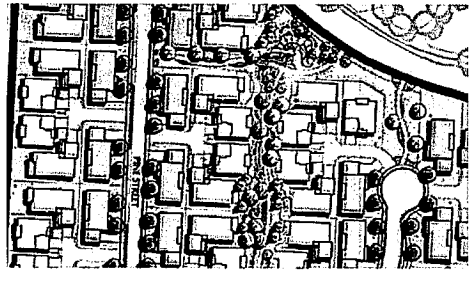
3.2.4.2 Single-family Cluster Development

Clustering of buildings is a unique site planning opportunity at Hidden Valley. Cluster developments may include detached residences, attached residences, or both as site constraints permit. Clustering homes preserves open space, allowing these open areas to be aggregated into one or more larger spaces for parks, community gardens or "view corridors" that are for use by all members of the development. Often, these open areas are held "in common", and are maintained by a sub-master homeowners' association of which all residents are members. Clustering units is a useful technique for planning areas that are constrained by topography or other site features that make traditional single-family lot development undesirable.

The following design techniques should be implemented whenever possible:

- **Create a hierarchy of open spaces with small, intimate spaces that relate to unit entries.**
- **Use reduced-width private drives to diminish impervious coverage on the site.**
- **Create small parking courts with direct access to unit entries rather than large perimeter parking lots.**
- **Accommodate guest and resident parking with parallel parking lanes and bays along drives and neighborhood streets where possible.**
- **Preserve unique site elements and open spaces.**
- **Provide amenities and outdoor recreation areas.**
- **Use a variety of building plans to add interest to site plan.**
- **Vary building orientations to avoid the monotony of "barracks-like" site configurations.**





Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards
3.2.1. Principles of Community Design
3.2.1.1 Neo-Traditional Neighborhoods
3.2.1.2 Conventional Neighborhoods

3.2.2. Site Planning
3.2.2.1 Neighborhood Character and "Uniqueness"
3.2.2.2 Lot and Street Patterns
3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity
3.2.2.4 Ridgelines and View Preservation
3.2.2.5 Climactic Conditions: Solar and Wind
3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements
3.2.3.1 Grading, Erosion Control, & Retaining Wall Design
3.2.3.2 Preservation of Existing Vegetation
3.2.3.3 Stormwater/Drainage Management
3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types
3.2.4.1 Single-family Detached
3.2.4.2 Single-family Cluster
3.2.4.3 Single-family Attached
3.2.4.4 Multifamily
3.2.4.5 Commercial & Mixed-use Development Areas
3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

A combination of a front-load and side-load garage on a twin home reduces the dominance of the garage doors on the front facade of this home.

3.2.4.3 Single-family Attached Neighborhoods

Single-family attached homes provide an alternative to traditional detached homes, and are encouraged in specific areas within Hidden Valley. The construction of twin homes (duplexes), townhomes and rowhomes lends diversity to the community, providing additional home styles and appealing to buyers who may not want a traditional single-family home.

The following design techniques should be considered and implemented whenever possible:

- **Vary front setbacks to avoid a long row of "lined up" buildings.**
- **Place the front doors of homes along the streets, to define the street and create a pedestrian-friendly environment.**
- **Use staggered and jogged unit planes within the same structure to create an interesting street scene.**
- **Use materials changes on facades to reduce monotony.**
- **Include modified units and reversed building plans to add variety.**
- **Vary building orientations to avoid the monotony of "barracks-like" site configurations.**

Clustering Buildings

Attached homes may be clustered to respond to site constraints and preserve open space for use as park, common lawn and/or gardens.

Home Placement and Garage Access on lots and in relation to streets & alleys

Front-loaded row homes are discouraged, as they often lead to a garage-dominated streetscape that is hostile to the pedestrian environment and decreases property values. When possible, use alleys to provide access to rowhomes and townhomes.

High-quality finishes and changes in materials on facades create interesting neighborhoods

3.2.4.4 Multifamily Neighborhoods

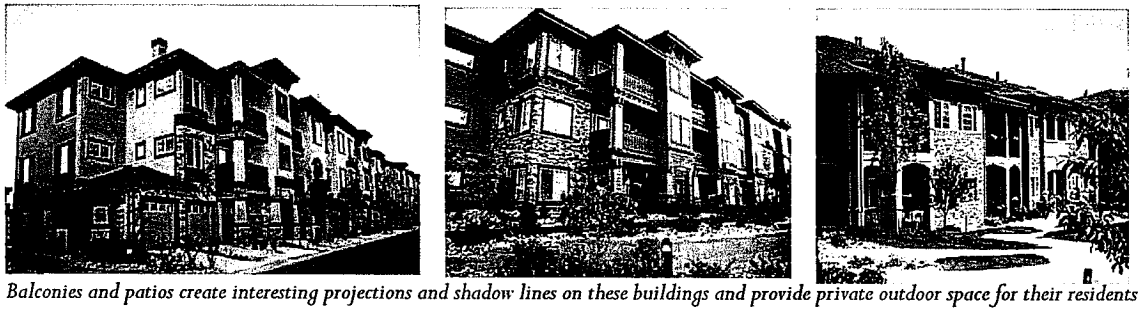
Multi-family developments add an important component to the home types available at Hidden Valley. Multi-family developments further add diversity to the community, and should be designed so that they are integrated into the fabric of Hidden Valley.

The following site planning techniques should be implemented whenever possible:

- **Multi-family communities should be integrated into their surroundings. Developments that are surrounded by high walls, privacy fencing and rows of garages and/or carports should be avoided.**
- **Buildings with long unbroken facades and box-like forms devoid of architectural are not permitted.**
- **Building footprints and facades should be broken-up to provide visual relief, and give the appearance of a collection of smaller structures.**
- **To the extent possible, each of the units should be individually recognizable through the use of balconies and other projections, setbacks, and an appropriate rhythm of windows and doors.**
- **Vary front setbacks to avoid a long row of "lined up" buildings.**
- **Front doors of homes should be visible from the street or drive leading to the building, creating a pedestrian-friendly environment.**
- **Use material changes on facades to increase visual interest.**
- **Include modified units and reversed building plans to add variety.**
- **Vary building orientations to avoid the monotony of "barracks-like" site configurations.**
- **Preserve unique site elements and open spaces.**
- **Provide for amenities and outdoor recreation areas that are visible from residences, providing natural surveillance.**

Support Facilities and Service Areas

Support structures within multi-family residential neighborhoods such as laundry facilities, recreation buildings and/or sales and leasing centers, should be consistent in architectural design and form with the rest of the development. Sales and leasing centers, possibly combined with lifestyle amenity structures, may be prominently located at the primary entrance to the development, but other service areas and support facilities (such as laundry facilities, community rooms, recreation buildings, and outdoor recreation areas) should be placed in convenient locations in the interior of the residential neighborhood to minimize visual impacts on adjacent neighborhoods.



Balconies and patios create interesting projections and shadow lines on these buildings and provide private outdoor space for their residents

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards
- 3.2.1. Principles of Community Design
- 3.2.1.1 Neo-Traditional Neighborhoods
- 3.2.1.2 Conventional Neighborhoods

3.2.2. Site Planning
- 3.2.2.1 Neighborhood Character and "Uniqueness"
- 3.2.2.2 Lot and Street Patterns
- 3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity
- 3.2.2.4 Ridgelines and View Preservation
- 3.2.2.5 Climactic Conditions: Solar and Wind
- 3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements
- 3.2.3.1 Grading, Erosion Control, & Retaining Wall Design
- 3.2.3.2 Preservation of Existing Vegetation
- 3.2.3.3 Stormwater/Drainage Management
- 3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types
- 3.2.4.1 Single-family Detached
- 3.2.4.2 Single-family Cluster
- 3.2.4.3 Single-family Attached
- 3.2.4.4 Multifamily
- 3.2.4.5 Commercial & Mixed-use Development Areas
- 3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

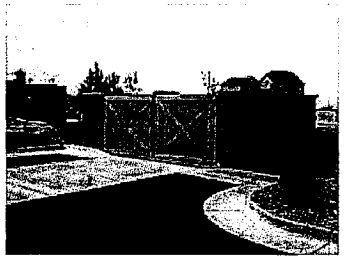
3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



Service areas don't have to be neighborhood "eyesores."

Screening for Loading and Trash Collection

Loading areas and trash collection areas should be screened with landscaping, walls, or both to reduce their impact on the community and adjacent neighborhoods. In addition, dumpsters and/or trash compactors should be carefully located to avoid being placed directly in one's line of sight upon entering a neighborhood. Concealing or obscuring air conditioning units and utility panels is also strongly encouraged.

Parking

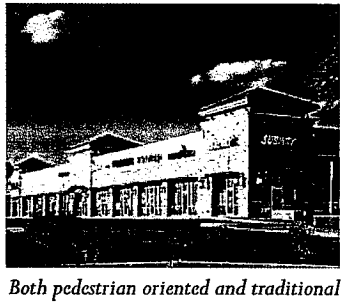
Parking lots shall be designed to be safe, convenient and attractive, but should not visually dominate a neighborhood. It is preferred that smaller parking lots should be conveniently distributed throughout a project site. Perimeter parking lots shall be avoided. Perimeter parking areas provide a poor image of a neighborhood and often function as barriers between the multi-family neighborhood and the surrounding community.

3.2.4.5 Commercial and Mixed-Use Development Areas

Commercial developments in Hidden Valley may take a variety of physical forms depending on location and the type of businesses located within.

Types of Development

Commercial development is anticipated to include neo-traditional neighborhood commercial developments that are pedestrian oriented and primarily serve individual neighborhoods as well as traditional commercial strips and pad sites that serve the entire Hidden Valley community. Depending on the location and type of development, vertical and horizontal mixed uses may be included, and are encouraged to increase the vitality of the community.



Both pedestrian oriented and traditional commercial developments can be attractive if well designed and detailed.

Building Orientation

Buildings should be oriented toward the primary street on which they are located, and set close to the street in order to frame the street and create a pleasant pedestrian environment.

Parking

Parking lots shall be designed to be safe, efficient, convenient, and attractive, but should not visually dominate a site. When possible, parking lots should be located to the rear or sides of buildings.

- **The number and dimensions of parking spaces will be per City standards.**
- **Landscaped islands shall be used to define parking lot entrances, the ends of all parking aisles, and the location of access drives, and to provide pedestrian refuge areas and walkways.**
- **Parallel and/or angled parking is encouraged along the fronts of buildings to promote walking and reduce the impact of large parking lots.**
- **Parking lots shall be screened from adjacent streets and public areas with vegetation, berms, and/or landscape walls.**

Service Areas
Loading and service areas, including trash collection and storage facilities, shall be located to minimize the visual impact from public thoroughfares, primary building entries and neighboring properties. Rear building loading is preferred, but side loading will be allowed if properly designed and screened.

- **Service areas on the fronts of buildings are prohibited. When rear service areas are not provided, oversized front doors may be used to service commercial establishments.**
- **Rear and side service and delivery activities should be separated from public access and screened from public view with walls, fences and/or landscaping of sufficient height and density. Walls and fencing shall be compatible with the primary structure. Chain link fencing is not allowed.**
- **Service areas should not be visible from public thoroughfares or adjacent residential properties.**

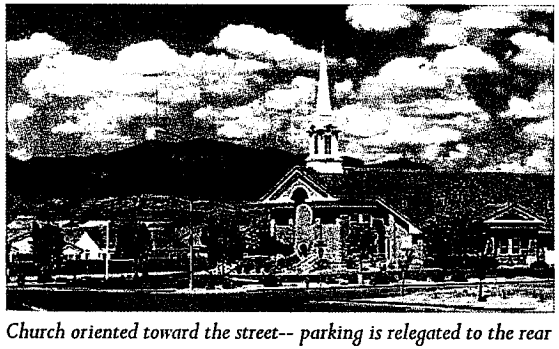
3.2.4.6 Institutional Development Areas

Institutional areas include churches, schools, fire stations, libraries, recreation facility buildings, and buildings for other public uses.

Churches
Churches should be integrated into the neighborhoods in which they are located. When built, the church should occupy significant places in the community and be visual "anchors."

The following site planning techniques shall be followed:

- **Building architecture, and not parking lots, should dominate the site.**
- **The main entrance should face the street.**
- **When possible, sharing parking or open areas should be encouraged.**
- **Parking, loading and service areas shall be screened with vegetation, berms, fencing, or a combination of these elements.**
- **When possible, churches should be located along the trail network to increase connectivity with the surrounding neighborhoods.**



Church oriented toward the street-- parking is relegated to the rear of the site

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards
3.2.1. Principles of Community Design
3.2.1.1 Neo-Traditional Neighborhoods
3.2.1.2 Conventional Neighborhoods

3.2.2. Site Planning
3.2.2.1 Neighborhood Character and "Uniqueness"
3.2.2.2 Lot and Street Patterns
3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity
3.2.2.4 Ridgelines and View Preservation
3.2.2.5 Climactic Conditions: Solar and Wind
3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements
3.2.3.1 Grading, Erosion Control, & Retaining Wall Design
3.2.3.2 Preservation of Existing Vegetation
3.2.3.3 Stormwater/Drainage Management
3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types
3.2.4.1 Single-family Detached
3.2.4.2 Single-family Cluster
3.2.4.3 Single-family Attached
3.2.4.4 Multifamily
3.2.4.5 Commercial & Mixed-use Development Areas
3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

Richly-detailed and landscaped public buildings are assets to their neighborhoods.

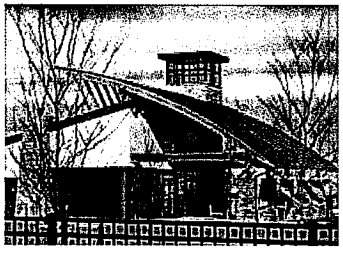
Schools & Other Public Uses

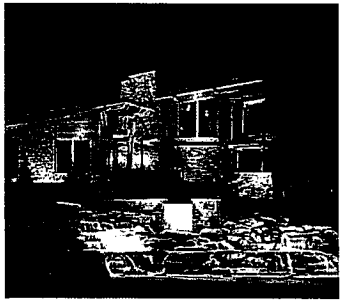
Schools, libraries, public safety, emergency services, and other public-use facilities will be located in Hidden Valley to support the needs of the community's residents. These uses are highly-visible components of the community, and should strive to attain a high level of design quality and compatibility with other structures in the community.

The following site planning techniques shall be followed:

- **Building architecture and landscaping shall fit into the overall character of Hidden Valley.**
- **Parking, loading and service areas shall be screened with vegetation, berms, fencing, or a combination of these elements.**
- **Parking lots shall be encouraged to include landscaping islands and pedestrian walkways to "break up" large expanses of asphalt.**
- **The main entrance to a building should face the primary street on which the building is located.**
- **Schools and libraries are encouraged to be located along the trail network to increase connectivity with the community.**

Examples of high-quality materials and well-placed details and landscaping





Recreation Facility Buildings

Community recreation buildings will be located in Hidden Valley neighborhoods, providing meeting space, gathering areas and play areas for the residents of the community. These buildings add an amenity to the neighborhood and should be designed to be well-integrated into the fabric of Hidden Valley.

The following site planning techniques should be considered and implemented whenever possible:

- **Locate recreation buildings inside parks or along the trail system so they are easily accessible to the community.**
- **Where possible, anticipate the potential for shared uses of the gathering and parking areas, and locate recreation facilities adjacent to schools, churches or other public areas.**
- **The front doors should face the primary street on which the building is located.**
- **Architecture shall be compatible with the surrounding neighborhood.**
- **Architecture and landscaped spaces should be the focus of the site, and parking areas must be screened with vegetation or placed to the rear of recreation facilities.**
- **Shared parking is encouraged with parks, churches, commercial areas, and schools.**
- **Loading and service areas shall be screened with vegetation, walls or fencing.**

3.3 VEHICULAR CIRCULATION & STREETSCAPE DESIGN

3.3.1 Street Patterns

The circulation system for Hidden Valley will consist of a hierarchy of streets of various sizes, as well as off-street trails intended for pedestrians, equestrians and bicyclists. The overall intent of the circulation system is to accommodate both traditional and alternative forms of movement within and through the community.

A network of parkways and community collector streets provides efficient access between the individual neighborhoods, community parks and other areas in Hidden Valley. Within individual neighborhoods, neighborhood collectors and local streets are intended to move traffic at modest speeds and provide vehicular access to each home or business. All neighborhood collectors and local streets have detached sidewalks that connect each home or business to each other and the off-street trails of the community.

Streets should be laid out according to the following principles:

- **The circulation system shall respond to topography, land use and environmental constraints. On relatively flat terrain, grid or modified grid-oriented street patterns should be employed, sympathetic to neo-traditional neighborhood design planning patterns.**
- **Long straight streets shall be avoided. Narrower streets reflecting a more "human scale" shall be encouraged.**
- **Streets and pathways should lead directly to visual anchors and/or focal points when possible. This is a key urban design tenet that creates a "sense of place" and helps people orient themselves within neighborhood.**
- **Alternative pedestrian connections to public areas and mixed-use developments shall be provided, reducing the pedestrian and vehicular conflict.**
- **Circulation patterns shall be designed to direct vehicles to entrances and/or exits from the neighborhoods. The entry/exit function is a critical means of defining a sequence of movement and creating a sense of "arrival" and "passage" through Hidden Valley.**
- **Traffic calming measures may be implemented, as needed, on collector and residential streets such as, but not limited to, small roundabouts, street narrowing, medians, pedestrian tables, or other techniques.**

A general circulation plan for the community is included on the Master Plan maps (See Figure 5.2 - Roadway Plan). The approved street cross-sections for Hidden Valley shall be used for any development within the community.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards
3.2.1 Principles of Community Design
3.2.1.1 Neo-Traditional Neighborhoods
3.2.1.2 Conventional Neighborhoods

3.2.2 Site Planning
3.2.2.1 Neighborhood Character and "Uniqueness"
3.2.2.2 Lot and Street Patterns
3.2.2.3 Sidewalk/Trail Locations & Neighborhood Connectivity
3.2.2.4 Ridgelines and View Preservation
3.2.2.5 Climactic Conditions: Solar and Wind
3.2.2.6 Sustainability: Best Practices and Goals

3.2.3 Site Improvements
3.2.3.1 Grading, Erosion Control, & Retaining Wall Design
3.2.3.2 Preservation of Existing Vegetation
3.2.3.3 Stormwater/Drainage Management
3.2.3.4 Easements & Utilities

3.2.4. Neighborhood Types
3.2.4.1 Single-family Detached
3.2.4.2 Single-family Cluster
3.2.4.3 Single-family Attached
3.2.4.4 Multifamily
3.2.4.5 Commercial & Mixed-use Development Areas
3.2.4.6 Institutional Development Areas

3.3 Vehicular Circulation & Streetscape Design
3.3.1 Street Patterns
3.3.2 Straight & Curved Streets
3.3.3 Community Entries
3.3.4 Neighborhood Entry Drives
3.3.5 Medians & Roundabouts
3.3.6 Cul-de-Sac Connections

3.4 Parking

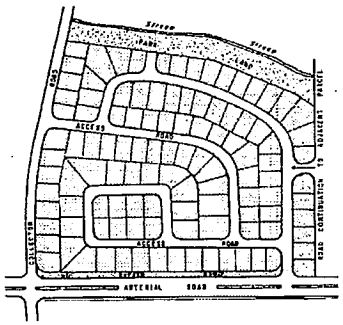
3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

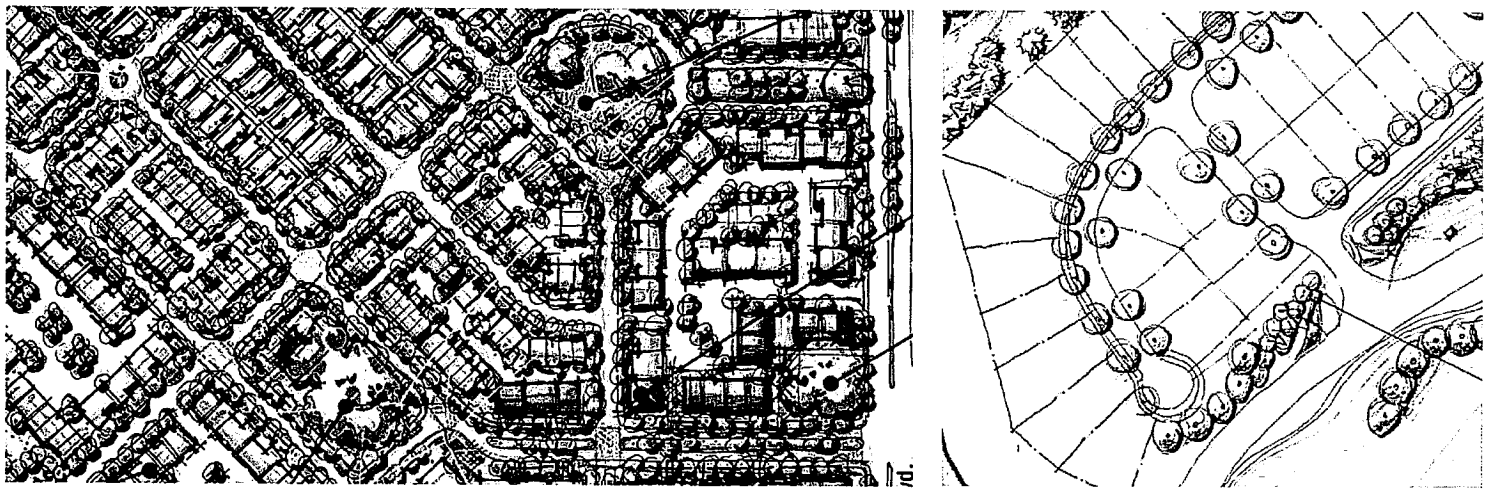


A typical neighborhood with a modified grid pattern of streets.

3.3.2 Straight and Curved Street Patterns

Straight and relatively narrow streets are most efficient for densities of four or more dwelling units per acre and can be used effectively to create a traditional neighborhood image. These streets should not be longer than 10-12 lots in a row (approximately 650 to 700 feet long) before the centerline of the street is interrupted. Grid street patterns are located predominately in the flat land areas in the center of the valleys.

Modified grid and curvilinear street patterns are located predominately in the sloping areas of the site. These street types respond to the topography of the site.



Predominantly grid street patterns with a discernible pattern of lots and blocks is appropriate for the flat land areas in Hidden Valley

Modified grid street patterns appropriate for the hilly areas in Hidden Valley

3.3.3 Community Entries

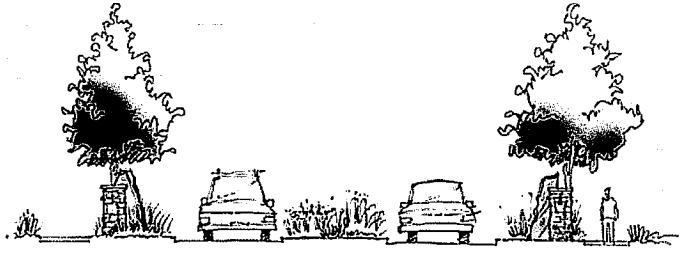
Community entries mark the entrances into the Hidden Valley development and distinguish Hidden Valley from other adjacent and nearby master planned communities. The entries provide the resident and visitor with a sense of "arrival" and a point of reference in the community-at-large. Entries should provide an open window into the project which highlights landscaping, neighborhoods and amenities located within the community, recreational facilities, and directional information. Special attention should be given to hardscape and landscape treatments that enhance the overall project image at entries.

Monumentation distinguishes community entries

3.3.4 Neighborhood Entry Drives

Each neighborhood shall have a distinctive entry that announces "arrival" into the neighborhood, and all entry features shall have consistent features as designed and determined by the Hidden Valley DRC. Neighborhood entry monuments and signature landscaping shall be used at each entry from the community parkways.

The principal vehicular access into a mixed-use development, single-family attached or multi-family neighborhood should be through an entry drive rather than a parking aisle. These entry drives should have minimal or no parking. Where parking is necessary, angled or parallel parking is preferred. 90-degree parking shall not be permitted along the entry drives of mixed-use developments, single-family attached or multi-family neighborhoods.



Appropriately-scaled monuments mark the transition from one neighborhood to another within Hidden Valley

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.3 Vehicular Circulation & Streetscape Design

3.3.1 Street Patterns

3.3.2 Straight & Curved Streets

3.3.3 Community Entries

3.3.4 Neighborhood Entry Drives

3.3.5 Medians & Roundabouts

3.3.6 Cul-de-Sac Connections

3.4 Parking

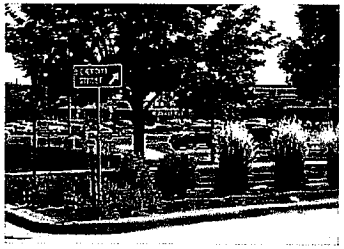
3.5 Pedestrian, Bicycle & Other

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix



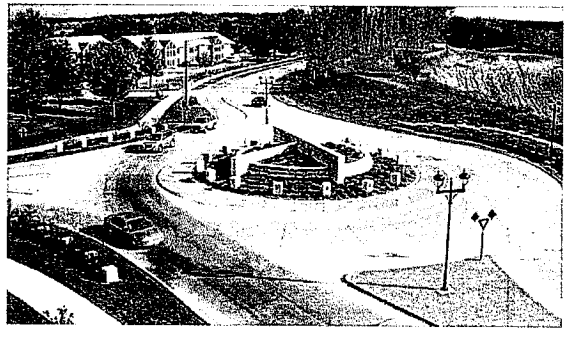
Clearly-visible directional signs help motorists navigate roundabouts

3.3.5 Medians and Roundabouts

Medians and roundabouts are an effective tool for traffic management. Medians and roundabouts will be used on the parkways as indicated on the Master Plan, and encouraged on collector streets and at neighborhood entrances. The location and configuration of proposed roundabouts and medians shall be designed by a licensed transportation engineer.
Medians and roundabouts are used largely to:

- **Reduce motor vehicle speeds**
- **Increase capacity level**
- **Increase safety**
- **Reduce noise and air pollution**
- **Provide landscaping interest**

The City Engineer shall approve the design of roundabouts. On principal streets, roundabouts should be sized larger to safely and efficiently accommodate the desired design speed and volume of traffic. When used in neighborhoods, roundabouts may be of a smaller diameter, with higher curbs to safely slow traffic. All roundabouts shall be designed to accommodate service and emergency vehicles and moving vans.



3.3.6 Cul-de-Sac Connections

Where cul-de-sacs are used, openings should be provided at the end of cul-de-sacs to provide views into neighborhoods and provide pedestrian connectivity to open space and paths/walkways. As street connectivity is encouraged throughout Hidden Valley, the use of cul-de-sacs shall be limited to areas where necessary due to specific site or topographical concerns. Cul-de-sacs are discouraged in neo-traditional neighborhoods on flat to gently sloping land.

Cul-de-sacs are not built out, but rather terminate on publicly accessible open spaces and provide pedestrian corridors into and out of the neighborhood

3.4 PARKING

Tandem parking in driveways and garages shall be permitted, and may be counted toward residential parking requirements.

3.4.1 Parking Lots & Structures

While it is necessary to accommodate vehicle parking, parking lots should not visually dominate a development. Large parking lots with long, monotonous drive lanes flanked by 90-degree, pull in parking, and parking lots without landscaping shall not be permitted. As an alternative to a large parking lot, parallel or angled parking along streets and drives is encouraged.

Where parking structures are constructed, they should be designed to complement the architecture of their primary use.

Parking shall be provided at the level required for a specific use by the Eagle Mountain City Development Code.

3.4.2 Parking Lot Landscaping and Screening

Parking lots shall be landscaped to reduce their visual impact and to shade parked cars and pedestrians. Parking lots shall be screened from view from the street and adjacent uses using plant material, berms, landscape walls or a combination of these elements.

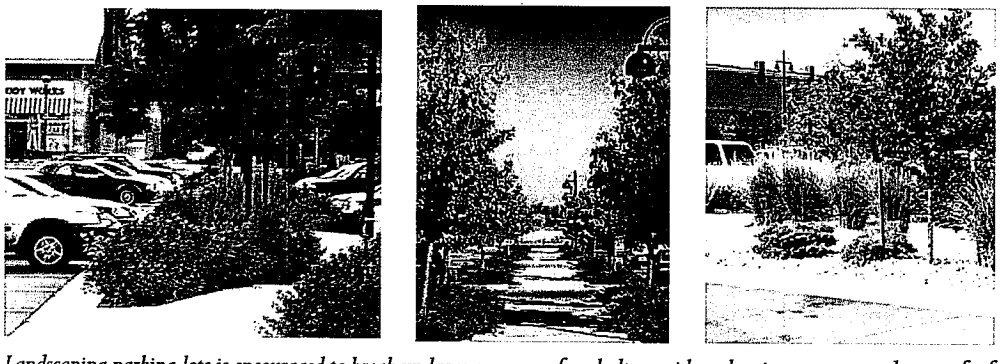
Landscape islands shall be provided at a rate of at least one 9'x18' area per fifteen cars. No more than twelve (12) parking spaces may be in a row without a landscape island.

3.4.3 Bicycle Parking and Motorcycle Parking

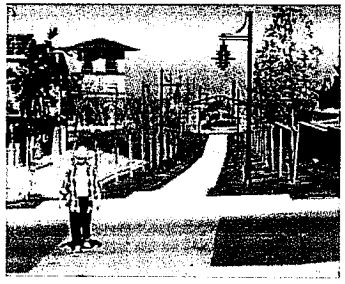
Convenient bicycle and motorcycle parking shall be provided for all commercial and multifamily developments.

3.4.4 Temporary Parking Lots

Temporary parking lots may be constructed and approved by the Hidden Valley DRC.



Landscaping parking lots is encouraged to break up large expanses of asphalt, provide pedestrian passages and areas of refuge, and reduce the "heat island" effect



Crosswalks should be clearly marked so that they are visible to pedestrians and motorists.

3.5 Pedestrian, Bicycle and Other Non-Motorized Circulation

Off-street trails and sidewalks are a significant community amenity and shall be provided throughout Hidden Valley to promote recreational opportunities and alternative modes of transportation. This network of sidewalks and trails will also provide connectivity to the City's system of regional trails, further expanding the system and providing additional destinations. The location of the principal off-street trails and trailheads are indicated on the Hidden Valley Open Space Plan (See Figure 5.3).

The network of sidewalks and trails will be developed according to the following principles:

- **Where possible, neighborhoods and developments shall provide connectivity with the overall pedestrian and cycling network to form a comprehensive system within Hidden Valley.**
- **Equal access in a manner that integrates handicapped-accessibility with ordinary accessibility rather than separate systems shall be provided where permitted by terrain and trail type.**
- **Where possible, connections to the system of trails and sidewalks shall be made to every home, business, publicly-accessible destination (i.e. school, church, library), park and recreational amenity within Hidden Valley.**

3.5.1 Walkway and Sidewalk Design

Walkways for pedestrians should connect people to their destinations in a pleasant, safe and convenient manner. Where possible, a paved walkway shall connect the street adjoining the property to each home or building in Hidden Valley. Walkways within the community shall be located and aligned to directly and continuously connect points of pedestrian origins with pedestrian destinations.

Pedestrians and bicycles shall be separated from vehicles where possible along principal routes. Where complete separation is not possible, potential hazards shall be minimized through the use of techniques such as:

- **Special paving**
- **Grade separations**
- **Pavement markings**
- **Signs, striping and bollards**
- **Street width reductions at crosswalks and pedestrian refuge areas**
- **Traffic calming features (i.e. speed bumps, speed tables)**
- **Lighting to clearly delineate pedestrian areas at night**

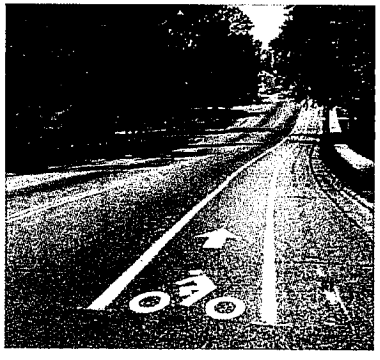
Walks should be wide enough to accommodate a variety of uses.

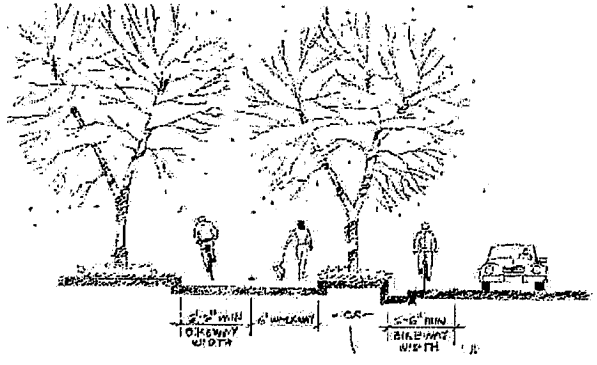
Paving materials shall be easily maintained, non-slip, and accessible to persons with disabilities. Special paving materials such as interlocking brick, color concrete pavers, colored and textured concrete, and other similar materials are encouraged for pedestrian gathering areas.

3.5.2 Bike Lanes

On-street bike lanes are recommended on all parkways and collectors where an adjacent off-street trail is not provided. On-street bike lanes are encouraged to connect neighborhoods with the community trail network and provide neighborhood connectivity.

Where required or provided, bike lanes shall be delineated on the pavement with a white painted or thermoplastic line to widths currently prescribed by AASHTO standards.





3.5.3 Road Crossings/Crosswalks

Road crossings shall be adequately signed for automobiles and pedestrians. A stop or yield sign should be placed on both sides of an at-grade crossing, and warning signs should be placed well ahead of the crossing for vehicular users. These signs should be placed far enough in advance to provide adequate warning for oncoming motorists.

Roadways at trail crossings should be striped with standard pedestrian crosswalk striping or enhanced paving.

3.5.4 Recreational Trails

Recreational trails are a significant amenity within the Hidden Valley community. These trails connect with the sidewalk system in each neighborhood, and form a network that connects every home and business with parks, schools, churches, recreation centers, and open space in the community.

In addition to accommodating pedestrians and cyclists, several trails are designated as equestrian trails, providing a unique recreational opportunity for residents and visitors. ATVs and other motorized vehicles (except emergency and maintenance vehicles) are not permitted to use the trails within Hidden Valley.

Trails may be paved with a variety of materials such as asphalt, concrete, crushed gravel, and bark/shredded wood, depending on the anticipated intensity of use and the trail's location. Additionally, trails may be left natural in undeveloped areas. A final determination on the surface to be installed shall be approved by the Hidden Valley DRC.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

3.1 Purpose and Overview

3.2 General Planning Standards

3.3 Vehicular Circulation & Streetscape Design

3.4 Parking

3.5 Pedestrian, Bicycle & Other Non-motorized Circulation
3.5.1 Walkway and Sidewalk Design
3.5.2 Bike Lanes
3.5.3 Road Crossings / Crosswalks
3.5.4 Recreational Trails

3.5.5 Trailheads and Trail Connectivity
3.5.5.1 Regional Trails
3.5.5.2 Community Trails
3.5.5.3 Neighborhood Trails

3.6 Parks & Open Space

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix

Trails connect the neighborhoods throughout Hidden Valley, providing alternative access to destinations and recreational opportunities.

3.5.5 Trailheads and Trail Connectivity

Trailheads are an important element in the trail system, marking an entry point to the trail system at Hidden Valley and providing information about routes, trail connections and amenities available along the system. As these trailheads lay the foundation for a user's overall impression of the trail system, they should be well-designed and located in highly visible locations, usually within parks or other public places. Trailhead facilities shall be programmed and designed to meet the needs of the community. Needs specific to a neighborhood should be considered by developers when determining the size and programming needs of each location.

3.5.5.1 Regional Trails

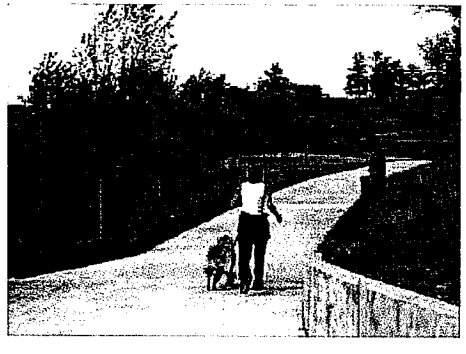
Regional trails extend through Hidden Valley, connecting to the City trail system, including the trail along the utility corridor and the trail along Pony Express Parkway. These regional trails should have a natural surface of gravel or crushed rock, and should not be paved.

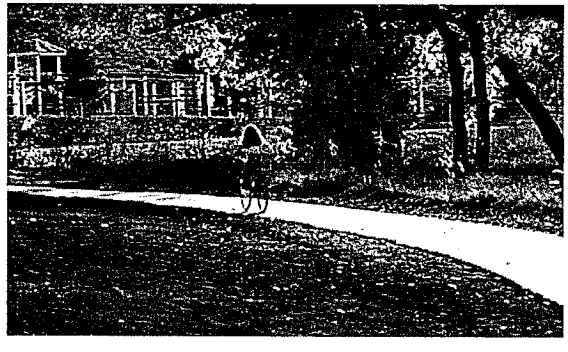
3.5.5.2 Community Trails

Community trails provide connections between neighborhoods and community destinations, and along the parkways and collector streets throughout Hidden Valley. These trails also provide access points beyond the community and to the City's trail system. These trails shall be a minimum of ten feet wide and constructed of concrete or asphalt.

3.5.5.3 Neighborhood Trails

Smaller neighborhood trails, and other "connector" trails connect areas within individual neighborhoods and provide access to regional and community trails. These trails shall be a minimum of six feet wide. These trails may be constructed of a soft surface, such as crusher fines or decomposed granite material. However, connector trails providing connections within parks to the regional and community trail system shall be paved with a hard surface material





3.6 Parks & Open Space

Parks shall be designed to express the character of the location and to distinguish between different park types while relating to the overall vision of Hidden Valley. Park programming shall respond to the individual park size, type, context, topography, and the potential users. All parks shall be connected to the network of trails and sidewalks to ensure easy and safe access to residents and visitors.

The locations of the major parks and open space are indicated on the Master Plan (See Figure 5.3 - Hidden Valley Open Space Plan). In addition to the parks indicated on the Master Plan, individual neighborhoods may also include smaller pocket parks, courtyards and other gathering areas to provide required park space and amenities.

Wherever practical, all parks and park facilities shall incorporate sustainable design practices and materials that will enhance the long-term viability and success of the park system within Hidden Valley. Sustainable practices shall include bio-swales to improve the quality of storm water runoff, preserving native topography and vegetation, xeriscape planting principles, water conservation irrigation practices, energy efficient designs incorporating solar, wind or photovoltaic resources, or any other means deemed appropriate and cost effective.

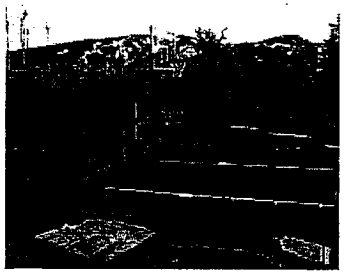
Where detention facilities are provided in parks, these facilities are encouraged to be designed to function as useable park land when not retaining water.

3.6.1 Community Parks

The community parks are designed to support a wide variety of active and passive uses and to serve the entire community. These parks also serve as focal points and destinations for the recreational trail system.

The range of possible community park uses may include:

- **Recreational ball fields/courts (softball, soccer, baseball, tennis, basketball, etc.)**
- **Recreation buildings**
- **Playground areas & picnic shelters**
- **Gathering areas**
- **Trailheads**
- **Passive use spaces**
- **Dog parks**
- **Restored or preserved open space areas**
- **Detention/water quality facilities**



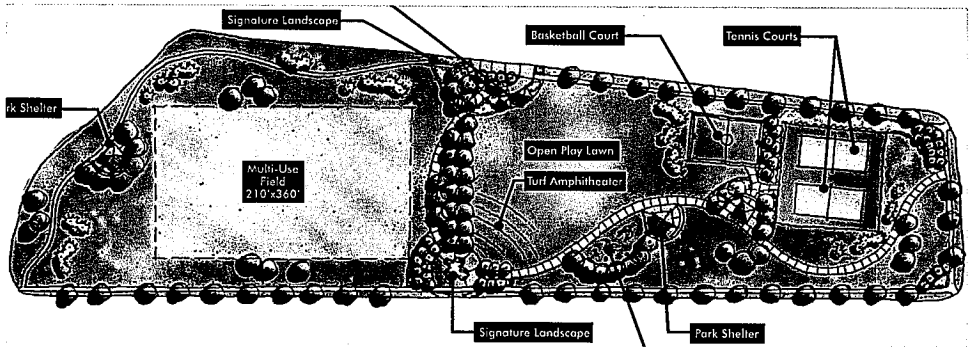
An informal half-court basketball court creatively tucked into an available hillside.

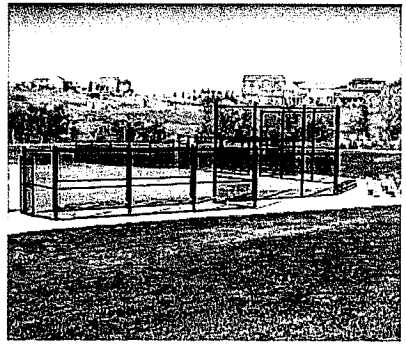
3.6.2 Neighborhood Parks

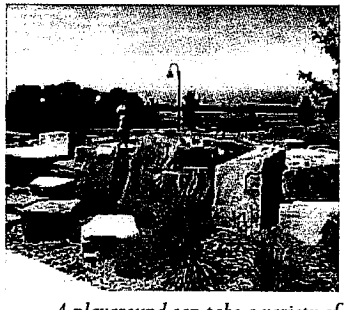
Neighborhood parks are smaller than community parks, and are designed to serve the residents of an individual neighborhood, although these parks may be used by all residents and visitors of Hidden Valley.

The range of possible uses may include:

- **Recreational ball fields/courts (softball, soccer, baseball, tennis, basketball, etc.)**
- **Informal ball fields for "pick-up" sports**
- **Recreation buildings**
- **Playground areas & picnic shelters**
- **Gathering areas**
- **Trailheads**
- **Passive use spaces**
- **Community garden spaces**
- **Detention/water quality facilities**





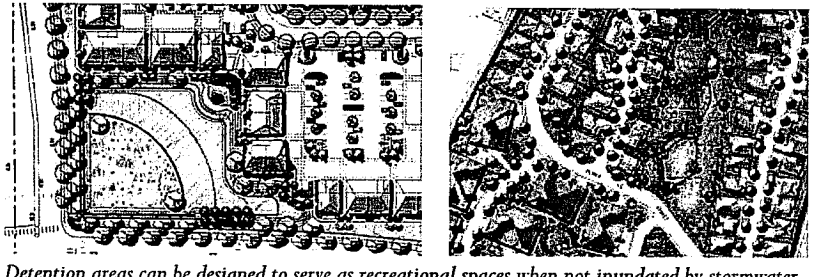


A playground can take a variety of forms.

3.6.3 Pocket Parks

Pocket parks should be designed to accommodate the needs of the surrounding neighborhood and may include a variety of programming elements such as:

- **Children play areas and tot lots that are separated from each other**
- **Open space for casual recreation**
- **Seating and picnic areas**
- **Community garden spaces**



Detention areas can be designed to serve as recreational spaces when not inundated by stormwater

3.6.4 Community Open Space

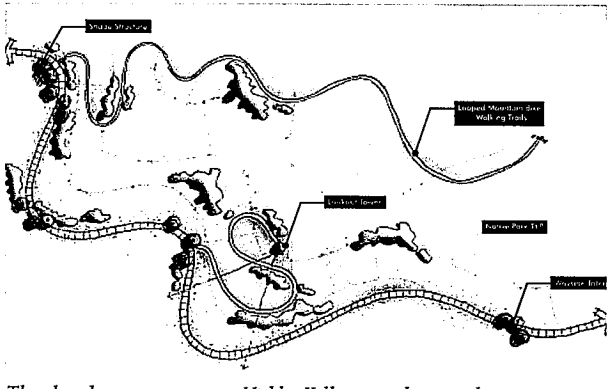
The broad expanses of open space are a key component of Hidden Valley, lending beauty to the site, providing relief from the built environment, preserving historic views and viewsheds, and "anchoring" the residential community to the native environment. The preservation of open space is a key tenet of the Hidden Valley Master Plan. Open space will primarily be left undisturbed, but may be used for trail corridors, drainage ways, detention ponds and "native parks."

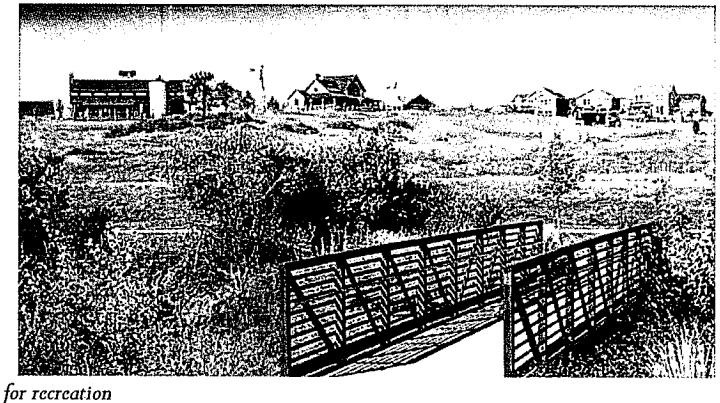
Native parks help to balance preserved and restored natural areas and may provide for water quality treatment and storm water detention. These parks may also include areas designated for low-impact active uses and passive recreational uses such as trails and seating/viewing areas.

The range of possible uses in Community Open Space includes:

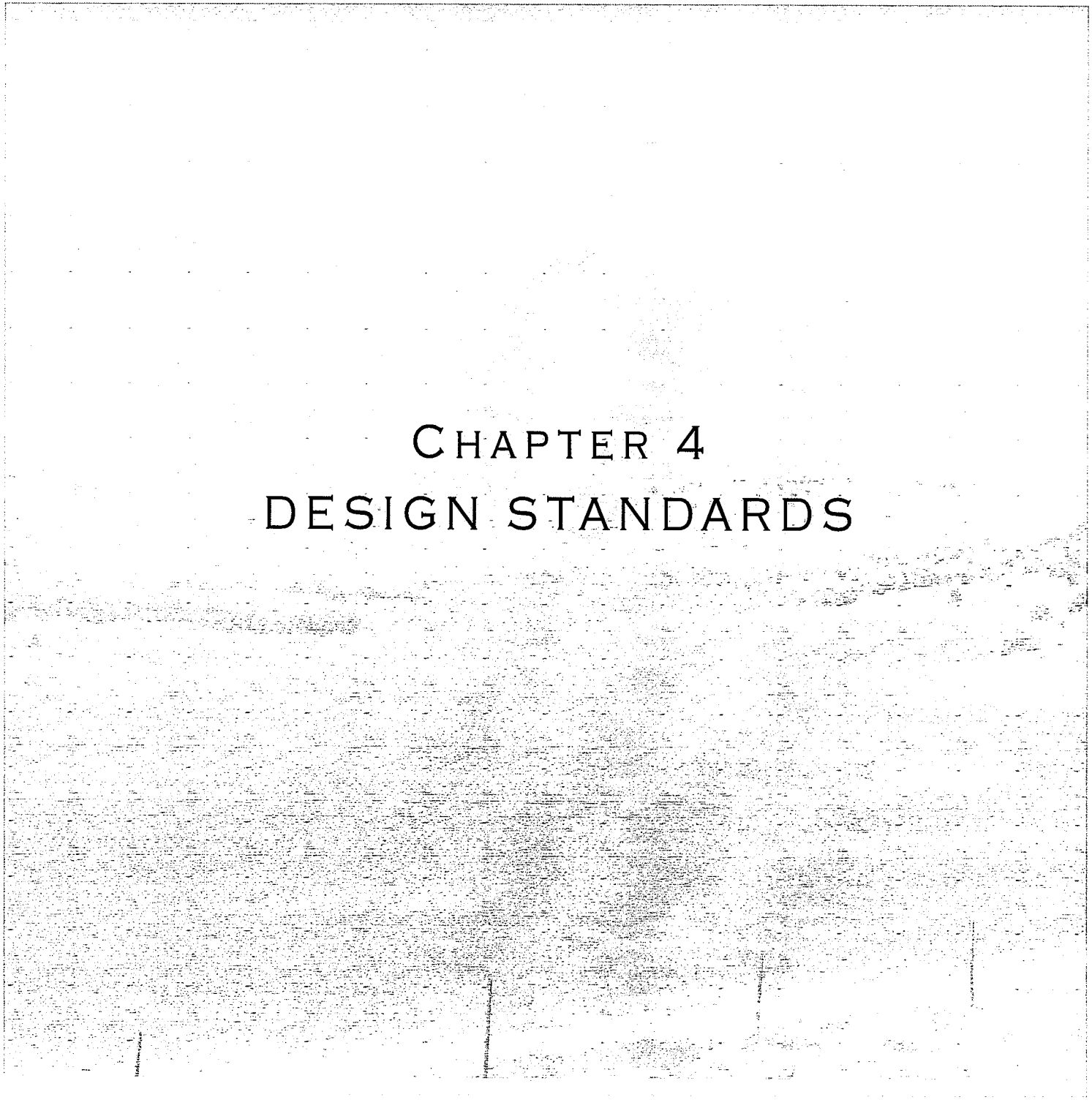
- **Community and neighborhood trails**
- **Equestrian trails**
- **Detention/Retention facilities**
- **Native parks**
- **Shade structures**
- **Trailheads**
- **Gathering areas**
- **Seating areas**
- **Viewing towers**

Open space areas that are located within a development parcel will be left undisturbed, or when disturbed, planted with native or regionally adapted plant materials requiring minimal maintenance. Open space areas will be primarily unirrigated (except as necessary to establish plant material).





The abundant open space at Hidden Valley provides countless opportunities for recreation



CHAPTER 4
DESIGN STANDARDS

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

4.1 Purpose and Overview

The following design standards have been developed to support the guiding principles of the Hidden Valley Community Master Design Guidelines and specifically to ensure a cohesive "identity" within the community. Consistency in the design image of Hidden Valley is crucial to its identification as a special, unique and desirable place to live. All elements that are visible to the public are considered part of the community's overall identity and, therefore, shall be subject to review and approval by the Hidden Valley DRC.

This chapter of the Guidelines applies to all development in Hidden Valley, and contains special information on performance standards and guidelines for the design of public areas, the exterior treatments of private property, construction practices, landscaping, and maintenance.

In utilizing these Guidelines, one should remain flexible in approach to site design, taking into account the specific characteristics of the site, the nature of the use, and the overall intent of these standards to promote a pleasing and unified environment within Hidden Valley.

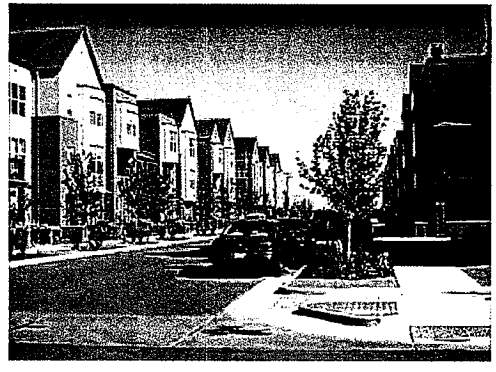
This section is intended to apply to the entire Hidden Valley Master Plan; however, individual neighborhoods within the Hidden Valley Master Plan may have more stringent requirements that will be required and enforced through neighborhood covenants, conditions and restrictions.

4.2 ARCHITECTURE GUIDELINES

4.2.1 Architecture Overview

These Architecture Guidelines promote a high level of design, ranging from the public realm to the private residence. They are intended to assure compatibility between adjacent structures within the community and to guide character and form, using concepts varying from streetscape design to building style and façade detailing.

These Architecture Guidelines apply to all residential dwellings/buildings, commercial and mixed use buildings, and neighborhood community buildings and amenity structures.



4.2.2 Evolving Architecture Guidelines

There may be a substantial length of time between the adoption of these Architectural Guidelines and their use. With this in mind, the Hidden Valley DRC may need to overwrite portions of these guidelines with more stringent overall guidelines or guidelines specifically tailored to certain neighborhoods. If provided, enhanced or individual neighborhood guidelines shall supersede these guidelines.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

4.2.3 Residential Guidelines

All facets of these Residential Guidelines apply to all single-family detached, single-family attached, multi-family and neighborhood community buildings and amenity structures.

4.2.3.1 Neighborhood Relationships

Hidden Valley consists of numerous distinct neighborhoods. To promote a shared sense of community amongst these neighborhoods, they need to be connected by common characteristics, including architectural design standards and landscaping themes as well as roadway and trail systems.

Special Locations

Within the site plan, there will be buildings located on prominent corners, parkways or open spaces. These buildings should recognize their special locations within the neighborhood and their architecture should be enhanced accordingly.

- **Buildings at gateways to neighborhoods shall be defined with prominent architectural features incorporating strong massing elements to create interest and frame views. Using massing and architectural elements to add emphasis to corners of buildings is recommended.**
- **Buildings that form a thoroughfare, square or special intersection shall relate to each other through color, material and/or form.**
- **All Exposed Elevations shall have articulation that is similar to a front elevation in design. Buildings on corner lots shall address both thoroughfares with similarly designed architectural features and materials.**

Streetscape

Within residential neighborhoods, building form, mass and scale play key roles in developing design continuity and defining "streetscape", or the cohesive view of elevations along a street. The articulation of roof forms and building facades, in terms of proportion, style and textures, provides the foundation for visual interest and variety within the streetscape. Builders are required to carefully combine architectural styles to create neighborhood streets that are united in their character and that are uniquely different from those of other neighborhoods.

- **Special attention shall be given to the mix of architectural styles in creating streetscapes. The elevations of buildings along the streets shall be diverse, yet compatible with neighboring buildings. A variety of building massing, roof sizes and forms shall be used to create interest.**
- **Streetscapes shall be visibly pleasing in terms of scale, proportion, pattern, balance, material composition, and color scheme. Buildings related by form, color or texture create a successful streetscape.**
- **Grouping architectural styles or limiting the number of styles on a streetscape is encouraged in order to create distinct and special places. Elevations on a street may be of the same architectural style, but are encouraged to vary in massing, roof lines, entry features, and architectural detailing.**
- **Designs shall reflect harmonious architectural styles and consistent quality.**
- **Usable porches, terraces and upper level balconies are encouraged to activate the street.**
- **The architectural style and detailing of garages and other ancillary structures shall be consistent with the principal building's architectural style, colors and materials.**

Examples of good streetscapes:

Example of poorly-designed streetscape:

Garages project from and dominate the front facades. Attached sidewalk with no street trees.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

Diversity Requirements

Diversity is a major component of successful streetscapes and neighborhoods. The diversity requirements are the minimum standards that promote the streetscape concepts. The requirements encourage a varied street scene and prohibit disconnected rows of homes built without regard for the neighborhood fabric.

Variation Requirements

- *Single Family Detached and Twinhomes Variation*

  It is possible to design a streetscape with relatively few plan types, as long as attention is paid to the combination of houses built.

  - **If a plan is repeated, a minimum of three distinct elevation styles shall be developed.**
  - **Roof forms must change from one elevation style to another.**
  - **Changes solely of materials or colors do not constitute an independent elevation style.**
  - **Elevation style changes should include porch and bay designs, window configurations, materials, and detailing.**
  - **Houses sited on three adjacent lots (on the same side of the street) or directly across the street (sharing frontage) shall have different plans and/or elevation styles.**
  - **Main roof ridge lines shall vary in orientation to the street (i.e. parallel or perpendicular to the street) at least once in every three adjacent lots.**
  - **On a streetscape with any group of nine adjacent lots, houses are encouraged to have varying roof colors.**

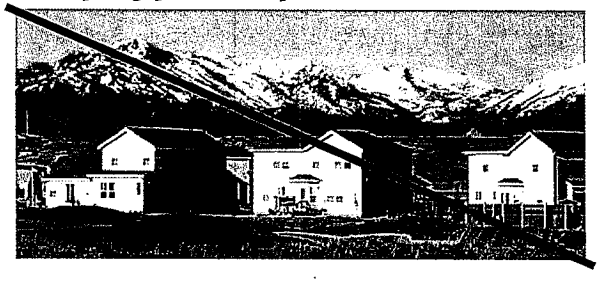
- *Townhouse and Multi-family Building Variation*
  - **Townhouse buildings must have a minimum of two unit types within every building. These unit types must be articulated with different façade elements and different window locations.**
  - **If more than 4 buildings are built within a neighborhood, a second elevation style must be introduced. If more than 8 buildings, a third style must be present.**

- *Color Variation*

  The use of a variety of paint colors provides an inexpensive manner to add variety to a streetscape and neighborhood.
  - **In general, 2/3 of a streetscape should have subdued body colors, while 1/3 of a streetscape should have stronger body colors. "Beige box" color strategy is prohibited. While buildings with beige/brown/tan body colors can be appropriate, they must be interspersed with buildings with other color palettes within the streetscape.**
  - **Adjacent Single-Family Detached houses within the same block face shall not have the same color palette.**
  - **Color palettes for townhouse and multi-family buildings shall be varied; no more than two buildings within a block face may have the same color scheme.**

Examples of good use of color:

Example of poor color palette:



Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

Garage Orientation

Garages shall not dominate or be a repetitious feature of homes within the neighborhood. Flush front load and projecting front load garages are highly discouraged without compensating design elements. Garages accessed from an alley are not required to meet the following requirements.

- *Single-family Detached Garage Orientation*
  In addition to conforming to the site planning guidelines, single-family detached houses shall comply with the following garage orientation standards:

  - **Houses sited on any three adjacent lots (on the same side of the street) or directly across the street (sharing frontage) are encouraged to have different garage orientations.**
  - **The building must have sufficient design such that the viewer's eye is drawn away from the garage doors. This can be done in many ways, including designing entries as focal points or including interesting materials or additional detailing on the portions of the façade without the garage.**
  - **There must be a minimum of a 2 foot (2'-0") plane change every two garage bays. (e.g. doors adjacent to double garage doors shall not be in the same plane) and there can be no more than two single garage doors in plane before a plane break.**

Examples of good garage orientation:

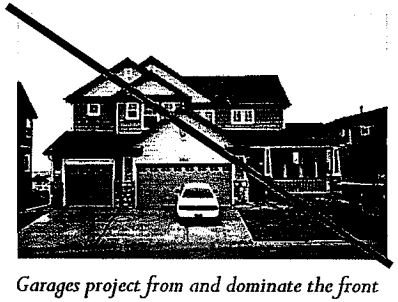
Garage doors are recessed from the most forward projecting part of the house and are painted to "blend in" with the facade.

A side-loaded garage minimizes the visual impact of the garage doors.

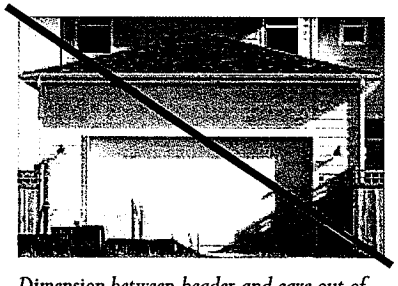
A front-loaded garage can be set back toward the rear of the house to minimize its impact on the streetscape.

Examples poor of garage orientation:

Garage appears "tacked on" to home.



Garages project from and dominate the front of home.

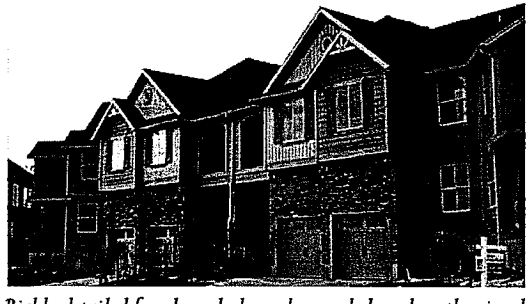


Dimension between header and eave out of proportion with home.

- *Single-family Attached Garage Orientation*
  Front load garages on twin homes and townhouses are strongly discouraged. When front load garages are necessary, they shall follow these garage standards:

  - **The building must have sufficient design such that the viewer's eye is drawn away from the garage doors. This can be done in many ways, including designing entries as focal points or including interesting materials or additional detailing on the portions of the façade without the garage.**
  - **Each unit must have a building mass (either porch or enclosed space) located 3 feet (3'-0") or more in front of the plane of its garage door.**
  - **There must be a minimum of a 2 foot (2'-0") plane change every two garage bays. (e.g. doors adjacent to double garage doors shall not be in the same plane) and there can be no more than two single garage doors in plane before a plane break.**
  - **Twinhome garage frontage shall not comprise more than fifty percent of the street elevation.**
  - **Garage doors with windows are encouraged. Single car garage doors are encouraged in lieu of double car garage doors.**

Example of good front-loaded garage on a single-family attached home.



Richly detailed facade and plane changes help reduce the visual impact of these garage doors.

- *Multifamily Building Garage Orientation*
  Front load garage design are discouraged, but not prohibited, for multi-family buildings.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

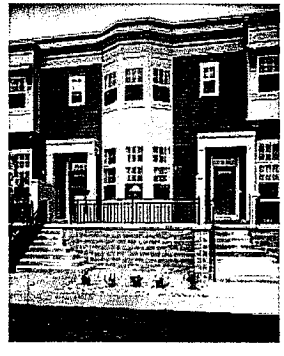
Porch Requirements

Front porches help to enliven the street and soften the streetscape and are highly encouraged on all residential building types. Covered entries are not applicable towards these requirements. For definition purposes, porches are a covered area and shall be triple the width of the front door (including the portion in front of the front door entry). Porches are encouraged to have a depth of a minimum of four feet.

Public to Private Transition

The transition space between thoroughfare and building shall be designed with careful attention to detail, human scale, landscape, and streetscape character.

- **All front entries are encouraged to be connected to the street sidewalk with a concrete sidewalk not less than three (3) feet in width. If a front driveway exists, the entry is also encouraged to be connected to the driveway with a three (3) foot sidewalk.**
- **Buildings, entries, curb-to-entry hardscapes and landscapes, architectural elements, and site components should define and enhance the character of the streetscape.**
- **Where grade permits, residential front entries elevated from the street are encouraged.**
- **Inviting and functional outdoor living spaces are encouraged.**
- **Elements that provide shade such as trellises, awnings, arcades, or tree plantings are encouraged.**



Alleys

The design of alley environments serves to unify neighborhoods while providing vehicular access to buildings. All alley projects must be designed in coordination with the Hidden Valley DRC. In principle, alleys should adhere to the following criteria:

- **Alleys should have variety, rhythm and pattern in terms of materials and detailing.**
- **Alleys should be functional and aesthetically appealing.**
- **Consideration should be given to setbacks, drainage, fencing, lighting, utility screening, etc.**
- **Alleys shall be appropriately fenced and landscaped.**
- **Placement of service equipment shall be designed to be as unobtrusive as possible.**
- **Driveways, where applicable, should be perpendicular to the alley.**

4.2.3.2 Exterior Architecture

Each building shall have high quality, well detailed exterior architecture that promotes neighborhood variety and visual interest while being compatible with adjacent homes.

Building form

Within neighborhoods, building massing, balance and scale play key roles in developing design continuity and defining streetscapes. The articulation of roof forms and building elevations in terms of proportion, architectural style and texture provides the foundation for visual interest and variety along the street.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

Examples of poor building massing and scale.

- *Building Massing and Scale*

  Building massing is the general building shape and size. Building massing and scale play important roles in how a building is experienced from the exterior.

  - **All buildings shall emphasize at least one primary architectural massing volume. Most buildings should also have supporting secondary forms.**
  - **The mass of buildings should be broken up to reduce the apparent scale, provide visual interest and depth, and achieve a more articulated form.**
  - **Strong and simple forms are encouraged. Overly complex or redundant forms are prohibited (e.g. houses shall not have "telescoping" gables or roof forms lacking a focal form).**
  - **Building mass shall be suitable relative to both lot size and setback requirements.**
  - **Overhangs, prominent porches, covered entries, doors and windows should be used to break up facades and articulate form, as well as to enhance indoor/outdoor site relationships.**
  - **Recessed and projecting building elements should be used to encourage shadow effects. Possibilities include roof overhangs, bay windows, chimneys and covered porches.**
  - **When sloping conditions exist, buildings should be stepped down inclines, anchoring the structures to their sites and creating a natural relationship between the building forms and topography.**
  - **In walkout situations, three-story unbroken masses are prohibited.Three-story elevations shall have a minimum of one vertical plane break and one lower secondary roof form; more are encouraged.**
  - **In no case shall an unbroken plane of a building be longer than 50 feet.**
  - **Building materials shall relate to building massing:**
  - **When planes are broken, materials shall conceptually support the additive nature of the building.**
  - **Masonry wainscoting less than a story tall should be avoided; instead, masonry should be used to highlight one or more of the building masses.**
  - **Dominant building materials should be used with contrasting and complimentary trim materials and colors to preserve contrast and depth.**
  - **Building heights for large buildings should be "stepped-down" toward the edges of structures to aid transitions between buildings and create human scale.**
  - **Buildings shall be scaled so as not to overwhelm or dominate their surroundings.**

- *Special Single Family Attached and Multi-family Massing Provisions*

Larger buildings have special massing considerations in order to reduce scale and relate to their users. In addition to the general building massing concepts, single-family attached and multi-family buildings shall follow these special provisions:

- **Twinhome structures shall be designed such that they appear to be large single-family detached structures from the exterior.**
- **Townhouse structures shall be designed with either the "Individual Unit" or "Whole Building" massing approach.**
- **Multi-family buildings shall be designed using the "Whole Building" massing approach.**
- **Multi-family stairs shall be integrated with the architecture of the building. They shall not protrude outward from the plane of any elevation.**
- **Freestanding parking garages shall be limited to a maximum of twelve cars.**

° ***Individual Unit Approach***

Conceptually, the main building mass is broken down and each unit is distinguishable from the exterior. Buildings are designed to a finer scale, with unit articulation similar to that of a single-family house.

- The building massing form shall be broken up with building breaks occurring at every unit or every other unit.
- All units shall not be articulated similarly or be equally balanced within the facade.
- Roof forms are encouraged to have separate roofs or accent roofs relating to the individual units.

° ***Whole Building Approach***

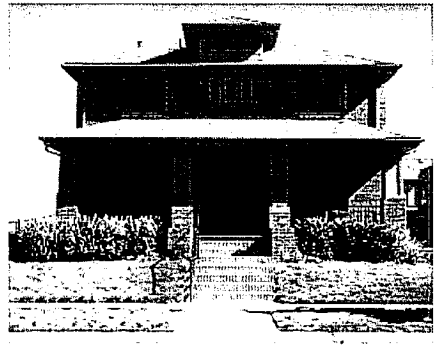
The building is designed to read as one cohesive mass. Buildings are designed to a larger scale with larger building masses and elements; often, a whole building approach is appropriate for buildings where the entire façade will be viewed at once, such as on a site bordering a park or boulevard.

- Less emphasis is placed on building breaks; it may not be evident from the exterior where individual units are located.
- The main building mass has consistent materials throughout the entire building face.
- The building mass must still be broken down. This can be done without articulating separate units. Roof forms, bays or porches can be used to reduce the building mass; in many cases, bays of adjacent units can be combined to create larger bays.
- Interior units are meant to play a secondary role, and the building has greater articulation at each end.
- In some cases, it may be desirable for 3-plex or 4-plex townhouse buildings to be designed similarly to twinhomes, with the appearance of a large single-family detached structure.

- *Visual balance*

  Balance and relief between the various forms and elements of a building should provide variety and interest while still contributing to a unified overall image and being complimentary to one another.

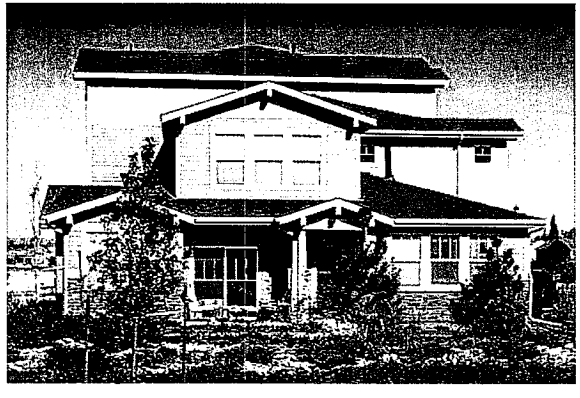
  - **Building designs shall encourage visually heavier and more massive elements at their base and visually light elements above these components. A second story, for example, shall not appear heavier or demonstrate greater mass than the portion of the building supporting it.**
  - **Combinations of one- and two-story building forms are encouraged to promote visual interest, while still maintaining the primary architectural massing element.**
  - **Natural stone and masonry materials are encouraged as visual "anchors" for buildings.**
  - **Vertical and horizontal elements should be used in contrast to one another (e.g. chimneys counterbalancing strong, horizontal facade elements or generous roof overhangs in contrast to strong vertical elements).**
  - **Creative entry treatments should be used and other secondary focal points created, such as porches, balconies, bays, and dormers.**
  - **Porch and covered entry roofs, bays and cantilevers must have brackets or other properly proportioned supporting elements beneath them. Visually unsupported cantilevers and other elements are prohibited.**
  - **Covered entries and entry porches shall not be overscaled. Ceiling heights for these areas shall not exceed 1.5 times the entry door height.**



- *Styles*

There are no prescribed architectural styles for Hidden Valley; however, the one unifying theme is quality design, materials and workmanship. These Architecture Guidelines are intended to establish a recognizable vocabulary for architecture and produce diverse yet compatible groups of buildings without demanding "letter perfect" authenticity.

- **The architectural style of the building shall be complemented by scale, mass, proportion, articulation, and detailing.**
- **Architectural styles should be interpreted in a manner to ensure that the design of each building is unique in character, specific to the site, and contributes to the overall community.**
- **A concentration of a particular architectural style may be encouraged to create special blocks or green courts.**
- **Side and rear elevations shall incorporate style elements and details that unify the building's composition.**
- **Each building shall have a style stated on its submittal documents. The Hidden Valley DRC will review the elevations with the style in mind to determine if they are a successful interpretation of the style.**



Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

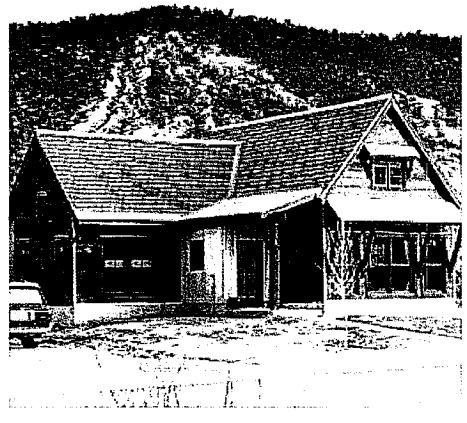
Chapter 6 - Appendix

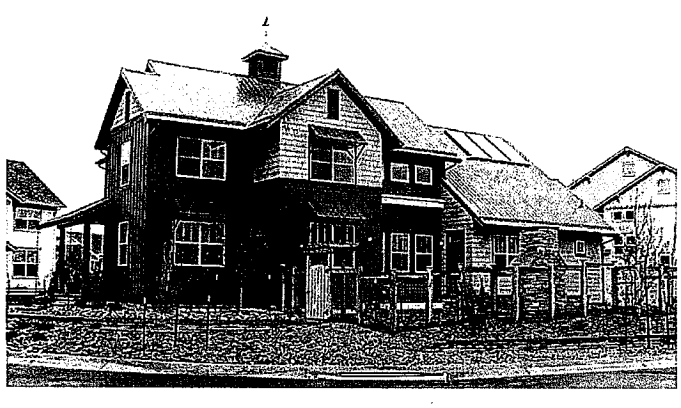
Sample architectural styles that are acceptable are the following:

Farmhouse

Typical Farmhouse buildings could be articulated with:

- **High pitched gable roofs**
- **Prominent front porches**
- **Vertically proportioned windows (2:1 or greater) with muntins, often with shutters**
- **Windows with emphasized window head trim**
- **Clean-lined, simple building forms**
- **Claddings such as board and batten and lap siding**
- **Additive massing concepts, implying construction over time**
- **Indigenous building materials**

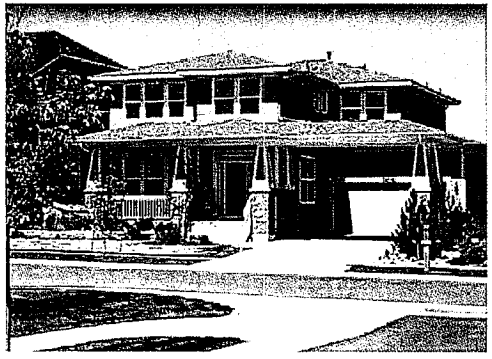




Prairie

Typical Prairie buildings could be articulated with:

- **Low to moderate pitched roofs**
- **Hipped roof forms with dormers**
- **Eave returns if gable ends are present**
- **Large porches, often full building width**
- **Symmetrical facades, although not required**
- **Generous closed soffit overhangs, often with corbels**
- **Claddings such as brick, lap siding and stucco**
- **Composed window groupings with muntins**



Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

Craftsman

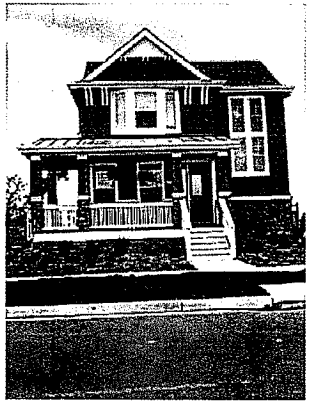
Typical Craftsman buildings could be articulated with:

- **Low sloped gable roofs, visually supported by brackets**
- **Exposed rafter tails**
- **Paired or grouped windows with muntins on the upper panes**
- **Window trim with tapered jamb trim or extended, sculpted head trim**
- **Wide overhanging eaves with sloped soffits**
- **Claddings such as stone, brick, lap siding, shingle siding**
- **Gable end accent materials such as board and batten or shingle siding**
- **Battered, compound or paired columns, often on a masonry base**

Shingle

Typical Shingle buildings could be articulated with:

- **Asymmetrical volumes**
- **Moderate to high pitched gable roofs, sometimes with eave returns**
- **A body with shingle siding; corner clips or mitered corners are encouraged in lieu of corner boards**
- **A stone base**
- **Flared shingle siding skirts at trim banding**
- **Multiple gable end vents**
- **Gable ends built out with supporting corbels**
- **Oval accent windows**
- **Windows with many-pane muntins and/or transoms; Palladian windows are encouraged**



Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

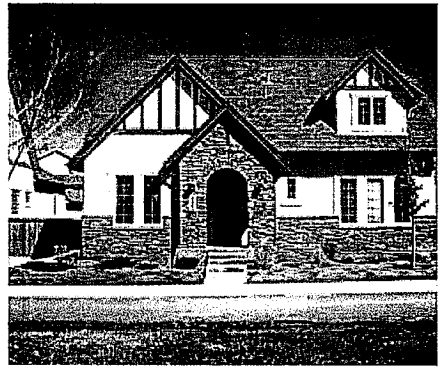
Chapter 5 - Figures

Chapter 6 - Appendix

Tudor

Typical Tudor buildings could be articulated with:

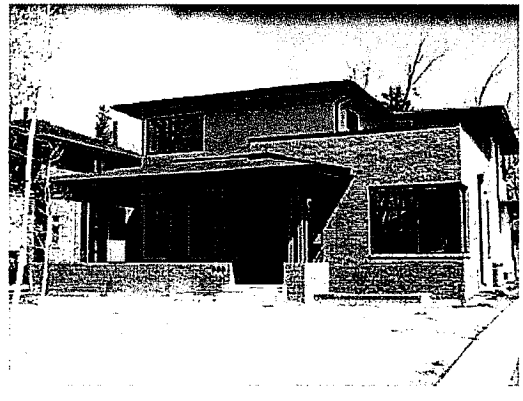
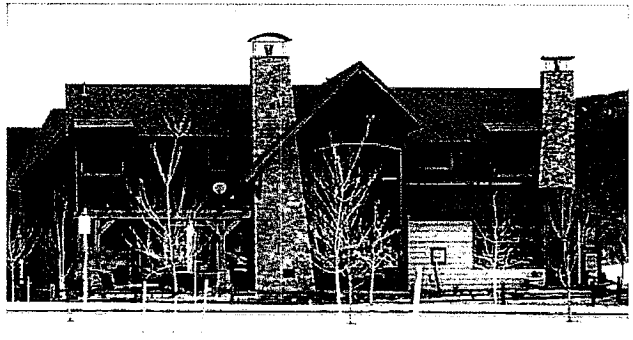
- **Asymmetrical massing**
- **Gable roof forms with steep pitches, some with curved lower portions**
- **Brick, stone or stucco cladding materials**
- **"Timber" trim with stucco infill in gable ends**
- **Windows with many-pane or diamond muntins**
- **Minimal overhangs**
- **Lower rooflines with raised plate areas on the upper floor**
- **Brick or stone chimneys**



Contemporary

Typical Contemporary buildings could be articulated with:

- **Strong forms**
- **Shed or barrel vaulted roofs**
- **Specially proportioned windows**
- **Clean-lined claddings such as stucco, board and batten siding and paneling**
- **Contemporary interpretations of building elements such as bays, roofs or brackets**
- **Strict symmetric arrangement of parts or clearly deliberate asymmetry (i.e. asymmetry should not look like an error)**

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

Examples of poor garage design that dominates the architecture

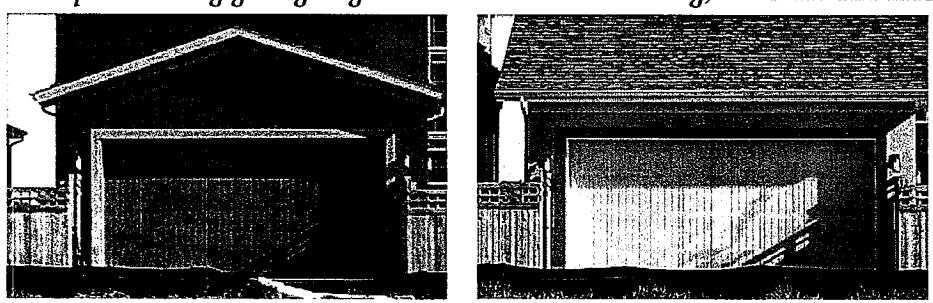
- *Garage Architecture*

  The housing of cars is not as important as the housing of people, and this priority shall be immediately obvious in the design of buildings; garages are to be relegated to a secondary role within the architecture of Hidden Valley buildings.

  - ***General Garage Requirements***
    - Carports are prohibited for all building types.
    - Garage proportions shall demonstrate human scale and not dominate or overwhelm the building, street or alley.
    - Garage massing shall be secondary to the principal building and shall be reduced in scale whenever possible.
    - Garage detailing shall have visual interest with a similar style and materials to the principal building.
    - Garage door treatments should be varied between adjacent buildings by using doors with different details or a combination of single and double doors.

  - ***Specific Garage Requirements***
    - Garages shall have usable dimensions:
      - Single-bay garages shall have a minimum rough dimension of 12 feet (12'-0") by 20 feet (20'-0").
      - Double-bay garages shall have a minimum rough dimension of 20 feet (20'-0") by 20 feet (20'-0").
    - Garage doors shall have a maximum distance of two and one-half feet (2'-6") from the bottom of the garage door header to the bottom of the garage eave. If the garage pad is set lower than its typical elevation due to site grading, the garage plate height shall be reduced accordingly so as to satisfy this condition.
    - Sectional garage doors with decorative panels are required. Three-car garages shall have a minimum plan offset of two feet (2'-0") at one bay.
    - Front load garage doors shall be set back a minimum of 20 feet (20'-0") from the back of sidewalk.
    - Side load garages:
      - Shall appear to be livable space from the street and shall have a combined window area of 30 square feet or more on the front elevation.
      - Shall be set back a minimum of 15 feet (15'-0") from the back of sidewalk.

Examples showing good garage architecture with detailing, and scale and massing in proportion to the home.



Creative use of color is an inexpensive way to provide good garage architecture.

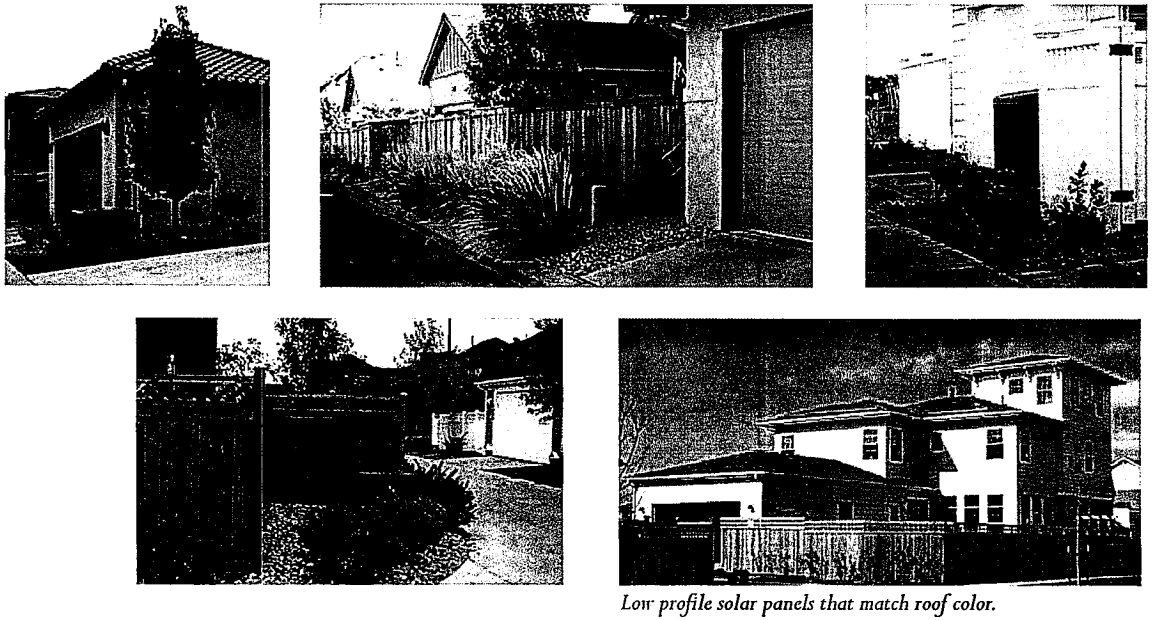
Examples of poor garage architecture with lack of detailing and poor massing and proportion relative to the home.

The area between top of garage door and roof is out of proportion with the home.

- *Mechanical Equipment*

  Mechanical equipment shall be located such that it does not distract from the architectural character of the building and should be concealed if possible; if concealment is not possible, the mechanical equipment must be located and detailed to integrate with the building's architecture. Mechanical equipment includes, but is not limited to, HVAC, electrical, communications or security equipment, access ladders, and utility meters.

  - **Eighteen inch (1'-6") satellite dishes are allowed, but their location must be approved in writing by the Hidden Valley DRC.**
  - **Air-conditioning and evaporative cooling units shall not be located in windows or mounted on the sides of buildings.**
  - **In single-family detached and attached homes, air-conditioning and evaporative cooling units may be located on the roof or next to the home only if they are not visible from the street in front of the home or next to the home.**
  - **In multifamily buildings, air-conditioning and evaporative cooling units may be located on the roof, if screened from public view.**
  - **Utility meters, transformers, phone and cable boxes, air conditioning units, and evaporative coolers shall be screened from public view. Screen walls and/or landscaping are required treatments.**
  - **Solar panels shall:**
    - **Have low profile roof brackets.**
    - **Be integrated into the roof design and consistent with the roof slope.**
    - **Have frames colored to match the roof.**
    - **Have all associated mechanical equipment screened from view.**
  - **If present, passive and active solar energy systems visible from the street must be integrated into the architecture of the building.**



Low profile solar panels that match roof color.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

4.2.3.3 Building elements

Numerous exterior design elements integrated into building form are desirable for enhancing and providing visual interest and relief. The exterior design elements should be proportional to the overall building scale and to human scale.

- All building elements and their related trim and materials shall reinforce and be appropriate to the architectural style of the building.
- Elements shall be used to visually break up larger volumes. Large, flat, unbroken planes shall be avoided.
- Building element details shall be carefully designed to highlight the element. The Hidden Valley DRC may require this level of detail to be enhanced for the purposes of distinguishing the architecture under review from lower-cost buildings nearby.
- Each element should help unify the design by using either similar or complimentary forms, textures and proportions.
- Each residence shall have a minimum of one private, usable outdoor space directly accessible from the residence. Possible outdoor spaces include: porches, patios, balconies, yards, and decks.

Covered Entries & Porches

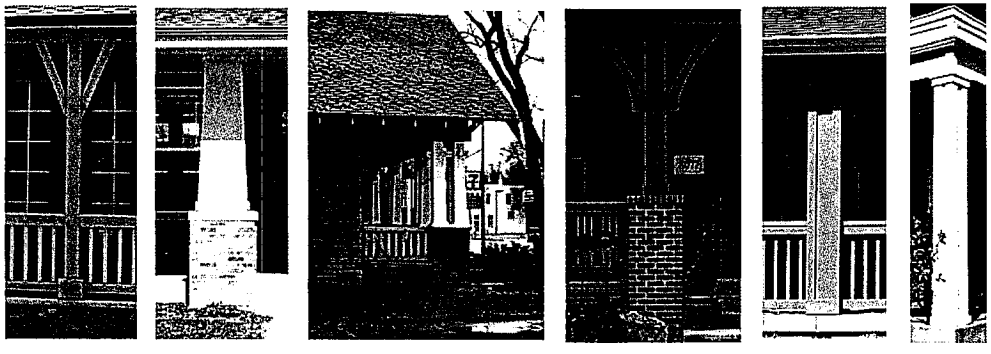
Porches can be used to create a human scale at the front entry, to promote public/semi-private/private layering, to activate the streetscape and to break down building massing. Covered entryways and outdoor areas, including front porches, patios, decks, and balconies, are encouraged to provide gracious transitions to outdoor areas, as well as shade for indoor and outdoor living areas.

- A porch or covered entry is required at every entry door.
- All front-door entries shall be visible and accessible from the street, unless specifically approved by the Hidden Valley DRC.
- Entry design should aim to provide a graceful transition between the public and private realms.
- Front entries shall be well defined, detailed, and reflect individual units.
- Multi-family access points to units shall be clustered in groups of four or less; balconies and corridors that service five or more dwellings are prohibited unless specifically approved by the Hidden Valley DRC.

Columns & Railings

Columns and railings are an opportunity to bring the character and detailing of the architecture to a location that is tangible to the building's users.

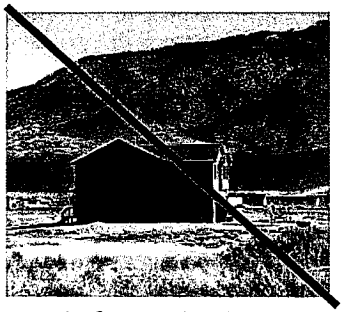
- Columns shall be properly proportioned to the mass they support. A minimum porch column size of six inches (6") by six inches (6") with trimmed cap and base is required. Columns taller than nine feet shall have a minimum size of eight inches (8") by eight inches (8").
- Paired or grouped columns are encouraged.
- Columns and railings shall be solidly mounted.
- In most cases, column spacing should create square or vertically oriented spaces (the spaces between columns should not be wider than they are tall). If the space is horizontally oriented, columns should be boxed columns greater than 18 inches (1'-6" x 1'-6") square or paired columns.
- Masonry on column bases shall be a minimum of two inches (2") above a railing termination.



Bays

The use of bays is encouraged to break down the massing of facades.

- Bays and projections shall be supported by properly proportioned architectural elements.
- A bay must project a minimum of 12 inches (1'-0").
- Bays with vertical proportions are encouraged.
- Bays shall appear to be mounted entirely upon another building mass and shall not share a common edge with that mass.
- In most cases, a bay should have a different material than the building mass on which it is mounted.



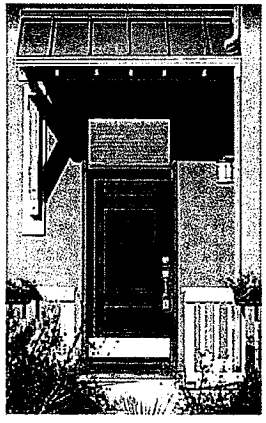
Example of poor window placement (no windows at all!)

Doors & Windows

Doors and windows provide light to the building's interior while providing character and detail to the building's architecture.

- Proportions of window and door openings shall reflect human scale and complement rooflines and building eaves.
- Vertically proportioned windows are encouraged.
- All elevations shall have at least one window with a minimum of 8 square feet. Corner lots or lots adjacent to public open spaces may require additional windows as determined by the Hidden Valley DRC. (See pages 82-83 for the required fenestration areas in Single-family Detached Buildings and Other Residential Buildings.)
- Attic windows shall be located such that there is a believable living space behind them.
- Sliding glass doors are not permitted on elevations that face a public street (alleys excluded). French doors are allowed in all residential elevations.
- Metal windows, where allowed, shall be painted.
- Skylight requirements:
  - Skylights must be integrated with the roof design and shall be mounted in a manner parallel to the roof pitch.
  - Skylights shall be flat rather than bubbled.
  - Skylight glazing shall be clear, solar bronze, or grey.
  - Skylight framing materials shall be copper, bronze, or anodized metal, or colored to match the adjacent roof.

Good door treatment:



Good window treatment:

Roof Forms & Dormers

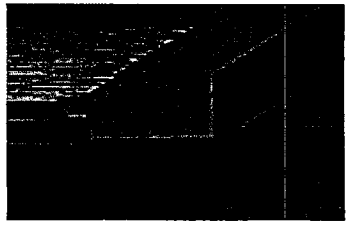
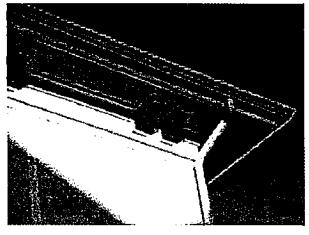
Roof forms and dormers accentuate a building's architectural style and contribute to the overall streetscape rhythm and aesthetic.

- Care should be taken so that complex roof forms retain a sense of hierarchy and reason. Overly complex roof forms and roofs not supporting the architectural style of the building are discouraged.
- A main gable or hip form should be used with complimentary sheds, dormers and other minor elements. Other types of dominant roof forms will be considered by the Hidden Valley DRC on a case-by-case basis; however, mansard roofs are prohibited.
- Gables, dormers, and other smaller roof elements should be proportional to the spaces they cover and to the overall roof size and form. Their use is encouraged to help break up the proportions of large roofs and to provide visual interest through articulation. Roof breaks shall occur in all homes, unless specifically waived by the Hidden Valley DRC.
- Roof pitch shall be a minimum of 4:12 (4" vertical in 12" horizontal); however the Hidden Valley DRC may, at its sole discretion, waive this requirement based upon the architectural style of the home.
- Habitable space within the primary roof is encouraged.
- Roof overhangs shall be designed to respond to passive solar requirements as appropriate for seasonal and/or climatic conditions.
- Gutters and downspouts should be integrated into the design of buildings, and appear as a continuous architectural element.

Eaves

Roof overhangs and eaves are recommended for their aesthetic quality as well as practical functions. These elements create relief and shadow patterns that visually reduce height and scale, provide shade for walls and windows, and control rainwater.

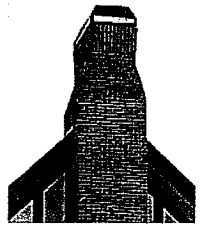
- Overhangs shall be a minimum of twelve inches (12"); however the Hidden Valley DRC may, at its sole discretion, waive this requirement based upon the architectural style of the home.
- Overhangs should be proportional to the sizes of roofs, pitches, and building heights. Larger roof areas, shallow pitches and roofs high from the ground generally indicate larger overhangs. Steeper roofs typically require less overhang.
- Fascia and soffit details shall be proportional to the size of overhangs and roof pitches.
- A minimum eight-inch (8") width or a comparable combination of built-up and relief boards is required for fascia boards, provided however that 6" width fascia may be presented to the Hidden Valley DRC for approval. (e.g. two-inch by four-inch exposed rafter tails).

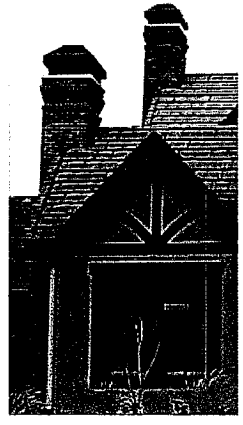



Chimneys

Chimneys add architectural detail to residential buildings. When well constructed, chimneys can be a beautiful addition to a building's exterior.

- Chimneys shall look authentic. Chimneys must have a foundation and shall not be cantilevered.
- Proportions and materials should give chimneys a substantial and stable appearance.
- Chimneys should punctuate rooflines and add architectural interest.
- If masonry is present on the building, the chimney shall be constructed of the same masonry.
- If a chimney cap is used, it should be sized proportionally to the chimney. Color, style and materials utilized for chimney caps may vary, but should be complimentary to the overall style and color scheme of the building.

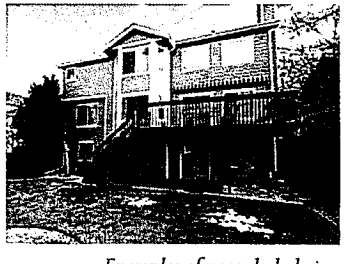




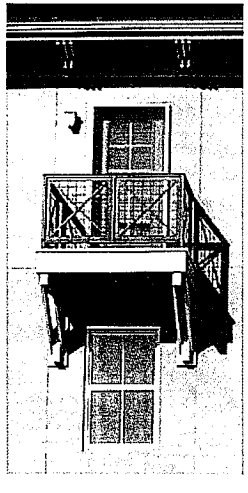
Decks, Balconies & Stairs

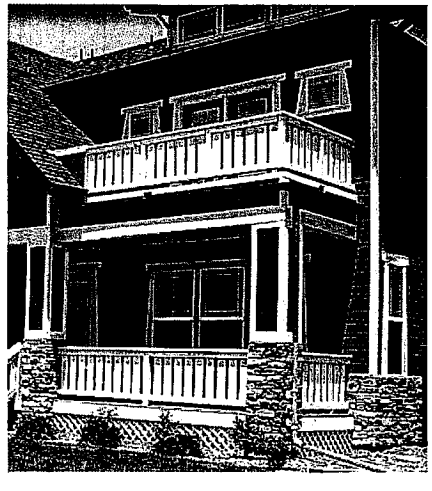
Decks and balconies are encouraged so as to offer additional outdoor living space to homeowners.

- Decks, balconies and exterior stairs shall be integrated with building forms. Materials and colors shall be consistent with or complimentary to the building.
- Columns at rear elevations of walkout lots shall be proportional to the entire building mass.
- Where sites permit, patios and decks shall step with the slope or incorporate terracing.
- If masonry (rock or brick) is used on the primary building, columns supporting raised decks are encouraged but not required to have a masonry exterior matching the primary structure.
- Decks must have their lowest walking surface ten feet or less above grade. If a third story deck is desired, there must be a building volume or deck below.
- Open-riser metal stairs are prohibited unless approved by the Hidden Valley DRC.



Examples of poor deck design that is un-integrated with the building's architecture

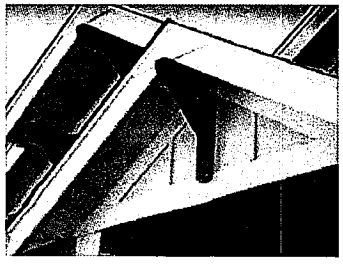


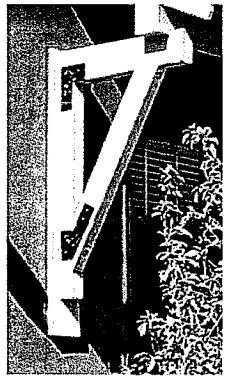


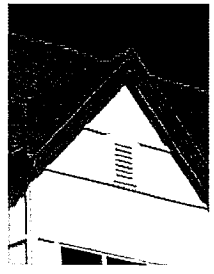
Decorative Elements

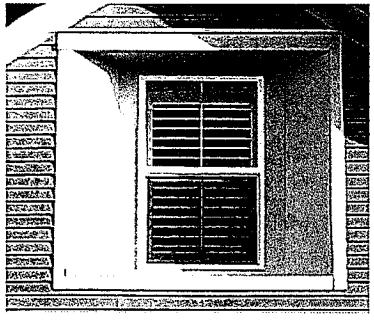
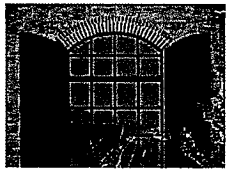
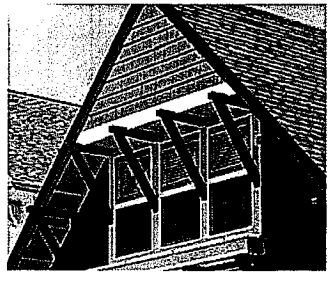
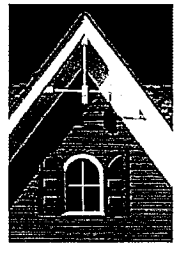
Decorative elements provide visual interest and add detail to a building's elevation while reinforcing the architectural style.

- Exterior shutters offer elevation relief and should be sized to the adjacent window height and width, and shall match the architectural style of the building. Undersized shutters may be presented to the Hidden Valley DRC for approval.
- Shutter hardware shall be stylistically correct and be well proportioned.



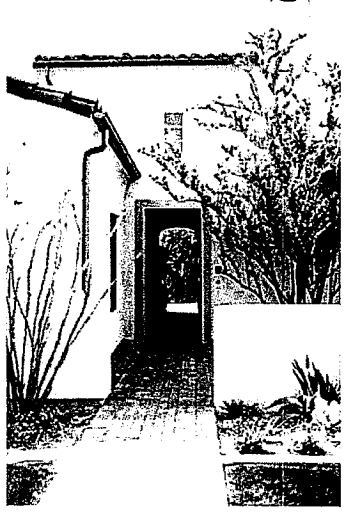
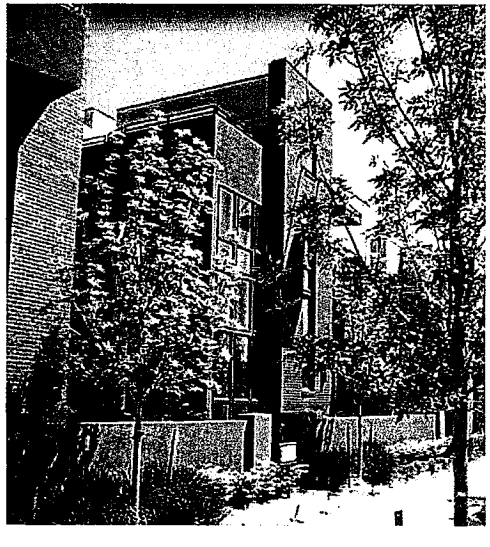




Fencing and Walls

When fencing, retaining, landscaping or privacy walls are present, their materials, style, scale, and design shall be coordinated with the architectural style and color palette of the building.

HIDDEN VALLEY

Chapter 1 - Introduction

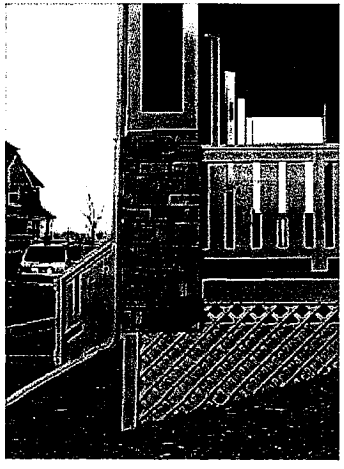
Chapter 2 - Guiding Principles and Regulatory Framework

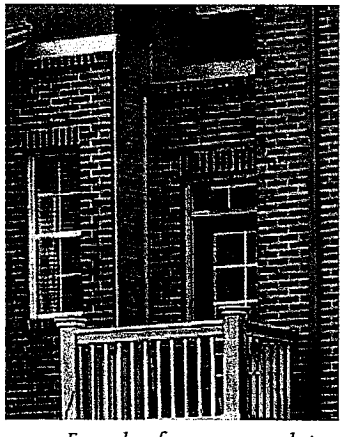
Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix





Examples of poor masonry design: "Floating" masonry (top photo); Brick termination at outside corner (bottom photo)

4.2.3.4 Building Materials & Colors

Exterior Building Materials

Exterior building materials (referred to as "materials" in this section) offer an opportunity to reinforce the architectural style of a building. (See the Building Massing section (page 56) for application of materials in relationship to building massing.)

- All materials and colors shall reinforce and be appropriate to the architectural style of the building.
- Contrasting but compatible building textures and/or materials shall be used to help unify exterior building elements and create depth, proportion and scale.
- Generally, materials are most visually effective when only two (2) materials, excluding trim, are used. Sometimes, more than two (2) materials can be successfully used on exterior walls, but special care must be taken in order that the materials do not detract from the overall design and form. Frequent changes of material are prohibited.
- Front, side, and rear elevations shall share common materials, colors and architectural elements.
- Material changes must occur at inside corners, when possible. If not possible, materials must wrap a minimum of two feet (2'-0") around corners.
- Rock and masonry elements are encouraged. The intent of rock and masonry use is to be architecturally correct, not to meet "minimum requirements."
- Materials shall be consistently applied and harmonize with adjacent materials.
- Cladding materials with varying, compatible textures and depths should be used.
- Edges and the transition of materials shall be carefully detailed so as to provide authenticity and avoid the perception of abrupt or unfinished planes.
- All efforts shall be made to minimize the visual impact of unfinished foundation walls. Masonry or siding materials should be continued down the elevation as close as possible to grade.
- All materials should be used in a way that is authentic to the material.

- *Masonry*

  Masonry is a cladding material that contributes to the creation of attractive and varied elevation designs and can be used to reinforce building style.
  - Masonry should be used to articulate building masses, as outlined in the Building Massing section (page 56). Wainscoting should be used sparingly and is discouraged.
  - All masonry applications shall be properly detailed and appear to be load bearing.
  - Masonry is encouraged for porch foundations and columns as an accent material.
  - The use of veneer with mitered corners is prohibited.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

- *Stucco*

  Stucco, due to its consistent surface qualities and lack of shadow or other visual interest, needs special attention when used as a primary cladding material.

  - Detailing, including control joint locations, trim at rakes and eaves, and applied details should be carefully composed to provide visual interest without appearing overdone. Control joints must be located such that they enhance the architectural style of the building.
  - Trim for stucco elevations shall be governed by the following (trim is defined as around openings of the house i.e. windows and doors):

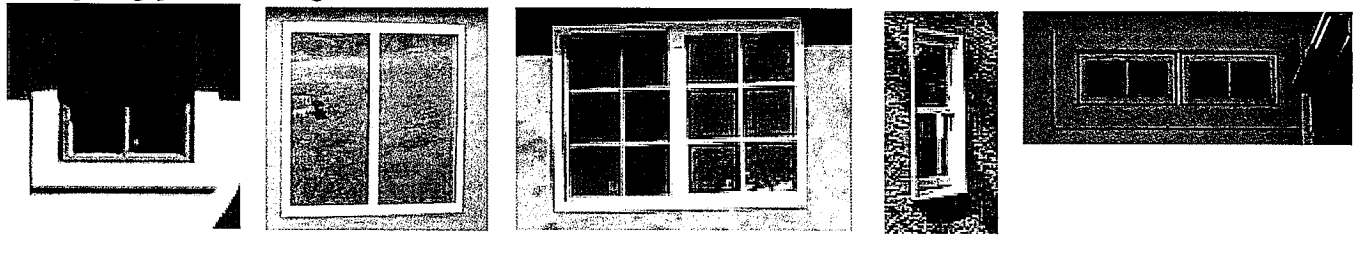
    Allowed:
    - Trim at all four sides, including at least one profile or change of depth
    - Header trim only, including at least one profile or change of depth
    - Sill trim only
    - Header and sill trim
    - Recessed design (plane of the window is 3" or more recessed behind the stucco wall plane)

    Prohibited:
    - Trim at all four sides, lacking at least one profile or change of depth. (e.g. the symmetrical picture frame look is prohibited).
    - No trim

  - Trim should be sized to the application; constant trim sizes for all locations shall be avoided (e.g. soffit trim banding should not be the same dimension as a base trim band; similarly, a base trim band should not be the same dimension as a belly band).
  - If a rough stucco finish type is used on the building body, trim should have a finer stucco finish type in order to promote a more finished look at the trimmed areas.

Examples of good detailing with stucco:

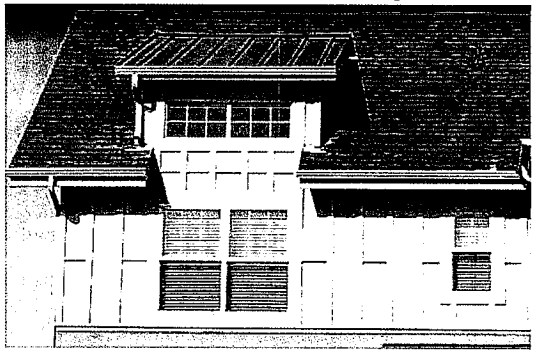
Examples of poor detailing:

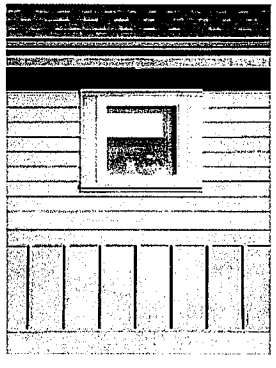


- *Sidings*

  Sidings are a traditional cladding material that can be cost effective and provide texture and shadow on the main body of a building.
  - Sidings other than traditional lap sidings are encouraged, including: board and batten, paneling, shingle siding and alternate lap siding.
  - Some architectural styles may lend themselves to fishscale siding or corrugated metal siding, but both should be used with special attention to appropriate quantities and locations.
  - Paneling shall be carefully detailed and must have trim, reglets, or other defined edges. Paneling designs and trim must relate to the building fenestration and complement the architectural style; large quantities of paneling unrelated to the architecture are prohibited.
  - Lap siding widths should be proportional to structure size and shall not exceed an eight inch (8") lap exposure on single-family detached buildings or twelve inch (12") on single-family attached or multi-family buildings. Lap siding exposure shall be consistent for all elevations.
  - Cementitious sidings and trim may be used.
  - Aluminum, vinyl and unarticulated panel sidings are prohibited.

Examples of good sidings and roof materials:





- *Roof Materials*

  Use of appropriate roof material adds value to the architectural design of a building by complementing the building's facades. Color and texture are relevant criteria when selecting roofing material.

  - Acceptable roof materials include composite shingle (architectural grade), tile, slate, concrete, and metal. Membrane roofing such as EPDM or TPO are appropriate for flat roofs.
  - In general, roof material colors are encouraged to be darker and earth-toned hues that accent and compliment other building colors.
  - Gutters shall be required on all draining roof areas, with the exception of small bay or other roofs that cover less than 20 square feet of area.
  - Metal roofs shall not have highly reflective surfaces.

Chapter 1 - Introduction

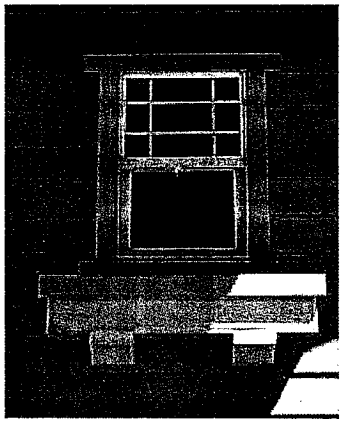
Chapter 2 - Guiding Principles and Regulatory Framework

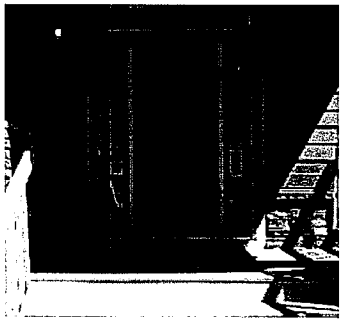
Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

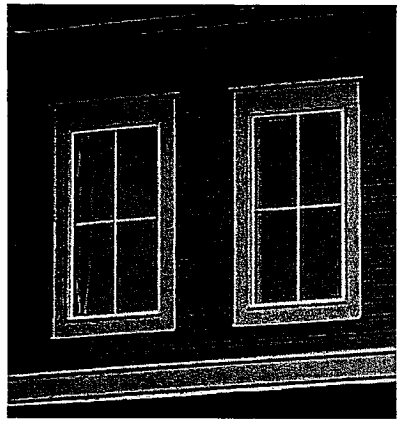
Chapter 6 - Appendix

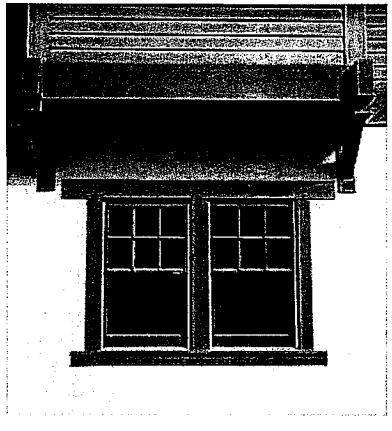


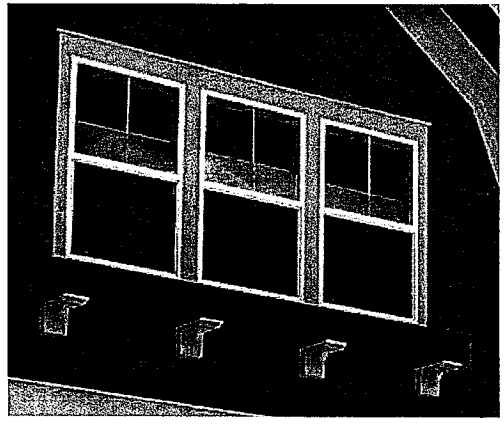


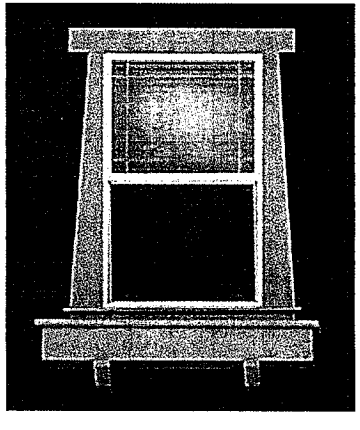
- *Trim*

  Trim should be used to enhance the architectural character of the building's main body materials.
  - All windows and doors shall be trimmed. All doors shall be trimmed to match window and other openings. Trim treatments for arched and other special windows shall be consistent or in harmony with standard window trim on the rest of the building.
  - Refer to the stucco materials section (page 76) for window trim requirements for stucco buildings. Window trim for all other materials shall consist of trim on all four sides. There must be a dimensional change on at least one of the four sides.
  - Trim bands are required to be consistent for all elevations.
  - A minimum of four inch (4") trim shall be required beneath soffits at rake conditions.
  - A minimum of six inch (6") fascia is required.
  - When wood or composition siding is used, a skirt board of eight inches (8") (minimum) shall be required at the base of bays and in locations where siding meets foundation.
  - Exposed wood shall be painted, stained or oiled.
  - Pre-manufactured plastic or PVC railings are prohibited, but may be approved in lower-tier residence sizes by the Hidden Valley DRC.





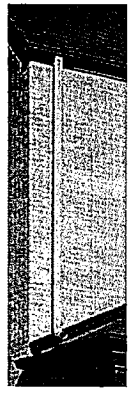




Color

Color is an inexpensive opportunity to reinforce architectural style, neighborhood diversity, and visual interest. Color should be used whenever possible to enhance a building's appearance.

- All color palettes shall be approved by the Hidden Valley DRC.
- Body colors shall be evaluated with the roof color; the colors should be harmonious or provide a conscious contrast.
- Although they should be avoided in the building design, any awkward or odd areas of the building shall be painted the body color in order to reduce their visual impact.
- Highly saturated color hues must be approved by the Hidden Valley DRC.
- Garage and entry door color(s) shall complement the body color.
- All metal and/or plastic roof protrusions such as plumbing vents, furnace vents, water heater vents, and similar mechanical equipment shall be fully screened from view or primed with an appropriate primer and painted with a durable paint that will withstand the weather. The roof protrusions shall be painted a color that is complimentary to the adjacent roofing materials. When ABS is used to vent through dark colored roofs, it need not be painted if all other such vents and equipment are painted in corresponding black color.
- Gutter and downspout colors shall match the colors of the materials that the gutters and downspouts are mounted on.



Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

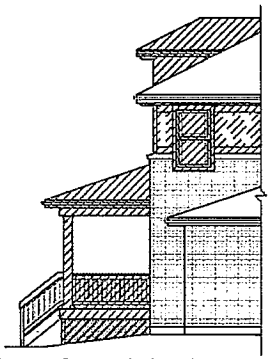
Chapter 6 - Appendix

4.2.3.5 Elevation Articulation (EA) Ratio

The Elevation Articulation Ratio ("EA Ratio") provides a guideline to evaluate building elevations. The builder/developer is advised to consider these ratios in the design of residences, as the Hidden Valley DRC will use this guideline in the evaluation of plans received in submittals. The Hidden Valley DRC may approve plans that do not conform to these EA Ratios if 1) it deems the elevations to include compensating design elements, or 2) it concludes that increasing articulation to meet the EA Ratios would compromise the aesthetics of a particular design.

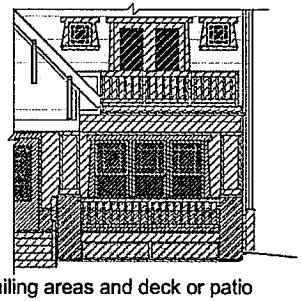
$$\left(\frac{\text{Full Credit Areas} + (0.50 \times \text{Partial Credit Areas})}{\text{Surface Area}} \right) + \text{Extra Articulation Credit} = \text{EA Ratio}$$

The EA Ratio is intended to create a non-subjective baseline for elevation articulation. It should be used with the other Architectural Guidelines to create well-proportioned, well-articulated buildings that enhance the neighborhoods of Hidden Valley. In order for building elements and material areas to be considered as an EA Ratio Area, the element must meet all requirements set forth in these guidelines. EG: items must be stylistically appropriate; bays cannot share a plane with the building mass, porches must be 6'-0" clear in both dimensions, etc. Full or partial credit areas may not be re-counted, with two exceptions--masonry and fenestration beneath a porch or deck roof.

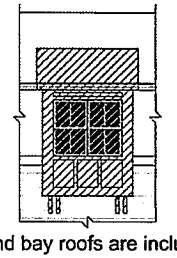


Areas of a porch that do not cover the facade are not included; both porches and dormers can be included on side elevations

Canopy roofs above windows or doors can be included in Fenestration Area, provided they are additive forms that are distinct from other rooflines



Railing areas and deck or patio areas below uncovered decks are included in Porch/Deck Area

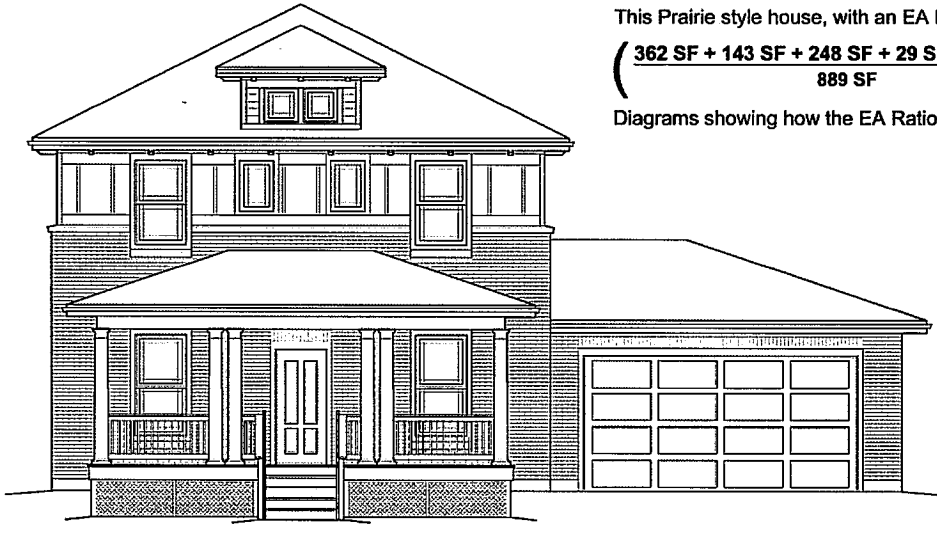


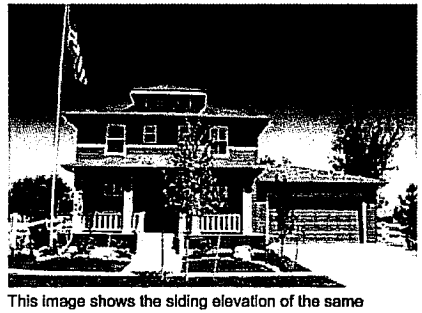
Bays and bay roofs are included in Bay/Dormer Area

This Prairie style house, with an EA Ratio of 0.96, will be used as an example:

$$\left(\frac{362\ \text{SF} + 143\ \text{SF} + 248\ \text{SF} + 29\ \text{SF} + (0.50 \times 76\ \text{SF})}{889\ \text{SF}} \right) + 0.04 = 0.96\ \text{EA Ratio}$$

Diagrams showing how the EA Ratio was calculated follow.

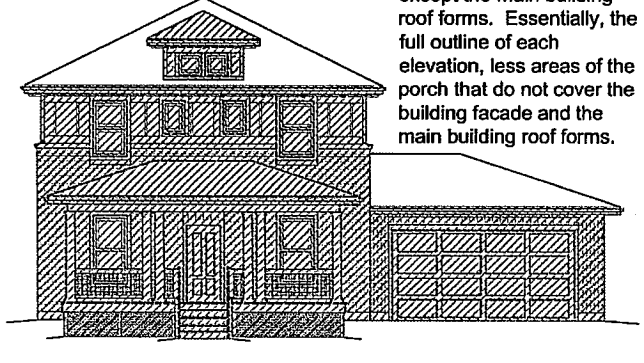




This image shows the siding elevation of the same house; it's EA Ratio is 0.66.

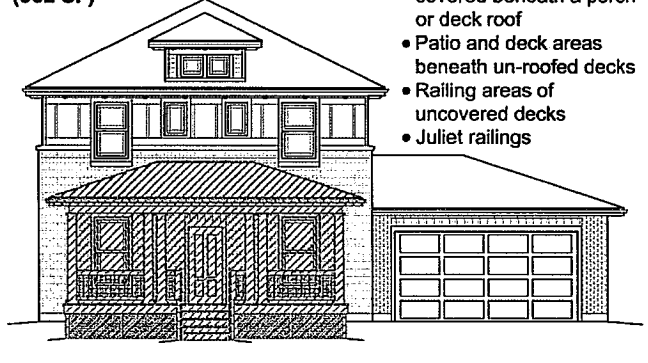
SURFACE AREA
(889 SF)

All wall, roof and fascia areas of an elevation, except the main building roof forms. Essentially, the full outline of each elevation, less areas of the porch that do not cover the building facade and the main building roof forms.

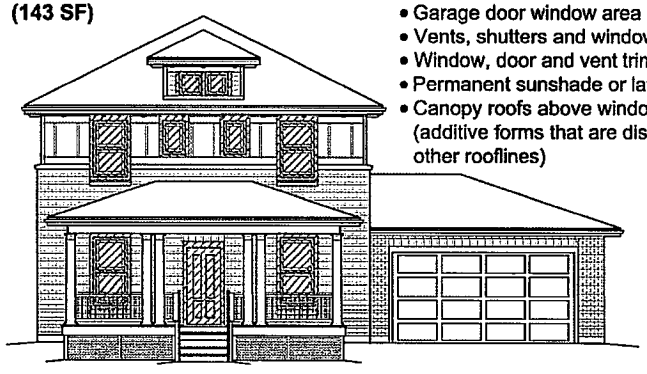


FULL CREDIT AREA
PORCH/DECK AREA
(362 SF)

- Porch and deck roofs
- All areas of a elevation covered beneath a porch or deck roof
- Patio and deck areas beneath un-roofed decks
- Railing areas of uncovered decks
- Juliet railings

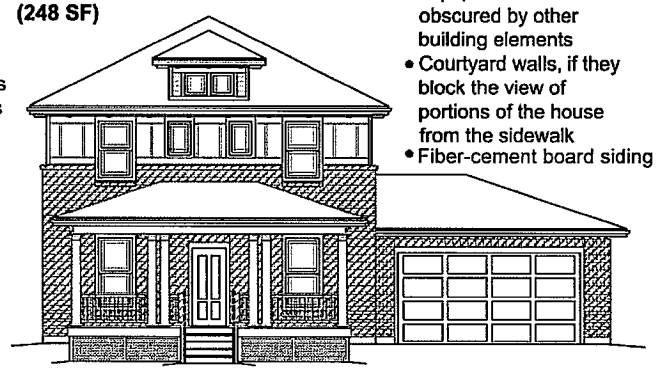


FULL CREDIT AREA
FENESTRATION AREA
(143 SF)



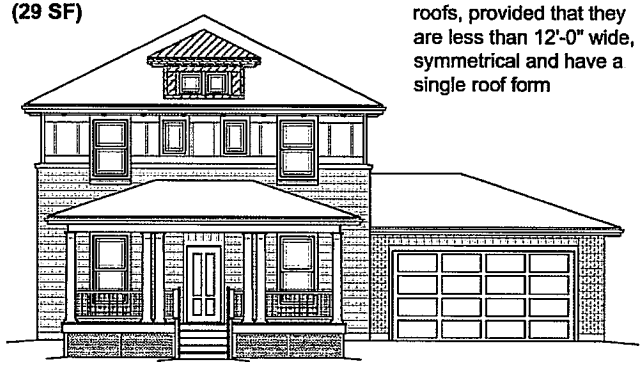
- Windows and doors, except garage doors
- Garage door window area
- Vents, shutters and windowboxes
- Window, door and vent trim
- Permanent sunshade or lattice devices
- Canopy roofs above windows or doors (additive forms that are distinct from other rooflines)

FULL CREDIT AREA
MASONRY AREA
(248 SF)



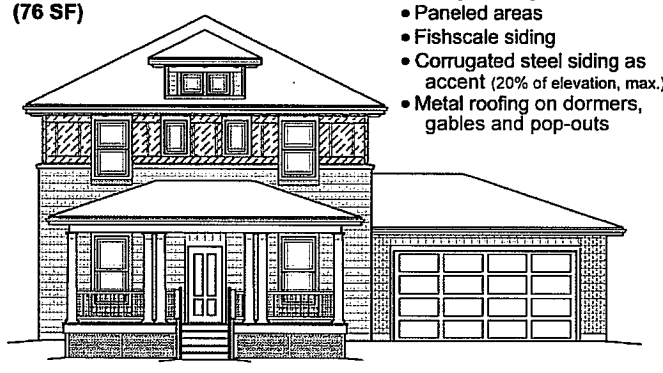
- All brick or stone, including rowlocks, drip caps, etc. that are not obscured by other building elements
- Courtyard walls, if they block the view of portions of the house from the sidewalk
- Fiber-cement board siding

FULL CREDIT AREA
BAY/DORMER AREA
(29 SF)



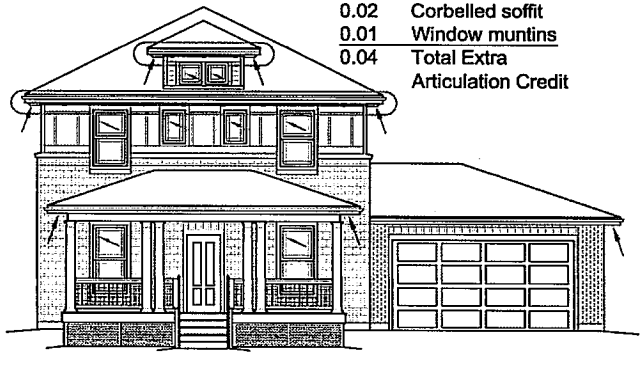
- Bays and bay roofs
- Dormers and dormer roofs, provided that they are less than 12'-0" wide, symmetrical and have a single roof form

PARTIAL CREDIT AREA
SPECIAL MATERIALS AREA
(76 SF)



- Board & Batten siding
- Shingle siding
- Paneled areas
- Fishscale siding
- Corrugated steel siding as accent (20% of elevation, max.)
- Metal roofing on dormers, gables and pop-outs

EXTRA ARTICULATION CREDIT
(0.03)



0.01	16" or greater boxed soffit
0.02	Corbelled soffit
0.01	Window muntins
0.04	Total Extra Articulation Credit

accent (20% of elevation, max.)

Credit	Item
0.01	Two 8' or 9' wide garage doors in lieu of one 16' wide door (must enter the same unit)
0.02	Wood garage door(s)
0.01	1 to 3 roof brackets
0.02	4 or more roof brackets
0.01	Sloped soffit on all main roof forms
0.01	16" or greater boxed soffit on all main roof forms
0.02	Corbelled soffit on all main roof forms, 3'-6" or less on center
0.02	Exposed rafter tails, 2'-0" or less on center
0.01	Window muntins that match the architectural style (must be present on all windows)
0.01	Belly band or other horizontal trim board that is not associated with paneling
0.02	Building plane offset, not including bays or porches, of 6'-0" or more on a Single Family Detached building
0.02	Building plane offset, not including bays or porches, of 3'-0" or more on a Single Family Attached or Multi-family building
0.04	Covered entry (each unit can either receive area credit for a porch or extra articulation credit for a covered entry)
0.05	Side-loaded or rear-loaded garage (credit granted for all four elevations)
0.05	Use of cementitious siding as primary exterior material (credit granted for each qualified elevation)
0.10	A garage door set 4'-0" or more behind the front plane of the closest portion of the house; a porch is not considered "house" for this credit
0.02	Hip roof on all main roof forms
0.01	Gable end finished with alternative materials
-0.03	All stucco front facade (debit, in lieu of credit)

Add the credits together for the total Extra Articulation Credit. Credits are given for each type, not each occurrence of each item. EG: credit is given if an elevation contains a trim band, but each band is not counted individually.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

EA Ratio for Single-Family Detached Buildings

The EA Ratio for single-family detached homes has the following requirements based on house size:

Full or partial credit areas may not be re-counted, with two exceptions—masonry and fenestration beneath a porch or deck roof.

	Single-family Detached House Area				
	Under 1,700 SF	1,701-2,100 SF	2,101-2,500 SF	2,501-3,100 SF	3,101 and up
EA Ratio Requirements					
Front and Exposed Elevation EA Ratio minimum*	0.38	0.42	0.46	0.50	0.54
Side Elevation(s) EA Ratio minimum	0.26	0.28	0.30	0.32	0.34
Passive Side Elevation EA Ratio minimum **	0.22	0.23	0.24	0.25	0.26
Rear Elevation EA Ratio minimum - Street Load	0.32	0.34	0.36	0.38	0.40
Rear Elevation EA Ratio minimum - Alley Load	0.16	0.20	0.23	0.26	0.30
Materials					
Exposed foundation at 2:12 or shallower slopes	Up to 20"				
Exposed foundation at slopes greater than 2:12	Up to 24"				
Minimum Fenestration Area per elevation (SF) ***	60	75	90	105	120
Roofing requirements	Architectural Grade				
Window Materials					
Allowable	Vinyl, Wood				
Prohibited	Aluminum				

* "Exposed Elevations" are those elevations that face streets, open spaces or hillside locations that are visible from surrounding streets, including street-side elevations of houses that are on a corner lot.

** A "Passive Side Elevation" is the inactive, or blank wall side of a building that is using a cross-use easement, zero-lot line, or another mechanism in order to integrate active areas of the lot with the architecture. These elevations are often characterized by the use of clerestory windows on the passive side. Houses that are not designed to share or bias outdoor spaces with the neighboring home will not be able to use the Passive Side EA Ratio requirement.

*** Depending on the proposed building style, Hidden Valley DRC may, but is not required to, grant a waiver for the minimum fenestration area.

EA Ratio for Other Residential Buildings

The EA Ratio for single-family attached, multifamily and community buildings has the following requirements based on building type and size:

	Building Type									
	Twinhomes		Townhomes						Multifamliy	Community Buildings & Clubhouses
	Front Load	Rear Load	Street Load		Attached Alley Load		Detached Alley Load			
			< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF		
EA Ratio Requirements										
Front and Exposed Elevation EA Ratio minimum	0.40	0.52	0.38	0.46	0.52	0.60	0.52	0.60	0.60	
Side Elevation(s) EA Ratio minimum	0.30		0.30	0.32	0.30	0.32	0.30	0.32	0.32	0.48
Hidden Side Elevation EA Ratio minimum	0.24		0.24	0.25	0.24	0.25	0.24	0.25	0.25	n/a
Rear Elevation EA Ratio minimum	0.38	0.34	0.34	0.38	0.28	0.34	0.14	0.16	0.40	0.48
Materials										
Exposed foundation at 2:12 or shallower slopes	Up to 8"		Up to 12"							
Exposed foundation at slopes greater than 2:12	Up to 16"		Up to 24"							
Minimum Fenestration Area per elevation (SF)	105									
Roofing requirements	Architectural Grade									
Window Materials										
Allowable	Vinyl, Wood									
Prohibited	Aluminum									

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

4.2.4 Commercial, Mixed Use & Civic Building Guidelines

Although important, the commercial and civic buildings are not the predominant building types within Hidden Valley. As such, they will be closely monitored by the Hidden Valley DRC to ensure that these buildings do not detract from the residential neighborhoods. These Guidelines are intended to provide a baseline for good architecture and a building should surpass these standards for great design. All exterior architecture in Hidden Valley shall be designed specifically for its location; "stock" plans and elevations must meet all Guideline criteria.

4.2.4.1 Site Relationships

Special locations

Similar to residential buildings, commercial and civic buildings located on prominent corners, parkways or open spaces should recognize their special locations within the neighborhood by having enhanced architecture.

- **Buildings located at intersections with gateways to neighborhoods shall be defined with prominent architectural features incorporating strong massing elements to create interest and frame views. Using massing and architectural elements to add emphasis to building corners is required.**
- **Buildings that form a thoroughfare, square or special intersection shall relate to each other through color, material and/or form.**
- **All Exposed Elevations shall have articulation that is similar to a front elevation in design. Buildings on corner lots shall address both thoroughfares with similarly designed architectural features and materials.**

Streetscape and Pedestrian Oriented Design

The emphasis on neighborhood living should be carried over to the commercial and civic areas of Hidden Valley by implementing the principles of walkability, defined spaces and streetscapes with variety and harmony. Inviting, visually interesting building facades, street-oriented entries and human scaled detailing provide an active pedestrian experience.

- **Streetscapes shall be designed with attention to detail and human-scale proportions.**
- **Building design and site location shall facilitate pedestrian access between buildings.**
- **Buildings should relate to each other and to the residential architecture of Hidden Valley in scale, materials and details. Diverse building types can be related through similarities in material, form, fenestration, cornice lines, or other architectural features.**
- **Decorative features should be utilized to create interest and scale along all public frontages of the building.**
- **Where practical, buildings shall be designed so as to block views of parking lots.**

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

4.2.4.2 Exterior Architecture

Each building shall have high quality, well detailed exterior architecture that promotes variety and visual interest while being compatible with its community.

Building form

Within Hidden Valley's commercial and civic areas, building massing, balance and scale play key roles in developing design continuity and defining streetscapes.

- *Building massing*

  Building massing should enhance entrances into the site, create interesting streetscapes and punctuate important corners.

  - **Buildings should change in architectural expression at modules of 20 feet and overall rhythms of 40 to 60 feet to promote diversity, interest and character.**
  - **Individual designs should be balanced with common themes to result in an identity for the area.**
  - **Individual building height and massing within the civic and commercial areas shall focus on breaking up the horizontal profile and overall massing effect of each building and work to create interesting spaces between buildings.**
  - **In some cases, massing strategies can be used to reduce the perceived scale of a building, giving the impression of several buildings placed side by side.**
  - **Gable and shed roofs may be integrated with flat roofs and parapets to create interest and to break the horizontal profile of the building as necessary.**
  - **Cornice treatments shall be reinforced by plane and/or material changes (e.g. painted cornice lines are prohibited).**
  - **Portions of buildings having functions that restrict the use of glazing shall use other architectural features or methods to reduce their scale.**
  - **Signage shall play a secondary role in the building facade.**

- *Visual Balance and Scale*
  - **The building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public shall display similar levels of quality and architectural interest.**
  - **Smaller building components should be balanced while retaining the primary massing of the overall building.**
  - **Each building taller than thirty feet (30') in height shall be designed with a base additionally articulated to provide human scale and include a highly visible entrance feature.**
  - **Buildings shall use horizontal and/or vertical variation as a tool to break down the building mass.**

Building styles

There are no prescribed building styles for the civic and commercial sectors of Hidden Valley; the Hidden Valley DRC will have full control over what may be approved.

Service Areas and Mechanical Equipment

Service areas and mechanical equipment shall have a secondary role in the perception of the building.

- **Utility meters, transformers, phone and cable boxes, air conditioning units, and evaporative coolers shall be screened from public view. Screen walls and/or landscaping are required treatments.**
- **Loading docks, on-site equipment and other service areas shall be located so that they are not visible from the streets or open spaces. A combination of building design, walls and landscaped areas can be used to prevent visibility.**
- **Screening of rooftop equipment shall be done with either extended parapet walls or freestanding screen walls.**
- **All screen walls shall be built of materials and colors that match or are compatible with the dominant materials and colors found on the building.**
- **If present, passive and active solar energy systems visible from the street shall be integrated into the architecture of the building.**

Chapter 1 - Introduction

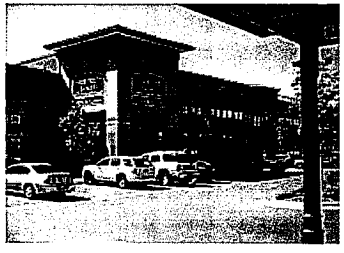
Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

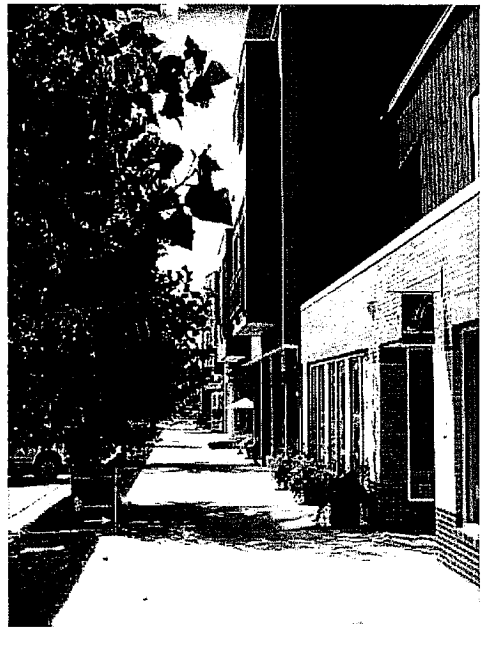
Chapter 6 - Appendix

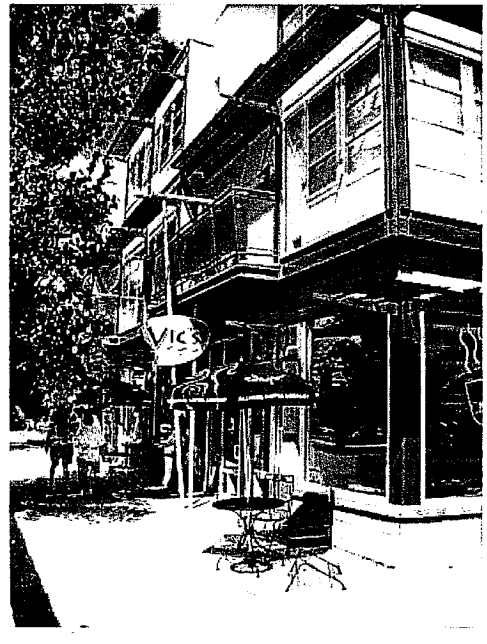


4.2.4.3 Building Elements

Building elements shall be used to break down the scale of larger buildings.

- **All building elements and their related trim and materials shall reinforce and be appropriate to the architectural style of the building.**
- **Building elements should be integral to the building's form and shall not give the perception of a fake or "applied" façade element.**
- **All building elements, including but not limited to entries, bays and columns shall be properly proportioned for the façade.**
- **Principal building entries shall be emphasized by the building design. The principal entries shall be oriented toward the principal thoroughfare, easily identified and well detailed. Secondary access points may also be defined as necessary.**
- **Plane changes and/or material or color changes at entries are encouraged.**
- **Glazing is a fundamental building element and shall be used responsibly:**
  - Glazing shall be used to reinforce the massing concept for the building as well as emphasize human scale.
  - Utilizing traditional fenestrations is encouraged, such as windows with operable sections, clean lines that allow the interior to be naturally day-lit, and proportions that reflect the building form and uses and further emphasize human scale.
  - Clear, low-E insulated glazing is encouraged. Highly reflective glazing is prohibited.
  - Shading devices that supplement the orientation of the buildings are highly encouraged.
- **Decks and balconies should be integrated into the form of the building so as to avoid a multitude of ill-composed cantilevered elements.**





4.2.4.4 Building Materials & Colors

Building Materials

Materials provide an opportunity to reinforce and elaborate building design. The Residential Guideline Exterior Building Materials provisions (section 4.2.3.4) shall also apply to non-residential buildings. In addition to those provisions, the following criteria apply:

- **All materials and colors shall reinforce and be appropriate to the architectural style of the building.**
- **Commercial and civic building materials shall be selected for their appearance and durability in order to promote a high quality atmosphere for an extended period of time.**
- **Quality accent materials and attention to detail shall be employed along high pedestrian contact areas and particularly along ground level storefront areas. High quality, durable materials such as masonry, architectural concrete masonry units, architectural pre-cast, stone, and architectural metal panels and glass should be used for street facing facades and primary entrances.**
- **Large walls of monolithic glass are discouraged. Instead, large glass areas should incorporate a variety of mullion patterns, bay dimensions and other detailing to provide human scale.**
- **All visible roof areas shall be surfaced with attractive and durable commercial materials.**

Permitted wall cladding materials include, but are not limited to:

Brick
Stone
Synthetic or hardcoat stucco—Synthetic stucco (or E.I.F.S.) shall not be used where it comes into regular contact with people or vehicles to prevent the finish from being susceptible to damage.
Metal
Architecturally finished concrete
Storefront window systems

Prohibited Materials:

Tilt-up wall systems that are primarily "structural" in appearance (High quality architectural grade tilt-up may be considered).
Common CMU materials are prohibited as primary wall construction unless painted. Colored and architectural grade CMU is encouraged.

Color

The Residential Guideline Color provisions (page 77) shall also apply to non-residential buildings.

Chapter 1 - Introduction

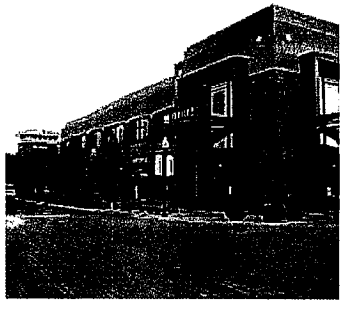
Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.2.4.5 Additional Provisions by Building Type

In addition to the general Commercial and Civic Guidelines concerning site relationships, exterior architecture, building elements, materials, and colors, specific building types shall meet to the following provisions.

Retail, Commercial and Recreation Facilities

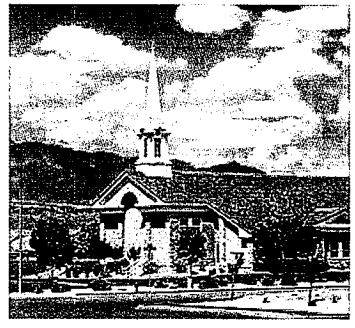
These buildings shall be inviting to pedestrians. Design elements such as entries, windows, lighting, railings, and landscape plantings shall be provided along the streetscape. Elements that provide some shade such as trellises, awnings, arcades, or plantings are encouraged.

- **Retail buildings shall have a maximum of 80% storefront glazing on street-facing facades. Bulkheads lower than two feet (2'-0") may be used in combination with the glazing.**
- **Windows and doorways shall provide functional transparency between the interior and exterior of the building and create enhanced pedestrian connections at the street level.**
- **Passageways and alleys shall be designed as a part of the pedestrian circulation element. These corridors shall be well maintained and designed to be functional yet interesting spaces.**
- **Plaza or seating areas are encouraged in addition to landscape requirements in the front of buildings; outdoor seating is encouraged for restaurants.**

Churches

Churches are encouraged to use architectural elements to evoke traditional church imagery. Churches shall have:

- **A vertical element that will serve as a landmark**
- **A symmetrical gabled roof form facing the street**
- **An axis perpendicular to the street**
- **A front façade and an entrance facing the street**
- **Proximity to the street; parking lots shall be located only to the side or rear of the building**



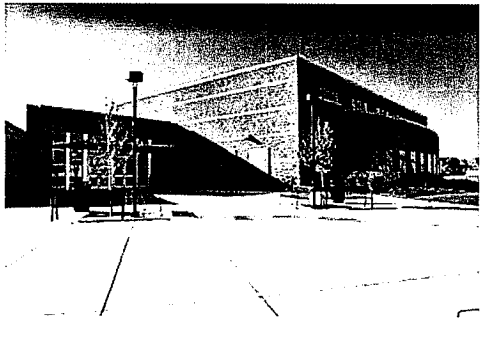
Schools & Other Civic Buildings

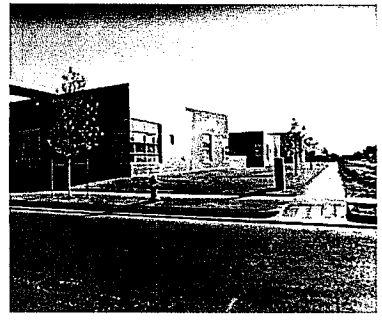
The integration of publicly used buildings is an asset to creating livable neighborhoods.

- **Buildings shall be community-oriented. They shall be integrated into the surrounding neighborhood and be designed and scaled appropriately.**
- **Building design shall promote pedestrian access.**
- **It is encouraged that buildings be designed for multiple uses.**
- **Designs should be flexible to the changing needs in order to promote a lengthy community/civic partnership.**

Schools shall also meet the following requirements:

- **Small schools are encouraged due the ease of integration into the neighborhood.**
- **Schools shall be located such that the number of students that can walk or bike to the facility is maximized. Adjacency to large thoroughfares is discouraged, due to pedestrian conflict issues and traffic congestion.**
- **Daylighting tactics shall be used to promote student performance.**
- **Designs are encouraged to support community use of the school facilities after school hours.**
- **Schools shall be located in proximity to the street; parking lots shall be located only to the side or rear of the building.**





Chapter 1 - Introduction

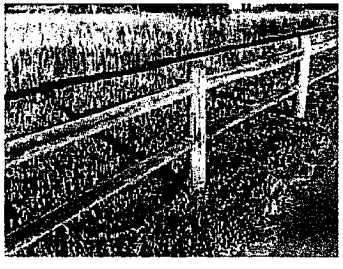
Chapter 2 - Guiding Principles and Regulatory Framework

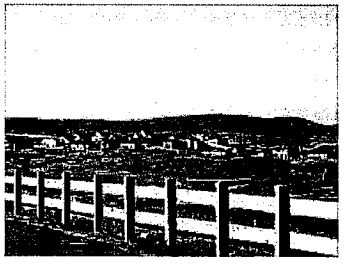
Chapter 3 - Site Planning Guidelines

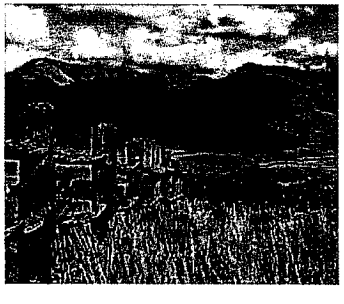
Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.2.1 Architecture Overview
4.2.2 Evolving Architecture Guidelines
4.2.3 Residential Guidelines
4.2.3.1 Neighborhood Relationships
4.2.3.2 Exterior Architecture
4.2.3.3 Building Elements
4.2.3.4 Building Materials and Colors
4.2.3.5 Elevation Articulation (EA) Ratio
4.2.4 Commercial, Mixed-use and Civic Building Guidelines
4.2.4.1 Site Relationships
4.2.4.2 Exterior Architecture
4.2.4.3 Building Elements
4.2.4.4 Building Materials and Colors
4.2.4.5 Additional Provisions by Building Type
4.3 Landscape Guidelines
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix







4.3 LANDSCAPE GUIDELINES

4.3.1 General Landscape Character

The overall landscape concept for Hidden Valley is based on the creation of a unified landscape that is sustainable, attractive, and complimentary to the natural and man-made elements within the community. The landscape will create an environment that evokes the rural Utah town and country landscapes commonly associated with this region through the use of specific plant species, arrangements of plants, landscape berms, walls, and other landscape features.

Use of xeriscape principles is encouraged throughout Hidden Valley to promote self-sustaining landscape zones and to reduce water and maintenance requirements. A critical element that integrates xeric principles into the Hidden Valley landscape is the use of native grasses, seen frequently in the valleys of Utah, in conjunction with a limited amount of irrigated turf, which will provide green highlights.

Town and Country Landscape

TOWN: Within core areas of Hidden Valley and its neo-traditional neighborhoods, the landscape utilizes an indigenous plant palette and plants are arranged with a formal structure. Streets are defined by a relatively uniform placement of deciduous shade and ornamental trees, either in tree lawns between the street and the sidewalk, or near the back of the walk. Ornamental shrubs and flowers are planted in defined beds, often in geometric patterns and grouped to provide four season interest.

COUNTRY: Plant materials are grouped in masses and placed to provide interest and create focal points at key locations within the community. Along development edges, major streets and parkways, in open spaces and natural areas, and on properties where there are large landscaped areas, landscape designs will imitate natural patterns, with large informal groupings of trees, shrubs and flowering plants, and sweeps of lawn and ornamental grasses.

Aesthetic considerations for Town and Country landscape plans include:

- **Use of a "Utah Town and Country" theme featuring native and complimentary plant materials**
- **Creation of landscapes with a central focus (courtyard, plaza, square), especially within higher-density neighborhoods in the heart of the mid- and upper valleys**
- **Enhanced landscaping at neighborhood entry areas and public gathering areas**
- **Consideration of sculpture, public art, unique plantings, and water features in key areas**
- **Special lighting, pavement and furnishings in public open spaces**
- **Use of seasonal color in the landscape as focal points**
- **Creation of landscapes that provide interest during all four seasons**

In addition to utilizing traditional Utah Town and Country elements, the landscape concept incorporates several important ideas that are essential to the long term viability of the landscape. These ideas form the basic direction necessary to integrate landscape designs into the natural setting within Hidden Valley:

- **Landscape development will be efficient. That is, it will concentrate resources in those areas receiving the most intense human use, such as parks and recreation facilities. Areas intended primarily for passive or visual amenity will require fewer water and maintenance resources.**
- **Landscape areas will be designed with the objective of reducing long-term water use. Irrigation standards will be directed to gradually weaning plants from watering as they mature, so that water use can be significantly reduced over time.**
- **The landscape will be designed to minimize long-term maintenance for the majority of landscaped areas. This will be achieved by limiting areas of highly irrigated turf, clipped hedges, and ornamental plants to key locations where they can be emphasized.**

4.3.2 Site Considerations

Landscape improvements should minimize the disturbance of existing terrain and vegetation, and should minimize the disturbance of natural drainage patterns when feasible. Landscapes should be considered an extension of living space for the community, and the design of such spaces should coordinate with adjacent building construction and design, extending similar or complimentary materials where feasible, and using creative paving compatible in color and texture to the residence (i.e. brick, concrete, pavers, and treated wood).

The following design elements should be considered by the landscape architect when preparing landscape plans for Hidden Valley:

- **Solar orientation of landscape areas**
- **Separation of functional uses and creation of exterior "rooms"**
- **Clear identification and separation of vehicular and pedestrian traffic; maintaining required sight distances**
- **Reinforcement of the circulation system with plantings**
- **Climatic mitigation of pedestrian spaces and corridors (e.g., wind-row plantings for warming in the winter; canopy trees for sun protection in the summer)**
- **Shelters from traffic noise and hazards**
- **Maximizing long-term ease of maintenance and optimizing water conservation**
- **Compatibility with size and type of existing vegetation onsite or adjacent to the site**

Chapter 1 - Introduction

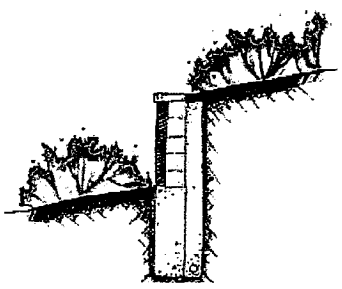
Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.3 Landscape Guidelines
4.3.1 General Landscape Character
4.3.2 Site Considerations
4.3.3 Landscaped Slopes, Grading and Berming
4.3.4 Accent Walls & Retaining Walls
4.3.5 Plant Palette & Material Standards
4.3.6 Landscape "Edges"
4.3.7 Fencing
4.3.8 Irrigation and Water Use
4.3.9 Mulch
4.3.10 Xeriscaping
4.3.11 Landscape Maintenance
4.3.12 Community Landscapes
4.3.13 Residential Landscapes
4.3.14 Commercial/Public/Community Building Landscapes
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



Retaining walls should blend into the landscape, not dominate it.

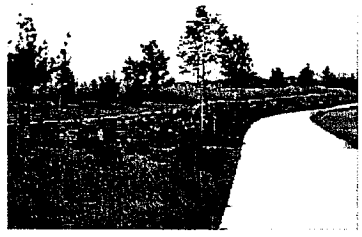
4.3.3 Landscape Grading & Berming

Significant portions of the Hidden Valley community contain steep slopes that must be accommodated in the landscape. The Hidden Valley Master Plan attempts to minimize overlot or mass grading by keeping the areas with the most dramatic topography as open space and trail corridors. However, where there are steep areas in development pods, proper treatment to address slope stability issues will be required. In general, landscapes should be graded to harmonize with the natural lay of the land. Gentle earth mounding and berms are encouraged as techniques that reflect and enhance the natural landscape.

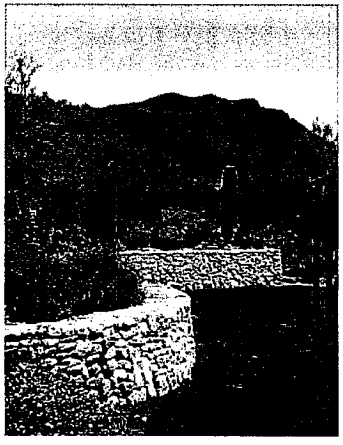
Planting beds shall not exceed a 3:1 slope and shall be 50% covered by plant material at the time of installation. Retaining walls shall be used when 3:1 slopes are otherwise exceeded. In certain circumstances, native turf, sod, and shrubs may also be used in areas where the slope exceeds 3:1, subject to Hidden Valley DRC approval.

Open areas not covered with seed, sod, or plants will be covered by shredded wood or rock mulch and kept free of weeds.

During and subsequent to all site construction, techniques to control site erosion and to protect adjacent properties are mandatory and must conform to City requirements. Control techniques include the use of sedimentation basins, filtration materials, such as straw bales or permeable geotextiles, and slope stabilization fabrics or tacking agents.



4.3.4 Accent Walls & Retaining Walls



4.3.4.1 Walls adjacent to Community Parkways/Collectors, Parks and Open Space

Where retaining walls are required or accent walls are desired to terrace a slope, and the area is visible from the community parkways, collector streets, parks, or open space, walls must be constructed of quality interlocking masonry wall units, at a minimum. Cast concrete walls with a stucco or masonry face are also allowed. Dry-stacked natural or cultured stone walls are preferred. Walls made of landscape timbers or railroad ties are not acceptable. Colors should be soft earth tones from an approved palette, as opposed to a variety of contrasting colors and patterns.

No single wall shall exceed four feet (4') in height unless unique site conditions shall require otherwise. When more than four feet needs to be taken up, a series of walls with planting between the walls is preferred. These tiered walls should be separated by a minimum of four feet (4') to allow for planting of evergreen and deciduous plants. Retaining walls greater than twenty feet (20') in length must have breaks or jogs at regular intervals.

4.3.4.2 Walls within or between Interior Lots

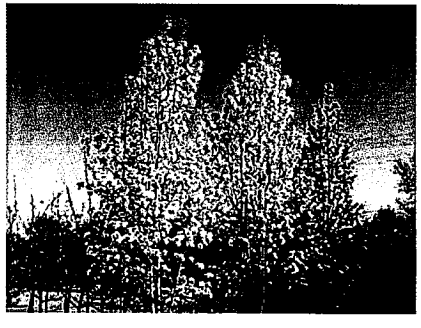
For walls not visible from community parkways, collector streets, parks, or open space, interlocking masonry wall units in grays, tans or browns are the minimum acceptable. Natural stone or cultured stone walls will be considered an upgrade. No walls with high contrast colors or patterns will be allowed. Landscape timber or railroad tie walls are not acceptable.

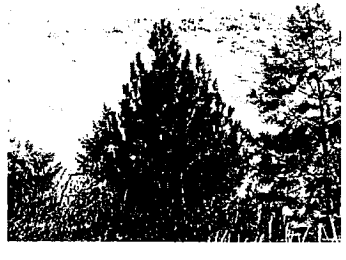
Samples of proposed walls indicating materials and color(s) must be submitted to the Hidden Valley DRC for approval before construction.

4.3.5 Plant Palette & Material Standards

All plant materials (trees, shrubs, ground cover, grasses, etc.) shall be high-quality nursery stock suitable for the growing conditions found in the Utah Valley bench areas, as applicable. Use of plants from the list of Hidden Valley Approved Plant Materials is encouraged (See Appendix 6.3).

Trees with vigorous, shallow root systems such as willows and cottonwoods are not permitted within ten feet (10') of building foundations, driveways, curbs and utility easements. Care should be used in the placement of trees, in particular, and other plant material so that access and visibility are unhindered along sidewalks, roadways and intersections, and at building entrances and utility easements.





Chapter 1 - Introduction

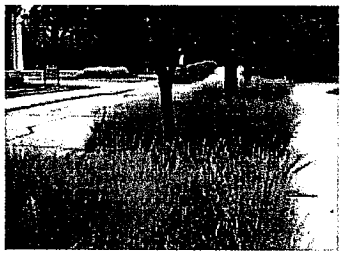
Chapter 2 - Guiding Principles and Regulatory Framework

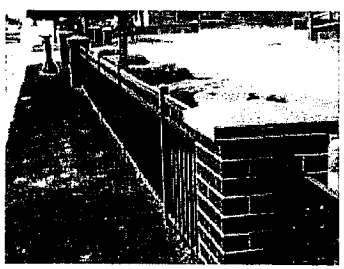
Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.3 Landscape Guidelines
4.3.1 General Landscape Character
4.3.2 Site Considerations
4.3.3 Landscaped Slopes, Grading and Berming
4.3.4 Accent Walls & Retaining Walls
4.3.4.1 Walls adjacent to Parkways, Collectors and Open Space
4.3.4.2 Walls within or between Interior Lots
4.3.5 Plant Palette & Material Standards
4.3.6 Landscape "Edges"
4.3.7 Fencing
4.3.7.1 Residential Fences
4.3.7.2 Privacy Fences
4.3.7.3 Alley Fences
4.3.7.4 Residential Areas of Limited Fences
4.3.7.5 Commercial Fences
4.3.7.6 Fences along Parkways and Open Spaces
4.3.8 Irrigation and Water Use
4.3.9 Mulch
4.3.10 Xeriscaping
4.3.11 Landscape Maintenance
4.3.12 Community Landscapes
4.3.13 Residential Landscapes
4.3.14 Commercial/Public/Community Building Landscapes
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

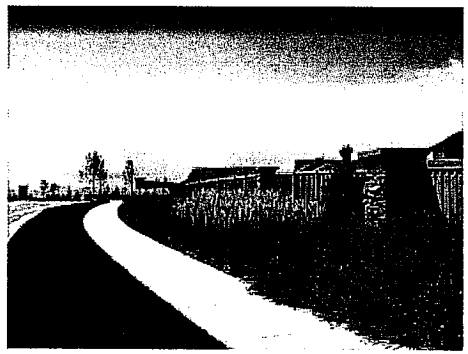


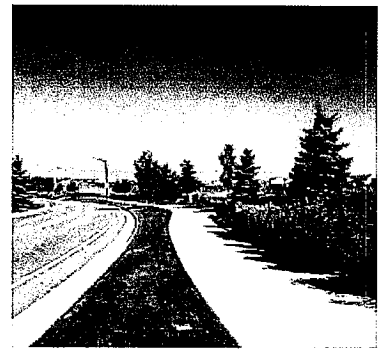


Examples of "mow strips" between fence and street or and alley.

4.3.6 Landscape "Edges"

The transition between areas of distinct uses should be as smooth and continuous as possible, with the goal of "visual compatibility" occurring from publicly-viewed areas to any abutting land use. A graduated transition, featuring enhanced landscape plantings and berms will be required where the residential neighborhoods and commercial developments can be seen from parks, open space, community parkways, and collector streets.





4.3.7 Fencing

The fencing for Hidden Valley is designed to provide a consistent and unified image throughout the community's neighborhoods, reinforcing the Hidden Valley landscape theme while satisfying the functional and privacy needs of residents. Fencing use and materials shall be approved by the Hidden Valley DRC prior to installation and will conform with the following guidelines:

Materials

- Chain link fencing is prohibited, with the only exception that dark color-vinyl coated chain link fencing may be used in a limited fashion around athletic facilities, school sites, and other areas for security.
- In residential areas, wood or plastic varieties of open rail or picket fencing are preferred.
- In commercial areas, architectural metal fencing (ornamental iron or similar) is required in highly visible areas. "Highly visible area" is defined as along private or public open space areas, community parkways and collector streets.

Height Dimensions

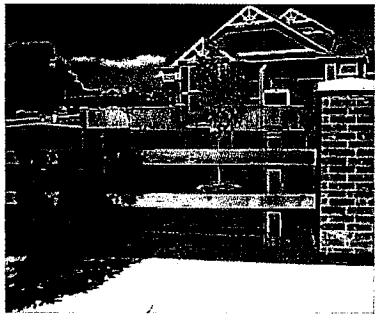
- Fences shall be a maximum of 6 feet tall in residential areas.
- In non-residential areas, fences may be a maximum of 8 feet tall, except as associated with sports facilities.

Buffering and Landscaping

- In areas visible to the public, fencing is encouraged to be buffered with landscaping to ensure an attractive development. Buffering should be accomplished with a mixture of evergreen trees, shrubs, ornamental or deciduous canopy trees, and berms.
- Front yard fencing may be installed in neo-traditional and "cluster home" neighborhoods, with the approval of the Hidden Valley DRC. When used, front yard fences shall be a minimum of 40% open, and no more than 42 inches in height.
- Optional mow strip is allowed between the fence and sidewalk or alley.

4.3.7.1 Residential Fences

A detailed fencing plan will be adopted and enforced through the Hidden Valley CC&Rs for all residential fencing within each neighborhood, will conform to all requirements and guidelines, and shall be approved by the Hidden Valley DRC.



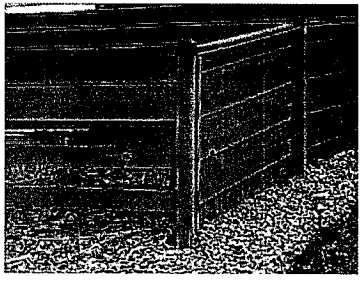
4.3.7.2 Privacy Fences

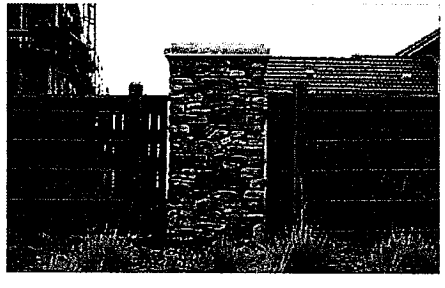
Privacy fences shall not protrude into the front yard areas of any residential lot. Privacy fencing may not start any closer than six feet (6') behind the front corner of the home which is furthest from the street that the home faces.

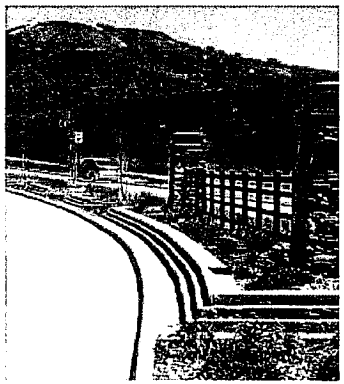
Special privacy fencing rules apply for corner lots and for lots adjacent to any public open space such as a park or trail corridor, parkway road, or community center.

For corner lots, privacy fencing may include a 6-foot fence on the side yard beginning at a point which is 10 feet behind the front corner of the house, extending toward the side property line or sidewalk no more than 3-feet from the sidewalk, then turning parallel to the side property line until the fence meets the rear property line. This 45° angle will not create front yard fencing for the home behind the corner-lot home.

Privacy fencing on corner lots is subject to "Line of Sight" regulations implemented by Eagle Mountain City.







4.3.7.3 Alley Fences

Alley fencing is defined as the fencing enclosing all of the sides of the back and side yards between the alley and the residential structure.

Fences that parallel an alley shall be set back a minimum of two feet (2') behind the back of the alley curb.
Alley fencing is not required if the fence is set back a minimum of eleven feet (11') from the back of the alley curb; in such situations, six-foot (6') privacy fencing will be allowed.

Alley fencing for corner lots must comply with the City's "Line of Sight" ordinance.

4.3.7.4 Residential Areas of Limited Fences

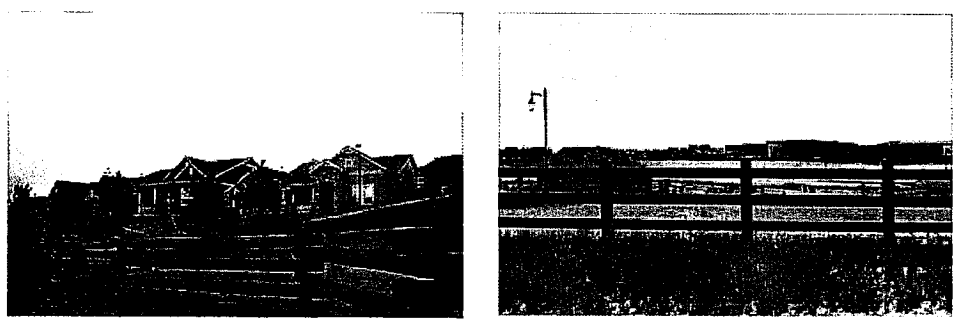
In some areas, the Hidden Valley Master Plan minimizes or limits fencing all together. Homes that are clustered or constructed adjacent to common open areas or in "garden courts" may have fencing limited to a private courtyard or patio area directly adjacent to the building. Common areas shall not be fenced.

4.3.7.5 Commercial Fences

Commercial fencing shall conform to the fencing guidelines of its respective neighborhood design and the Hidden Valley CC&Rs. "Highly visible area" is defined as along private or public open space areas, community parkway or collector streets.

4.3.7.6 Fences along Parkways and Open Spaces

Open rail fencing shall be used where residential lots abut trail corridors, parks and open space, community parkways and collector streets.



Open rail fencing may have pet mesh (hogwire) attached to the inside, but should otherwise remain visually open

4.3.8 Irrigation and Water Use

Automatic irrigation systems are required for all landscapes. It is recommended that homeowners create a complete landscape irrigation plan for their lot, preferably designed by a landscape irrigation specialist. All systems shall be designed to minimize overspray and water waste. The use of drip irrigation systems is encouraged to reduce water usage and evaporation.

4.3.8.1 Spray irrigation

A spray irrigation system is recommended for turf and lawn areas.

4.3.8.2 Drip irrigation

Drip irrigation is recommended to water annual and perennial flower beds, shrubs and trees.

4.3.9 Mulch and Landscape Edging

Weed barrier in areas with wood mulch is encouraged. A 3- to 4-inch depth of mulch is typically suitable to prevent most weed growth. An approved pre-emergent herbicide must be applied prior to all mulch applications.

Acceptable mulches are:

- **Crushed gravel (+1 inch), river rock, or river cobble, in the tan, brown and gray color range**
- **Sandstone quarry tailings**
- **Wood mulch (pine/fir and other regionally produced products is preferred)**
- **No white, black, pink, red, green or other artificially-colored rock or dyed wood mulch is allowed**

4.3.10 Xeriscaping

Xeriscape principles, including the appropriate selection of plants, amending the soil, mulching landscape planting beds, the use of semi-irrigated "native" turf, and drip irrigation shall be utilized where practical.

Chapter 1 - Introduction

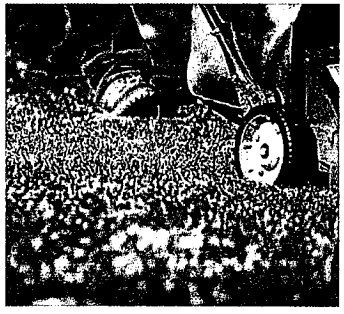
Chapter 2 - Guiding Principles and Regulatory Framework

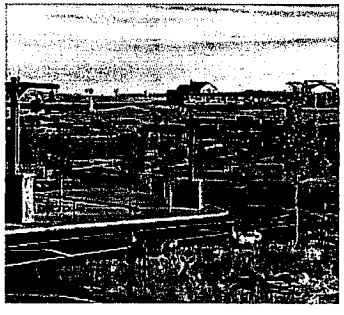
Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.3 Landscape Guidelines
4.3.1 General Landscape Character
4.3.2 Site Considerations
4.3.3 Landscaped Slopes, Grading and Berming
4.3.4 Accent Walls & Retaining Walls
4.3.4.1 Walls adjacent to Parkways, Collectors and Open Space
4.3.4.2 Walls within or between Interior Lots
4.3.5 Plant Palette & Material Standards
4.3.6 Landscape "Edges"
4.3.7 Fencing
4.3.7.1 Residential Fences
4.3.7.2 Privacy Fences
4.3.7.3 Alley Fences
4.3.7.4 Residential Areas of Limited Fences
4.3.7.5 Commercial Fences
4.3.7.6 Fences along Parkways and Open Spaces
4.3.8 Irrigation and Water Use
4.3.9 Mulch
4.3.10 Xeriscaping
4.3.11 Landscape Maintenance
4.3.12 Community Landscapes
4.3.13 Residential Landscapes
4.3.14 Commercial/Public/Community Building Landscapes
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix





4.3.11 Landscape Maintenance

Well-maintained landscapes are critical to the overall image and appearance of the Hidden Valley community. However, maintenance practices need not negatively impact the environment or budget. The following landscape maintenance principles should be followed:

- **Limit the use of pesticides and fertilizers to the minimum required to establish and sustain plants.**
- **Reduce the need for mowing by minimizing the amount of turf grass used in landscapes to areas that receive the heaviest use.**
- **The Hidden Valley Homeowners' Association shall maintain trees, lawns, sidewalks, and plantings along Hidden Valley Parkway, Mid-Valley Parkway and all other community parkways, and for common open space, parks and trailheads throughout the development. Maintenance of all other landscape areas is the responsibility of the adjacent property owner unless special arrangements are made with the Hidden Valley Homeowners' Association.**

Homeowners must maintain their entire lot on a regular basis, including lawn cutting, tree and shrub pruning, removal of weeds and dead plant material, and general removal of trash and debris.

4.3.11.1 Snow Removal

Residents shall be responsible for snow removal and snow storage on single-family detached residential lots. The Hidden Valley Homeowners' Association, or appropriate sub-association, shall be responsible for snow removal and snow storage on each single-family attached and multifamily residential lot. Pushing snow into the street or street medians is not permitted.

4.3.12 Community Landscapes

An overall landscape plan that carries a consistent design and theme throughout the entire Hidden Valley Master Plan will be adopted and enforced by the Hidden Valley DRC.

4.3.12.1 Community Entries

All community and neighborhood entries will be required to incorporate distinctive landscape areas at entries, roundabouts and intersections. These community and neighborhood entries shall be of a consistent design throughout Hidden Valley and shall follow the community landscape designs approved by the Hidden Valley DRC. Plant species shall consist of specimens having a high degree of visual interest during all seasons. At neighborhood entrances, a planting bed with a mixture of shrubs, ornamental trees, flowers and/or groundcovers shall be planted.

4.3.12.2 Streetscapes

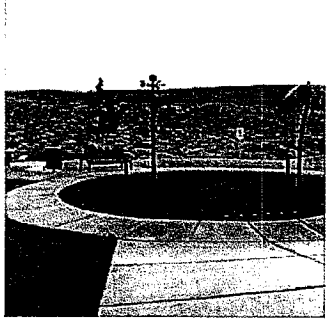
Streetscapes shall have a consistent design throughout the community.

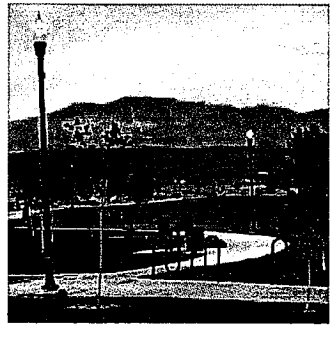
The landscape along Hidden Valley Parkway and the Mid-Valley Parkway is inspired by the vegetation and land forms of the native hillsides that surround the community. Gentle earth mounding and native plant materials should be used along the parkways to transition and screen abutting neighborhoods. Native junipers shall be planted in sparsely located groves so as not to block views and to keep the natural planting concept intact.

Trees along residential streets shall be selected for a mature size that is compatible with the width of the adjacent street and on the Approved Plant List (See Appendix 6.3).

4.3.12.3 Parks

Parks and site furnishings, including picnic shelters and park benches, shall be designed in a consistent fashion, so as to provide continuity throughout the Hidden Valley community. All site furnishings and street furniture should be constructed of high-quality materials and installed by the developer.





4.3.12.4 Open Space and Trails

The large open spaces surrounding Hidden Valley are key components defining the landscape character of the Hidden Valley community. Generally, open space should be left in its native condition, preserving the rugged natural environment.

The development of recreational trail corridors with viewing platforms and/or resting areas with shade structures consistent with the Hidden Valley Master Plan will allow the native open space to be used as a recreational amenity. Trailheads shall be constructed to provide access to the open space from all parks and neighborhoods that are adjacent to open space.

Chapter 1 - Introduction

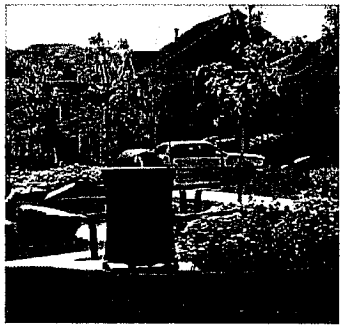
Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.3 Landscape Guidelines
4.3.1 General Landscape Character
4.3.2 Site Considerations
4.3.3 Landscaped Slopes, Grading and Berming
4.3.4 Accent Walls & Retaining Walls
4.3.5 Plant Palette & Material Standards
4.3.6 Landscape "Edges"
4.3.7 Fencing
4.3.8 Irrigation and Water Use
4.3.9 Mulch
4.3.10 Xeriscaping
4.3.11 Landscape Maintenance
4.3.11.1 Snow Removal
4.3.12 Community Landscapes
4.3.12.1 Community Entries
4.3.12.2 Streetscapes
4.3.12.3 Parks
4.3.12.4 Open Space and Trails
4.3.13 Residential Landscapes
4.3.14 Commercial/Public/Community Building Landscapes
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix



4.3.13 Residential Landscapes

Production builders are required to provide front yard landscapes for all residences to insure a quality streetscape.

Front and rear yard landscaping shall be in accordance with the Hidden Valley CC&Rs and the CC&Rs of the applicable development. All residential parcels are required to have a basic landscape package installed by the owner and/or builder. This landscape will define the edges of neighborhoods, the streetscapes within them, and become the base planting for the overall development parcel.

Production builders are required to provide front yard landscapes for all residences to insure a quality streetscape.

The front yard of a lot is defined as the area of the lot beginning at the back of the curb on any adjacent street or roadway to a distance at least to the rear most part of the residence and/or privacy fencing from such street or roadway.

In single-family detached neighborhoods, a list of appropriate plant materials (See Appendix 6.3) shall be provided to homeowners to install additional plantings that are complementary to the plantings installed by the developer or builder in common landscaped areas.

Landscaping, executed in accordance with a previously approved landscape plan, shall be completed no later than one hundred twenty (120) calendar days following the completion of construction of any dwelling on any lot, or the occupancy of such dwelling, whichever occurs first. If completion of construction or occupancy occurs during winter months (October - March), landscaping must be completed by the next July 1st to occur.

All front yards and, in some cases, other areas shall be landscaped in accordance with plans approved by the Hidden Valley DRC and thereafter properly maintained.

The following requirements apply to all residential landscapes:

- **Production builders are required to provide a front yard landscape and shall submit a typical landscape plan for review.**
- **The developer, builder or homeowner shall select plant materials from the approved plant list (See Appendix 6.3).**
- **Corner lot sightlines shall not have any year-round plant material exceeding 30 inches (30") in height at mature growth. Deciduous trees planted within sightlines shall be pruned up to a minimum of five feet (5') from grade.**
- **Irrigation systems for lawns and planting beds shall be required.**
- **Drought tolerant turf grass species such as improved fescues or buffalo grass are strongly encouraged.**
- **Street Trees:**
  - Each lot shall have a minimum requirement of one (1) street tree per lot to be planted in the tree lawn/park strip (or just behind the walk if no tree lawn/park strip). Lots shall meet the following street tree requirement, according to lot size:
    Over 5,000 square feet 2 Street Trees
    Over 10,000 square feet 3 Street Trees

Over 15,000 square feet 4 Street Trees
Over 20,000 square feet 5 Street Trees

Corner lots shall have a minimum of 3 street trees; lots that exceed 5,000 square feet shall plant one (1) tree per additional 40 feet of combined street frontage.

- When planted, all street trees shall be 2" caliper or greater (as measured 8" from the root ball).

- **Planting coverage:**
  - Front yards shall have a maximum turf coverage of 80 percent.
  - Corner lots may have up to 75 percent turf coverage
  - Planting beds shall be 50 percent covered by plant material at the time of installation. Seasonal flowers shall qualify as cover.
  - Planting beds shall include the two feet adjacent to the foundation of each home. Turf shall not be installed up to the foundation of the home.
  - Open areas not covered with plants shall be covered with wood or rock mulch.
  - No marble chips, volcanic rock, or high-contrast stone patterns shall be used.
- **Soil Amendment:**
  - The addition of soil amendments to existing soil is required. A typical specification for soil amendments includes three (3) cubic yards of amendment per 1,000 square feet of area.
  - Builders and owners should contact local nurseries for specific recommendations.
  - A site specific horticultural solids test can provide specific soils information.

4.3.13.1 Pests and Plant Diseases

All lots shall be kept free from any plant materials infected with noxious insects or plant diseases which in the opinion of the Hidden Valley DRC are likely to spread to other property. The provisions of this section apply to all dwellings built on any lot whether sold or unsold. The builder or such other original property owner will be held responsible for the completion of landscaping within the time limit specified herein. Violation of the requirements specified herein will be subject to a daily fine as determined by the Hidden Valley DRC, calculated from the due date of completion, as specified herein, to the actual date of completion.

4.3.13.2 Shared Common Areas

Shared common areas in cluster developments, single-family attached and multifamily neighborhoods shall be installed by the builder/owner according to Hidden Valley DRC-approved landscape plans. These areas should be installed at the time of the first Certificate of Occupancy of a residence inside any such development.

4.3.13.3 Storage Sheds

Storage sheds shall be allowed in the rear yards of single-family detached and attached homes where a private back yard is provided. Such sheds should be integrated into the landscape and match the color palette of the primary residence with which they are associated. Sheds shall not extend more than 30 inches above the top of the privacy fence.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview
4.2 Architecture Guidelines
4.3 Landscape Guidelines
4.3.1 General Landscape Character
4.3.2 Site Considerations
4.3.3 Landscaped Slopes, Grading and Berming
4.3.4 Accent Walls & Retaining Walls
4.3.5 Plant Palette & Material Standards
4.3.6 Landscape "Edges"
4.3.7 Fencing
4.3.8 Irrigation and Water Use
4.3.9 Mulch
4.3.10 Xeriscaping
4.3.11 Landscape Maintenance
4.3.11.1 Snow Removal
4.3.12 Community Landscapes
4.3.12.1 Community Entries
4.3.12.2 Streetscapes
4.3.12.3 Parks
4.3.12.4 Open Space and Trails
4.3.13 Residential Landscapes
4.3.13.1 Pests and Plant Diseases
4.3.13.2 Shared Common Areas
4.3.13.3 Storage Sheds
4.3.13.4 Mailboxes
4.3.13.5 Play Equipment
4.3.13.6 Satellite Dishes
4.3.14 Commercial/Public/Community Building Landscapes
4.4 Signage and Wayfinding Guidelines
4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

4.3.13.4 Mailboxes

Mailboxes for single-family residences shall consist of either a single box or two boxes grouped together, subject to a design review by the Hidden Valley DRC. Individual neighborhoods are allowed only one style per neighborhood. Grouped mailboxes that accommodate a maximum of nine mail slots shall be considered. All single-family residence mailboxes must be U.S. Postal Service approved.

Mail delivery in the multi-family neighborhoods of Hidden Valley shall be made to grouped mail box units supplied by the U.S. Postal Service. No individual mail boxes shall be permitted in multi-family neighborhoods. Clustering of mail box units is encouraged and placement should be sensitive in order to minimize the impacts to automobile circulation and the overall streetscape. Mailbox shelters are encouraged and shall be constructed in accordance with the approved design for each neighborhood.

4.3.13.5 Play Equipment

Play equipment will be allowed in private back yards and designated recreational areas in single-family attached and multifamily developments, but is subject to approval by the Hidden Valley DRC. To minimize the visual impact of such equipment, every effort should be taken to screen the play equipment from view of adjacent public areas and streets.

4.3.13.6 Satellite Dishes

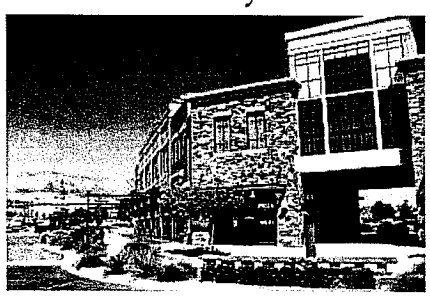
The installation and placement of satellite dishes shall be permitted in locations approved by the Hidden Valley DRC. Care should be taken to screen or otherwise minimize the visual impact of such features on neighbors and the community.

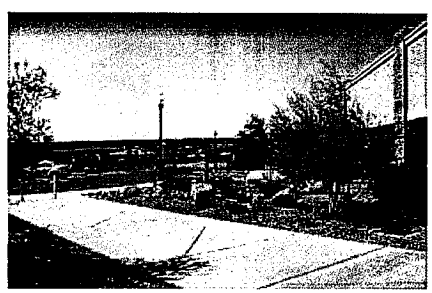
4.3.14 Commercial/Public/Community Building Landscapes

4.3.14.1 Building Perimeter Landscape

All commercial developments facing public streets, transportation corridors, public open space, entrance doors or residential neighborhoods shall provide perimeter-building landscaping.

- **Provide one tree equivalent for each 40 linear feet of elevation (building face) length.**
- **Landscaping shall be planted within 20 feet of the building (unless prevented so by loading docks).**
- **Such building landscaping shall be installed in plant beds, raised planters or plant vaults covered by tree grates.**
- **Plant beds shall be a minimum of ten feet wide, planters a minimum of six feet wide, and tree grates four feet by four feet.**



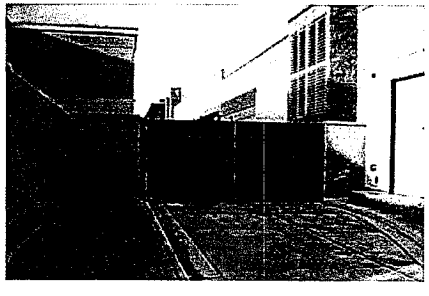


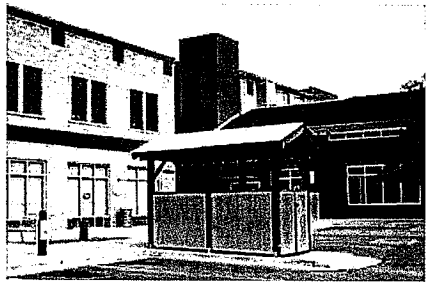
4.3.14.2 Landscape Screening / Buffers

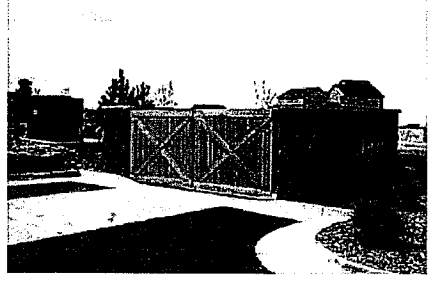
Along parkways, where parking areas are located between the street and a commercial or public building, these parking areas must be screened from view. Where screening is not accomplished by an architectural element, a 2 ½ to 3-foot high earth berm with maximum 4:1 slope, in combination with shrubs and street trees, is required. At least 50% of the shrubs shall be flowering deciduous species.

4.3.14.3 Trash Receptacles and Enclosures

Trash receptacles should be fully enclosed by wood or decorative masonry walls consistent with project architecture and equipped with solid metal or wood gates. Enclosures should be softened with landscaping on their most visible sides. Recommended locations include parking courts or at the end of parking bays. Locations should be conveniently accessible for trash collection and maintenance.







4.4 Signage and Wayfinding Guidelines

These signage guidelines are intended to create a strong image and reduce visual clutter, while allowing for signs that inform occupants, residents and visitors of the various amenities, services and products, and regulations within the Hidden Valley community.

The size, placement and design details of all signs are considered to be an integral part of the site development approval process. An overall signage package which includes all signs on the site or building exterior is required for each development site. All exterior signs and graphic systems are to be designed so that they are compatible with the character of Hidden Valley.

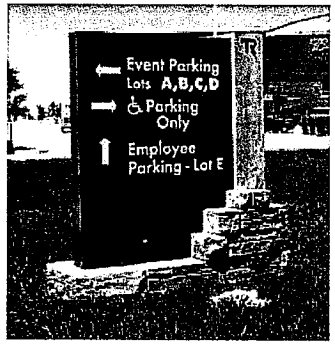
Signage proposals will be reviewed for appropriateness within the content of the proposed application. Adherence to the following minimum or maximum parameters does not necessarily assure Hidden Valley DRC approval. The Hidden Valley DRC reserves the right, at its sole discretion, as long as such waiver is not arbitrary and capricious, to waive any of the provisions outlined in the Guidelines at any particular time.

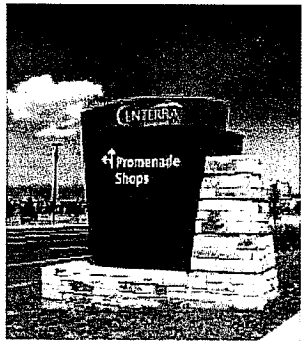
4.4.1 Regulations Applicable to All Signs

All proposed plans for signs, including details of design, materials, location, size, height, color, and lighting, must be approved in writing by the Hidden Valley DRC prior to obtaining a sign permit from the City and/or construction or installation of the sign.

4.4.2 Sign Area Calculation and Setbacks

Sign areas and setback locations are required to be in compliance with the City standards.





4.4.3 Prohibited Signs

The following signs are prohibited unless specifically approved in writing by the Hidden Valley DRC on a case-by-case basis:

- Animated, moving, rotating, or sound-emitting signs
- Billboards signs painted on building exteriors; signs in trees; signs on utility poles, traffic signs, traffic devices; or signs in the public right of way
- Signs affixed to or installed on benches, fences, recreation amenities, or trailhead structures, with the exception of wayfinding signage
- Formed plastic or injection-molded plastic signs
- Hand-lettered signs executed in the field
- Paper or cardboard signs attached to or temporarily placed within the windows of buildings and/or affixed to the exterior or interior of doors
- Plastic-faced sign cabinets with illuminated backgrounds, with the exception of convenience stores
- Portable signs which are not permanently affixed to any structure on the site or permanently mounted to the ground
- Roof-mounted signs or signs which project above the highest point of the roof line of the fascia of the building
- Signs attached to a building which project perpendicular a distance of more than 18 inches from the building
- Signs attached parallel to the wall of a building but mounted more than 18 inches from the wall
- Signs mounted, attached or painted on motor vehicles, trailers or boats when used as business advertising signs on or near the business premises

4.4.4 Construction and Installation Requirements

- Exposed conduits, raceways, ballast boxes, or transformers will not be allowed.
- No labels will be permitted on surfaces, except those required by ordinances. Where necessary, labels will be placed in inconspicuous locations.
- All metal surfaces shall be uniform and free from dents, warps and other defects. Painted surfaces shall be free of particles, drips and runs.
- Exposed screws, rivets or other fastening devices shall be flush with the surrounding surface and finished as to be unnoticeable.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview

4.2 Architecture Guidelines

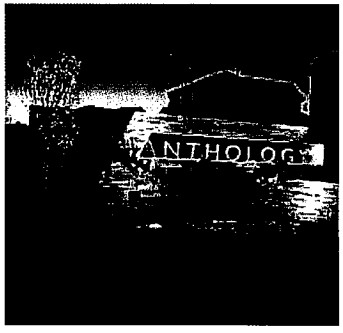
4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines

4.5 Lighting Guidelines

Chapter 5 - Figures

Chapter 6 - Appendix

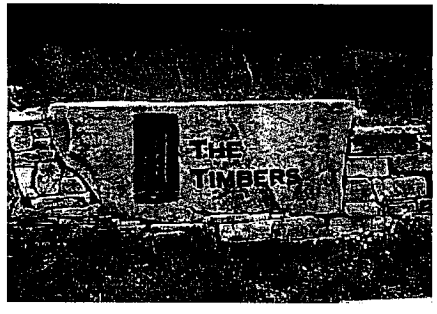


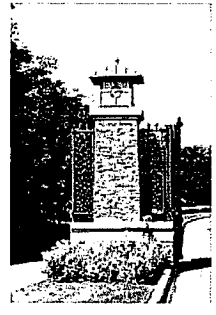
4.4.5 Community Entry Monuments and Neighborhood Entry Markers

Monumentation shall be located along Pony Express Parkway at the entries to Hidden Valley, announcing entrance to Hidden Valley. The community entry monumentation shall be substantial in size and of a consistent size and design as submitted by each developer builder and approved by the Hidden Valley DRC.

Individual neighborhoods located within Hidden Valley will be identified through the use of smaller, neighborhood markers of a consistent design that complements the community entry monumentation.

Project signage and monumentation will be installed in compliance with plans, agreements, City regulations, and as approved by the Hidden Valley DRC.



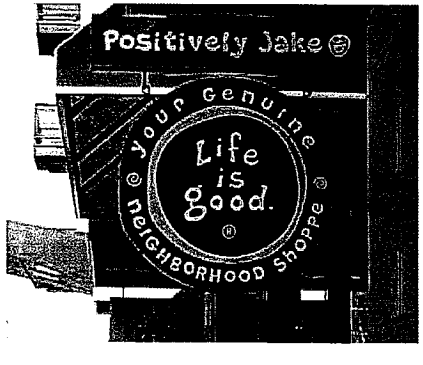


4.4.6 Commercial Signs

All signs shall be architecturally integrated with their surroundings in terms of size, shape, color texture, and lighting so that they are complementary to the overall design of the buildings. Signs should reflect the character of the building, its use and the immediate context of the building, as well as the overall character of Hidden Valley.

Commercial signs should comply with the following guidelines:

- **Signs should be designed with the purpose of promoting retail and street activity, while enhancing the pedestrian experience, and should be limited in number to the fewest number necessary to clearly identify the businesses located within.**
- **Architectural features should be considered when determining the size of a sign.**
- **Signs will not be allowed to cover or obscure architectural features.**
- **Signs must comply with City regulations.**



4.4.7 Real Estate Signs

Real estate signs are not allowed in the tree lawn/parkstrip area between the curb and sidewalk. These signs shall be located on the lot or in the front yard.

4.4.7.1 Vacant Land "For Sale/Lease"

Permissible sign elements are:

- **One ground-mounted sign is allowed per direct street frontage.**
- **The maximum allowable size is 3'-0" x 6'-0" and 4'-0" above grade (single or double-faced).**
- **Permitted sign content includes:**
  - Sales Entity name and/or logo (logo may not exceed 2'-0" x 3'-0", name may not exceed 6-inch letters)
  - Site Available (may not exceed 5-inch letters)
  - Contact Name (may not exceed 3-inch letters)
  - Telephone Number (may not exceed 5-inch letters)

4.4.7.2 Commercial/Retail "For Sale/Lease"

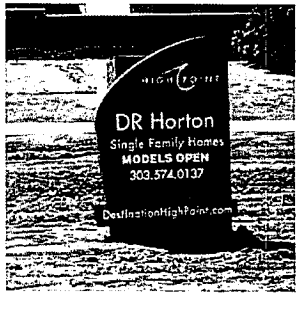
Permissible sign elements are:

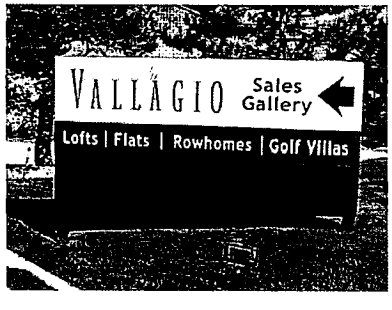
- **One ground-mounted sign is allowed per direct street frontage.**
- **The maximum allowable size is 2'-6" x 6'-0" and 3'-6" above grade (single or double-faced).**
- **Permitted sign content includes:**
  - Sales Entity name and/or logo (logo may not exceed 1'-6" x 2'-0", name may not exceed 4-inch letters)
  - Site Available (may not exceed 5-inch letters)
  - Contact Name (may not exceed 3-inch letters)
  - Telephone Number (may not exceed 4-inch letters)
  - Sign may only be used when building occupancy is less than 90%.

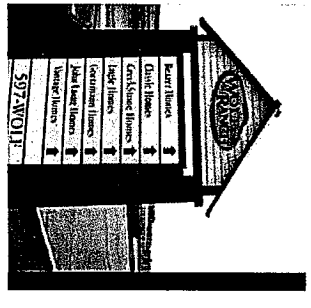
4.4.7.3 Loft Units "For Sale/Lease"

Permissible sign elements are:

- **One window-mounted temporary sign advertising individual loft unit property for sale or lease.**
- **The maximum allowable size is 4 square feet.**
- **Permitted sign content includes:**
  - Sales Entity name and/or logo (logo may not exceed 1'-6" x 1'-6", name may not exceed 4-inch letters)
  - Site Available (may not exceed 5-inch letters)
  - Contact Name (may not exceed 3-inch letters)
  - Telephone Number (may not exceed 4-inch letters)





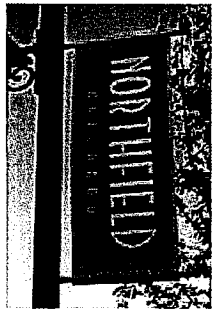


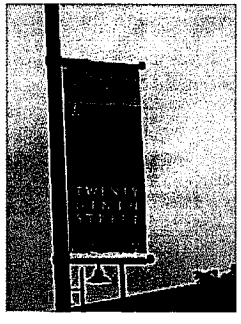
4.4.8 Project Information Signs

Project information signs include construction signs, and signs and banners announcing special events of interest to the community. The design of these signs should be compatible with other Hidden Valley signage and is subject to Hidden Valley DRC approval.

4.4.8.1 Special Event Signs and Banners

- **A banner or another approved concept with number and size as approved by the Hidden Valley DRC.**
- **When a banner is ground-mounted, it shall not be higher than 22 feet above grade.**
- **When a banner is building-mounted, it shall be below parapet.**
- **Banners shall be used for retail/commercial developments only, installed up to a 90-day period for initial opening of the development.**





4.4.8.2 Construction Signs

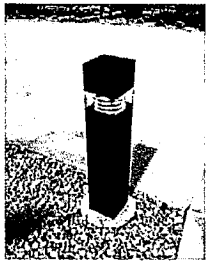
- **One temporary construction sign, not to exceed 24 square feet, shall be permitted on each construction site.**
- **The sign may be free standing or affixed to the construction trailer, but in all cases shall be located within the construction property boundary.**
- **In order to facilitate the delivery of construction materials, the construction sign should be visible from the adjacent right-of-ways.**
- **All construction signs must be approved by the Hidden Valley DRC prior to installation.**
- **The removal of construction signs shall be required prior to the issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy.**

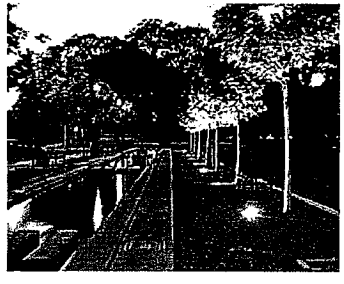
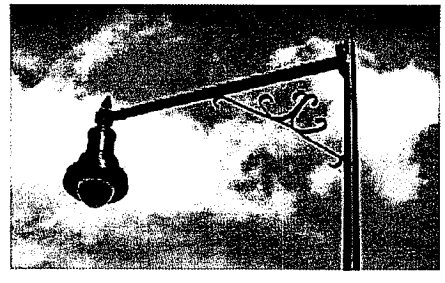
4.5 Lighting Guidelines

Lighting provides a welcome dusk and nighttime atmosphere where entrances, destination points and features are highlighted. Outdoor gathering areas are inviting and travelled pathways are lighted to provide guidance and safety. The goal of the roadway lighting system is to provide low-glare lighting that provides excellent visibility for conflict zones like pedestrian crossings, parking lot entries and roadway intersections. The Guidelines establish sensitive lighting methods/styles that limit light encroachment onto adjacent property and light pollution.

A consistent selection of lighting fixtures shall be followed throughout Hidden Valley, and coordinated throughout the various neighborhoods to ensure a long-lasting quality, low-maintenance amenity. Lighting for the paths and trails (where used) will incorporate uniform wayfinding navigational lighting. The lighting must be safe and should make the user aware of hazards that may be present, such as pavement or grade changes or obstacles on the path. Walkways, paths and trails are lighted with varying light intensities and methods. This technique creates a greater depth to the entire community and forms a unifying feature between different neighborhoods.

Parking lot lighting will provide low-glare, uniform lighting to ensure a secure parking environment. The lighting will be designed as a transitional element that leads to commercial or residential areas, and will be compatible in design with the surrounding structures.



4.5.1 Sports field lighting

Guidelines for lighting sports fields include the following:

- **Sports field lighting is prohibited in residential areas**
- **External floodlights should be equipped with both internal and external shielding**
- **Aiming angles above 60 degrees from vertical is not allowed**
- **Field lighting shall be controlled such that when fields are not in use, the lighting equipment is turned off. In no case shall sports field lighting be on after 11 p.m.**

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards
4.1 Purpose and Overview

4.2 Architecture Guidelines

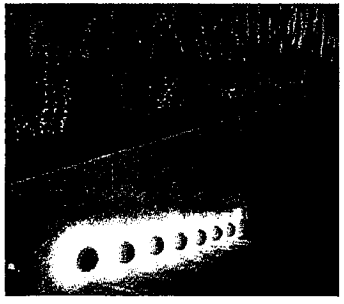
4.3 Landscape Guidelines

4.4 Signage and Wayfinding Guidelines
- 4.4.1 Regulations Applicable to All Signs
- 4.4.2 Sign Area Calculation and Setbacks
- 4.4.3 Prohibited Signs
- 4.4.4 Construction and Installation Requirements
- 4.4.5 Community Entry Monuments and Neighborhood Entry Markers
- 4.4.6 Commercial Signs
- 4.4.7 Real Estate Signs
- 4.4.8 Project Information Signs
  - 4.4.8.1 Special Event Signs and Banners
  - 4.4.8.2 Construction Signs

4.5 Lighting Guidelines
- 4.5.1 Sports Field Lighting
- 4.5.2 "Night Sky" Preservation

Chapter 5 - Figures

Chapter 6 - Appendix



Creative use of indirect lighting can provide abundant light for security and wayfinding without polluting the darkness of the night sky.

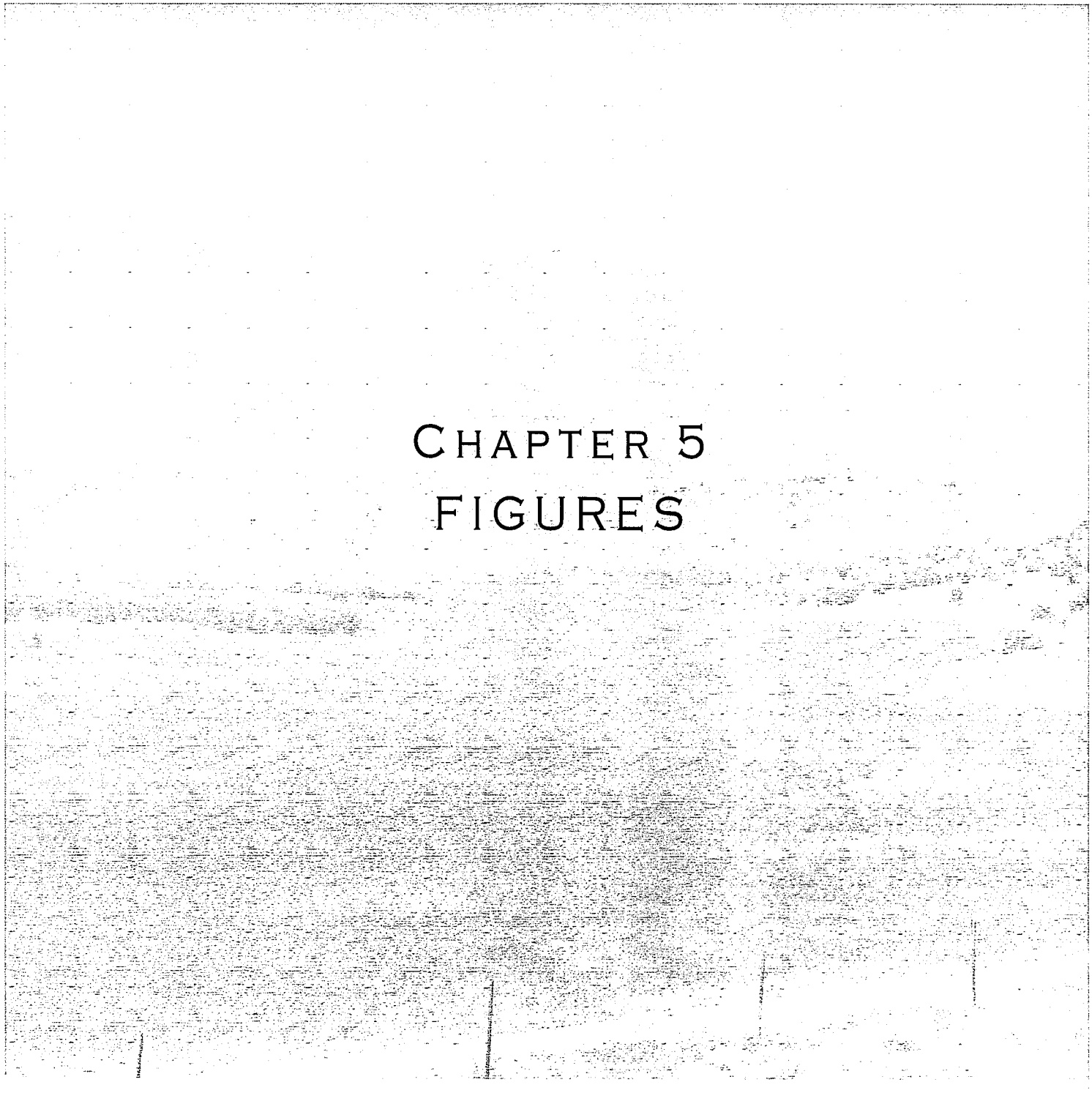
4.5.2 "Night Sky" Preservation

Environmentally sensitive lighting minimizes light encroachment and light pollution, and uses minimal energy through lighting equipment selection and operation. Light pollution is uncontrolled light that travels into the atmosphere, creating "sky glow." Unshielded luminaires and excessively high lighting levels cause light pollution and should be avoided.

The key to quality exterior lighting is to place light only where it is needed, without causing glare. By not wasting light, smaller lamp wattages can be utilized to achieve superior effects. The most important result is improved visibility. Another benefit is reduced energy usage and improved maintenance. Design criteria include lighting levels, uniformity and brightness balance, as well as recommendations for reducing glare, light trespass and light pollution.

The following guidelines preserve the night sky:

- **Use low wattage, shielded luminaires that are properly located and aimed**
- **High wattage luminaires with poor shielding are not permitted**
- **Excessive light levels with high amounts of reflected light are not permitted**
- **No lights shall negatively impact sensitive natural areas**



CHAPTER 5
FIGURES

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

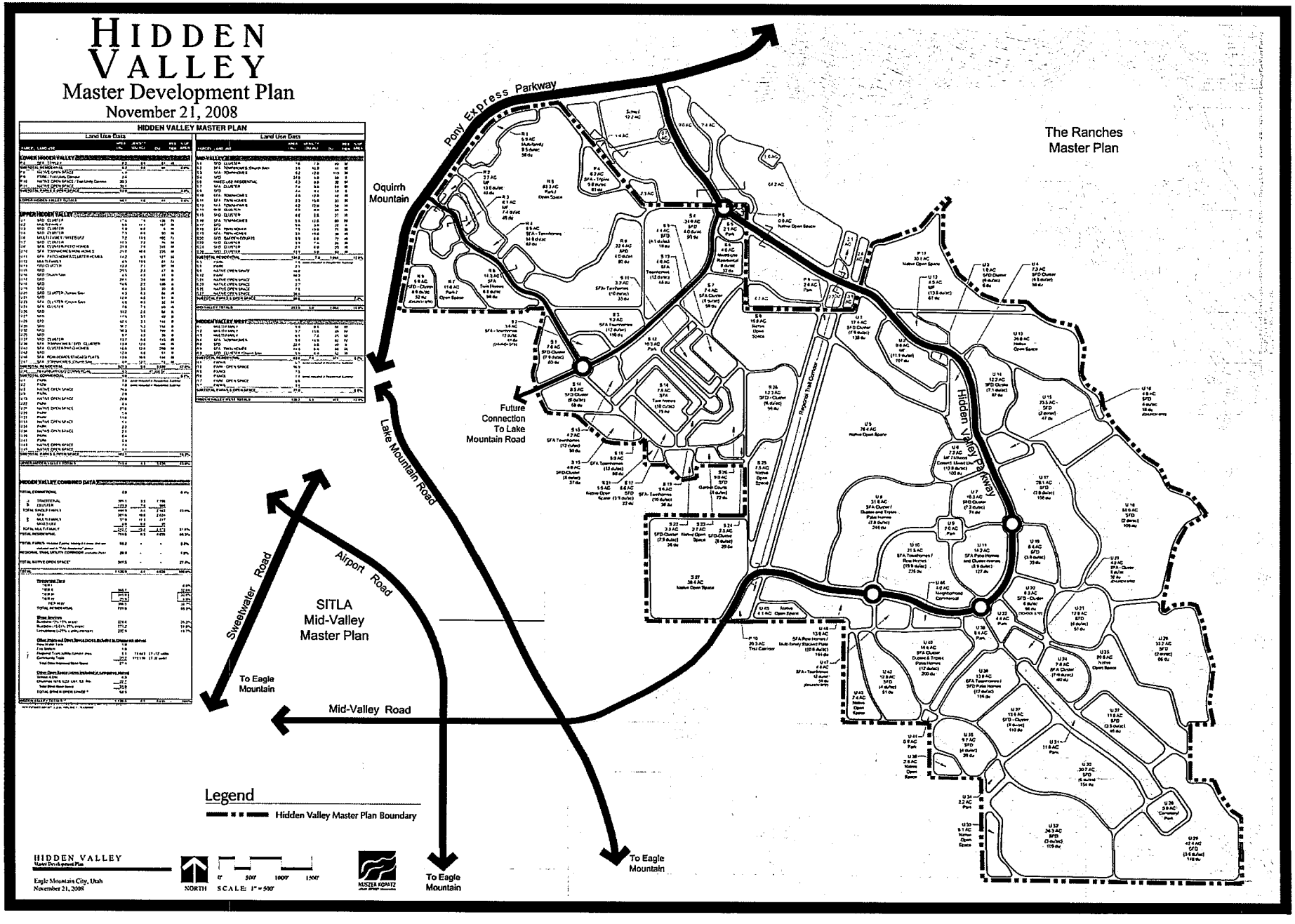
Chapter 5 - Figures
5.1 Hidden Valley Master Plan
5.2 Hidden Valley Roadway Plan
5.3 Hidden Valley Open Space Plan
5.4 Hidden Valley Slope Plan
5.5 5,280-foot Contour Line Map

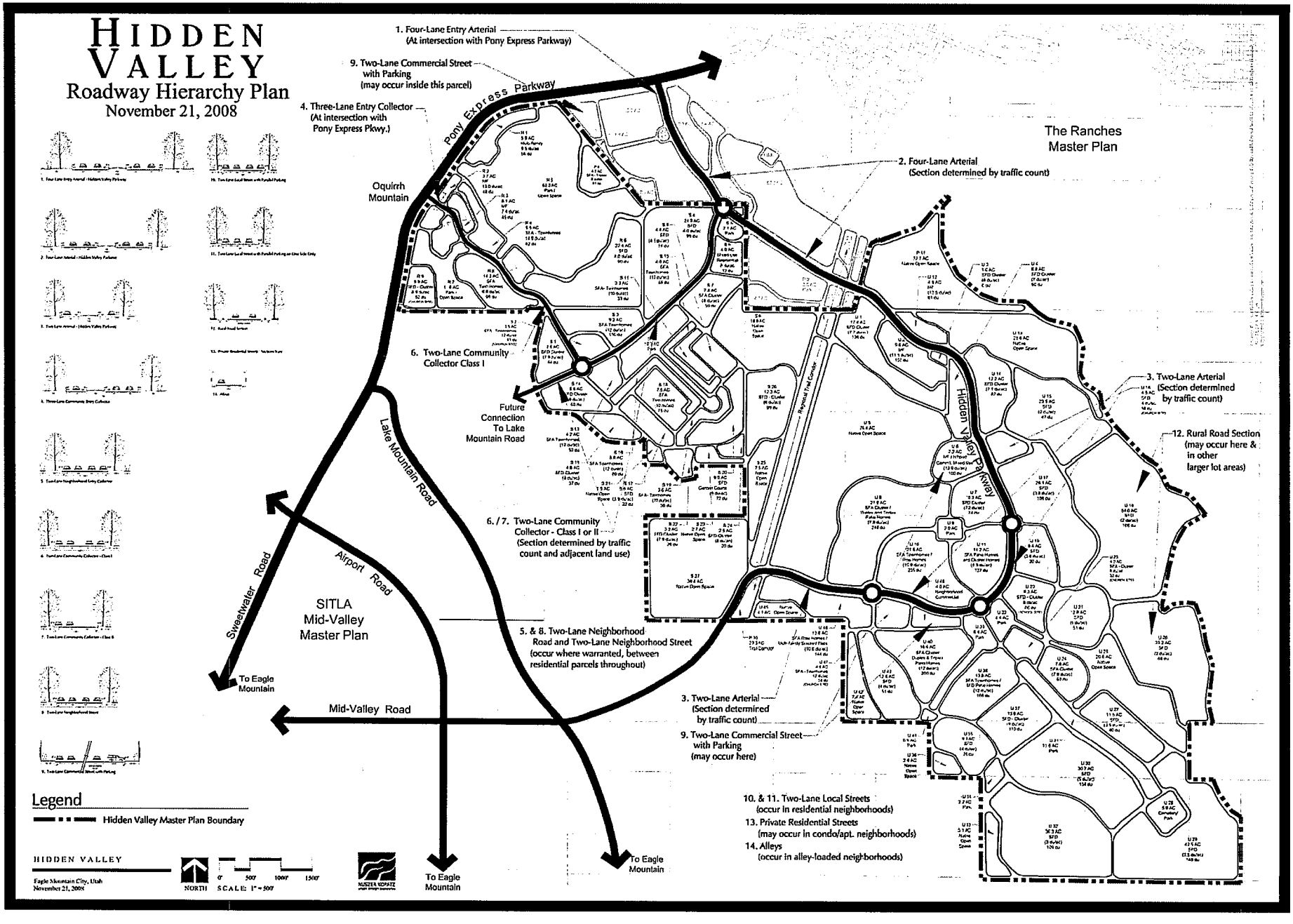
Chapter 6 - Appendix

HIDDEN VALLEY

Master Development Plan

November 21, 2008

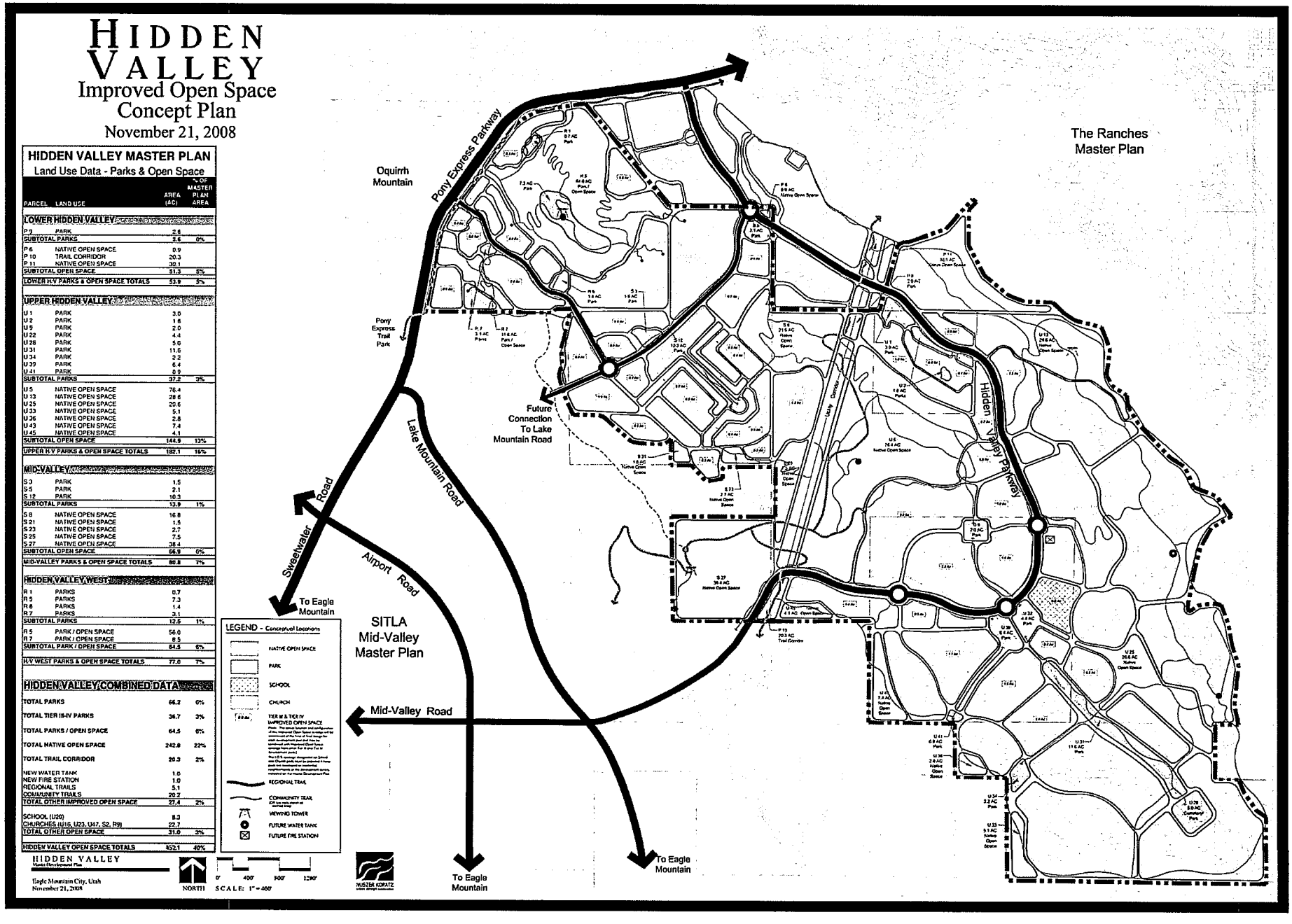



HIDDEN VALLEY
Roadway Hierarchy Plan
November 21, 2008
1. Four-Lane Entry Arterial
(At intersection with Pony Express Parkway)
9. Two-Lane Commercial Street with Parking
(may occur inside this parcel)
4. Three-Lane Entry Collector
(At intersection with Pony Express Pkwy.)
Pony Express Parkway
Oquirrh Mountain
The Ranches Master Plan
2. Four-Lane Arterial
(Section determined by traffic count)
6. Two-Lane Community Collector Class I
Future Connection To Lake Mountain Road
Hidden Valley Parkway
3. Two-Lane Arterial
(Section determined by traffic count)
12. Rural Road Section
(may occur here & in other larger lot areas)
Lake Mountain Road
Sweetwater Road
Airport Road
SITLA Mid-Valley Master Plan
6. / 7. Two-Lane Community Collector - Class I or II
(Section determined by traffic count and adjacent land use)
5. & 8. Two-Lane Neighborhood Road and Two-Lane Neighborhood Street
(occur where warranted, between residential parcels throughout)
To Eagle Mountain
Mid-Valley Road
3. Two-Lane Arterial
(Section determined by traffic count)
9. Two-Lane Commercial Street with Parking
(may occur here)
10. & 11. Two-Lane Local Streets
(occur in residential neighborhoods)
13. Private Residential Streets
(may occur in condo/apt. neighborhoods)
14. Alleys
(occur in alley-loaded neighborhoods)
To Eagle Mountain
To Eagle Mountain
Legend
Hidden Valley Master Plan Boundary
HIDDEN VALLEY
Eagle Mountain City, Utah
November 21, 2008
NORTH
SCALE: 1" = 500'
0' 500' 1000' 1500'
MUSTER YEPATZ

HIDDEN VALLEY
Improved Open Space Concept Plan
November 21, 2008

HIDDEN VALLEY MASTER PLAN
Land Use Data - Parks & Open Space

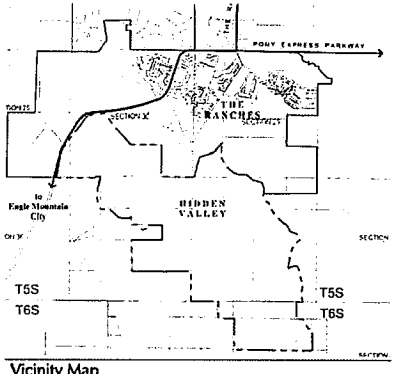
PARCEL	LAND USE	AREA (AC)	% OF MASTER PLAN AREA
LOWER HIDDEN VALLEY			
P 9	PARK	2.6	
SUBTOTAL PARKS		3.6	0%
P 6	NATIVE OPEN SPACE	0.9	
P 10	TRAIL CORRIDOR	20.3	
P 11	NATIVE OPEN SPACE	30.1	
SUBTOTAL OPEN SPACE		51.3	5%
LOWER H.V PARKS & OPEN SPACE TOTALS		53.9	5%
UPPER HIDDEN VALLEY			
U 1	PARK	3.0	
U 2	PARK	1.8	
U 9	PARK	2.0	
U 22	PARK	4.4	
U 28	PARK	5.0	
U 31	PARK	11.6	
U 34	PARK	2.2	
U 39	PARK	6.4	
U 41	PARK	0.9	
SUBTOTAL PARKS		37.2	3%
U 5	NATIVE OPEN SPACE	76.4	
U 13	NATIVE OPEN SPACE	28.6	
U 25	NATIVE OPEN SPACE	20.6	
U 33	NATIVE OPEN SPACE	5.1	
U 36	NATIVE OPEN SPACE	2.8	
U 43	NATIVE OPEN SPACE	7.4	
U 45	NATIVE OPEN SPACE	4.1	
SUBTOTAL OPEN SPACE		144.9	13%
UPPER H.V PARKS & OPEN SPACE TOTALS		182.1	16%
MID-VALLEY			
S 3	PARK	1.5	
S 5	PARK	2.1	
S 12	PARK	10.3	
SUBTOTAL PARKS		13.9	1%
S 8	NATIVE OPEN SPACE	16.8	
S 21	NATIVE OPEN SPACE	1.5	
S 23	NATIVE OPEN SPACE	2.7	
S 25	NATIVE OPEN SPACE	7.5	
S 27	NATIVE OPEN SPACE	38.4	
SUBTOTAL OPEN SPACE		66.9	6%
MID-VALLEY PARKS & OPEN SPACE TOTALS		80.8	7%
HIDDEN VALLEY WEST			
R 1	PARKS	0.7	
R 5	PARKS	7.3	
R 6	PARKS	1.4	
R 7	PARKS	3.1	
SUBTOTAL PARKS		12.5	1%
R 5	PARK / OPEN SPACE	56.0	
R 7	PARK / OPEN SPACE	8.5	
SUBTOTAL PARK / OPEN SPACE		64.5	6%
H.V WEST PARKS & OPEN SPACE TOTALS		77.0	7%
HIDDEN VALLEY COMBINED DATA			
TOTAL PARKS		66.2	6%
TOTAL TIER III-IV PARKS		36.7	3%
TOTAL PARKS / OPEN SPACE		64.5	6%
TOTAL NATIVE OPEN SPACE		242.8	22%
TOTAL TRAIL CORRIDOR		20.3	2%
NEW WATER TANK		1.0	
NEW FIRE STATION		1.0	
REGIONAL TRAILS		5.1	
COMMUNITY TRAILS		20.2	
TOTAL OTHER IMPROVED OPEN SPACE		27.4	2%
SCHOOL (U20)		8.3	
CHURCHES (U16, U23, U47, S2, R9)		22.7	
TOTAL OTHER OPEN SPACE		31.0	3%
HIDDEN VALLEY OPEN SPACE TOTALS		452.1	40%



HIDDEN VALLEY

Slope Analysis Plan

November 21, 2008



Vicinity Map

Land Use Data

RESIDENTIAL	731.6 Ac.
SCHOOLS	8.3 Ac.
PARKS	66.2 Ac.
TRAIL/UTILITY CORRIDOR	20.3 Ac.
NATIVE OPEN SPACE	307.3 Ac.
TOTAL PARKS & O.S.**	393.8 Ac.
TOTAL SITE ACREAGE	1,120.9 Ac.

**Does not include neighborhood parks to be built within individual development areas

Area of Parks & O. S. on less than 15% slope	174.1 Ac.*	(46.6%)
Area of Parks & O. S. on 15% - 25% slope	66.5 Ac.*	(17.8%)
Area of Parks & O. S. on greater than 25% slope	132.9 Ac.*	(35.6%)

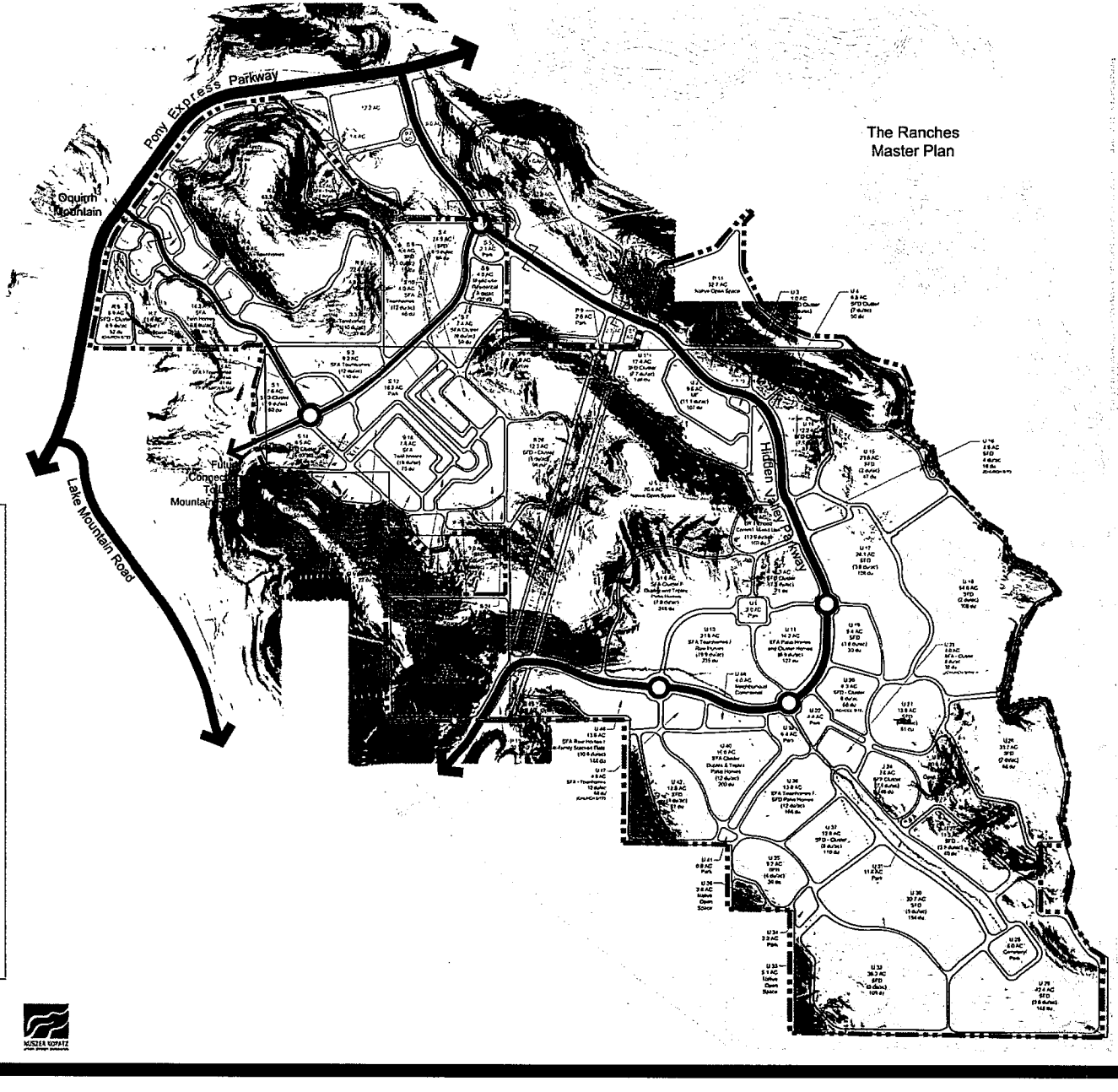
*Area does not include 20.3 Ac. Trail/Utility Corridor

Slope Legend

15-25%

25%+

Total Ac. of buildable land	900.0 Ac.	(80.3%)
(0 - 15% slope)	328.8 Ac.	
(15 - 25% slope)	571.2 Ac.	
Total Ac. of non-buildable land	220.9 Ac.	(19.7%)
Trail Corridor	20.3 Ac.	
Greater than 25% slope (not including powerline corridor)	200.6 Ac.	



HIDDEN VALLEY
Slope Analysis
Eagle Mountain City, Utah
November 21, 2008

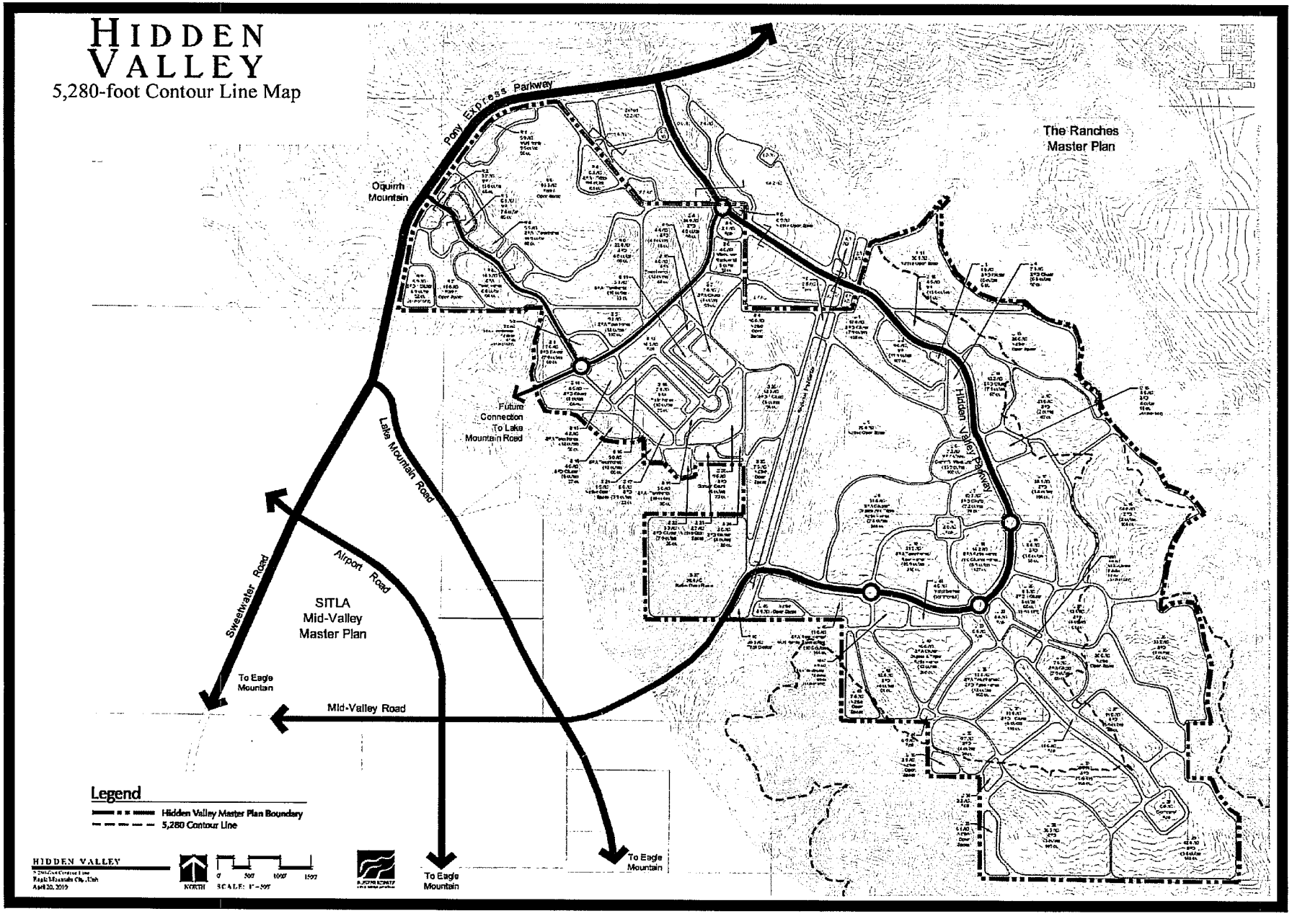
NORTH SCALE: 1" = 500'

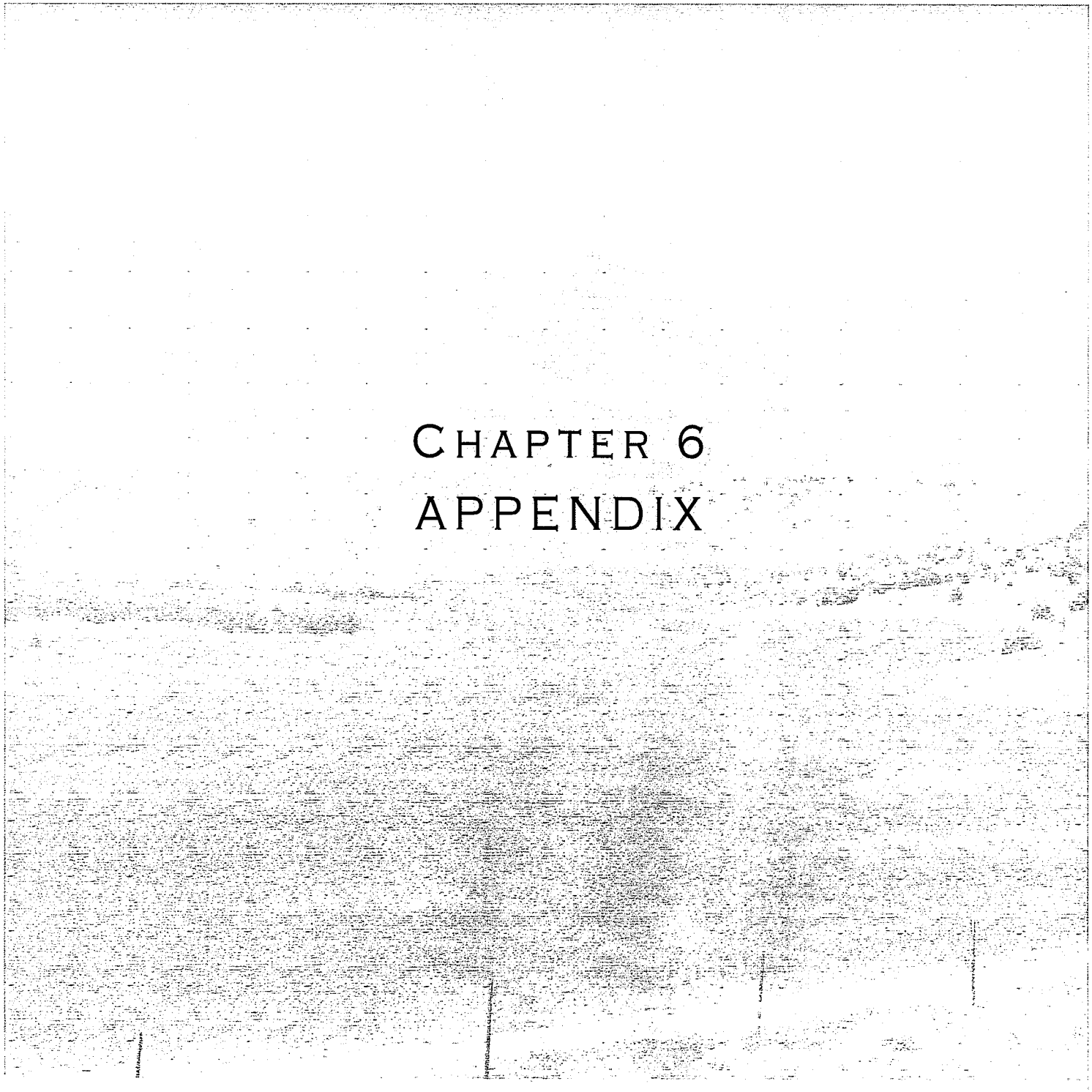
0' 500' 1000' 1500'

MUSSER YOPATZ
urban design architects

HIDDEN VALLEY

5,280-foot Contour Line Map





CHAPTER 6
APPENDIX

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix
6.1 Definitions
6.2 Explanation of Terms
6.3 Approved Plant List
6.4 Design Review Checklist
6.5 Enhanced EA Ratio Requirements

6.1 DEFINITIONS

The use of words or phrases in these Guidelines shall have the following defined meanings:

Applicant – Any Owner or designated representative submitting improvement plans to the Hidden Valley DRC.
City – Eagle Mountain City.
City Engineer – City engineer for Eagle Mountain City.
Hidden Valley CC&Rs – Hidden Valley Covenants, Conditions and Restrictions.
Discouraged – Not wanted and may not be approved; unlikely to be approved.
Encouraged – Preferred and most likely to be approved.
Guidelines – Hidden Valley Community Master Design Guidelines.
Hidden Valley DRC – Hidden Valley Design Review Committee.
Exception – The allowance of a practice or design that is consistent with the general intent of these Guidelines, but inconsistent with a specific provision of the Guidelines. Granting an exception does not establish a precedent for future development.
May – Compliance with a Guideline using this term is important to the Hidden Valley DRC, but IS NOT required.
Owner – Each person or entity that holds record title to a Unit or Lot.
Shall – Compliance with a Guideline using this term IS required.
Should – Compliance with a Guideline using this term is important to the Hidden Valley DRC, but IS NOT required.
Will – Compliance with a Guideline using this term IS required.

6.2 EXPLANATION OF TERMS

The use of words or phrases in these Guidelines shall mean:

AASHTO – The American Association of State Highway and Transportation Officials. A non-profit association that fosters the development and maintenance of transportation systems and establishes roadway design guidelines and criteria.
ABS – A type of plastic pipe commonly used in construction in non-pressurized applications (i.e. sewer systems).
Accent color – A contrasting color used sparingly for special emphasis on items such as the front door or, in some cases, shutters.
Alley load garage – A garage design in which the garage is accessed from the alley side (or rear) of the lot.
Approval Notice – Notice of approval of an application by the Hidden Valley DRC.
Arbor – A framework or lattice used as a shade structure or landscape bower.
Architect – A design professional licensed by the State of Utah to practice architecture.
Articulation – An architectural design characteristic that distinctly varies an otherwise flat plane of a building. This may include repetitive architectural elements stepping in or out of the building plane, intersections of building elements, or other architectural devices meant to divide a large unbroken building plane.
Applicant – Any Owner or designated representative submitting improvement plans to the reviewer.
Balcony – A projecting platform on an upper level of a building's exterior cantilevered from the building structure or supported by columns.
Balustrade – A handrail or guardrail system along a stair, porch, deck, balcony, or terrace that consists of a top-rail, bottom-rail and balusters.
Banner – A hanging sign that is attached to a pole or structure on one or two ends. Banners are typically made of fabric.
Bay – A section of room projecting outward from the exterior wall. The projecting room area must contain at least one window, but may also be composed of wall surface.
Block face – One side of a street between two consecutive intersections. (i.e. a block face can be one side of a city block).

Body color – The dominant color of the building used for the primary cladding material.
Bracket – A member that projects from a structure that is designed to support, or visually give the impression of supporting, a vertical load.
Builder – The professional entity that constructs the improvements on a given lot.
Building elements – Building components used to refine building facades to a smaller scale; building elements include covered entries and porches, columns, railings, bays, doors, windows, roof forms, dormers, eaves, chimneys, decks, balconies, stairs, and exterior fencing and walls.
Building envelope – The portion of a home site which encompasses the area within which building may occur subject to the Guidelines and as delineated on the plat.
Cementitious material – A durable cement-based synthetic building material used for siding and trim applications, such as products manufactured by the James Hardie Corp. or equivalent.
CMU – Concrete masonry units.
Clapboard – A traditional type of horizontal siding for stick framed buildings. This may be produced from natural wood, fiber-cement or composition hardboard materials.
Column – A vertical structural member that carries the principal loads of building elements. A column is typically expressed architecturally with a base anchoring it to the ground or foundation, and a capital that transitions the load to a horizontal, overhead framing member.
Covered entry – A covered area adjoining an entrance to a building and usually having a separate roof. Within these Guidelines, a covered entry pertains to all such areas less than eighty (80) square feet in size or those having a clear dimension of less than six feet (6'-0").
Cul-de-sac – A a street, lane, etc., closed at one end; a dead-end street.
Deck – An open, unroofed outdoor space usually constructed of light framing above grade, and attached to the building.
Detail – Individual elements of architectural expression that can be either functional, ornamental or both that enhance the overall character of the improvement.
Dormer – An architectural element projecting from a roof form usually accommodating a window, ventilating louver or other opening in the vertical plane.
E.I.F.S. – Exterior Insulating Finish System, commonly referred to as "synthetic stucco" and not to be confused with Stucco.
EA Ratio – Elevation Articulation Ratio (See Chapter 4 for a detailed explanation).
Eaves – The overhanging lower edge of a roof.
Enhanced EA Ratio – EA Ratio for structures within development parcels at or above an elevation of 5,280'.
EPDM – Ethylene-propylene-diene terpolymer, a thermoset polymer-based waterproof roofing membrane suitable for flat roofs.
Excavation – Any disturbance of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.
Exposed Elevation – Facades that face streets, open spaces or hillside locations, or are visible from surrounding streets, regardless of whether or not they gain access from those streets.
Facade – Any face of a building.
Fascia – Any broad, flat horizontal surface at the outer edge of a cornice or roof.
Fenestration – The design proportioning and distribution of windows, doors, and other exterior openings of a building.
Flush front load garage – A street load garage design in which the face of the garage door is parallel to the street and is set flush with the front plane of the house (or porch) or set back less than 10 feet (10'-0") behind the front plane of the house (or porch).
French door – A door, usually one of a pair, of light construction with glass panes extending for most of its length.
Front load garage – A garage that is accessed from the primary street on which a residence is located and whose door is generally parallel with that street.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix
6.1 Definitions
6.2 Explanation of Terms
6.3 Approved Plant List
6.4 Design Review Checklist
6.5 Enhanced EA Ratio Requirements

Gable – The generally triangular section of wall at the end of a pitched roof, occupying the space between the two slopes of the roof.
Hip roof – A roof that slopes upward from all sides of a structure, having no vertical ends.
HVAC – Heating, ventilation and air conditioning system.
Home site – A parcel of land, together with any appurtenances, described as lots on the subdivision plat.
Lap Siding – A traditional type of horizontal siding for stick framed buildings. This may be produced from natural wood, fiber-cement or composition hardboard materials.
Lot – Land platted as a home site that is held in private ownership.
Masonry – Stone, brick or other vitreous clay bonded by cementitious mortar for use in the construction of site and building elements.
Massing – An architectural design characteristic that refers to the overall three dimensional form of a building on its site. Massing encompasses the length, width, height, volume and overall shape of a building.
Mile High Elevation – A mile high building is one that has its lowest level finished floor elevation set 5,280 feet or greater above sea level. A Mile High Elevation is an elevation on a mile high building that is visible from the valley floor.
Mullion – The dominant vertical or horizontal framing member that is between the sashes or lights of a window unit.
Muntin – A vertical or horizontal glazing device which visually divides a larger window pane into smaller sections.
Open Space – Vacant land that may be subject to future development is not considered open space. There is no specified size range for open space, other than the minimum area needed to conserve a significant natural feature or encompass an amenity. Open space areas include all landscaped areas as well as sidewalks and other paved pedestrian areas, pools, and pool decks, recreational buildings and accessory structures associated with community amenities and associated improvements and all utility easements included therein.
Paneling – Smooth or wood textured flat cementitious or composite sheet good material applied with decorative battens, recessed channels, or double layered with finished edges.
Parcel – An area of land that will be further subdivided into lots.
Passive Side Elevation – When a cross-use easement or other mechanism is present, the side of house that faces an adjacent house's active exterior living space. Passive Side Elevation EA Ratio requirements allow for less building articulation on such facades due to the presence of a cross-use easement and the design of houses having specific active and passive sides.
Patio – An outdoor semi-private space often paved, that is immediately adjacent to a home. It may be further defined by a low privacy wall.
Pitch – The degree of slope of a roof. Defined as a ratio of the vertical (rise) in inches of the slope to the horizontal (run) of one foot. EG: 12:12 pitch equals 45 degrees.
Plate – A double horizontal member in light frame construction that connects and terminates studs, columns or wall planes.
Porch – An architectural element attached to the exterior of a building that provides various degrees of shelter and enclosure as well as providing semi-public space at the building entry. Porches must have a minimum size of eighty (80) square feet and a minimum clear dimension of six feet (6'-0") in both directions to be recognized as a porch within these guidelines.
Rake – The inclined, roof overhang on a pitched roof.
Residence –The building or buildings, including any garage, or other accessory building, used for residential purposes constructed on a home site, and any improvements constructed in connection therewith.
ROW – Right of way.
Side load garage – A street load garage design in which the face of the garage door is perpendicular to the street. Houses with three garage bays are considered side load if two or more garage bays have doors perpendicular to the street. Corner lot houses are considered side load if the garage door does not face either street.
Street load garage – A garage design in which the garage is accessed from the street side (either front or side) of the lot.
Streetscape – An environment consisting of streets, sidewalks, buildings, and the landscaping that generally defines that street.

Stucco – A traditional exterior building material which consists of a layered cementitious veneer plaster. Not to be confused with E.I.F.S.
Terrace – A raised outdoor space or earthen platform adjacent to a building used to transition between areas of steep grade.
Trellis – An open framework or lattice on which plants will grow.
TPO – Thermoplastic polyolefin, a thermoplastic polymer-based waterproof roofing membrane suitable for flat roofs.
Unit – An individual residence or dwelling place.
Xeriscape – A method of landscaping, specifically utilizing native, drought tolerant, low maintenance plants and shrubs that once established, will thrive with local rainfall amounts.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix
6.1 Definitions
6.2 Explanation of Terms
6.3 Approved Plant List
6.4 Design Review Checklist
6.5 Enhanced EA Ratio Requirements

6.3 Approved Plant List

These plants are approved for use within Hidden Valley:

Canopy Trees

Acer x freemanii	*Autumn Blaze Maple*	
Acer platinoides hybrids	*Norway Maple*	*Plant sterile hybrids*
Acer pseudoplatanus	*Sycamore Maple*	*Drought tolerant*
Aesculus hippocastanum	*Common Horsechestnut*	
Albizia julibrissin	*Silk Tree*	*Drought tolerant*
Catalpa speciosa	*Catalpa / Umbrella Tree*	*Drought tolerant*
Fagus grandifolia	*American Beech*	
Fraxinus americana	*Autumn Purple Ash*	
Fraxinus anomala	*Single-leaf Ash*	*Utah's Choice selection*
Fraxinus pennsylvanica	*Green Ash*	
Fraxinus velutina	*Modesto Ash*	
Ginkgo biloba	*Ginkgo / Maidenhair*	*Plant male variety*
Gleditsia triacanthos	*Thornless Honeylocust*	*Drought tolerant*
Gymnocladus diocus	*Kentucky Coffeetree*	*Drought tolerant*
Liriodendron tulipifera	*Tulip Poplar / Tulip Tree*	
Morus alba	*Fruitless White Mulberry*	
Platanus x acerifolia	*London Planetree / Sycamore*	*Drought tolerant*
Populus simonii	*Simon Polar*	
Ptelea trifoliate	*Hop Tree*	
Quercus macrocarpa	*Bur Oak*	*Drought tolerant*
Quercus robur	*English / Crimson Spire Oak*	*Drought tolerant*
Quercus rubra	*Red Oak*	
Robinia neomexicana	*New Mexico Locust*	
Tilia americana	*American Linden*	
Tilia cordata	*Littleleaf Linden*	*Drought tolerant*
Tilia euchlora	*Crimean Linden*	
Tilia tomentosa	*Silver Linden*	*Drought tolerant*
Ulmus parviflora	*Lacebark / Chinese Elm*	*Drought tolerant*
Zelkova serrata	*Japanese Zelkova*	*Drought tolerant*

Evergreen Trees

(Most not suitable for parkstrips)

Abies concolor	*White Fir*	*Utah's Choice selection*
Calocedrus decurrens	*Incense Cedar*	
Cedrus atlantica glauca	*Blue Atlas Cedar*	
Cedrus libani	*Lebanese Cedar*	
Cupressus arizonica	*Arizona Cypress*	
Juniperus osteosperma	*Utah Juniper*	
Juniperus scopulorum	*Rocky Mtn Juniper*	
Picea abies	*Norway Spruce*	*Dwarf varieties recommended*
Picea pungens	*Colorado Spruce*	*Dwarf varieties recommended*
Pinus aristata	*Bristlecone Pine*	
Pinus edulis	*Pinyon Pine*	*Utah's Choice selection*
Pinus flexilis	*Limber Pine*	
Pinus nigra	*Austrian Black Pine*	*Grows quickly*
Pinus ponderosa	*Ponderosa Pine*	*Needs room to grow*
Pinus strobes	*White Pine*	*Dwarf varieties recommended*
Pinus sylvestris	*Scotch Pine*	*Dwarf varieties recommended*
Pseudotsuga menziesii	*Douglas Fir*	
Thuja species	*Arborvitae*	

Ornamental Trees

Acer buergeranum	*Trident Maple*	*Drought tolerant*
Acer campestre	*Hedge Maple*	
Acer ginnala	*Amur Maple*	*Drought tolerant*
Acer grandidentatum	*Bigtooth Maple*	*Utah's Choice selection*
Acer griseum	*Paperbark Maple*	
Acer nigrum	*Black Maple*	*Drought tolerant*
Acer palmatum	*Japanese Maple*	
Acer tataricum	*Tatarian Maple*	*Drought tolerant*
Acer truncatum	*Shantung Maple*	
Amelanchier alnifolia	*Serviceberry*	
Betula x avalzam	*Avalanche Birch*	
Beatula occidentalis	*Western Water Birch*	*Moderate water needs*
Celtis reticulata	*Netleaf Hackberry*	
Cercis canadensis	*Eastern Redbud*	*Drought tolerant*
Corylus colurna	*Turkish Filbert*	
Cotinus obovatus	*American Smokebush*	
Crataegus douglasii	*Black Hawthorn*	
Crataegus laevigata	*English Hawthorn*	*Few thorns*
Crataegus lavallei	*Lavalle Hawthorn*	*Drought tolerant*
Crataegus phaenopyrum	*Washington Hawthorn*	
Koelreuteria paniculata	*Golden Raintree*	*Drought tolerant*
Laburnum watereri	*Golden Chaintree*	
Malus hybrids	*Crabapple*	*New varieties recommended*
Persica Parrotia	*Persian Ironwood*	
Prunus x blireiana	*Flowering Plum*	
Prunus padus commutata	*Mayday Tree*	*Fruit stains concrete*
Prunus serrulata	*Flowering/Kwanzan Cherry*	*Drought tolerant*
Prunus virginiana	*"Canada Red" Chokecherry*	
Pyrus hybrids	*Flowering Pear*	*New varieties recommended*
Quercus gambelii	*Gambel Oak*	*Utah's Choice selection*
Sophora japonica	*Japanese Pagodatree*	*Messy; late summer flower*
Sorbus americana	*Mountain Ash*	
Syringa reticulata	*Japanese Tree Lilac*	

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix
6.1 Definitions
6.2 Explanation of Terms
6.3 Approved Plant List
6.4 Design Review Checklist
6.5 Enhanced EA Ratio Requirements

Deciduous Shrubs

Full Sun

Amelanchier utahensis	*Utah Serviceberry*	*Utah's Choice selection*
Amorpha canescens	*Lead Plant*	
Amorpha nana	*Dwarf Lead Plant*	
Artemisia tridentate vaseyana	*Mountain Big Sagebrush*	*Utah's Choice selection*
Atriplex confertifolia	*Shadscale*	*Utah's Choice selection*
Berberis species	*Barberry*	*Thorns*
Buddleia davidii	*Butterfly Bush*	
Caragana species	*Siberian Peashrub*	
Caryopteris x clandonensis	*Blue Mist Spirea*	
Ceratoides lanata	*Winterfat*	*Very low water needs*
Cercocarpus species	*Mountain Mahogany*	*Utah's Choice selection*
Chamaebatiaria millefolium	*Fernbush*	*Utah's Choice selection*
Chrysothamnus nauseosus	*Rabbitbrush*	*Very low water needs*
Cornus stolonifera	*Red-twig Dogwood*	*Moderate water needs*
Cotinus coggygria	*Smokebush*	
Cowania mexicana	*Cliffrose*	*Very low water needs*
Cytisus scoparius	*Scotch Broom*	*Very low water needs*
Ephedra viridis	*Green Mormon Tea*	*Utah's Choice selection*
Euonymus alatus	*Burning Bush*	*Recommend compact var*
recommended		
Fallugia paradoxa	*Apache Plume*	*Utah's Choice selection*
Foresteria neomexicana	*New Mexico Privet*	*Low water needs*
Forsythia species	*Forsythia*	
Genista species	*Spanish Broom*	*Low water needs*
Kolkwitzia amabilis	*Beauty Bush*	
Ligustrum species	*Privet*	*Good for hedges*
Peraphyllum ramosissimum	*Squaw Apple*	*Low water needs*
Philadelphus microphyllus	*Littleleaf Mockorange*	*Utah's Choice selection*
Physocarpus species	*Ninebark*	*Low water needs*
Potentilla fruticosa	*Potentilla*	*Low water needs*
Prunus besseyi	*Western Sand Cherry*	
Prunus x cistena	*Purple-leaf Sand Cherry*	
Prunus virginiana	*Common Chokecherry*	
Purshia mexicana	*Cliffrose*	*Utah's Choice selection*
Quercus turbinella	*Shrub Live Oak*	*Low water needs*
Rhus trilobata	*Oakleaf Sumac*	*Utah's Choice selection*
Ribes aureum	*Golden Currant*	*Utah's Choice selection*
Rosa woodsii	*Woods Rose*	*Low water needs*
Salvia dorrii	*Desert Sage*	*Utah's Choice selection*
Sambucus nigra cerulean	*Blue Elderberry*	
Shepherdia argentea	*Silver Buffaloberry*	*Very low water needs*
Sorbaria sorbifolia	*False Spirea*	
Spiraea species	*Spirea*	
Syringa vulgaris	*Lilac*	*Low water needs*
Viburnum lantana	*Wayfaring Tree*	
Yucca harrimaniae	*Dwarf Yucca*	*Utah's Choice selection*

Shade

Holodiscus dumosus	*Mountain Spray*	
Kerria japonica	*Japanese Kerria*	
Symphoricarpus species	*Snowberry*	
Viburnum rhytidophyllum	*Leather-leaf Viburnum*	
Viburnum x rhytidophylloides	*Blackhaw*	

Evergreen Shrubs

Cotoneaster species	*Cotoneaster*	
Juniperus species	*Juniper*	*Very low water needs*
Mahonia fremontii	*Utah Holly*	*Very low water needs*
Mahonia aquifolium	*Oregon Grape*	*Prefers shade*
Pinus mugo	*Mugo Pine*	*Low water needs*
Euonymus fortunei 'Coloratus'	*Purpleleaf Wintercreeper*	

Perennials

Sun

Achillea species	*Yarrow*	*Very low water needs*
Aethionema schistosum	*Stonecress*	
Agastache species	*Hyssop*	*Very low water needs (except A. foeniculum)*
Allium species	*Ornamental Allium*	*Low water needs*
Amsonia tabernaemontana	*Blue Star*	
Anacyclus depressus	*Mount Atlas Daisy*	
Anaphalis margaritacea	*Pearl Everlasting*	
Antennaria species	*Pussy Toes*	
Arabis causasia	*Rock Cress*	
Arenaria macradenia	*Showy Sandwort*	*Utah's Choice selection*
Armeria maritime	*Sea Pinks/Sea Thrift*	
Asclepias tuberose	*Butterfly Weed*	
Aster species	*Aster*	
Astragalus utahensis	*Utah Lady Finger*	*Utah's Choice selection*
Aurinia saxatilis	*Basket of Gold*	
Baileya multiradiata	*Desert Marigold*	*Low water needs*
Ballota pseudodictamnus	*Horehound*	
Berlandiera lyrata	*Chocolate Flower*	
Brodiaea species	*Brodiaea*	
Callirhoe involucrata	*Poppy Mallow/Wine Cups*	*Low water needs*
Calylophus species	*Sundrops*	
Campanula species	*Bell Flower*	
Castilleja chromosa	*Indian Paintbrush*	*Utah's Choice selection*
Catananche caerulea	*Cupid's Dart*	
Centranthus rubber	*Jupiter's Beard/Red Valerian*	*Low water needs*
Colchicum autumnale	*Autumn Crocus*	
Coreopsis verticillata	*Thread-leaf Coreopsis*	
Crocus species	*Crocus*	
Dianthus x allwoodii	*Dianthus/Pinks*	
Dianthus deltoids	*Dianthus/Pinks*	
Dianthus gratianopolitanus	*Dianthus/Pinks*	
Dianthus plumaris	*Dianthus/Pinks*	
Diascia integerrima	*Twinspurs*	
Dicamus albus	*Gas Plant*	
Echinacea species	*Cone Flower*	
Echinops ritro	*Globe Thistle*	
Erigeron species	*Fleabane*	
Eriogonum species	*Buckwheat*	*Low water needs*
Eriogonum umbellatum	*Sulfurflower Buckwheat*	*Utah's Choice selection*
Erygium amethystinum	*Sea Holly*	
Gallardia species	*Blanket Flower*	
Gaura lindheimeri	*Gaura*	
Geranium viscossissimum	*Sticky Geranium*	*Utah's Choice selection*
Geum species	*Geum*	
Gypsophila paniculata	*Baby's Breath*	
Hedysarum boreale	*Utah Sweetvetch*	*Utah's Choice selection*
Helenium hoopesii	*Helen's Flower/Sneezeweed*	
Helianthemum nummularium	*Sunrose*	
Hemerocallis x species	*Daylilies*	
Hesperaloe parviflora	*RedYucca*	
Hymenoxis aucalis	*Sundancer Daisy/Perky Sue*	*Utah's Choice selection*
Iberis sempervirens	*Candytuft*	
Iliamna rivularis	*Maple Mallow*	*Utah's Choice selection*
Iris, Bearded hybrids	*Bearded Iris*	*Low water needs*
Kniphofia uvaria	*Red Hot Poker*	
Lavandula augustifolia	*Lavender*	
Leucanthemum x superbum	*Shasta Daisy*	
Leucojum aestivum	*Snowflake*	
Liatris spicata	*Liatris/Gayfeather*	
Limonium latifolium	*Sea Lavender*	
Linum species	*Flax*	
Melampodium leucanthum	*Blackfoot Daisy*	
Mirabilis multiflora	*Desert Four O'Clock*	*Utah's Choice selection*
Monardella odoratissima	*Little Beebalm*	*Utah's Choice selection*
Narcissus species	*Daffodils/Narcissus*	
Nepeta x faassenii	*Catmint*	
Oenothera marcocarpa	*Evening Primrose*	*Low water needs*
Oenothera pallida	*Evening Primrose*	*Low water needs*
Oenothera caespitosa	*Fragrant Evening Primrose*	*Utah's Choice selection*
Origanum species	*Oregano*	
Papaver orientale	*Oriental Poppy*	*Low water needs*
Penstemon cyananthus	*Firecracker Penstemon*	*Utah's Choice selection*
Penstemon palmeri	*Palmer Penstemon*	*Utah's Choice selection*
Penstemon utahensis	*Utah Penstemon*	*Utah's Choice selection*
Penstemon whippleanus	*Whipple Penstemon*	*Utah's Choice selection*
Perovskia atriplicifolia	*Russian Sage*	*Low water needs*
Phlomis species	*Jerusalem Sage*	
Potentilla species	*Cinquefoil*	
Psilostrophe tagetina	*Paper Flower*	
Pulsatilla vulgaris	*Pasque Flower*	
Ratibida columnifera	*Mexican Hat*	

Chapter 1 - Introduction

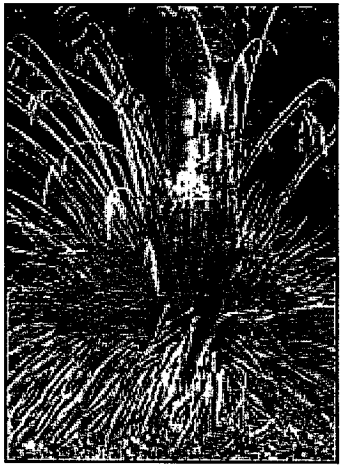
Chapter 2 - Guiding Principles and Regulatory Framework

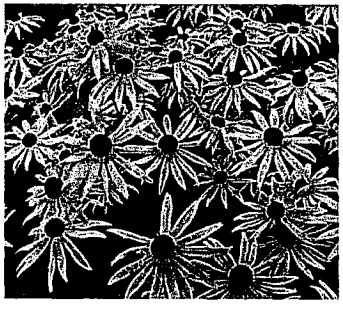
Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix
6.1 Definitions
6.2 Explanation of Terms
6.3 Approved Plant List
6.4 Design Review Checklist
6.5 Enhanced EA Ratio Requirements





Rudbeckia species	*Black-eyed Susan*	
Salvia species	*Salvia/Sage*	
Salvia x sylvestris 'May Night'	*May Night Salvia*	
Santolina species	*Santolina/Lavender Cotton*	
Scabiosa caucasica	*Pincushion Flower*	
Sedum species	*Sedum/Stonecrop*	*Low water needs*
Sempervirum tectorum	*Hens and Chicks*	
Sphaeralcea species	*Globemallow*	
Sphaeralcea grossulariifolia	*Gooseberryleaf Globemallow*	*Utah's Choice*
Teucrium chamaedrys	*Germander*	
Thymus species	*Thyme*	
Tithonia rotundifolia	*Mexican Sunflower*	
Tulipa species	*Tulips*	
Veronica spicata	*Spike Speedwell Veronica*	
Viguiera multiflora	*Showy Goldeneye*	*Low water needs*
Yucca filamentosa	*Yucca/Adam's Needle*	*Low water needs*
Zauschneria latifolia	*Firechalice*	*Utah's Choice*
Zinnia grandiflora	*Desert Zinnia*	*Low water needs*
Zizophora clinopodioides	*Blue Mist Bush*	

Shade

Aquilegia species	*Columbine*
Bergenia cordifolia	*Bergenia*
Corydalis lutea	*Yellow Corydalis*
Epimedium species	*Barrenwort/Epimedium*
Geranium endressii	*Cranesbill*
Geranium sanguineum	*Cranesbill*
Geranium viscosissimum	*Cranesbill*
Heuchera species	*Coral Bells*
Smilacina racemosa	*False Solomon Seal*

Ornamental Grasses

Full Sun

Andropogon gerardii	*Big Bluestem*	
Aristida purpurea	*Three Awn Grass*	
Bouteloua curtipendula	*Side Oats Grama Grass*	*Utah's Choice*
Bouteloua gracilis	*Blue Grama Grass*	
Calamagrostis acutiflora	*Feather Reed Grass*	
Erianthus ravennae	*Ravenna Grass/Hardy Plume Grass*	
Festuca ovina glauca	*Blue Fescue*	
Rudbeckia species	*Black-eyed Susan*	
Salvia species	*Salvia/Sage*	
Helictotrichon sempervirens	*Blue Oat Grass/Blue Avena*	
Leymus cinereus	*Great Basin Wildrye*	*Utah's Choice*
Miscanthus sinensis	*Maiden Grass*	
Panicum species	*Switch Grass*	
Schizachyrium scoparium	*Little Bluestem*	*Utah's Choice*
Sorghastrum nutans	*Indian Grass*	
Sporobolus airoides	*Alkali Sacaton Grass*	*Utah's Choice*
Stipa comata	*Needle and Thread Grass*	
Stipa hymenoides	*Indian Rice Grass*	*Utah's Choice*
Stipa tenuissima	*Mexican Grass*	

Shade

Dechampsia caespitosa	*Tufted Hair Grass*
Molina caerula	*Purple Moor Grass*

Groundcovers

Antennaria species	*Pussy Toes*	
Arctostaphylos uva-ursi	*Kinnikinnick*	
Buchloe dactyloides	*Buffalograss*	*Low water needs*
Cerastium tomentosum	*Snow-in-Summer*	
Delosperma species	*Ice Plant*	*Low water needs*
Helianthemum nummularium	*Sun Rose*	
Hypericum calycinum / reptans	*St. Johnswort*	
Juniperus horizontalis	*Horizontal Juniper*	*Low water needs*
Mahonia repens	*Creeping Mahonia*	*Utah's Choice*
Phlox subulata	*Creeping Phlox*	
Sedum species	*Sedum*	*Low water needs*
Stachys byzantine	*Lamb's Ear*	*Low water needs*
Teucrium chamaedrys	*Germander*	
Thymus species	*Thyme*	*Low water needs*
Veronica liwanensis	*Turkish Veronica*	
Veronica rupestris	*Creeping Veronica*	

Vines

Campsis radicans	*Trumpet Vine*	*Extremely vigorous*
Clematis tangutica	*Clematis*	
Polygonum aubertii	*Silverlace Vine*	
Wisteria species	*Wisteria*	

Trees to be planted in naturalized areas

Acer glabrum	*Rocky Mountain Maple*	*Plant at higher elevations*
Acer grandidentatum	*Bigtooth Maple*	
Chilopsis linearis	*Desert Willow*	
Juniperus osteosperma	*Utah Juniper*	
Juniperus scopulorum	*Rocky Mtn Juniper*	*Plant at higher elevations*
Pinus aristata	*Bristlecone Pine*	
Pinus edulis	*Pinyon Pine*	
Pinus flexilis	*Limber Pine*	
Populus	*Poplar*	
Populus fremonti	*Cottonwood*	
Quercus gambelii	*Gambel Oak*	

Unacceptable Trees and Shrubs

Acer negundo	*Box Elder*	*Volunteers easily; messy*
Acer saccharinum	*Silver Maple*	*Needs too much water*
Ailanthus	*Tree of Heaven*	*Volunteers easily; messy*
Betula species	*White Birch*	*Disease prone*
Celtis occidentalis	*Common Hackberry*	*Invasive on Wasatch Front*
Elaeagnaceae angustifolia	*Russian Olive*	*Volunteers easily; messy*
Populus tremloides	*Quaking Aspen*	*Disease prone*
Pyracantha	*Firethorn Shrub*	*Grows aggressively*
Robinia pseudoacacia	*Black Locust*	*Volunteers easily; messy*
Salix species	*Willow*	*Needs too much water*
Ulmus Americana	*American Elm*	*Disease prone*
Ulmus pumilla	*Siberian Elm*	*Volunteers easily; messy*

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix
6.1 Definitions
6.2 Explanation of Terms
6.3 Approved Plant List
6.4 Design Review Checklist
6.5 Enhanced EA Ratio Requirements

6.4 DESIGN REVIEW CHECKLIST

Use for submission of plans to Hidden Valley DRC:

Step 1: Pre-Design Meeting

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

Plans are not required at the pre-design meeting, however, the following items are recommended in order to maximize the effectiveness of this meeting with the Hidden Valley DRC:

- ❑ **Site plan of entire area of proposed improvement, showing property boundary and topography (11"x17" or larger size recommended)**
- ❑ **Plans, photographs and/or drawings of proposed building prototypes and styles**
- ❑ **Narrative letter describing the improvements, including the proposed land use, number of units/square feet of commercial space, density/FAR, vehicular and pedestrian access, building finishes, treatment of open space and common areas, etc.**

Step 2: Preliminary Plan Submittal

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

Site Survey

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

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

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

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

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

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

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

In addition to the above plans, submit the following:

- ❑ Narrative letter describing the improvements, including the proposed land use, number of units/square feet of commercial space, density/FAR, vehicular and pedestrian access, building finishes, treatment of open space and common areas, etc.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix
6.1 Definitions
6.2 Explanation of Terms
6.3 Approved Plant List
6.4 Design Review Checklist
6.5 Enhanced EA Ratio Requirements

Step 3: Final Plan Submittal

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

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

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

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

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

Architecture Plans (at the same scale as site plans)

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

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

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

In addition to the above plans, submit the following:

- ❑ Narrative letter describing the improvements, including the proposed land use, number of units/square feet of commercial space, density/FAR, vehicular and pedestrian access, building finishes, treatment of open space and common areas, etc.

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix
6.1 Definitions
6.2 Explanation of Terms
6.3 Approved Plant List
6.4 Design Review Checklist
6.5 Enhanced EA Ratio Requirements

6.5 Enhanced EA Ratio Requirements

Enhanced EA Ratio requirements have been established in order to promote a higher level of exterior finishing for buildings that are located in "high visibility" areas within Hidden Valley. The following enhanced EA Ratios apply to all residential structures whose finished floor elevation is above the 5,280-foot contour line, otherwise know as the "Mile High Elevation", as depicted in Figure 5.5.

6.5.1 Enhanced EA Ratio for Single-Family Detached Buildings

The Enhanced EA Ratio for single-family detached homes has the following requirements based on house size:

Full or partial credit areas may not be re-counted, with two exceptions—masonry and fenestration beneath a porch or deck roof.

	Single-family Detached House Area				
	Under 1,700 SF	1,701-2,100 SF	2,101-2,500 SF	2,501-3,100 SF	3,101 and up
Enhanced EA Ratio Requirements					
Front and Exposed Elevation EA Ratio minimum*	0.40	0.44	0.46	0.52	0.58
Side Elevation(s) EA Ratio minimum	0.28	0.30	0.32	0.34	0.36
Passive Side Elevation EA Ratio minimum **	0.22	0.24	0.24	0.26	0.26
Rear Elevation EA Ratio minimum - Street Loac	0.32	0.34	0.36	0.38	0.44
Rear Elevation EA Ratio minimum - Alley Loac	0.16	0.20	0.23	0.26	0.32
Materials					
Exposed foundation at 2:12 or shallower slopes	Up to 20"				
Exposed foundation at slopes greater than 2:12	Up to 24"				
Minimum Fenestration Area per elevation (SF) ***	60	75	90	105	120
Roofing requirements	Architectural Grade				
Window Materials					
Allowable	Vinyl, Wood				
Prohibited	Aluminum				

* "Exposed Elevations" are those elevations that face streets, open spaces or hillside locations that are visible from surrounding streets, including street-side elevations of houses that are on a corner lot.

** A "Passive Side Elevation" is the inactive, or blank wall side of a building that is using a cross-use easement, zero-lot line, or another mechanism in order to integrate active areas of the lot with the architecture. These elevations are often characterized by the use of clerestory windows on the passive side. Houses that are not designed to share or bias outdoor spaces with the neighboring home will not be able to use the Passive Side EA Ratio requirement.

*** Depending on the proposed building style, Hidden Valley DRC may, but is not required to, grant a waiver for the minimum fenestration area.

6.5.2 Enhanced EA Ratio for Other Residential Buildings

The Enhanced EA Ratio for single-family attached and multifamily buildings has the following requirements based on building type and size:

	Building Type									
	Twinhomes		Townhomes						Multifamily	Community Buildings & Clubhouses
	Front Load	Rear Load	Street Load		Attached Alley Load		Detached Alley Load			
			< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF		
Enhanced EA Ratio Requirements										
Front and Exposed Elevation EA Ratio minimum	0.43	0.52	0.40	0.48	0.54	0.61	0.58	0.60	0.64	
Side Elevation(s) EA Ratio minimum	0.34		0.32	0.34	0.32	0.34	0.34	0.34	0.36	0.54
Hidden Side Elevation EA Ratio minimum	0.24		0.24	0.25	0.25	0.25	0.25	0.25	0.30	n/a
Rear Elevation EA Ratio minimum	0.40	0.34	0.37	0.40	0.30	0..36	0.18	0.18	0.44	0.54
Materials										
Exposed foundation at 2:12 or shallower slopes	Up to 8"		Up to 12"							
Exposed foundation at slopes greater than 2:12	Up to 16"		Up to 24"							
Minimum Fenestration Area per elevation (SF)	105									
Roofing requirements	Architectural Grade									
Window Materials										
Allowable	Vinyl, Wood									
Prohibited	Aluminum									

Chapter 1 - Introduction

Chapter 2 - Guiding Principles and Regulatory Framework

Chapter 3 - Site Planning Guidelines

Chapter 4 - Design Standards

Chapter 5 - Figures

Chapter 6 - Appendix
6.1 Definitions
6.2 Explanation of Terms
6.3 Approved Plant List
6.4 Design Review Checklist
6.5 Enhanced EA Ratio Requirements

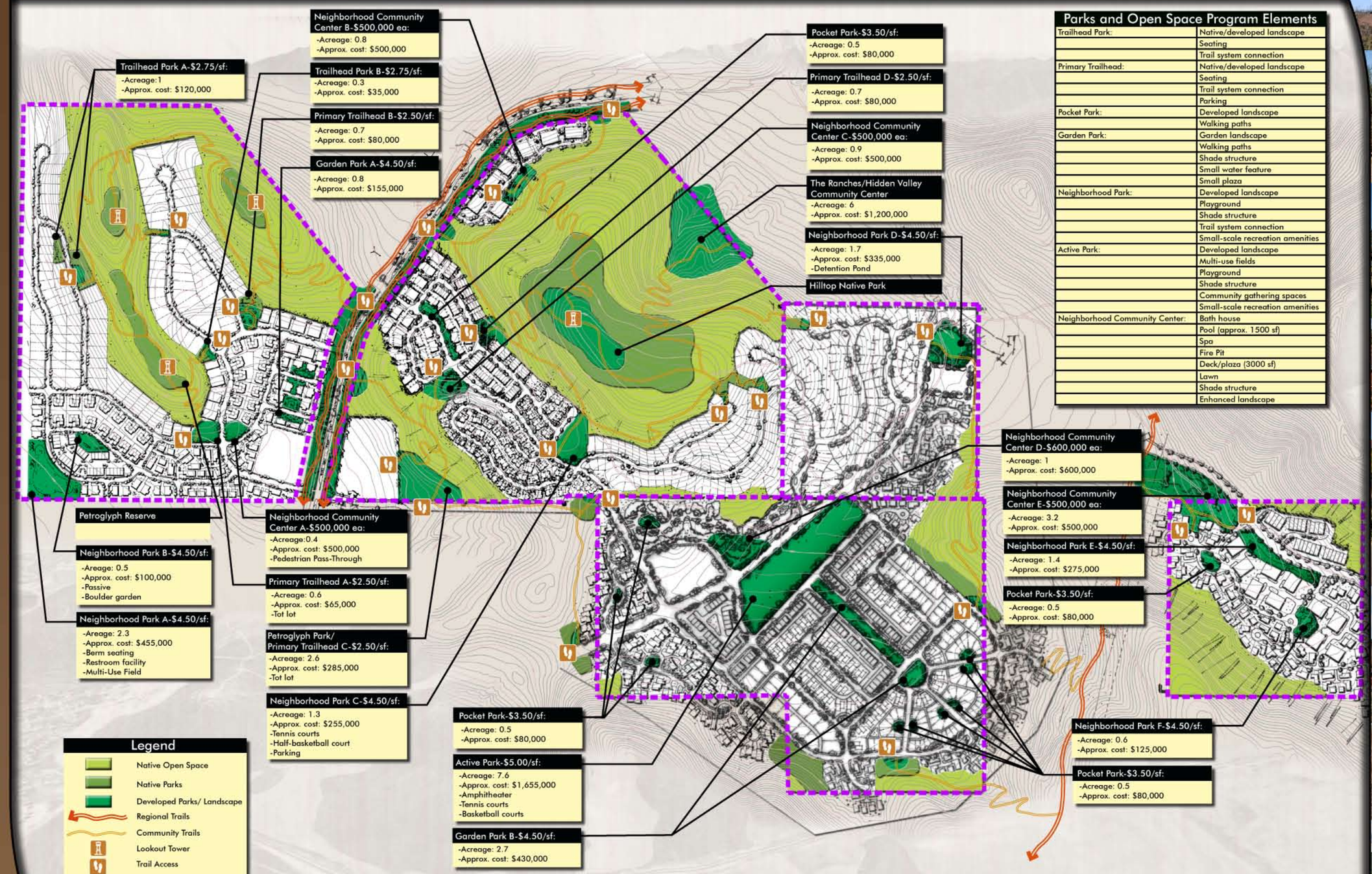
Stanley Consultants INC

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

Exhibit F

[Parks and Open Space Plan]

Sage Communities



Parks and Open Space Program Elements

Trailhead Park:	Native/developed landscape
	Seating
	Trail system connection
Primary Trailhead:	Native/developed landscape
	Seating
	Trail system connection
	Parking
Pocket Park:	Developed landscape
	Walking paths
Garden Park:	Garden landscape
	Walking paths
	Shade structure
	Small water feature
	Small plaza
Neighborhood Park:	Developed landscape
	Playground
	Shade structure
	Trail system connection
	Small-scale recreation amenities
Active Park:	Developed landscape
	Multi-use fields
	Playground
	Shade structure
	Community gathering spaces
	Small-scale recreation amenities
Neighborhood Community Center:	Bath house
	Pool (approx. 1500 sf)
	Spa
	Fire Pit
	Deck/plaza (3000 sf)
	Lawn
	Shade structure
	Enhanced landscape

NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan

February 4, 2008

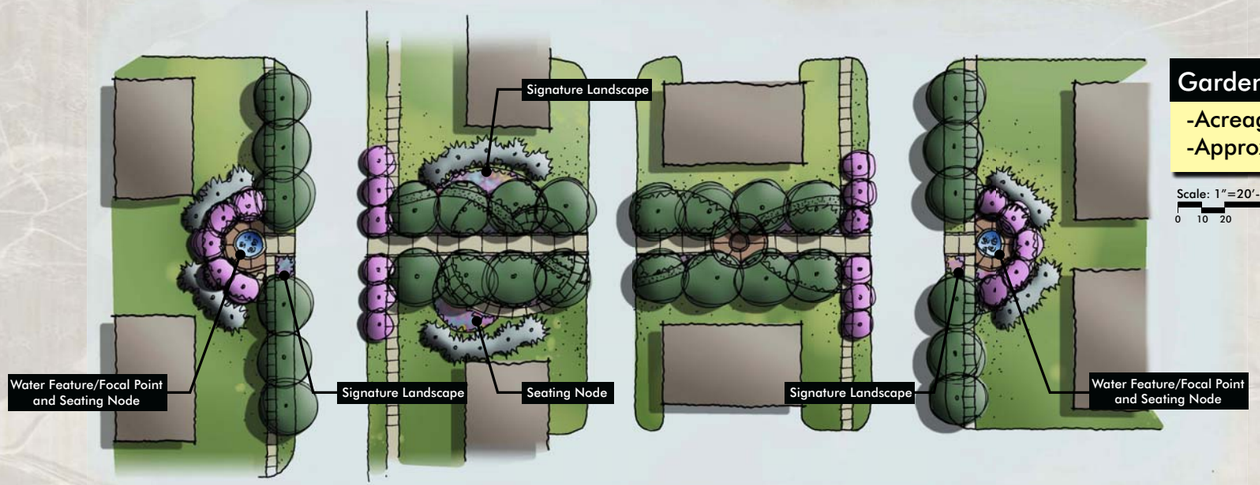
NORTH

Sage Communities

Active Park-$5.00/sf:

- -Acreage: 7.6
- -Approx. cost: $1,655,000
- -Amphitheater
- -Tennis courts
- -Basketball court

Scale: 1"=50'-0"
0 25 50 100 NORTH



Garden Park TYP-$4.50/sf:

- -Acreage: 2.7
- -Approx. cost: $430,000

Scale: 1"=20'-0"
0 10 20 40 NORTH

NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan - Active Park and Typical Garden Park

February 4, 2008

Sage Communities

Neighborhood Community Center A-$500,000 ea:

-Acreage:0.4
-Approx. cost: $500,000
-Pedestrian Pass-Through

Primary Trailhead A-$2.50/sf:

-Acreage: 0.6
-Approx. cost: $65,000
-Tot lot

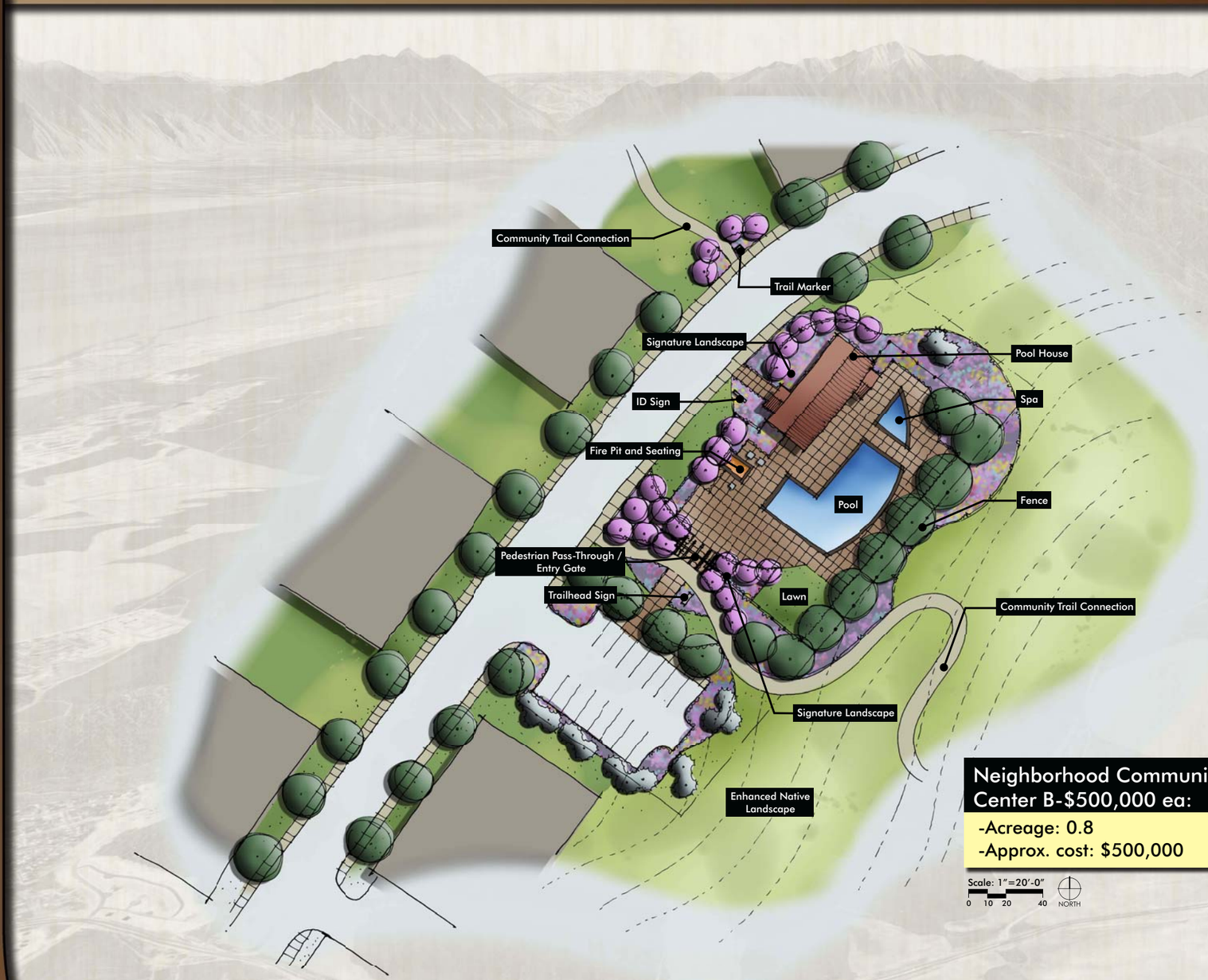
Scale: 1"=20'-0"
0 10 20 40 NORTH

NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan - Neighborhood Community Center A and Primary Trailhead A

February 4, 2008

Sage Communities



NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan - Neighborhood Community Center B

February 4, 2008

Sage Communities

Neighborhood Community Center C-$500,000 ea:

-Acreage: 0.9
-Approx. cost: $500,000

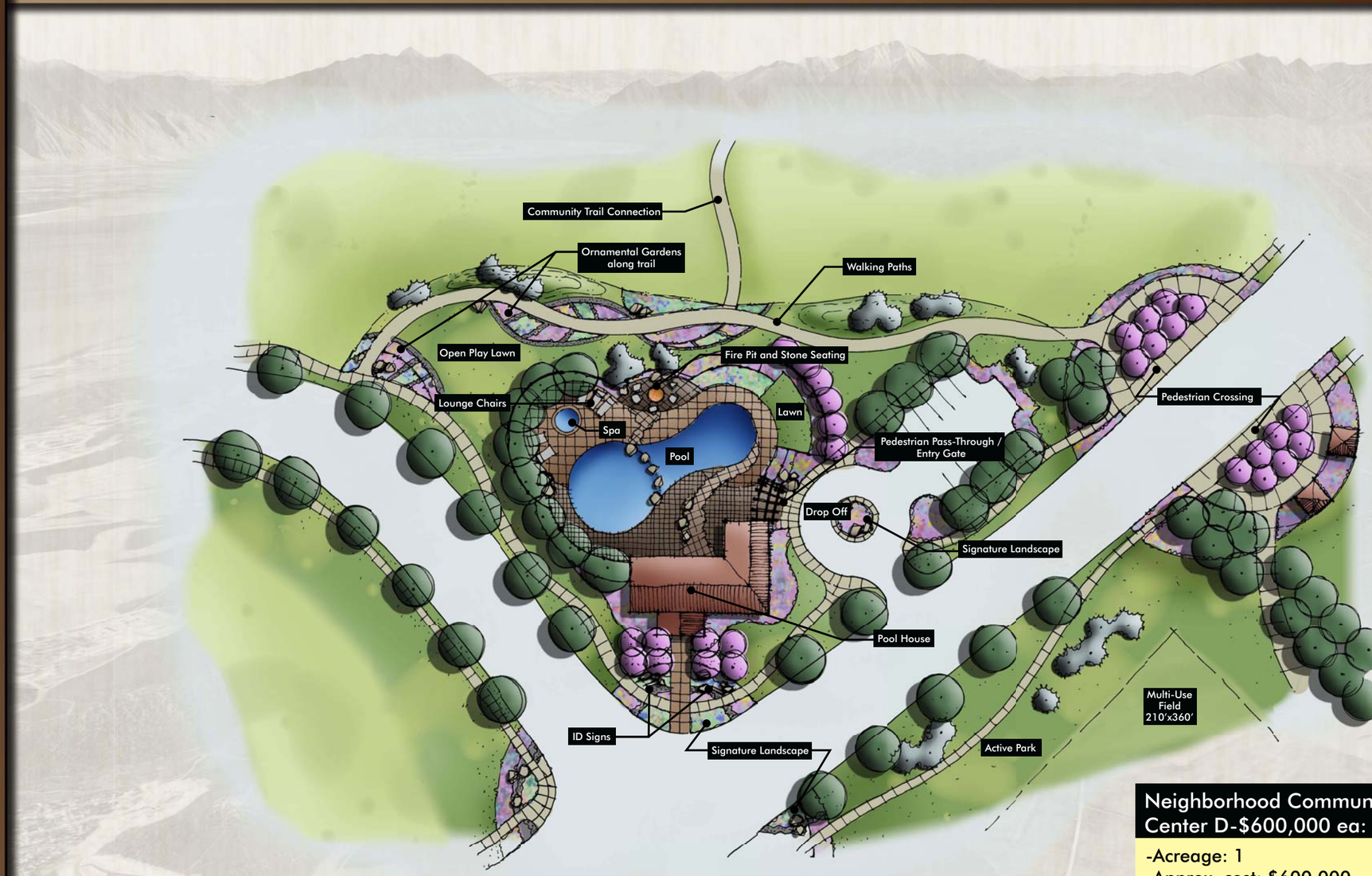
Scale: 1"=20'-0"
0 10 20 40 NORTH

NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan - Neighborhood Community Center C

February 4, 2008

Sage Communities



NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan - Neighborhood Community Center D

February 4, 2008

Sage Communities

Neighborhood Community Center E-$500,000 ea:

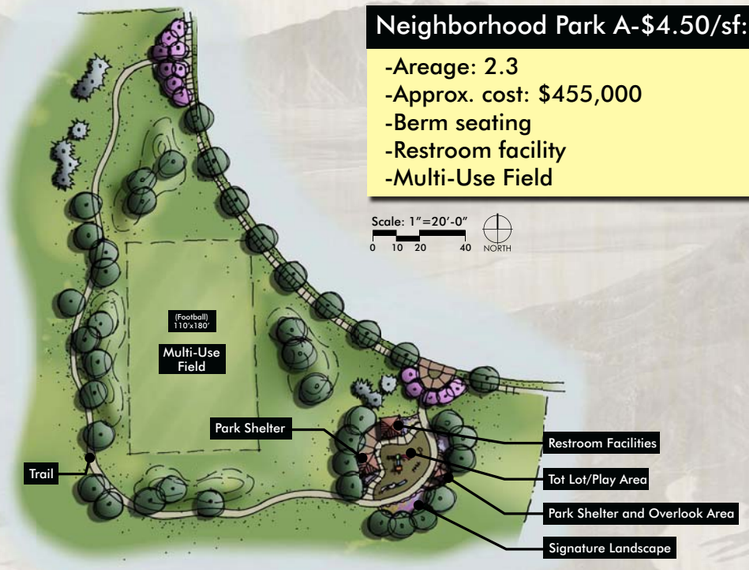
-Acreage: 3.2
-Approx. cost: $500,000

NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan - Neighborhood Community Center E

February 4, 2008

Sage Communities



Neighborhood Park A-$4.50/sf:

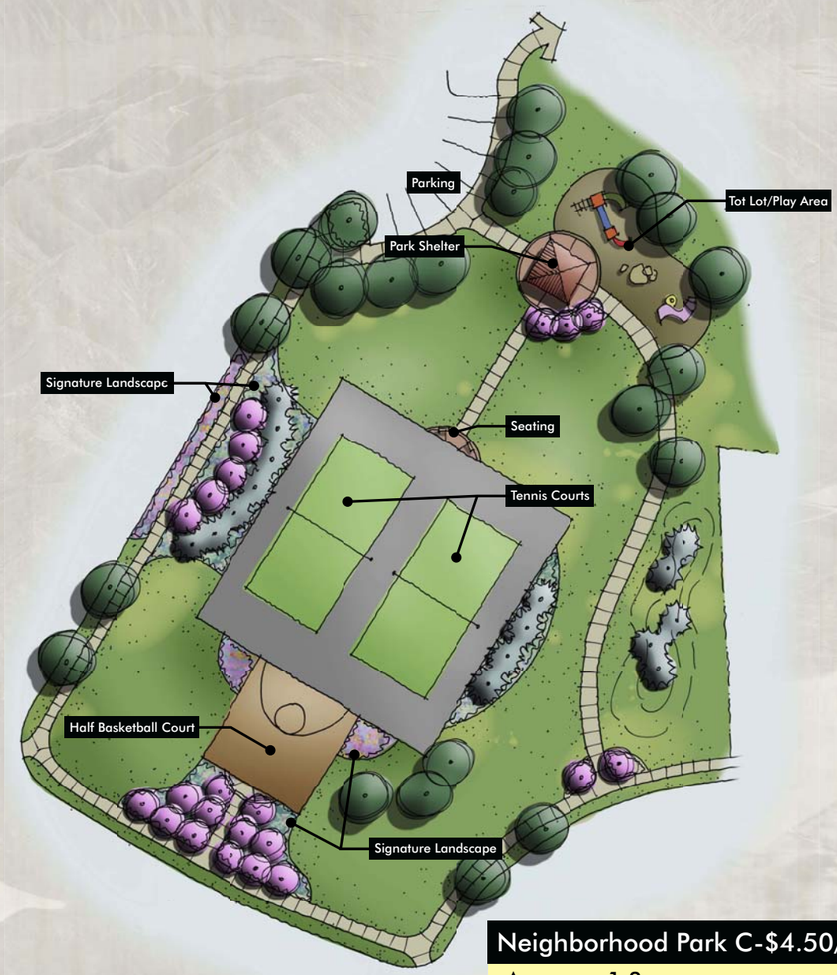
-Areage: 2.3
-Approx. cost: $455,000
-Berm seating
-Restroom facility
-Multi-Use Field

Scale: 1"=20'-0"
0 10 20 40 NORTH

Neighborhood Park B-$4.50/sf:

-Areage: 0.5
-Approx. cost: $100,000
-Passive
-Boulder garden

Scale: 1"=30'-0"
0 15 30 60 NORTH



Neighborhood Park C-$4.50/sf:

-Acreage: 1.3
-Approx. cost: $255,000
-Tennis courts
-Half-basketball court
-Parking

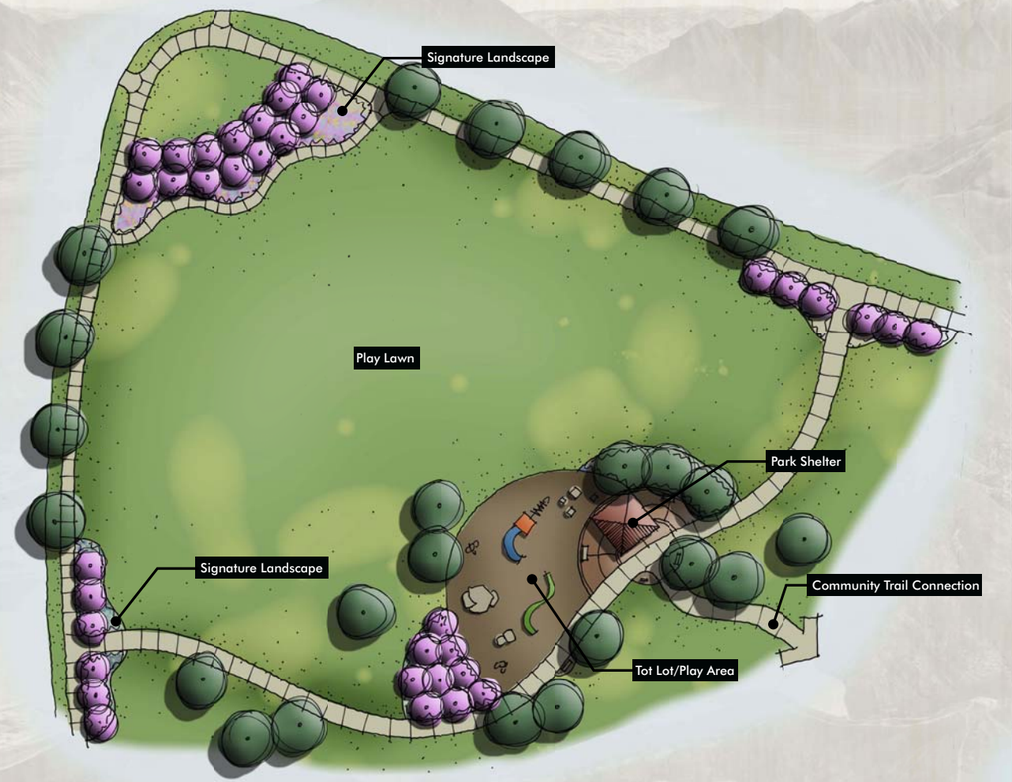
Scale: 1"=20'-0"
0 10 20 40 NORTH

NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan - Neighborhood Park A, Neighborhood Park B and Neighborhood Park C

February 4, 2008

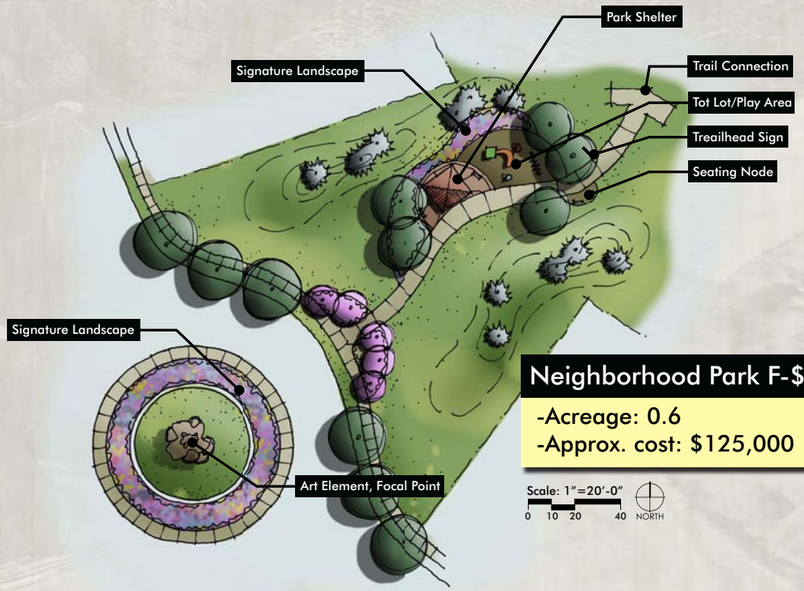
Sage Communities



Neighborhood Park D-$4.50/sf:

-Acreage: 1.7
-Approx. cost: $335,000
-Detention Pond

Scale: 1"=20'-0"
0 10 20 40 NORTH



Neighborhood Park F-$4.50/sf:

-Acreage: 0.6
-Approx. cost: $125,000

Scale: 1"=20'-0"
0 10 20 40 NORTH

NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan - Neighborhood Park D and Neighborhood Park F

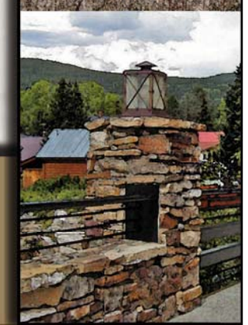
February 4, 2008

Sage Communities

Neighborhood Park E-$4.50/sf:

-Acreage: 1.4
-Approx. cost: $275,000

Scale: 1"=30'-0"
0 15 30 60
NORTH

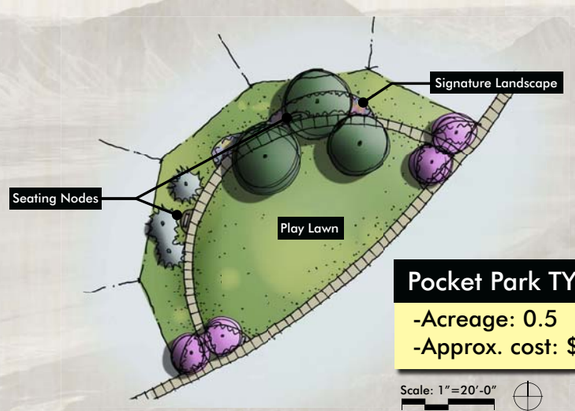


NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan - Neighborhood Park E

February 4, 2008

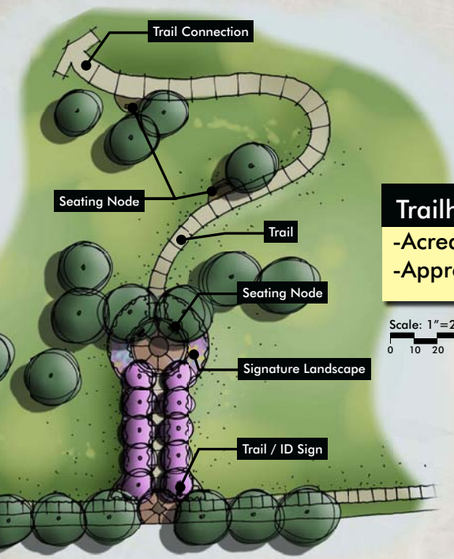
Sage Communities



Pocket Park TYP -$3.50/sf:

-Acreage: 0.5
-Approx. cost: $80,000

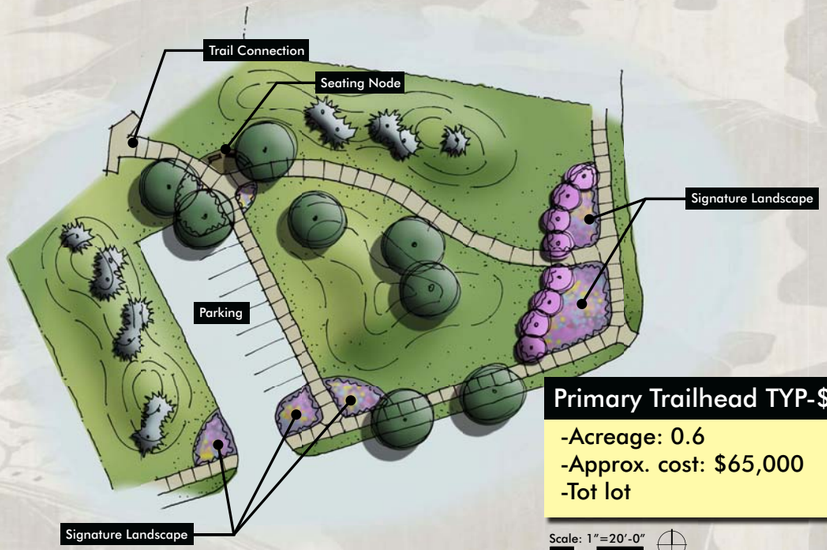
Scale: 1"=20'-0" 0 10 20 40 NORTH



Trailhead Park TYP -$2.75/sf:

-Acreage: 0.3
-Approx. cost: $35,000

Scale: 1"=20'-0" 0 10 20 40 NORTH



Primary Trailhead TYP-$2.50/sf:

-Acreage: 0.6
-Approx. cost: $65,000
-Tot lot

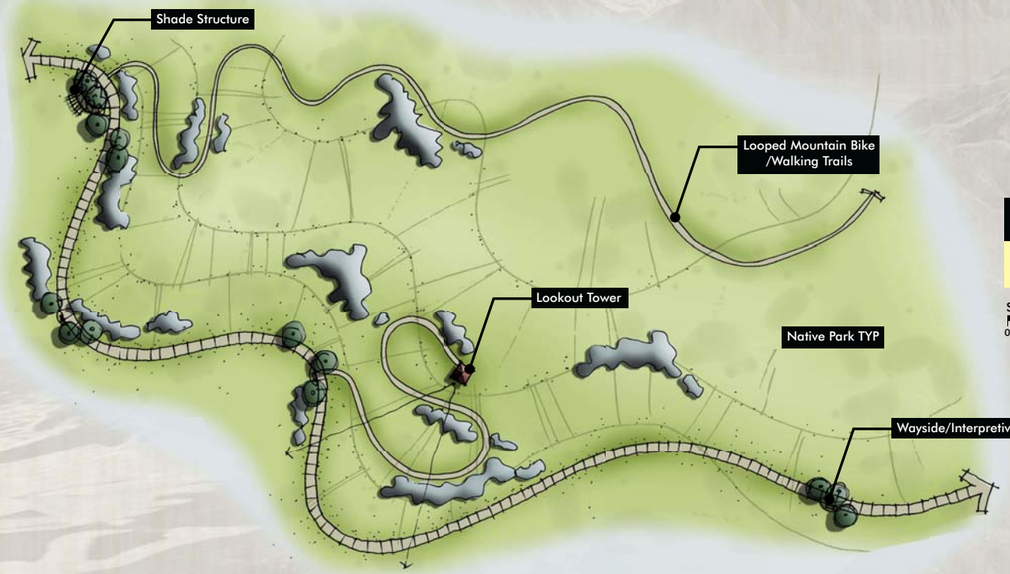
Scale: 1"=20'-0" 0 10 20 40 NORTH

NUSZER KOPATZ
urban design associates

Parks, Trails, and Open Space Plan - Typical Pocket Park, Primary Trailhead, and Trailhead Park

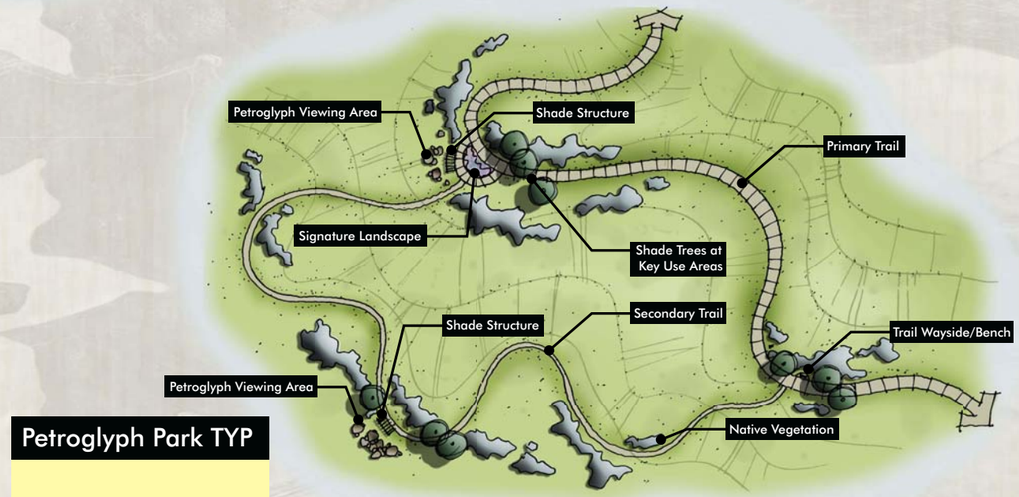
February 4, 2008

Sage Communities



Hilltop Native Park TYP

Scale: 1"=40'-0"
0 20 40 80 NORTH



Petroglyph Park TYP

Scale: 1"=40'-0"
0 20 40 80 NORTH

NUSZER KOPATZ
urban design associates

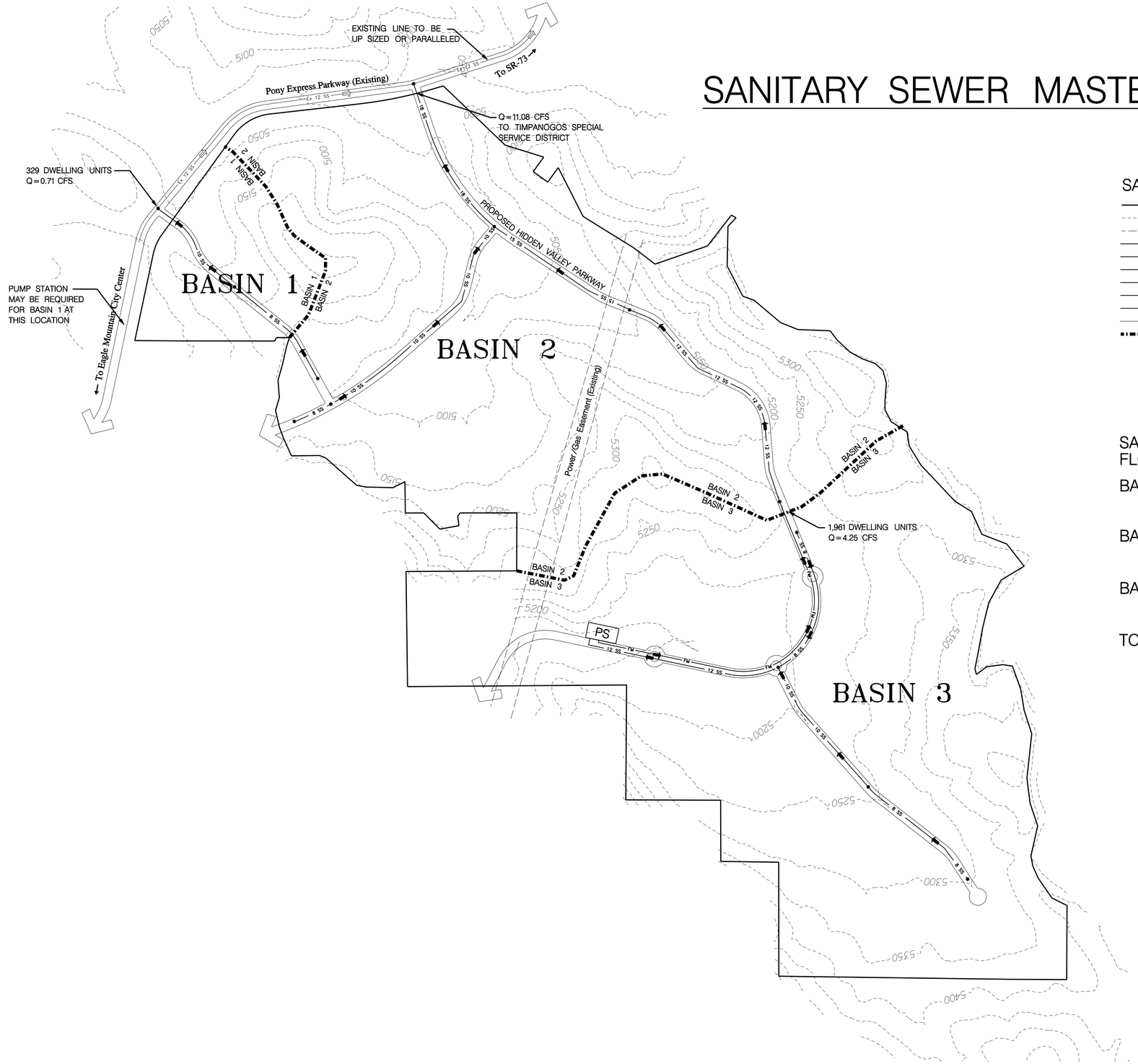
Parks, Trails, and Open Space Plan - Hilltop Native Park Typical and Petroglyph Park Typical

February 4, 2008

Exhibit G

[Sanitary Sewer Master Plan]

SANITARY SEWER MASTER PLAN



SANITARY SEWER LEGEND

- PROPERTY BOUNDARY
- 50' CONTOUR (EXISTING)
- POWER /GAS EASEMENT (EXISTING)
- 8 SS — 8" SEWER LINE
- 10 SS — 10" SEWER LINE
- 12 SS — 12" SEWER LINE
- 15 SS — 15" SEWER LINE
- 18 SS — 18" SEWER LINE
- FM — SEWER FORCE MAIN
- Ex 8 SS — 8" EXISTING SEWER LINE (PONY EXPRESS PARKWAY)
- SEWER BASIN BOUNDARY LINE
- PS — PUMP STATION
- FLOW DIRECTION

SANITARY SEWER PEAK DAY FLOW CALCULATIONS

BASIN 1

329 DWELLING UNITS X 400 GALLONS/DAY PER CAPITA X 3.5 CAPITA PER DWELLING =
460,600 GALLONS PER DAY OR 0.71 CFS

BASIN 2

2,827 DWELLING UNITS X 400 GALLONS/DAY PER CAPITA X 3.5 CAPITA PER DWELLING =
3,957,800 GALLONS PER DAY OR 6.12 CFS

BASIN 3

1,961 DWELLING UNITS X 400 GALLONS/DAY PER CAPITA X 3.5 CAPITA PER DWELLING =
2,745,400 GALLONS PER DAY OR 4.25 CFS

TOTAL

TOTAL PROJECTED PEAK DAY SANITARY SEWER FLOW =
7,163,800 GALLONS PER DAY OR 11.08 CFS

600 0 600 1200
Horizontal Scale 1" = 600'

NO.	DATE	BY	DESCRIPTION
5			
4			
3			
2			
1			

REVISIONS

CLIENT: Cadence Capital, LLC
DWG: HV-MP4.dgn
JOB NO: CAD003
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE - DRAWING IS REDUCED IF LESS THAN 22"x34"

DESIGN:
DRAWN:
CHECK:
DATE: 01/29/08

231 West 800 South Suite A
Salt Lake City, Utah 84101
Tel: (801) 487-8040
Fax: (801) 487-8868
Ward Engineering Group
Planning · Engineering · Surveying
www.wardeng.com

© Ward Engineering Group 2006

HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
INFRASTRUCTURE MAP - SANITARY SEWER MASTER PLAN

SHEET
UT5

1/30/2008 12:13:00 PM L:\Cadence Capital\Hidden Valley\C2003 Master Plan\Design\Construction Dwgs\HV-UT5.dgn

Exhibit H

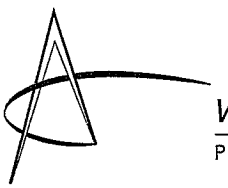
[Storm Water Master Plan]

Existing Storm Water Management Report

Prepared for:

Hidden Valley Development

Prepared by:



Ward Engineering Group

Planning. Engineering. Surveying

January 8, 2008

1.0 Title Page

1.1 Background

The following existing storm water management report and plan was prepared for the proposed ***Hidden Valley Development***, located along Pony Express Parkway in Eagle Mountain, Utah, Sections 29,30,31 and 32, Township 5S, Range 1W. The site consists of approximately 1237.12 acres and will have 5117 units consisting of single-family and multi-family units. The lots will range from 5400 square feet to 20,000 square feet in area.

1.2 Preparer

Ward Engineering Group compiled the following study under the supervision of Dave Reddish, P.E. (Land Development Director). Company information is as follows:

Ward Engineering Group
231 West 800 South, Suite A
Salt Lake City, Utah 84101

Tel: (801) 487-8040
Fax: (801) 487-8668

2.0 Property Description

The 1237.12 acres is nestled in a valley with steep side slopes sloping down to the valley floor. Much of the site has been used for the farming of winter wheat in the gentle sloping valley. The soil conditions of the site are as follows: There are up to 18 inches of top soil followed by layers of lean clay, silty clay, silt, sand and gravel. At several locations very dense shallow cemented soils underlain by bedrock were encountered. (For further soil information see the Preliminary Soil Report by Earthtec Dated December 13, 2007 Job No. 073190)

3.0 Off-site Drainage Description

There is one offsite basin (218.49 acres) that sheet flows onto the southwest side of the property. This basin has fairly steep slopes and the total flow from offsite is Q10= 24.54 cfs and Q100= 66.57 cfs.

4.0 On-Site Drainage Description

The proposed site has been broken down into 5 Basins with 5 different discharge locations. See UT2 for map showing basins and discharge locations. The existing flows from Basin 1(543.13 acres) discharge along the west side of the property through an existing ditch. The 10 year flow rate is 53.46 cfs and the 100 year flow rate is 135.37 cfs. Basin 2 (586.57 acres) discharges along Pony

Express Parkway on the north end of the property. The 10 year flow rate is 66.16 cfs and the 100 year flow rate is 160.41 cfs. Basins 3 and 4 (36.24 acres and 22.41 acres) also discharge along Pony Express Parkway at the northwest end of the property. The 10 year flow rates are 7.13 cfs and 7.98 cfs and the 100 year flow rates are 19.41 cfs and 16.20 cfs respectively. Basin 5 (65.80 acres) sheet flows off the back side along the east property line. The 10 year flow rate is 10.52 cfs and the 100 year flow rate is 28.67 cfs.

5.0 Master Plan Drainage Considerations

Each development or at a minimum each sub-basin will be required to detain it's developed 100-yr 24 hour storm event and shall be allowed to discharge at the historic runoff rate. Energy dissipation and erosion protection shall be provided at all outlets where storm water is released into natural channels.

Under ground storm collection pipes shall be designed for the 10 year-24 hour storm event flow. The minimum pipe size shall be 15" diameter and the pipes shall not be designed for surcharged/pressure flow conditions.

The 100 year – 24 hour storm event must be conveyed within the collection system and the roadway surface while maintaining one (12' Wide) Travel lane free of water and not over topping the curbs.

6.0 FEMA Floodplain Requirements

Based on the current FEMA Flood Insurance Rate Map panel 4955170115B, Hidden Valley Development is not currently located in a FEMA-designated Special Flood Hazard Area. Current designation for the area is "X".

7.0 Design Runoff Computations

7.1 Selection of Hydrologic Model

The SCS TR-20 method of analysis was utilized due to the size of the site.

7.2 Model Input Parameters

The input parameters needed for the SCS Method TR-20 area are as follows: (See Appendix for detailed calculations).

a) Watershed Area is calculated run-off areas based on watershed boundaries created from existing or proposed contours. (See sheet UT2 for details)

b) Time of concentration is estimated Shallow Concentrated flow and Sheet Flow. The TR-20 Sheet Flow procedure is designed to calculate the Tc for flow over plane surfaces, as usually occurs in the uppermost regions of a

watershed. Shallow concentrated flow is calculated using Length over velocity.

c) Rainfall Intensities/Depth Rainfall information was taken from the "Precipitation-Frequency Atlas of the United States" NOAA (National Oceanic and Atmospheric Administration)

d) Run-off Coefficients

The curve number, or CN, is determined according to the soil type and ground cover. A high CN (such as 98 for pavement) indicates minimum retention, while a low CN (such as 30 for certain wooded areas) indicates a large retention capability.

Soils are classified into hydrologic soil groups to indicate the minimum rate of infiltration obtained for bare soil after prolonged wetting. The HSG's, (hydrologic soil groups), which are A, B, C, and D, are one element used in determining runoff curve number.

The infiltration rate is the rate at which water enters the soil at the soil surface. It is controlled by surface conditions. HSG also indicates the transmission rate - the rate at which the water moves through the soil. This rate is controlled by the soil profile. The four groups are defined by SCS soil scientists as follows:

Group A soils have low runoff potential and high infiltration rates even when thoroughly wetted. They consist chiefly of deep, well to excessively drained sands and gravels, and have a high rate of water transmission (greater than 0.30 in/hr).

Group B soils have moderate infiltration rates when thoroughly wetted, and consist chiefly of moderately deep to deep, moderately well to well drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission (0.15-0.30 in/hr).

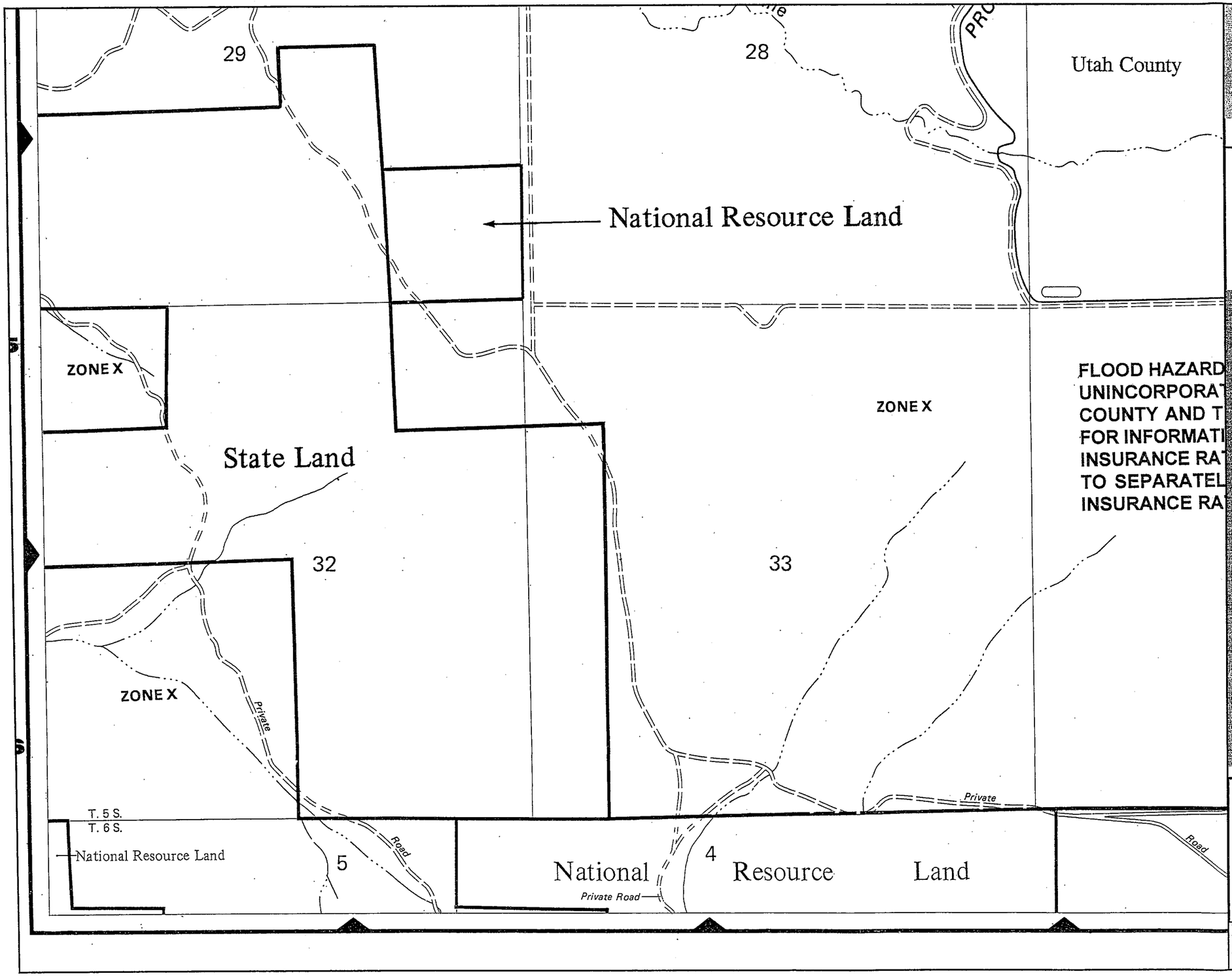
Group C soils have low infiltration rates when thoroughly wetted, and consist chiefly of soils with a layer that impedes downward movement of water, and soils with moderately fine to fine texture. These soils have a low rate of water transmission (0.05-0.15 in/hr).

Group D soils have high runoff potential. They have very low infiltration rates when thoroughly wetted, and consist chiefly of clay soils with a high swelling potential, soils with a permanent high water table, soils with a claypan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very low rate of water transmission (0-0.05 in/hr).

8.0 Summary

The Hidden Valley development has 5 discharge locations for a total discharge of 169.79 cfs and 426.63 cfs for the 10/100 year storm event respectively. Basins 1 and 2 yield the highest discharge flows of 119.62 cfs and 295.78 cfs for the 10/100 year storm event respectively and may need special erosion protection during construction. Offsite flows from the southwest Basin 6 have been accounted for in the overall calculations and pipe sizing for the development. The flows from each basin are shown on sheet UT2 of this report.

APPENDIX



insurance agent or call the National Flood Insurance Progra

APPROXIMATE SCALE IN FEET

1000 0

FLOOD HAZARD
UNINCORPORAT
COUNTY AND T
FOR INFORMATI
INSURANCE RAT
TO SEPARATEL
INSURANCE RA

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
SARATOGA SPRINGS,
UTAH
UTAH COUNTY

PANEL 115 OF 725
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
4902500115 A

EFFECTIVE DATE:
JULY 17, 2002

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

National Resource Land

8

9

Private Road

CANYON ROAD

LOTT

ZONE X

17

ZONE X

Utah County

JOINS PANEL 0200

16

State Land

ISRAEL

15

20

29

Private Rd

Road

APPROXIMATE SCALE IN FEET

1000 0

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF
SARATOGA SPRINGS,
UTAH
UTAH COUNTY

PANEL 205 OF 725
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
4902500205 A
EFFECTIVE DATE:
JULY 17, 2002

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

POINT OF DISCHARGE
BASIN 2
Q_{10} = 66.16 cfs
Q_{100} = 160.41 cfs

POINT OF DISCHARGE
BASIN 5
Q_{10} = 10.52 cfs
Q_{100} = 28.67 cfs

BASIN 5
65.80 ACRES

BASIN 2
586.57 ACRES

POINT OF DISCHARGE
BASIN 3
Q_{10} = 7.13 cfs
Q_{100} = 19.41 cfs

BASIN 3
38.24 ACRES

BASIN 4
22.41 ACRES

BASIN 1
543.13 ACRES

BASIN 6
218.487 ACRES
Q_{10} = 24.54 cfs
Q_{100} = 66.57 cfs

POINT OF DISCHARGE
BASIN 4
Q_{10} = 7.98 cfs
Q_{100} = 16.20 cfs

POINT OF DISCHARGE
BASIN 1
Q_{10} = 53.46 cfs
Q_{100} = 135.37 cfs

PROPERTY BOUNDARY
DRAINAGE BASIN
DRAINAGE SUB-BASIN
FLOW DIRECTION

600 0 600 1200 1800
Scale 1" = 600'

1/24/2008 9:01:33 AM L:\Cadence Capital\Hidden Valley\AC4003 Master Plan\Design\Construction Dwgs\HV-DP1 existing.dgn

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

REVISIONS

CLIENT: CADENCE CAPITAL LLC
DWG: DP1.dgn
JOB No: CAD003
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES HAVE PRECEDENCE - IF DRAWING IS REDUCED IT LESS THAN 22"x34"

DESIGN: ——
DRAWN: ——
CHECK: ——
DATE: 1/16/07

251 West 800 South
Suite 100A
Salt Lake City, Utah
84101
Tel: (801) 487-8040
Fax: (801) 487-8888

Ward Engineering Group
Planning - Engineering - Surveying
www.wardeg.com

© Ward Engineering Group 2008

HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
HISTORIC DRAINAGE CONDITIONS

SHEET:
UT2

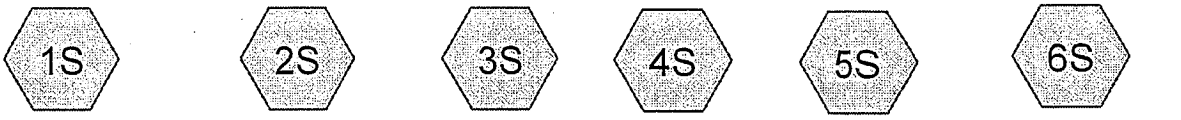
POINT PRECIPITATION
FREQUENCY ESTIMATES
FROM NOAA ATLAS 14

Utah 40.227 N 112.089 W 4888 feet

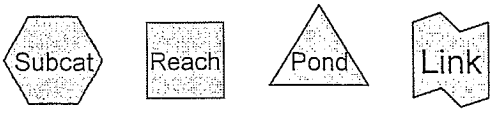
From "Precipitation-Frequency Atlas of the United States" NOAA Atlas 14, Volume 1, Version 4
G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley
NOAA, National Weather Service, Silver Spring, Maryland, 2006

Precipitation Frequency Estimates (inches)

ARI* (years)	5 min	10 min	15 min	30 min	60 min	120 min	3 hr	6 hr	12 hr	24 hr	48 hr	4 day	7 day	10 day	20 day	30 day	45 day	60 day
1	0.11	0.17	0.21	0.29	0.36	0.44	0.49	0.62	0.76	0.90	1.00	1.19	1.40	1.58	2.06	2.43	3.03	3.56
2	0.14	0.22	0.27	0.37	0.45	0.55	0.61	0.77	0.94	1.10	1.23	1.46	1.72	1.94	2.53	2.98	3.71	4.36
5	0.20	0.31	0.38	0.51	0.63	0.72	0.79	0.94	1.13	1.32	1.47	1.76	2.06	2.31	3.00	3.55	4.38	5.13
10	0.25	0.38	0.47	0.64	0.79	0.89	0.93	1.09	1.30	1.50	1.67	2.01	2.35	2.62	3.37	4.00	4.90	5.72
25	0.33	0.50	0.62	0.83	1.03	1.14	1.17	1.31	1.53	1.73	1.94	2.37	2.73	3.03	3.85	4.58	5.56	6.47
50	0.40	0.60	0.75	1.01	1.25	1.36	1.39	1.49	1.70	1.91	2.15	2.64	3.03	3.33	4.19	5.02	6.04	7.00
100	0.48	0.73	0.90	1.21	1.50	1.62	1.64	1.73	1.88	2.09	2.37	2.93	3.33	3.64	4.53	5.46	6.50	7.51
200	0.57	0.87	1.08	1.45	1.80	1.92	1.94	2.02	2.15	2.27	2.58	3.23	3.63	3.94	4.85	5.88	6.92	7.98
500	0.72	1.09	1.35	1.82	2.25	2.39	2.41	2.49	2.58	2.61	2.87	3.64	4.04	4.33	5.25	6.42	7.45	8.55
1000	0.85	1.29	1.60	2.15	2.66	2.81	2.82	2.89	2.93	2.96	3.09	3.96	4.35	4.62	5.54	6.81	7.82	8.94



Basin 1 upper | Basin 2 lower | Basin 3 | Basin 4 | Offsite Basin 5 | Offsite Basin 6



Drainage Diagram for Hidden Valley Historic
Prepared by Ward Engineering Group, Printed 1/24/2008
HydroCAD® 8.50 s/n 004211 © 2007 HydroCAD Software Solutions LLC

Summary for Subcatchment 1S: Basin 1 upper

Runoff = 53.46 cfs @ 12.96 hrs, Volume= 12.830 af, Depth> 0.28"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
248.020	81	Small grain, contoured, Good, HSG C
295.105	79	Desert shrub range, Good, HSG C
543.125	80	Weighted Average
543.125		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
59.1	7,096	0.0400	2.00		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
75.1	7,396	Total			

Summary for Subcatchment 2S: Basin 2 lower

Runoff = 66.16 cfs @ 12.92 hrs, Volume= 15.269 af, Depth> 0.31"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
586.570	81	Herbaceous range, Fair, HSG C
586.570		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.9	6,123	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
74.9	6,423	Total			

Summary for Subcatchment 3S: Basin 3

Runoff = 7.13 cfs @ 12.23 hrs, Volume= 0.824 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
38.240	79	Desert shrub range, Good, HSG C
38.240		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9	1,652	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
8.8	300	0.1000	0.57		**Sheet Flow,** Fallow n= 0.050 P2= 1.10"
24.7	1,952	Total			

Summary for Subcatchment 4S: Basin 4

Runoff = 7.98 cfs @ 12.27 hrs, Volume= 0.844 af, Depth> 0.45"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
22.410	85	Desert shrub range, Poor, HSG C
22.410		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	1,475	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
30.2	1,775	Total			

Summary for Subcatchment 5S: Offsite Basin 5

Runoff = 10.52 cfs @ 12.32 hrs, Volume= 1.418 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
65.800	79	Desert shrub range, Good, HSG C
65.800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		**Sheet Flow,** Range n= 0.130 P2= 1.10"
3.6	845	0.1500	3.87		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
30.8	1,145	Total			

Summary for Subcatchment 6S: Offsite Basin 6

Runoff = 24.54 cfs @ 12.61 hrs, Volume= 4.698 af, Depth> 0.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr Rainfall=1.50"

Area (ac)	CN	Description
218.487	79	Desert shrub range, Good, HSG C
218.487		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		**Sheet Flow,** Range n= 0.130 P2= 1.10"
23.3	3,430	0.0600	2.45		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
50.5	3,730	Total			

Summary for Subcatchment 1S: Basin 1 upper

Runoff = 135.37 cfs @ 12.91 hrs, Volume= 27.794 af, Depth> 0.61"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
248.020	81	Small grain, contoured, Good, HSG C
295.105	79	Desert shrub range, Good, HSG C
543.125	80	Weighted Average
543.125		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
59.1	7,096	0.0400	2.00		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
75.1	7,396	Total			

Summary for Subcatchment 2S: Basin 2 lower

Runoff = 160.41 cfs @ 12.89 hrs, Volume= 32.173 af, Depth> 0.66"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
586.570	81	Herbaceous range, Fair, HSG C
586.570		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
58.9	6,123	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
74.9	6,423	Total			

Summary for Subcatchment 3S: Basin 3

Runoff = 19.41 cfs @ 12.21 hrs, Volume= 1.835 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
38.240	79	Desert shrub range, Good, HSG C
38.240		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.9	1,652	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
8.8	300	0.1000	0.57		**Sheet Flow,** Fallow n= 0.050 P2= 1.10"
24.7	1,952	Total			

Summary for Subcatchment 4S: Basin 4

Runoff = 16.20 cfs @ 12.26 hrs, Volume= 1.609 af, Depth> 0.86"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
22.410	85	Desert shrub range, Poor, HSG C
22.410		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.2	1,475	0.0300	1.73		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
16.0	300	0.1500	0.31		**Sheet Flow,** Range n= 0.130 P2= 1.10"
30.2	1,775	Total			

Summary for Subcatchment 5S: Offsite Basin 5

Runoff = 28.67 cfs @ 12.29 hrs, Volume= 3.158 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
65.800	79	Desert shrub range, Good, HSG C
65.800		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		**Sheet Flow,** Range n= 0.130 P2= 1.10"
3.6	845	0.1500	3.87		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
30.8	1,145	Total			

Summary for Subcatchment 6S: Offsite Basin 6

Runoff = 66.57 cfs @ 12.56 hrs, Volume= 10.469 af, Depth> 0.57"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 1.00-25.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr Rainfall=2.09"

Area (ac)	CN	Description
218.487	79	Desert shrub range, Good, HSG C
218.487		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.2	300	0.0400	0.18		**Sheet Flow,** Range n= 0.130 P2= 1.10"
23.3	3,430	0.0600	2.45		**Shallow Concentrated Flow,** Nearly Bare & Untilled Kv= 10.0 fps
50.5	3,730	Total			

STORM WATER MASTER PLAN

POINT OF DISCHARGE
BASIN 2
586.57 AC
Q_{10} = 66.16 cfs
Q_{100} = 160.41 cfs
(INCLUDES CATCHMENTS 12–19)

POINT OF DISCHARGE
BASIN 3
38.24 AC
Q_{10} = 7.13 cfs
Q_{100} = 19.41 cfs
(INCLUDES CATCHMENT 11)

POINT OF DISCHARGE
BASIN 4
22.4 AC
Q_{10} = 7.98 cfs
Q_{100} = 16.20 cfs
(INCLUDES CATCHMENT 10)

POINT OF DISCHARGE
BASIN 1
761.82 AC
Q_{10} = 62.07 cfs
Q_{100} = 157.47 cfs
(INCLUDES CATCHMENTS 1–9)

POINT OF DISCHARGE
65.8 AC
Q_{10} = 10.52 cfs
Q_{100} = 28.67cfs
(INCLUDES CATCHMENT 20,21,22)

Pony Express Parkway (Existing)
To SR-73
To Eagle Mountain City Center
PROPOSED HIDDEN VALLEY PARKWAY
Power / Gas Easement (Existing)

POND 1 CATCHMENT = 108.9 AC, Q_{out} = 8.9 CFS
POND 2 CATCHMENT = 44.0 AC, Q_{out} = 3.6 CFS
POND 3 CATCHMENT = 204.9 AC, Q_{out} = 16.7 CFS
POND 4 CATCHMENT = 65.3 AC, Q_{out} = 5.3 CFS
POND 5 CATCHMENT = 95.2 AC, Q_{out} = 7.7 CFS
POND 6 CATCHMENT = 41.7 AC, Q_{out} = 3.4 CFS
POND 7 CATCHMENT = 29.8 AC, Q_{out} = 2.4 CFS
POND 8 CATCHMENT AREA = 100.4 AC, Q_{out} = 8.2 CFS
POND 9 CATCHMENT = 71.6 AC, Q_{out} = 5.8 CFS
POND 10
POND 11
POND 12 CATCHMENT = 18.9 AC, Q_{out} = 2.1 CFS
POND 13 CATCHMENT = 70.6 AC, Q_{out} = 8.0 CFS
POND 14 CATCHMENT = 63.9 AC, Q_{out} = 7.2 CFS
POND 15 CATCHMENT = 29.3 AC, Q_{out} = 3.3 CFS
POND 16 CATCHMENT = 45.4 AC, Q_{out} = 5.1 CFS
POND 17 CATCHMENT = 202.2 AC, Q_{out} = 22.8 CFS
POND 18 CATCHMENT = 103.5 AC, Q_{out} = 11.7 CFS
POND 19 CATCHMENT = 52.4 AC, Q_{out} = 5.9 CFS
POND 20 CATCHMENT = 19.4 AC, Q_{out} = 3.1 CFS
POND 21 CATCHMENT = 23.9 AC, Q_{out} = 3.8 CFS
POND 22 CATCHMENT = 22.5 AC, Q_{out} = 3.6 CFS

STORM WATER LEGEND

- PROPERTY BOUNDARY
- 50' CONTOUR (EXISTING)
- POWER /GAS EASEMENT (EXISTING)
- DRAINAGE BASIN
- CATCHMENT BOUNDARY
- 15" STORM DRAIN LINE
- 18" STORM DRAIN LINE
- 24" STORM DRAIN LINE
- 30" STORM DRAIN LINE
- 36" STORM DRAIN LINE
- 42" STORM DRAIN LINE
- EXISTING 24" STORM DRAIN LINE (PONY EXPRESS PARKWAY)
- POND — APPROXIMATE DETENTION POND LOCATION

STORM WATER MANAGEMENT PLAN

IN GENERAL, EACH DEVELOPMENT OR AT A MINIMUM EACH CATCHMENT AS SHOWN WILL BE REQUIRED TO DETAIN IT'S DEVELOPED 100-YR 24 HOUR STORM EVENT AND SHALL BE ALLOWED TO DISCHARGE AT THE HISTORIC RUNOFF RATE. ENERGY DISSIPATION AND EROSION PROTECTION SHALL BE PROVIDED AT ALL OUTLETS WHERE STORM WATER IS RELEASED INTO NATURAL CHANNELS.

UNDERGROUND STORM COLLECTION PIPES SHALL BE DESIGNED FOR THE 10 YEAR – 24 HOUR STORM EVENT FLOW. THE MINIMUM PIPE SIZE SHALL BE 15" DIAMETER AND THE PIPES SHALL NOT BE DESIGNED FOR SURCHARGED/PRESSURE FLOW CONDITIONS.

THE 100 YEAR – 24 HOUR STORM EVENT FLOW MUST BE CONVEYED WITHIN THE COLLECTION SYSTEM AND THE ROADWAY SURFACE WHILE MAINTAINING ONE (12' WIDE) TRAVEL LANE FREE OF WATER.

600 0 600 1200
Horizontal Scale 1" = 600'

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

REVISIONS

CLIENT: Cadence Capital, LLC
DWG: HV-MP4.dgn
JOB NO: CAD003
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE - DRAWING IS REDUCED IF LESS THAN 22"x34"

DESIGN:
DRAWN:
CHECK:
DATE: 1/29/08

231 West 800 South
Suite A
Salt Lake City, Utah
84101
Tel: (801) 487-8040
Fax: (801) 487-8868

Ward Engineering Group
Planning · Engineering · Surveying
www.wardeng.com

© Ward Engineering Group 2006

HIDDEN VALLEY
MASTER DEVELOPMENT PLAN
DRAINAGE AND EROSION PLAN - STORM WATER MASTER PLAN

SHEET
UT3

1/30/2008 12:12:00 PM L:\Cadence Capital\Hidden Valley\CAD003 Master Plan\Design\Construction Dwgs\HV-UT3.dgn

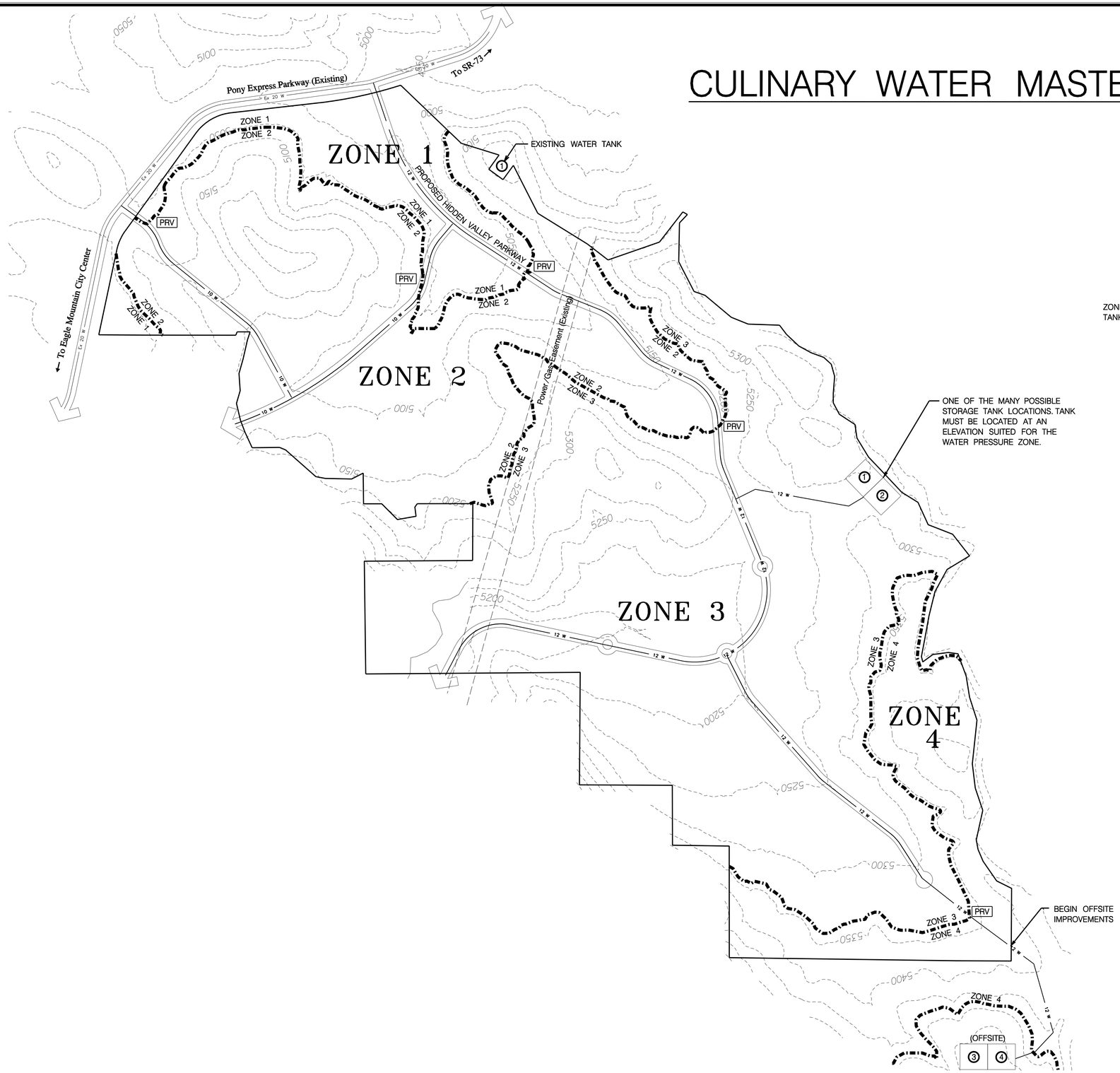
Exhibit I

[Traffic Study]

Exhibit J

[Culinary Water Master Plan]

CULINARY WATER MASTER PLAN



CULINARY WATER LEGEND

- PROPERTY BOUNDARY
- 50' CONTOUR (EXISTING)
- POWER /GAS EASEMENT (EXISTING)
- PRESSURE ZONE BOUNDARY
- 12 W — 12" WATER LINE
- 10 W — 10" WATER LINE
- 8 W — 8" WATER LINE
- Ex 20 W — EXISTING 20" WATER LINE (PONY EXPRESS PARKWAY)
- ① — WATER STORAGE TANK (APPROXIMATELY 2AC SITE SHOWN FOR EACH)
- ZONE NUMBER / TANK SERVICES
- PRV — PRESSURE REDUCING VALVE

STORAGE REQUIREMENT

INDOOR USE = 400 GALLONS/UNIT = 2,046,800 GALLONS
*OUTDOOR USE = 264.46 GALLONS/UNIT (AVG.) = 1,353,235 GALLONS

FIRE = 2000 GPM FOR 120 MIN. OR 0.25M GALLONS

TOTAL STORAGE REQUIREMENT = 3,650,035 GALLONS

ZONE 1 = 301,510 GALLONS
ZONE 2 = 1,405,060 GALLONS
ZONE 3 = 1,606,440 GALLONS
ZONE 4 = 274,525 GALLONS

* THE OUTDOOR STORAGE AND SOURCE REQUIREMENTS WILL BE REVISED WHEN THE IRRIGATION DESIGN IS COMPLETE.

SOURCE REQUIREMENT

INDOOR = 800 GALLONS/DAY/CONNECTION = 2,843 GPM
OUTDOOR = 0.367 GPM/UNIT (AVG.) = 1,880 GPM

TOTAL SOURCE REQUIREMENT = 4,723 GPM (OR 6,801,120 GPD)

ZONE 1 = 332 GPM
ZONE 2 = 1,866 GPM
ZONE 3 = 2,230 GPM
ZONE 4 = 295 GPM

NOTE:
THE WATER SYSTEM SHOWN HAS BEEN SIZED AND LOCATED FOR MASTER PLANNING PURPOSES ONLY. FINAL LOCATIONS AND SIZES WILL BE DETERMINED AT A LATER DATE.

ZONE	PRESSURE RANGE	ELEVATION RANGE	TANK ELEVATION
1	48 PSI	5060 + LOWER	EXISTING TANK
2	40 PSI – 115 PSI	5060 – 5200	5300
3	40 PSI – 115 PSI	5200 – 5340	5440
4	40 PSI – 115 PSI	5340 – 5480	5580

600 0 600 1200
Horizontal Scale 1" = 600'

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

REVISIONS

CLIENT: Cadence Capital, LLC
DWG: HV-MP4.dgn
JOB NO: CAD003
DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE - DRAWING IS REDUCED IF LESS THAN 22"x34"

DESIGN:
DRAWN:
CHECK:
DATE: 1/29/08

231 West 800 South
Suite A
Salt Lake City, Utah
84101
Tel: (801) 487-8040
Fax: (801) 487-8868
Ward Engineering Group
Planning • Engineering • Surveying
www.wardeng.com

© Ward Engineering Group 2006

HIDDEN VALLEY MASTER DEVELOPMENT PLAN

INFRASTRUCTURE MAP - CULINARY WATER MASTER PLAN

SHEET UT4

1/30/2008 12:12:25 PM L:\Cadence Capital\Hidden Valley\CAD003 Master Plan\Design\Construction Dwgs\HV-UT4.dgn

Exhibit K

[Dry Utility Analysis]

Intermountain Consumer Professional Engineers, Inc.

Consulting Engineers
1145 East South Union Avenue
Midvale, Utah 84047

January 27, 2011

Mr. Adam Ferre
Eagle Mountain City
2513 North Sweetwater Road
Eagle Mountain, Ut 84005

Subject: Lower Hidden Valley Development – Electric Infrastructure Questions

Dear Adam:

Intermountain Consumer Professional Engineers, Inc. (ICPE) has received the questions on the offsite electric infrastructure for the proposed Lower Hidden Valley included in your January 26, 2011 email.

The additional pad mounted switchgear to be installed along the south side of Pony Express Parkway to serve the initial three phases of the development would generally serve the development only. These switchgear are not included in the current Capital Facilities Plan.

The Ranches Parkway South (2010 Peak Load 5.5 MW) and Underground Tie Circuit (2010 Peak Load 4.25 MW) are two of the most heavily loaded Eagle Mountain City distribution circuits. Adding the first three phases of the Lower Hidden Valley to either or both of these circuits will overload one or both of the circuits when the three phases of the development are built out. These overloads can be avoided by connecting these three phases of the development to the Underground Tie Circuit and transferring load from the Underground Tie Circuit to the Underbuild Circuit. To complete this transfer the projects that have previously been identified to allow more load to be transferred between the Underground Tie Circuit and the Underbuild Circuit should be completed in 2011. These previously identified projects will likely not benefit others. The amount of load that can be transferred to the Underbuild Circuit will only be enough to serve a portion of the Lower Hidden Valley development. If the amount of load transferred exceeds the requirements for the development the excess capacity would be usable by others. I do not believe these projects are included in the current Capital Facilities Plan.

Construction of the South Substation to increase the capacity of the Underground Tie Circuit by allowing the circuit to be divided into two circuits, one fed from the existing North Substation and one from the new South Substation. The construction of the South Substation will definitely benefit others and it is included in the current Capital Facilities Plan.

Electric service to Phases 4 and 5 of the Lower Hidden Valley development will be provided from the existing Underbuild Circuit. Construction of the new South Substation will allow the existing Underbuild Circuit to be split into two circuits one fed from the existing North Substation and one from the new South Substation. Several underground feeder additions extending from one or both of the Underbuild Circuits into the Lower Hidden Valley development will be required when Phase 4 and 5 are developed. These underground feeders will generally serve the Lower Hidden Valley development only. These underground feeders are not included in the current Capital Facilities Plan.

Office: (801) 255-1111 • Fax: (801) 566-0088 • E-mail: ICPE@icpeinc.com

The existing 750 kcmil Aluminum circuit that extends south from Pony Express Parkway along the east side of the street in front of the Grade School to the City's well (located south and east of the Grade School) will also need to be extended into Phase 5 of the development. This circuit extension will generally serve the Lower Hidden Valley development only. This circuit extension is not included in the current Capital Facilities Plan.

I can not respond to Item 3 in your January 26, 2011 email.

If ICPE can be of further assistance relative to this letter please feel free to contact me by phone or email.

Sincerely,

L. A. Bell Jr.

Leslie A. Bell, Jr.

LAB/lb

Intermountain Consumer Professional Engineers, Inc.

Consulting Engineers
1145 East South Union Avenue
Midvale, Utah 84047

January 21, 2011

Mr. Adam Ferre
Eagle Mountain City
2513 North Sweetwater Road
Eagle Mountain, Ut 84005

Subject: Lower Hidden Valley Development – Offsite Natural Gas Infrastructure

Dear Adam:

Intermountain Consumer Professional Engineers, Inc. (ICPE) has received and reviewed the information on the proposed Lower Hidden Valley development atached to your January 19, 2011 email. Phases 1 through 3 of the development are located along the south side of and adjacent to Pony Express Parkway. Phase 4 and 5 are south and east of Pony Express Parkway and the other three phases of the development.

Possible existing natural gas facilities that can be expanded or extended to provide natural gas service the Lower Hidden Valley development are as follows:

1. The low pressure natural gas line located along the south side Pony Express Parkway, ending at the existing Lone Tree Development could be extended further south along Pony Express Parkway and Sweetwater Road (reference Item 3).

2. The low pressure natural gas lines located along Eagle Mountain Boulevard could be extended north along Lake Mountain Road and then east into the development.

3. The low pressure gas line ending at Bobby Wren Road on Sweetwater Road could be extended north along the east side of Sweetwater Road to connect to the low pressure gas line serving the Lone Tree Development.

4. A pressure reduction station(s) could be located along the high pressure natural gas line that is installed along the east side of Sweetwater Road and the south side of Pony Express Parkway.

More than one of the previously listed alternatives will need to be implemented to provide natural gas service to the Lower Hidden Valley development. The selected alternatives will provide the capability to serve additional development located along the routes of the facilities.

If ICPE can be of further assistance relative to this letter please feel free to contact me by phone or email.

Sincerely,

L. A. Bell Jr.

Leslie A. Bell, Jr.

LAB/lb

Office: (801) 255-1111 • Fax: (801) 566-0088 • E-mail: ICPE@icpeinc.com

WHEN RECORDED, MAIL TO:

Eagle Mountain City
1650 E Stagecoach Run
Eagle Mountain, UT 84043

ENT 39645:2023 PG 1 of 14
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jun 20 1:42 pm FEE 0.00 BY KR
RECORDED FOR EAGLE MOUNTAIN CITY

EAGLE MOUNTAIN CITY

AMENDMENT NO. 1 TO THE MASTER DEVELOPMENT AGREEMENT FOR THE LOWER HIDDEN VALLEY MASTER DEVELOPMENT PLANNED AREA

This Amendment No. 1 ("Amendment No.1") to the Master Development Agreement for the Lower Hidden Valley Master Development Planned Area (the "Master Development Agreement") is entered into between Eagle Mountain City, a municipal corporation of the state of Utah (the "City") and Perry Development, LLC a Utah limited liability company ("Perry").

RECITALS

WHEREAS, the City and certain entities known as the Developer under the Master Development Agreement, entered into the Master Development Agreement as of June 23, 2011;

WHEREAS, Perry has since acquired all of the real property that was the subject of and encumbered by the Master Development Agreement;

WHEREAS, since Perry acquisition and with the passage of time, certain events have transpired that have made it advisable to amend the Master Development Agreement;

WHEREAS, the Master Development Agreement was deemed to be amendable by its express terms by all Parties thereto pursuant to its express terms;

WHEREAS, the City and Perry acknowledge that Perry is the successor in interest to the original Developer and is thereby empowered to execute the Amendment No. 1 as the required Developer party and that the same will be binding on both the City and Perry in accordance with the Master Development Agreement (and specifically with reference to Paragraph 35, thereof) and that Perry is now considered the Developer of the Project;

WHEREAS, the Project consists of approximately 244.5 acres of land (the "Property") located southeast of Pony Express Parkway. An amended legal description of the Property is attached as Exhibit A;

NOW THEREFORE, for good and valuable consideration, the same as is hereby acknowledged by the Parties hereto, the City and Perry agree as follows:

1. Paragraph 2 of the Master Development Agreement is hereby amended and restated in its entirety as follows:
    a. 2. Zoning Density and Land Use Standards. The Project will be zoned as residential in accordance with Chapter 17.25 of the City's Vested Laws. The residential zone must be a predominately residential use, but certain commercial and mixed-use developments are allowed as a conditional use with the Project permitted for a total of (not to exceed) 1,256

residential dwelling units (the "Maximum Density"). The Amended Land Use Map (Exhibit B) is the zoning Map for the Property.

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

Total Land Area:	244.59 acres
Total Buildable Area:	204.2 acres
Total Residential Units:	1,256 units
Improved Open Space:	not less than 26.4 acres

2.2 To accommodate the wildlife corridor and minimize impact to the existing mountain bike trails on the City's property as requested by the City, Perry shall dedicate via separate instrument 1.5 acres of Parcel R2 to the City (the "Wildlife Corridor Parcel") and approximately 2 to 3 acres on the northern portion of Parcel R6 (the "Creed Trail Parcel"). The legal descriptions for both the Wildlife Corridor Parcel and the Creed Trail Parcel shall be determined at final plat approval. The Wildlife Corridor Parcel and the Creed Trail Parcel shall be designated as open space and dedicated to the City upon recording of the first plat adjacent to R2 and R6 respectively. The remaining density and acreage in R2 once the Wildlife Corridor Parcel is created from Parcel R2 shall be transferred to R3. In exchange for Perry dedicating both parcels to the City, the City agrees to dedicate up to 8 acres of the southwest corner of the city-owned Parcel 58:040:0634 to Perry via separate instrument (the "New Parcel"). The density associated with the Wildlife Corridor Parcel and the Creed Trail Parcel shall be transferred to the New Parcel. The New Parcel shall be designed with single-family detached lots and single-family cluster lots with the same number of units as were transferred from the Wildlife Corridor Parcel and the Creed Trail Parcel. The City will only exchange or dedicate the acres that are required for the same number of units that will be transferred to be designed as single-family detached homes and cluster homes and such property from the City (up to 8 acres from Parcel 58:040:0634) to Perry shall be transferred to Perry simultaneously with the dedication by Perry to the City of the Wildlife Corridor Parcel and the Creed Trail Parcel.

2.3 In addition, the Property is divided into [six (6) phases] (individually a "Phase" and collectively "Phases") which permit certain numbers of dwelling units to be constructed in each Phase. The Location of each Phase is depicted on Exhibit C, attached hereto (the "Phasing Map"). The number of dwelling units provided for in each Phase may be transferred between Phases or between areas of the Amended Land Use Map, provided that the total number of units transferred from one Phase or area to another shall not exceed ten (10) percent of the units in such phase (and the units in any such Phase may not be increased by more than 10% as a result of such transfer). The forgoing approved density transfers shall not have the effect of reducing the total number of single-family detached or cluster units in the entire project (if single-family units are reduced in a development area or Phase they must be provided in another area or Phase). To facilitate this process the parties may agree to slight modifications to the Phase or area boundaries. Perry shall submit a preliminary plat for the entire Property for City Council approval. Upon preliminary plat approval, no further density transfers shall be permitted unless otherwise approved by the City. In no event shall the total number of dwelling units constructed in all Phases of the Project exceed the Maximum Density. Notwithstanding anything herein to the contrary, any City ordinance, amendment to the Municipal Code or other development standard enacted, implemented, regulated and/or enforced by the City on or after the date of this Agreement which has the effect of prohibiting and/or unreasonably restricting Developer's ability to develop the vested densities set forth herein shall be inapplicable to the Property, unless the City Council, on the record and in good faith, finds that a compelling,

countervailing public interest would be jeopardized without applying such ordinance, amendment or standard to the Property. The City makes no warranty or guarantee that the entitled Maximum Density can be achieved, and the Parties acknowledge that as the development progresses that certain market, infrastructure, and/or other similar constraints beyond the control of the Parties may be presented which could prevent the practical use of all vested densities.

2. Paragraph 4 of the Master Development Agreement is hereby amended and restated in its entirety as follows:

4. Design Guidelines: In order to provide for a higher standard of architectural and visual appeal for the Project, Developer has proposed design guidelines to be enforced by the HOA. A copy of the design guidelines is attached hereto as Exhibit E (the "Design Guidelines"). The design guidelines are an integral part of the approvals of the Project and are hereby adopted. In the event of a conflict between the City ordinances or requirements and the Design Guidelines, the Design Guidelines shall control.

3. Paragraph 7 of the Development Agreement is hereby amended and restated as follows:

7. Ownership and Maintenance of Park Improvements. All Park Improvements less than 2 acres shall be dedicated to and maintained by the HOA. The HOA shall at all times provide access to all HOA-owned Park Improvements for emergency services, including fire and police services. All Park Improvements 2 acres or greater along with any native open space shall be dedicated to and maintained by the City.

4. Paragraph 16.1 of the Development Agreement is hereby deleted in its entirety and restated as follows:

16.1 Hidden Valley Parkway. It shall be the sole responsibility of Perry to complete, to a 100-foot ROW, the section of Hidden Valley Parkway between Pony Express Parkway and the beginning of Hidden Hollow Phase C development that is not completed to a 100-foot ROW. The timing of these improvements may be based upon traffic study updates provided by Perry with the preliminary plats and/or final plats.

5. Paragraph 16.2 of the Development Agreement is hereby amended and restated as follows:

16.2 Project Collector Roads. The main collector roads that provide access to and through the project (from Pony Express Parkway at northwest to Hidden Valley Parkway at the east, including stubbing the collector road to the west in accordance with the City's Transportation Master Plan) shall be constructed by Perry to the City's collector road standard, as merited by traffic study updates provided by Perry at each final plat or as required by Unified Fire Authority.

END OF AMENDMENTS

6. Any portion of the Master Development Agreement that is not amended hereby shall continue in full force and effect. In the event of a conflict between this Amendment No. 1 and the Master Development Agreement, the provisions of this Amendment No. 1 shall govern in all respects.

7. This Amendment No. 1 shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns that own any portion of the Property.

(Signature Page Follows)

DATED this 14th day of June, 2023

PERRY DEVELOPMENT, LLC

By: _____

Print Name: William O. Perry

Title: Manager

STATE OF UTAH)

:ss

COUNTY OF SALT LAKE)

On the 14 day of June, 2023, personally appeared before me William O. Perry IV, who being by me duly sworn, did say that he/she is the Manager, of **PERRY DEVELOPMENT, LLC,** and that the foregoing instrument was duly authorized by the company and signed on behalf of said company.

CHERISSA PERCIVAL
NOTARY PUBLIC · STATE OF UTAH
My Commission Expires April 24, 2027
COMMISSION NUMBER 730783

_____
NOTARY PUBLIC

DATED this 18 day of May, 2023.

EAGLE MOUNTAIN CITY

By: _____

Print Name: Tom Westmoreland

Title: Mayor

APPROVED AS TO FORM:

City Attorney

ATTEST:

for. City Recorder

CORPORATE SEAL EAGLE MOUNTAIN EST. 1996 STATE OF UTAH

EXHIBIT A

AMENDED LEGAL DESCRIPTION

LEGAL DESCRIPTION
PREPARED FOR PERRY HOMES
HIDDEN VALLEY
EAGLE MOUNTAIN, UTAH

(June 09, 2023)
23-0134
(TA)

ENT 39645:2023 PG 7 of 14

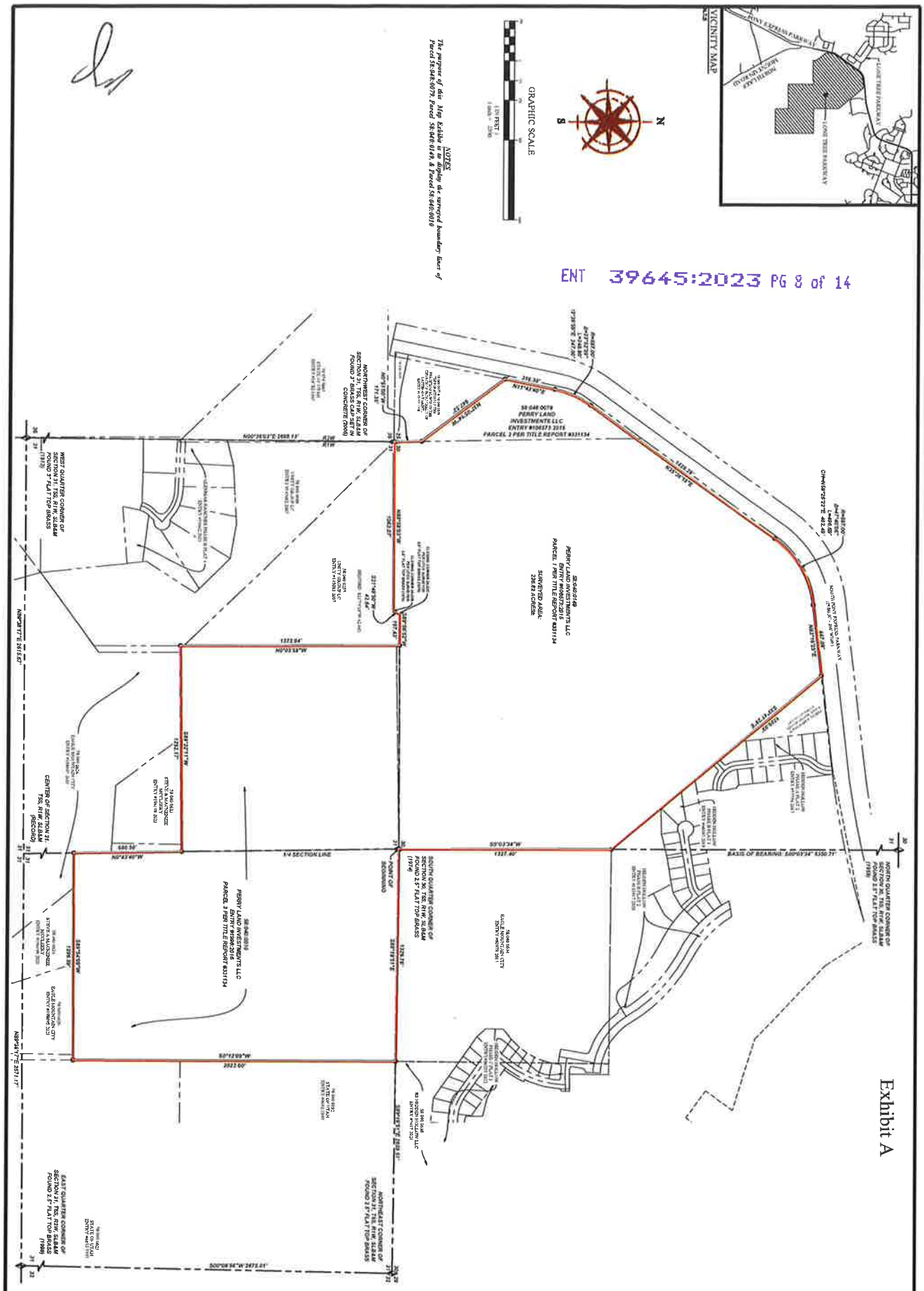
COMPOSITE DESCRIPTION

A tract of land located in a part of the North half of Section 31, a part of the Southwest 1/4 of Section 30, & a part of the Southeast 1/4 of Section 25, Township 5 South, Range 1 West, Salt Lake Base & Meridian, the Basis of Bearing being N0°03'34"E between the South 1/4 Corner and the North 1/4 Corner of said Section 30, located in Eagle Mountain City, Utah, County, Utah being more particularly described as follows:

Beginning at the 3" Brass Cap Monument marking the South 1/4 Corner of said Section 30, said point also being the southeast corner of that real property as described by a Special Warranty Deed, recorded on November 22, 2021 as Entry No. 196198:2021 of official records; running thence easterly along the Section line S89°19'51"E 1329.76 feet to a point located on the southwest corner as described by a Special Warranty Deed, recorded on January 11, 2021 as Entry No. 5417:2021 of official records, said point also being located on the westerly Deed line as described and conveyed to the State of Utah by Deed, recorded on June 4, 1945 as Entry No. 4632 in Book 421 at Page 114 of official records; thence southerly along Deed line S0°12'09"W 2023.60 feet to a point located at the southeast corner of that real property as determined by Survey and conveyed by Warranty Deed, recorded on January 8, 2016 as Entry No. 1996:2016 of official records; thence along said Deed line S89°54'09"W 1296.59 feet to the 1/4 Section line of said Section 31; thence northerly along said 1/4 Section line N0°43'40"W 680.50 feet; thence S89°22'11"W 1292.17 feet to the easterly line of that certain property identified as Parcel 1 in a Warranty Deed, recorded on October 5, 2007 as Entry No. 145082:2007 of official records; thence along said Deed the following four (4) courses: (1) N0°03'59"W 1373.94 feet to and along that certain property identified as Parcel 2 in said Warranty Deed; thence (2) S89°56'52"W 197.43 feet to Closing Corner 24-22C per Utah County Surveyor; thence (3) S21°48'50"W 42.64 feet to Closing Corner 24-22B per Utah County Surveyor; thence westerly along the Section line (4) N89°58'03"W 1063.07 feet to the Northwest Corner of said Section 31, said point also being located at the southeast Deed corner as described by a Corrected Warranty Deed, recorded on March 1, 2016 as Entry No. 17092:2016 of official records; thence along said Deed the following two (2) courses: (1) N0°51'00"W 171.35 feet; thence (2) N37°05'14"W 647.52 feet to the existing right-of-way of Pony Express Parkway as dedicated in the Pony Express Parkway Road Dedication Plat, recorded on January 25, 2006 as Entry No. 9656:2006, Map File No. 11478 of official records; thence along said right-of-way the following five (5) courses: (1) N11°43'40"E 316.30 feet; thence (2) northeasterly along the arc of a curve to the right with a radius of 597.00 feet a distance of 248.80 feet through a central angle of 23°52'39" Chord: N23°39'59"E 247.00 feet; thence (3) N35°36'19"E 1429.29 feet; thence (4) northeasterly along the arc of a curve to the right with a radius of 597.00 feet a distance of 496.69 feet through a central angle of 47°40'06" Chord: N59°26'22"E 482.49 feet; thence (5) N83°16'25"E 447.09 feet to a point on the northwesterly Subdivision line of Hidden Hollow Phase A-2 Subdivision, recorded on June 14, 2017 as Entry No. 57556:2017, Map File No. 15575 of official records; thence southeasterly along said Subdivision S39°41'29"E 1709.99 feet continuing to and along the westerly Subdivision line of Hidden Hollow Phase B-1 Subdivision, recorded on July 22, 2019 as Entry No. 68105:2019, Map File No. 16625 of official records to a point located at the southwest corner of said Hidden Hollow B-2 Subdivision, said point also being located on the 1/4 Section line of Section 30; thence southerly along said 1/4 Section line S0°03'34"W 1327.40 feet to said South 1/4 Corner of said Section 30, said point also being the point of beginning.

Together with an easement for ingress and egress as shown in that Agreement to Grant Easement dated May 31, 2006, between Hidden Canyon, LLC, The Ranches, LC and Oquirrh Mountain Ranch, LLC, recorded June 1, 2006 as Entry No. 68631:2006, Utah County Recorder's Office, Utah.

Contains 236.82 Acres±



REVISION BLOCK		
#	DATE	DESCRIPTION
1	---	---
2	---	---
3	---	---
4	---	---
5	---	---
6	---	---

1 OF 1

COMPOSITE DESCRIPTION MAP EXHIBIT

LOCATION: THE SW1/4 OF SECTION 30, THE N1/2 OF SECTION 31, T5S, R1W, AND THE SE1/4 OF SECTION 25, T5S, R2W, SLB&M
PROPERTY OF: PERRY LAND INVESTMENTS L L C.
PREPARED FOR: PERRY HOMES

FOR REVIEW ONLY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

EXHIBIT B

AMENDED LAND USE MAP

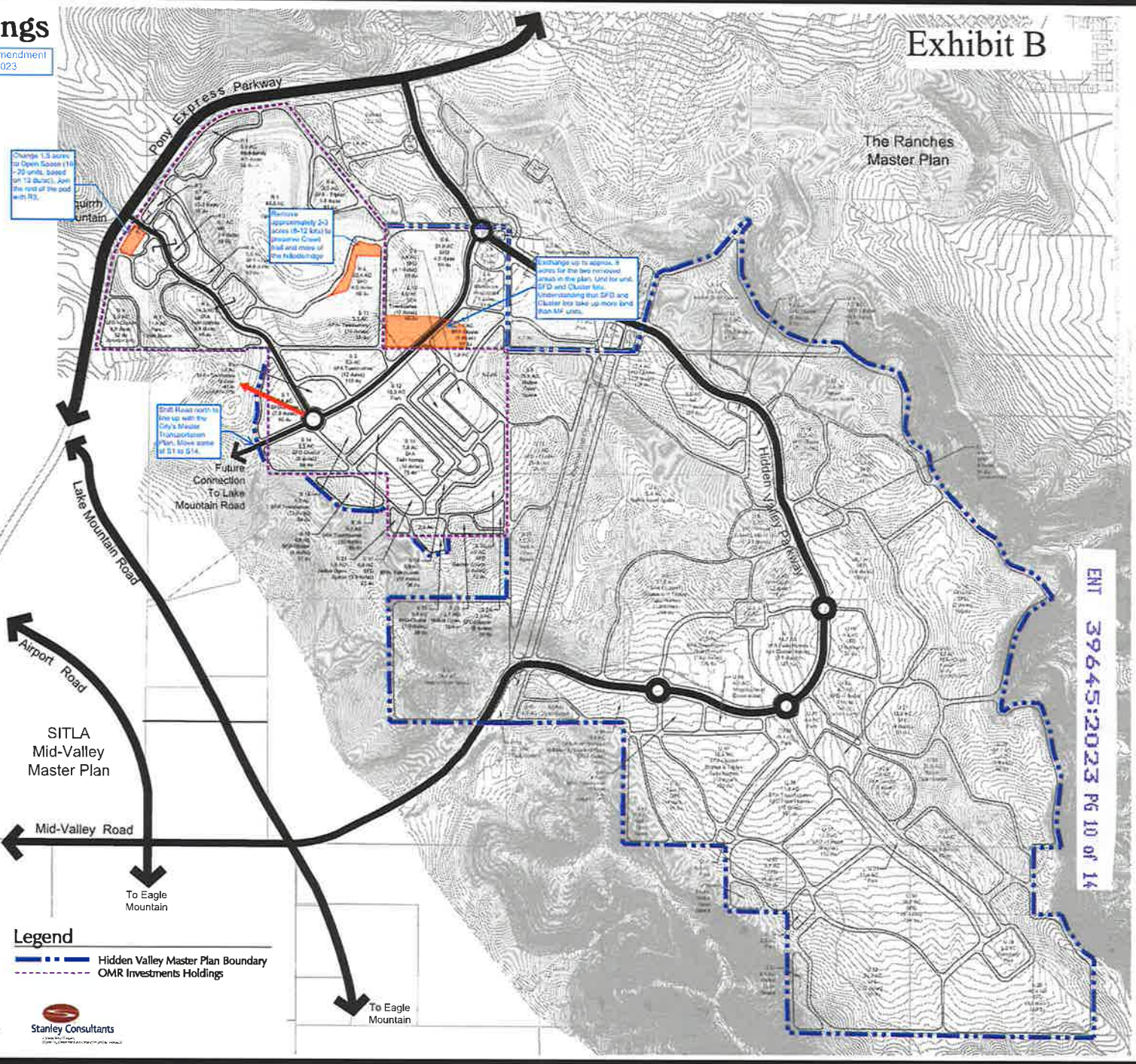
OMR Investments Holdings

LOWER HIDDEN VALLEY

Proposed Amendment - February 2023

Master Development Plan

Exhibit B



Land Use Data

PARCEL	LAND USE	AREA (AC)	DENSITY (DU/AC)	DU	RES TIER	% OF MASTER PLAN AREA
LOWER HIDDEN VALLEY						
P 4	SFA - TRIPLEX	6.2	9.8	61	III	
SUBTOTAL RESIDENTIAL		6.2	9.8	61		0.6%
LOWER HIDDEN VALLEY TOTALS		6.2	9.8	61		0.6%
HIDDEN VALLEY WEST						
R 1	MULTI-FAMILY	5.9	9.5	56	III	
R 2	MULTI-FAMILY	3.7	13.0	48	IV	
R 3	MULTI-FAMILY	6.1	7.4	45	III	
R 4	SFA - TOWNHOMES	5.5	14.9	82	IV	
R 6	SFD	22.4	4.0	90	II	
R 8	SFA - TWIN HOMES	14.3	6.8	98	III	
R 9	SFD - CLUSTER (Church Site)	5.9	8.9	52	III	
SUBTOTAL RESIDENTIAL		63.8	7.4	471		5.7%
R 1	PARKS	0.7	acres included in Residential Subtotal			
R 5 (partial)	PARK / OPEN SPACE	55.7				
R 5	PARKS	7.3				
R 6	PARKS	1.4	acres included in Residential Subtotal			
R 7	PARK / OPEN SPACE	8.5				
R 7	PARKS	3.1				
SUBTOTAL PARKS & OPEN SPACE		76.7				6.8%
HIDDEN VALLEY WEST TOTALS		138.4	3.4	471		12.3%
MID-VALLEY						
S 1 (partial)	SFD - CLUSTER	5.6	8.0	45	III	
S 2	SFA - TOWNHOMES (Church Site)	3.5	11.7	41	III	
S 3	SFA - TOWNHOMES	9.2	12.0	110	III	
S 4 (partial)	SFD	0.6	3.3	2	II	
S 7 (partial)	SFA - CLUSTER	1.9	7.9	15	III	
S 9	SFD	4.4	4.1	18	II	
S 10	SFA - TOWNHOMES	4.0	12.0	48	III	
S 11	SFA - TWIN HOMES	3.3	10.0	33	III	
S 13	SFA - TOWNHOMES	4.2	11.9	50	III	
S 14 (partial)	SFD - CLUSTER	8.3	8.0	66	III	
S 16	SFA - TOWNHOMES	5.0	12.0	60	III	
S 17 (partial)	SFD	4.2	4.0	17	II	
S 18	SFA - TWIN HOMES	7.5	10.0	75	III	
S 19	SFA - TWIN HOMES	3.6	10.0	36	III	
S 20	SFD - GARDEN COURTS	9.0	8.0	72	III	
S 22 (partial)	SFD - CLUSTER	2.0	8.0	16	III	
S 24	SFD - CLUSTER	2.5	8.0	20	III	
SUBTOTAL RESIDENTIAL		78.8	9.2	724		7.9%
S 3	PARK	1.5	acres included in Residential Subtotal			
S 8	NATIVE OPEN SPACE (partial)	5.7				
S 12 (partial)	PARK	10.2				
S 21	NATIVE OPEN SPACE	1.5				
S 23	NATIVE OPEN SPACE	2.7				
SUBTOTAL PARKS & OPEN SPACE		21.6				1.9%
ROW		1.1				
MID-VALLEY TOTALS		100.0	7.2	724		8.9%
HIDDEN VALLEY COMBINED DATA						
SFD	TRADITIONAL	31.6	4.0	127		
SFD	CLUSTER	33.3	8.1	271		
TOTAL SINGLE FAMILY		64.9	6.1	398		5.8%
SFA		68.2	10.4	709		
MF	MULTI-FAMILY	15.7	9.5	149		
TOTAL MULTI-FAMILY		83.9	10.2	858		7.5%
TOTAL RESIDENTIAL		148.8	8.4	1,256		13.3%
TOTAL PARKS	(includes 3 areas totaling 3.8 acres, that are included also in "Total Residential" above)	24.2	-	-		2.2%
TOTAL NATIVE OPEN SPACE		74.1	-	-		6.6%
TOTAL ROW		1.1				0.1%
TOTAL		244.6	5.1	1,256		21.8%

LOWER HIDDEN VALLEY
Master Development Plan

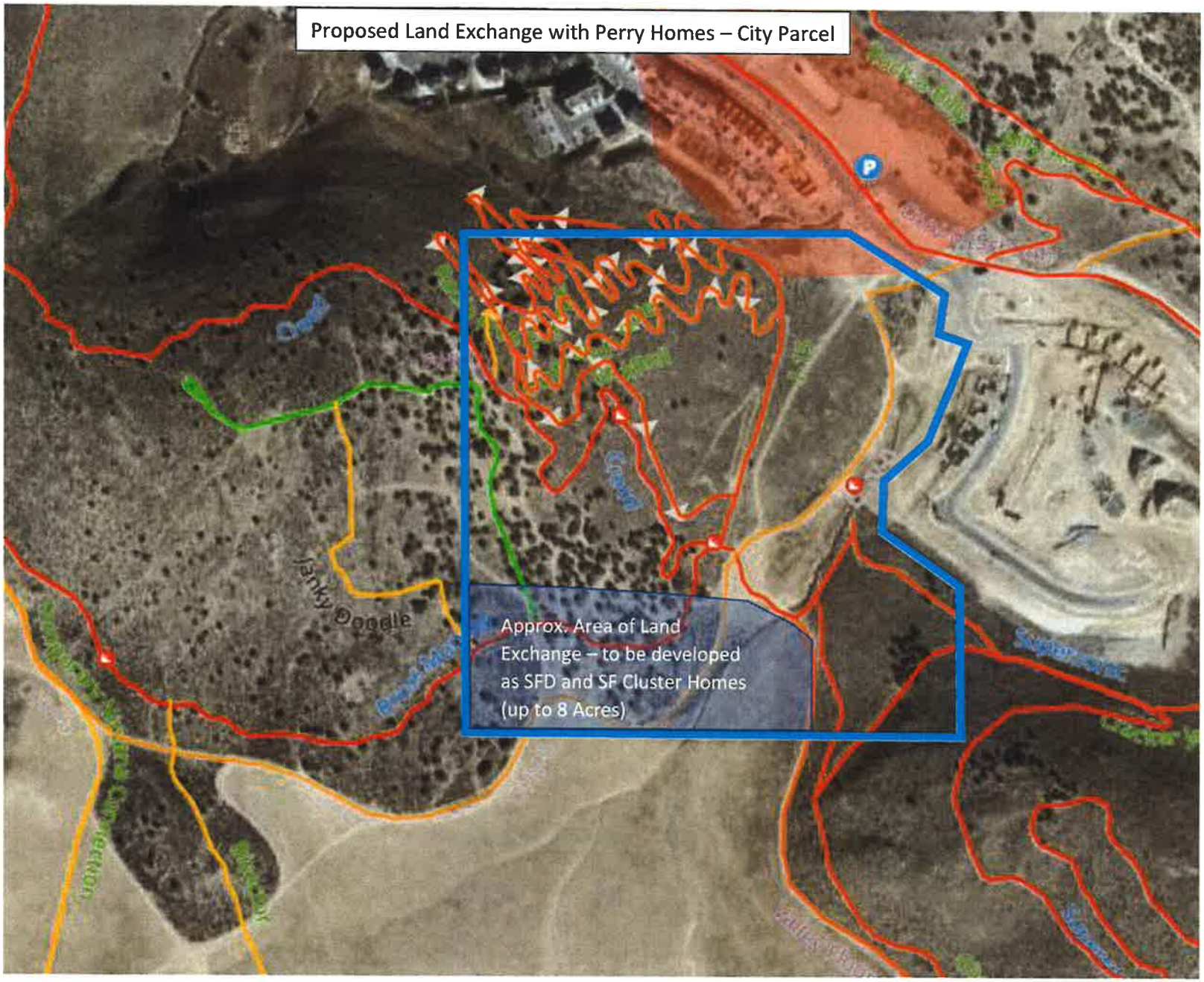
Eagle Mountain City, Utah
September 29, 2010

NORTH 0' 500' 1000' 1500' SCALE 1" = 500'

Stanley Consultants

ENT 39645:2023 PG 10 of 14

Exhibit B



ENT 39645:2023 PG 11 of 14

OMR Investments Holdings

LOWER HIDDEN VALLEY

Improved Open Space Concept Plan

Proposed Amendment - February 2023

Exhibit B

ENT 39645:2023 PG 12 of 14

Land Use Data - Parks & Open Space

PARCEL	LAND USE	AREA (AC)	% OF MASTER PLAN AREA
MID-VALLEY			
S 3	PARK	1.5	
S 12	PARK	10.3	
SUBTOTAL PARKS		11.8	1%
S 8	NATIVE OPEN SPACE	16.8	
S 21	NATIVE OPEN SPACE	1.5	
S 23	NATIVE OPEN SPACE	2.7	
SUBTOTAL OPEN SPACE		21.0	2%
MID-VALLEY PARKS & OPEN SPACE TOTAL		32.8	3%
HIDDEN VALLEY WEST			
R 5	PARKS	8.0	
R 6	PARKS	1.4	
R 7	PARKS	3.1	
SUBTOTAL PARKS		12.5	1%
R 5	PARK / OPEN SPACE	56.0	
R 7	PARK / OPEN SPACE	8.5	
SUBTOTAL PARK / OPEN SPACE		64.5	6%
HV WEST PARKS & OPEN SPACE TOTALS		77.0	7%
HIDDEN VALLEY COMBINED DATA			
TOTAL PARKS		24.3	2%
TOTAL PARKS / OPEN SPACE		64.5	6%
TOTAL NATIVE OPEN SPACE		21.0	2%
TOTAL COMMUNITY TRAILS		6.8	1%
TOTAL CHURCHES (S2, R9)		9.4	1%
HIDDEN VALLEY OPEN SPACE TOTALS		126.0	11%

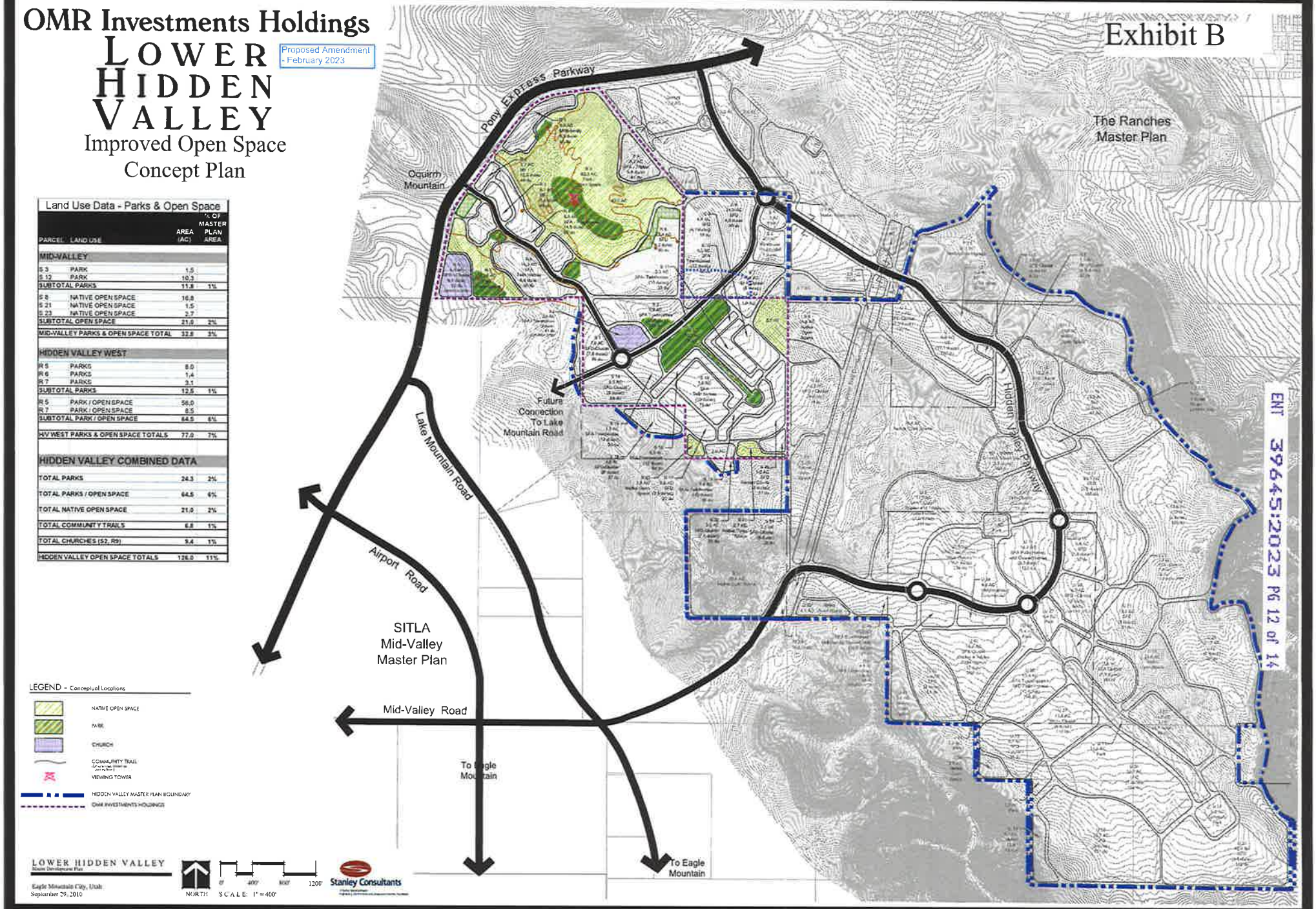


EXHIBIT C

PHASING MAP

Although Amendment No. 1 to the Master Development Agreement for the Lower Hidden Valley Master Development Planned Area references Exhibit C, Phasing Map, the amendment does not include changes to the existing Exhibit C, Phasing Map. This exhibit is on file with the Eagle Mountain City Recorder's Office.

EXHIBIT E

DESIGN STANDARDS

Although Amendment No. 1 to the Master Development Agreement for the Lower Hidden Valley Master Development Planned Area references Exhibit E, Design Standards, the amendment does not include changes to the existing Exhibit E, Design Standards. This exhibit is on file with the Eagle Mountain City Recorder's Office.

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

March 6, 2024 , 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Chas Glenn, Administrative Assistant; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Caden Lyon, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Jeff Weber, Fleet and Facilities/Operations Director; Brad Hickman, Public Works Director; Embret Fossum, Unified Fire Authority Battalion Chief; Eric McDowell, Chief Deputy Sheriff; and B.J. Eccles; Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Kimberly Ruesch, Finance Director; Elizabeth Fewkes, Recording Secretary; and Michele Graves, Library Director.

Mayor Westmoreland called the meeting to order at 4:14 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. DISCUSSION – Lower Hidden Valley Concept Plan

This item was presented and discussed following item 1.B.

Senior Planner Robert Hobbs explained that Perry Homes had submitted a concept plan for proposed changes to the previously adopted Lower Hidden Valley Master Development Plan. Staff informed Perry Homes that the changes were significant enough to require reapproval and provided comments on the plan. The applicant would also like feedback from the City Council regarding the updated plans.

Applicant representative Vice President of Land Entitlements and Acquisitions for Perry Homes Lynsi Neve presented refinements they made to the plan to protect the trails and open space. The relocation of the park places it in a more central location and will allow the preservation of open space and better use of the topography of the site. The updated plan has a significant reduction in density.

Deputy City Administrator/Community Development Director Steve Mumford explained that the approval required changes to the road network which impacted the location of some of the uses. The developer agreed to relocate units to preserve the wildlife corridor and crossing.

Discussion clarified what changes had been made between the approved and proposed plans and that the agreement allows for 20 units per building for the multifamily.

The City Council provided the following feedback:

- Concerns with trail connectivity and triplex access;
- Objections to roundabouts as they are frequently used incorrectly and impede snow removal;
- Advice to coordinate with the Utah Department of Transportation (UDOT) to plan connections to future highways or expressways;
- The wildlife corridor and bike trails in proximity to the homes in the project provide marketing opportunities for the developer;
- Ensure the plan meets standards, specifically grading and buildable slope requirements, unless allowed per the master development agreement;
- Request for a document with clear indication of the changes and differences between the new proposal and the previous approval when the item returns for approval;
- Support of the proposed open space uses and amenities for a variety of ages; and
- Recommendations to add water stations, wildlife information and signage on the trails, and petroglyph preservation and management.

1.B. DISCUSSION – Cedar Valley Highway Study

This item was presented and discussed first prior to item 1.A.

UDOT (Utah Department of Transportation) Region 3 Planning Manager Eric Rasband explained in 2023, the Utah State Legislature appropriated an additional $60 million allocation for corridor preservation for UDOT to purchase land for transportation corridors prior to the development of surrounding land. Funding is contingent upon a willing buyer and willing seller relationship with the landowner approaching UDOT for the sale. The program allows UDOT to purchase land for corridor projects up to 40 years in the future. A portion of the money was allocated to land purchase for the Cedar Valley Highway. They partnered with the Mountainland Association of Government (MAG) and property owners to conduct a study to identify the corridor for the highway, impacted land, and the effects on current City streets such as Pony Express Parkway. The Transportation Commission will review a request for funding during meetings next week, in May, and in June. The corridor cross-section will have a six-lane freeway, three lanes in each direction, with on-way frontage roads similar to the planned SR-73 Freeway, a 425-foot corridor width, an elevated freeway section, and trails on both sides. He presented two alignment options. They have been meeting with impacted property owners in Eagle Mountain. UDOT prefers and plans to move forward with Option 2, in part because they would be able to secure land for the corridor needed in the future at a good investment. Three other corridors were identified for allocation of a portion of the State funding but they have not been approached by property owners motivated to sell land for those corridors at this time.

Ivan Hooper with Avenue Consultants presented a traffic analysis of four potential traffic scenarios to understand the effects of each option on City streets by the year 2050. Of the options, the Eagle Mountain Boulevard alignment with a Midvalley Connection to the Mountain View Corridor alleviated the most traffic from Pony Express Parkway (west of Ranches Parkway) and Old Airport Road (south of Cory B. Wride Memorial Highway).

City Engineer Chris Trusty informed the City Council that UDOT plans to install traffic signals at Eagle Mountain Boulevard and Cory B. Wride Memorial Highway and Mount Saratoga Boulevard and SR-73.

Mr. Rasband stated traffic lights will be installed in 2025. They will partner with Eagle Mountain City to secure funding for the segment of Old Airport Road in front of the new middle school.

1.C. DISCUSSION – Community Development Block Grant (CDBG)

Grants Coordinator/Management Analyst Natalie Winterton presented the item and reviewed the Community Development Block Grant (CDBG) program project planning process for the next five years and the four selection process options to choose projects for the following fiscal year. A committee could be created and utilized in the future but it would be difficult this year due to the upcoming deadlines. Project constraints include limited time and a limited budget of $200,000. The amount the City receives is determined by a formula based on population and proportion of low- and moderate-income (LMI) persons and the amount of funding the Federal Government allocates to the program each year. Up to 50% of the funds can be rolled over to the following year.

Department heads suggested the following projects that would be feasible to complete this fiscal year:

- Seniors: Pave the Senior Center parking lot, purchase a new bus, or expand the Senior Center Building
- Americans with Disabilities Act (ADA): Funding ADA features for the website redesign
- LMI: Utility payment assistance

Ms. Winterton reviewed the Council project priorities from the previous meeting and indicated which categories would require a survey or other limiting factors making them unfeasible for the CDBG year starting on July 1, 2024.

Given the time constraints, Councilmembers Wood and Clark supported Option 2 with staff creating a list of potential projects, as staff better understand the needs of the City and the desires of the Council.

Assistant City Administrator/City Recorder Fionnuala Kofoed verified that a new bus would need to be specifically for senior usage to qualify for CDBG funding.

Discussion ensued regarding project suggestions and the benefits and challenges of allocating the funds to various projects.

1.D. UPDATE – General Plan Timeline General Plan

Planning Director Brandon Larsen presented the item. He stated one of the primary focuses of the project is to update the Future Land Use and Transportation Map with more detail. He reviewed the planning context, community context, future framework, decision-making framework, and land use element of the General Plan. The General Plan entails a transportation element, water use and preservation element, economic element, housing element, moderate-income housing element, and open space. The General Plan encompasses environmental stewardship, plan implementation, best practices, annexation policy declaration, and additional appendices. The data and information in the plan need to be updated. As recently as 2022, Eagle Mountain was reclassified as a large city by the US Census Bureau with a population estimate of 54,149. Staff will begin with a statistically valid scientific survey, water element, and the future land use map. A General Plan working group will be

formed early to mid-summer as well as focus groups. The plan will be presented to the City Council in four segments to allow for a thorough review. The process should take 16 to 18 months with an anticipated completion date and adoption around August of 2025. A budget amendment will be forthcoming to cover consulting fees for the Future Land Use Map and Water Use and Preservation Element mandated per Utah Code, the scientific survey, and a part-time, long-range planner.

Deputy City Administrator/Community Development Director Steve Mumford verified that based on building permit data, staff believes that the actual population is closer to 65,500 residents and possibly as high as 70,000.

Councilmember Wood recommended involving farmers and ranchers in the process of creating an agricultural element in the plan and making the water element document visually appealing to aid comprehension.

Councilmember Clark suggested formulating a marketing plan for dispersion of the information to the residents and to promote economic development.

Discussion ensued regarding the growth and population of Eagle Mountain and surrounding cities, holding events at parks in the City to gather more resident input, and whether to hire a part-time planner to only assist with the General Plan update or a full-time long-range planner to assist with the General Plan update and small area planning.

2. AGENDA REVIEW

10. AGREEMENTS

10.B. Purchase Agreement – WW Arena Equipment – The Days of '47 Rodeo, Salt Lake Inc.

Jim Smith with Pony Express Events reported on his inspection of used arena equipment from The Days of '47 Rodeo, Salt Lake City Inc. The City was able to negotiate a purchase price in the amount of $62,500. The arena is in like-new condition and a similar new arena retails for around $200,000. It is the same brand as the other rodeo equipment and the panels from both sets can be interconnected. The seller will provide an inventory list that they can check when they pick up the purchase to verify all pieces are accounted for and included. Replacement pieces are available for individual purchase. With the additional equipment, the city will be able to set up a warmup arena that will improve safety and functionality.

Assistant City Administrator/Recorder Fionnuala Kofoed stated she was unable to obtain an official appraisal of the cost of the equipment but recognized that the evaluation indicated significant cost savings. She received a copy of the original contract and verified that there were no contractual issues.

10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen

Councilmember Wood requested that the item be removed from the consent agenda and placed as a scheduled item.

12. MINUTES

12.A. February 20, 2024 Minutes - Regular City Council Meeting

Councilmember Wright inquired about the invitation for a Councilmember to participate in the MAG and Wasatch Front Regional Council (WFRC) Fresh Look Transit Study mentioned in the City Administrator Items in the minutes.

Mr. Mumford explained that the City Engineer, the Mayor, and he met with MAG, UDOT, and Utah Transit Authority (UTA) representatives to begin initial discussions. The kickoff meeting for the committee will be held at the beginning of April.

14. SITE PLANS

14.B. SITE PLAN - Wendy's Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

Councilmember Wood stated that Oak Hollow residents reached out to him about the adequacy of the headlight screening between the parking lot landscaping and the homes especially for raised trucks and agreed with their concerns.

City Engineer Chris Trusty stated that he had the same concern when reviewing the plan. The top back of curb elevation is at about 96.79 feet and the existing grade on the other side by the fence is about 96 feet. The elevation of the parking spaces will be lower than the grade of the adjacent homes by one-half to one foot. The garbage enclosure will also assist with screening headlights.

Discussion clarified that the elevation difference between the commercial and residential properties is not as significant and problematic as for other areas in Oak Hollow. Staff agreed to monitor the situation throughout the approval process to ensure adequate headlight screening through landscaping or other methods will be provided.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the work session at 6:15 p.m.

7:00 P.M. POLICY SESSION

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Steve Mumford, Deputy City Administrator/Community Development Director; Fionnuala Kofoed, Assistant City Administrator/City Recorder; Cliff Strachan, Director of Legislative Affairs; Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist/Environmental Planner; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Caden Lyon, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Brad Hickman, Public Works Director; and B.J. Eccles; Sergeant.

CITY STAFF PRESENT ELECTRONICALLY: Elizabeth Fewkes, Recording Secretary; and Embret Fossum, Unified Fire Authority Battalion Chief.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:09 p.m.

5. PLEDGE OF ALLEGIANCE

Toby Wisenburg from Boy Scouts of America Pack 111 led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

None.

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:11 p.m. As there were no comments, he closed public comments.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark
Councilmember Clark thanked the scouts and residents for participating in the meeting and the first responders for their service. She appreciates the work and dedication of small business owners to provide commerce for the community.

Councilmember Burnham
Councilmember Burnham expressed appreciation to residents for their meeting attendance, participation, and willingness to serve. She enjoys speaking with residents and hearing their perspectives and concerns.

Councilmember Wood
Councilmember Wood thanked staff for assisting with tumbleweed removal and Toby Wisenburg for leading the Pledge of Allegiance.

Councilmember Wright
Councilmember Wright echoed the appreciation to the staff members for their public service in removing tumbleweeds, the assistance and patience of the residents, and the dedication of City staff working the weekend in a storm. He praised staff for frequently going above and beyond their responsibilities.

Councilmember Gray
Councilmember Gray recognized staff for removing tumbleweeds from private property as it is not a part of their regular duties. He thanked caucus organizers, participants, and delegates.

Mayor Westmoreland
Mayor Westmoreland welcomed meeting participants.

9. APPOINTMENTS

9.A. Library Board

MOTION: ***Councilmember Clark moved to approve the appointment of Dillon Boss to the Library Advisory Board for a one-year term through December 2024. Councilmember Gray seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

Assistant City Administrator/City Recorder Fionnuala Kofoed administered the Oath of Office to Dillon Boss.

CONSENT AGENDA

10. AGREEMENTS

    10.A. Purchase Agreement – Land for Right-of-Way – LSC Real Estate

    10.B. Purchase Agreement – WW Arena Equipment – The Days of '47 Rodeo, Salt Lake Inc.

    10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen

11. BOND RELEASES

    11.A. Harmony Phase A, Plat 9 – Into Warranty

    11.B. Silverlake Plat 31 – Into Warranty

12. MINUTES

    12.A. February 20, 2024 Minutes – Regular City Council Meeting

13. RESOLUTIONS

    13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Appointing Kimberly Ruesch as the Eagle Mountain Interim City Treasurer

    13.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah Appointing Paula Buck as the Eagle Mountain City Deputy Treasurer

13.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah Altering Reporting Structure while Kimberly Ruesch serves as the Eagle Mountain Interim City Treasurer RES--Altering Reporting Structure

14. SITE PLANS

14.A. SITE PLAN – Eagle Vision Building Two at 4416 E. Pony Express Parkway (Utah County Parcel #38:674:0002)

14.B. SITE PLAN – Wendy's Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

MOTION: ***Councilmember Wood moved to approve the consent agenda removing items 10.C and 14.B and placing them as scheduled items. Councilmember Burnham seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**
☒ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**
☐ **Jared Gray**	☐ **Jared Gray**	☒ **Jared Gray**	☐ **Jared Gray**
☒ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**
☒ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**

The motion passed with a vote of 4:0 with one abstention.

Ms. Kofoed recognized Tara Freeman for her service to the City as Treasurer. She administered the Oath of Office to Kimberly Ruesch and Paula Buck.

SCHEDULED ITEMS

10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen

This item was presented and discussed following item 14.B.

Councilmember Wright stated that in his research for this item, he reviewed the International City/County Management Association (ICMA) Recruitment Guidelines for "Selecting a Local Government Administrator" which states on page one, "Selecting a chief administrator is perhaps the most important decision that elected local officials will make for their community." He thinks that Eagle Mountain City is in a great place with the Deputy City Administrator and Assistant City Administrator and is in capable and able hands if the process takes many months. He requested to discuss whether the City Council desires to engage experts or to conduct the search for a City Administrator in-house. He cited from page four of the recruitment guidelines, "More often, however, the governing body will contract with a firm that specializes in providing executive search assistance. When using an executive search firm, the governing body plays an active role in the process. It develops the administrator profile, approves the selection of the applicants, interviews the candidates, and, of course, makes the final selection." He recommended that staff and the Council become familiar with the document and use it as a template for devising a recruitment process.

Councilmember Wood supported Councilmember Wright's statements and recommendation to use the ICMA process. He suggested allowing time for staff and the other Councilmembers to review the guidelines and have the item return at a future meeting for further consideration.

Discussion ensued regarding the following:

- The contents of and the proposal to adopt the ICMA guidelines;
- The City's ability to elect using elements from the request for proposals (RFP) process to select a recruitment firm to increase fidelity and transparency even though it is not a requirement and would delay the process;
- The importance of unity in the decision rather than expedience;
- Concern with delays in hiring a City Administrator placing undue burden on and exhausting the Deputy and Assistant City Administrator;
- Hesitancy with limiting the selection of recruitment firms to local companies and challenges with out-of-state firms being unfamiliar with the needs and culture of the City;
- Staff having employed the ICMA guidelines in their recommendation of the three proposed firms while trying to customize the process to meet the needs of Eagle Mountain; and
- Councilmembers desire to clarify the recruitment process before considering individual recruitment firms.

The City Council decided to table the item and further discuss the desired recruitment process during item 19.

MOTION: ***Councilmember Gray moved to table the professional service agreement for recruitment consultants Jason Walker and David Kitchen. Councilmember Clark seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**
☒ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**
☒ **Jared Gray**	☐ **Jared Gray**	☐ **Jared Gray**	☐ **Jared Gray**
☒ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**
☒ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**

The motion passed with a unanimous vote.

14.B. SITE PLAN – Wendy's Ranches at 4302 Pony Express Parkway (Utah County Parcel #65:645:0004)

This item was presented and discussed prior to item 10.C.

Planner Caden Lyon presented the site plan and an updated landscaping plan with two trees in front of the building rather than the initial five to better conform with the adjacent businesses on Pony Express Parkway. Staff has reviewed the application extensively and feels it meets screening and privacy requirements.

The City Council considered and approved the request to reduce the number of trees considering the landscaping of other businesses, visibility of the building and signage, and line of sight for motorists and discussed the screening provided by the proposed trees and shrubbery for the back parking lot.

MOTION: ***Councilmember Wright moved to approve the site plan for the Wendy's Ranches 4302 Pony Express Parkway (Utah County Parcel #65:645:0004) with the following conditions:***

1. ***The applicant shall be permitted to alter the landscaping plan to provide two trees on the north side of the property;***
2. ***The pedestrian crosswalk shall be sufficiently illuminated to comply with Eagle Mountain Municipal Code 17.75.069 to promote safer and more efficient on-site vehicular and pedestrian circulation; and***
3. ***The lighting on the building shall be compliant with Eagle Mountain Municipal Code 17.56 Outdoor Lighting Standards.***

Councilmember Gray seconded the motion.

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

15. PONY EXPRESS 27

15.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the General Plan from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two

Items 15.A. and 15.B. were presented and discussed concurrently.

Planner Steven Lehmitz explained that nothing had changed since the presentation of the item at the February 20, 2024 meeting and verified the item was postponed for review until this meeting because the applicant was unable to attend the previous meeting.

Applicant representative Brian Haskell, speaking on behalf of the landowner, said since 2004 when they acquired the property, the owners have not had any parties express interest in commercial development of the parcel, and commercial zoning adjacent to a wildlife corridor seems incompatible. They have received interest in townhomes and multifamily projects which were not feasible due to topography and other constraints. The owner felt there has been zoning of the property without proper notification and felt they were not given formal notice of the expiration of the Ranches Master Plan. In April 2008, the landowner put forward a project with 190 units rather than the vested 290 units. He continued to state in 2023, the City imposed commercial zoning on the property including the Wildlife Corridor Overlay Zone without proper notification. They felt the overlay needed clarification and there were problems with the implementation of the corridor on their property as there is no easement or deed exception. Without further discussion, understanding, and negotiation, they felt the wildlife corridor could be considered a taking. The new proposal has 59 units without commercial use. The applicants encourage and urge the Council to accept their application to avoid them incurring further damages as they have previously voiced objection to the rezoning of their property in 2023.

City Attorney Marcus Draper clarified that in 2023, a process was initiated on this property to rezone it to Community Commercial that was tabled by the Planning Commission and not brought back. No rezoning of the property occurred. The property is currently zoned Village Core. As a sophisticated party, the applicant is responsible for knowing when their development agreements are expiring. His legal opinion is that the vesting of a specific number of units expired with the Ranches MDA. The wildlife corridor is not a taking as the ordinance provides for density transfer credits.

Mr. Larsen explained that Village Core zoning contemplates commercial and residential development and the property was rezoned Village Core Commercial in 2008.

Mr. Haskell stated that as the 2008 rezone included 190 residential units, he believes the intention was to allow residential uses.

Councilmember Burnham stated that as the application of the Wildlife Corridor Overlay Zone allows for negotiations, she feels it is inappropriate to call it a taking. The City understands that it is an ask and desires to work with applicants. She is not opposed to having commercial and residential but is opposed to only residential. The proposed number of units is too high for her comfort.

Applicant representative David Crockett provided company background about Pulte Homes and presented the concept plan for a single-family, detached product RC Zone development with a walkable neighborhood with hiking and mountain bike trails, and improved open space. They feel it is the highest and best use for the property as the site has terrain challenges to providing large, flat areas for commercial buildings and parking. They are amenable to a condition of approval for a connection to the wildlife corridor and to coordinate with staff to incorporate the standards once the Wildlife Corridor Overlay Zone has been finalized. They are no longer seeking to purchase City property as the lots on the City parcel would need to be removed to accommodate the wildlife crossing and replaced with a cul-de-sac.

Discussion ensued regarding the following:

- Needing a secondary access for more than 30 lots to meet fire and safety code requirements;
- The desire to retain commercial uses;
- Safety concerns with a proposed access on Pony Express Parkway on a blind corner, the additional traffic near the school, and the proximity of the house to a road that might need to expand in the future; and
- The viability and need for commercial in this area in the future as the area continues to be developed.

Mayor Westmoreland opened the public hearing at 8:47 p.m.

Jeff Ruth concurred with concerns expressed by the Councilmembers and spoke against permitting residential uses.

Bettina Cameron speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance commented they do not intend for wildlife corridor preservation to be a taking from property owners. She appreciates Councilmember Burnham's clarification on the matter and suggested changes to the plan to prevent a taking. She advocated for the City to retain its property adjacent to the development as it is a part of the wildlife corridor.

Mayor Westmoreland closed the public hearing at 8:53 p.m.

MOTION: ***Councilmember Wood moved to deny an ordinance of Eagle Mountain City, Utah, amending the General Plan Parcel Numbers 58:040:0326 and a portion of 58:040:0228 from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two from Community Commercial and Civic Uses/Schools to Neighborhood Residential Two. Councilmember Gray seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

15.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning Utah County Parcel #58:040:0326 and a portion of Parcel #58:040:0228 from Village Core Commercial and Community Open Space to RC

Mayor Westmoreland opened the public hearing at 8:56 p.m.

Bettina Cameron requested that the City Council require addressing the needs of the wildlife corridor as a condition should they elect to approve the item.

Mayor Westmoreland closed the public hearing at 8:57 p.m.

MOTION: ***Councilmember Wood moved to deny an ordinance of Eagle Mountain City, Utah, rezoning Utah County Parcel #58:040:0326 and a portion of Parcel #58:040:0228 from Village Core Commercial and Community Open Space to RC. Councilmember Gray seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

Councilmember Wright said that he would be open to considering mixed-use with residential and commercial combined in a single building. Councilmember Gray agreed. Councilmember Clark stated that mixed-use has been successful in a different area in the City and suggested that the applicant speak with the Economic Development Director about businesses looking to locate in Eagle Mountain.

Discussion ensued regarding traffic impacts and access requirements of commercial and mixed-use.

16. ORDINANCES/PUBLIC HEARINGS

16.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Transportation Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same; and Other Related Matters

This item was presented and discussed following item 16.B.

City Engineer Chris Trusty introduced Fred Philpot of LRB Public Finance Advisors who presented the item and reviewed the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) process. The service area of the IFA is City-wide. The City has adopted an acceptable standard of a level of service (LOS) D for its street network and intersections. Buy-in related to existing reimbursement agreements is included in the analysis. The total construction year cost related to growth is $46,523,248 based on an inflation rate of 4% annually. The City will utilize proceeds from the 2022 Sales Tax Bonds to fund or partially fund projects associated with Project 1 and Project 7 of the IFFP. The fee per trip was calculated to determine the IFA by land-use type. He presented a sample of transportation impact fees for various use types. The schedule allows for additional consideration for unique circumstances such as schools and allows developers to provide information that may suggest an alternative fee.

Mr. Trusty clarified that road improvements planned for the next five years are included in the analysis. The impact fee schedule is updated every two years to include new projects and can be updated more frequently. Impact fees are assessed with the application of a building permit and additional fees would be charged for renovations for a higher impact use.

Discussion clarified when the City is allowed to charge impact fees for new and use changes and the impacts of various uses.

Mayor Westmoreland opened the public hearing at 10:39 p.m. As there were no comments, he closed the hearing.

MOTION: ***Councilmember Wright moved to approve an ordinance of Eagle Mountain City, Utah, adopting an updated impact fee enactment for a Transportation Impact Fee; providing for the calculation and collection of such fees; providing for appeal, accounting, and severability of the same; and other related matters. Councilmember Wood seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

16.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone

This item was presented and discussed prior to item 16.A.

Wildlife Biologist/Environmental Planner Todd Black presented the item. He stated the changes to Eagle Mountain Municipal Code Chapter 17.49 was done to add clarity, add additional wildlife overlay zones, and amend existing overlay zones since the prior review by the City Council. The standards were reviewed and recommended for approval by the Planning Commission. His intent is to have Wildlife Corridor Overlay Zones cover several types of corridors or uses in addition to the critical mule deer migration corridor. State and Federal agencies, not the City, impose and control restrictions for endangered species and their habitats. Once the City finalizes the distance, a hydrological engineer will determine and mark the wash setback for developments. The City will need to work with developers and the MDAs to make adjustments to the corridor alignment.

Councilmember Gray expressed concern that the fencing requirements impede the landowners' rights and usability of their property for agriculture and livestock and create safety and liability issues. He desires a method for the landowners to propose alternative fencing that will accommodate both wildlife and livestock.

The City Council discussed the standards and requested staff incorporate the following amendments to the standards prior to the adoption of the amendments at a future meeting:

- Amend the verbiage referencing the 2023 Transportation Master Plan to indicate the current Transportation Master Plan;
- Add the overlay to the special use standards table rather than issuing conditional use permits;
- Clarify the definition of "agricultural activities" as the current wording could be misinterpreted as a prohibition against the construction of barns, loafing sheds, greenhouses, or other buildings;
- Combine 17.49.020(A) and 17.49.020(B);
- Amend 17.49.060(G)(3) to allow the City Council to grant an exemption for an alternative fencing plan for agricultural uses on private property;
- Remove 17.49.080(3) Homeowners' Association from the standards;
- Delineate between pets and livestock in 17.49.080(G) and have the restrictions and permissions determined by the land use authority or follow the alternative animal management plan exception process as stipulated in 6.10.080; and
- Add language indicating that the City will mark the setback from the top of the wash and retain the information in a GIS database.

Mayor Westmoreland opened the public hearing at 10:17 p.m.

Bettina Cameron, speaking on behalf of Eagle Mountain Nature and Wildlife Alliance, elaborated on the community group's suggestions to staff and the Council for amendments to the standards.

MOTION: ***Councilmember Gray moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 17.49 Wildlife Corridor Overlay Zone. Councilmember Burnham seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

17. ORDINANCES

17.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process

Senior Planner Robert Hobbs presented the item. He stated the State's last legislative session included passage of House Bill #406. The bill introduced various edits to State law, including the allowance for a property line adjustment to be executed by survey in lieu of platting (via a plat amendment process) between a subdivision and an outlying parcel of ground. The amendment attached to this report introduces that allowance into Municipal Code in accordance with the State's action. Staff has revised the amendment's language by inserting a disclaimer as desired by the Council when this matter was last reviewed.

The Planning Commission, during their regularly scheduled public hearing of November 28, 2023, moved to recommend approval to the City Council of Eagle Mountain Municipal Code conditioned as follows:

1. 17.10.030 Definitions language be approved as presented;
2. 16.50 Lot Line Adjustments language be approved as presented;
3. Staff shall add language in the appropriate section of 16.50.030 regarding requiring a legal description of the lot line change prepared by a publicly licensed surveyor to be presented to the City Council;
4. 16.55.040 Approval Process and Exceptions language be approved with the changes that are presented in the staff report; and
5. Staff may bring section 16.50.030, which was not included in the staff report, to the Planning Commission for additional review if they feel it is necessary.

Councilmember Wood requested that the City devise a process to assist property owners with recognizing when a parcel has multiple zones.

Mr. Draper stated that a notice could be recorded with the property containing information about the zoning.

Councilmember Gray asked staff to amend 16.50.020 to add language clarifying the specific circumstances under which lot lines could be adjusted for adjacent properties.

Discussion ensued regarding the lot line adjustment process and the possibility for associated fees of related processes being onerous and the inability of the City to prohibit lot line adjustments that

cross into a different zone, but an application could be denied if the adjustment would cause the violation of another land use ordinance or regulation.

MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process. Councilmember Wright seconded the motion.***

AMENDED MOTION: ***Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Sections 17.10.030 Definitions, 16.50.020 Purpose, 16.50.030 Application, and 16.50.040 Approval Process directing staff to have a notice of the zoning recorded with the property information. Councilmember Wright seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Jared Gray	☐ Jared Gray	☒ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a vote of 4:0 with one abstention.

MOTION: ***Councilmember Gray moved to recess the meeting at 10:57 p.m. Councilmember Clark seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☒ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☒ Jared Gray	☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☒ Rich Wood	☐ Rich Wood	☐ Rich Wood	☐ Rich Wood
☒ Brett Wright	☐ Brett Wright	☐ Brett Wright	☐ Brett Wright

The motion passed with a unanimous vote.

The meeting was recessed from 10:57 p.m. to 11:03 p.m.

18. LEGISLATIVE ITEMS

16.A. UPDATE – Legislative Priorities List

Director of Legislative Affairs Cliff Strachan updated the City Council on the status of the Legislative Priorities List.

16.B. UPDATE – State Legislation

Mr. Stachan provided an overview of the bills that passed and failed during the Utah State Legislature 2024 General Session that concluded on Friday, March 1st that affect local government some of which may require changes to Municipal Code, City policies, or budget plans. The governor has not signed all the bills but has not indicated that he plans to veto any of them.

19. CITY COUNCIL/MAYOR'S BUSINESS

The City Council discussed an assignment for a Councilmember to attend the Fresh Look transit study on April 1st at 10:00 a.m. and how to move forward with determining a process and hiring a recruitment firm to help find a new City Administrator. They requested that the Mayor place the tabled item 10.C. Professional Service Agreement – Recruitment Consultants – Jason Walker and David Kitchen on the agenda of the next meeting.

Councilmember Gray asked to have a discussion about industrial standards due to a request by Dan Ford for a variance.

Discussion ensued regarding the difficulty in meeting the requirements to qualify for a variance.

20. CITY COUNCIL BOARD LIAISON REPORTS

21. COMMUNICATION ITEMS

21.A. Financial Update

21.B. Upcoming Agenda Items

22. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn at 11:55 p.m. Councilmember Wood seconded the motion.***

Those Voting Yes	Those Voting No	Those Abstaining	Those Absent
☒ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**	☐ **Donna Burnham**
☒ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**	☐ **Melissa Clark**
☒ **Jared Gray**	☐ **Jared Gray**	☐ **Jared Gray**	☐ **Jared Gray**
☒ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**	☐ **Rich Wood**
☒ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**	☐ **Brett Wright**

The motion passed with a unanimous vote.

The meeting was adjourned at 11:55 p.m.

Approved by the City Council on March 19, 2024.

Fionnuala B. Kofoed, MMC
City Recorder

EAGLE MOUNTAIN CITY COUNCIL MEETING

APRIL 1, 2025, 4:00 PM
EAGLE MOUNTAIN CITY COUNCIL CHAMBERS
1650 E STAGECOACH RUN, EAGLE MOUNTAIN, UT 84005

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Jared Gray, Rich Wood, and Brett Wright.

CITY STAFF PRESENT: Benjamin Reeves, City Manager; Steve Mumford, Deputy City Manager; Fionnuala Kofoed, Assistant City Manager; Clifford Strachan, Director of Legislative Affairs; John Magness, Management and Policy Analyst; Evan Berrett, Economic Development Director; Gina Olsen, City Recorder; Natalie Winterton, Grants Coordinator and Management Analyst; Brandon Larsen, Planning Director; Todd Black, Wildlife Biologist and Environmental Planner; Robert Hobbs, Senior Planner; Steven Lehmitz, Planner; Lacie Messerly, Deputy Recorder; Mack Straw, Public Utility Manager; Vince Hogge, City Engineer; Jeff Weber, Fleet and Facilities Director; Brad Hickman, Public Works Director; Embret Fossum, UFA Battalion Chief; Erik Knutzen, Chief Deputy Sheriff; Tyler Maffitt, Communications Manager; Dawn Hancock, Special Events Coordinator and Jason Hall, Parks and Recreation Coordinator.

CITY STAFF PRESENT ELECTRONICALLY: Marcus Draper, City Attorney and Michele Graves, Library Director.

4:00 PM WORK SESSION – CITY COUNCIL CHAMBERS

Mayor Westmoreland called the meeting to order at 4:02 PM.

1. DISCUSSION AND INFORMATION ITEMS

1.A. DISCUSSION – Utah Inland Port Authority

The recording of the discussion can be found online here at 00:00:31.

Economic Development Director Evan Berrett, along with representatives from the Utah Inland Port Authority, presented the item. In response to a request from the City Council, the Utah Inland Port Authority representatives provided clarification on previously raised questions and addressed any new questions from the Council.

1.B. DISCUSSION – Trails at Hidden Valley Subdivision Concept Plan (formerly "Lower Hidden Valley" Subdivision)

The recording of the discussion can be found online here at 01:18:24.

Senior Planner Robert Hobbs and the applicant, Perry Homes, reviewed with the City Council development issues, and possible minor desirable modifications to the MDP/MDA's plan.

2. AGENDA REVIEW

12.B. Change Order #2 - Engineering Services Agreement for Traffic Signal Design at Pony Express Parkway and Eagle Mountain Blvd - Horrocks Engineers

The recording of the discussion can be found online here at 01:36:46.

Councilmembers discussed potential modifications to the road design and considered the impact the proposed roads may have on the existing and planned trail systems.

13.A. March 18, 2025 Minutes - Regular City Council Meeting

The recording of the discussion can be found online here at 01:39:27.

Councilmembers discussed changing "absent" to "absent due to recusal" to help clarify that councilmembers are still present, just not in the meeting.

14.A. SITE PLAN - UTA Park and Ride

The recording of the discussion can be found online here at 01:42:54.

Councilmembers requested to pull Item 14.A. from the Consent Agenda and move the item to Scheduled Items for further discussion.

15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for the Joint Administration of the 2025 Municipal Election

The recording of the discussion can be found online here at 01:43:27.

Councilmembers discussed the terms of the Interlocal Agreement with Utah County that will jointly administer a countywide vote-by-mail Primary and General Election for the 2025 Municipal Election for Eagle Mountain City.

16.A. PUBLIC HEARING - Community Development Block Grant (CDBG) Projects and Funding for 2025-2026

The recording of the discussion can be found online here at 01:44:29.

It was clarified that this item is scheduled for a Public Hearing only, with no decision to be made at this time. Further discussion will be held during the upcoming Policy Session.

17.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Releasing a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement

The recording of the discussion can be found online here at 01:45:00.

Councilmembers requested discussion on this be held until the Policy Session to allow City Attorney Marcus Draper to participate electronically.

18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7

The recording of the discussion can be found online here at 01:45:24.

City Planner Steven Lehmitz presented the proposed ordinance that amends the General Plan Future Land Use Map from Regional Commercial to Business Park/Light Industry for Utah County Parcel No. 59:047:0003.

3. ADJOURN TO A CLOSED SESSION

MOTION: *Councilmember Wood moved to adjourn into a Closed Session for the purpose of discussion of pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 01:58:25.

The Work Session was adjourned to a Closed Session at 6:00 PM.

7:00 PM POLICY SESSION – CITY COUNCIL CHAMBERS

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 07:22 PM.

5. PLEDGE OF ALLEGIANCE

Councilmember Wood led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Mayor Westmoreland opened the public comment period at 7:24 PM.

The following individuals spoke during the public comment period: Jeff Ruth

Mayor Westmoreland closed the public comment period at 7:27 PM.

The recording of the public comments can be found online here at 02:01:48.

8. CITY COUNCIL/MAYOR ITEMS

The Mayor and Councilmembers offered comments to the public.

The recording of the discussion can be found online here at 02:07:35.

9. PROCLAMATIONS

9.A. PROCLAMATION - Proclaiming April 25, 2025 as Arbor Day

The recording of the proclamation can be found online here at 02:15:15.

Mayor Tom Westmoreland read the proclamation.

MOTION: *Councilmember Burnham moved to adopt a Proclamation of Eagle Mountain City, Utah, Proclaiming April 25, 2025 as Arbor Day. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

9.B. PROCLAMATION - Proclaiming April as Financial Literacy Month in Eagle Mountain City

Councilmember Wright read the proclamation.

The recording of the proclamation can be found online here at 02:17:56.

MOTION: *Councilmember Gray moved to adopt a Proclamation of Eagle Mountain City, Utah, Proclaiming April as Financial Literacy Month. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

10. APPOINTMENTS

10.A. Cemetery Advisory Board

1. Marian Burningham - Fulfilling term through December 31, 2027

MOTION: *Councilmember Wright moved to approve the appointment of Marian Burningham for a three year term, through December 31, 2027, to the Cemetery Advisory Board. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

City Recorder Gina Olsen administered the Oath of Office to Marian Burningham.

The recording of the appointment can be found online here at 02:20:15.

CONSENT AGENDA

11. BOND RELEASES

11.A. Silverlake Plat 33 - Out of Warranty

11.B. Silverlake Plat 34 - Out of Warranty

11.C. Majors Subdivision Plat 1 - Out of Warranty

12. CHANGE ORDERS

12.A. Well #8 Design Contract with Jones & DeMille Engineering - 1st Amendment

12.B. Change Order #2 - Engineering Services Agreement for Traffic Signal Design at Pony Express Parkway and Eagle Mountain Blvd - Horrocks Engineers

13. MINUTES

13.A. March 18, 2025 Minutes - Regular City Council Meeting

14. PRELIMINARY PLATS & SITE PLANS

14.A. SITE PLAN - UTA Park and Ride

15. RESOLUTIONS

15.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with Utah County for the Joint Administration of the 2025 Municipal Election

MOTION: *Councilmember Wright moved to approve the Consent Agenda, removing item 14.A. to be addressed in the scheduled items. Councilmember Wood seconded the motion.*

Councilmember Gray requested that the correction to the minutes be included in the motion.

AMENDED MOTION: *Councilmember Wright moved to approve the Consent Agenda removing 14.A. to be addressed in the scheduled items and including the adjustments to the March 18, 2025 minutes as noted from Councilmember Gray in the Work Session. Councilmember Wood seconded the amended motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 02:23:49.

SCHEDULED ITEMS

14.A. SITE PLAN - UTA Park and Ride

The recording of the discussion can be found online here at 02:24:58.

Planner Steven Lehmitz; UTA Representative Dede Murray; UTA Board of Trustees Jeff Acerson presented the item. Applicants explained their partnership to construct a Park and Ride location along Pony Express Parkway, underneath the power corridor. It will be accessed off Rock Creek Road, and include 56 parking stalls, and feature a signalized (HAWK) crosswalk across Pony Express Parkway.

MOTION: *Councilmember Wood moved to approve the UTA Park and ride Site Plan as presented. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 02:50:17.

16. PUBLIC HEARINGS

16.A. PUBLIC HEARING - Community Development Block Grant (CDBG) Projects and Funding for 2025-2026

The recording of the discussion can be found online here at 02:51:57.

Grants Coordinator and Management Analyst Natalie Winteron presented the item. Eagle Mountain City is in its second year as a Community Development Block Grant (CDBG) entitlement community, receiving funding directly from the U.S. Department of Housing and Urban Development (HUD). For the Fiscal Year 2025-2026, the City anticipates approximately $200,000 in CDBG funding after accounting for administrative costs. Additionally, funds were reserved from the previous year to supplement this allocation, bringing the total available funding to approximately $241,445. This is not an action item. The City Council will consider CDBG projects for the next funding year for approval after the public comment period ends on April 10, 2025.

Representative Camila Rosas, from Family Haven, Representative Heather Allen, from Friends of Utah County Justice Center, and Josh Osborne, from Tabitha's Way, each presented their respective items and answered questions from the City Council.

Mayor Westmoreland opened the Public Hearing at 8:39 PM, seeing no one, he closed the Public Hearing.

Councilmember Gray clarified that the Public Hearing portion of the April 1, 2025 meeting should be concluded; however, the overall Public Comment portion will remain open until April 10, 2025.

Natalie Winterton presented staff recommendations to Councilmembers.

The recording of the discussion can be found online here at 03:20:09.

FIX THE TIME TO ADJOURN

MOTION: *Councilmember Wright moved to fix the time to adjourn the meeting at 10:30 PM. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:20:09.

17. RESOLUTIONS/PUBLIC HEARINGS

17.A. RESOLUTION/PUBLIC HEARING - A Resolution of Eagle Mountain City, Utah, Releasing a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement

The recording of the discussion can be found online here at 03:42:05.

City Attorney, Marcus Draper presented the item electronically. In 2021, Oquirrh Wood Ranch LLC ("OWR") granted the City a permanent Sanitary Sewer Easement from the Tyson plant across its property to a sewer lift station. That easement is located on property that OWR now intends to sell to Tract. As part of the Firefly development, OWR intends to construct a sewer line in the Pole Canyon Blvd right-of-way that would gravity feed to the City's sewer treatment plant. The expected completion date is within the next 9 months or so. This would eliminate the need for the lift station and its associated costs. The Public Works department is supportive of this plan.

Mayor Westmoreland opened the Public Hearing at 9:04 PM, seeing no one desiring to speak, he closed the Public Hearing at 9:05 PM.

Councilmember Gray declared that he has other business dealings outside of Utah County with the owners of OWR that are unrelated with this item. Councilmember Gray and City Attorney Marcus Draper reviewed the conflict of interest provisions in City Code and determined that Councilmember Gray did not need to recuse himself.

MOTION: *Councilmember Wood moved to adopt a Resolution of Eagle Mountain City, Utah, Releasing a Permanent Sanitary Sewer Easement and Retaining a Temporary Sanitary Sewer Easement. Councilmember Burnham seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:43:53.

18. ORDINANCES/PUBLIC HEARINGS

18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7

The recording of the discussion can be found online here at 03:48:11.

Mayor Westmoreland opened the Public Hearing at 9:09 PM.

City Recorder Gina Olsen asked Mayor Westmoreland if a brief background could be provided for the benefit of the public in attendance. An update was presented by Planner Steven Lehmitz and applicant Mitch Nelson.

When no one desired to speak, Mayor Westmoreland closed the Public Hearing at 9:12 PM.

MOTION: ***Councilmember Wood moved to adopt an Ordinance of Eagle Mountain City, Utah, Amending the General Plan Future Land Use Map for Certain Lands Known as Big Eagle 7. Councilmember Clark seconded the motion.***

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 03:58:26.

18.B. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Big Eagle 7

The recording of the discussion can be found online here at 03:59:26.

This is a related ordinance which amends the zoning from Agriculture to Industrial and applies the Regional Technology and Industry (RTI) Overlay for Utah County Parcel No. 59:047:0003.

Mayor Westmoreland opened the Public Hearing at 9:21 PM, seeing no one desired to speak, Mayor Westmoreland closed the Public Hearing.

MOTION: ***Councilmember Wright moved to adopt An Ordinance of Eagle Mountain City, Utah, Rezoning Certain Lands Known as Big Eagle 7 to industrial base zoning and apply the RTI overlay zone. Councilmember Burnham seconded the motion.***

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 04:00:05.

18.C. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, Zoning

The recording of the discussion can be found online here at 04:02:56.

Senior Planner, Robert Hobbs presented a proposal to enact an ordinance amending Title 17, Chapters 25.030 Land Use Table, 31.030 and 040 Allowed and Special Uses, 48.030 Allowed Uses, 52.060 Conditional Uses, 53.040 Land Uses, by replacing references to conditional uses with special uses, adding land use tables in lieu of lists of uses in each chapter, and re-labeling subsection paragraphs to accommodate changes.

Mayor Westmoreland opened the Public Hearing at 9:30 PM, seeing no one desired to speak, Mayor Westmoreland closed the Public Hearing.

MOTION: *Councilmember Wright moved to adopt An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Title 17, Zoning as presented in the updated packet. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 04:12:25.

19. RESOLUTIONS

19.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City

The recording of the discussion can be found online here at 04:14:10.

Economic Development Director Evan Berrett presented the item. In response to a request from the City Council, representatives from the Utah Inland Port Authority provided clarification on previously raised questions and addressed any additional questions presented during the meeting.

MOTION: *Councilmember Burnham moved to approve A Resolution of Eagle Mountain City, Utah, Supporting the Creation of a Utah Inland Port Authority Project Area in Eagle Mountain City. Councilmember Clark seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	No
Rich Wood	No
Brett Wright	No

The motion failed for lack of majority vote; 2:3.

The recording of the motion can be found online here at 04:20:35.

20. CITY MANAGER ITEMS

20.A. Discussion and Possible Action Regarding the Technology Selection and Construction Methodology for the Proposed Sewer Treatment Facility

The recording of the discussion can be found online here at 04:22:24.

City Manager Benjamin Reeves presented the item explaining the expansion of the processing capacity of the Eagle Mountain Sewer Treatment Plant is critically needed. Considering Eagle Mountain City's historic growth rate and available land for future expansion and a desire to evaluate infrastructure enhancements at a regional level, the Eagle Mountain City Council enlisted the services of AE2S and JWO to assist City Staff in evaluating various sewer treatment technologies and construction methodologies to determine the option that best meets the needs of the cities rapid growth.

Consultants have outlined three different technology options, which included 1.) Oxidation Ditch with Disc Filters, 2.) Aerobic Granular Sludge with Disc Filters, and 3.) Membrane Bioreactor (MBR). An extensive amount of time was spent evaluating the community's needs against the benefits of each option. Each factor was scored by frontline City staff members and professional experts. Weight and scores were given to each selection criterion which resulted in a recommendation to proceed with the implementation of the MBR Technology solution.

The primary basis for this recommendation includes:

- Flexibility and Scalability (Easiest technology to expand and scale)
- Compact Footprint (Less land required for the treatment facility)
- Exceptionally High-Quality Effluent/Type 1 Reuse Water – (Creates an ever-expanding renewable water resource)

While this technology has a higher cost of operations due to its higher energy use, the overall benefits of MBR Technology make this the preferred solution to meet Eagle Mountain City's immediate and future expansion needs.

The second consideration was whether to construct the plant utilizing a traditional Design, Bid, Build, or a Construction Manager/General Contractor (CM/GC) construction methodology. After careful consideration of the benefits afforded to the project by bringing on a Construction Manager very early in the design phase of the project, the team is recommending the use of the CM/GC Construction Methodology to provide the greatest overall value with the highest possible quality.

MOTION: *Councilmember Burnham moved to adopt implementation of the MBR technology solution and the use of CM/CG construction methodology for the proposed sewer treatment facility. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 04:45:38.

20.B. Discussion and Possible Action on Inclusion of a Recreation, Arts, and Parks (RAP) Sales Tax Question on the 2025 Municipal Election Ballot

The recording of the discussion can be found online here at 04:46:54.

City Manager Benjamin Reeves presented the item. Eagle Mountain City has a desire to provide a high quality of life for its residents by providing parks, trails, recreational opportunities, and cultural activities and venues for its residents and visitors to enjoy. Under Utah State Statute, funding is available for these purposes via a Recreation, Art, and Parks (RAP) Sales Tax that could be considered by Eagle Mountain City voters as a ballot measure during the 2025 Municipal Election.

Cities with a RAP Tax
Currently, all cities in Salt Lake County and most of the cities in Utah County have a RAP Tax. (Cities in Utah County with a RAP Tax include: Alpine, American Fork, Cedar Hills, Highland, Lehi, Lindon, Mapleton, Orem, Payson, Pleasant Grove, Provo, Santaquin, Saratoga Springs, Spanish Fork, Springville, Bluffdale (via SL County) and Draper (via SL County). Cities in Utah County without a RAP Tax include: Cedar Fort, Eagle Mountain, Elkridge, Fairfield, Genola, Goshen, Salem, Woodland Hills). When Eagle Mountain residents spend money in cities that have adopted a RAP Tax, those dollars stay in the city where the purchase is made—helping to fund parks, trails, arts, and recreational amenities in that community.

- Current: If Eagle Mountain had a RAP Tax in place in 2024, the City would have generated an additional $593,755 that year. This number will continue to increase rapidly as Eagle Mountain's commercial base continues to grow with Walmart and other retail establishments.
- Rate: A RAP Tax is 0.1% of all sales made within a city's municipal boundaries. For example, the Sales Tax Rate in Saratoga Springs is 7.45% and in Eagle Mountain it is 7.35%. The difference is Saratoga Springs' RAP Tax.

Voter Approval Needed: A beneficial aspect of a RAP Tax is that the City Council can place the question before the voters to consider and decide. The City Council would not be raising taxes; rather, the City Council would be providing the voters the opportunity to make their own choice regarding their investment in their own Recreation, Arts, and Parks amenities and offerings. Additionally, this is not a permanent tax but something that must come back to the voters every ten years, thus ensuring accountability in the use of those funds to benefit the lives of those who voted for it at the ballot box.

MOTION: *Councilmember Wright moved authorize staff to begin analysis and preparation for a potential future action to place a Recreation, Arts, and Parks (RAP) Sales Tax question on the 2025 Municipal Election ballot. Councilmember Wood seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes

Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 04:51:59.

21. LEGISLATIVE ITEMS

21.A. UPDATE / MOTION – Legislative Priorities List

The recording of the discussion can be found online here at 04:52:51.

Director of Legislative Affairs Clifford Strachan provided an update on the item and requested Councilmembers make a motion to move the City Hall Land Acquisition and Mortgage Assistance Program items to the Completed Section of the report and other uses within Phase 1 of the Downtown Plan as a High Priority to the list.

MOTION: *Councilmember Burnham moved that the City Hall Land Acquisition and Mortgage Assistance Program items be moved to the Completed Section of the Legislative Priority List and also add Design of City Hall and other uses within Phase 1 of the Downtown Plan as a High Priority to the list. Councilmember Wright seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 05:04:58.

21.B. REPORT - Quadrennial Report on Overlay Zones in Eagle Mountain City – 2025

The recording of the discussion can be found online here at 05:06:42.

Director of Legislative Affairs, Clifford Strachan let the Councilmembers know to reach out to him if they have any additional questions on the report provided with the agenda packet.

22. CITY COUNCIL/MAYOR'S BUSINESS AND LIAISON REPORTS

The Mayor and City Council offered comments and reports on committees to which they are assigned as liaisons.

The recording of the discussion can be found online here at 05:06:49.

23. COMMUNICATION ITEMS

17.A. Upcoming Agenda Items

17.B. Department Updates

24. ADJOURNMENT

MOTION: *Councilmember Wood moved to adjourn the meeting at 10:31PM. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes
Rich Wood	Yes
Brett Wright	Yes

The motion passed with a unanimous vote.

The recording of the motion can be found online here at 05:09:44.

The meeting was adjourned at 10:31 PM.

Approved by the City Council on May 6, 2025.

Gina Olsen, CMC
City Recorder

To:	Eagle Mountain City	From:	Jason Watson, PE, PTOE FOCUS Engineering & Surveying, LLC
File:	Trails at Hidden Valley Roadway Classification	Date:	July 29, 2025

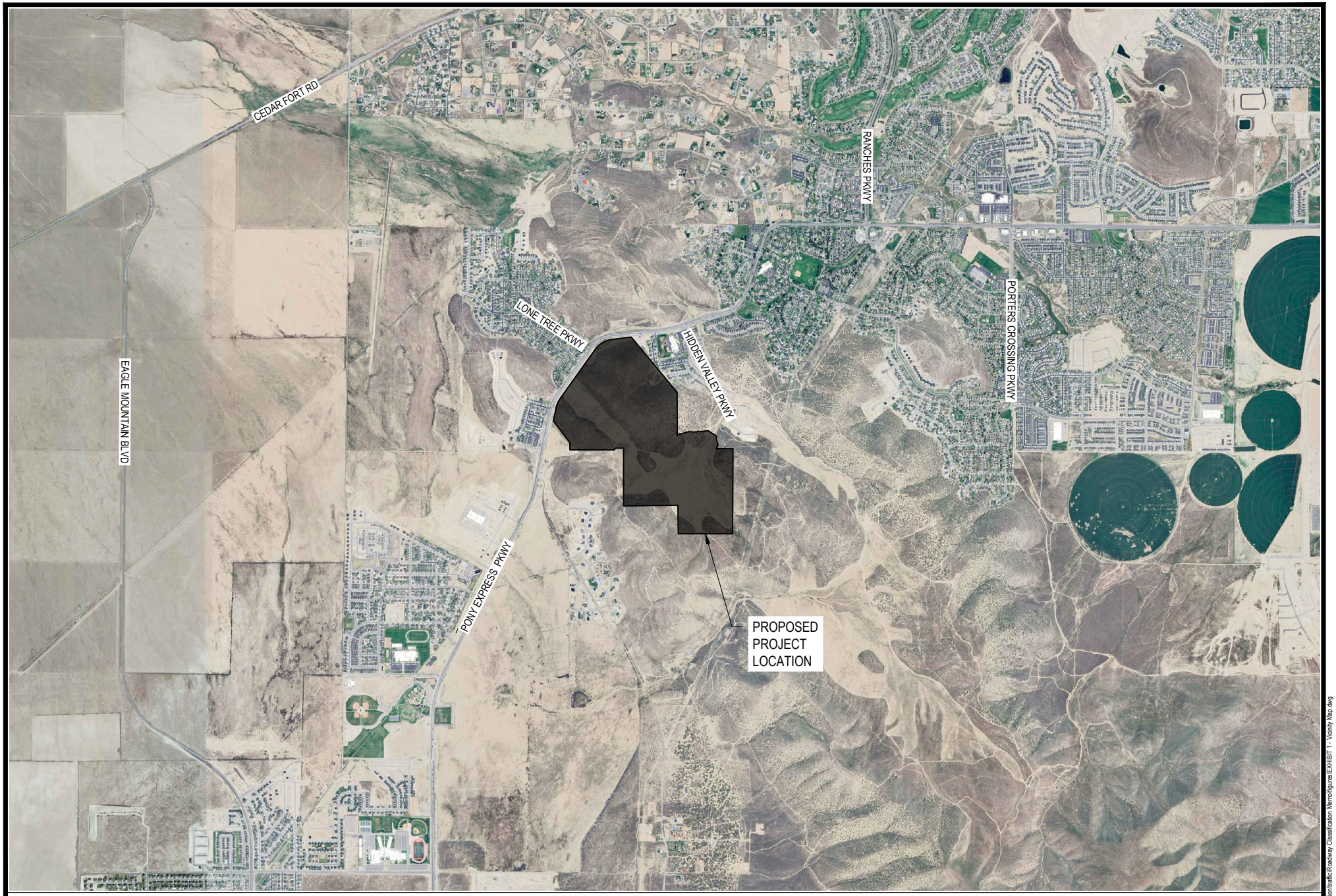
Reference: Trails at Hidden Valley Roadway Classification Traffic Statement

INTRODUCTION

This traffic statement is for the Trails at Hidden Valley development located in Eagle Mountain, Utah. The purpose of this memorandum is to provide the number of average daily traffic that will utilize the proposed Red Pine Road and Oquirrh Ranch Parkway continuation within the Trails at Hidden Valley development during a typical week day. The proposed development is situated on roughly 236.8 acres of land located south of Pony Express Parkway and west of Hidden Valley Parkway in Eagle Mountain, Utah.

The proposed development will consist of 361 single-family homes and 786 Townhomes, expected to be completed by 2040. The Trails at Hidden Valley development is planned for five accesses. Access 1 will extend Red Pine Road and make up the southeast leg of the Pony Express Parkway and Red Pine Road intersection. Access 2 will extend Lone Tree Parkway and will make up the southeast leg of the Pony Express Parkway and Lone Tree Parkway intersection. Access 3, located north of the proposed development, will provide access onto Pony Express Parkway. Access 4 is located to the east of the proposed development and will extend the existing Hidden Valley Parkway which provides access onto Pony Express Parkway. Access 5 will extend Oquirrh Ranch Parkway and make up the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection. All traffic entering and exiting the proposed development will utilize these five accesses.

Exhibit 1 illustrates the vicinity map and surrounding roadways of the Trails at Hidden Valley development.



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

TRAILS AT HIDDEN VALLEY

EXHIBIT 1 - VICINITY MAP

Z:_2023\25-0134 Hidden Valley\transportation\traffic\Roadway Classification Memo\figures\EXHIBIT 1 - Vicinity Map.dwg

EXISTING CONDITIONS

Surrounding Land Uses

The proposed Trails at Hidden Valley development located south of Pony Express Parkway and west of Hidden Valley Parkway. Undeveloped land and residential neighborhoods to the south, east, and west. Pony Express Parkway borders the proposed development to the north. The parcel of land for the proposed development currently consists of undeveloped land. The proposed development is located within the city limits of Eagle Mountain.

Existing Roadways

Pony Express Parkway: Pony Express Parkway is a major roadway that is owned and maintained by Eagle Mountain City. Pony Express Parkway runs north and south and provides connectivity throughout the Eagle Mountain City. Within this study area, the Pony Express Parkway consists of two lanes in the northbound direction and two lanes in the southbound with a raised median down the center. The posted speed limit within the study area is 35 mph.

Hidden Valley Parkway: Hidden Valley Parkway is a roadway that is owned and maintained by Eagle Mountain City. Currently, Hidden Valley Parkway consists of one lane in the northbound direction and one lane in the southbound direction. Hidden Valley Parkway provides access onto Pony Express Parkway for local residential neighborhoods and Hidden Hollow Elementary School. Hidden Valley Parkway does not have a posted speed limit, it is assumed to be 35 mph.

Red Pine Road: Red Pine Road is a roadway that is owned and maintained by Eagle Mountain City. Currently, Red Pine Road is unstriped but has enough room for a single lane in either direction. Red Pine Road provides access onto Pony Express Parkway for local residential neighborhoods. Red Pine Road does not have a posted speed limit, it is assumed to be 25 mph.

Lone Tree Parkway: Lone Tree Parkway is a roadway that is owned and maintained by Eagle Mountain City. Currently, Lone Tree Parkway is unstriped but has enough room for one lane in the northwest direction and one lane in the southeast direction. Lone Tree Parkway provides access onto Pony Express Parkway for local residential neighborhoods. Lone Tree Parkway does not have a posted speed limit, it is assumed to be 25 mph.

White Birch Drive: White Birch Drive is a roadway that is owned and maintained by Eagle Mountain City. Currently, White Birch Drive is not striped but is wide enough to have one lane in each direction. White Birch Drive provides access onto Pony Express Parkway to the north and Hidden Valley Parkway to the east. White Birch Drive does not have a posted speed limit, it is assumed to be 25 mph.

6949 South High Tech Drive
Suite 200
Midvale, UT 84047
801.352.0075

Saddle Rock Road: Saddle Rock Road is a roadway that is owned and maintained by Eagle Mountain City. Currently, Saddle Rock Road is unstriped but has enough room for one lane in the eastbound direction and one lane in the westbound direction. Saddle Rock Road provides access onto Pony Express Parkway for local residential neighborhoods. The posted speed limit within the study area is 25 mph.

Oquirrh Ranch Road: Oquirrh Ranch Road is a roadway that is owned and maintained by Eagle Mountain City. Currently, Oquirrh Ranch Road is unstriped but has enough room for a single lane in either direction. Oquirrh Ranch Road provides access onto Pony Express Parkway for local residential neighborhoods. Oquirrh Ranch Road does not have a posted speed limit, it is assumed to be 25 mph.

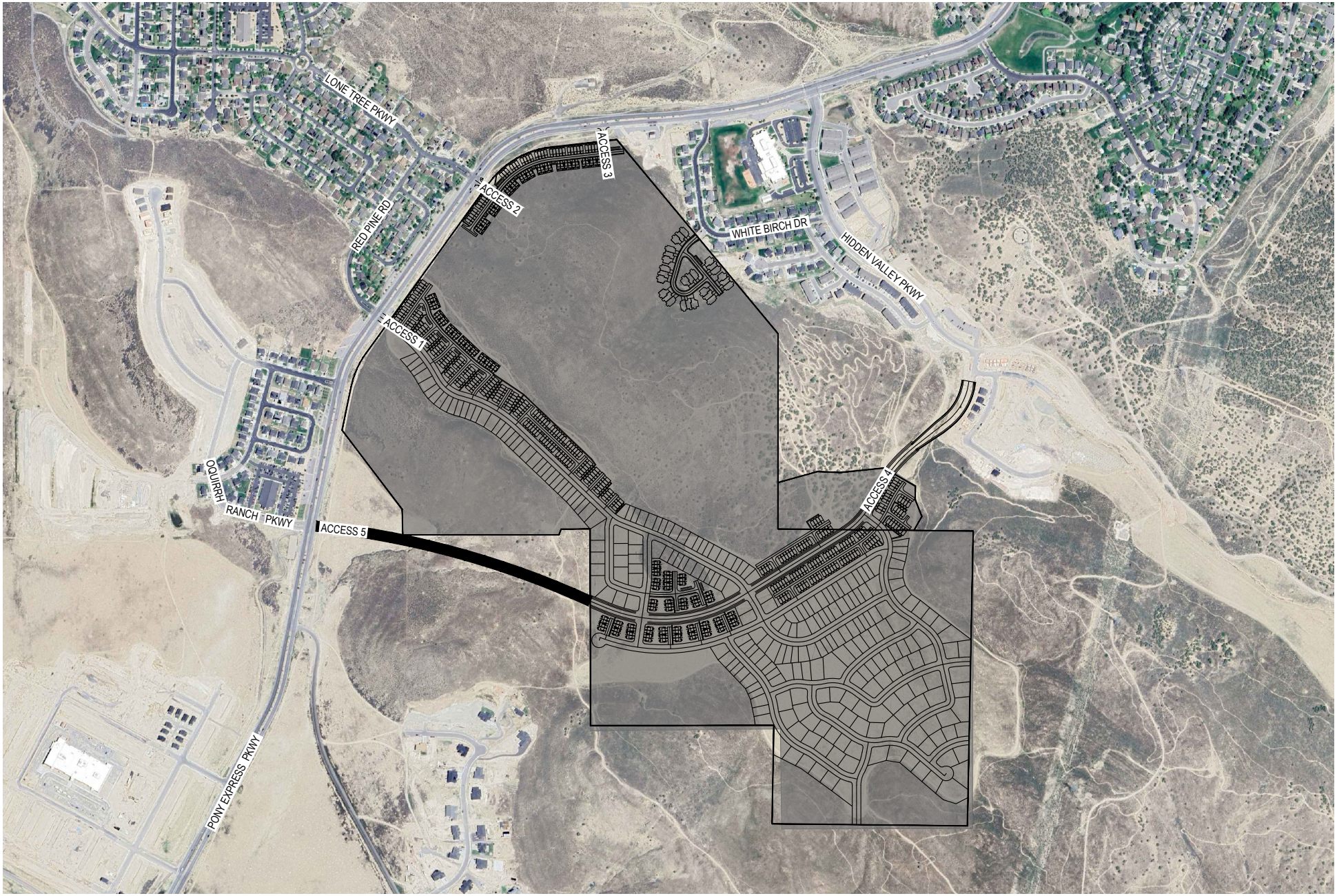
PROPOSED SITE CONDITIONS

The Trails at Hidden Valley development is planned for 361 single-family homes and 786 townhomes. It will be situated on roughly 236.8 acres of land. The Trails at Hidden Valley development is planned for five accesses. Access 1 will extend Red Pine Road and make up the southeast leg of the Pony Express Parkway and Red Pine Road intersection. Access 2 will extend Lone Tree Parkway and will make up the southeast leg of the Pony Express Parkway and Lone Tree Parkway intersection. Access 3, located north of the proposed development, will provide access onto Pony Express Parkway. Access 4 is located to the east of the proposed development and will extend the existing Hidden Valley Parkway which provides access onto Pony Express Parkway. Access 5 will extend Oquirrh Ranch Parkway and make up the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection. All traffic entering and exiting the proposed development will utilize these five accesses.

With the continuation of Red Pine Road and Oquirrh Ranch Parkway to the development, it is expected traffic from residential villages along the respected roadways will enter onto either Red Pine Road or Oquirrh Ranch Parkway to gain access onto Pony Express Parkway. This is due to Pony Express Parkway providing the quickest access to SR-68 and Eagle Mountain Boulevard from the proposed development.

It is anticipated the proposed Trails at Hidden Valley development will be built-out and occupied by 2040. Refer to Exhibit 2 for the proposed layout of Trails at Hidden Valley Development and the locations of the proposed accesses.

6949 South High Tech Drive
Suite 200
Midvale, UT 84047
801.352.0075



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

TRAILS AT HIDDEN VALLEY

EXHIBIT 2 - SITE PLAN

Z:_2023\23-0134 Hidden Valley\transportation\traffic\Roadway Classification Memo\figures\EXHIBIT 2 - Site Plan.dwg

TRIP GENERATION

In order to generate the average daily traffic along the extension of Red Pine Road and Oquirrh Ranch Parkway, we analyzed two separate scenarios. The first scenario is trips generated from the proposed development that will utilize the proposed Red Pine Road extension. The second scenario is trips generated from the proposed development that will utilize the proposed Oquirrh Ranch Parkway extension. Using land use code 215 for Single-Family Attached Housing, trip generation rates were determined using the 11th Edition of the Trip Generation Manual. This manual is an information report, published by the *Institute of Transportation Engineers (ITE)*. The Peak Hour of Adjacent Street Traffic rates are used to generate the AM and PM peak traffic volumes. The trip generation for housing is typically determined based on the number of Dwelling Units (D.U.). The trips generated from the proposed development that will utilize the Red Pine Road extension are presented in Table 1.

Table 1 - Trip Generation – Average Weekday Traffic Volumes – Red Pine Road

ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
210	Single-Family Detached Housing	Dwelling Units	87	820	15	46	52	30
215	Single-Family Attached Housing	Dwelling Units	197	1418	24	71	66	46
Total				**2238**	**39**	**117**	**118**	**76**

As illustrated in Table 1, with the completion of the Trails at Hidden Valley Development and the construction of the southeast leg of the Pony Express Parkway and Red Pine Road intersection, it is anticipated on a typical weekday; the average daily traffic (ADT) along Red Pine Road will be 2,238 total trips.

The trips generated from the proposed development that will utilize the Oquirrh Ranch Road extension are presented in Table 2.

6949 South High Tech Drive
Suite 200
Midvale, UT 84047
801.352.0075

Table 2 - Trip Generation – Average Weekday Traffic Volumes – Oquirrh Ranch Parkway

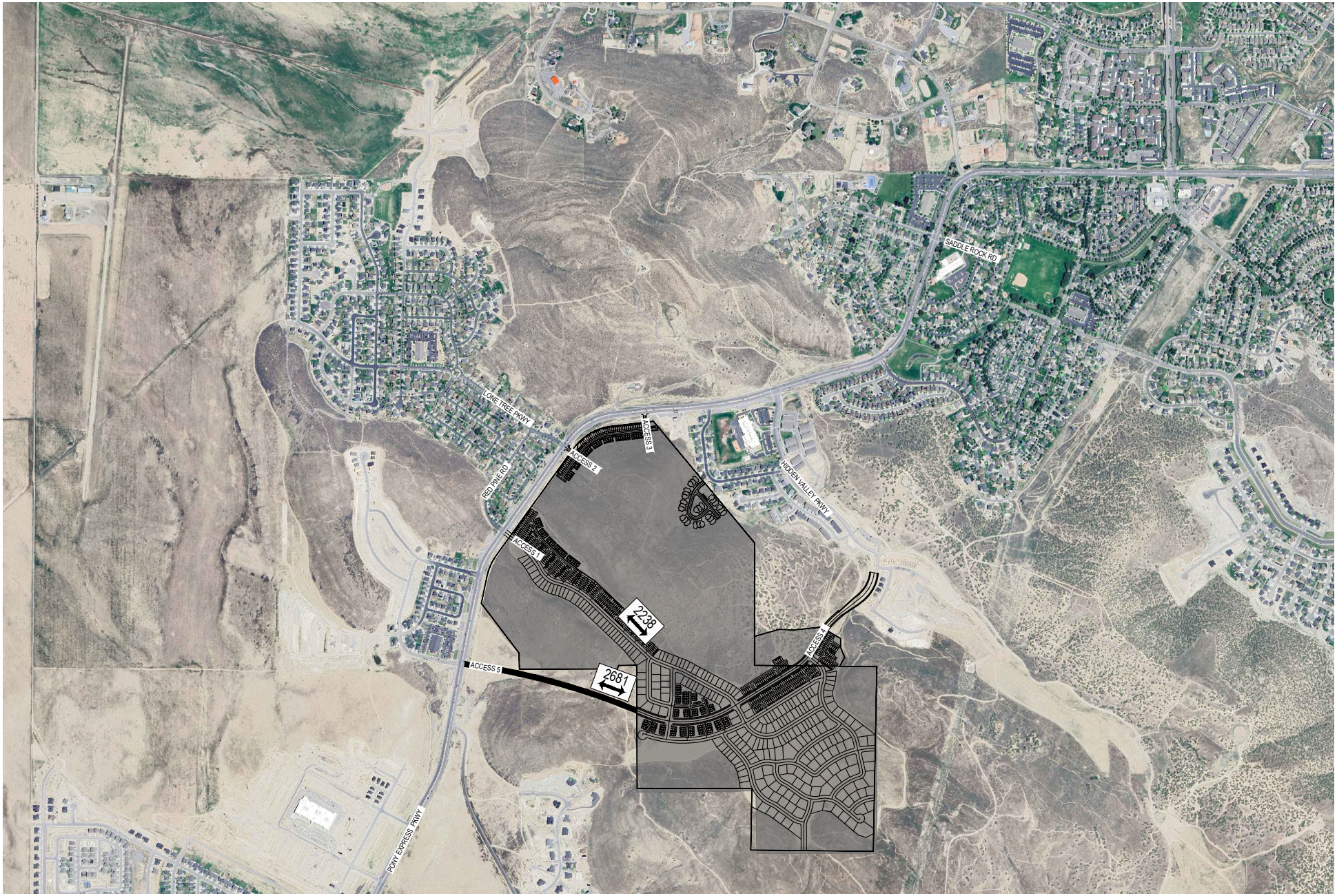
ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
210	Single-Family Detached Housing	Dwelling Units	169	1594	30	88	100	59
215	Single-Family Attached Housing	Dwelling Units	151	1087	18	54	51	35
Total				**2681**	**48**	**142**	**151**	**94**

As illustrated in Table 2, with the completion of the Trails at Hidden Valley Development and the construction of the east leg of the Pony Express Parkway and Oquirrh Ranch Parkway intersection, it is anticipated on a typical weekday; the average daily traffic (ADT) along Oquirrh Ranch Parkway will be 2,681 total trips.

Site ingress/egress traffic at the proposed access was distributed based on the anticipated direction vehicles would be coming from or going to. Directional distribution was estimated based on current traffic patterns and current land uses within the proximity of the proposed development, primarily access to highways, employment districts, shopping area, schools, etc. Exhibit 3 illustrates the site traffic distribution percentages throughout the study area.

Using the previously explained distribution method in this traffic statement along with the projected traffic volumes outlined in Tables 1 and 2, Exhibit 3 illustrates the site average daily traffic volumes anticipated along Red Pine Road and Oquirrh Ranch Parkway.

6949 South High Tech Drive
Suite 200
Midvale, UT 84047
801.352.0075



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

TRAILS AT HIDDEN VALLEY

EXHIBIT 3 - TRIP DISTRIBUTION VOLUMES

XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

21_2023125-0134 Hidden Valley\transportation\traffic\Roadway Classification Memo\figures\EXHIBIT 3 - Trip Distribution Volumes.dwg

CAPACITY ANALYSIS

Roadway capacity analysis was performed along Red Pine Road and Oquirrh Ranch Parkway within the Trails at Hidden Valley development. Using *Table 4* within the *Eagle Mountain Transportation Master Plan* to analyze the proposed roadway conditions, both Red Pine Road and Oquirrh Ranch Parkway function at a level of service B or better.

Refer to the appendix of this statement for the full description from the *Eagle Mountain Transportation Master Plan*.

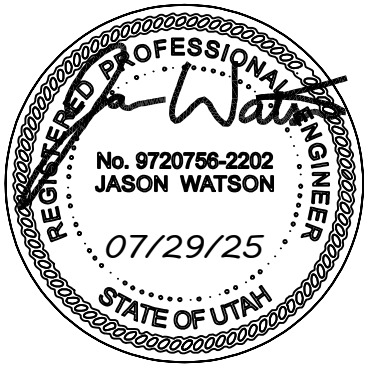
CONCLUSION

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

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

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC

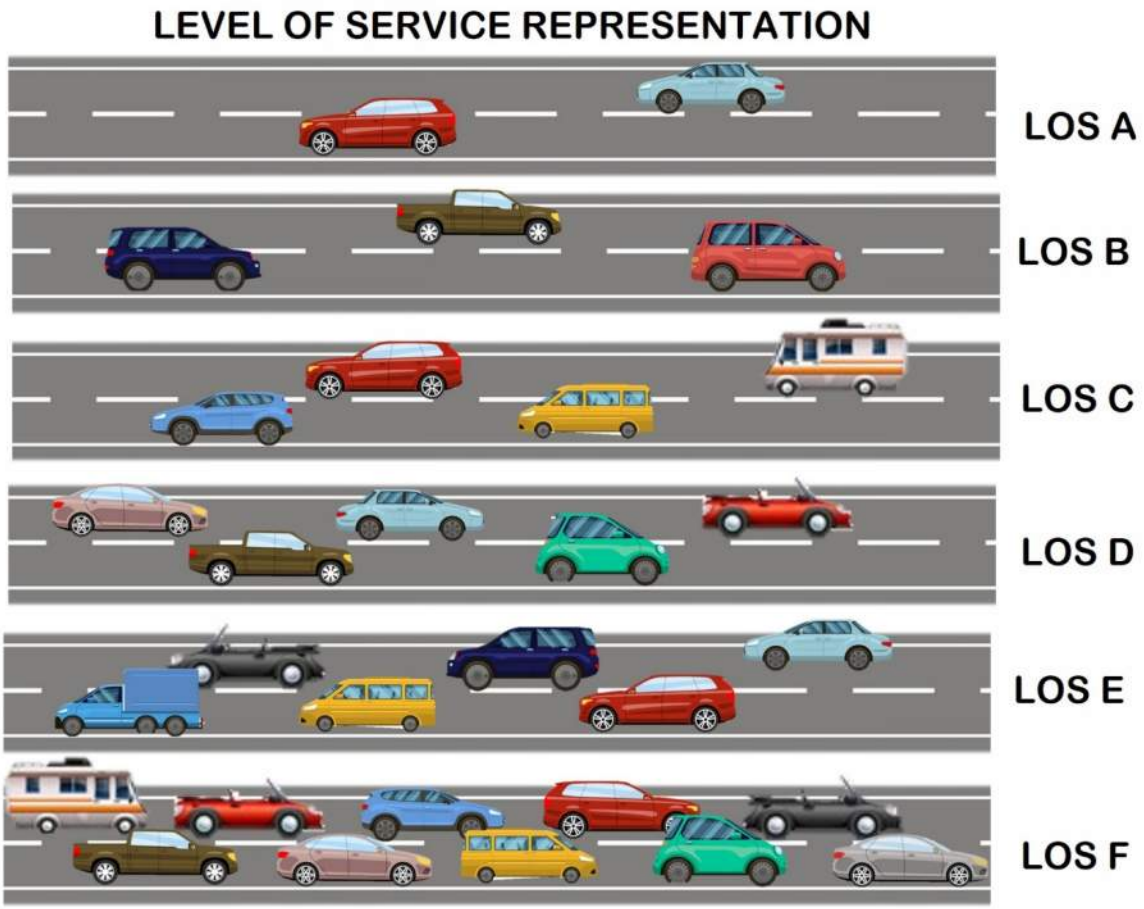


Jason Watson, PE, PTOE
Transportation Department Manager
801.352.0075
jwatson@focusutah.com

Level of Service

The adequacy of an existing street system can be quantified by assigning Levels of Service (LOS) to major roadways and intersections. As defined in the *Highway Capacity Manual (HCM),* a document published by the Transportation Research Board (TRB), LOS serves as the traditional form of measurement of a roadway's functionality. The TRB identifies LOS by reviewing elements, such as the number of lanes assigned to a roadway, the amount of traffic using the roadway and the time of delay per vehicle traveling on the roadway and at intersections. Levels of service range from A (free flow where users are virtually unimpeded by other traffic on the roadway) to F (traffic exceeds the operating capacity of the roadway) as shown in **Figure 7**.

Figure 7: Level of Service Representation



Roadway Level of Service

Roadway LOS is used as a planning tool to quantitatively represent the ability of a particular roadway to accommodate the travel demand during the peak hours of the day. Typically, the peak hour falls within the 4:00 PM and 6:00 PM hours. The LOS is assigned during the peak hour based on the number of lanes and the lane capacity. Lane capacity is different based on the functional classification of the roadway. Roadway segment LOS can be mitigated with geometry improvements, additional lanes, two-way-left turn lanes, and access management. Intersections are not included when analyzing roadway LOS and therefore the LOS indicates if the existing number of lanes, lane widths and functional classification are adequate for the traffic volumes.

LOS D is approximately 80 percent of a roadway's capacity and is a common goal for urban streets during peak hours. A standard of LOS D for system streets (collectors and arterials) is acceptable for future planning. Attaining LOS C or better on these streets would be potentially cost prohibitive and may present societal impacts, such as the need for additional lanes and wider street cross-sections. LOS D suggests that for most times of the day, the roadways will be operating well below capacity. The peak times of the day will likely experience moderate congestion characterized by a higher vehicle density and slower than free flow speeds. Although the model uses traffic volumes during the peak hour of the day, **Table 3** and **Table 4** show estimated ADT values for LOS C, LOS D, and LOS E on Arterial and Collector Streets for reference.

Table 3: Estimated LOS based on ADT on Arterial Streets

Lanes	LOS C	LOS D	LOS E
2-3	12,400	15,100	17,700
4-5	28,500	32,800	40,300
6-7	43,000	50,500	63,400

Table 4: Estimated LOS based on ADT on Collector Streets

Lanes	LOS C	LOS D	LOS E
2	9,700	12,100	14,500
3	10,800	13,400	16,100

Intersection Level of Service

Whereas roadway LOS considers an overall picture of a roadways capacity to estimate operating conditions, intersection LOS looks at each individual vehicle movement at an intersection and provides a more precise method for quantifying operations. Since intersections are typically a source of bottlenecks in the transportation network, a detailed look into vehicle delay at each intersection should be performed on a regular basis. The methodology for calculating delay at an intersection is outlined in the *Highway Capacity Manual* (HCM) and the resulting criteria for assigning LOS to signalized and un-signalized intersections are outlined in **Table 5**. LOS D is considered the industry standard for intersections in an urbanized area. LOS D at an intersection corresponds to an average control delay of 35-55 seconds per vehicle for a signalized intersection and 25-35 seconds per vehicle for an un-signalized intersection.

At a signalized intersection under LOS D conditions, the average vehicle will be stopped for less than 55 seconds. This is considered an acceptable amount of delay during the times of the day when roadways are most congested. Generally, traffic signal cycle lengths (the length of time it takes for a traffic signal to cycle through each movement) should be below 90 seconds. An average delay of less than 55 seconds suggests that in most cases, no vehicles will have to wait more than one cycle before proceeding through an intersection.

Un-signalized intersections are generally stop-controlled. These intersections allow major streets to flow freely, and minor intersecting streets to stop prior to entering the intersection. In cases where traffic volumes are more evenly distributed or where sight distances may be limited, four-way stop-controlled intersections are common. LOS for an un-signalized intersection is assigned based on the average control of the worst approach (always a stop approach) at the intersection. An un-signalized intersection operating at LOS D means the average vehicle waiting at one of the stop-controlled approaches will wait no longer than 35 seconds before proceeding through the intersection. This delay may be caused by large volumes of traffic on the major street resulting in fewer gaps in traffic for a vehicle to turn, or for queued

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **SEPTEMBER 9, 2025**
TITLE:	Rush Creek Industrial Phase A Plat 1 Amendment
ITEM TYPE:	Recorded Plat Amendment
FISCAL IMPACT:	
APPLICANT:	Dan Ford

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
Commercial / Light Manufacturing/Distribution	Lot 102: 1.91 acres Lot 111: 2.07 acres

PUBLIC HEARING
Yes

PREPARED BY
David Stroud, Senior Planner

PRESENTED BY
David Stroud

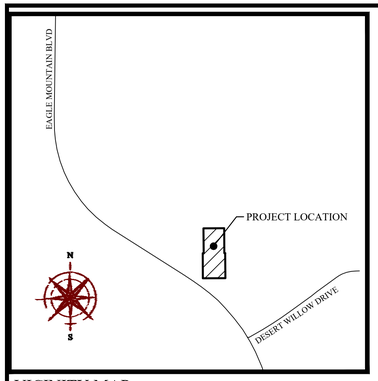
RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council.

BACKGROUND:
Request to divide two platted lots into two additional lots. The proposed new lots (4) meet the standards of the LMD zone. The item was inadvertently noticed as a public hearing, so it has remained as such on the agenda.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Final Rush Creek A 1B



VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTES:

1. #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
2. P.U.E. = PUBLIC UTILITY EASEMENT

ZONE	LMD (LIGHT MANUFACTURING/DISTRIBUTION)
LOT SIZE	N/A
FRONT SETBACK	20'
SIDE SETBACK	NONE (EQUAL TO BUILDING HEIGHT. SEE NOTES)
CORNER SIDE SETBACK	20'
REAR SETBACK	20' (EQUAL TO BUILDING HEIGHT IF ADJACENT TO RESIDENTIAL.)

RUSH CREEK INDUSTRIAL PHASE A, PLAT 1B

VACATING AND AMENDING LOTS 102 & 111
OF RUSH CREEK INDUSTRIAL PHASE A PLAT 1
SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

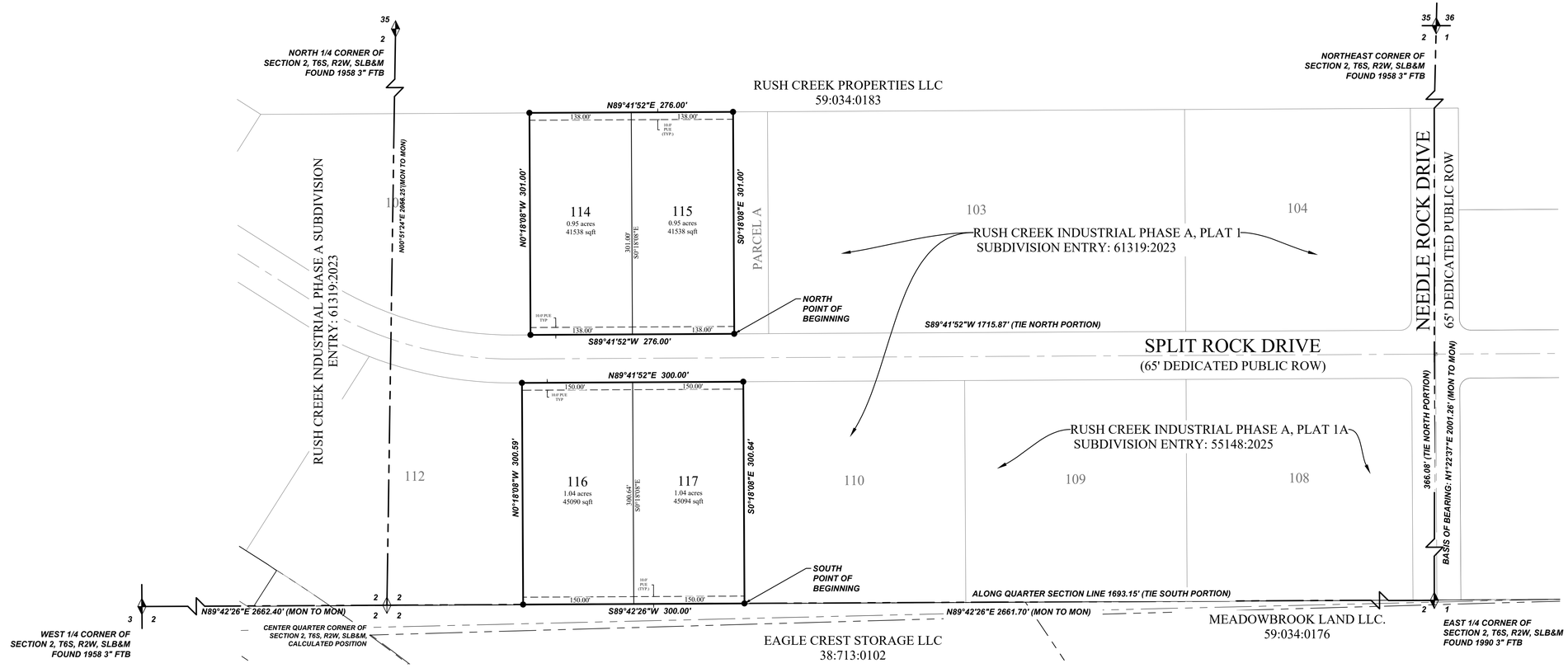
PLAT CALCULATIONS:

TOTAL ACREAGE:	3.98 ACRES
TOTAL ACREAGE IN LOTS:	3.98 ACRES
TOTAL OPEN SPACE:	NA
AVERAGE LOT SIZE:	0.99 ACRES, 43,315 SQFTs
LARGEST LOT SIZE:	1.04 ACRES
SMALLEST LOT SIZE:	0.95 ACRES
OVERALL DENSITY:	1.01 LOTS/ACRES
TOTAL # OF LOTS:	4 LOTS
AREA OF ASPHALT:	0 SQFT

GRAPHIC SCALE

80 0 40 80 160 240

(IN FEET)
1 inch = 80 ft.



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, and streets, together with easements, to be hereafter known as RUSH CREEK INDUSTRIAL PHASE A, PLAT 1B and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

09/03/25
DATE

BOUNDARY DESCRIPTION

NORTH PORTION

A part of the Northeast Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning on the southwest corner of Parcel A of Rush Creek Industrial Phase A, Plat 1 SUBDIVISION recorded September 18, 2023 as Entry No. 61319:2023 in the Utah County Recorder's Office, said point being N01°22'37"E 366.08 feet along the Section line and S89°41'52"W 1715.87 feet from the East Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence along the northerly right-of-way line of Split Rock Drive S89°41'52"W 276.00 feet; thence N00°18'08"W 301.00 feet; thence N89°41'52"E 276.00 feet to the northwest corner of Parcel A in the aforementioned subdivision; thence along the westerly line of Parcel A S00°18'08"E 301.00 feet to the point of beginning

Contains: 83,076 square feet or 1.91 acres+/-
Contains 2 lots

SOUTH PORTION

A part of the Northeast Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, located in Eagle Mountain City, Utah County, Utah, being more particularly described as follows:

Beginning at a point S89°42'26" W 1693.15 feet along the Quarter Section line from the East Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; running thence along said Quarter Section line S89°42'26"W 300.00 feet; thence N00°18'08"W 300.59 feet to the southerly right-of-way line of Split Rock Drive; thence along said right-of-way line N89°41'52"E 300.00 feet; thence S00°18'08"E 300.64 feet to the point of beginning.

Contains: 90,184 square feet or 2.07 acres+/-
Contains 2 lots

OWNER'S DEDICATION

OWNER(S):
WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

PRINTED NAME OF OWNER	AUTHORIZED SIGNATURE(S)
RUSH CREEK PROPERTIES LLC	CHARLIE SMITH

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20___.

APPROVED BY MAYOR	APPROVED BY CITY ATTORNEY
APPROVED BY CITY ENGINEER (SEE SEAL BELOW)	ATTEST BY CITY RECORDER (SEE SEAL BELOW)

RUSH CREEK INDUSTRIAL PHASE A, PLAT 1B

VACATING AND AMENDING LOTS 102 & 111
OF RUSH CREEK INDUSTRIAL PHASE A PLAT 1
SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 2, T6S, R2W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 09/03/25 No. 12554439 JUSTIN LUNDBERG STATE OF UTAH			

PREPARED BY:

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PREPARED FOR
RUSH CREEK PROPERTIES LLC
1761 E. HIDDEN HILLS ROAD
EAGLE MOUNTAIN, UT 84005
CONTACT: CHARLIE SMITH

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

_____ _____
DIRECT COMMUNICATIONS DATE

ENBRIDGE GAS UTAH

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this ____ DAY OF _____ A.D. 20____

By: _____

Title: _____

ROCKY MOUNTAIN POWER

Rocky Mountain Power, a division of Pacificorp approves this plat solely for the purpose of confirming that the plat contains public utility easements. Rocky Mountain Power may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owners dedication and the notes and does not constitute a guarantee of particular terms of electrical utilities service. For further information please contact Rocky Mountain Power at 1-800-469-3981.

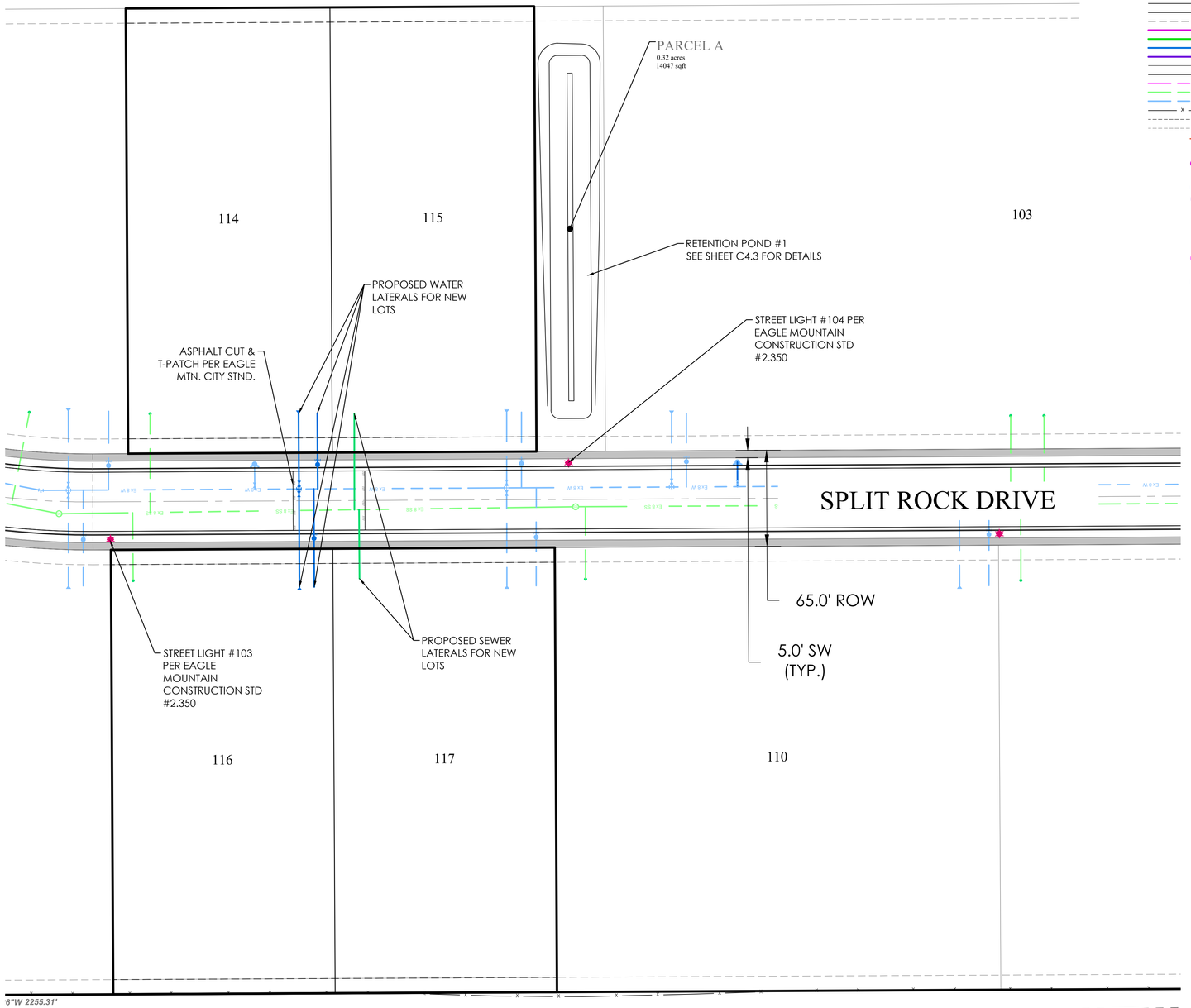
Approved this _____ DAY OF _____ A.D. 20____

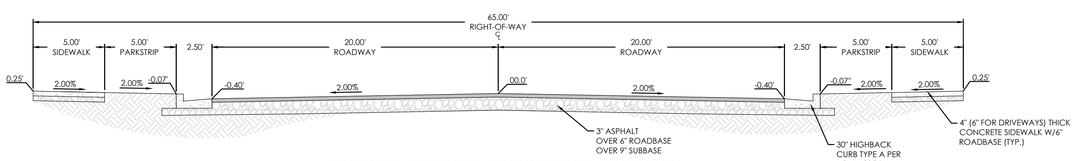
Rocky Mountain Power

By: _____

Title: _____

Z:_2020\20-0224 Rush Creek 80 Acre\design 20~0224\dwg\sheets\Amended Plat\20-0224 Amended Plat Lot 102 & 111.dwg





SPLIT ROCK DRIVE & NEEDLE ROCK DRIVE
N.T.S.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

Know what's below. Call 811 before you dig.

N

S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100ft.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

FOR REVIEW ONLY

RUSH CREEK INDUSTRIAL

EAGLE MOUNTAIN

SITE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1	11/18/22	DESERT WILLOW DRIVE GRADING
2	12/14/22	UPDATING ROUND-A-BOUT & UTILITIES
3	1/31/23	INCREASED STORM DEPTH
4	2/17/23	CULDESAC
5	3/09/23	LOT 107 REMOVED, LOT 103&104 COMBINED
6	08/11/23	STREET LAMP ADDED & RELOCATED

SITE PLAN

Scale: 1"=50'	Drawn: ALH
Date: 07/31/2025	Job #: 20-0224
Sheet: C3	

Z:_2020\20-0224 Rush Creek 80 Acre\design 20-0224\dwg\sheets\15 Lot Industrial Final Design Sheets\4-lots exhibit\C3 Site Plan.dwg

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **SEPTEMBER 9, 2025**
TITLE:	Mountainland Development Agreement
ITEM TYPE:	Master Development Agreement
FISCAL IMPACT:	N/A
APPLICANT:	Mountainland

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

PUBLIC HEARING
Yes

PREPARED BY
Marcus Draper, City Attorney

PRESENTED BY
Marcus Draper

RECOMMENDATION:
Consider for approval recommendation

BACKGROUND:
Mountainland Supply is developing a lot in the Rush Creek Industrial development. Mountainland needs to construct a retaining wall on their property. City Code requires a 3-foot setback for retaining walls. Mountainland would like to construct the retaining wall on the property line. The proposed development Agreement would provide a legal path to allow them to do so.

ITEMS FOR CONSIDERATION:
N/A

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. Development Agreement - Mountainland Supply 8-27-2025

DEVELOPMENT AGREEMENT
FOR
MOUNTAINLAND SUPPLY

This Development Agreement for Mountainland Supply ("**Agreement**") is entered into as of this __27th__day of __August___, 2025 ("**Effective Date**") between __Wolverine Ventures Inc.__, a _LLC__ limited liability company ("**Owner**") and Eagle Mountain City, a Utah municipal corporation ("**City**" or "**Eagle Mountain**").

RECITALS

A. Owner owns or controls certain real property within the City's boundaries that is legally described in Exhibit A ("**Property**");

B. Owner needs to build a retaining wall on the Property ("**Retaining Wall**") on the property line as generally depicted in Exhibit B.

C. Eagle Mountain Municipal Code Section 17.60.130 requires that retaining walls be set back at least three (3) feet from the property line. Due to _ the unique conditions of this property, the Owner is unable to comply with the required three (3) foot setback for retaining walls. Specifically:

- **Loss of usable property**: Setting the retaining wall back three (3) feet from the property line would create a narrow strip of land that has no practical use for the Owner but would effectively result in a concession of land to the adjacent property.
- **Maintenance and access concerns**: The unused three (3) foot strip would become inaccessible to the Owner, leading to a potential accumulation of debris and creating a nuisance area that cannot be reasonably maintained.
- **Site functionality**: Locating the retaining wall on the property line is necessary to preserve the full use of the lot, ensure site stability, and prevent long-term maintenance and safety issues.

For these reasons, the Owner respectfully requests approval to construct the retaining wall directly on the property line.

D. Acting pursuant to its authority under the Utah Municipal Land Use and Development Management Act, Utah Code § 10-9a-101, *et seq.*, the City Council of Eagle Mountain City, in exercising its legislative discretion, has determined that entering into this Agreement generally furthers the purposes of the Utah Municipal Land Development and Management Act, the City's General Plan, and Eagle Mountain City.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Owner hereby agree as follows:

1. CITY'S RESPONSIBILITIES. Notwithstanding Eagle Mountain Municipal

Code Section 17.60.130 (E), City shall allow Owner to construct the Retaining Wall on the property line provided that the entire Retaining Wall, including portions below ground remains on the Property and does not trespass onto a neighboring lot or parcel.

2. OWNER'S RESPONSIBILITIES.

2.1. **Construction Standards**. Owner agrees to construct the Retaining Wall in accordance with industry standards. Owner further agrees to install a VertiBlock retaining wall as generally depicted in Exhibit C.

2.2. **Maintenance**. Owner agrees to maintain the Retaining Wall and promptly repair any defects in the wall. Upon notice from the City, Owner shall repair any defects in the Retaining Wall within thirty (30) days. Failure to make necessary repairs shall constitute a material breach of this Agreement.

3. TERM OF AGREEMENT. This Agreement shall expire and terminate one (1) year from the Effective Date. Notwithstanding the foregoing, any obligations of the Owner, including any obligations for which the Owner has provided a bond or other form of completion assurance, shall survive termination of this Agreement.

4. DEFAULT.

4.1. **Notice.** If Owner or Eagle Mountain fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide Notice to the other Party.

4.2 **Contents of the Notice of Default**. The Notice of Default shall:

4.2.1 Specific Claim. Specify the claimed event of Default;

4.2.2 Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default; and

4.2.3 Optional Cure. If Eagle Mountain chooses, in its discretion, it may propose a method and time for curing the Default which shall be of no less than thirty (30) days duration.

4.3 **Mediation.** Upon the issuance of a Notice of Default the parties may engage a mediation or other dispute resolution process. Neither side shall be obligated to mediate if doing so would delay or otherwise prejudice any remedy available at law.

4.4 **Public Meeting.** Before any remedy in Section 6 may be imposed by Eagle Mountain the party allegedly in Default shall be afforded the right to attend a public meeting before the Eagle Mountain City Council and address the Eagle Mountain City Council regarding the claimed Default.

4.5 **Default of Assignee.** A default of any obligations expressly assumed by an assignee shall not be deemed a default of Developer.

5. **OWNER'S EXCLUSIVE REMEDY**. Owner's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and Eagle Mountain's obligations under this Agreement. IN NO EVENT SHALL EAGLE MOUNTAIN CITY BE LIABLE TO OWNER, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

6. **EAGLE MOUNTAIN'S REMEDIES UPON DEFAULT**. Eagle Mountain shall have the right to withhold all further reviews, approvals, licenses, building permits and other permits for development of the Property in the case of a Default by Owner until the Default has been cured. Eagle Mountain shall further have the right to draw on any security posted or provided in connection with the Retaining Wall and relating to remedying of the particular Default.

7. **ASSIGNABILITY.** Owner may not assign its obligations hereunder, in whole or in part, to other parties without the consent of Eagle Mountain City.

8. **RECORDING OF AGREEMENT.** If City approves the Project and all Conditions Precedent have been met, the provisions of this Agreement shall constitute real covenants, contracts and property rights, and equitable servitudes which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. This Agreement (without exhibits), or a notice concerning this Agreement, shall be recorded as a covenant running with the Property herein described to put prospective purchasers or other interested parties on notice as to the terms and provisions hereof.

9. **SEVERABILITY.** Except as specifically stated herein, any provision of this Agreement, or portion thereof, that is declared by a court of competent jurisdiction to be invalid or unenforceable shall not affect the validity of the remainder of this Agreement and each paragraph of this Agreement will be valid and enforceable to the fullest extent permitted by law.

10. **TIME OF PERFORMANCE.** Time shall be of the essence with respect to the duties imposed on the parties under this Agreement. Unless a time limit is specified for the performance of such duties each party shall commence and perform its duties in a diligent manner in order to complete the same as soon as reasonably practicable.

11. **CONSTRUCTION OF AGREEMENT.** This Agreement shall be construed so as to effectuate its public purpose of ensuring the Property is developed as set forth herein to protect health, safety, and welfare of the citizens of City. This Agreement has been reviewed and revised by legal counsel for each of the Parties and no presumption or rule

that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

12. **STATE AND FEDERAL LAW.** The parties agree, intend and understand that the obligations imposed by this Agreement are only such as are consistent with state and federal law. The parties further agree that if any provision of this Agreement becomes, in its performance, inconsistent with state or federal law or is declared invalid, this Agreement shall be deemed amended to the extent necessary to make it consistent with state or federal law, as the case may be, and the balance of the Agreement shall remain in full force and effect.

13. **NO WAIVER.** Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. The provisions may be waived only in writing and signed by the party intended to be benefited by the provisions being waived.

14. **ENTIRE AGREEMENT.** This Agreement shall supersede all prior agreements with respect to the subject matter herein, and all prior agreements and understandings are merged herein. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the parties.

15. **APPLICABLE LAW.** This Agreement and the construction thereof, and the rights, remedies, duties, and obligations of the parties which arise hereunder, are to be construed and enforced in accordance with the laws of the State of Utah.

16. **NOTICES.** Any notices required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally, or four (4) days after being sent by registered or certified mail, properly addressed to the parties as follows:

To the Owner:

Wolverine Ventures Inc.
727 S. Main St.
Spanish Fork, UT 84660

with a copy to:

To the City:

City Recorder
Eagle Mountain City
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

17. EXECUTION OF AGREEMENT. This Agreement may be executed in multiple parts as originals or by facsimile copies of executed originals; provided, however, if executed and evidence of execution is made by facsimile copy, then an original shall be provided to the other party within seven (7) days of receipt of said facsimile copy.

18. HOLD HARMLESS. Owner shall hold City, its officers, agents, employees, consultants, special counsel, and representatives harmless from liability for damages or equitable relief arising out of claims for personal injury or property damage arising from direct or indirect operations of Owner or its contractors, subcontractors, agents, employees or other persons acting on its behalf, in connection with the Property.

19. RELATIONSHIP OF PARTIES. This Agreement is not intended to create any partnership, joint venture or other arrangement between City and Owner. This Agreement is not intended to create any third party beneficiary rights for any person or entity not a party to this Agreement. It is specifically understood by the parties that: (i) all rights of action and enforcement of the terms and conditions of this Agreement shall be reserved to City and Owner, (ii) City has no interest in or responsibilities for or duty to third parties concerning the Retaining Wall, and (iii) Owner shall have the full power and exclusive control of the Property subject to the obligations of Owner set forth in this Agreement.

20. CERTIFICATE OF COMPLIANCE. Upon fifteen (15) business clays prior written request by Owner, the City will execute a certificate of compliance to any third party seeking to purchase all or a portion of the Property or lend funds against the same, certifying that Owner is not in default of the terms of this Agreement.

21. TITLE AND AUTHORITY. Owner expressly warrants and represents to City that it is a limited liability company in good standing and that such company owns or controls all right, title and interest in and to the Property and that no portion of the Property, or any right, title or interest therein has been sold, assigned or otherwise transferred to any other entity or individual. Owner further warrants and represents that no portion of the Property is subject to any lawsuit or pending legal claim of any kind. Owner warrants that the undersigned individual has full power and authority to enter into this Agreement on behalf of Owner. Owner understands that City is relying on such representations and warranties in executing this Agreement.

22. FURTHER ASSURANCES, DOCUMENTS, AND ACTS. Each of the Parties agrees to cooperate in good faith with the other and to execute and deliver such further documents, and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each party as allowed by law.

23. ELECTRONIC TRANSMISSION AND COUNTERPARTS. Electronic transmission (including email and fax) of a signed copy of this Agreement, any addenda, and any exhibits, and the retransmission of any signed electronic transmission, shall be the same as delivery of an original. This Agreement may be executed in any number of

counterparts, each of which shall be deemed to be an original but only all of which together shall constitute one instrument and execution.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

DATED this 27th day of AUGUST, 2025.

OWNER

By: _____

Print Name: NATHAN T. HUGHES

MEMBER

OWNER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF Utah)

On the 27th day of August, 2025, personally appeared before me Nathan T Hughes, who being by me duly sworn, did say that (s)he is the member of Wolverine Ventures a ____ limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

_____
NOTARY PUBLIC

DATED this _____ day of _____, 2025.

EAGLE MOUNTAIN CITY

_____
Tom Westmoreland, Mayor

ATTEST:

_____
Gina Olsen, City Recorder

Approved as to form:

_____
Marcus Draper, City Attorney

Exhibit List

Exhibit A – Legal Description

LOT 1, PLAT 1A, RUSH CREEK INDUSTRIAL, PHASE A SUB AREA 4.180 AC.

Serial Number: 51:822:0001

LOCATED NORTH 89°42'26" EAST 787.14 FEET ALONG THE 1/4 SECTION LINE FROM THE EAST 1/4 CORNER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN; THENCE SOUTH 89°42'26" WEST 606.00 FEET; THENCE NORTH 00°18'08" WEST 300.69 FEET; THENCE NORTH 89°41'52" EAST 591.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 45°18'09" E 21.21 FEET); THENCE SOUTH 00°18'08" EAST 285.79 FEET TO THE POINT OF BEGINNING. AREA=4.18 ACRES.

Exhibit B – Depiction of location of Retaining Wall

Exhibit C – Depiction of type of Retaining Wall

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **SEPTEMBER 9, 2025**
TITLE:	Hansen Retaining Wall Variance
ITEM TYPE:	Variance
FISCAL IMPACT:	N/A
APPLICANT:	Robert Hansen

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Category: Foothill Residential Zone: Eagle Mountain Properties Residential	0.23 Acres

PUBLIC HEARING	PREPARED BY	PRESENTED BY
No	Steven Lehmitz, Planner	Steven Lehmitz

RECOMMENDATION:
Staff recommends that the Planning Commission consider the background, together with the Applicant's responses, and approve the Variance request.

BACKGROUND:
Several months ago, the Applicant had multiple conversations with Staff to determine what would be required to install a retaining wall with a fence on top. The information provided to the applicant was that if the retaining wall was less than 4' high (measured from the bottom of the wall to the top of the wall), then a building permit would not be required. The applicant was never informed by Staff that the retaining wall would need to be 3' away from property lines per EMMC 17.60.130(E). The Applicant applied for and was issued a fence permit on June 5, 2025. The plan submitted by the Applicant showed a 5' fence atop a 1' concrete base. It was unknown to Staff that the 1' concrete base was actually the top section of a larger retaining wall. Work on the wall and fence commenced on June 10th.

Following up on a complaint received by the Community Development Department, it was determined that the Applicant was building a retaining wall out of compliance with City Code and without a building permit. A Stop Work order was issued on August 20th. The Applicant was informed that, 1) the wall was too close to the property lines; and, 2) a building permit would be required since, prior to July 1, retaining wall height was measured from the bottom of the footing to the top of the wall. The Applicant's wall had sections that exceeded the 4' height threshold. A building permit is also required if the wall supports a surcharge (in this case, a fence).

The Applicant is willing to apply for a building permit, but is seeking a Variance from the locational requirements found in EMMC 17.60.130(E).

ITEMS FOR CONSIDERATION:
EMMC 17.105.050 Approval process.
(C) The Planning Commission shall consider the variance request, together with all pertinent facts,

applicable regulations and the Staff recommendation and shall take action to approve, approve with modifications, disapprove or request further information prior to rendering a final determination on the variance application.

EMMC 17.105.060 Approval criteria.

A. Approval Criteria. (Applicant's responses are provided in *italics*)

1. Literal enforcement of this title would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of this title.

Literal enforcement of this portion of the code will require removal of the partially constructed wall that is intended to serve as a fence base for our property, and the four other properties on the north, south and west borders. Currently the completed portion of the wall is 114 ft of 16"x6" footing and 72 ft of hardened wall averaging 8.5" thick and between 3 to 4 ft tall.

Because of the size and construction of the wall in question, it will require heavy machinery to be bought into the rear of the property which will be a significant disruption to the current front and side layout of the property, and that of the adjoining properties. Removal of the wall will likely also cause damage to the mostly finished landscaping in the property to the west.

2. There are special circumstances attached to the property that do not generally apply to other properties in the same district.

Part of the design of this wall was due to the property having a more significant slope north to south than some of the other lots in the subdivision. This required more consideration given to mitigate possible drainage issues that would accumulate in the southwest corner of the lot. The retaining wall will serve to flatten out the rear of the property and reduce the concentration of run off in the affected corner, as well as allowing the installation of a more robust auxiliary drainage system for the property.

Our fence will be the first on the North to South corridor of the rear properties in our section of the neighborhood, so will be the first to provide wind mitigation as such. This also would warrant the need for a more robust design.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same district.

The right to have a fence bordering the property is a substantial property right possessed by other properties in the same district.
Fences are common to nearly every lot in the subdivision that has been finished for over a year or more. A significant number of these fences located on property lines are mounted on top of concrete bases or informal retaining walls, especially in locations that have significant grade changes between the lots. Without the variance requested, our resulting fence will be much lower quality than planned, and less durable for the weather and wind conditions in our subdivision.

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

Granting the requested variance will not affect the general plan or be contrary to the public interest in the following ways:
1. It will not adversely affect the grade of any of the adjoining lots, rather it will make it easier to maintain in the future
2. It will allow for greater flexibility with landscaping and less drainage concerns for the four properties bordering the lot in question.

5. The spirit of this title is observed and substantial justice is done.

The spirit of Title 16 and 17 speaks to property rights, economic development, safety and order.
The variance, if granted, will stay in line with the spirit of the title in the following ways :
1. It will protect property rights by maintaining clear and intentional property lines. (17.05.030 – A)
2. It will promote orderly growth by presenting an attractive, clean, and intentional appearance. (16.05.030 – A,E ;17.05.030 – D,E,I)
3. It will enhance the safety of the community by providing robust wind and flood mitigation

to surrounding properties. (16.05.030 – D; 17.05.030 – H)

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:

1. Information from Applicant
2. Maps

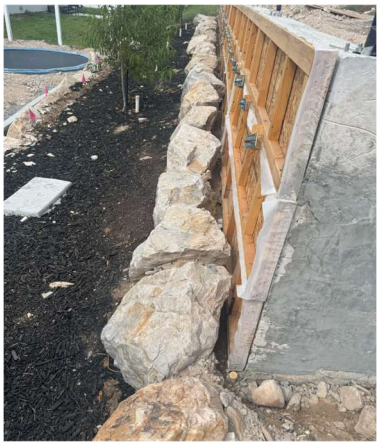
The property 4187 N Ophir Dr, Eagle Mountain UT, 84005 qualifies for a variance for the following reasons:

Unreasonable Hardship:

Literal enforcement of this portion of the code will require removal of the partially constructed wall that is intended to serve as a fence base for our property, and the four other properties on the north, south and west borders. Currently the completed portion of the wall is 114 ft of 16”x6” footing and 72 ft of hardened wall averaging 8.5” thick and between 3 to 4 ft tall.

Because of the size and construction of the wall in question, it will require heavy machinery to be bought into the rear of the property which will be a significant disruption to the current front and side layout of the property, and that of the adjoining properties.

Removal of the wall will likely also cause damage to the mostly finished landscaping in the property to the west.



Special Circumstances

In relation to the hardship:

It was never intended to build the wall in violation of city ordinances. Before starting this project, numerous calls were placed to the city planning department to clarify the goal of this project and how to accomplish it within the boundaries of the code.

The result of these discussions was the understanding that a property fence with a concrete base was allowed to be built along the property lines. The height restrictions of the fence with base were understood to conform to the city standard as 6 ft from grade level on the property side. Since the height of the concrete portion of the base would be higher on the outward side of the fence, it was understood that if the 4 ft rule for retaining walls was observed, the structure would be considered acceptable as a fence base, or a type of "informal" retaining wall in line with other properties in the neighborhood.

Parcel 38:432:0001- 4142 N LAKE MOUNTAIN RD

Parcel 38:611:0119- 2782 E CRIMSON CT; Parcel 38:611:0118 - 2794 E CRIMSON CT

Parcel 38:611:0116- 4163 N FAIRFIELD DR; Parcel 38:644:0241 - 4062 N CEDAR VALLEY DR

Parcel 38:703:0401- 4047 N OPHIR DR

The height criteria of the base was to be determined using **EMMC 17.60.130 – B for** assessment height: **"***Assessments (e.g., to verify wall height compliance) shall be measured from finished grade to top of wall and at 10-foot increments along a wall starting at an end or corner of a wall."*

The guidance that no permit or further review of this project was necessary was determined using **EMMC 17.60.130 – D – 1:** *"Specially, walls over four feet tall (finished grade of the open, non-load bearing/restraining side to the top of the wall) shall require a building permit"*

This is current as of the last published update to the code that references retaining walls on Sept 10 2024.

https://www.codepublishing.com/UT/EagleMountain/ords/O-41-2024.pdf

This information also matched what is currently found on the Residential Fence Permit Application site.

"**Regarding Retaining Walls**

Retaining walls over 4' in height (top of wall to top of earth on the non-bearing side of the wall) must obtain a building permit which must be accompanied by structural engineering calculations, etc. as required by the Building Department. There are additional standards for "formal" and "informal" retaining walls – see Eagle Mountain Municipal Code § 17.60.130."

https://eaglemountainut.portal.opengov.com/categories/1081/record-types/6513

This same information is accessible from the planning portion of the EMC website:

https://eaglemountain.gov/government/zoning-in-eagle-mountain/

Found under **Frequently Asked Questions / Fencing:**

https://eaglemountain.gov/wp-content/uploads/2025/07/Residential-Fencing-Guidelines-Doc.pdf

Although not required, a fence permit was submitted showing basic concept of the finished fence design. Work started on June 10th.

We had no indication that there were issues with any of the work being performed until August 20th, 2025, when a notice was posted on our door to stop work citing Building Code 19.95.040. This portion of the code does not appear anywhere inside the published city code and was never referenced in my discussions with the city planner previously.

This newly referenced building code identifies the partially constructed wall as a formal retaining wall which cannot be located within 3 ft of the property line.

The only reference I can find on the official EMC web site is found in a handout that appears to have been recently published. This handout also contains a reference to the same code section 19.95.40 (D) that is not published in the city code.

https://eaglemountain.gov/wp-content/uploads/2025/08/RETAIN-WALL-HANDOUT.pdf

Other Property Circumstances

Part of the design of this wall was due to the property having a more significant slope north to south than some of the other lots in the subdivision. This required more consideration given to mitigate possible drainage issues that would accumulate in the southwest corner of the lot. The retaining wall will serve to flatten out the rear of the property and reduce the concentration of run

off in the affected corner, as well as allowing the installation of a more robust auxiliary drainage system for the property.

These photos show emerging drainage issues on adjacent lots during rain the week of Aug 24th – 30th

Our fence will be the first on the North to South corridor of the rear properties in our section of the neighborhood, so will be the first to provide wind mitigation as such. This also warrant the need for a more robust design.

Property Right

The right to have a fence bordering the property is a substantial property right possessed by other properties in the same district.

Fences are common to nearly every lot in the subdivision that has been finished for over a year or more. A significant number of these fences located on property lines are mounted on top of concrete bases or informal retaining walls, especially in locations that have significant grade changes between the lots. Without the variance requested, our resulting fence will be much lower quality than planned, and less durable for the weather and wind conditions in our subdivision.

Public Interest

Granting the requested variance will not affect the general plan or be contrary to the public interest in the following ways:

1. It will not adversely affect the grade of any of the adjoining lots, rather it will make it easier to maintain in the future
2. It will allow for greater flexibility with landscaping and less drainage concerns for the four properties bordering the lot in question.

111 ft
90.1 ft
90.1 ft
111 ft

111 ft
90.1 ft
90.1 ft
111 ft

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **SEPTEMBER 9, 2025**
TITLE:	Parkway Fields Stake Center
ITEM TYPE:	Site Plan
FISCAL IMPACT:	N/A
APPLICANT:	Chad Spencer

CURRENT GENERAL PLAN DESIGNATION & ZONE	ACREAGE
General Plan Designation: Community Commercial Zone: Commercial Neighborhood	4.39 Acres

PUBLIC HEARING
Yes

PREPARED BY
Steven Lehmitz, Planner

PRESENTED BY
Steven Lehmitz

RECOMMENDATION:
Staff recommends that the Planning Commission forward a positive recommendation to the City Council with the following consideration:

1. The City Council will determine if they want to approve an alternative front setback or have the building comply with the established setbacks.

BACKGROUND:
The applicant is seeking site plan approval for a new church to be located at 2858 N Pony Express Parkway (Parcel No. 70:028:7065).

ITEMS FOR CONSIDERATION:
EMMC 17.55 Off-street Parking -- Complies

EMMC 17.72.030 Site design.
A. Building Location -- Does not comply. The building is setback from the front property line at 39' 1", which is not within the 10' to 25' allowance. Footnote 2 in EMMC 17.35.040 allows the approval authority (City Council) to approve alternative setbacks if four criteria are met.

1. Does not interfere with the use, enjoyment, and character of adjacent properties.
2. The success of the business necessitates the setbacks, proven by data or research.
3. The setbacks are not solely to provide space for parking between the building and the street.
4. Topography or natural features make it impossible or impracticable to place the building within the setback.

Staff believes that criteria 1 and 3 are met, but 2 and 4 are not.

B. Commercial Parking Location -- Complies

EMMC 17.72.040 Architectural standards.
A. Architectural Style/Theme -- Complies

B. Main Entrance -- Complies
C. Roof Desing -- Complies
D. Building Articulation -- Complies
E. Architectural Detailing -- Complies
F. Building Materials -- Complies
G. Building Color -- Complies
I. Lighting -- Complies
K. Mechanical Equipment -- Complies
L. Storage, Loading Areas, and Trash Enclosures -- Complies

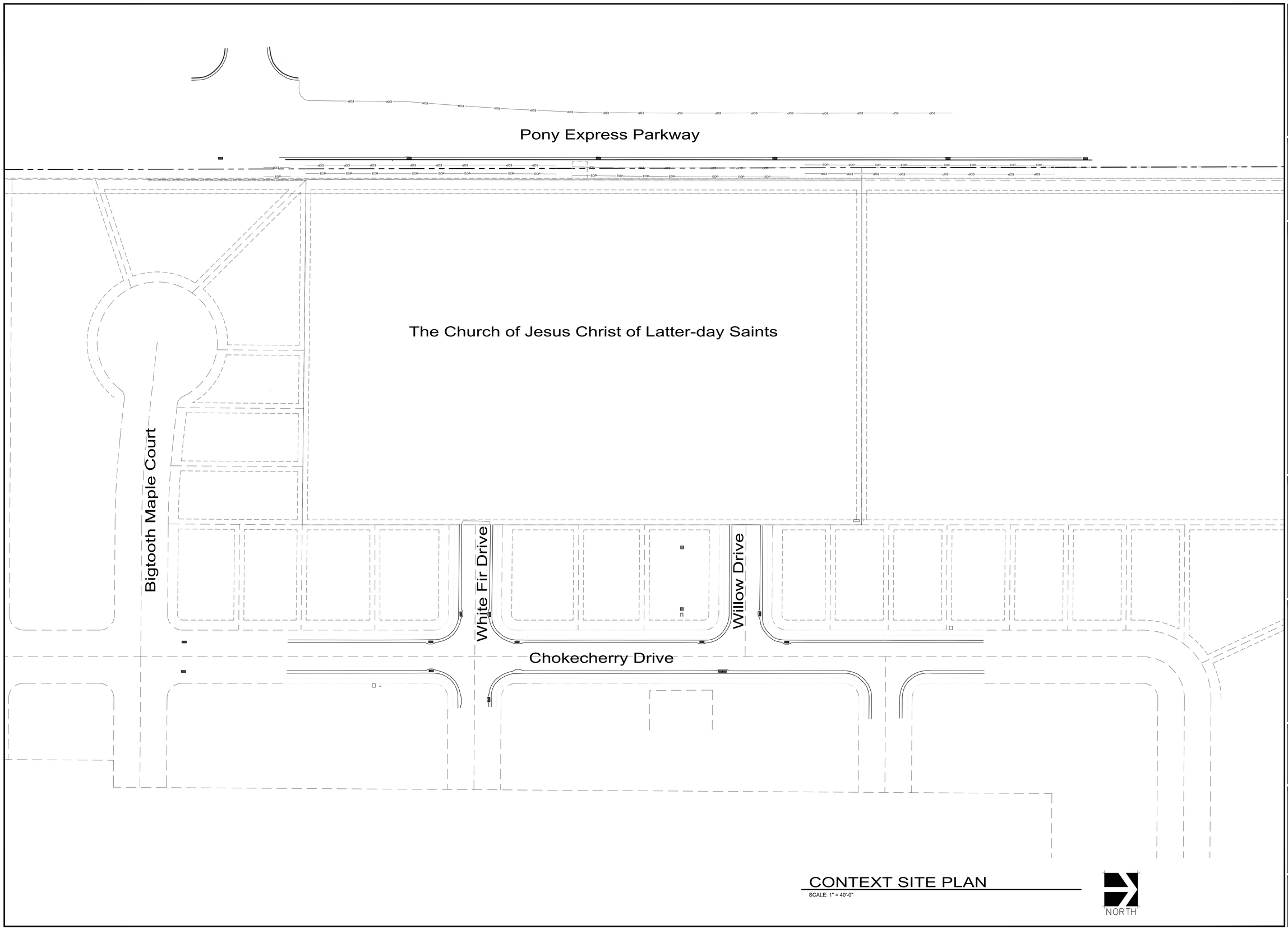
EMMC 17.75.052 Communication facilities and towers.
A. Main Structure Height -- Complies
B. Steeple Height -- Complies

EMMC 17.100.050 Site plan development standards. The following are standards required for all site plans in any zoning district:
A. Use of Property -- Complies
B. Screening Requirements -- Complies
C. Access Requirements -- Complies
D. Off-Street Truck Loading Space -- Complies
E. Utilities -- Complies
F. Grading and Drainage -- Complies
G. Dedication of Water Shares -- Will Comply
H. Protection of Steep Slopes and Natural Drainages -- N/A

EMMC 17.100.060 Architectural requirements.
A. Mechanical Equipment -- Complies
B. Windows -- Complies
C. Building Lighting -- Complies
D. Trash Enclosures, Storage Areas, and External Structures -- Complies
E. Exterior Materials -- Complies
F. Landscape Guidelines -- Complies
G. Parking Lot and Street Lighting -- Complies
H. Enclosed Uses -- Complies
I. Businesses Moving into Existing Buildings -- N/A
J. Nuisances -- Complies

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:
1. Site Plan
2. Elevations
3. Landscaping Plan
4. Photometric Plan
5. Maps



CONTEXT SITE PLAN

SCALE: 1" = 40'-0"

NORTH

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272
fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Parkway Fields
Eagle Mountain UT Sweetwater Stake
70:028:7065
2858 North Pony Express Parkway
Eagle Mountain, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

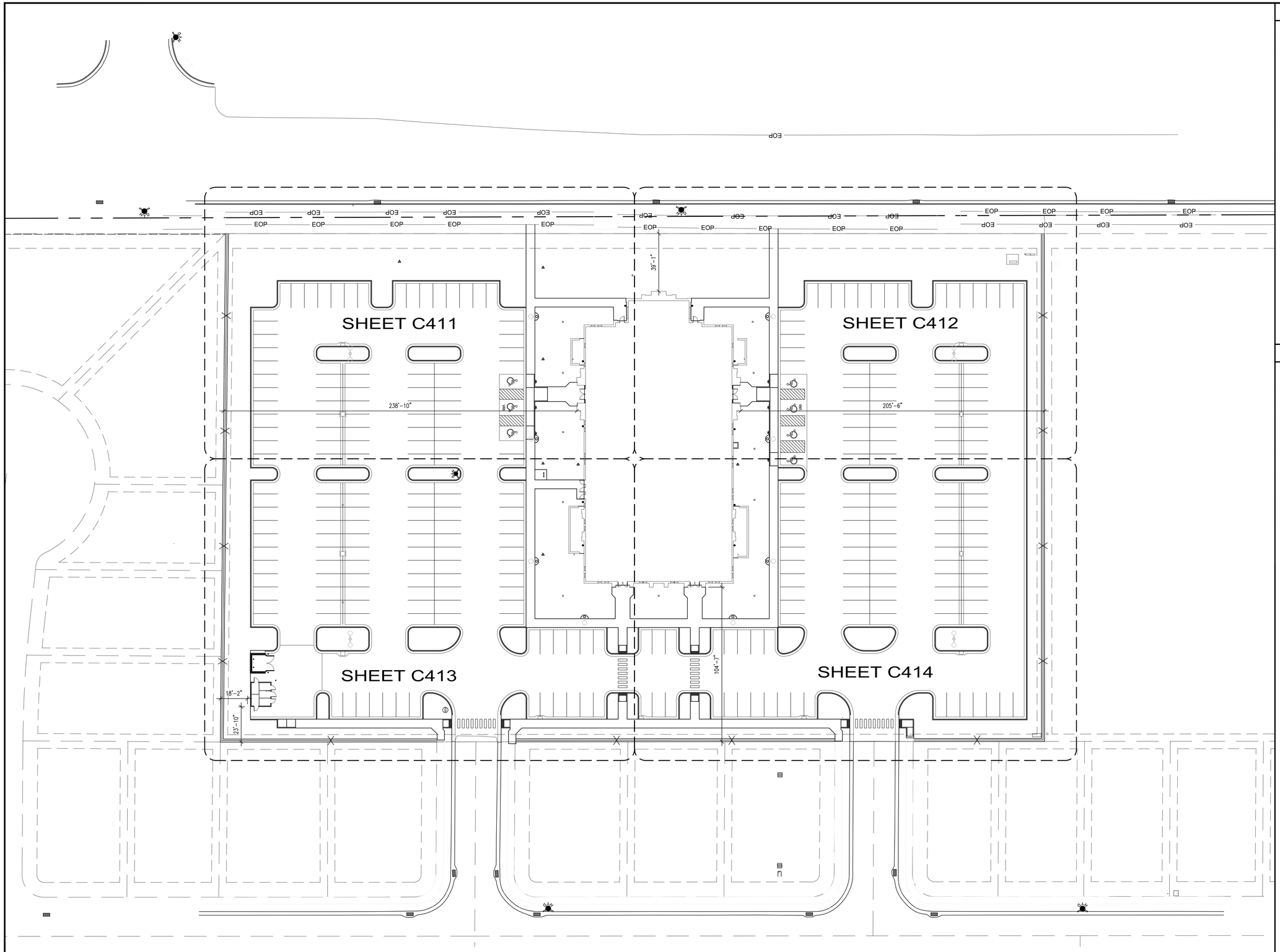
Revisions

Mark	Date	Description

Project Number
25-15
Plan Series
Granger 300
Property Number
501-8690
Date
May 1, 2025

Sheet Title
CONTEXT SITE PLAN

Sheet
C001



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

NORTH

GENERAL NOTES

1. CONCRETE RADII ARE 4'-0" UNLESS NOTED OTHERWISE.
2. COORDINATE ALL SITE WORK WITH ALL OTHER CONTRACT DOCUMENTS.
3. ALL APPLICABLE ELEMENTS OF THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.
4. ALL NOTED ITEMS ARE NEW UNLESS NOTED OTHERWISE.
5. ALL CONSTRUCTION IS TO BE DONE PER THE LATEST EDITION OF THE EAGLE MOUNTAIN CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
6. PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
7. ALL ADA ACCESSIBLE SIDEWALK RAMPS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE EAGLE MOUNTAIN CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
8. ANY DISTURBED AREA OUTSIDE OF CONSTRUCTION LIMITS/PROPERTY LINE ON ADJACENT LANDOWNERS IN UNDEVELOPED LOTS, WILL NEED TO BE RE-VEGETATED WITH EAGLE MOUNTAIN CITY SEED MIX.

SITE INFORMATION

TOTAL PARCEL AREA: 191,240 sf / 4.39 AC

BUILDING AREAS
- CHAPEL: 18,315 sf
- STORAGE BUILDING: 296 sf

IMPERVIOUS AREAS (ON-SITE)
- WALKS, PADS, APRONS: 14,618 sf
- CURB AND GUTTER (LF): 3,664 lf
- ASPHALT: 96,167 sf

LANDSCAPE AREA: SEE LANDSCAPE PLAN

TOTAL PARKING SPACES REQUIRED
1 STALL PER 20 S.F CHAPEL
- 2,785 sf / 20 sf = 140 REQUIRED SPACES

TOTAL PARKING SPACES PROVIDED
- REGULAR: 284
- ACCESSIBLE: 5
- VAN ACCESSIBLE: 2
- TOTAL SPACES PROVIDED: 291

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Parkway Fields
Eagle Mountain UT Sweetwater Stake
70:028:7065
2858 North Pony Express Parkway
Eagle Mountain, Utah

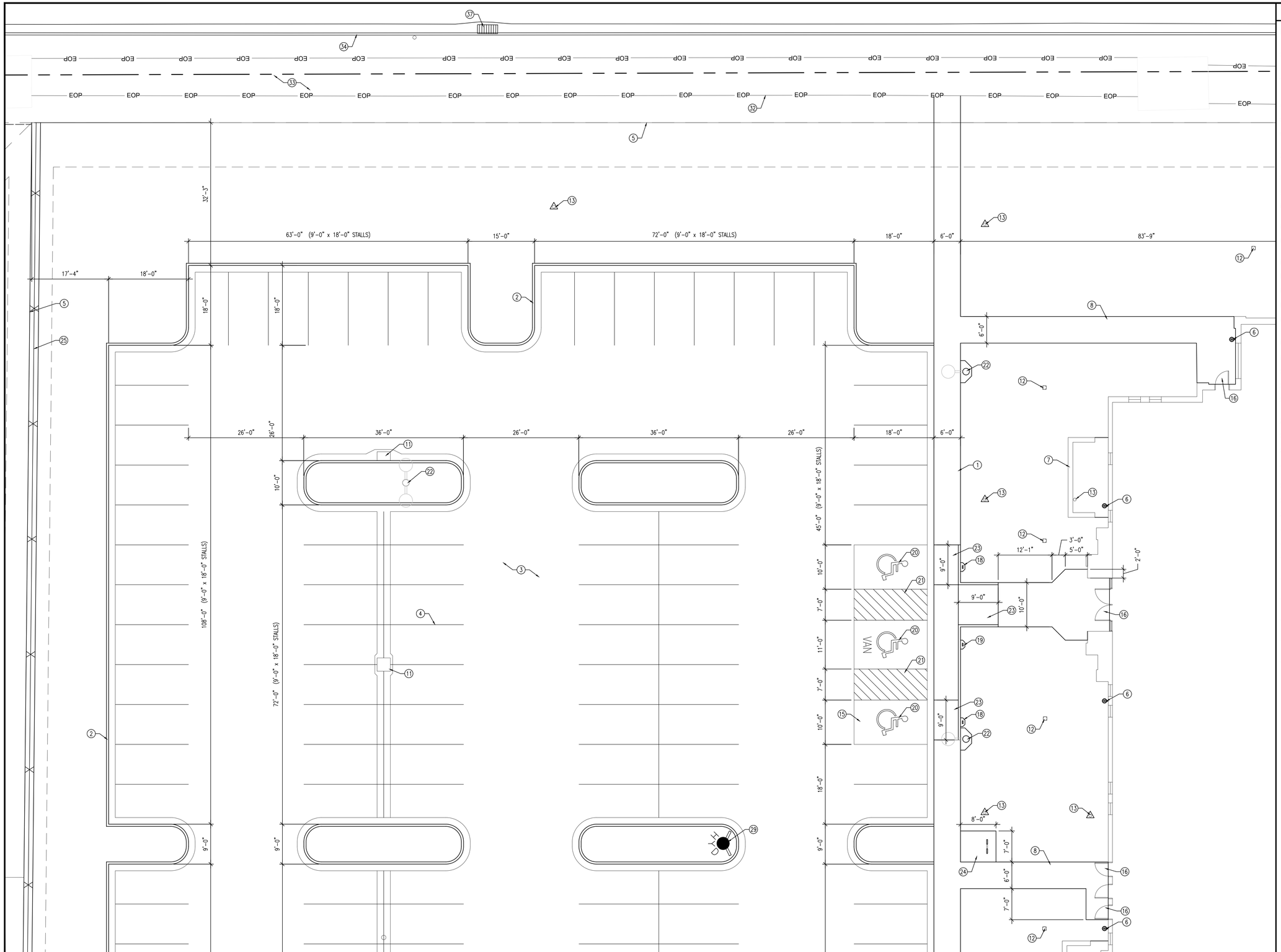
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions		
Mark	Date	Description

Project Number
25-15
Plan Series
Granger 300
Property Number
501-8690
Date
May 1, 2025

Sheet Title
ARCHITECTURAL SITE PLAN

Sheet
C401



KEYED NOTES

1. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
2. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
3. ASPHALT PAVEMENT; SEE A/C502; PROVIDE SEAL COAT PRIOR TO SUBSTANTIAL COMPLETION; CRACK SEAL ALONG ALL GUTTERS PRIOR TO CRACK SEAL
4. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
5. PROPERTY LINE
6. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
7. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
8. CONCRETE WALK; SEE A/C501
9. TRANSFORMER; SEE ELECTRICAL
10. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
11. STORM DRAIN CATCH BASIN; SEE C201 AND C503
12. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
13. CLEAN OUT TO GRADE; SEE C203 AND K/C502
14. WATER METER; SEE C202
15. CONCRETE PAVEMENT; SEE D/C502
16. CONCRETE ENTRY; TYPICAL; SEE H/C501
17. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
18. ACCESSIBLE STALL SIGNAGE; SEE B/C502
19. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
20. PAINTED ACCESSIBLE SIGN
21. PAINTED ACCESSIBLE AISLE
22. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
23. CONCRETE ACCESSIBLE RAMP; K/C501
24. BIKE RACK WITH CONCRETE PAD; SEE J/C502
25. 6'-0" HIGH VINYL FENCE; SEE G/C502
26. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
27. DUMPSTER ENCLOSURE; SEE C/C504
28. BOLLARD; C/C502
29. FIRE HYDRANT; SEE UTILITY PLAN
30. DETECTABLE WARNING PANEL
31. PAINTED CROSSWALK
32. SAWCUT STRAIGHT EDGE ALONG EXISTING ASPHALT TRAIL PRIOR TO LANDSCAPING
33. EXISTING ASPHALT TRAIL TO REMAIN; PROTECT DURING CONSTRUCTION
34. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
35. SAWCUT STRAIGHT EDGE OF EXISTING ASPHALT PAVING PRIOR TO PAVING PARKING LOT
36. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
37. EXISTING STORM DRAIN CATCH BASIN; PROTECT DURING CONSTRUCTION

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

NORTH

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Parkway Fields
Eagle Mountain UT Sweetwater Stake
70:028:7065
2858 North Pony Express Parkway
Eagle Mountain, Utah

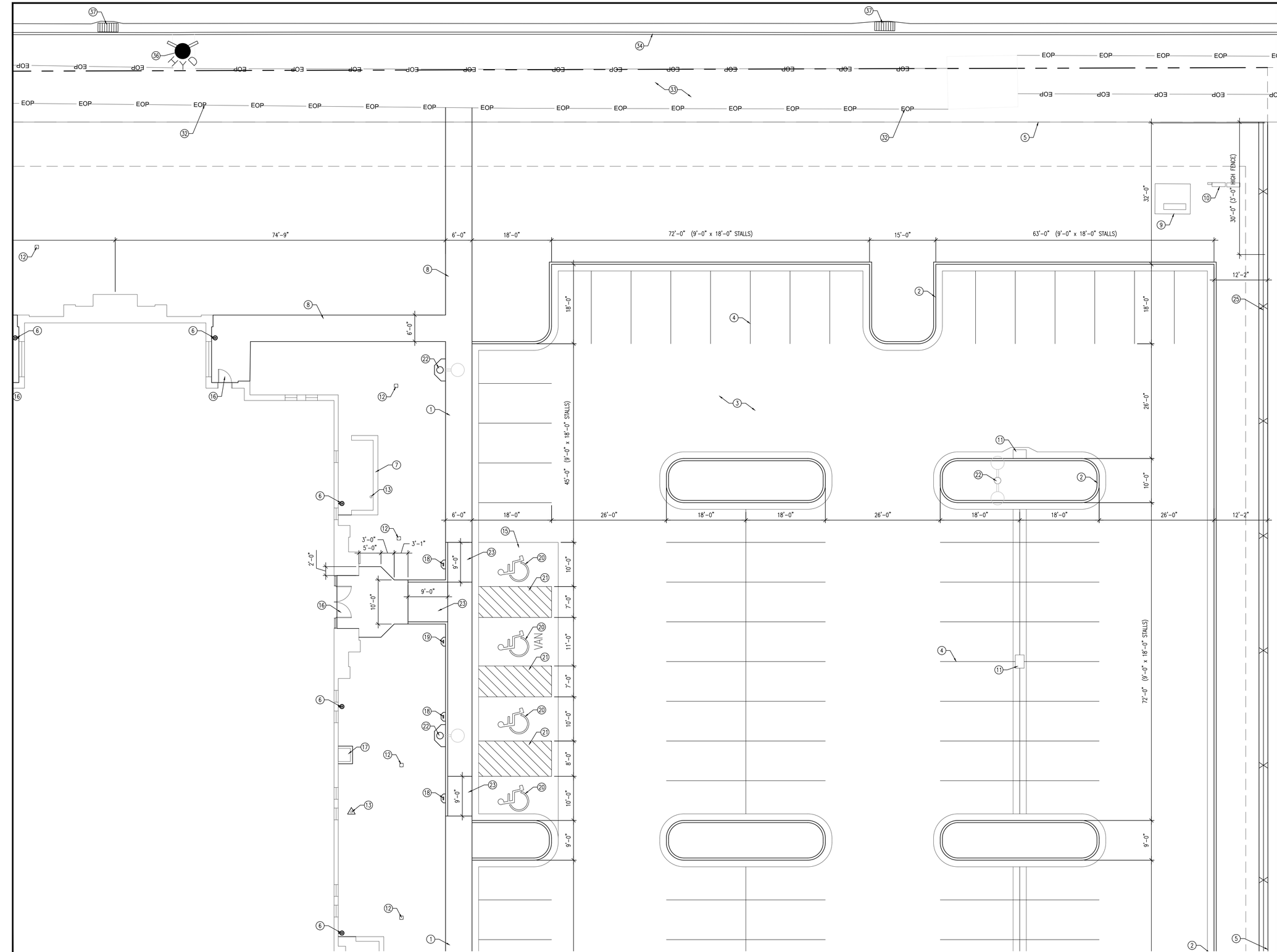
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

Project Number
25-15
Plan Series
Granger 300
Property Number
501-8690
Date
May 1, 2025

Sheet Title
ENLARGED SITE PLAN

Sheet
C411



KEYED NOTES

1. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
2. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
3. ASPHALT PAVEMENT; SEE A/C502; PROVIDE SEAL COAT PRIOR TO SUBSTANTIAL COMPLETION; CRACK SEAL ALONG ALL GUTTERS PRIOR TO CRACK SEAL
4. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
5. PROPERTY LINE
6. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
7. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
8. CONCRETE WALK; SEE A/C501
9. TRANSFORMER; SEE ELECTRICAL
10. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
11. STORM DRAIN CATCH BASIN; SEE C201 AND C503
12. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
13. CLEAN OUT TO GRADE; SEE C203 AND K/C502
14. WATER METER; SEE C202
15. CONCRETE PAVEMENT; SEE D/C502
16. CONCRETE ENTRY; TYPICAL; SEE H/C501
17. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
18. ACCESSIBLE STALL SIGNAGE; SEE B/C502
19. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
20. PAINTED ACCESSIBLE SIGN
21. PAINTED ACCESSIBLE AISLE
22. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
23. CONCRETE ACCESSIBLE RAMP; K/C501
24. BIKE RACK WITH CONCRETE PAD; SEE J/C502
25. 6'-0" HIGH VINYL FENCE; SEE G/C502
26. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
27. DUMPSTER ENCLOSURE; SEE C/C504
28. BOLLARD; C/C502
29. FIRE HYDRANT; SEE UTILITY PLAN
30. DETECTABLE WARNING PANEL
31. PAINTED CROSSWALK
32. SAWCUT STRAIGHT EDGE ALONG EXISTING ASPHALT TRAIL PRIOR TO LANDSCAPING
33. EXISTING ASPHALT TRAIL TO REMAIN; PROTECT DURING CONSTRUCTION
34. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
35. SAWCUT STRAIGHT EDGE OF EXISTING ASPHALT PAVING PRIOR TO PAVING PARKING LOT
36. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
37. EXISTING STORM DRAIN CATCH BASIN; PROTECT DURING CONSTRUCTION

1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

NORTH

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Parkway Fields
Eagle Mountain UT Sweetwater Stake
70:028:7065
2858 North Pony Express Parkway
Eagle Mountain, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

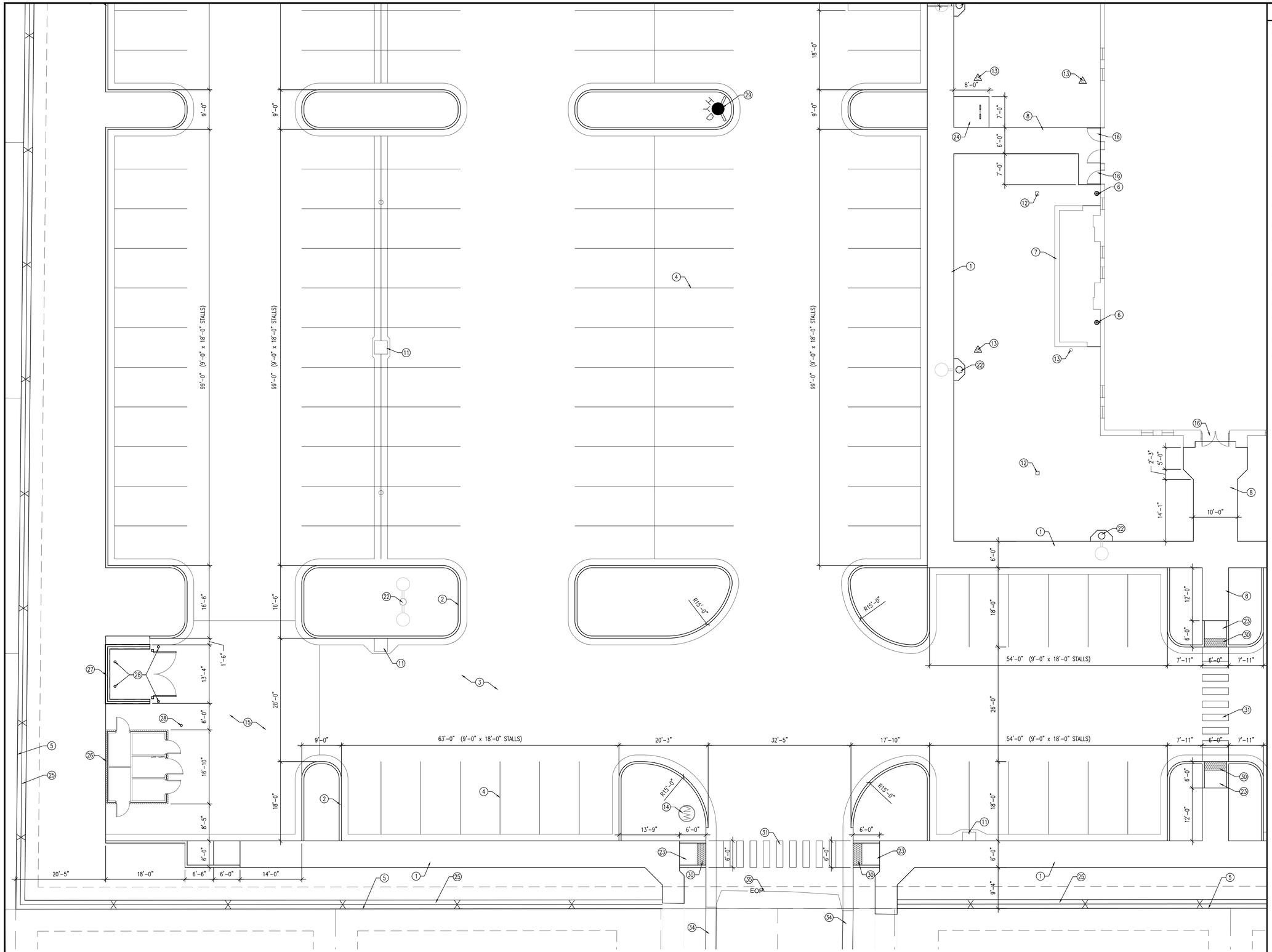
Revisions

Mark	Date	Description

Project Number
25-15
Plan Series
Granger 300
Property Number
501-8690
Date
May 1, 2025

Sheet Title
ENLARGED SITE PLAN

Sheet
C412



KEYED NOTES

1. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
2. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
3. ASPHALT PAVEMENT; SEE A/C502; PROVIDE SEAL COAT PRIOR TO SUBSTANTIAL COMPLETION; CRACK SEAL ALONG ALL GUTTERS PRIOR TO CRACK SEAL
4. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
5. PROPERTY LINE
6. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
7. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
8. CONCRETE WALK; SEE A/C501
9. TRANSFORMER; SEE ELECTRICAL
10. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
11. STORM DRAIN CATCH BASIN; SEE C201 AND C503
12. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
13. CLEAN OUT TO GRADE; SEE C203 AND K/C502
14. WATER METER; SEE C202
15. CONCRETE PAVEMENT; SEE D/C502
16. CONCRETE ENTRY; TYPICAL; SEE H/C501
17. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
18. ACCESSIBLE STALL SIGNAGE; SEE B/C502
19. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
20. PAINTED ACCESSIBLE SIGN
21. PAINTED ACCESSIBLE AISLE
22. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
23. CONCRETE ACCESSIBLE RAMP; K/C501
24. BIKE RACK WITH CONCRETE PAD; SEE J/C502
25. 6'-0" HIGH VINYL FENCE; SEE G/C502
26. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
27. DUMPSTER ENCLOSURE; SEE C/C504
28. BOLLARD; C/C502
29. FIRE HYDRANT; SEE UTILITY PLAN
30. DETECTABLE WARNING PANEL
31. PAINTED CROSSWALK
32. SAWCUT STRAIGHT EDGE ALONG EXISTING ASPHALT TRAIL PRIOR TO LANDSCAPING
33. EXISTING ASPHALT TRAIL TO REMAIN; PROTECT DURING CONSTRUCTION
34. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
35. SAWCUT STRAIGHT EDGE OF EXISTING ASPHALT PAVING PRIOR TO PAVING PARKING LOT
36. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
37. EXISTING STORM DRAIN CATCH BASIN; PROTECT DURING CONSTRUCTION

1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"

NORTH

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Parkway Fields
Eagle Mountain UT Sweetwater Stake
70:028:7065
2858 North Pony Express Parkway
Eagle Mountain, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

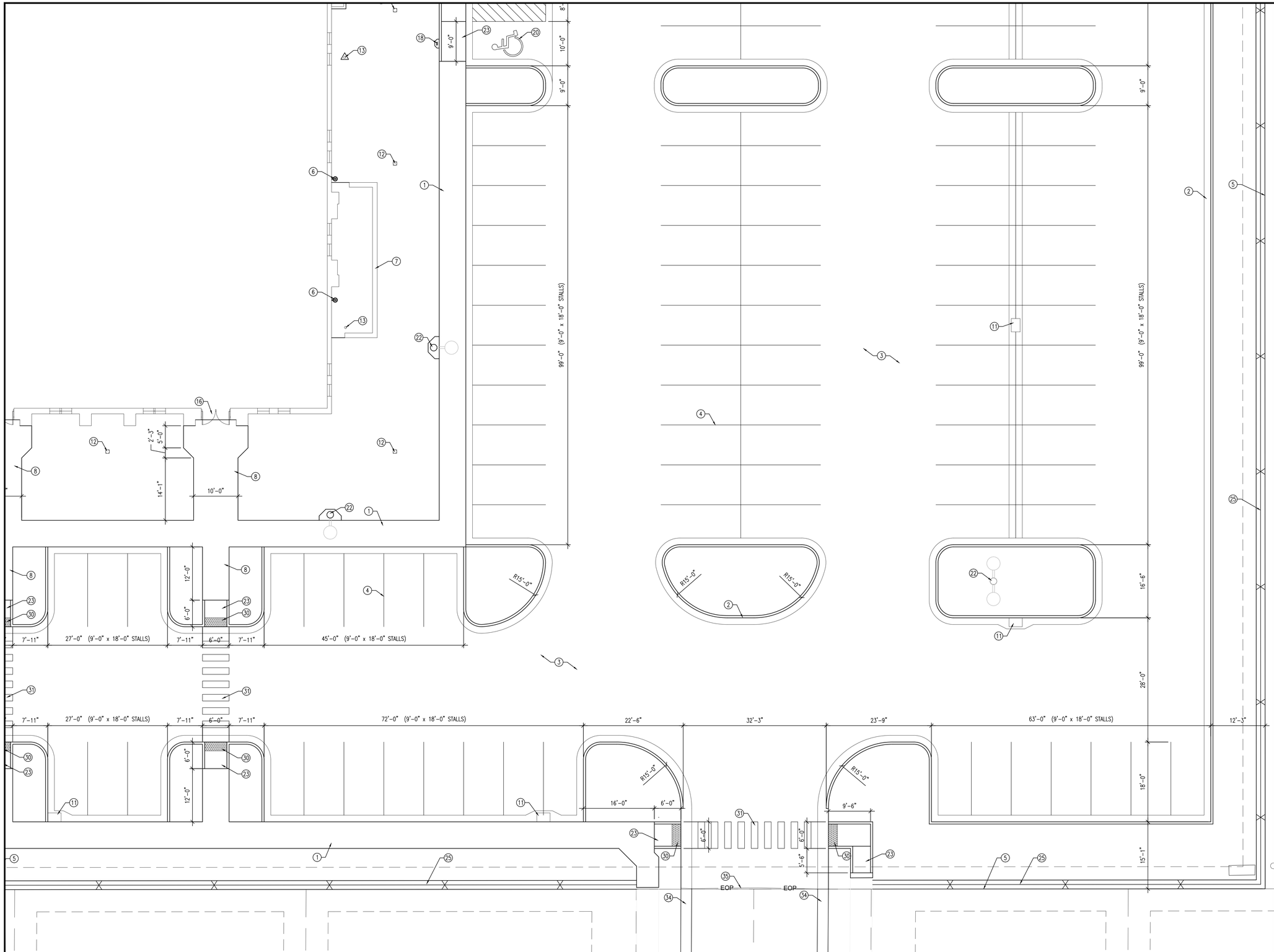
Revisions

Mark	Date	Description

Project Number
25-15
Plan Series
Granger 300
Property Number
501-8690
Date
May 1, 2025

Sheet Title
ENLARGED SITE PLAN

Sheet
C413



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

NORTH

KEYED NOTES

1. COMBINATION CONCRETE SIDEWALK-CURB AND GUTTER; SEE B/C501
2. CONCRETE CURB AND GUTTER; SEE C/C501 AND D/C501
3. ASPHALT PAVEMENT; SEE A/C502; PROVIDE SEAL COAT PRIOR TO SUBSTANTIAL COMPLETION; CRACK SEAL ALONG ALL GUTTERS PRIOR TO CRACK SEAL
4. 4" WIDE PAINTED PARKING STRIPS; TYPICAL
5. PROPERTY LINE
6. DOWNSPOUT CATCH BASIN; SEE C201 AND A/C503
7. MECHANICAL ENCLOSURE; SEE E/C504 AND F/C504
8. CONCRETE WALK; SEE A/C501
9. TRANSFORMER; SEE ELECTRICAL
10. METER BASE, MAIN BREAKER AND CT CABINET; SEE ELECTRICAL
11. STORM DRAIN CATCH BASIN; SEE C201 AND C503
12. STORM DRAIN NYLOPLAST YARD DRAIN WITH DOMED GRATE; SEE C201 AND C503
13. CLEAN OUT TO GRADE; SEE C203 AND K/C502
14. WATER METER; SEE C202
15. CONCRETE PAVEMENT; SEE D/C502
16. CONCRETE ENTRY; TYPICAL; SEE H/C501
17. MAIN ELECTRICAL PANEL WITH CONCRETE PAD; SEE ELECTRICAL
18. ACCESSIBLE STALL SIGNAGE; SEE B/C502
19. VAN ACCESSIBLE STALL SIGNAGE; SEE B/C502
20. PAINTED ACCESSIBLE SIGN
21. PAINTED ACCESSIBLE AISLE
22. LIGHT POLE WITH CONCRETE APRON; SEE ELECTRICAL
23. CONCRETE ACCESSIBLE RAMP; K/C501
24. BIKE RACK WITH CONCRETE PAD; SEE J/C502
25. 6'-0" HIGH VINYL FENCE; SEE G/C502
26. STORAGE BUILDING; SEE STORAGE BUILDING DRAWINGS
27. DUMPSTER ENCLOSURE; SEE C/C504
28. BOLLARD; C/C502
29. FIRE HYDRANT; SEE UTILITY PLAN
30. DETECTABLE WARNING PANEL
31. PAINTED CROSSWALK
32. SAWCUT STRAIGHT EDGE ALONG EXISTING ASPHALT TRAIL PRIOR TO LANDSCAPING
33. EXISTING ASPHALT TRAIL TO REMAIN; PROTECT DURING CONSTRUCTION
34. EXISTING CONCRETE CURB AND GUTTER TO REMAIN; PROTECT DURING CONSTRUCTION
35. SAWCUT STRAIGHT EDGE OF EXISTING ASPHALT PAVING PRIOR TO PAVING PARKING LOT
36. EXISTING FIRE HYDRANT TO REMAIN; PROTECT DURING CONSTRUCTION
37. EXISTING STORM DRAIN CATCH BASIN; PROTECT DURING CONSTRUCTION

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Parkway Fields
Eagle Mountain UT Sweetwater Stake
70:028:7065
2858 North Pony Express Parkway
Eagle Mountain, Utah

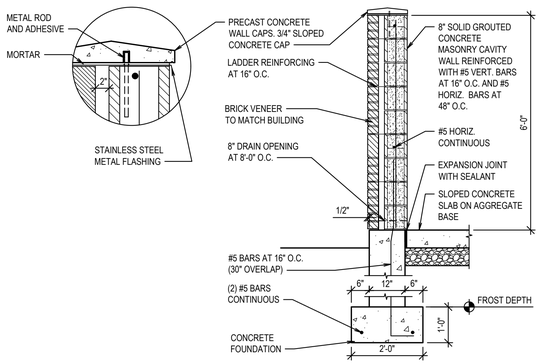
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

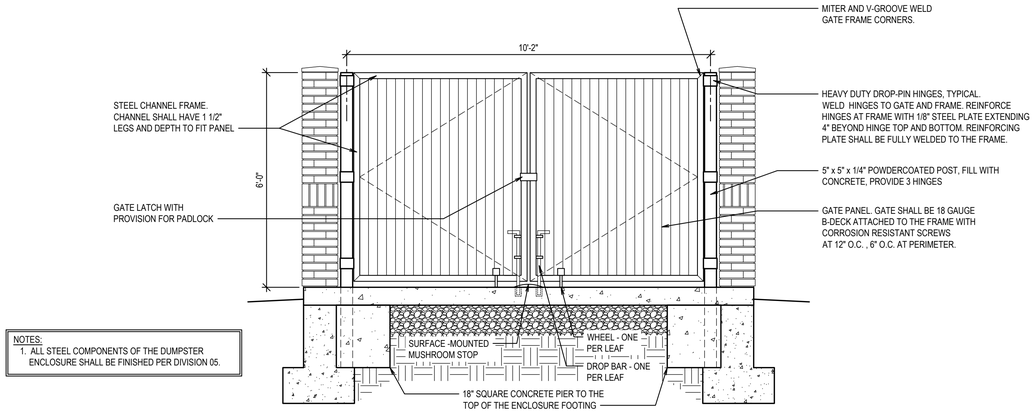
Project Number
25-15
Plan Series
Granger 300
Property Number
501-8690
Date
May 1, 2025

Sheet Title
ENLARGED SITE PLAN

Sheet
C414

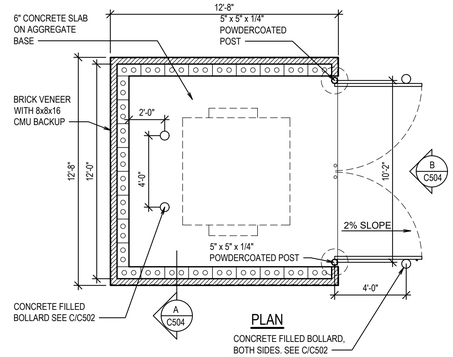


A MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.

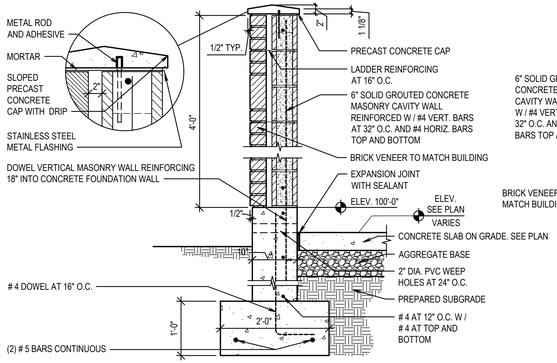


NOTES:
1. ALL STEEL COMPONENTS OF THE DUMPSTER ENCLOSURE SHALL BE FINISHED PER DIVISION 05.

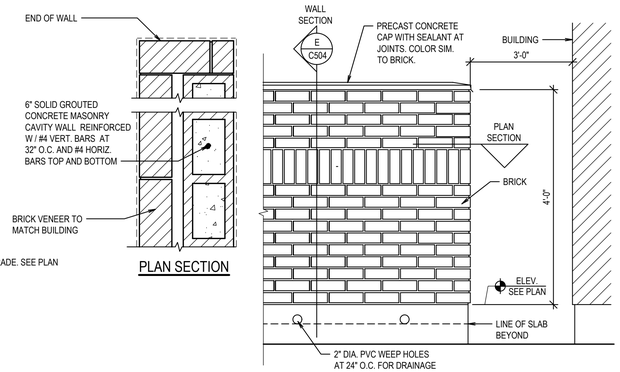
B MASONRY WALL DUMPSTER GATE
SCALE: N.T.S.



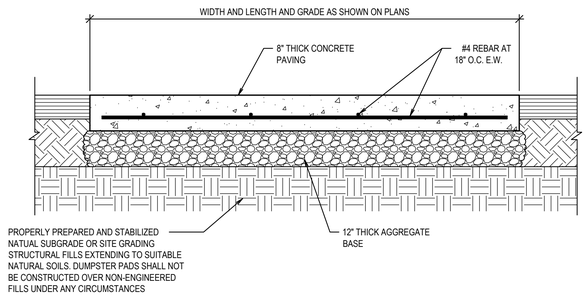
C MASONRY WALL DUMPSTER ENCLOSURE
SCALE: N.T.S.



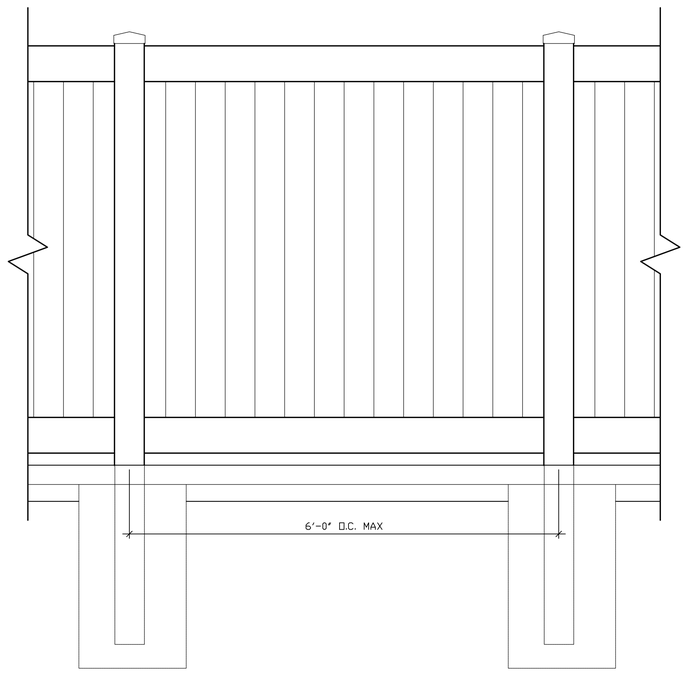
E MASONRY WALL MECHANICAL ENCLOSURE
SCALE: N.T.S.



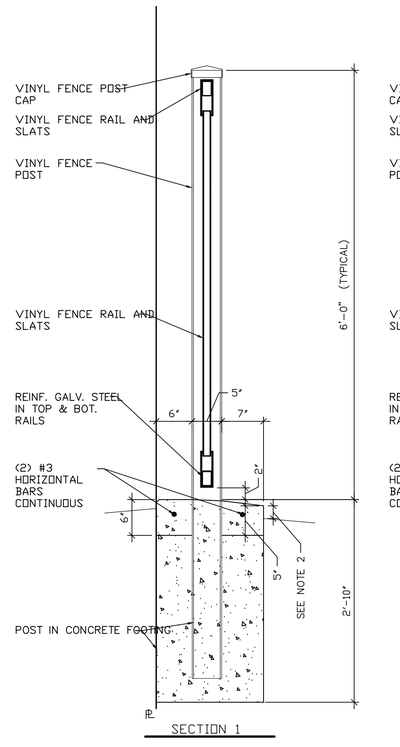
F MASONRY WALL MECH. ENCLOSURE ELEV.
SCALE: N.T.S.

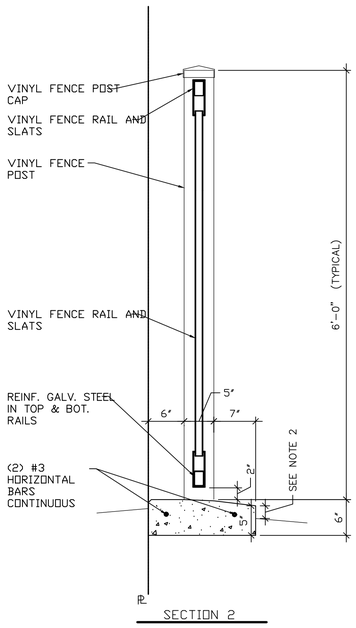


G DUMPSTER PAD SECTION
SCALE: N.T.S.



J FENCE
1" = 1'-0"





evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272
fax 801-553-8273

Stamp

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

A New Meetinghouse for:
Parkway Fields
Eagle Mountain UT Sweetwater Stake
70.028.7065
2858 North Pony Express Parkway
Eagle Mountain, Utah

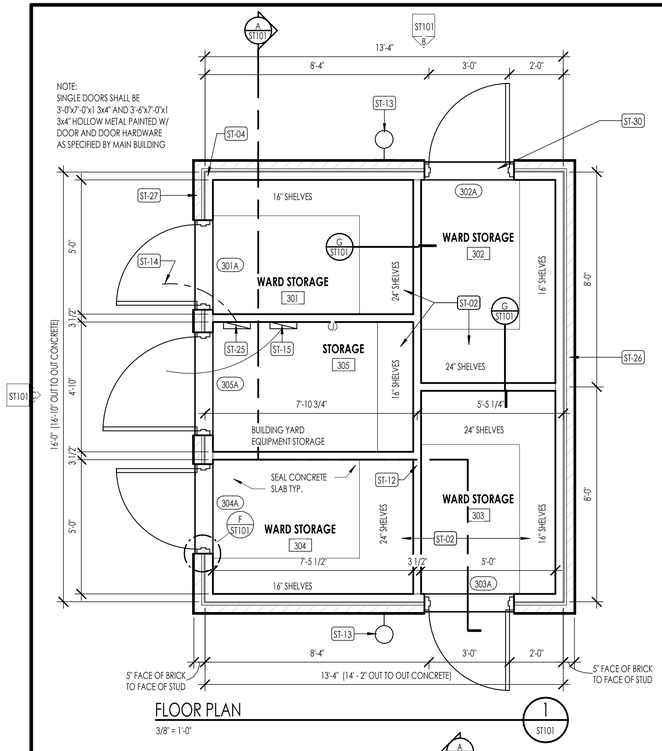
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions			
Mark	Date	Description	

Project Number 25-15
Plan Series Granger 300
Property Number 501-8690
Date May 1, 2025

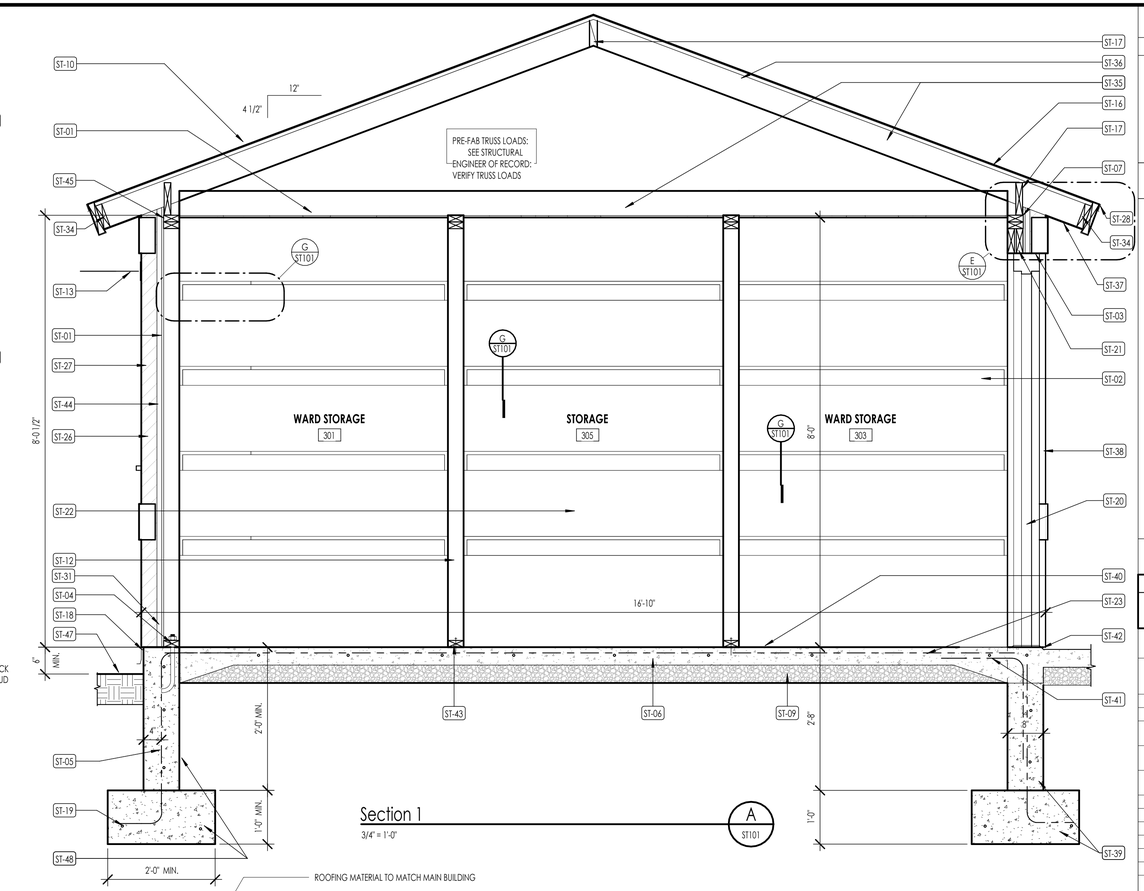
Sheet Title
SITE DETAILS

Sheet
C504



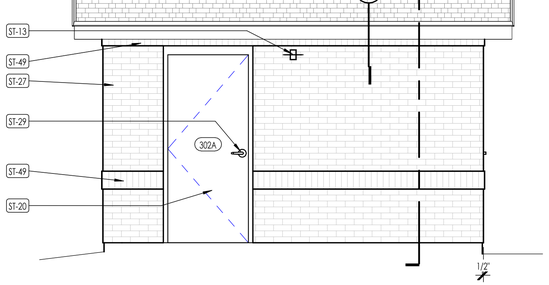
FLOOR PLAN

3/8" = 1'-0"



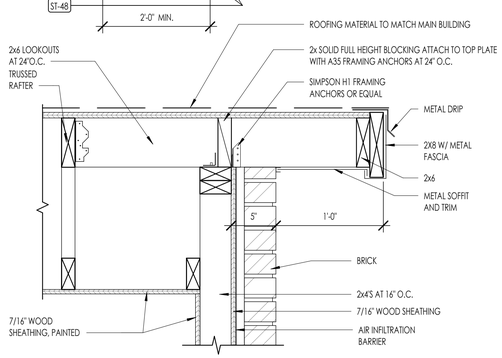
Section 1

3/4" = 1'-0"



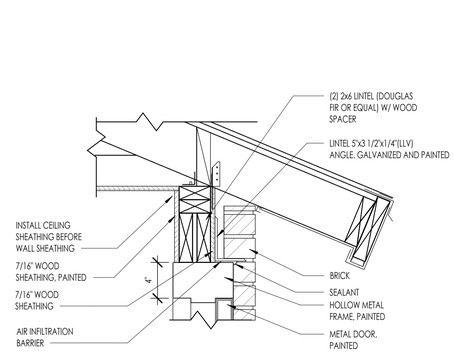
NORTH ELEVATION

3/8" = 1'-0"



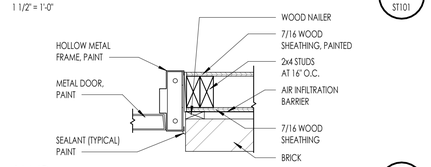
EAVE

1 1/2" = 1'-0"



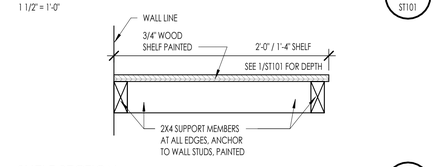
HEAD

1 1/2" = 1'-0"



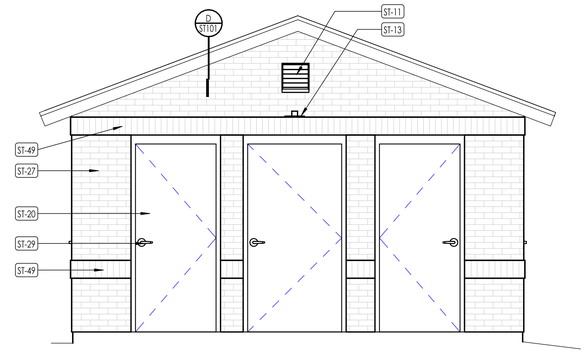
JAMB

1 1/2" = 1'-0"



SHELF SECTION

1 1/2" = 1'-0"



WEST ELEVATION

3/8" = 1'-0"

DOOR SCHEDULE

MARK	ROOM NUMBER	SINGLE/PAIR	TYPE	WIDTH	HEIGHT	THICKNESS	FRAME TYPE	DETAIL HEAD	DETAIL JAMB	DETAIL THRESHOLD	FIRE RATING	HARDWARE GROUP	KEYING	REMARKS
301A	301	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA8	BUILDING YARD EQUIPMENT STORAGE
302A	302	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA9	WARD STORAGE
303A	303	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA10	WARD STORAGE
304A	304	S	M	3'-0"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA11	WARD STORAGE
305A	305	S	M	3'-6"	7'-0"	1 3/4"	4	E/ST101	F/ST101			1	AA12	WARD STORAGE

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE
	WOOD STUD WALL
	ASPHALT ROOFING, SEE SPECIFICATIONS
	MASONRY VENEER, SEE SPECIFICATIONS

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
# Key Note Info	# Key Note Info

KEYNOTE INSTRUCTIONAL

ST-01	7/16" WOOD SHEATHING W/ APA SPAN RATING OF 24/0 MINIMUM. NAIL W/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 8d NAILS AT 6" O.C. AT INTERMEDIATE SUPPORTS TYPICAL.
ST-02	FIXED SHELVING (4 SHELVES EQUAL SPACING)
ST-03	LINTEL 5"x3 1/2"x1/4"(LLV) ANGLE, GALVANIZED AND PAINTED
ST-04	2x4 SILL PLATE W/ 1/2" DIA. x 6" EMBEDMENT ANCHOR BOLTS AT 32" O.C. MAX. (MAXIMUM 12" FROM CORNER)
ST-05	#4 AT 16" O.C. EACH WAY HORZ. AND VERTICAL. CONCRETE SHALL BE 4500 PSI STRENGTH AT 28 DAYS
ST-06	4" CONCRETE SLAB WITH #4 BARS AT 18" O.C. EACH WAY WITH 1" CLEAR TO TOP OF SLAB. CONCRETE SHALL BE 3000 PSI AT 28 DAYS
ST-07	SIMPSON H1 FRAMING ANCHORS OR EQUAL AT EACH TRUSS END TYPICAL
ST-09	4" THICK GRAVEL BASE COMPACTED TO 95% OF STANDARD PROCTOR
ST-10	ROOFING MATERIAL TO MATCH MAIN BUILDING
ST-11	METAL WALL LOUVER L5 W/ INSECT SCREEN (BOTH ENDS OF BUILDING)
ST-12	2x4 STUD WALLS AT 16" O.C. (TYP.)
ST-13	LOW-PROFILE LED LIGHT - ONE CENTERED ON 3 ELEVATIONS WITH DOORS
ST-14	INSTALL CONDUIT FOR SPRINKLING SYSTEM CONTROLS. COORDINATE WITH INSTALLER FOR LOCATION. REFER TO IRRIGATION PLANS FOR REQUIREMENTS.
ST-15	30 AMP-1P SERVICE RATED DISCONNECT.
ST-16	19/32" ROOF SHEATHING W/ APA SPAN RATING OF 40/20 MINIMUM. NAIL W/ 8d NAILS AT 6" O.C. ATPANEL EDGES, AND 8d NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS. NAIL SHEATHING TO BLOCKING W/ 8d NAILS AT 6" O.C.
ST-17	2x SOLID FULL HEIGHT BLOCKING, SHAPE TOP TO MATCH ROOF SLOPE. ATTACH TO TOP PLATE WITH A35 FRAMING ANCHORS AT 24" O.C.
ST-18	PRE-FINISHED METAL DRIP EDGE WITH HEMMED EDGE- PROVIDE WEEP VENTS AT 32" O.C. AT BASE OF MASONRY FINISH GRADE
ST-19	(2) #4 CONTINUOUS. CONCRETE SHALL BE 3000 PSI STRENGTH AT 28 DAYS
ST-20	METAL DOOR AND FRAME PAINTED
ST-21	(2) 2x6 HEADER (DOUGLAS FIR OR EQUAL) W/ WOOD SPACER
ST-22	PAINTED WALL AND CEILING SHEATHING
ST-23	CONCRETE FLOOR SLAB SEALED (TYP.)
ST-25	AUTOMATIC IRRIGATION CONTROLLER
ST-26	BRICK W/ METAL TIES AT 16" O.C. EA. WAY
ST-27	BRICK TO MATCH MAIN BUILDING
ST-28	METAL DRIP AND FASCIA
ST-29	DEAD BOLT AND LOCK SET, (TYP.)
ST-30	METAL THRESHOLD
ST-31	MORTAR GUARD IN WALL CAVITY
ST-34	2x6 CONTINUOUS
ST-35	2x6 MIN. TOP AND BOTTOM CHORDS
ST-36	TRUSSED RAFTERS AT 24" O.C. - SEE STRUCTURAL FOR TRUSS LOADING
ST-37	METAL SOFFIT AND TRIM
ST-38	BRICK BEYOND
ST-39	VERIFY FOOTING AND FOUNDATION CONFIGURATION AND DEPTH WITH SOILS REPORT
ST-40	CONCRETE FLOOR SLAB SEALED (TYP.)
ST-41	#4 DOWEL 12"/16" @ 18" O.C. AT ALL OPENINGS
ST-42	SLOPE CONCRETE SLAB AT DOOR AS SHOWN
ST-43	POWDER-ACTUATED FASTENERS AT 16" O.C.
ST-44	AIR INFILTRATION BARRIER
ST-45	(2) 2x4 TOP PLATE
ST-47	FINISH GRADE
ST-48	WHERE POSSIBLE, CHANGE THE STRIP FOOTING AND FOUNDATION WALL TO A DOWNTURNED SLAB IF IT WOULD RESULT IN FOUNDATION COST SAVINGS
ST-49	BRICK SOLDIER COURSE TO MATCH MAIN BUILDING

CODE REVIEW

Allowable height, stories, and area (Table 504.3, 504.4, 506.2) - VB, Not Sprinklered

Occupancy	Height (ft)	Story	Area (sf)
S-1	40	1	9,000

Actual height, stories and area

Occupancy	Height (ft)	Story	Area (sf)
S-1	11'- 9"	1	214

Table 1004.1.2 Maximum Floor Area Allowances Per Occupant

Occupant Load: 214/300 = 0.71 = 1 occupant

Building is unconditioned - no heating or cooling

Architect / Engineer:
ea architecture
11576 South State Street, Suite 103b
Draper, Utah 84020

Stamp:

LICENSED ARCHITECT
PAUL ANTHONY EVANS
273770
STATE OF UTAH

Parkway Fields
Eagle Mountain UT Sweetwater Stake
2858 North Pony Express Parkway
Eagle Mountain, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

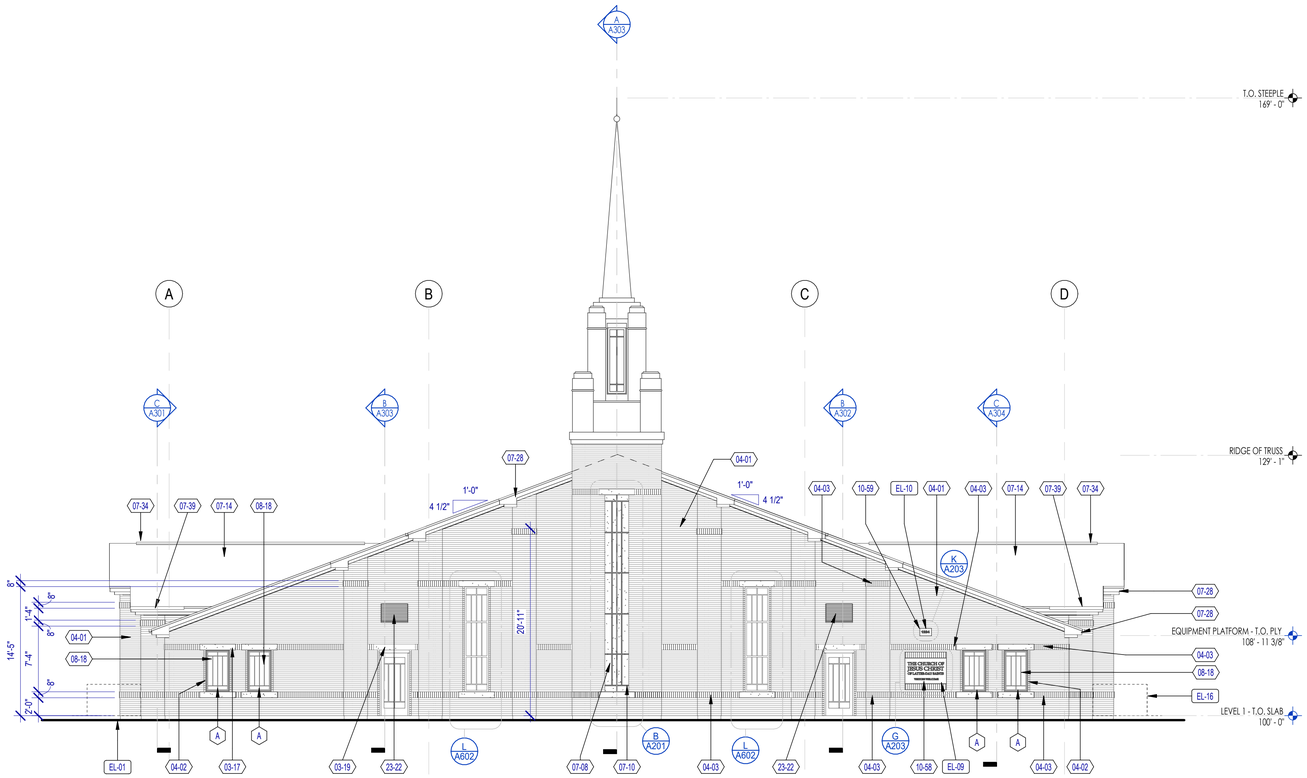
Mark	Date (D-M-Y)	Description

Project Number: 25-15
Plan Series: G300-MH-09-SR
Property Number: 501-8690

Sheet Title: Storage Building

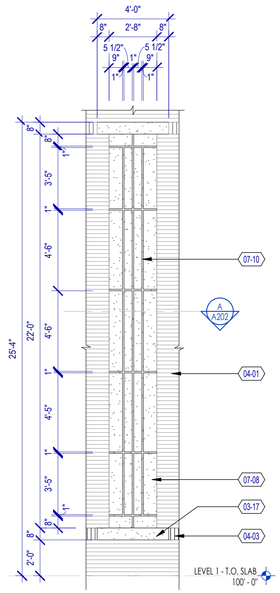
Sheet: ST101

6/18/2025 2:42:06 PM



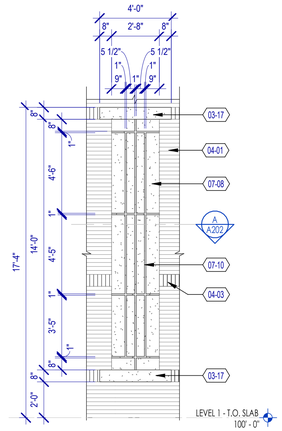
FRONT ELEVATION

1/8" = 1'-0" — A201



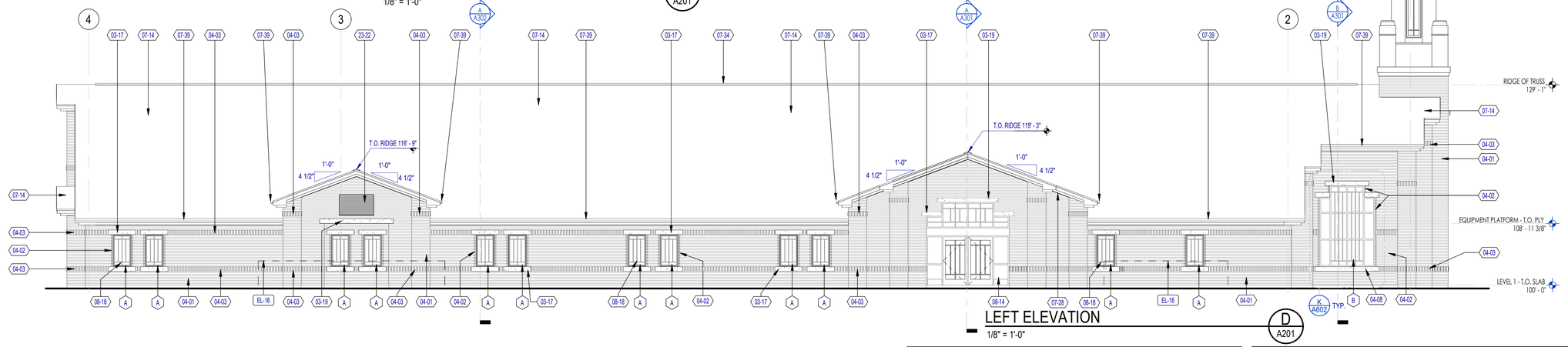
EIFS DETAIL TYPE 1

1/4" = 1'-0" — B A201



EIFS DETAIL TYPE 2

1/4" = 1'-0" — C A201



LEFT ELEVATION

1/8" = 1'-0" — D A201

KEYNOTES

XX-XX — KEYNOTE MATERIAL

MATERIAL / SPECIFICATION KEYNOTES

03-17	ARCHITECTURAL PRE-CAST CONCRETE, SEE DETAILS & SPECIFICATIONS
03-19	ARCHITECTURAL PRE-CAST CONCRETE, TO BE CONSTRUCTED AS ONE PIECE, SEE DETAILS & SPECIFICATIONS
04-01	BRICK VENEER MASONRY, RUNNING BOND, SEE DETAILS & SPECIFICATIONS
04-02	BRICK VENEER MASONRY, STACK BOND, SEE DETAILS & SPECIFICATIONS
04-03	BRICK VENEER MASONRY, SOLDIER COURSE, SEE DETAILS & SPECIFICATIONS
04-08	CONCRETE MASONRY UNIT (CMU) COLUMN, SEE STRUCTURAL, DETAILS & SPECIFICATIONS
07-08	WATER-MANAGED EIFS EXTERIOR WALL FINISH SYSTEM, SEE DETAILS & SPECIFICATIONS
07-10	WATER-MANAGED EIFS ARCHITECTUAL SCORING JOINT, SEE DETAILS & SPECIFICATIONS
07-14	COMPOSITE ASPHALT SHINGLES, SEE DETAILS & SPECIFICATIONS
07-28	METAL SOFFIT PANELS & TRIM, SEE DETAILS & SPECIFICATION
07-34	ROOF RELIEF VENTS, SEE DETAILS & SPECIFICATION
07-39	ALUMINUM GUTTER AND DOWNSPOUT, SEE DETAILS AND SPECIFICATION
08-14	EXTERIOR & INTERIOR ALUMINIUM STOREFRONT ENTRANCES, SEE SCHEDULE & SPECIFICATION
08-18	VINYL FRAMED FIXED WINDOWS, SEE SCHEDULE, DETAILS & SPECIFICATIONS
10-58	ENGRAVED STONE LDS PANEL SIGN, SEE DETAILS & SPECIFICATION
10-59	ENGRAVED ADDRESS STONE SIGN, SEE DETAILS & SPECIFICATION
23-22	HVAC ALUMINIUM LOUVER, SEE MECHANICAL SPECS

FP-XX — KEYNOTE INSTRUCTION

INSTRUCTIONAL KEYNOTES

EL-01	VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0"
EL-09	STONE MEETINGHOUSE SIGN. SEE DETAILS
EL-10	BUILDING ADDRESS SIGN. SEE DETAILS
EL-16	MECHANICAL ENCLOSURE WALL (SHOWN DASHED FOR CLARITY). SEE CIVIL & MECHANICAL DRAWINGS

Architect / Engineer:

ea architecture

11576 South State Street, Suite 103b
Draper, Utah 84020

Stamp:

Parkway Fields

Eagle Mountain UT Sweetwater Stake

2858 North Pony Express Parkway
Eagle Mountain, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

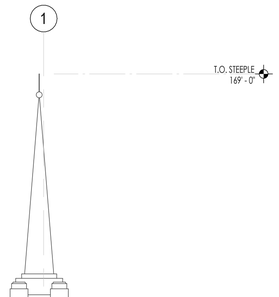
Mark	Date (D-MM-Y)	Description

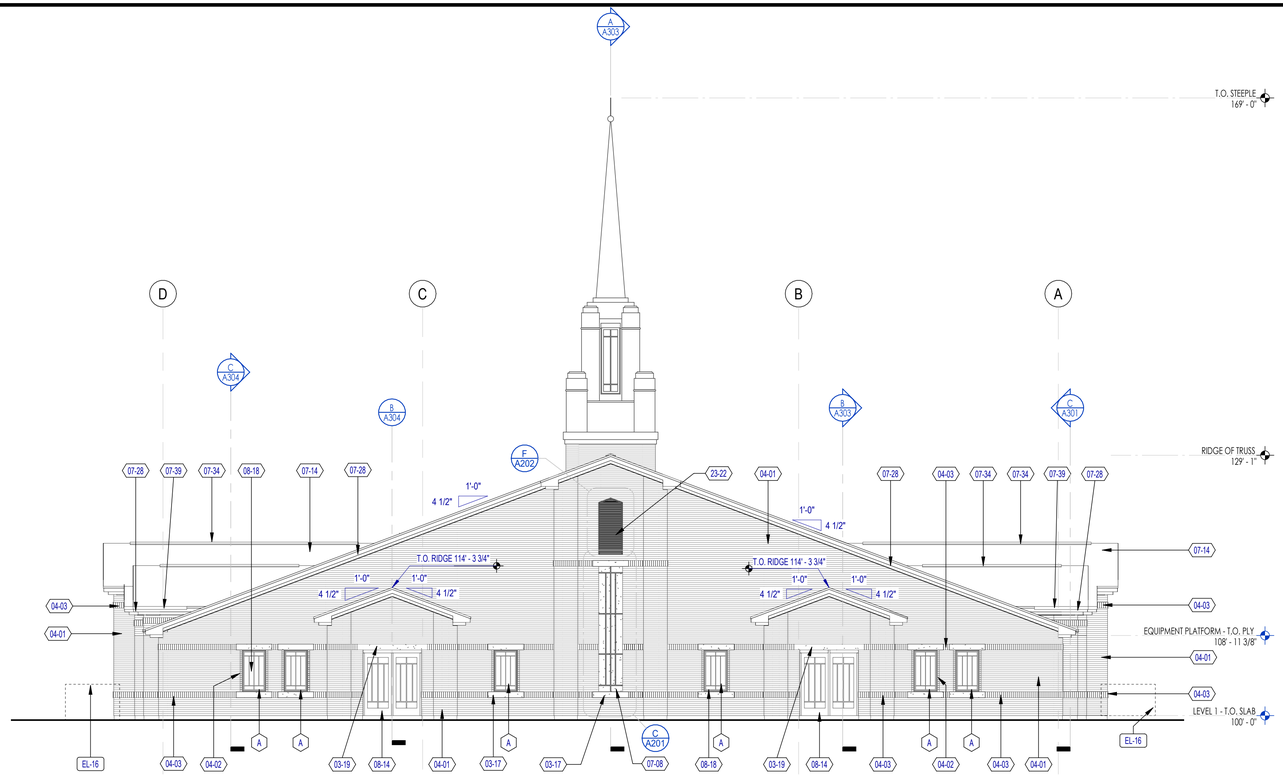
Project Number: 25-15
Plan Series: G300-MH-11
Property Number: 501-8690

Sheet Title: BUILDING ELEVATIONS

Sheet: A201

6/18/2025 2:47:57 PM

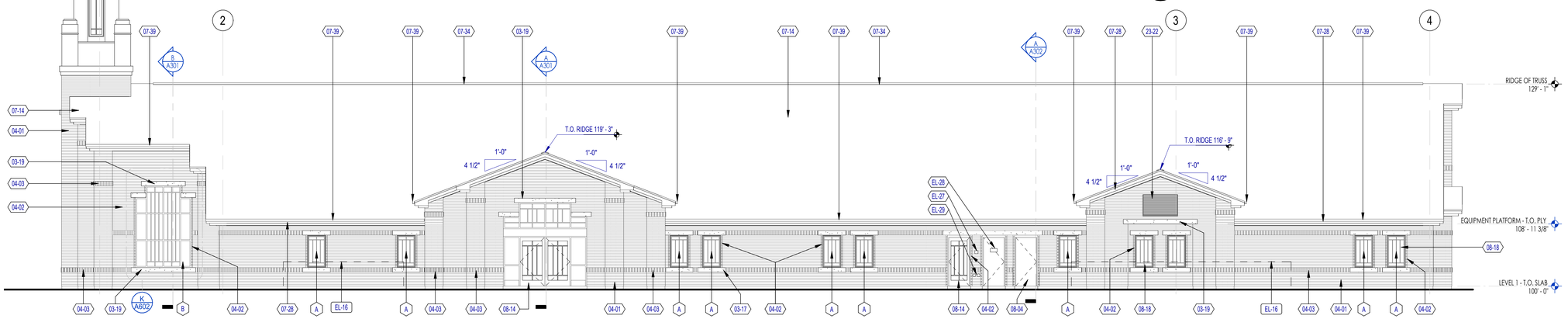




REAR ELEVATION

1/8" = 1'-0"

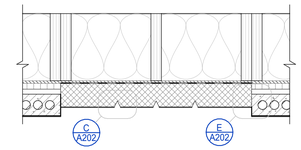
B A202



RIGHT ELEVATION

1/8" = 1'-0"

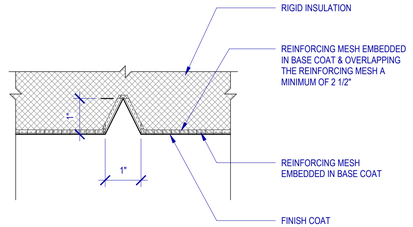
D A202



EIFS - SECTION

1" = 1'-0"

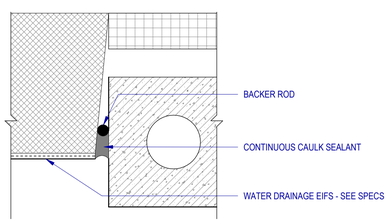
A A202



EIFS - ENLARGED REVEAL DETAIL

6" = 1'-0"

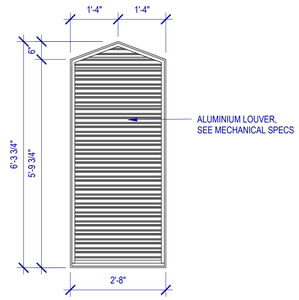
C A202



EIFS - ENLARGED EDGE DETAIL

6" = 1'-0"

E A202



ALUMINIUM LOUVER DETAIL

1/2" = 1'-0"

F A202

KEYNOTES

XX-XX — KEYNOTE MATERIAL

MATERIAL / SPECIFICATION KEYNOTES

03-17	ARCHITECTURAL PRE-CAST CONCRETE, SEE DETAILS & SPECIFICATIONS
03-19	ARCHITECTURAL PRE-CAST CONCRETE, TO BE CONSTRUCTED AS ONE PIECE, SEE DETAILS & SPECIFICATIONS
04-01	BRICK VENEER MASONRY, RUNNING BOND, SEE DETAILS & SPECIFICATIONS
04-02	BRICK VENEER MASONRY, STACK BOND, SEE DETAILS & SPECIFICATIONS
04-03	BRICK VENEER MASONRY, SOLDIER COURSE, SEE DETAILS & SPECIFICATIONS
07-08	WATER-MANAGED EIFS EXTERIOR WALL FINISH SYSTEM, SEE DETAILS & SPECIFICATIONS
07-14	COMPOSITE ASPHALT SHINGLES, SEE DETAILS & SPECIFICATIONS
07-28	METAL SOFFIT PANELS & TRIM, SEE DETAILS & SPECIFICATION
07-34	ROOF RELIEF VENTS, SEE DETAILS & SPECIFICATION
07-39	ALUMINUM GUTTER AND DOWNSPOUT, SEE DETAILS AND SPECIFICATION
08-04	EXTERIOR HOLLOW METAL INSULATED DOOR FRAME, SEE SCHEDULE & SPECIFICATION
08-14	EXTERIOR & INTERIOR ALUMINIUM STOREFRONT ENTRANCES, SEE SCHEDULE & SPECIFICATION
08-18	VINYL FRAMED FIXED WINDOWS, SEE SCHEDULE, DETAILS & SPECIFICATIONS
23-22	HVAC ALUMINIUM LOUVER, SEE MECHANICAL SPECS

FP-XX — KEYNOTE INSTRUCTION

INSTRUCTIONAL KEYNOTES

EL-16	MECHANICAL ENCLOSURE WALL (SHOWN DASHED FOR CLARITY). SEE CIVIL & MECHANICAL DRAWINGS
EL-27	RECESSED KNOX FIRE DEPARTMENT KEY BOX, MOUNTED AT 5'-0" A.F.F., KNOX 1650 OR 3200 SERIES
EL-28	FIRE RISER ROOM LABEL, REFLECTIVE WHITE ON RED BACKGROUND, LETTERS SHALL HAVE A MINIMUM OF 2" WITH A MINIMUM STROKE OF 3/8"
EL-29	FIRE DEPARTMENT CONNECTION, PROVIDE KNOX LOCKING FIRE DEPARTMENT CONNECTION CAPS, KNOX LOCKING FDC CAPS #3041 OR #3043

Architect / Engineer:
ea architecture
11576 South State Street, Suite 103b
Draper, Utah 84020

Stamp:

Parkway Fields

Eagle Mountain UT Sweetwater Stake

2858 North Pony Express Parkway
Eagle Mountain, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

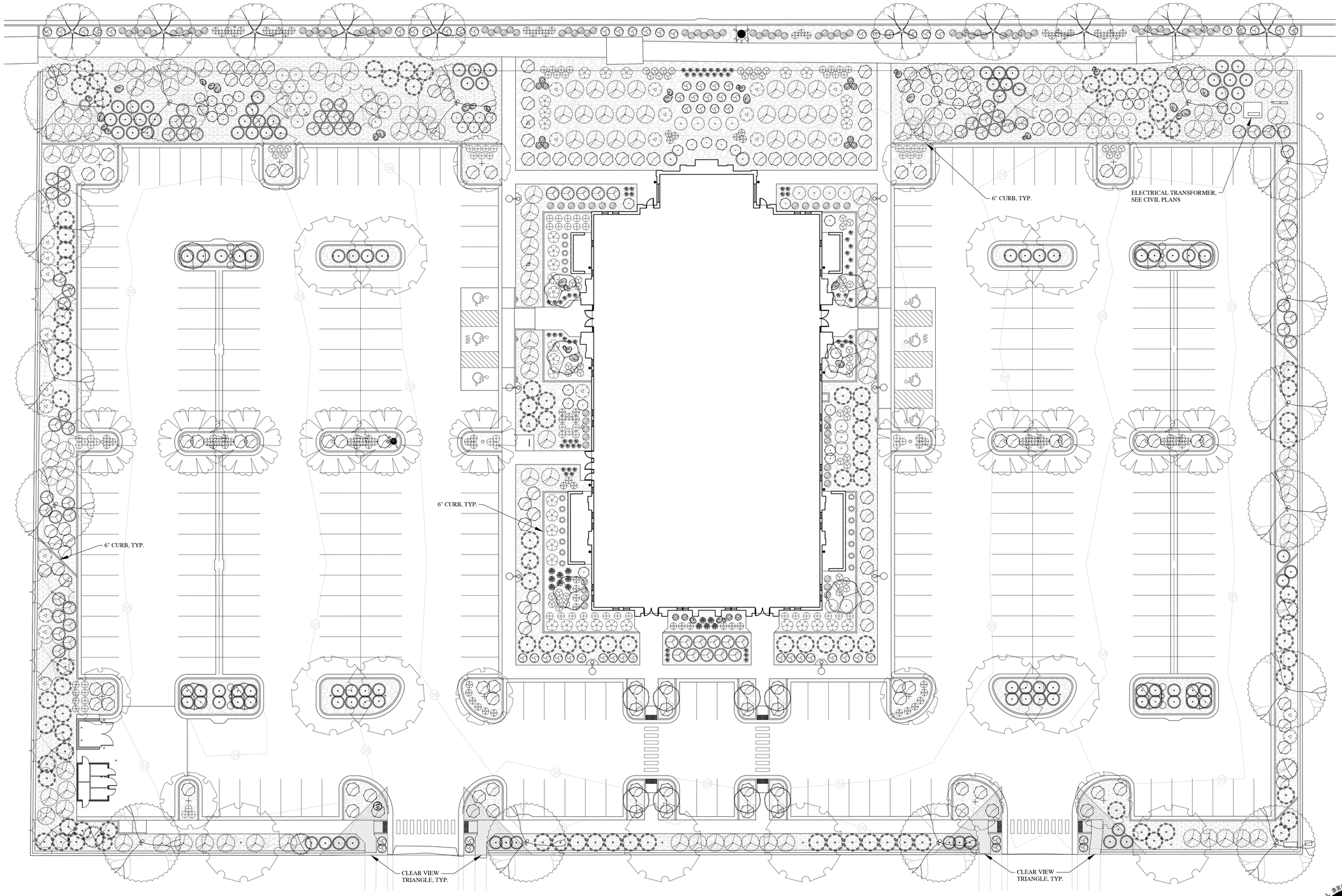
Mark	Date (D-MM-Y)	Description

Project Number: 25-15
Plan Series: G300-MH-11
Property Number: 501-8690

Sheet Title: BUILDING ELEVATIONS

Sheet: A202

6/18/2025 2:48:35 PM



evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

STATE OF UTAH DARREN G. WILSON NO. 356187 LICENSED LANDSCAPE ARCHITECT

A New Meetinghouse for:

Parkway Fields

Eagle Mountain UT Sweetwater Stake

70:028:7065
2858 North Pony Express Parkway
Eagle Mountain, Utah

Project for:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions			
Mark	Date	Description	

Project Number	25-15
Plan Series	Granger 300
Property Number	501-8690
Date	May 1, 2025

Sheet Title

LANDSCAPE PLAN

Sheet

LS101

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

N

20' 0 20' 40' 60'

SCALE: 1"=20'-0" ON 24X36 SHEET

BROADLEAF DECIDUOUS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY (HxW)
	ACER X TRUNCATUM 'KEITHSFORM' NORWEGIAN SUNSET MAPLE*	11	2" CAL.	40' X 25'
	CELTIS OCCIDENTALIS 'JFS-KSU1' PRAIRIE SENTINEL HACKBERRY*	16	2" CAL.	40' X 12'
	GINKGO BILOBA 'GOLDEN COLONNADE' GOLDEN COLONNADE MAIDENHAIR TREE*	10	1.5" CAL.	40' X 25'
	GLEDITSIA TRIACANTHOS 'HARVE' HARVE HONEYLOCUST*	17	2" CAL.	30' X 25'
	PRUNUS SARGENTII 'PINK FLAIR' PINK FLAIR FLOWERING CHERRY	6	2" CAL.	30' X 15'
	SOPHORA JAPONICA 'PRINCETON UPRIGHT' PRINCETON UPRIGHT PAGODA TREE*	11	2" CAL.	30' X 30'
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA*	12	2" CAL	40' X 35'

CONIFER / EVERGREEN LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY (HxW)
	PICEA GLAUCA DENSATA BLACK HILLS SPRUCE	9	8' TALL	40' X 25'
	PINUS NIGRA 'OREGON GREEN' AUSTRIAN BLACK PINE	5	8' TALL	20' X 10'

SHRUB / PERENNIAL/ GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE	SIZE AT MATURITY (HxW)
	ARCTOSTAPHYLOS UVA URSI 'MASSACHUSETTS' MASSACHUSETTS KINNIKINNICK*	72	5 GAL.	1' X 6'
	BUDDLEIA 'PODARAS#8' BLUE HEAVEN BLUE HEAVEN BUTTERFLY BUSH*	101	5 GAL.	3' X 3'
	BUDDLEIA X 'BLUE KNIGHT' BLUE KNIGHT BUTTERFLY BUSH*	25	5 GAL.	4' X 6'
	CALAMAGROSTIS ACUT. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS*	19	5 GAL.	3' X 5'
	CORNUS ALBA 'BAILHALO' BAILHALO IVORY DOGWOOD	2	5 GAL.	6' X 6'
	CORNUS SERICEA 'BAILADELINE' FIREDANCE FIREDANCE DOGWOOD	52	5 GAL.	4' X 5'
	COTONEASTER DAMMERI 'LOWFAST' LOWFAST SPREADING COTONEASTER*	108	5 GAL.	1' X 6'
	FORSYTHIA 'COURTASOL' GOLD TIDE GOLD TIDE FORSYTHIA	67	5 GAL.	2' X 4'
	HEMEROCALLIS X 'ROSY RETURNS' ROSY RETURNS DAYLILY*	68	1 GAL.	2' X 2'
	HESPERALOE PARVIFLORA 'MSWNPERMA' DESERT DUSK RED YUCCA*	13	5 GAL.	3' X 3'
	PINUS MUGO 'SLOWMOUND' SLOWMOUND DWARF MUGO PINE*	16	5 GAL.	3' X 3'
	PRUNUS BESSEYI 'PAWNEE BUTTES' PAWNEE BUTTES SAND CHERRY*	151	5 GAL.	2' X 6'
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC*	129	5 GAL.	3' X 8'
	RIBES ALPINUM 'GREENMOUND' GREEN MOUND CURRANT*	111	5 GAL.	3' X 3'
	ROSA X 'MEIPSIDUE' FIRE RED GROUNDCOVER ROSES	35	5 GAL.	2' X 5'
	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIRAEA	81	5 GAL.	3' X 3'
	SYMPHORICARPOS X CHENAULTII 'HANCOCK' HANCOCK CORALBERRY (LOW-SPREADING)*	100	5 GAL.	2' X 8'
	TAXUS X MEDIA 'EVERLOW' EVERLOW YEW*	38	5 GAL.	2' X 6'
	VIBURNUM OPULUS 'NANUM' DWARF EUROPEAN CRANBERRY BUSH	60	5 GAL.	2' X 3'

(*WATER-WISE PLANT)

GROUNDCOVERS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	1" TO 1 ½" TALON'S COVE CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	3" DEPTH	PER PLAN
	1" TO 1 ½" 'SOMA' CRUSHED ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	3" DEPTH	PER PLAN
	2" TO 4" 'SOUTHTOWN' COBBLE ROCK FROM UTAH LANDSCAPE ROCK IN NEPHI, UTAH.	6" DEPTH	PER PLAN
	DECORATIVE 'SOMA' LANDSCAPE BOULDERS SIZE: 2', 3' AND 4' BOULDERS	PER PLAN	PER PLAN

DESIGN CRITERIA

ECO-REGION	10.1 NORTHERN COLD DESERT
CLIMATE	U.S. HARDINESS ZONE 5
ZONING ORDINANCE	EAGLE MOUNTAIN CITY
WATER AVAILABILITY	NA
SOIL TYPE	NA
SLOPES	SEE GRADING PLAN
WIND	SOUTH PREVAILING
SETBACKS/EASEMENTS	NA
MICROCLIMATES	NA
SOIL PH	NA
LAWN AREA	0% OF TOTAL LANDSCAPE (0 SQ. FT.)
UNDEVELOPED	NA
PROPERTY IRRIGATION SYSTEM	AUTOMATED SYSTEM WITH SMART CONTROLLER

LANDSCAPE DATA

TOTAL SITE AREA	191,240 SQ.FT.*		4.4 ACRES
TOTAL LANDSCAPE AREA	52,076 SQ.FT.*		27% OF SITE
PLANTER AREA	52,076 SQ.FT.		100%
TREES ON SITE	97		
		TOTAL REQ'D = NA	PROVIDED = 97
		DECIDUOUS REQ'D = NA	PROVIDED = 83
		EVERGREEN REQ'D = NA	PROVIDED = 14
		SHRUBS REQ'D = NA	PROVIDED = 1,248
		DROUGHT TOLERANT REQ'D = NA	
		DROUGHT TOLERANT PROVIDED = 874 (73%)	
ADDITIONAL INFO: VEGETATIVE COVER REQUIRED AT MATURITY			50%
VEGETATIVE COVER PROVIDED (AT MATURITY)			50%

LANDSCAPE NOTES

1. STOCKPILED, SCREENED TOPSOIL TO BE IMPLEMENTED IN ALL PLANTING AREAS AT THE FOLLOWING DEPTHS: 12" IN ALL SHRUB BEDS.
2. 6" CONCRETE MOWCURB TO BE IMPLEMENTED BETWEEN ALL DIFFERENT ROCK TYPES AS SHOWN ON PLAN.
3. ROCK MULCH TO BE IMPLEMENTED IN ALL PLANTER BEDS AT DEPTHS NOTED IN LEGEND. ALL ROCK MULCH TYPES TO BE CLEAN AND FREE OF DIRT AND DEBRIS, PLACED AT A UNIFORM DEPTH AND RAKED SMOOTH. INSTALL DEWITT 4.1 OZ WEED BARRIER FABRIC UNDER ALL ROCK MULCH.
4. ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
5. PLANTS LOCATED WITHIN REQUIRED SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIAL SHALL BE MAINTAINED TO BE LOWER THAN 3' (SHURBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY.)
6. MATERIAL QUANITITES AND COUNTS ON LEGENDS AND NOTES ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR RESPONSIBLE TO VERIFY ALL COUNTS AND QUANTITIES ON PLANS.

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-553-8272 fax 801-553-8273

Stamp

STATE OF UTAH DARREN G. WILSON NO. 356187 LICENSED LANDSCAPE ARCHITECT

A New Meetinghouse for:
Parkway Fields
Eagle Mountain UT Sweetwater Stake
70:028:7065
2858 North Pony Express Parkway
Eagle Mountain, Utah

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

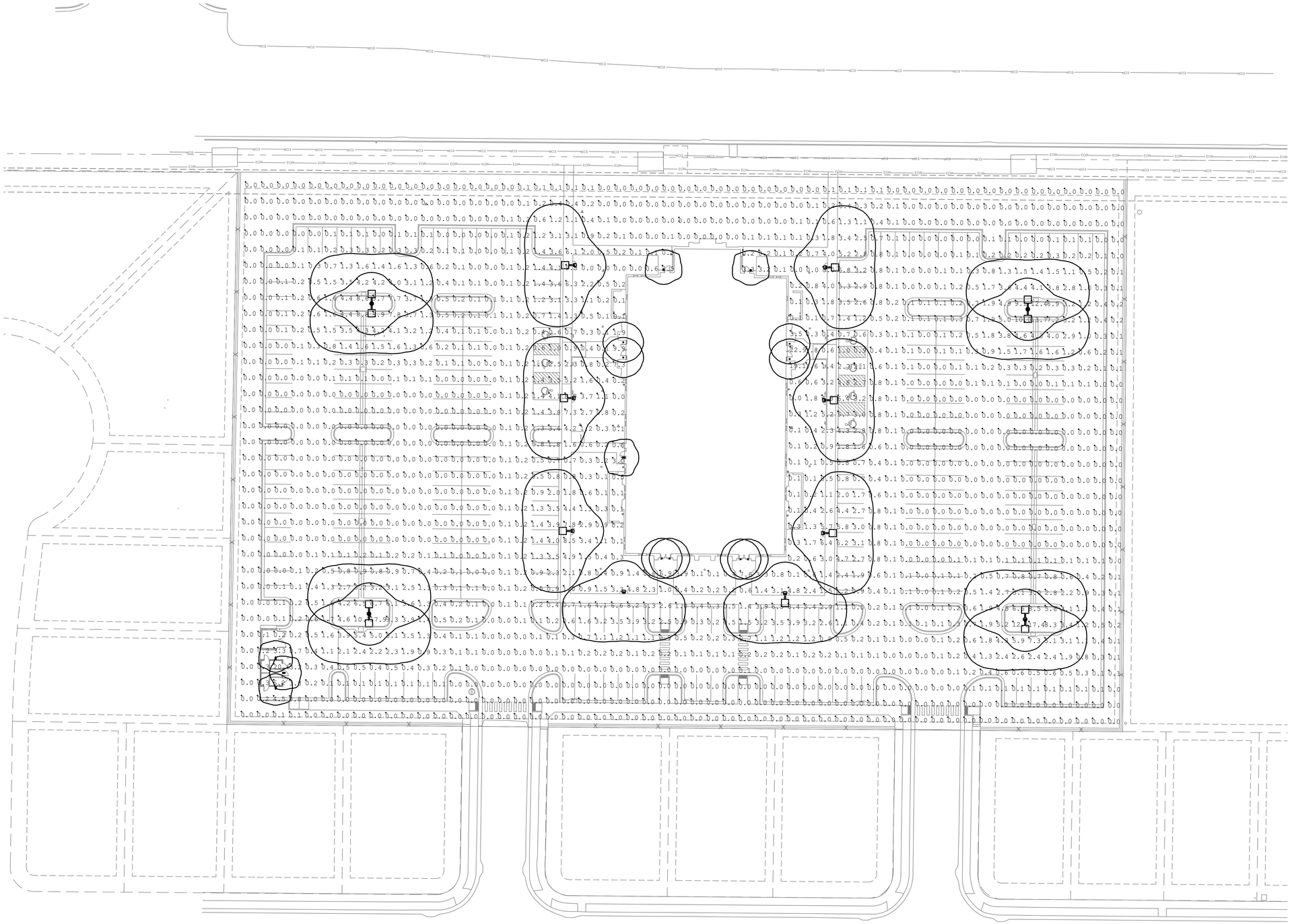
Revisions

Mark	Date	Description

Project Number
25-15
Plan Series
Granger 300
Property Number
501-8690
Date
May 1, 2025

Sheet Title
LANDSCAPE NOTES

Sheet
LS102



LUMENS PER ACRE
TOTAL SITE SIZE = 4.39 ACRE
TOTAL EXTERIOR LIGHTING LUMENS = 203,344 LM

TOTAL LUMENS PER ACRE = 46,320 LM

ELECTRICAL SITE ILLUMINATION PLAN

SCALE: 1" = 30'-0"

NORTH

ENVISION ENGINEERING
240 E. MORRIS AVE, SUITE 200
SALT LAKE CITY, UT 84115
P (801) 534-1130
www.envisioneng.com

ENV: 2025-100

evans + associates architecture
11576 south state street, suite 103b, draper, utah 84020
phone 801-333-8272 fax 801-333-8273

Stamp

REGISTERED PROFESSIONAL ENGINEER
DAVID P. WHITTON
No.264397
STATE OF UTAH

A New Meetinghouse for:
Parkway Fields
Eagle Mountain UT Sweetwater Stake

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Revisions	Mark	Date	Description

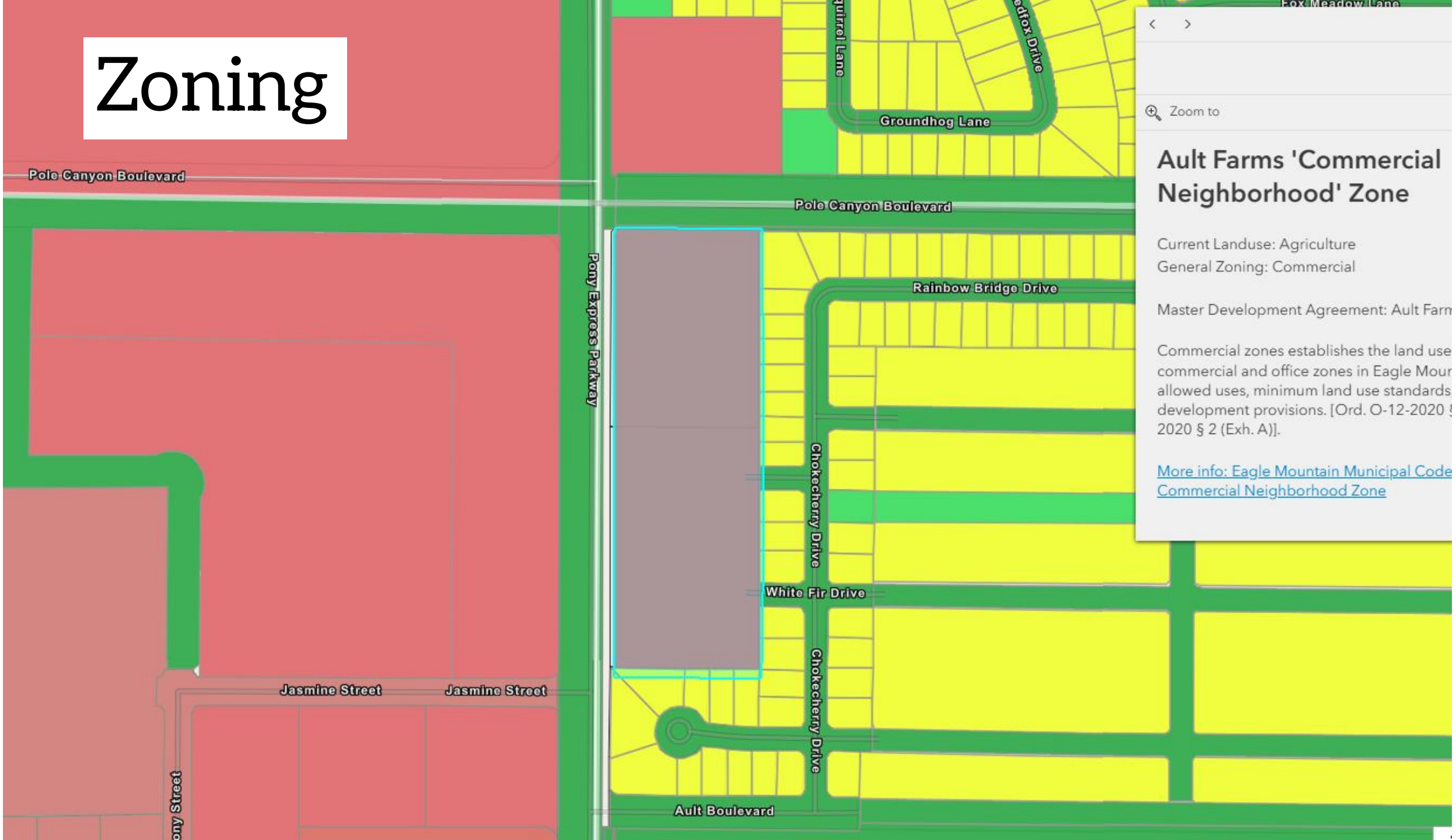
Project Number
25-15
Plan Series
Granger 300
Property Number
501-8690
Date
May 1, 2025

Sheet Title
ELECTRICAL SITE ILLUMINATION PLAN

Sheet
C302

General Plan Categories

Zoning


Pole Canyon Boulevard
Pole Canyon Boulevard
Pony Express Parkway
Groundhog Lane
Squirrel Lane
Redfox Drive
Fox Meadow Lane
Rainbow Bridge Drive
Chokecherry Drive
White Fir Drive
Chokecherry Drive
Jasmine Street
Jasmine Street
Ault Boulevard
Zoom to
Ault Farms 'Commercial Neighborhood' Zone
Current Landuse: Agriculture
General Zoning: Commercial
Master Development Agreement: Ault Farm
Commercial zones establishes the land use
commercial and office zones in Eagle Mour
allowed uses, minimum land use standards,
development provisions. [Ord. O-12-2020 §
2020 § 2 (Exh. A)].
More info: Eagle Mountain Municipal Code
Commercial Neighborhood Zone

Pole Canyon Blvd
N Pony Express Pkwy
Cottontail Dr
Lynx Dr
Squirrel Ln
Fox Meadow Ln
Bryce Canyon Ln
Tiffany Blvd
Pole Canyon Blvd
E Rainbow Bridge Dr
Zion Dr
Otter Ln
N Pony Express Pkwy

N Pony Express Pkwy
2858
N Pony Express Pkwy

	EAGLE MOUNTAIN CITY **PLANNING COMMISSION MEETING** **SEPTEMBER 9, 2025**
TITLE:	Ordinance Amending EMMC 17.72 Architectural Standards
ITEM TYPE:	Development Code Amendment
FISCAL IMPACT:	N/A
APPLICANT:	City-initiated

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

PUBLIC HEARING
Yes

PREPARED BY
David Stroud, Senior Planner

PRESENTED BY
David Stroud

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

BACKGROUND:
The City has been working with VCBO to amend architectural standards regarding commercial and multi-family residential development(s). The consultant has met with the Planning Commission and City Council as the draft has progressed to the final draft, which is to be reviewed and, if deemed acceptable, forwarded to the City Council.

ITEMS FOR CONSIDERATION:
The Planning Commission should consider the potential consequences associated with the proposed code changes if adopted. Ordinances pertaining to Development Code Amendments, and processing of the same, may be found in EMMC 17.05.120 & UCA 10-9a-501.

PLANNING COMMISSION ACTION/RECOMMENDATION:
N/A

ATTACHMENTS:
1. 17.72 Design Standards
2. 17.72 Design Standards full markup

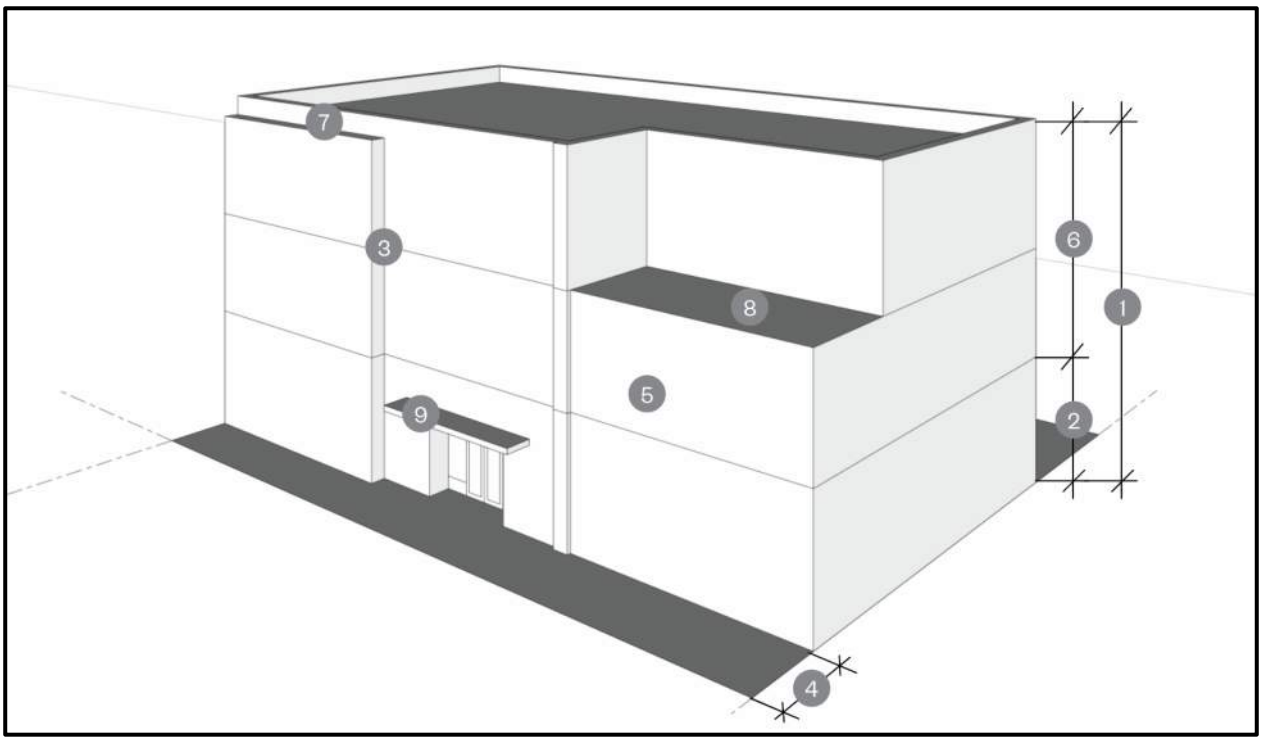
Downtown (CD), Commercial Neighborhood (CN), Commercial Community (CC), and Commercial Regional (CR).

Pad site. A pad site is a smaller commercial building on the periphery of a Commercial Community or Commercial Regional zone. They are held to the same site and architectural standards as Commercial Neighborhood zones unless otherwise noted.

Business park zones. Reference Chapter 17.37 BUSINESS PARK ZONES. This zone will be referenced as Business Park (BP).

Multi-family zones. Reference Chapter 17.25 RESIDENTIAL ZONES. The residential zones referenced in this document will be referred to by the following: MF1 and MF2.

Architectural terms. The diagram below portrays terms that are referenced throughout this document.



1. Building Height: Measured from the average grade to the highest point of the roof
2. Ground Floor: The level of a building with the primary building entrance(s), typically at ground level. Measured from the floor surface of that level to the floor surface of the level above.
3. Horizontal Articulation: Projections from the building inward or outward.

4. Setback: Offset from a specific boundary such as the property line or the building facade.
5. Structural Bay: The space between columns in a building forming a structural module.
6. Upper Floors: Any floors above the ground floor level.
7. Vertical Articulation: Vertical projections, up or down, from the roof level.
8. Upper Level Step-back: The offset or depth of a portion of the building that is set back from the adjacent facade to create architectural interest. The roof area created by stepping back a section of the building façade creates space that is ideally used for outdoor amenity space.
9. Awnings, trellises, roof elements that project from the face of the façade to protect a window, door, or pedestrian-oriented space.

17.72.040 Commercial design standards.

These commercial design standards apply to commercial zones referenced in Chapter 17.35 with the addition of Commercial Downtown Area and Business Park Zones. If the property falls within a designated character area or overlay zone district, as noted in other areas of the Eagle Mountain Zoning Ordinance, additional design and architectural standards may apply.

17.72.050 Commercial site design standards.

The arrangement of different elements of a project on the site is vital to creating an environment that is focused on the street and the pedestrian, rather than the vehicle and parking areas. A site can be designed to be visually appealing from the street and still be functional and safe for vehicular circulation and pedestrian access. Minor variations to these standards may be considered by the Planning Commission and City Council if a property contains one of the following constraints: wetlands, steep hillsides, major drainage washes, unusual property shape, existing easements, or a similar constraint/difficulty that can be directly tied to a design standard and adequately justified by the applicant.

Refer to 17.72.100 Appendix A: Commercial design – Commercial Site and Setting Diagrams for application of the following standards into each zone.

A. Building Location. Buildings should be located at or near the minimum front setback line as identified in Title 17, with pedestrian access leading to the primary entrance and landscaping placed between the building and the street.

1. Commercial Building Orientation. The primary entrance to a commercial building shall be oriented toward the street and the sidewalk in the 1.

2. Commercial Downtown and Commercial Neighborhood zone districts. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

3. Commercial Community and Commercial Regional zone districts. The entryway may be located to face the parking area, however both the entry façade and the façade facing the primary street shall be design in alignment with the primary façade architectural standards.

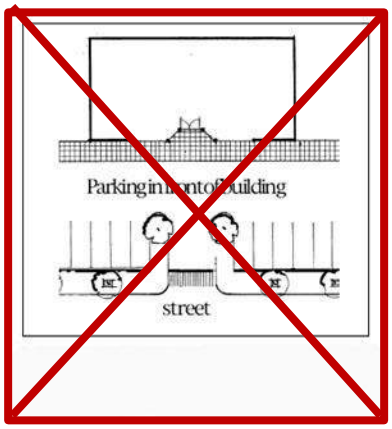
Example of a building located near the front setback, addressing the street with the main entryway visible from the primary street.

B. Parking. Locate surface parking to the side or the rear of buildings so that it is screened from view from the primary street. Parking is limited between any commercial building and the street as noted in Table 1 below. This is especially important on corners. Large buildings (those with a footprint of great than 30,000 square-foot) excluding Business Parks shall follow the same standard, and/or be designed with pad site buildings along the street edge to screen the expanse of pavement. Pad sites shall meet the same site standards as CN zones unless otherwise noted.

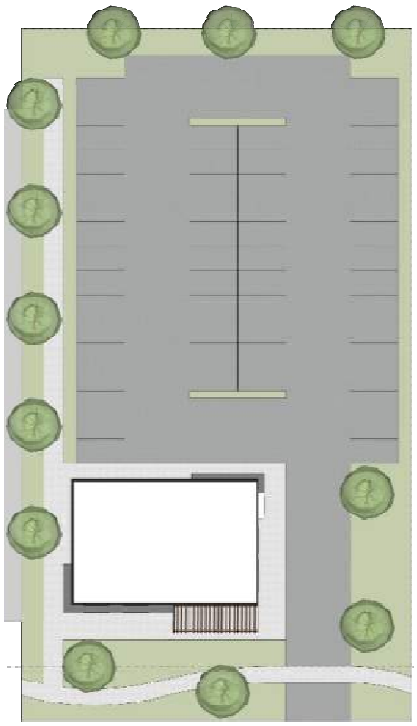
Table 1. Commercial Parking

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Parking between building and	Not permitted		Only permitted if building exceeds 30,000 sf footprint and pad sites		Permitted

the primary street			are located to screen parking	
% Screened from the Primary Street by building(s)	As indicated	66%	50% - pad sites may be used to help screen parking	NA
Landscape buffer between parcel line and front façade or parking	10 ft and align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING		20 ft and align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING	
Structured parking façade treatment	Shall be wrapped by a façade that meets all of the same architectural standards as the buildings.		NA	
Structured parking fronting primary street	Shall have an active use on the ground floor.	Shall have an active use on the ground floor.	NA	



Not Permitted – Parking between building and street



Required – Parking to the side of and behind the front facade of building

C. Vehicular Circulation. All commercial developments shall provide a clearly defined and efficient vehicular circulation system that promotes safe and logical traffic flow throughout the site. Vehicular entrances shall comply with Title 16 SUBDIVISIONS, Table 16.35.130 (b). Any drive throughs shall be located as noted in Table 2 and may require screening from street view.

Table 2. Drive Through Standards

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Drive Through Screening	NA	100% - Any drive throughs shall be screened from view from the primary street by the building (or located behind the building).	0% - Drive-throughs at pad sites shall be located to the rear or side of the building. They shall not be located between the primary street and the building.		NA
Drive Through Service Lane Standard	NA	Min. width: 10 ft Max. width: 12 ft Max. 1 permitted	Min. width: 10 ft Max. width: 12 ft Max. 2 permitted		NA
Drive Through Escape Lane	NA	1 lane, min. 10 ft wide required in addition to service lane			NA

Drive through located on the side of the building on Pad Sites in the CC or CR zone districts.

D. Sidewalks. A public sidewalk from the public right-of-way to the primary entry (or entries) is required for all developments. Pedestrian access must also comply with 17.55.090 PEDESTRIAN WALKWAYS AND ACCESSES.

E. Landscaping. Open space and native landscape are a key defining feature of Eagle Mountain. The entirety of the required setback area must be landscaped in accordance with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING. Landscape shall align with waterwise planting requirements and turf grass is limited to areas where it will be actively used for recreation such as sports, playgrounds, and community event space within the development. Landscaping shall also comply with 17.55.080 LANDSCAPING IN PARKING AND DRIVE LANE AREAS and follow the Water Conservation and Management Plan proposed conservation measures and irrigation standards.

In alignment with section 17.100.050 Site plan development standards, there are screening requirements between any commercial properties abutting residential zones. These buffers shall conform to setback regulations and include trees every 30 feet, minimum and shrubs every 10 feet, minimum. The buffer area must also include a 6-foot tall solid wall (as measured from the highest elevation of the site up 6 feet) to block any light from vehicles queuing in the drive through from shining into the residential area.

F. Signage. Signage for a commercial development shall be rooted in the ground as a monument sign. Large aerial or pole signage is not permitted. The monument signage shall be located at each primary entryway and shall incorporate natural materials such as stone and/or wood. Individual business signage shall be wall or awning-mounted, and is permitted on a maximum of three sides of a building. Animated and digital building-based signage is not permitted. All signage shall comply with Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS (Chapter 6 of the Eagle Mountain Branding Playbook presents the City Signage, and should be used as a design reference for future developments.)

G. Activity Zone. The character of Eagle Mountain is exemplified by high-quality open spaces connected through vehicular and multi-use pathways. To maintain and enhance connections between the public right-of-way and areas of business, an activity zone is encouraged and may be required in front of the primary building. This zone shall include hardscape to support pedestrian activities such as outdoor dining, seating, sales area, covered entryways, etc.

Landscape elements such as hanging plants and small planters are encouraged in activity and circulation zones and shall be designed to ensure they enhance and do not interfere with pedestrian activities.

Plaza and open space within retail developments enhances the pedestrian and shopping experience

[Ord. O-46-2023 § 2 (Exh. A); Ord. O-02-2019 § 2 (Exh. A); Ord. O-11-2008 § 3 (Exh. B § 24.3)].

17.72.060 Commercial Architectural standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to commercial developments. Variations to these standards may be considered by the Land Use Authority with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

A. Architectural Style/Theme. Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

B. Primary Entrance. Building entries must be clearly identifiable through their design from the primary street frontage and the primary vehicular and pedestrian access points. All primary entries shall be sheltered either through a setback from the primary façade and/or through the inclusion of a sheltering feature such as an awning, arcade, or roof element that creates a protective entry. The sheltering elements shall extend a minimum of five feet.

Required: Clearly identifiable covered entry

Not Permitted: Entryway not clearly defined; no sheltering element

C. Building Height. The maximum allowable building height shall align with Chapter 17.35.040 COMMERCIAL DEVELOPMENT STANDARDS. An additional story may be permitted if the standards for upper level step-backs are met for Commercial Downtown, Commercial Community, and Commercial Regional zones.

Refer to 17.72.100 Appendix A: Commercial design – Height, Massing, and Articulation Diagrams for application of the following standards into each zone.

1. Commercial Downtown and Commercial Neighborhood. The ground floor shall be a minimum of 15 ft in height to preserve the prominence of pedestrian level experience.

D. Upper Level Step-backs. When used, step-backs shall be designed to maximize sight lines, create patio/balcony space, and provide visual interest and articulation. All areas that are stepped back shall be accessible to building users and include appropriate amenities and furnishings. The step-back from the main facade shall be equal to or greater than the floor height of the level being stepped back.

Refer to 17.72.100 Appendix A: Commercial design – Commercial Upper Level Step-backs Diagrams for application of the following standards into each zone.

1. Commercial Downtown. A third stories may be permitted following design review and approval by the Land Use Authority. To be considered for approval, a minimum of 30% of the length of the front elevation of the third floor shall be stepped back from the main façade. The step backs shall be prioritized at the corner(s) to reduce the perceived mass of the building.

3. Commercial Regional (CR) and Business Park (BP). The roof must be vertically varied in height with a minimum 2 ft elevation change, aligned with horizontal articulation to add architectural interest to the building.

Refer to 17.72.100 Appendix A: Commercial design – Architectural Detail Diagrams for application of the following standards into each zone.

Where pitched roofs are desired, they shall meet a minimum slope of 6:12

Decorative parapets and multiple roof planes/projections are required for visual interest

Not permitted due to lack of building articulation

I. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. The building facades shall be clad in high-quality, natural materials such as brick masonry, natural stone, wood, composite concrete siding that emulates traditional wood siding, and/or high-quality metal.

- Masonry and stone should reflect natural tones.
- Wood and wood-look materials should be natural in color.
- Painted, powder-coated and high-quality composite metals may be used, colors should be neutral grays and browns.

A material board with actual materials and colors shall be presented to the Land Use Authority for approval.

1. Commercial Neighborhood and Commercial Community. Wood and high-quality wood-look materials are encouraged to reflect the natural environment of Eagle Mountain.

Table 5. Building Material

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Percent of high-quality material on all facades visible from the primary street	80% shall be brick or stone masonry.	60% shall be high-quality natural material(s).		50% shall be high-quality natural material(s).	20% shall be high-quality natural material(s).
Secondary material	One or more required.	One or more required and distinct in addition to glass			
Other façades	80% of all visible facades (not directly adjacent to other existing or planned buildings) shall be brick or stone masonry.	40% of all visible facades (not directly adjacent to other planned buildings) shall be high quality natural material(s).		30% shall be high quality natural material(s).	10% shall be high quality natural material(s).
Not Permitted	☐ Corrugated metal ☐ EIFS ☐ Flat panel façade materials	☐ Corrugated metal			

Sawgrass

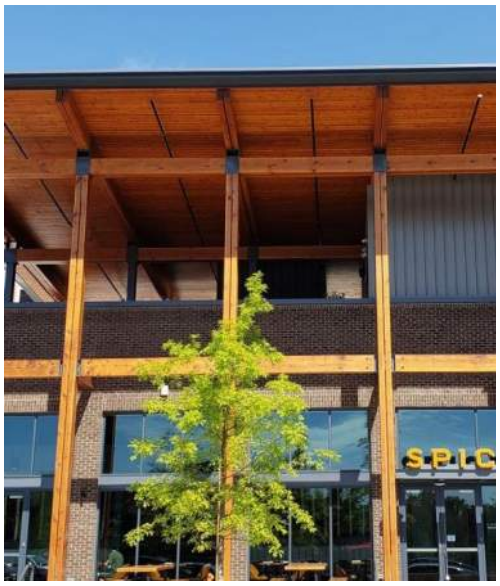
Bronzestone

Ironstone

Tumbleweed

Mocha

Recommended Brick Colors



Recommended: Masonry, stone, and metal materials are natural in appearance and complement each other

J. Accent Colors. Accent Colors may be used to support a business, brand, or highlight key architectural features or elements.

- No more than 7.5% of any façade may be finished using an accent color. Accent colors and materials shall compliment the material palette above as well as the Eagle Mountain City Brand Standards, and shall be approved by the Land Use Authority.
- Artwork, signage and awnings as approved by the Land Use Authority are exempt from this standard.

1. Commercial Downtown. Accent colors may only be used to support a business brand through signage and awnings. Accent colors must be presented to and approved by the Land Use Authority.

Permitted: Accent colors used to support brand while complimenting building materials

Not Permitted: bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community

Refer to 17.72.100 Appendix A: Commercial design – Building Materials Diagrams for application of the following standards into each zone.

K. Lighting. All lighting shall be dark sky approved and designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light source (lamp) of building lighting shall not be visible from beyond the property. Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on aesthetics, glare, and adequate light for safety. A lighting plan and light fixture design details are required with a site plan application.

Lighting aligns with the Eagle Mountain aesthetic and directs light downward (dark-sky compliant)

L. Mechanical Equipment. All mechanical equipment shall be located behind the building(s), buffered from view from any public or private street(s). If equipment must be located in an area visible by the public ROW, the equipment shall be screened. Screens shall be designed to reflect the design of the building and shall employ to the color and materials of the primary building. Screening includes walls, landscaping, parapet walls, or a combination thereof. All electrical service equipment should be painted to match the wall color or screened to blend with the surrounding environment.

M. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be

screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are prohibited as screening. The consolidation of trash areas between businesses is encouraged. Refer to Chapter 17.100 SITE PLAN REVIEW section 17.100.060 Architectural requirements for more details.

Screening wall – same materials as building

[Ord. O-50-2023 § 2 (Exh. A); Ord. O-11-2023 § 2 (Exh. A); Ord. O-09-2017 § 2 (Exh. A); Ord. O-25-2008 § 2 (Exh. A §§ 24.4.9 – 24.4.12); Ord. O-11-2008 § 3 (Exh. B § 24.4)].

17.72.070 Multi-family design standards.

These standards apply to buildings within the multi-family residential zones including MF1 and MF2. In addition to these standards, reference chapter 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS for building and layout restrictions. If the property falls within a designated character area, additional design and architectural standards may apply.

For the purpose of this section, a duplex or twin home shall not be considered a multifamily dwelling. The design standards contained in this section shall not apply to duplex or twin home dwellings unless contained in a development agreement.

The developer is responsible for construction of the public right-of-way elements associated with the project in accordance with Chapter 16 of the Eagle Mountain Municipal Code.

17.72.090 Multi-family site design.

A. Building Location and Orientation. Buildings should be located at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping placed between the building(s) and the street. Multifamily developments often have buildings facing onto internal courtyards and open space. The buildings adjacent to streets, however, shall front those streets and provide a primary entrance toward the street.

Blank walls and/or rear facades shall not be placed adjacent to or facing public streets. Orienting the primary entrances to a courtyard or open space without addressing the street-facing facade with entrances, windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

B. Parking. Surface and guest parking areas shall be located to the rear or side of buildings wherever feasible. Where parking may be visible from the primary street, it shall be screened by landscaping or other site elements.

C. Garages shall be placed to the rear of buildings, accessed by a service drive where feasible. If garages must be located on the side or front of the building(s), they shall be a minimum distance of 15 ft from each other. Any garages placed on the front facade, shall comply with the following standards so as to minimize their appearance from the street:

- Horizontally staggered back and forth;

- Setback 5 feet from the front entry facade;
- Setback at least 22 feet from the front property line

1. Drive access. Driveways shall not exceed grades of 12 percent. Private services drive to residential parking areas are encouraged, in alignment with Title 16 SUBDIVISIONS, Table 16.35.30 (b). Driveways must be a minimum of 22 feet in length (beyond the sidewalk or adjacent alleyway to allow a car to park in the driveway without blocking the vehicular or pedestrian path). If a development includes a 1-car garage at each unit, they shall also provide at least one additional covered parking space on the property for each unit.

Appropriate – Multifamily facades not dominated by garages

Garages accessed by private service drive

D. Vehicular circulation. Private services drives to residential parking areas are encouraged, in alignment with Title 16 SUBDIVISIONS, Table 16.35.30 (b).

Refer to 17.72.100 Appendix B: Multi-Family Design – Site and Setting Diagrams for application of the following standards into each zone.

E. Open Space. Residential developments require improved open space in compliance with 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS. It is important to treat the unbuilt portion of a site as a designed, functioning space. The different buildings on site shall be arranged in a way that maximizes useable open/plaza space. Buildings should be clustered and open space should be combined in larger, more useable areas. Creativity with open space design is also encouraged.

Buildings are clustered to maximize useable open space

F. Landscaping: Open space and native landscape are a key defining feature of Eagle Mountain. The entirety of setback area must be landscaped in accordance with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING. Landscape shall align with waterwise planting requirements and turf grass is limited to areas where it will be actively used for recreation such as sports, playgrounds, and community event space within the development. Landscaping in surface parking areas shall also comply with 17.55.080 LANDSCAPING in parking and drive lane areas. Traditional, landscaped front yards are required within the front setback. Landscaping shall align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING.

G. Signage. Signage for a multi-family development shall be rooted in the ground as a monument sign. Large aerial or pole signage is not permitted. The monument signage shall be located at each primary entryway and shall incorporate natural materials such as stone and/or wood. All signage shall comply with Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS (Chapter 6 of the Eagle Mountain Branding Playbook presents the City Signage, and should be used as a design reference for future developments.)

I. Lighting. All exterior lighting shall be dark sky complaint. All lighting shall be designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. (Chapter 17.72 EMMC). Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on alignment with Eagle Mountain aesthetics, glare, and adequate light for safety.

[Ord. O-46-2023 § 2 (Exh. A); Ord. O-02-2019 § 2 (Exh. A); Ord. O-11-2008 § 3 (Exh. B § 24.3)].

17.72.090 Multi-family Architectural Standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to multifamily developments. Minor variations to these standards may be considered by the planning commission and city council with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

A. Architectural Style/Theme. All facades of multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

B. Main Entrance. The primary entrance for each unit for a townhouse, rowhouse, or stacked flat shall have a uniquely designed entrance. These entries shall be highlighted through the integration of a covered porch. Entryways (roofs and porches at a minimum) shall be set forward a minimum of three feet from the front-most façade. If the side of a building faces a street, an entrance should be provided on that facade.

Mansion House or Big House style multi-family buildings may have shared entryways, but these entries shall be clearly identifiable and shall include a protective roof element with a minimum of five feet in depth.

Multifamily unit entry defined with covered porch

Entryways that not clearly defined and do not include a sheltering element are not permitted

C. Building Height. The maximum allowable building height is 35 feet and up to 3 stories. An additional story may be permitted if the standards for upper level setbacks are met. For any ancillary structure, the maximum height allowed is 10 ft above primary structure. (Title 17.25 Residential Zones)

D. Upper Level Setbacks. Setbacks shall be designed to maximize sight lines, create patio/balcony space, and provide visual interest and articulation. The step back from the main facade shall be equal to or greater than the floor height.

1. An additional story may be permitted if a minimum of 50% of the length of the front elevation of the third floor is stepped back from the main façade. The set back portions should be distributed along the length of the façade, and not clustered on one side or the other.

E. Unit Outdoor Amenities. Each unit above the ground floor shall include a minimum of a 50 square foot balcony or patio with a minimum of 5-foot depth. Each unit on the ground floor or below shall include a minimum of 75 square foot patio.

F. Façade Articulation. All facades shall include articulation. Facades shall not exceed 30 feet without horizontal articulation of at least 2 feet to create visual interest along the elevation, avoiding monotonous building facades in accordance with 17.25 EMMC. A horizontal break in materials or horizontal articulation is also required between the second and third floors.

G. Window/Wall Ratio. The front façade should have a minimum of 20% window to wall ratio and the side and rear facades shall have a minimum 12.5% window to wall ratio. Side and rear facing windows shall have the same proportions as front façade windows for visual consistency on all sides of the building. All required windows shall be transparent. All windows on the primary façade shall incorporate at least two (2) of the following features

- High-quality trim or molding at least four inches in width
- Canopies, shutters, or awnings proportional to window size; and/or
- Recessed insets from the primary facade by at least two inches

H. Roof Expression. For multifamily buildings, both flat and pitched roofs may be permitted. No roof form shall exceed 30 feet in length without vertical articulation (flat roofs) or change of form (pitched roofs).

Pitched roofs are the most appropriate within Eagle Mountain City and shall meet the following standards:

- A minimum roof pitch of 6/12
- Overhanging eaves with a minimum 16-inch overhang at the eaves (including gutters) on non-gable ends
- Multiple roof planes per building and facade
- Deep eaves, overhangs, canopies and other architectural features that provide shelter from the elements in winter and shade in summer shall be incorporated in the building entryway.

Flat roofs are permitted where rooftop amenities are located. If a flat roof is used, it shall meet the following standards:

- Vary parapet height on all sides to visually obscure any rooftop equipment from the pedestrian view and from public and private streets.

Refer to 17.72.100 Appendix B: Multi-family design – Height, Massing, and Articulation, and Architectural Detail Diagrams for application of the following standards into each zone.

Decorative parapets and multiple roof planes/projections

I. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. The primary building material shall be a human-scaled material such as brick, stone, or composite concrete siding that emulates traditional wood. A secondary material must be provided to clad a minimum of 20% of the primary facade. Secondary materials must also have a human scale, and may include any of the materials noted above. Two materials shall be used on every façade, and non-street facing facades shall have a human-scaled material for a minimum of 35% of the facade.

- Masonry and stone should reflect natural tones.
- Wood and wood-look materials should be natural in color.
- Corrugated metal is not permitted.
- EIFS, stucco, or other more monolithic materials may only be used on non-street facing facades.

All proposed materials shall be presented to the Land Use Authority on a material board with actual product samples for approval.

All proposed exterior materials shall have a minimum 20-year warranty, which shall also be presented with the material board for approval.

Varied materials are required. Brick, stone, composite or wood-look siding are preferred to reflect the quality and character of Eagle Mountain.

J. Primary and Accent Colors. Each building, excluding the roof, shall use no more than four colors, maintaining a consistent color scheme that follows natural element patterns. A building's color palette should be similar to that of significant neighboring structures.

Accent Colors may be used to highlight key architectural features or elements. Accent colors and materials shall compliment the material palette as well as the Eagle Mountain City Brand Standards, and be approved by the Land Use Authority. Approved accent materials and colors may be used for up to 10% of the building finishes.

Natural colors that compliment the environment and adjacent building materials are preferred.

Bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community are not permitted.

K. Mailbox Structures. Cluster mailboxes are required by the U.S. Postal Service for multifamily developments. The design of these mailboxes should not detract from the project, but should be designed to incorporate the buildings' materials and color.

Not Permitted

Encouraged

L. Mechanical Equipment. All mechanical equipment shall be screened so as not to be visible from any public or private streets. Screens shall be designed to reflect the colors and materials of the primary building(s). Screening may include solid walls, landscaping, screened walls, or a combination thereof. All electrical service equipment should be painted to match the development or screened to blend with the surrounding terrain.

M. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are prohibited as screening.

17.72.100 Appendix A: Commercial design.

Commercial Downtown specific standards. Commercial Downtown developments shall be laid out and designed in accordance with the Downtown Master Plan.

	Commercial Downtown Setbacks
Front	Min. 10 ft, Max. 10 ft except the main entry which can be set back an additional 5 feet
Rear	Min. 10 ft
Side	0 ft at interior sides, Min. 10 ft at side street(s) facing activity zone areas

Commercial Diagram References

Site and Setting Diagrams.

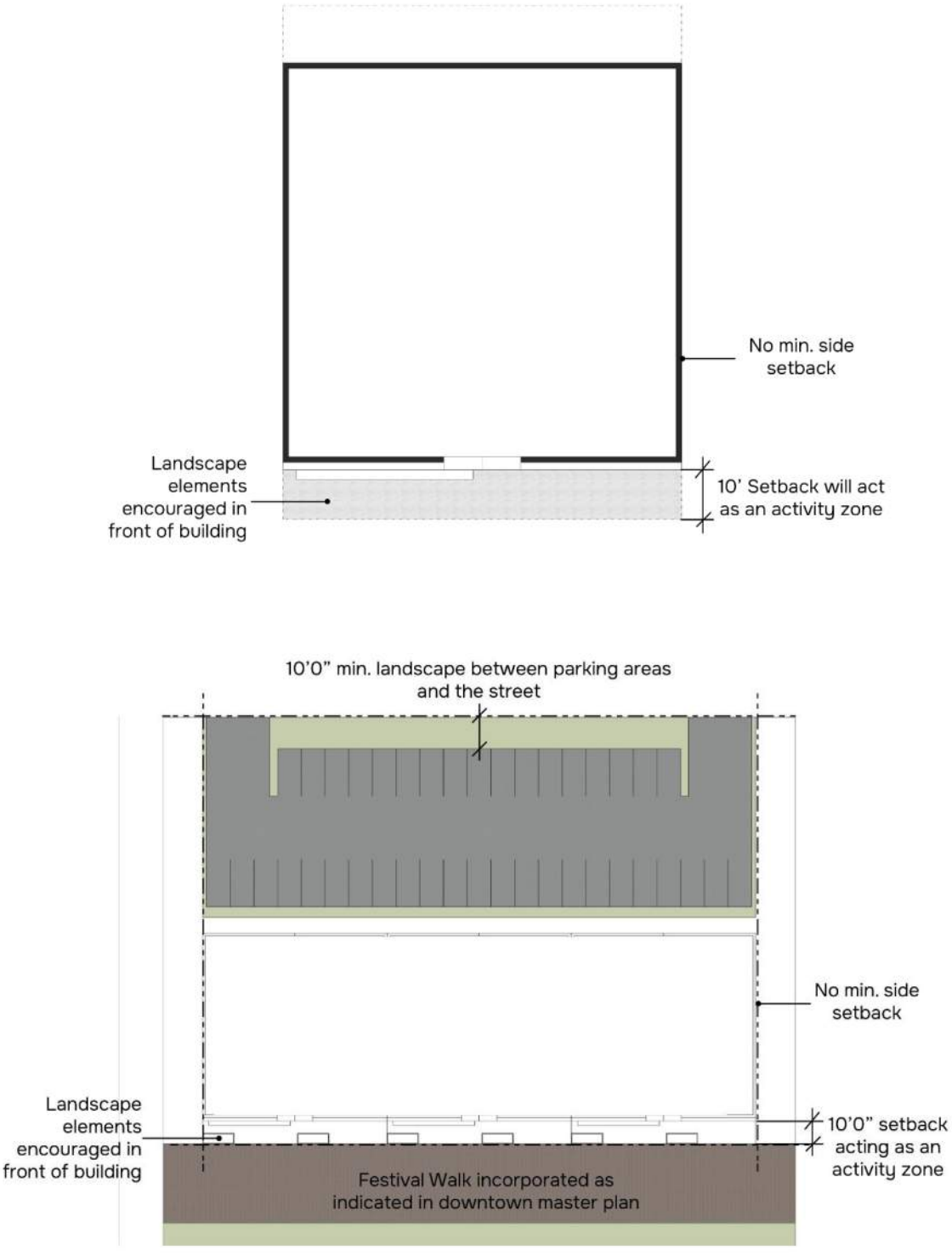


Diagram 1. Commercial Downtown Site and Setting

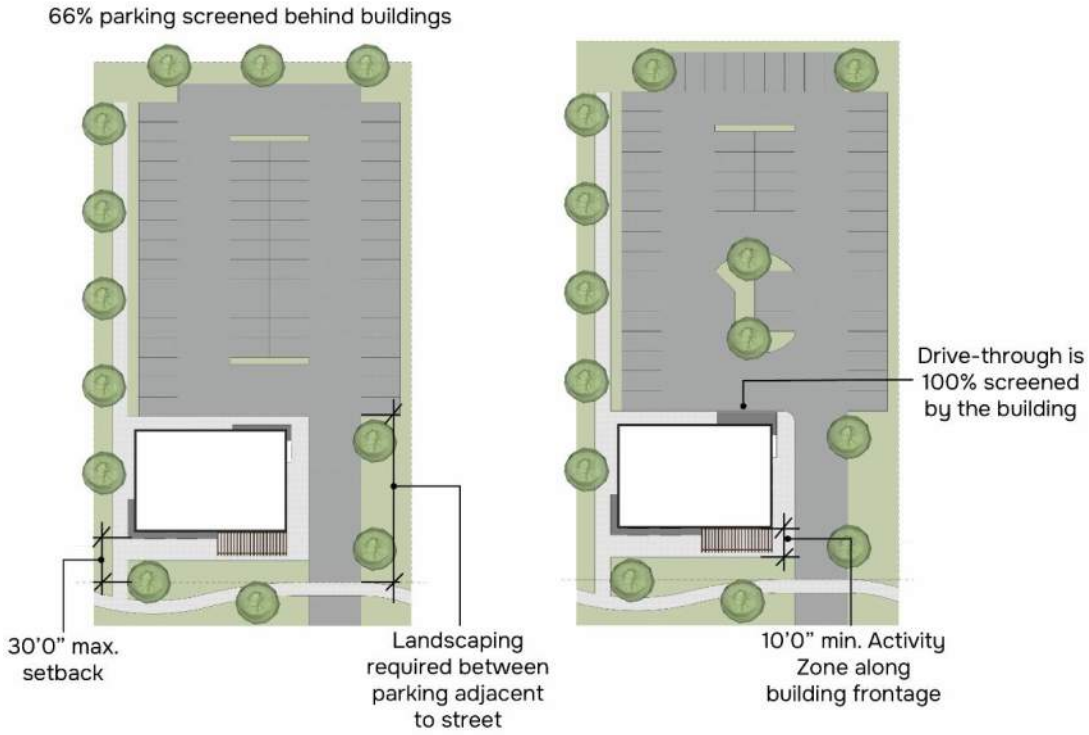


Diagram 2. Commercial Neighborhood Site and Setting

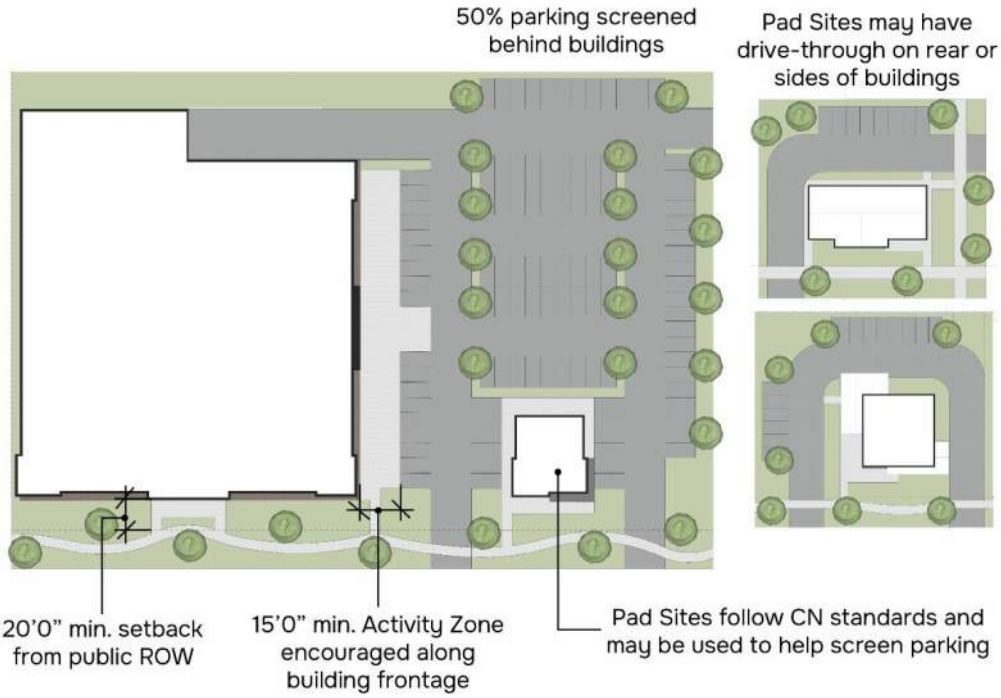


Diagram 3. Commercial Community and Commercial Regional Site and Setting

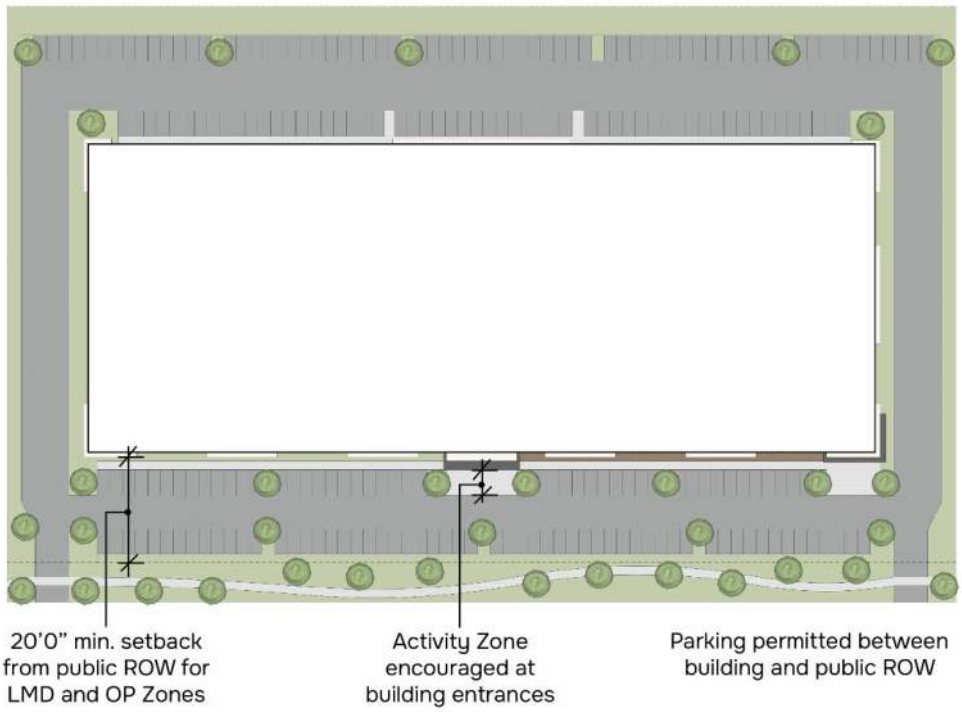


Diagram 4. Business Park Site and Setting

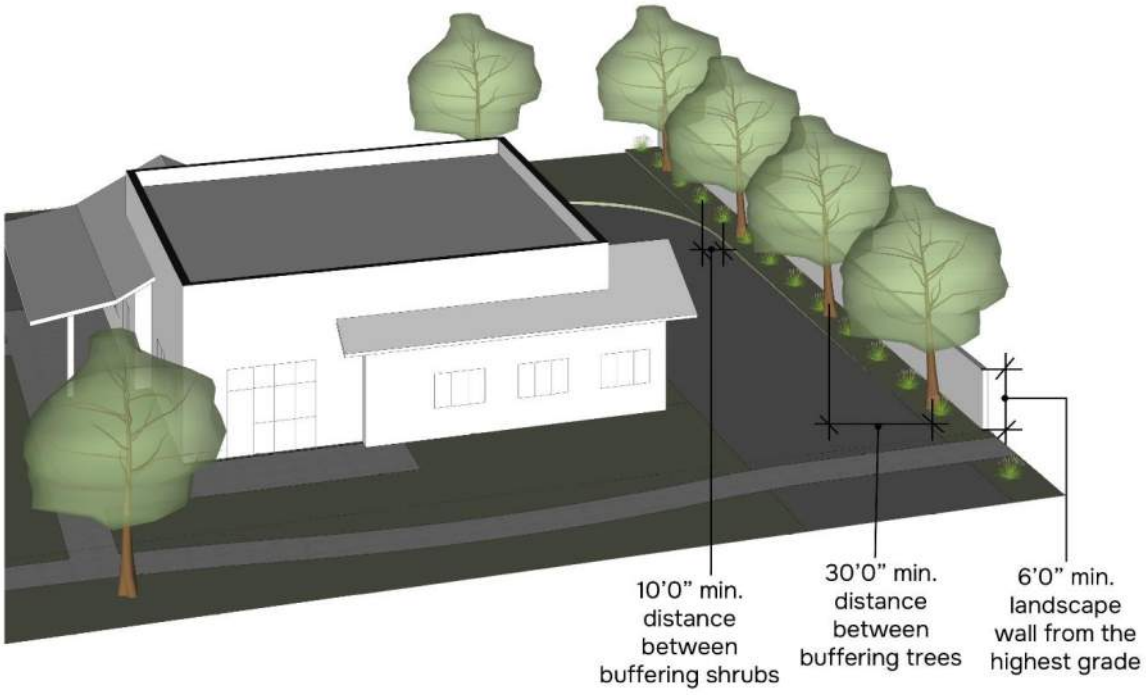


Diagram 5. Commercial Site and Setting – Landscape Buffer Requirements Adjacent to Residential

Height, Massing, and Articulation Diagrams.

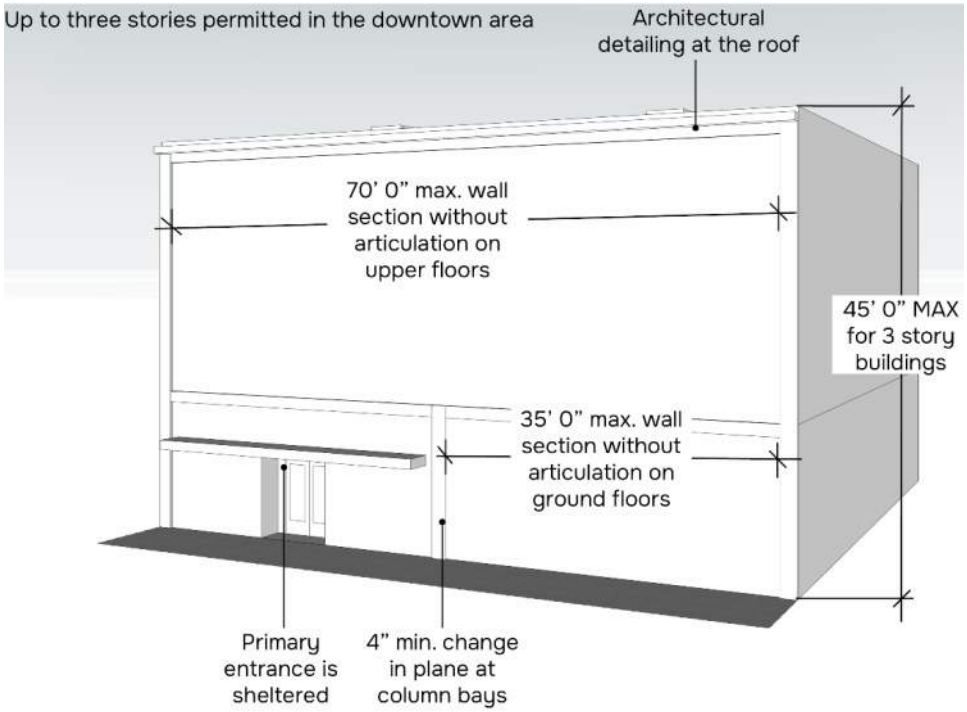


Diagram 6. Commercial Downtown Height, Massing, and Articulation

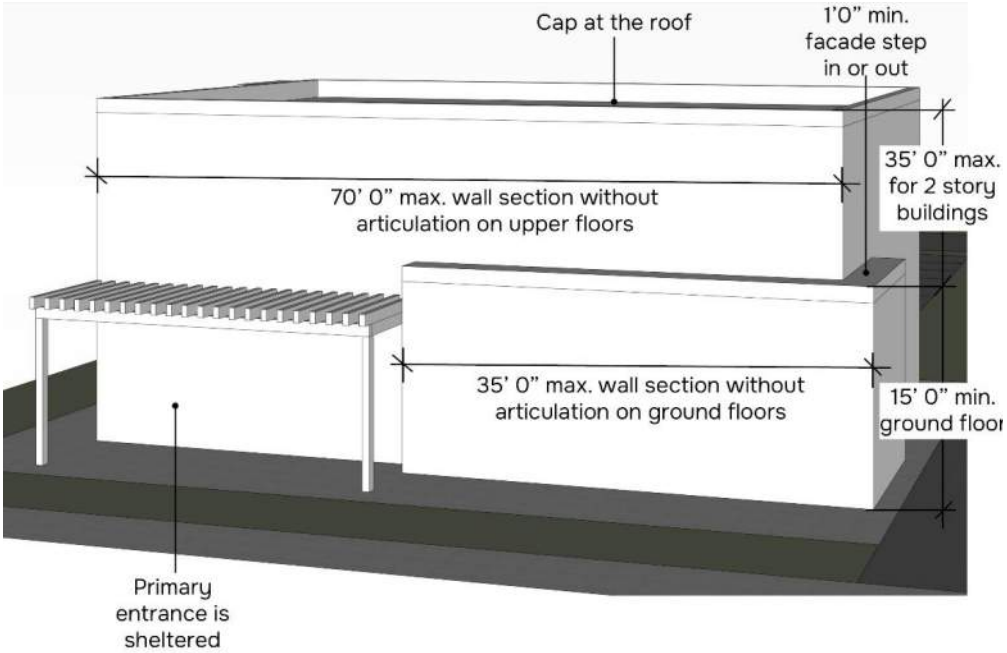


Diagram 7. Commercial Downtown and Commercial Neighborhood Height, Massing, and Articulation

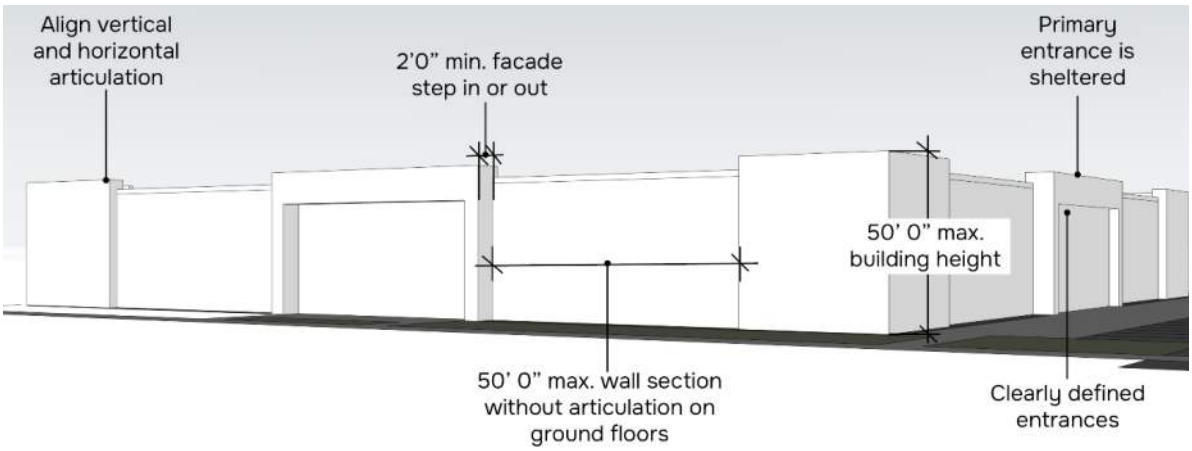


Diagram 8. Commercial Community and Commercial Regional Height, Massing, and Articulation

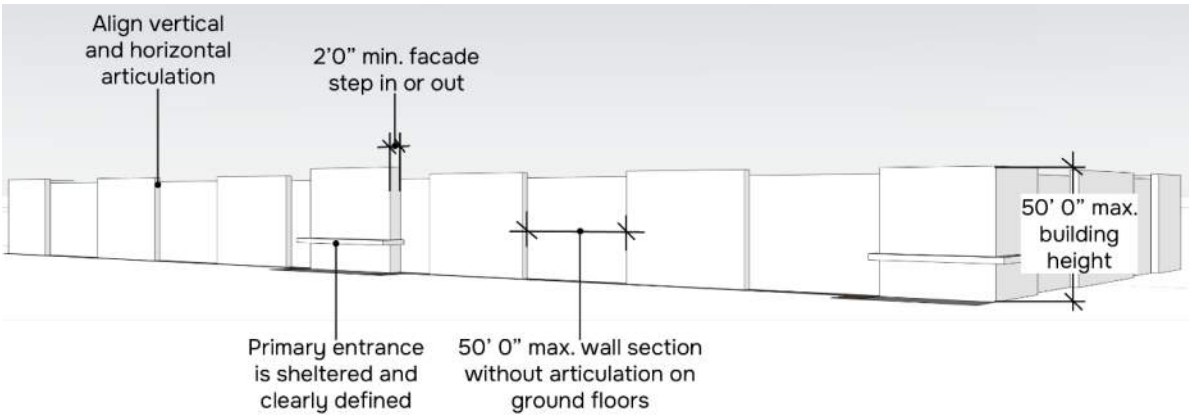


Diagram 9. Business Park Height, Massing, and Articulation

Upper Level Step-backs Diagram.

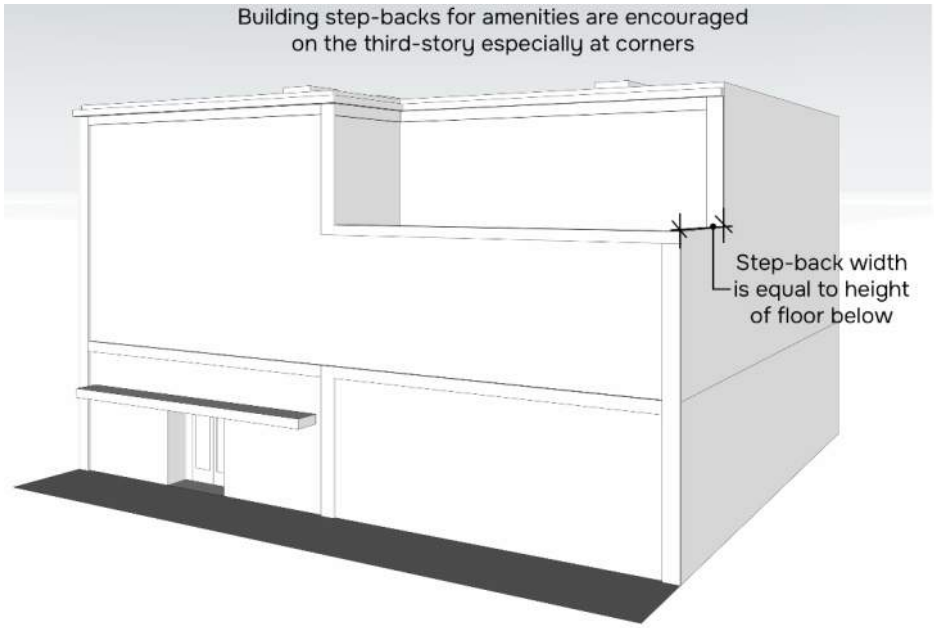


Diagram 10. Commercial Downtown Step-back (not required)

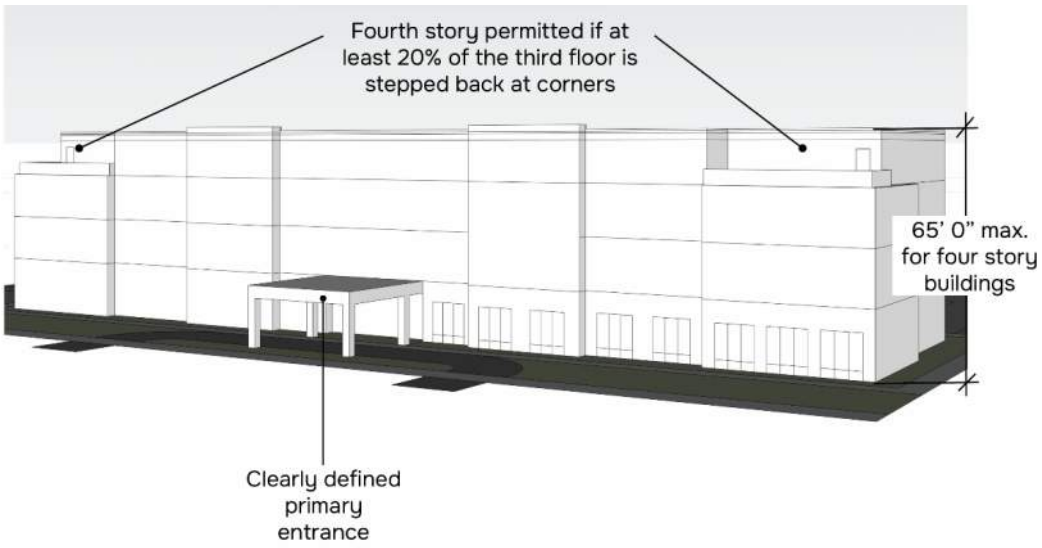


Diagram 11. Commercial Community and Commercial Regional Step-back

Architectural Detail Diagrams.

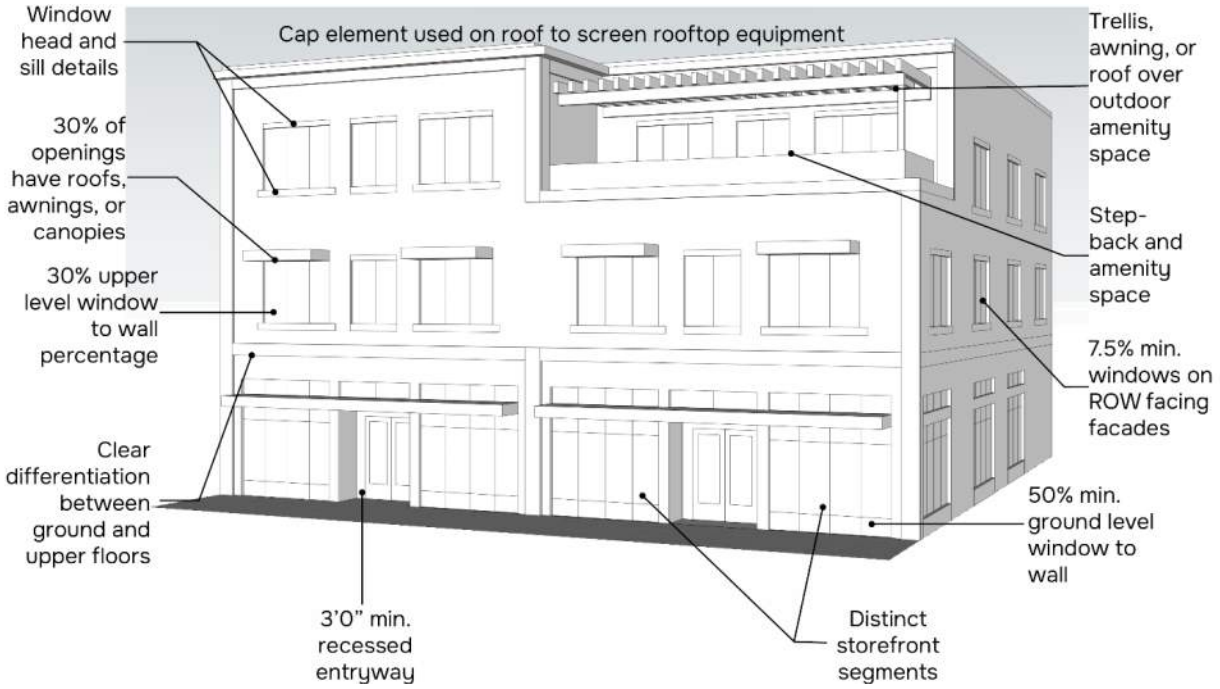


Diagram 12. Commercial Downtown Architectural Detail

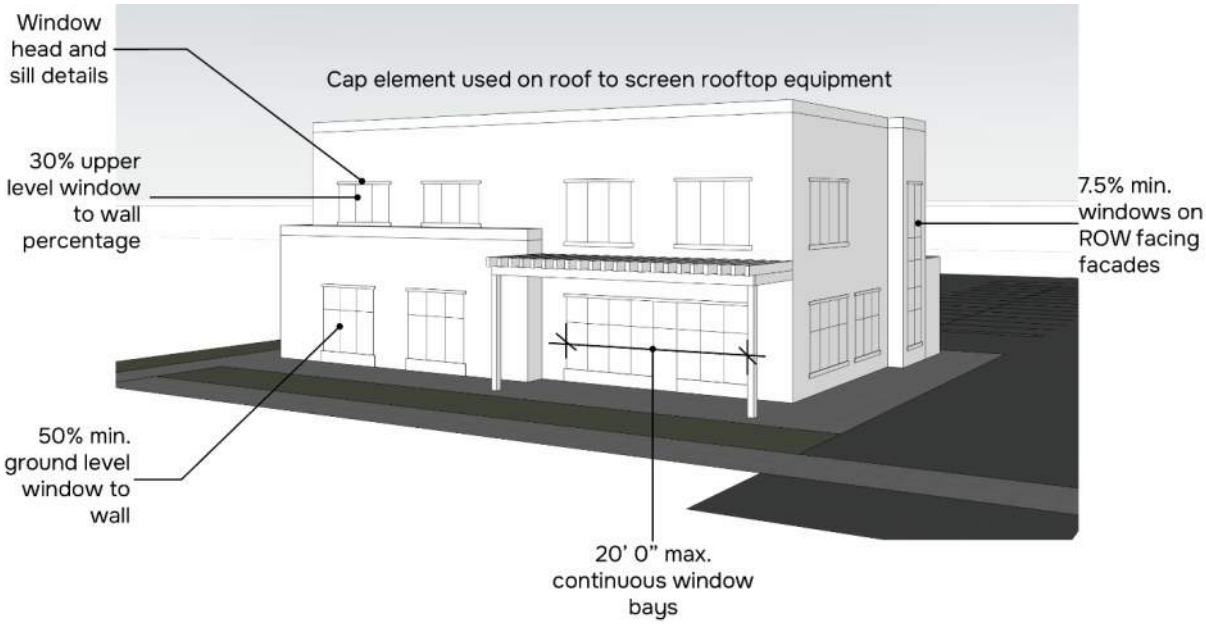


Diagram 13. Commercial Neighborhood Architectural Detail

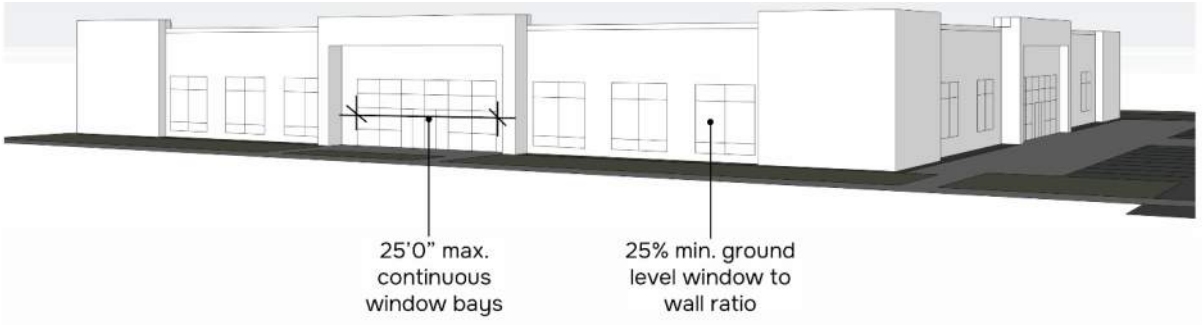


Diagram 14. Commercial Community and Commercial Regional Architectural Detail

Diagram 15. Business Park Architectural Detail

Building Materials Diagrams.

Diagram 16. Commercial Downtown Materials

Diagram 17. Commercial Neighborhood Materials

Diagram 18. Commercial Community and Commercial Regional Materials

Diagram 19. Business Park Materials

17.72.110 Appendix B: Multi-family design.

Site/Setting Diagrams.

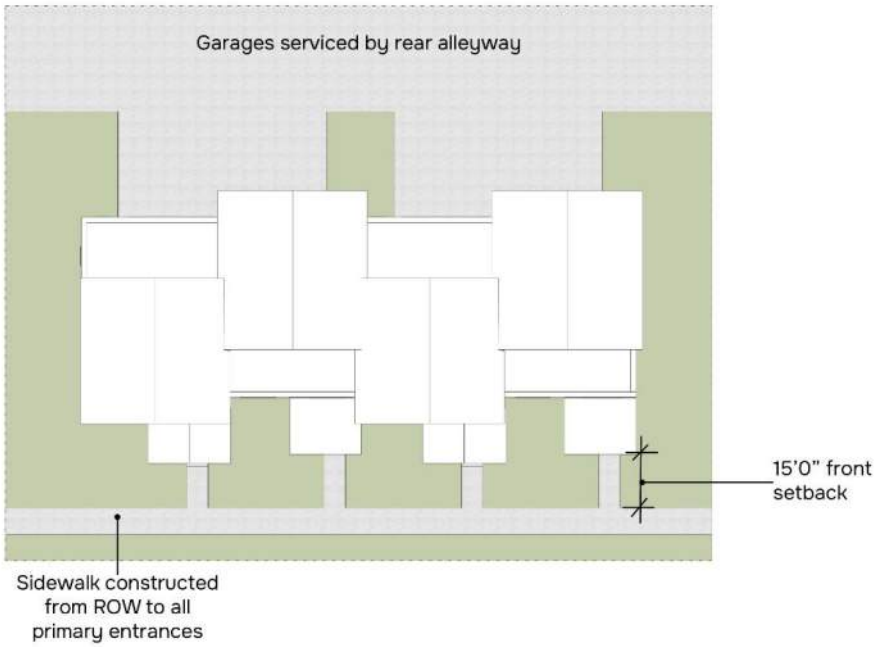


Diagram 20. Multi-family Site and Setting with Alley Access

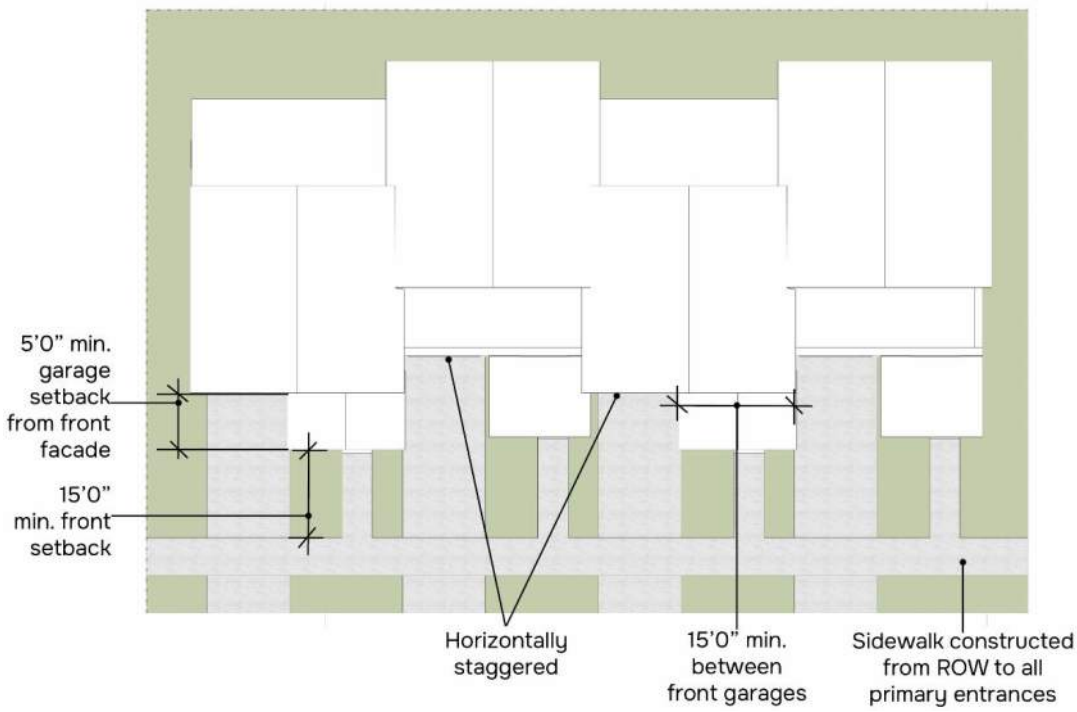


Diagram 21. Multi-family Site and Setting with Front Garages

Building Height, Massing, Articulation, and Architectural Detail Diagrams.

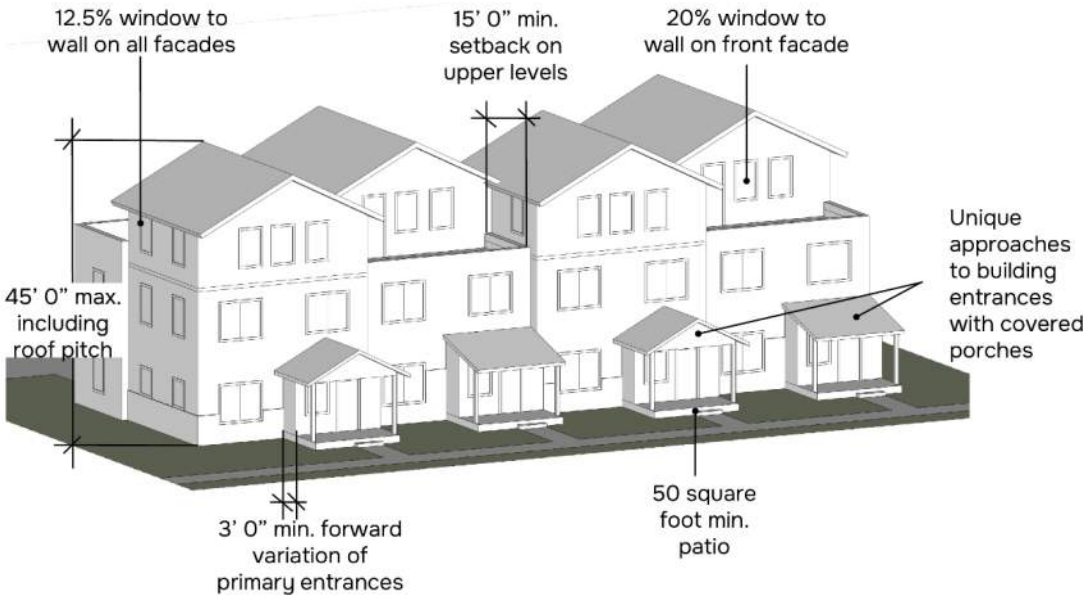


Diagram 22. Multi-Family Height, Massing, Articulation, and Architectural Detail with Alley Access

Diagram 23. Multi-Family Height, Massing, Articulation, and Architectural Detail with Front Garages

Building Materials Diagrams.

Diagram 24. Multi-family Materials with Alley Access

Diagram 25. Multi-Family Materials with Front Garages

Chapter 17.72
COMMERCIAL AND MULTIFAMILY DESIGN STANDARDS

Sections:

17.72.010 What this chapter does.
17.72.020 Purpose.
17.72.030 Definitions.
17.72.040 Commercial design standards
17.72.050 Commercial site design standards.
17.72.060 Commercial architectural standards.
17.72.070 Multi-family design standards
17.72.080 Multi-family site design
17.72.090 Multi-family architectural standards
17.72.100 Appendix A: Commercial design
17.72.110 Appendix B: Multi-family design

17.72.010 What this chapter does.

This chapter provides standards and guidelines for the site and building design of commercial and multifamily developments. T~~Although t~~hese standards ~~are not required for~~ also apply to industrial parks, warehouses, ~~or~~ large corporate office, or campus developments as noted~~, they are highly encouraged~~. [Ord. O-11-2008 § 3 (Exh. B § 24.1)].

17.72.020 Purpose.

The purpose of this chapter is to provide standards and guidelines to enhance the visual quality of development, to help create developments that encourage pedestrian activity, to promote buildings of lasting architecture and aesthetic appeal, to increase functionality and safety of parking areas for pedestrians and vehicles, to minimize the visual expanse of pavement through good site design, and to ensure that a sense of place is created and maintained while the city experiences growth and development. This chapter shall be applied to all commercial and multifamily projects within the city and shall be reviewed during the site plan application process. [Ord. O-11-2008 § 3 (Exh. B § 24.2)].

17.72.030 Definitions.

Commercial zones. Reference Chapter 17.35 COMMERCIAL ZONES. The commercial zones referenced in this document will be referred to by the following: Commercial

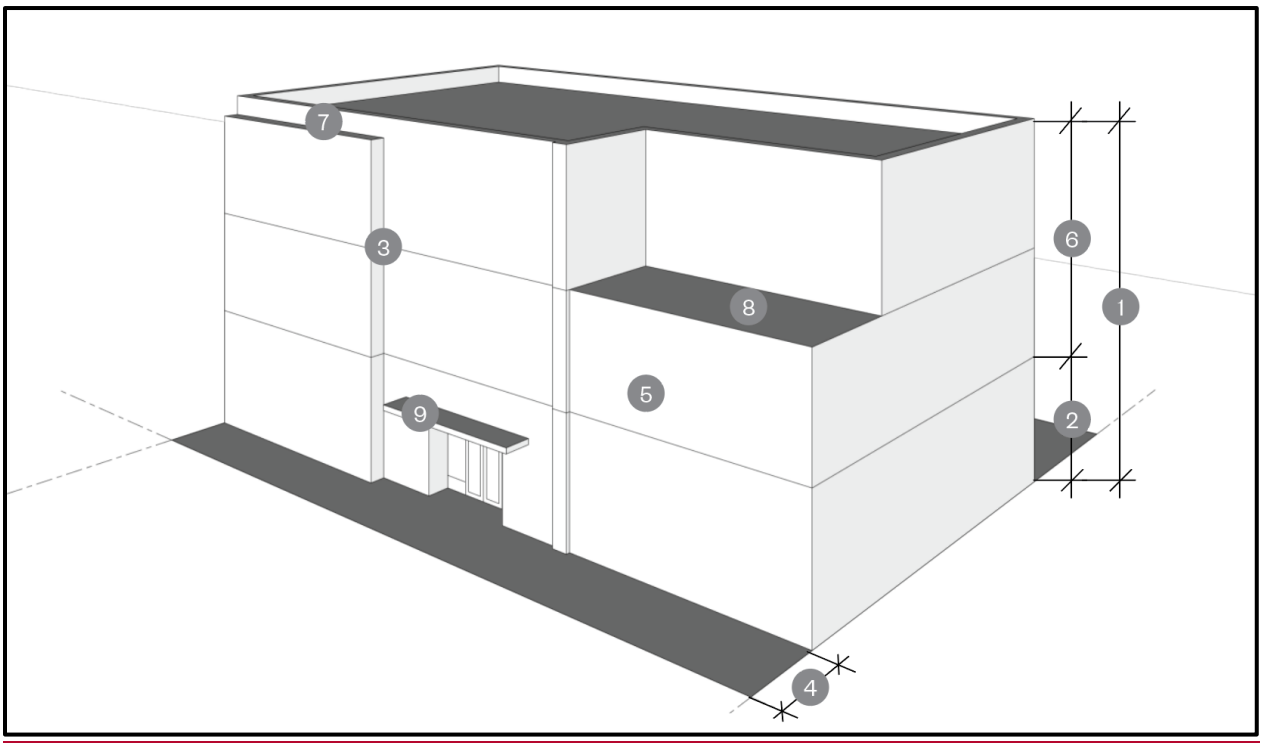
Downtown (CD), Commercial Neighborhood (CN), Commercial Community (CC), and Commercial Regional (CR).

Pad site. A pad site is a smaller commercial building on the periphery of a Commercial Community or Commercial Regional zone. They are held to the same site and architectural standards as Commercial Neighborhood zones unless otherwise noted.

Business park zones. Reference Chapter 17.37 BUSINESS PARK ZONES. This zone will be referenced as Business Park (BP).

Multi-family zones. Reference Chapter 17.25 RESIDENTIAL ZONES. The residential zones referenced in this document will be referred to by the following: MF1 and MF2.

Architectural terms. The diagram below portrays terms that are referenced throughout this document.



1. Building Height: Measured from the average grade to the highest point of the roof
2. Ground Floor: The level of a building with the primary building entrance(s), typically at ground level. Measured from the floor surface of that level to the floor surface of the level above.
3. Horizontal Articulation: Projections from the building inward or outward.

4. Setback: Offset from a specific boundary such as the property line~~public ROW~~ or the building facade.
5. Structural Bay: The space between columns ~~and beams~~ in a building forming a structural module.
6. Upper Floors: Any floors above the ground floor level.
7. Vertical Articulation: ~~Projections from the building upward~~Vertical projections, up or down, from the roof level.
8. Upper Level Step-back: ~~A portion of the~~The offset or depth of a portion of the building that is set back from the adjacent facade~~ building that is setback from the facade~~ to create architectural interest. The roof area created by stepping back a section of the building façade creates space that is ideally used ~~and often is used~~ for outdoor amenity space.
~~1.~~9. Awnings, trellises, roof elements that project from the face of the ~~facade~~façade to protect a window, door, or pedestrian-oriented space.

17.72.040 Commercial design standards.

These commercial design standards apply to commercial zones referenced in Chapter 17.35 with the addition of Commercial Downtown Area and Business Park Zones. If the property falls within a designated character area or overlay zone district, as noted in other areas of the Eagle Mountain Zoning Ordinance, additional design and architectural standards may apply.

17.72.0505~~30~~ Commercial s~~S~~ite design standards.

The arrangement of different elements of a project on the site is vital to creating an environment that is focused on the street and the pedestrian, rather than the vehicle and parking areas. A site can be designed to be visually appealing from the street and still be functional and safe for vehicular circulation and pedestrian access. Minor variations to these standards may be considered by the P~~p~~lanning C~~c~~ommission and C~~c~~ity C~~c~~ouncil if a property contains one of the following constraints: wetlands, steep hillsides, major drainage washes, unusual property shape, existing easements, or a similar constraint/difficulty that can be directly tied to a design standard and adequately justified by the applicant.

Refer to 17.72.100 Appendix A: Commercial design – Commercial Site and Setting Diagrams for application of the following standards into each zone.

A. Building Location. Buildings should be located at or near the minimum front setback line as identified in Title 17, with pedestrian access leading to the primary

entrance and landscaping placed between the building and the street~~. Parking should be located to the side or the rear of commercial buildings, not between the street and the building. If parking is situated between the building and the street, significant increases in landscaping, berming, and architectural features are required to break up and screen the expanse of pavement.~~

1. Commercial Building Orientation. The primary entrance to a commercial building ~~should~~ shall be oriented toward the street and the sidewalk in the 1.

2. Commercial Downtown and Commercial Neighborhood zone districts. ~~Commercial Downtown and Commercial Neighborhood zone districts~~. Orienting the primary entrance to a parking area without addressing the street-facing facade with entrances, display windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

3. ~~In the~~ Commercial Community and Commercial Regional zone districts. ~~zone districts,~~ T~~t~~he entryway may be located to face the parking area, however both the entry façade and the façade facing the primary street shall be design in alignment with the primary façade architectural standards.

~~Required: CN, CC, or Pad Site e~~Example of a building located near the front setback, addressing the street with the main entryway visible from the primary street.

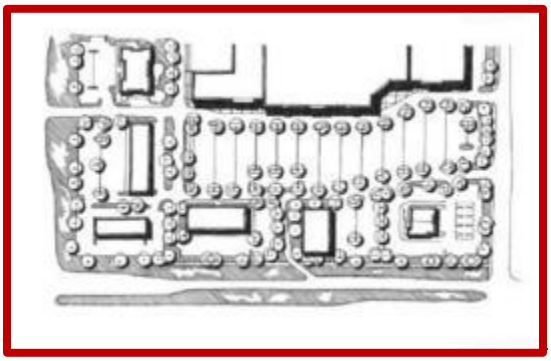
B. ~~Commercial~~ Parking ~~Location.~~ Locate surface parking to the side or the rear of buildings so that it is screened from view from the primary street. Parking ~~should not be located~~is limited between any commercial building and the street as noted in Table 1 below. This is especially important on corners. Large buildings (those with a footprint of great than 30,000~~+~~ square-foot) ~~buildings~~ (excluding Business Parks~~)~~ shall follow the same standard, and/or be designed with pad site buildings along

the street edge to screen the expanse of pavement. Pad sites shall meet the same site standards as CN zones unless otherwise noted.

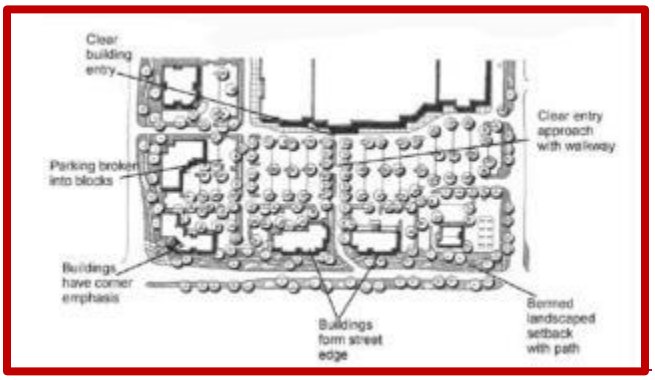
~~1. Downtown Commercial Areas. Parking shall be located as indicated in the Downtown Master Plan.~~

Table 1. Commercial Parking

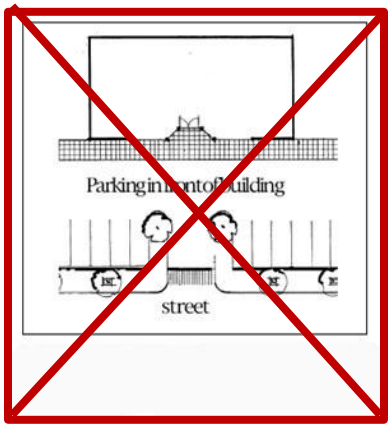
	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Parking between building and the primary street	Not permitted		Only permitted if building exceeds 30,000 sf footprint and pad sites are used		Permitted
% Screened from the Primary Street by building(s)	As indicated	66%	50% - pad sites may be used to help screen parking		NA
Landscape buffer between ~~lot~~parcel line and ~~primary street~~front façade or parking	10'- ft and align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING		20'- ft and align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING		
Structured parking façade treatment	Shall be wrapped by a façade that meets all of the same architectural standards as the buildings.		NA		
Structured parking fronting primary street	Shall have an active use on the ground floor.	Shall have an active use on the ground floor.	NA		



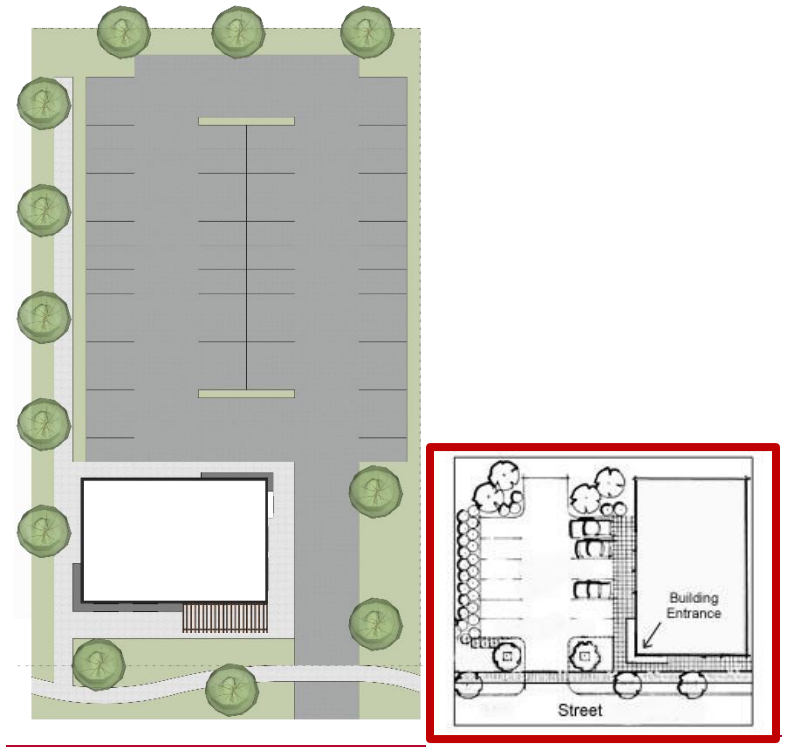
~~*Inappropriate – Parking and pavement between pad site buildings and street; buildings do very little to screen parking*~~



~~*Appropriate – Pad site buildings are placed at street edge and shield a majority of the parking area*~~



Not Permitted – Parking between building and street



Required ~~Appropriate~~ – Parking to the side of ~~the building~~ and behind the front facade of building

C. Vehicular Circulation. All commercial developments shall provide a clearly defined and efficient vehicular circulation system that promotes safe and logical traffic flow throughout the site. Vehicular entrances shall comply with Title 16 SUBDIVISIONS, Table 16.35.130 (b). Any drive throughs shall be located as noted in ŧTable ~~3~~2 and may require screening from street view.

Table 2. Drive Through Standards

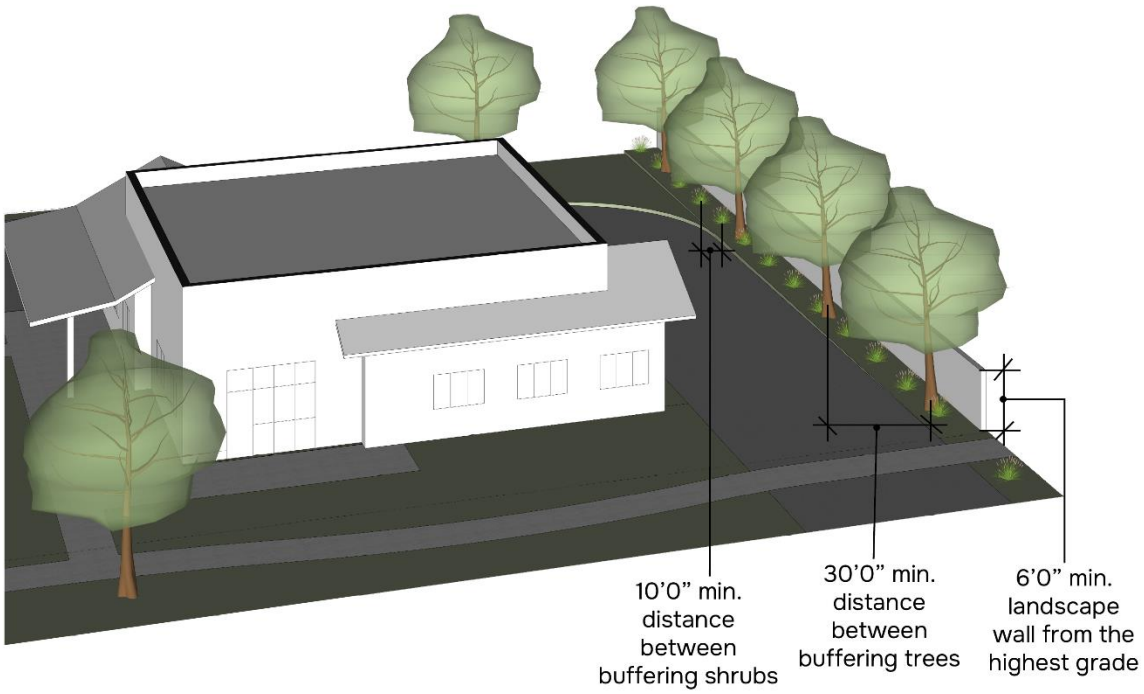
	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Drive Through Screening	NA	100% - Any drive throughs shall be screened from view from the primary street by the building (or located behind the building). ~~from the primary street.~~	0% - Drive-throughs at pad sites shall be located to the rear or side of the building. They shall not be located between the primary street and the building.~~.~~		NA
Drive Through Service Lane Standard	NA	Min. width: 10 ft Max. width: 12~~'~~ ft Max. 1 permitted	Min. width: 10 ~~'~~ft Max. width: 12 ~~'~~ft Max. 2 permitted		NA
Drive Through Escape Lane	NA	1 lane, ~~M~~min. 10 ft~~'~~ wide required in addition to service lane			NA

~~*Permitted:*~~ *Drive through located on the side of the building on Pad Sites in the CC or CR zone districts.*

D. Sidewalks. A public sidewalk from the public right-of-way to the primary entry (or entries) is required for all developments. Pedestrian access must also comply with 17.55.090 PEDESTRIAN WALKWAYS AND ACCESSES.

E. Landscaping. Open space and native landscape are a key defining feature of Eagle Mountain. The entirety of the required setback area must be landscaped in accordance with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING. Landscape shall align with waterwise planting requirements and turf grass is limited to areas where it will be actively used for recreation such as sports, playgrounds, and community event space within the development. Landscaping shall also comply with 17.55.080 LANDSCAPING IN PARKING AND DRIVE LANE AREAS and follow the Water Conservation and Management Plan proposed conservation measures and irrigation standards.

In alignment with section 17.100.050 Site plan development standards, there are screening requirements between any commercial properties abutting residential zones. These buffers shall conform to setback regulations and include trees every 30 feet, minimum and shrubs every 10 feet, minimum. The buffer area must also include a 6-foot tall solid wall ~~wall~~ (as measured from the highest ~~grade point~~elevation of the site up 6 feet) ~~on site and~~ to block any ~~commercial lighting~~light from vehicles queuing in the drive through ~~-~~from ~~entering~~shining into the residential area. ~~REFERENCE CODE SECTION HERE~~



Commercial Properties adjacent to Residential Properties are required to implement a landscape wall that is 6-feet from the highest grade on site.

F. Signage. Signage for a commercial development shall be rooted in the ground as a monument sign. Large aerial or pole signage is not permitted. The monument signage shall be located at each primary entryway and shall incorporate natural materials such as stone and/or wood. Individual business signage shall be wall or awning-mounted, and is permitted on a maximum of three sides of a building. Animated and digital building-based signage is not permitted. All signage shall comply with Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS (Chapter 6 of the Eagle Mountain Branding Playbook presents the City Signage, and should be used as a design reference for future developments.)

G. Activity Zone. The character of Eagle Mountain is exemplified by high-quality open spaces connected through vehicular and multi-use pathways. To maintain and enhance connections between the public right-of-way and areas of business, an activity zone is encouraged and may be required in front of the primary building. This zone shall include hardscape to support pedestrian activities such as outdoor dining, seating, sales area, covered entryways, etc.

Landscape elements such as hanging plants and small planters are encouraged in activity and circulation zones and shall be designed to ensure they enhance and do not interfere with pedestrian activities.

Table 3. Activity Zone Standards

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Activity zone	Required		Encouraged		
Minimum depth	10 'ft		15 'ft		
Minimum frontage	100% of building frontage	50% of building frontage	Min. 30 'ft of the façade length at the primary entryway		

~~Required:~~ Activity zones are required ~~in front of primary entrances~~ in CD, CN, and pad sites

Plaza and open space within retail developments enhances the pedestrian and shopping experience

~~C. Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade of a building.~~

~~1. Fire Access.~~

~~a. Access Off of a Minimum 26-Foot-Wide Over-Sized Alley or Service Drive (Functions in Such Case as a "Fire-Access Road"). The 26-foot-wide drive fire access, when used, shall be restricted to having parking along only one side (those sides which adjoin fire hydrants) and shall have "No Parking" signs posted along those same sides. In cases where a roadway~~

~~is at least 35 feet wide, parking may be allowed along both sides of a fire access road and no parking restriction will be required.~~

=

~~Appropriate – Multifamily facades not dominated by garages~~

~~Garages accessed by private service drive~~

~~D. Open/Plaza Space. It is important to treat the unbuilt portion of a site as a designed, functioning space. The different elements of a site shall be arranged in a way that maximizes useable open/plaza space. This is especially important in multifamily projects. Buildings should be clustered and open space should be combined in larger, more useable areas. Creativity with open space design is also encouraged.~~

~~Buildings are clustered to maximize useable open space~~

~~Plaza and open space within retail developments enhances the pedestrian and shopping experience~~

[Ord. O-46-2023 § 2 (Exh. A); Ord. O-02-2019 § 2 (Exh. A); Ord. O-11-2008 § 3 (Exh. B § 24.3)].

17.72.~~040~~ 060 Commercial Architectural standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to commercial ~~and multifamily~~ developments. V~~M~~inor variations to these standards may be considered by the Land Use Authority ~~planning commission and city council~~ with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

~~For the purpose of this section, a duplex or twin home shall not be considered a multifamily dwelling. The architectural design standards contained in this section shall not apply to duplex or twin home dwellings unless contained in a development agreement.~~

A. Architectural Style/Theme. Commercial buildings should be similar in style as significant adjacent buildings. All facades of commercial ~~and multifamily~~ structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

B. Primary Entrance. Building entries must be clearly identifiable through their design from the primary street frontage and the primary vehicular and pedestrian access points. All primary entries shall be sheltered either through a setback from the primary façade and/or through the inclusion of a sheltering feature such as an awning, arcade, or roof element that creates a protective entry. The sheltering elements shall extend a minimum of five feet.

~~B. Main Entrance. The main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall also be clearly identifiable, and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.~~

Required: *Clearly identifiable covered entry*

~~Multifamily unit entry defined with covered porch~~

~~*Inappropriate*~~*Not Permitted: Entryway not clearly defined; no sheltering element*

C. Building Height. The maximum allowable building height shall align with Chapter 17.35.040 COMMERCIAL DEVELOPMENT STANDARDS. An additional story may be permitted if the standards for upper level step-backs are met for Commercial Downtown, Commercial Community, and Commercial Regional zones.

Refer to 17.72.100 Appendix A: Commercial design – Height, Massing, and Articulation Diagrams for application of the following standards into each zone.

1. Commercial Downtown and Commercial Neighborhood. The ground floor shall be a minimum of 15 ~~'~~ft in height to preserve the prominence of pedestrian level experience.

D. Upper Level Step-backs. When used, step-backs shall be designed to maximize sight lines, create patio/balcony space, and provide visual interest and articulation. All areas that are stepped back shall be accessible to building users and include appropriate amenities and furnishings. The step-back from the main facade shall be equal to or greater than the floor height of the level being stepped back.

Refer to 17.72.100 Appendix A: Commercial design – Commercial Upper Level Step-backs Diagrams for application of the following standards into each zone.

1. Commercial Downtown. ~~T~~A third stories may ~~only~~ be permitted ~~upon~~following design review and approval by the Land Use Authority. To be considered for approval, a minimum of 30% of the length of the front elevation of the third floor shall be stepped back from the main façade. The step backs shall be prioritized at the corner(s) to reduce the perceived mass of the building.

2. Commercial Community and Commercial Regional. A fourth story is only permitted for ~~the uses~~certain buildings such as ~~including~~ higher education, healthcare, and hotel~~s~~s. If ~~the building has one of these uses~~a fourth story is permitted, a minimum of 20% of the length of the front elevation of the fourth floor shall be stepped back from the main façade. These step-backs are encouraged at the corners of the building to reduce the perceived scale of the building.

E. Level Differentiation. For Commercial Downtown (CD), Commercial Neighborhood (CN)~~.~~, and Commercial Community (CC) zones, buildings shall be designed with a clear delineation between the ground floor and upper floors. This may be articulated through material variation~~detailing such as cornices, lintels, and horizontal~~ or architectural detailing above the ground floor. Additional detailing and articulation at the cap or roof are required. This may be achieved through detail elements such as eaves, cornices, and frieze or bracket elements.

F. Façade Articulation. Vertical and horizontal articulation and relief reduces the perceived scale of buildings. All exterior walls facing a street, activity zone, or public space shall be articulated to reflect a human scale. This variation shall include the following strategies:

- Modulate the facade by stepping portions of the building in or out the distance required by Table 4 to create shadow lines and visually delineate areas of the building~~. O~~, or visually highlight the building column structure of the building by using ~~different materials or~~ detailing to ~~articulate~~express engaged columns at the building exterior with a change in plane at the column bays.
- Divide the storefront into distinct areas to provide visual interest. Storefront or window bays should not exceed the length specified without a break or change in material to reflect a human scale.

Table 4. Articulation Standards

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Maximum wall section without architectural variation on ground floor	35 ’ft		50 ’ft		
Maximum wall section without	70 ’ft		70’ ft		NA

architectural variation on upper floors			
Minimum façade step in or out	1’ ft	2’ ft	
Minimum change in plane at the column bays	4” in	6” in	NA
Maximum continuous storefront or window bays	20’ ft	25’ ft	30’ ft

Refer to 17.72.100 Appendix A: Commercial design – Height, Massing, and Articulation Diagrams and Architectural Detail Diagrams for application of the following standards into each zone.

Appropriate Articulation

Inappropriate Articulation

Not Permitted: Flat facades with only color changes

G. Window/Wall Ratio. A minimum window-to-wall ratio is required on the ground level at exterior walls facing a street, activity zone, or public space and a minimum or maximum window to wall ratio is identified for the upper levels. A minimum of 7.5% of the overall wall area shall be w~~W~~indows ~~are required~~ on all street facing facade~~s~~ s.~~at a minimum of 7.5%.~~

1. Commercial Downtown (CD) and Commercial Neighborhood (CN). ~~Windows must meet a 50% minimum of the ground level façade~~A minimum window-to-wall ratio of 50% is required at the ground floor facing a primary street and 35% at the ground floor facing a secondary street. The window-to-wall ratio shall not exceed 35% at upper levels~~Upper levels or non-primary facades may have up to 35% windows~~. Architectural detailing through a change of material or pattern is required at the head and sill of each window.

2. Commercial Community (CC), Commercial Regional (CR), and Business Park (BP). A minimum window-to-wall ratio of 25% is required~~Windows must meet a 25% minimum of~~ at ~~the ground level~~all street facing facades ~~façade~~. Architectural detailing is encouraged at the head and sill of each window.

H~~C~~. Roof ~~Design~~Expression. The primary roof form of a structure should help reduce the perceived scale of the building. ~~All commercial buildings shall contain either sloping roofs with overhanging eaves, or a decorative parapet and multiple roof planes and heights. Decorative cornices and roof projections such as cupolas or towers are also encouraged. Multifamily buildings shall contain overhanging eaves and multiple roof planes when pitched roofs are used, and varying parapet heights when flat roofs are used.~~

Flat roofs shall be screened with parapets on all sides of the building. The parapet height shall be sized to visually obscure any rooftop equipment from the pedestrian view from public and private streets. Where this is not viable, a ~~screen or wall~~wall or screen system shall be used to block rooftop equipment from view.

Pitched roofs shall be varied to ensure no singular roof element dominates the building. Pitched roofs shall be a minimum slope of 6:12, and shall not exceed more than 20% of the length of the facade.

Lower roof elements, trellises, awnings, and other architectural shade elements are required to create visual interest and provide a human scale. These shall be located over the main entry and over any occupied rooftop space.

1. Commercial Downtown (CD). Flat roofs are preferred. Pitched roof elements shall be used for architectural interest and variation. No pitched

roof shall extend more than 2~~5~~0% the length of the ~~primary~~ street-facing façade. ~~—~~Parapets shall be varied and feature cornice treatments and/or an architecturally detailed cap elements to clearly delineate the top of the building.

2. Commercial Neighborhood (CN) and Commercial Community (CC). A cap element is required to clearly delineate the top of the building.

3. Commercial Regional (CR) and Business Park (BP). The roof must be vertically varied in height with a minimum 2~~'~~ ft elevation change, ~~in conjunction~~aligned with horizontal articulation to add architectural interest to the building.

Refer to 17.72.100 Appendix A: Commercial design – Architectural Detail Diagrams for application of the following standards into each zone.

~~*Required:*~~ *Where pitched roofs are desired, they shall meet a minimum slope of 6:12*

Decorative parapets and multiple roof planes/projections are required for visual interest

~~D. Building Articulation. Vertical and horizontal articulation and relief reduces the perceived scale of buildings. Buildings shall include facade modulation (stepping portions of the facade), horizontal and vertical divisions (textures or materials), window patterns, offsets, recesses, projections, varied front setbacks or staggered and jogged unit planes within the same structure, and other techniques to help identify individual residential units in a multifamily structure, and to avoid large,~~

~~featureless and/or panelized surfaces on commercial buildings. Large uninterrupted expanses of a building wall are prohibited.~~

~~Appropriate Articulation~~

~~Inappropriate Articulation~~

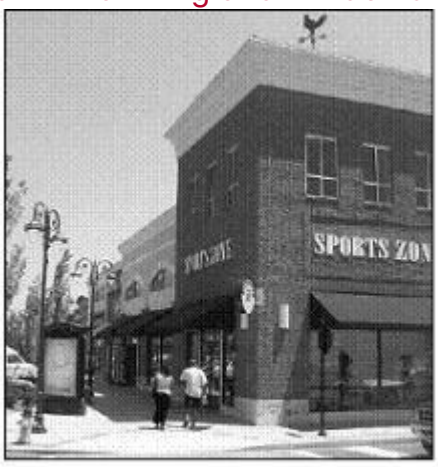
~~*Inappropriate*~~ *Not permitted due to lack of building articulation*

~~E. Architectural Detailing. Pedestrian-scaled architectural features/details shall be incorporated into commercial and multifamily buildings to orient the building to pedestrian activity and to increase the overall visual appeal of the structure.~~

~~1. Commercial buildings shall incorporate a majority of the following architectural details: reveals, canopies, awnings, popouts, columns, decorative~~

~~trim and moldings, architectural lighting, ornamental cornices, decorative masonry pattern, decorative doors and windows, exposed timbers, and trellis structures. All sides of a building shall include the chosen details.~~

~~Area between building entrances is treated with awning and windows to create a~~



~~pedestrian-friendly environment~~

~~Appropriate use of awnings, building materials, and windows addressing the street and sidewalk~~

~~Trellis structure, decorative parapet, building articulation, awnings~~

~~Tower feature, overhanging eaves, decorative windows, mix of building materials, trellis structures, etc.~~

~~2. Multifamily townhome buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable.~~

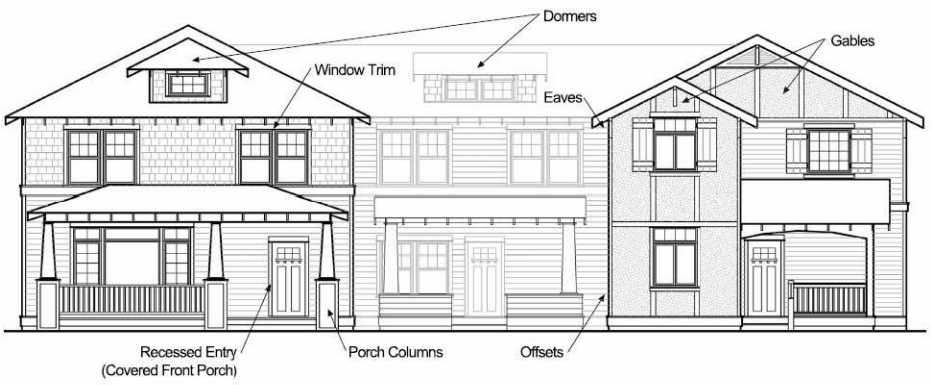
~~3. Multifamily stacked buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed~~

~~timbers, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable. In addition to the above standards, the following shall apply:~~

~~a. Each unit above grade shall include a minimum of a 50 square foot balcony;~~

~~b. At grade or below grade units shall include a minimum of a 75 square foot patio; and~~

~~c. If rooftop amenities are provided, such amenities shall not be used in the calculation of overall required development amenities.~~



~~Porches, window grids, material mix, building articulation~~

~~Porch, balcony, columns, building articulation, window grids, decorative garage doors, decorative roof treatments, multiple roof planes, variation in building color and materials~~

I~~F~~. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. The building facades shall be clad in high-quality, natural materials such as brick masonry, natural stone, wood, composite concrete siding that emulates traditional wood siding, and/or high-quality metal.

- Masonry and stone should reflect natural tones.
- Wood and wood-look materials should be natural in color.
- Painted, powder-coated and high-quality composite metals may be used, colors should be neutral grays and browns.

A material board with actual materials and colors shall be presented to the Land Use Authority for approval.

1. Commercial Neighborhood and Commercial Community. Wood and high-quality wood-look materials are encouraged to reflect the natural environment of Eagle Mountain.

Table 5. Building Material

	Commercial Downtown Area	Commercial Neighborhood	Commercial Community	Commercial Regional	Business Park
Percent of ~~primary~~high-quality material on ~~material on~~ all facades ~~visible from the public ROW~~visible from the primary street	80% shall be brick or stone masonry.	60% shall be high-quality natural material(s).		~~3~~50% shall be high-quality natural material(s).	20% shall be high-quality natural material(s).
Secondary material	One or more required.	One or more required and distinct in addition to glass			
Other façades ~~treatments~~	80% of all visible facades (not directly adjacent to other existing or planned buildings) ~~facades~~ shall be brick or stone masonry.	~~6~~40% of all visible facades (not directly adjacent to other planned buildings) ~~facades~~ shall be high quality natural material(s).		30% ~~of all visible (not directly adjacent to other planned buildings)~~ facades shall be high quality natural material(s).	1~~5~~0% ~~of all other facades~~ shall be high quality natural material(s). ~~should also include one or more of these materials for visual interest and quality.~~
Not Permitted ~~Building Materials~~	• Corrugated metal • EIFS • Flat panel façade materials	• Corrugated metal			~~10% of all other facades should also include one or more of these~~

					~~materials for visual interest and quality.~~

Sawgrass

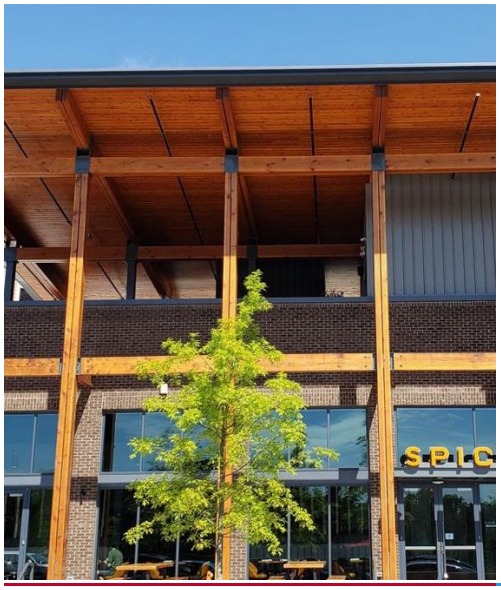
Tumbleweed

Bronzestone

Ironstone

Mocha

Recommended Brick Colors



Recommended: Masonry, stone, and metal materials are natural in appearance and complement each other

J. Accent Colors. Accent Colors may be used to support a business, brand, or highlight key architectural features or elements.

- No more than 7.5% of any façade ~~and should~~may be finished using an accent color. Accent colors and materials shall compliment the material palette above as well as the Eagle Mountain City Brand Standards, and shall be approved by the Land Use Authority.
- Artwork, signage and awnings as approved by the Land Use Authority are exempt from this standard.

1. Commercial Downtown. Accent colors may only be used to support a business brand through signage and awnings. Accent colors must be presented to and approved by the Land Use Authority.

Permitted: Accent colors used to support brand while complimenting building materials

~~Inappropriate~~Not Permitted: bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community

Refer to 17.72.100 Appendix A: Commercial design – Building Materials Diagrams for application of the following standards into each zone.

K~~l~~. Lighting. All lighting shall be dark sky approved and designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light ~~bulb or light~~ source (lamp) of building lighting shall not be visible from beyond the property. Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on aesthetics, glare, and adequate light for safety. A lighting plan and light~~ing~~ fixture design details are required with a site plan application.

Lighting ~~is aesthetic~~ aligns with the Eagle Mountain aesthetic~~in appearance~~ and directs light downward (dark-sky compliant)

L. Mechanical Equipment. All mechanical equipment shall be located behind the building(s), buffered from views ~~screened so as not to be visible from~~ from any public or private street(s). If equipment must be located in an area visible by the public ROW, the equipment shall be screened. Screens shall be ~~aesthetically incorporated into~~designed to reflect the design of the building -and shall ~~conform~~employ to the color and materials of the primary building. Screening includes walls, landscaping, parapet walls, or a combination thereof. All electrical service equipment should be painted to match the wall color or screened to blend with the surrounding ~~terrain~~environment.

M. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are prohibited as screening. The consolidation of trash areas between businesses is encouraged. ~~INSERT Code Reference for Screen Wall Height Here~~Refer to Chapter

17.100 SITE PLAN REVIEW section 17.100.060 Architectural requirements for more details.

Screening wall – same materials as building

[Ord. O-50-2023 § 2 (Exh. A); Ord. O-11-2023 § 2 (Exh. A); Ord. O-09-2017 § 2 (Exh. A); Ord. O-25-2008 § 2 (Exh. A §§ 24.4.9 – 24.4.12); Ord. O-11-2008 § 3 (Exh. B § 24.4)].

~~1. Multifamily structures shall utilize at least two exterior materials, including stucco, vinyl or fiber/cement siding, decorative rock/stone, brick, or other material deemed appropriate by the planning director. Each material shall be used on a minimum of 30 percent of the building, and used on all sides of the building. Other materials may be included as accents. Aluminum siding is prohibited.~~

~~2. All commercial buildings shall avoid large panelized products or featureless surfaces. Commercial buildings shall utilize an appropriate mixture of building materials on all sides, including brick, rock, fiber/cement siding, wood, glass, stucco, and colored architectural CMU (concrete masonry unit). Stucco may not be used on more than 50 percent of a building. Metal, plain CMU, or other~~

~~materials deemed appropriate by the planning commission and city council may be~~

~~used as accents only.~~

~~Varied materials: brick, stone, decorative CMU, and even tile and metal –~~

~~identifiable franchise elements~~

~~Architectural detailing and mixture of materials on all sides – especially all street-facing sides~~

~~G. Building Color. Buildings should not be restricted to using desert landscape colors, such as beige, tan, grays, browns, etc. A wide palette of colors is recommended, excluding any neon, ultra-bright, or reflective colors. A building's color palette should be similar to that of significant neighboring structures. Franchise colors and elements may be incorporated, but shall not overpower the architectural form/theme of the building and/or development.~~

~~Inappropriate: bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community~~

~~H. Multifamily Garage Doors. Garage doors shall not be the most prominent or visible feature on a building. They shall be accessed from the side or rear, or set back from the front facade. If garages are visible from the street, white doors are discouraged. Decorative doors are encouraged.~~

~~I. Lighting. All lighting shall be designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. The light bulb or light source of building lighting shall not be visible from beyond the property. Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on aesthetics, glare, and adequate light for safety. A lighting plan and lighting design details are required with a site plan application.~~

~~J. Mailbox Structures. Cluster mailboxes are generally required by the U.S. Postal Service for multifamily developments. These mailboxes, however, should not detract from the project, as they generally do when designed as a metal structure. Cluster mailboxes should emulate the buildings in materials and color.~~

~~Inappropriate~~

~~Appropriate~~

~~K. Mechanical Equipment. All mechanical equipment shall be screened so as not to be visible from any public or private streets. Screens shall be aesthetically incorporated into the design of the building and shall conform to the color and materials of the primary building. Screening includes walls, landscaping, parapet walls, or a combination. All electrical service equipment should be painted to match the wall color or screened to blend with the surrounding terrain.~~

~~Screening for mechanical equipment matches building in material and color~~

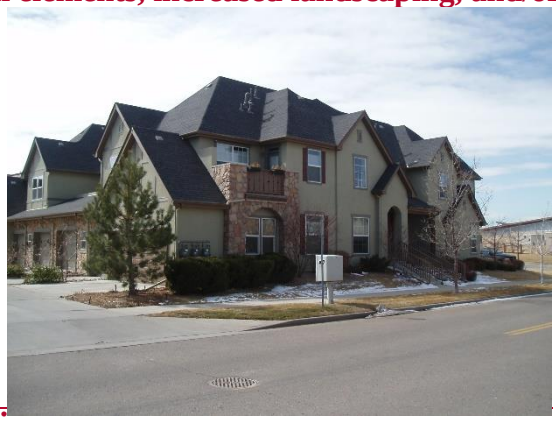
~~L. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are~~

prohibited as screening. The consolidation of trash areas between businesses is encouraged

Screening wall – same materials as building

[Ord. O-50-2023 § 2 (Exh. A); Ord. O-11-2023 § 2 (Exh. A); Ord. O-09-2017 § 2 (Exh. A); Ord. O-25-2008 § 2 (Exh. A §§ 24.4.9 – 24.4.12); Ord. O-11-2008 § 3 (Exh. B § 24.4)].

2. Multifamily Building Orientation. Multifamily developments often have buildings facing onto internal courtyards and open space. The buildings adjacent to streets, however, shall front those streets and provide a primary entrance toward the street. If the side of a building faces a street, an entrance should be provided on that facade. Blank walls and/or rear facades should not be placed adjacent to streets. Orienting the primary entrances to a courtyard or open space without addressing the street-facing facade with entrances, windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.



~~C. Multifamily Parking/Garages. Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade of a building.~~

~~1. Fire Access.~~

~~a. Access Off of a Minimum 26-Foot-Wide Over-Sized Alley or Service Drive (Functions in Such Case as a "Fire-Access Road"). The 26-foot-wide drive fire access, when used, shall be restricted to having parking along only one side (those sides which adjoin fire hydrants) and shall have "No Parking" signs posted along those same sides. In cases where a roadway is at least 35 feet wide, parking may be allowed along both sides of a fire access road and no parking restriction will be required.~~

~~Appropriate – Multifamily facades not dominated by garages~~

~~Garages accessed by private service drive~~

D. Open/Plaza Space. It is important to treat the unbuilt portion of a site as a designed, functioning space. The different elements of a site shall be arranged in a way that maximizes useable open/plaza space. This is especially important in multifamily projects. Buildings should be clustered and open space should be combined in larger, more useable areas. Creativity with open space design is also encouraged.

Buildings are clustered to maximize useable open space

17.72.070 Multi-family design standards.

These standards apply to buildings within the multi-family residential zones including MF1 and MF2. In addition to these standards, reference chapter 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS for building and layout restrictions. If the property falls within a designated character area, additional design and architectural standards may apply.

For the purpose of this section, a duplex or twin home shall not be considered a multifamily dwelling. The design standards contained in this section shall not apply to duplex or twin home dwellings unless contained in a development agreement.

The developer is responsible for construction of the public right-of-way elements associated with the project in accordance with Chapter 16 of the Eagle Mountain Municipal Code.

17.72.090 Multi-family site design.

A. ~~Building Location.~~ Building Location and Orientation. Buildings should be located at or near the minimum front setback line, with pedestrian access leading to the primary entrance and landscaping placed between the building(s) and the street. Multifamily developments often have buildings facing onto internal courtyards and open space. The buildings adjacent to streets, however, shall front those streets and provide a primary entrance toward the street.

Blank walls and/or rear facades sh~~ould~~all not be placed adjacent to or facing public streets. Orienting the primary entrances to a courtyard or open space without addressing the street-facing facade with entrances, windows, awnings, increased architectural elements, increased landscaping, and/or other pedestrian-oriented features is prohibited.

B. Parking. Surface and guest parking areas shall be located to the rear or side of buildings wherever feasible. Where parking may be visible from the primary street, it shall be screened by landscaping or other site elements.

C. Garages shall be placed to the rear of buildings, accessed by a service drive where feasible. If garages must be located on the side or front of the building(s), they shall be a minimum distance of 15' ft from each other. Any garages placed on the front facade, shall comply with the following standards so as to minimize their appearance from the street:

- Horizontally staggered back and forth;

- Setback 5 feet from the front entry facadefaçade;
  Setback at least 202 feet from the front property line; and
  Decorative in appearance.
-

1. Drive access. Driveways shall not exceed grades of 12 percent. Private services drive to residential parking areas are encouraged, in alignment with Title 16 SUBDIVISIONS, Table 16.35.30 (b). If a development includes 1-car garages, the dDriveways must meet abe a minimum of 252 -feet in length (beyond the sidewalk or adjacent alleyway to allow a car to park in the driveway without blocking the vehicular or pedestrian path). If a development includes a 1-car garage at each unit, they shall also and provide at least 1one additional covered parking space on the property for each unit.

Appropriate – Multifamily facades not dominated by garages

Garages accessed by private service drive

D. Vehicular circulation. Private services drives to residential parking areas are encouraged, in alignment with Title 16 SUBDIVISIONS, Table 16.35.30 (b).

Refer to 17.72.100 Appendix B: Multi-~~f~~Family ~~d~~Design – Site and Setting Diagrams for application of the following standards into each zone.

E. Open Space. Residential developments require improved open space in compliance with 17.25.040 RESIDENTIAL DEVELOPMENT STANDARDS. It is important to treat the unbuilt portion of a site as a designed, functioning space. The different buildings on site shall be arranged in a way that maximizes useable open/plaza space. Buildings should be clustered and open space should be

combined in larger, more useable areas. Creativity with open space design is also encouraged.

Buildings are clustered to maximize useable open space

F. Landscaping: Open space and native landscape are a key defining feature of Eagle Mountain. The entirety of setback area must be landscaped in accordance with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING. Landscape shall align with waterwise planting requirements and turf grass is limited to areas where it will be actively used for recreation such as sports, playgrounds, and community event space within the development. Landscaping in surface parking areas shall also comply with 17.55.080 LANDSCAPING in parking and drive lane areas. Traditional, landscaped front yards are required within the front setback. Landscaping shall align with Chapter 17.60 LANDSCAPING, BUFFERING, FENCING AND TRANSITIONING.

G. Signage. Signage for a multi-family development shall be rooted in the ground as a monument sign. Large aerial or pole signage is not permitted. The monument signage shall be located at each primary entryway and shall incorporate natural materials such as stone and/or wood. All signage shall comply with Chapter 17.80 SIGN REGULATIONS AND SIGN PERMITS (Chapter 6 of the Eagle Mountain Branding Playbook presents the City Signage, and should be used as a design reference for future developments.)

I. Lighting. All exterior lighting shall be dark sky complaint. All lighting shall be designed to be shielded and directed downward to prevent light glare from adversely affecting neighboring uses/properties. (Chapter 17.72 EMMC). Building lighting and parking lot lighting should be decorative in design to add to the architectural style and character of the building and area. Lighting shall be reviewed based on alignment with Eagle Mountain aesthetics, glare, and adequate light for safety.

[Ord. O-46-2023 § 2 (Exh. A); Ord. O-02-2019 § 2 (Exh. A); Ord. O-11-2008 § 3 (Exh. B § 24.3)].

17.72.090 Multi-family Architectural ~~s~~Standards.

The architectural elements of a building can either enhance the building's visual appeal or detract from the quality of the neighborhood. In order to prevent the construction of bland, out-of-scale buildings that are oriented to vehicular traffic and discourage pedestrian activity, the following minimum architectural standards shall be applied to multifamily developments. Minor variations to these standards may be considered by the planning commission and city council with very specific justification provided by the applicant of how the proposal is more appropriate for the neighborhood and of higher quality than the standard.

A. Architectural Style/Theme. All facades of multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

B. Main Entrance. The primary entrance for each unit for a townhouse, rowhouse, or stacked flat shall have a uniquely designed entrance. These entries shall be highlighted through the integration of a covered porch. Entryways (roofs and porches at a minimum) shall be set forward a minimum of ~~3~~three feet from the ~~primary~~front-most façade. If the side of a building faces a street, an entrance should be provided on that facade.

Mansion House or Big House style multi-family buildings may have shared entryways, but these entries shall be clearly identifiable and shall include a protective roof element with a minimum of ~~three~~five feet in depth.

Multifamily unit entry defined with covered porch

~~Not Permitted:~~ Entryways that not clearly defined~~:~~ and do not include ~~a~~no sheltering element are not permitted

C. Building Height. The maximum allowable building height is 35 feet and up to 3 stories. An additional story may be permitted if the standards for upper level setbacks are met. For any ancillary structure, the maximum height allowed is 10~~'~~ ft above primary structure. (Title 17.25 Residential Zones)

D. Upper Level Setbacks. Setbacks shall be designed to maximize sight lines, create patio/balcony space, and provide visual interest and articulation. The step back from the main facade shall be equal to or greater than the floor height.

1. An additional story may be permitted if a minimum of ~~3~~50% of the length of the front elevation of the ~~fourth~~third floor is stepped back from the main façade. The set back portions should be distributed along the length of the façade, and not clustered on one side or the other.

E. Unit Outdoor Amenities. Each unit above the ground floor shall include a minimum of a 50 square foot balcony or patio with a minimum of 5-foot depth. Each unit on the ground floor or below shall include a minimum of 75 square foot patio.

F. Façade Articulation. All facades shall include articulation. ~~All facades~~Facades shall not exceed 30 feet without horizontal articulation of at least 2 feet to create visual interest ~~and shadow patterns~~ along the elevation, avoiding ~~to avoid~~ monotonous building facades in accordance with 17.25 EMMC. A horizontal break in materials or horizontal articulation is also required between the second and third floors.

G. Window/Wall Ratio. The front façade should have a minimum of 20% window to wall ratio and the side and rear facades shall have a minimum 12.5% window to wall ratio. Side and rear facing windows shall have the same proportions as front façade windows ~~to carry~~for visual consistency on all sides of the building. All required windows shall be transparent. All windows on the primary façade shall incorporate at least two (2) of the following features

- ~~T~~High-quality trim or molding at least four inches in width
- Canopies, shutters, or awnings proportional to window size; and/or
- Recessed insets from the primary facade by at least ~~two~~two inches

H. Roof Expression. For multifamily buildings, both flat and pitched roofs may be permitted. No roof form shall exceed 30 feet in length without vertical articulation (flat roofs) or change of form (pitched roofs).

Pitched roofs are the most appropriate within Eagle Mountain City and shall meet the following standards:

- A minimum roof pitch of 6/12
- Overhanging eaves with a minimum 16-inch overhang at the eaves (including gutters) on non-gable ends
- Multiple roof planes per building and facade

- Deep eaves, overhangs, canopies and other architectural features that provide shelter from the elements in winter and shade in summer shall be incorporated in the building entryway.

Flat roofs are permitted where rooftop amenities are located. If a flat roof is used, it shall meet the following standards:

- Vary parapet height on all sides to visually obscure any rooftop equipment from the pedestrian view and from public and private streets.

Refer to 17.72.100 Appendix B: Multi-family design – Height, Massing, and Articulation, and Architectural Detail Diagrams for application of the following standards into each zone.

Decorative parapets and multiple roof planes/projections

I. Building Materials. Buildings should incorporate materials used throughout the city and be similar in character and architectural theme as significant neighboring structures. The primary building material shall be a human-scaled material such as brick, stone, or composite concrete siding that emulates traditional wood. A secondary material must be provided ~~for a~~to clad a minimum of ~~minimum of~~ 20% of ~~any street-facing building~~the primary facade ~~façade~~. Secondary materials must also have a human scale, and may include any of the materials noted above. Two materials shall be used on every façade, and n~~N~~on-street facing facades shall have a human-scaled material for a minimum of 35% of the facade.

- Masonry and stone should reflect natural tones.
- Wood and wood-look materials should be natural in color.
- Corrugated metal is not permitted.
- EIFS, stucco, or other more monolithic materials may only be used on non-street facing facades.

All proposed materials shall be presented to the Land Use Authority on a material board with actual product samples for approval.

All proposed exterior materials shall have a minimum 20-year warranty, which shall also be presented with the material board for approval.

Varied materials~~:~~ are required. B~~b~~rick, stone, ~~decorative CMU, and even tile and metal – identifiable franchise elements~~composite or wood-look siding are preferred to reflect the quality and character of Eagle Mountain.

J. Primary and Accent Colors. Each building, excluding the roof, shall use no more than four colors, maintaining a consistent color scheme that follows natural element patterns. A building's color palette should be similar to that of significant neighboring structures.

Accent Colors may be used to highlight key architectural features or elements. Accent colors and materials shall compliment the material palette as well as the Eagle Mountain City Brand Standards, and be approved by the Land Use Authority. Approved accent materials and colors may be used for up to 10% of the building finishes.

~~Permitted:~~ Natural colors that compliment the environment and adjacent building materials are preferred.

~~Not Permitted: bright~~Bright colors and creative architecture overpower the building form and clash with architecture and theming of neighboring buildings and community are not permitted.

K. Mailbox Structures. Cluster mailboxes are required by the U.S. Postal Service for multifamily developments. These design of these mailboxes ~~, however,~~ should not detract from the project~~, as they generally do when designed as a metal structure~~, but should ~~.~~ ~~Cluster mailboxes should~~ be designed to incorporate ~~emulate~~ the buildings' ~~in~~ materials and color.

Not Permitted

Encouraged

L. Mechanical Equipment. All mechanical equipment shall be screened so as not to be visible from any public or private streets. Screens shall be ~~aesthetically~~ ~~i~~designed to reflect the colors and materials of the primary building~~n~~(s)~~corporated into the design of the building and shall conform to the color and materials of the primary building~~. Screening may includes solid walls, landscaping, ~~parapet~~screened walls, or a combination thereof. All electrical service equipment should be painted to match the ~~wall color~~development or screened to blend with the surrounding terrain.

M. Storage, Loading Areas, and Trash Enclosures. Storage and loading areas and trash enclosures shall be located out of view from public streets, and shall be screened and designed with the architectural style of the building, including materials, colors, details, etc. Chain link fences and fencing with vinyl slats are prohibited as screening.

17.72.100 Appendix A: Commercial design.

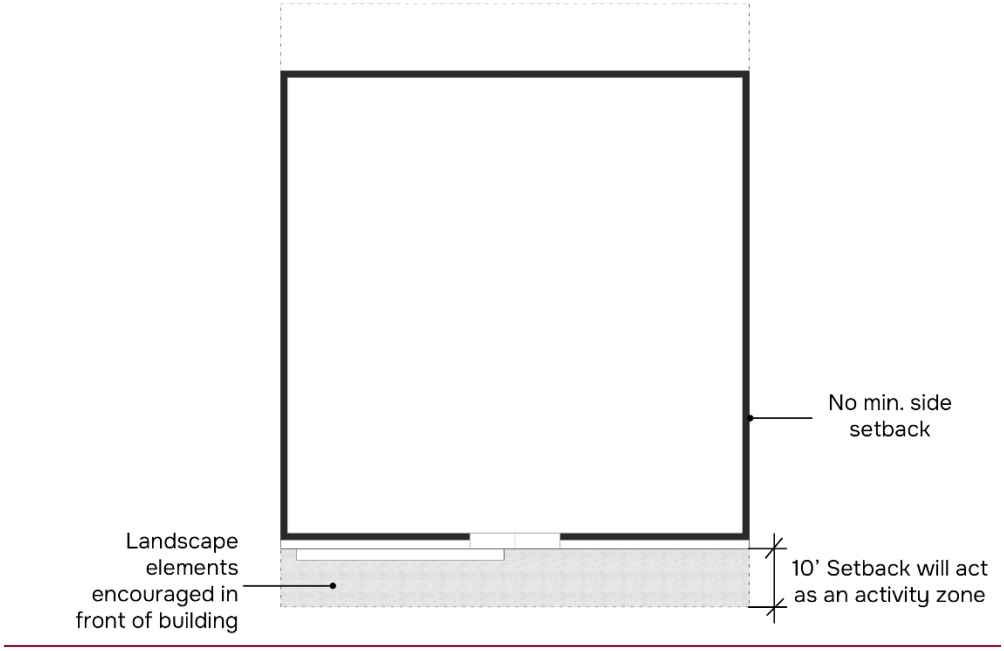
Commercial Downtown specific standards. Commercial Downtown developments shall be laid out and designed in accordance with the Downtown Master Plan.

	Commercial Downtown Setbacks
Front	Min. 10 f~~ee~~t, Max. 10 f~~ee~~t except the main entry which can be set back an additional 5 feet
Rear	Min. 10 f~~ee~~t
Side	~~Min.~~ 0 f~~ee~~t at interior sides, Min. 10 f~~ee~~t at side street(s) facing activity zone areas~~.~~

~~1. Downtown Commercial Areas. Parking shall be located as indicated in the Downtown Master Plan.~~

Commercial Diagram References

Site and Setting Diagrams.



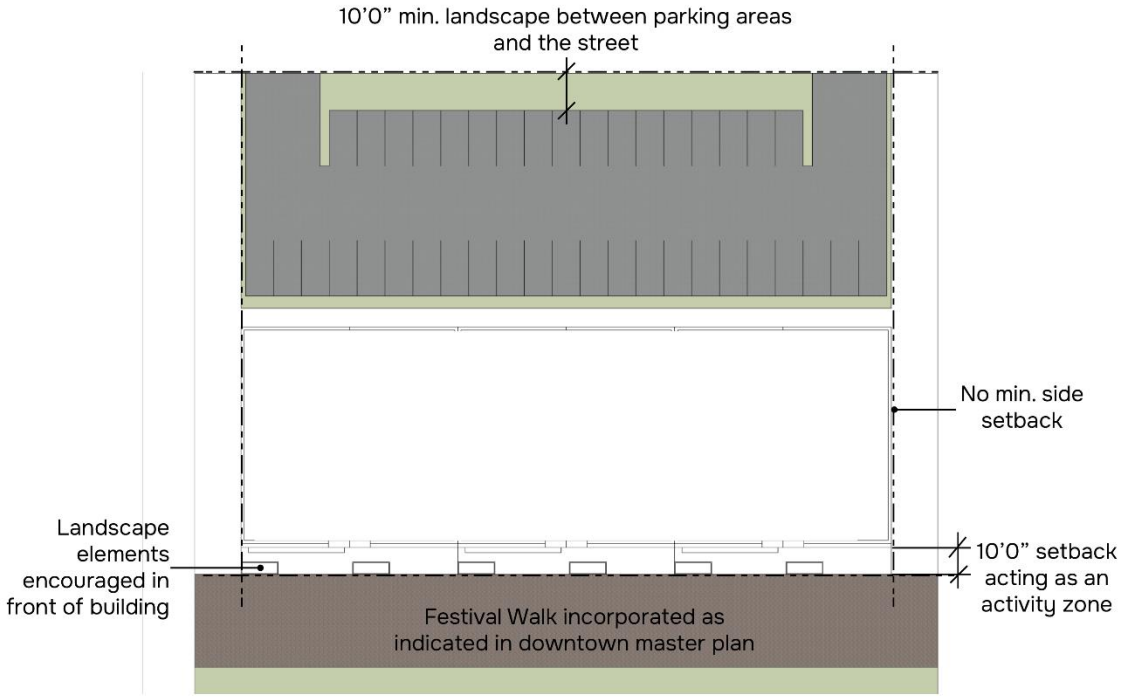


Diagram 1. Commercial Downtown Site and Setting

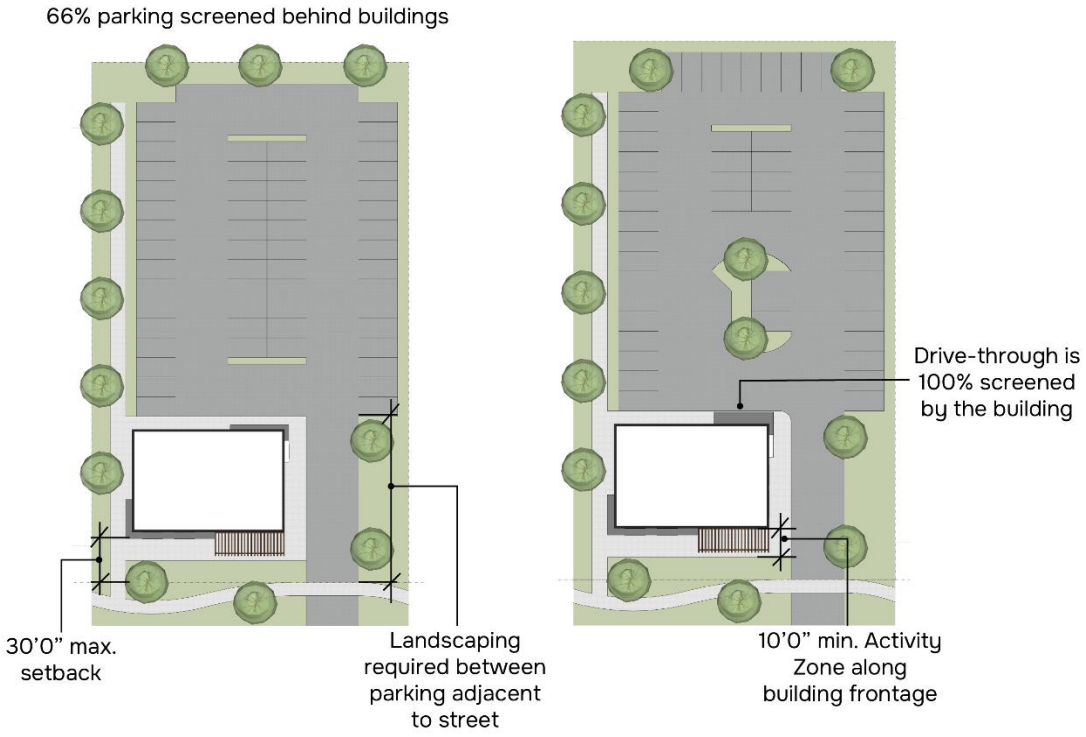


Diagram 2. Commercial Neighborhood Site and Setting

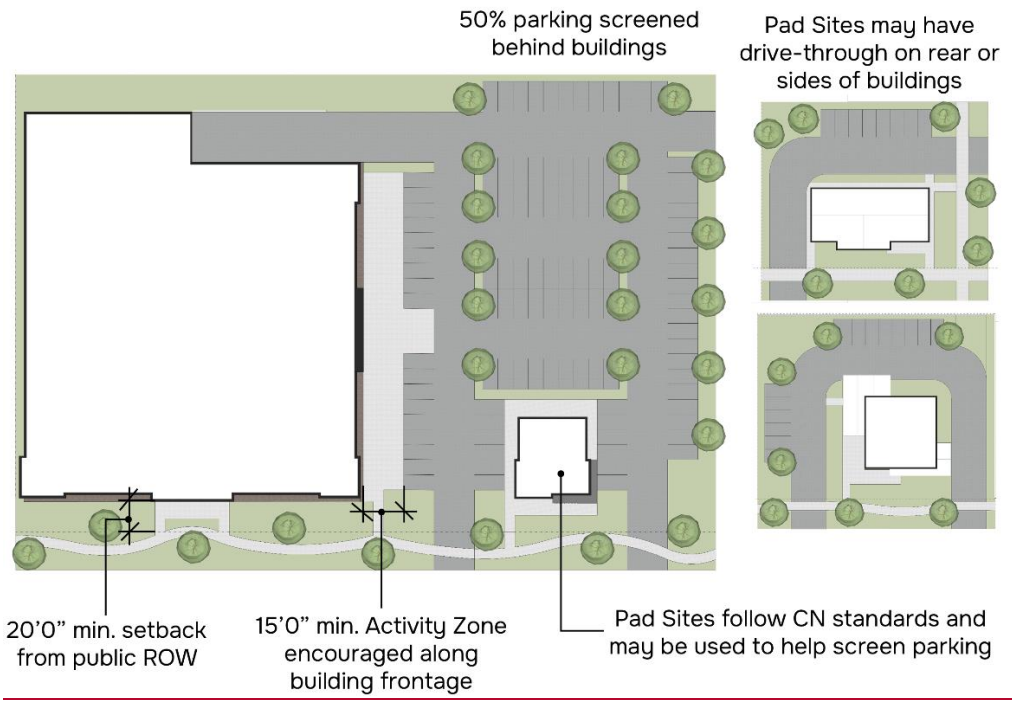


Diagram 3. Commercial Community and Commercial Regional Site and Setting

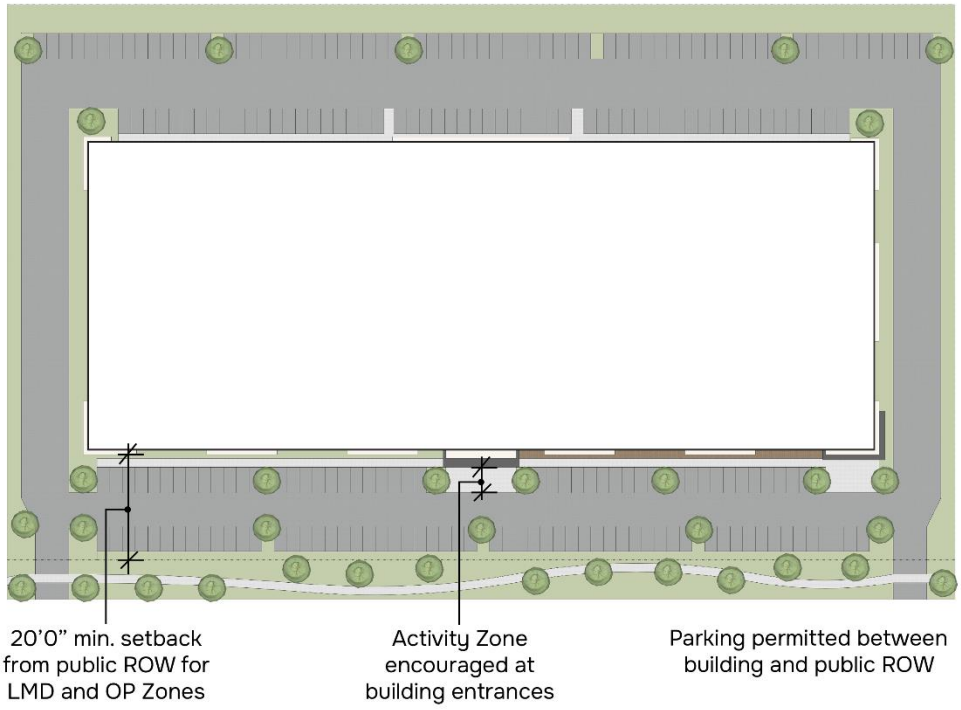


Diagram 4. Business Park Site and Setting

Height, Massing, and Articulation Diagrams.

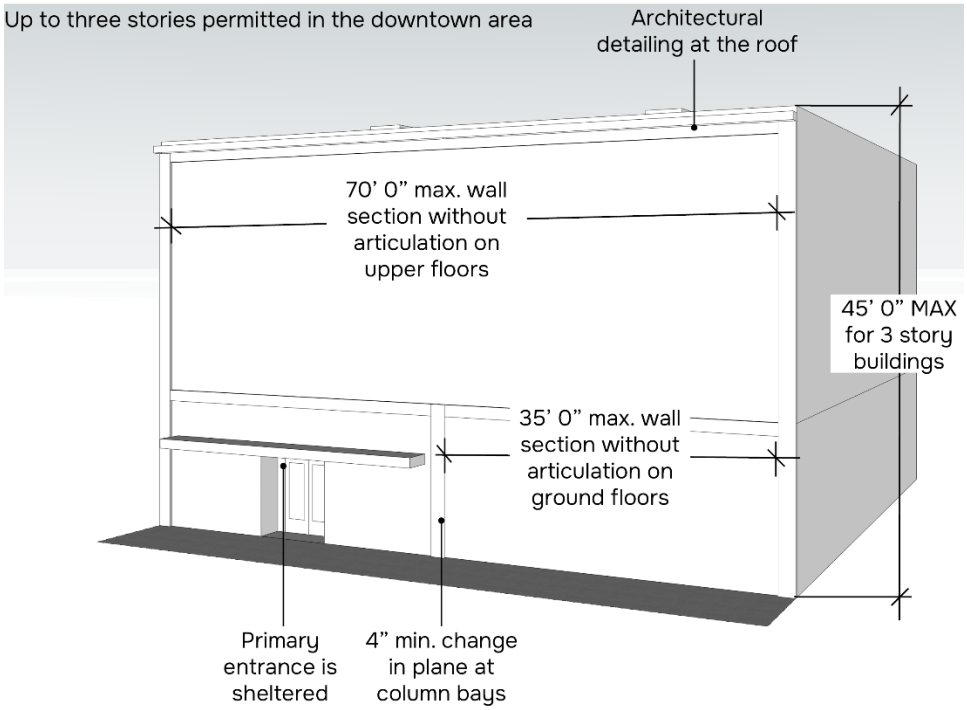


Diagram 5. Commercial Downtown Height, Massing, and Articulation

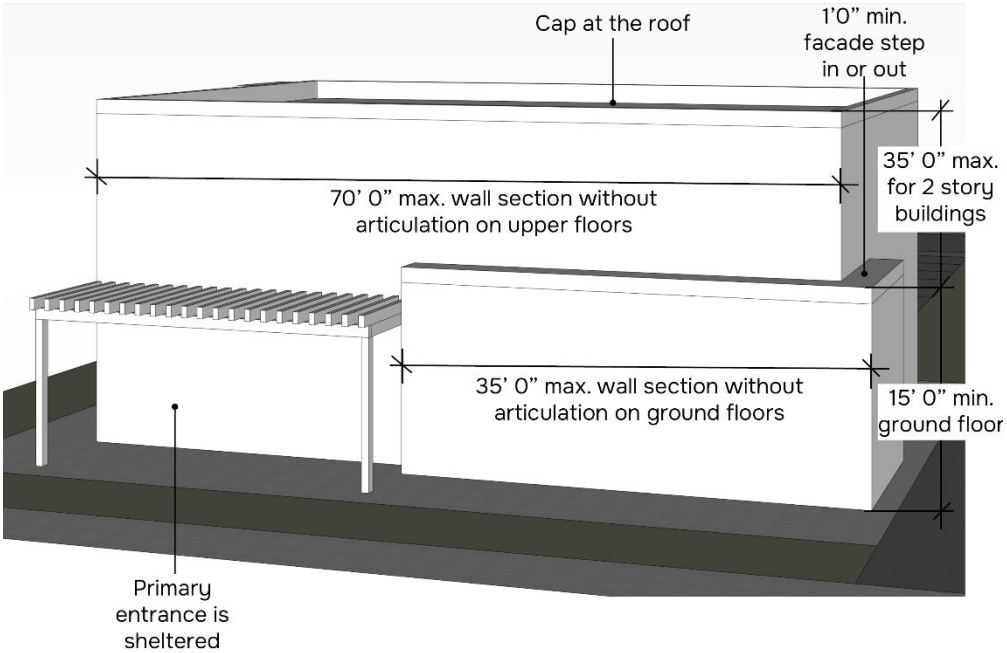


Diagram 6. Commercial Downtown and Commercial Neighborhood Height, Massing, and Articulation

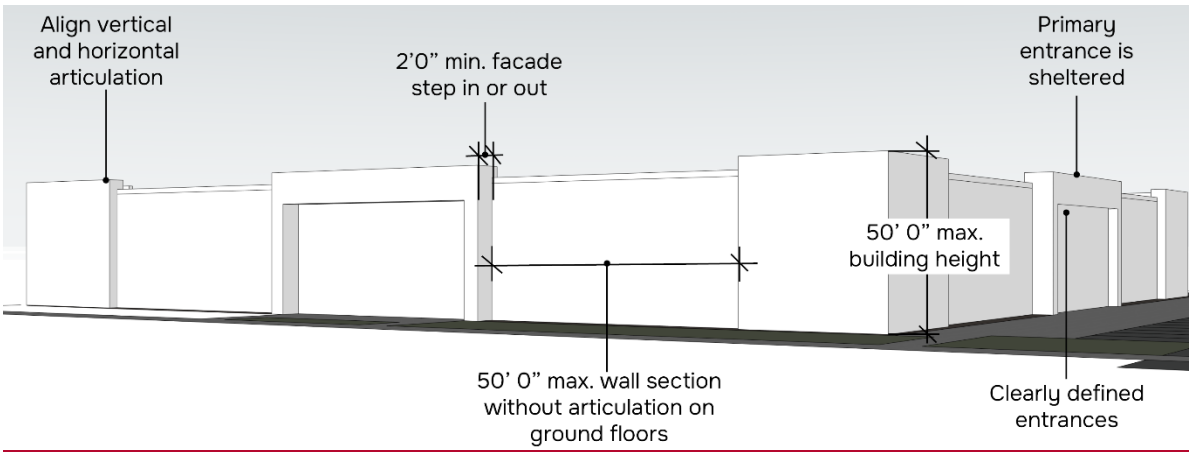


Diagram 7. Commercial Community and Commercial Regional Height, Massing, and Articulation

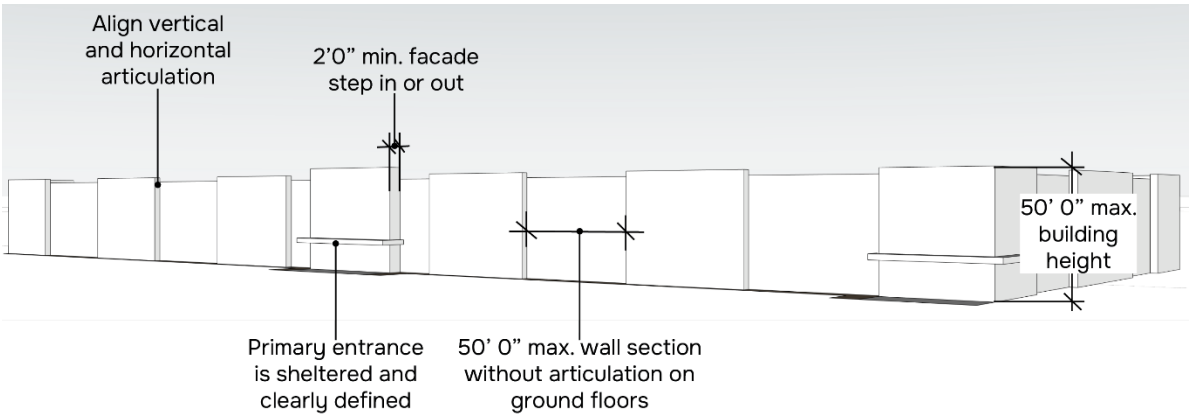


Diagram 8. Business Park Height, Massing, and Articulation

Upper Level Step-backs Diagram.

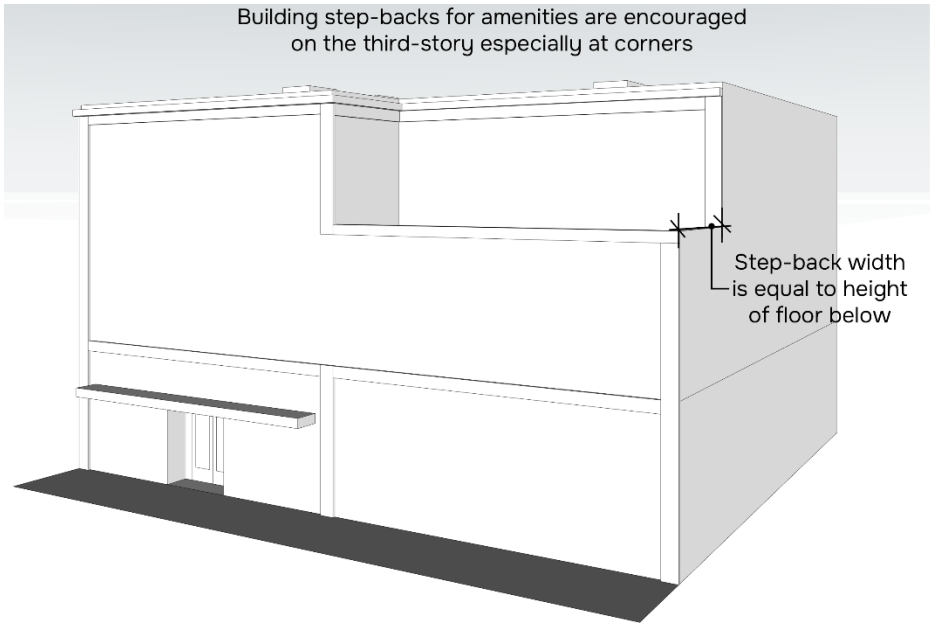


Diagram 9. Commercial Downtown Step-back (not required)

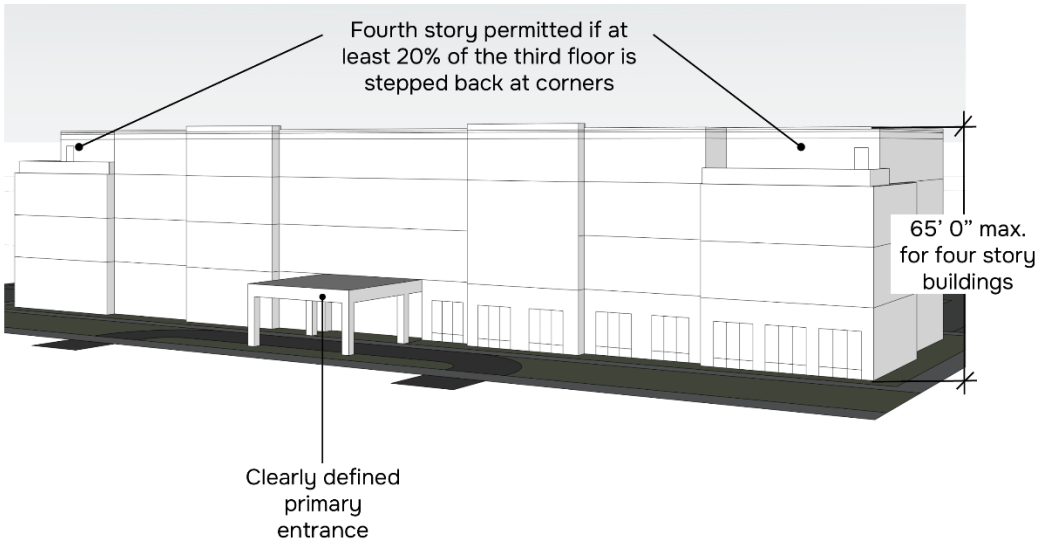


Diagram 10. Commercial Community and Commercial Regional Step-back

Architectural Detail Diagrams.

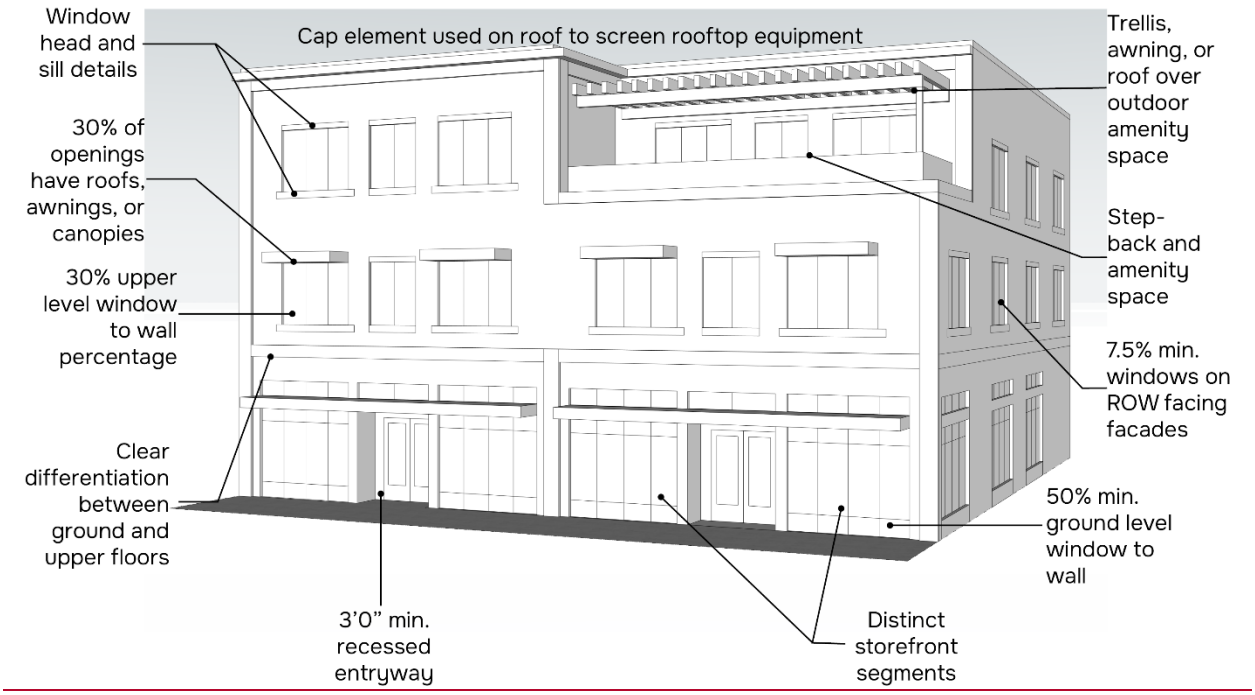


Diagram 11. Commercial Downtown Architectural Detail

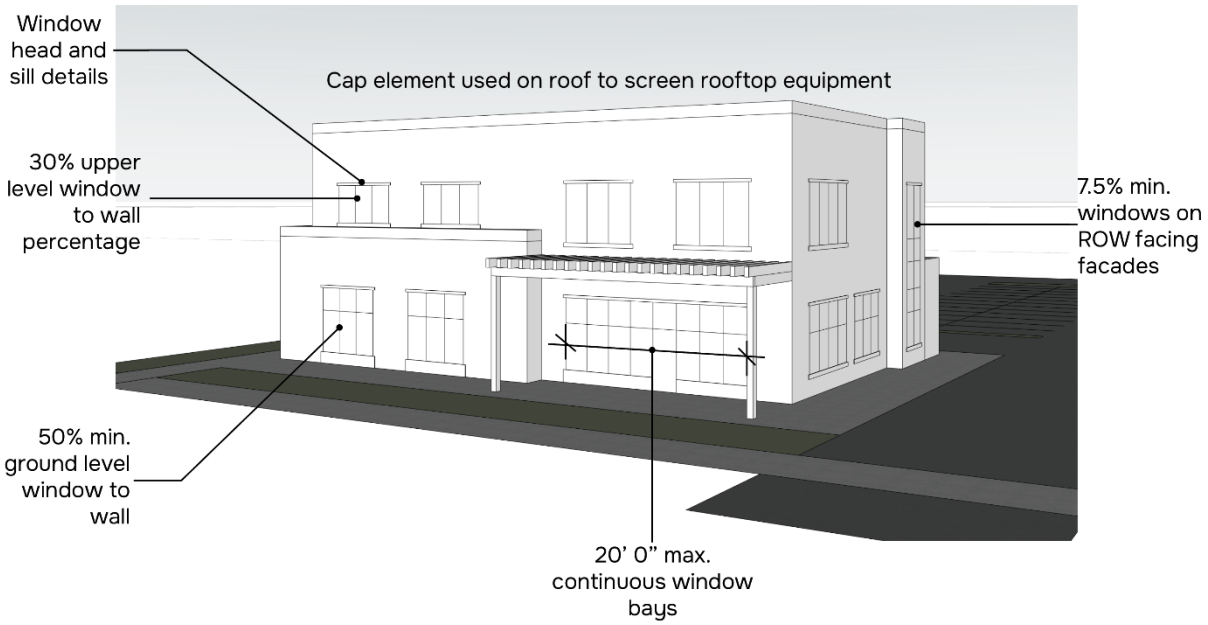


Diagram 12. Commercial Neighborhood Architectural Detail

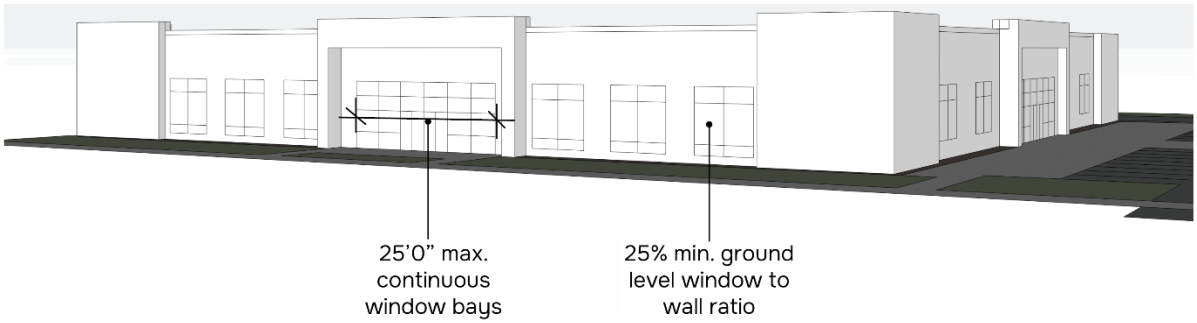


Diagram 13. Commercial Community and Commercial Regional Architectural Detail

Diagram 14. Business Park Architectural Detail

Building Materials Diagrams.

Diagram 15. Commercial Downtown Materials

Diagram 16. Commercial Neighborhood Materials

Diagram 17. Commercial Community and Commercial Regional Materials

Diagram 18. Business Park Materials

17.72.110 Appendix B: Multi-family design.

Site/Setting Diagrams.

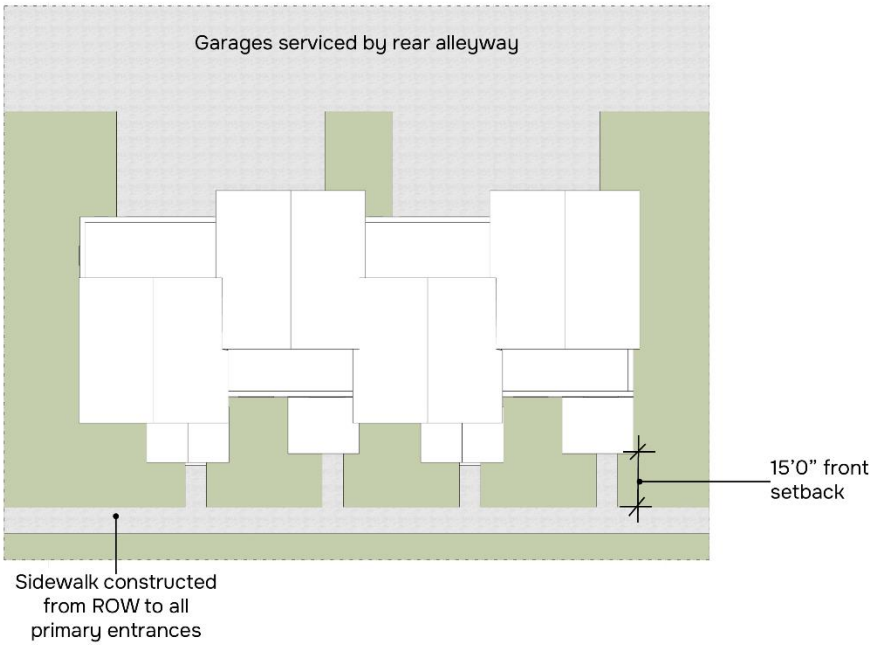


Diagram 19. Multi-family Site and Setting with Alley Access

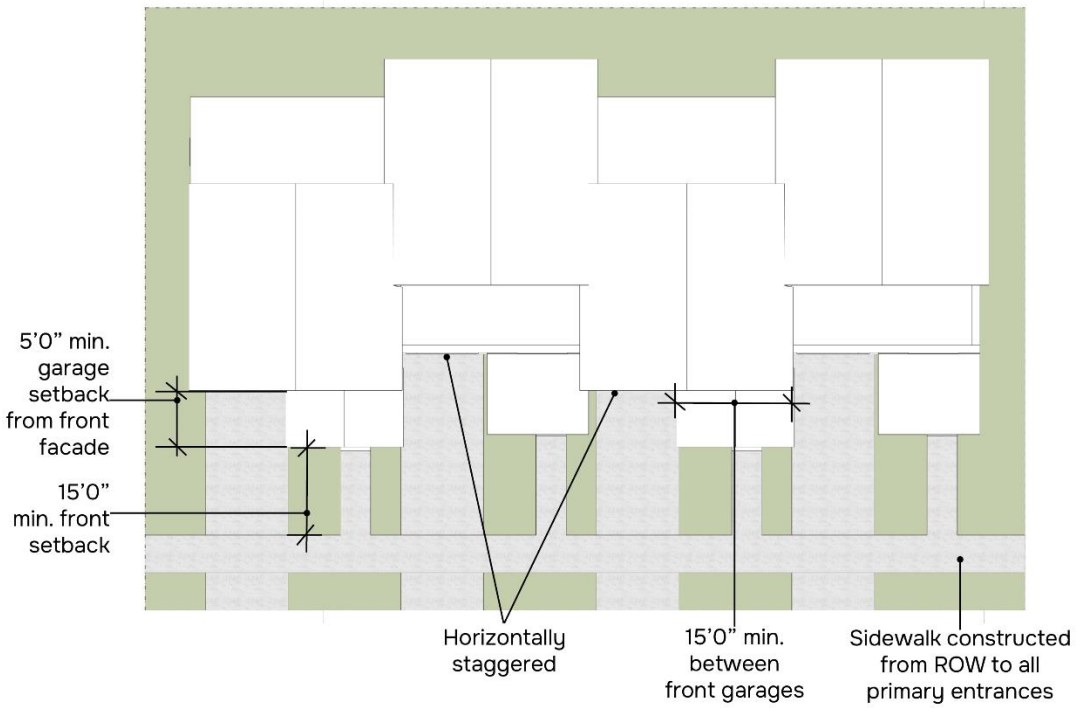


Diagram 20. Multi-family Site and Setting with Front Garages

Building Height, Massing, Articulation, and Architectural Detail Diagrams.

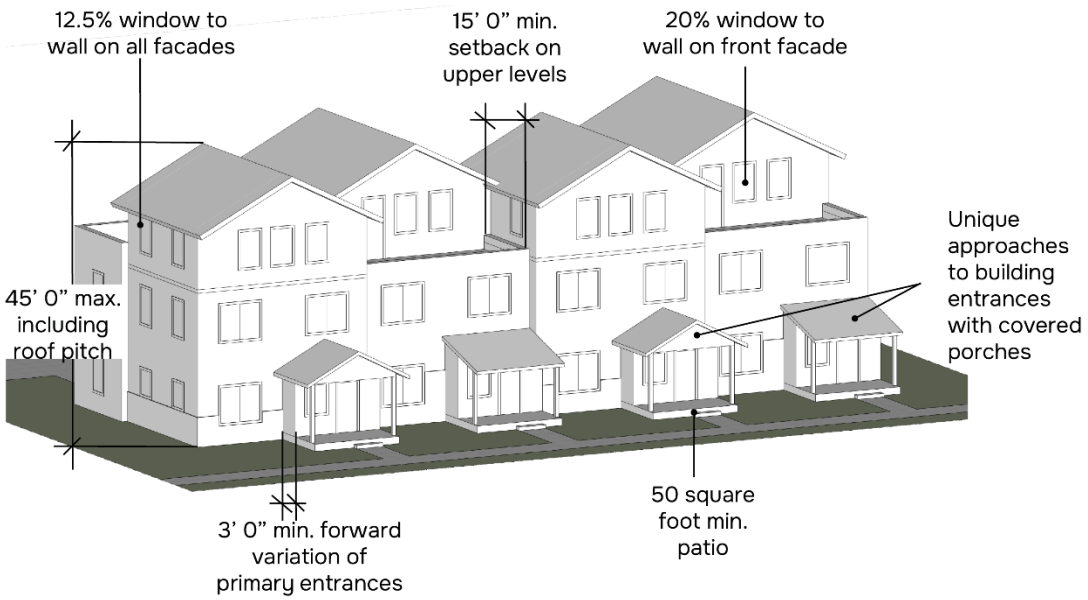


Diagram 21. Multi-Family Height, Massing, Articulation, and Architectural Detail with Alley Access

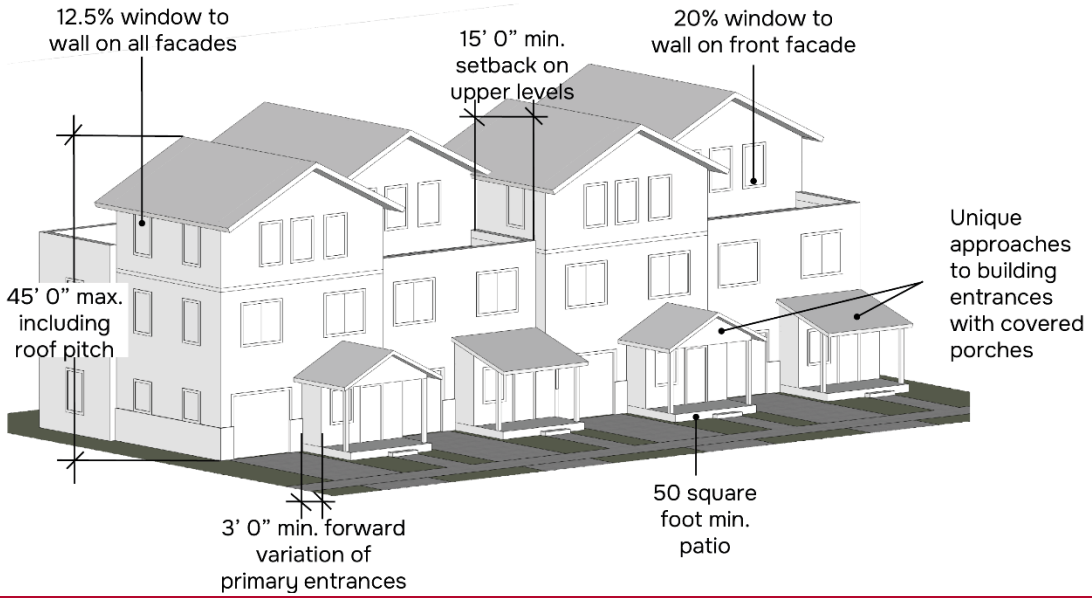


Diagram 22. Multi-Family Height, Massing, Articulation, and Architectural Detail with Front Garages

Building Materials Diagrams.

Diagram 23. Multi-family Materials with Alley Access

Diagram 24. Multi-Family Materials with Front Garages