

***Recording Requested By and  
When Recorded Return to:***

City of West Jordan  
Attention: City Recorder  
8000 South Redwood Road  
West Jordan, Utah 84088

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For Recording Purposes Do  
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH  
**ORDINANCE NO. 25-45**

**AN ORDINANCE APPROVING A SUB-AREA 2 PLAN  
FOR “DRY CREEK HIGHLANDS”, PREVIOUSLY KNOWN AS JONES RANCH,  
LOCATED AT APPROXIMATELY 9000 SOUTH 6400 WEST  
Parcel Nos. 26-03-200-010, 26-03-200-011, and 26-03-100-008**

**WHEREAS**, the City of West Jordan, a municipality and political subdivision of the State of Utah (the “**City**”), and Ivory Development, LLC, a Utah limited liability company or its successors and assigns (the “**Master Developer**”) are parties to that certain Development Agreement, with an effective date of November 4, 2020, as amended (collectively, the “**Development Agreement**”) regarding, among other items, the obligations of the Parties with respect to the installation of required infrastructure improvements in the Jones Ranch Development, located at approximately 9000 South 6400 West, and presently known as Dry Creek Highlands Development, as described in the legal description attached to the Development Agreement (“**Development**”); and

**WHEREAS**, the City previously approved a Sub-Area 1 Plan and an amended Sub-Area 1 Plan for the Development (“**Amended Sub-Area 1 Plan**”); and

**WHEREAS**, the Master Developer now desires that the City consider the approval of a Sub-Area 2 Plan for the Development (“**Sub-Area 2 Plan**”); and

**WHEREAS**, on September 2, 2025, the Application was considered by the West Jordan Planning Commission (“**Planning Commission**”), which held a public hearing, and which made a recommendation to the West Jordan City Council (“**City Council**”) concerning the Sub-Area 2 Plan; and

**WHEREAS**, a public hearing was held before the City Council on September 23, 2025, concerning the Sub-Area 2 Plan; and

**WHEREAS**, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to approve the Sub-Area 2 Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

**Section 1. Approval and Applicability.** The Sub-Area 2 Plan (for Dry Creek Highlands), attached as Attachment A, is approved. Therefore, the Property shall hereafter be subject to the Sub-Area 2 Plan.


**Section 2. Severability.** If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**Section 3. Effective Date.** This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 23<sup>RD</sup> DAY OF SEPTEMBER 2025.

CITY OF WEST JORDAN  
Kayleen Whitelock  
Kayleen Whitelock (Sep 25, 2025 09:42:32 MDT)  
Kayleen Whitelock  
Council Chair

ATTEST:

Cindy M. Quick   
Cindy M. Quick, MMC  
Council Office Clerk

**Voting by the City Council**

Chair Kayleen Whitelock  
Vice Chair Bob Bedore  
Council Member Pamela Bloom  
Council Member Kelvin Green  
Council Member Zach Jacob  
Council Member Chad Lamb  
Council Member Kent Shelton

"YES"	"NO"
<input checked="" type="checkbox"/>	<input type="checkbox"/>
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(continued on the next page)

**PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON SEPTEMBER 24, 2025.**

Mayor's Action:   X   Approve        Veto

By: 

Mayor Dirk Burton

Sep 25, 2025

Date

ATTEST:



Tangee Sloan, MMC, UCC  
City Recorder

**STATEMENT OF APPROVAL/PASSAGE (check one)**

  X   The Mayor approved and signed Ordinance No. 25-45.

       The Mayor vetoed Ordinance No. 25-45 on                                  and the City Council timely overrode the veto of the Mayor by a vote of        to       .

       Ordinance No. 25-45 became effective by operation of law without the Mayor's approval or disapproval.



Tangee Sloan, MMC, UCC  
City Recorder

**CERTIFICATE OF PUBLICATION**

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the   29   day of   September   2025. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.



Tangee Sloan, MMC, UCC  
City Recorder

**Attachment A to  
ORDINANCE NO. 25-45**

**AN ORDINANCE APPROVING A SUB-AREA 2 PLAN  
FOR “DRY CREEK HIGHLANDS”, PREVIOUSLY KNOWN AS JONES RANCH,  
LOCATED AT APPROXIMATELY 9000 SOUTH 6400 WEST  
Parcel Nos. 26-03-200-010, 26-03-200-011, and 26-03-100-008**

**Sub-Area 2 Plan for  
Jones Ranch, Currently Known as “Dry Creek Highlands”  
(See the attached pages.)**



## ***DRY CREEK HIGHLANDS SUB-AREA PLAN 2***

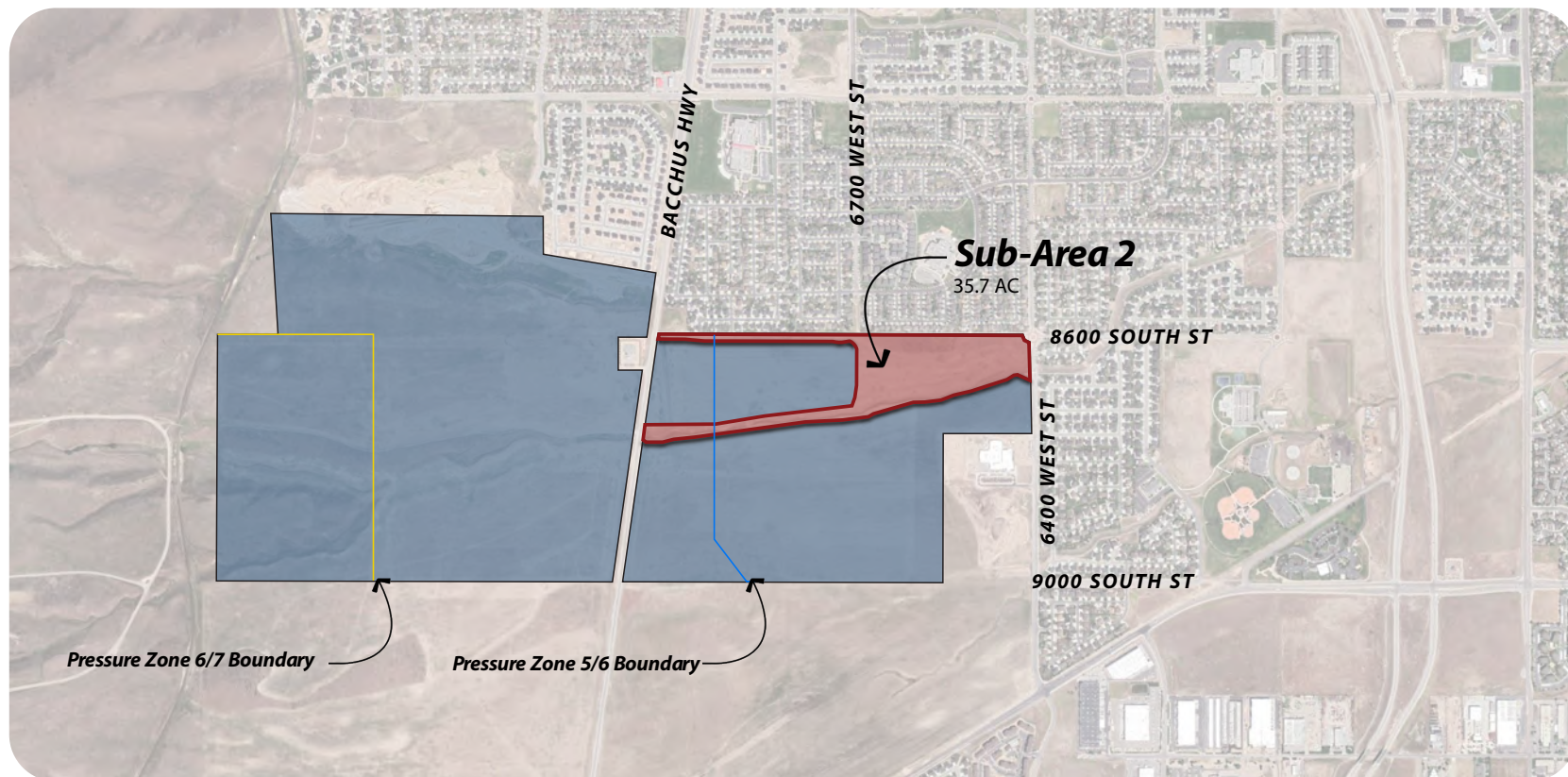
***CONSISTING OF VILLAGE 2 AND PART OF VILLAGE 3  
OF THE JONES RANCH MASTER DEVELOPMENT PLAN***



***This SUB-AREA PLAN and all other Dry Creek Highlands sub-area plans reflect and are subject to what is currently referred to as the Jones Ranch Master Development Plan & Jones Ranch Master Development Agreement.***

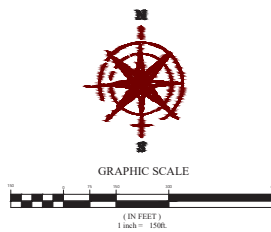
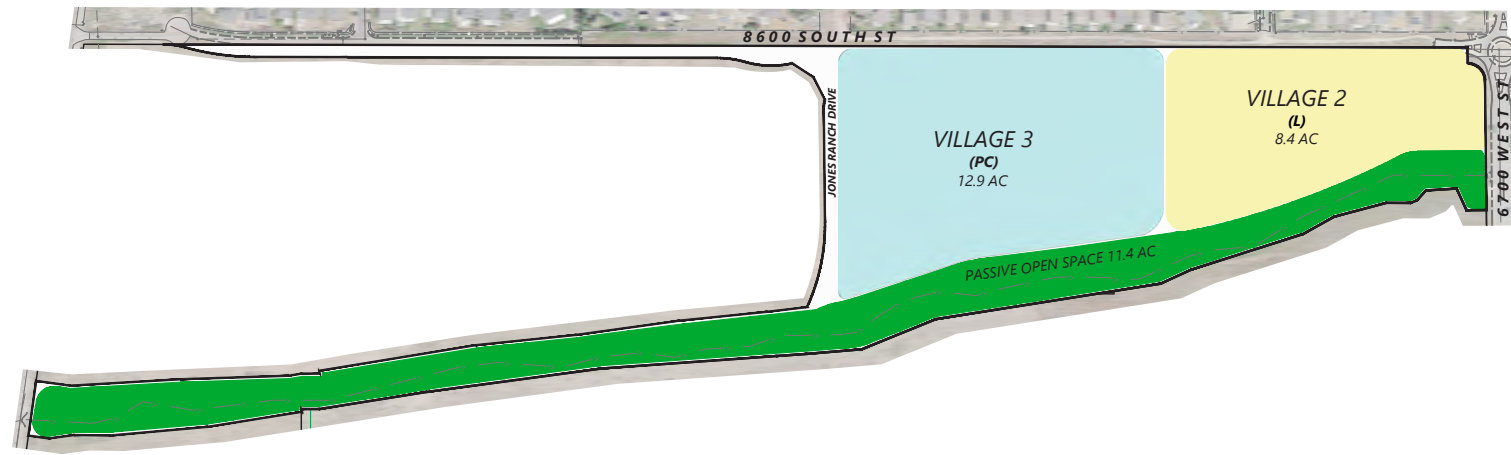
## **DRY CREEK HIGHLANDS SUB-AREA PLAN 2**

### CONTEXT MAP



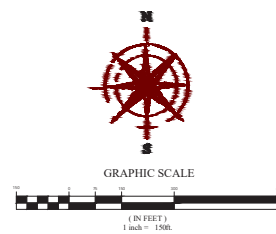
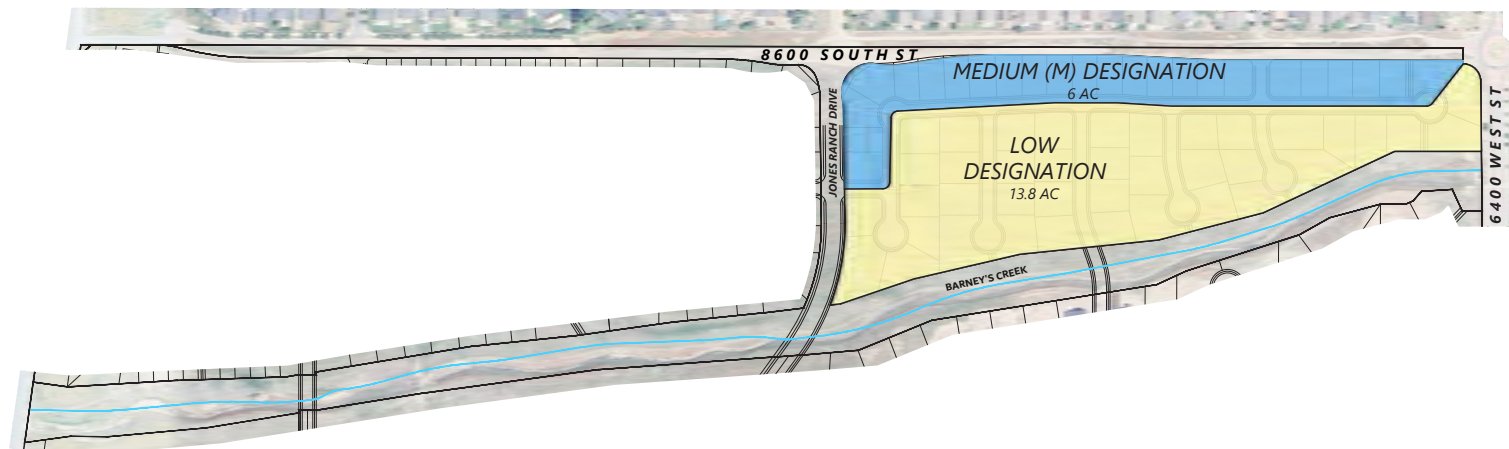
# DRY CREEK HIGHLANDS SUB-AREA PLAN 2

## VILLAGES WITHIN PHASE SUB-AREA 2



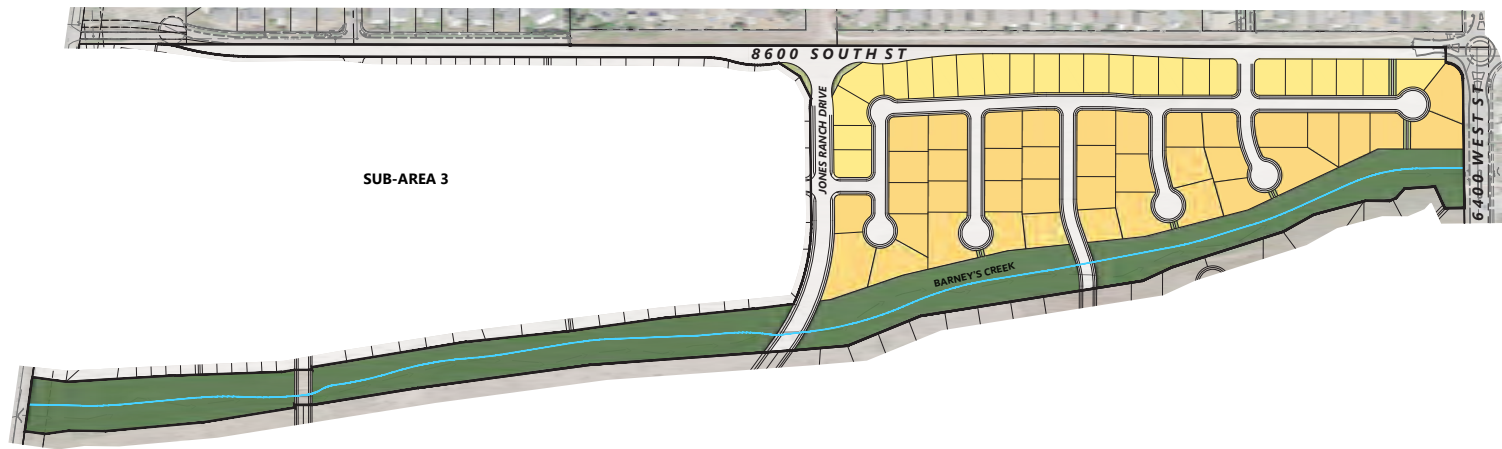
## **DRY CREEK HIGHLANDS SUB-AREA PLAN 2**

### HOUSING DESIGNATION



# DRY CREEK HIGHLANDS SUB-AREA PLAN 2

## PRODUCT PLAN



**PRODUCT OVERVIEW**

- (L) LOW DESIGNATION (1 to 3 U/AC.)
- (M) MEDIUM DESIGNATION (3. to 5.5 U/AC.)

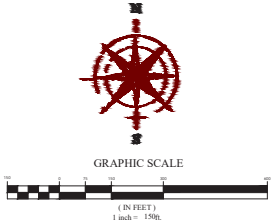
NOTE: Public Improvements (Sidewalk, Park Strip, Streetscape, etc.) to 6400 West will be completed by Ivory Homes

QTY	UNIT	
	PERCENTAGE	
39	61.9%	
24	38.1%	
63 TOTAL		

**OPEN SPACE TABULATIONS**

BARNEY'S CREEK:	11.4 ACRES
ADDITIONAL OPEN SPACE THROUGHOUT VILLAGES: (1.2% OF 14 ACRES THROUGHOUT JONES RANCH MDP)	0.18 ACRES

DRY CREEK HIGHLANDS  west jordan, utah





# **DRY CREEK HIGHLANDS SUB-AREA PLAN 2** **PRODUCT EXAMPLES (1 OF 2)**

## **Low (L) Designation**

Homes within the Low designation will be traditional single family detached homes sited on lots 10,000 square feet or larger, with a minimum lot width of 90 feet.

The Low designation villages will include large yards with front or side load garages, well-spaced homes, and will be located on both the east and west side of Dry Creek Highlands. The images below generally illustrate the architectural character of homes within the Low designation.



## **Medium (M) Designation**

Homes within the Medium designation will be traditional single family detached homes sited on lots 6,000 square feet or larger, with a minimum lot width of 70 feet.

The homes within the Medium designation villages will feature medium sized yards, front or side load garages, and will be located throughout the Dry Creek Highlands community. The images below generally illustrate the architectural character of homes within the Medium designation.

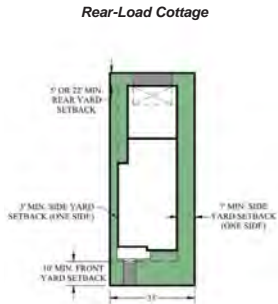
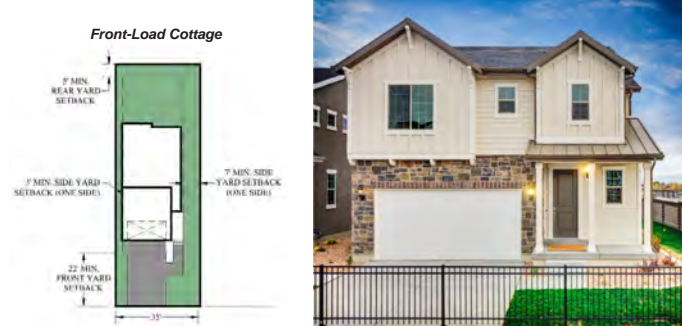


# **DRY CREEK HIGHLANDS SUB-AREA PLAN 2** **PRODUCT EXAMPLES (2 OF 2)**

## **High (H) Designation**

Homes in the High designation will include a variety of housing types including, but not limited to, single family, cluster homes with shared driveways, and townhomes.

The homes within the High designation villages may be attached or detached, and will have two-car garages that can be accessed from the front or rear of the home. In the Jones Ranch MDP these homes are located centrally and near Bacchus Highway. The images below generally illustrate the architectural character of homes within the High designation. Homes closer than five feet (5') to the property line require a firewall per International Building Code (IBC).



Rear-yard setbacks on rear-load cottages & townhomes shall be either 5' or 22'. In the event that the rear-load townhome has a 22' rear setback, the front setback shall be 10' instead of 22'. All rear-load towns & cluster homes shall have garage access from private lanes only.



Note: All rear-load townhomes and cluster homes shall have garage access from private lanes only.

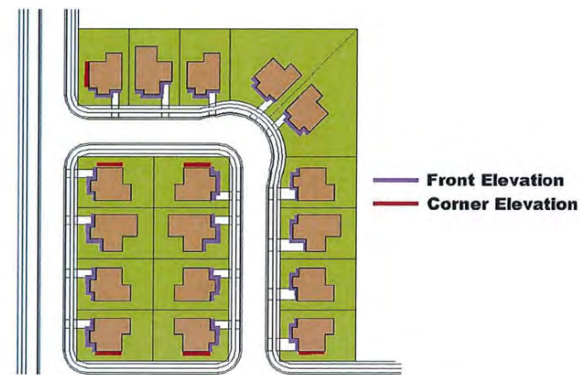
## **DRY CREEK HIGHLANDS SUB-AREA PLAN 2**

### **ARCHITECTURAL DESIGN GUIDELINES**

*DRY CREEK HIGHLANDS SUB-AREA 2 to comply with all architectural design guidelines outlined in the Jones Ranch Master Development Plan detailed on pages 44 to 63*

#### **FACADE ZONES**

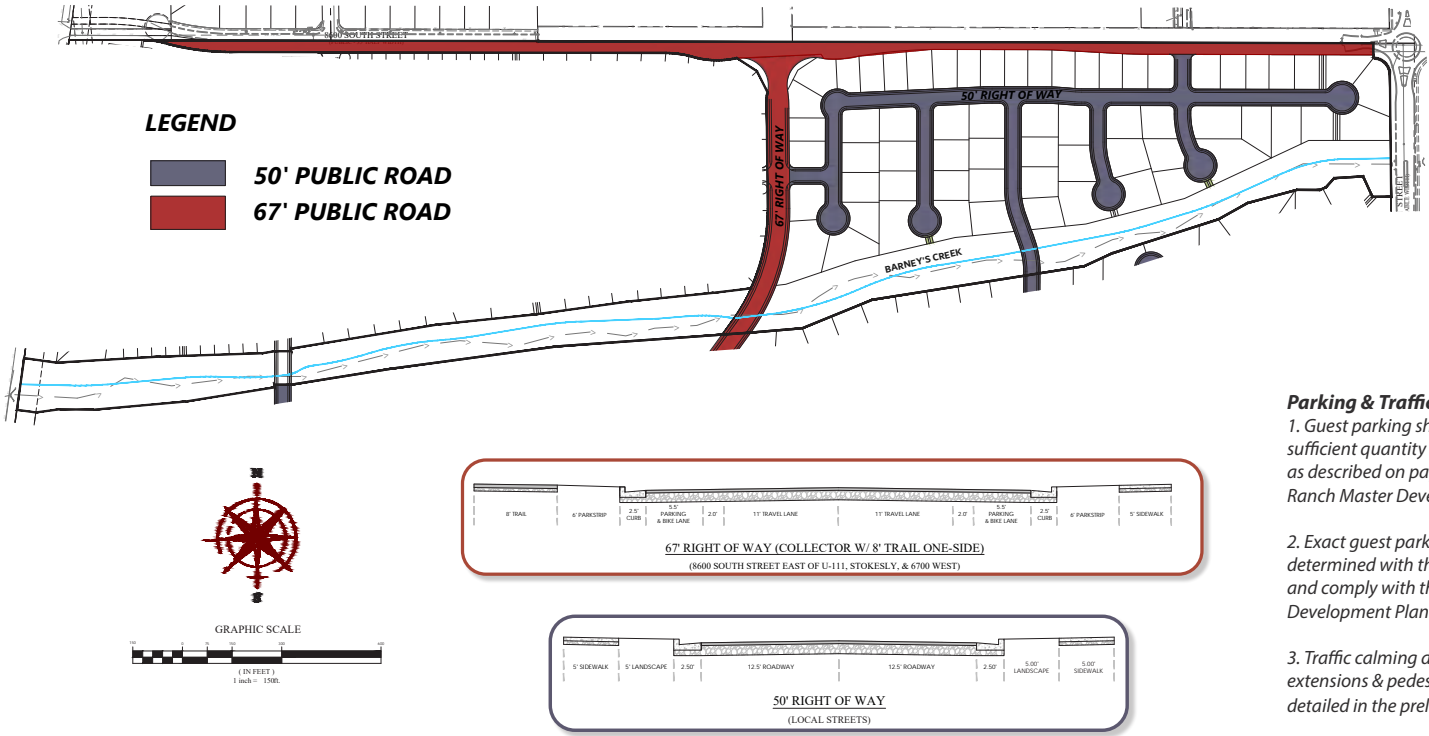
*Front and corner lot elevations that are visible from public areas are important to community character. It is imperative for these facades to be articulated to improve the street scene and aesthetics of the neighborhood. Facade zones will be identified as applicable front elevations and corner lots. (See exhibit below)*



*Facade Zone Exhibit*



# **DRY CREEK HIGHLANDS SUB-AREA PLAN 2** STREETS DIAGRAM



- Parking & Traffic Calming Notes:**
1. Guest parking shall be provided in sufficient quantity throughout the project as described on page 21 of the Jones Ranch Master Development Plan
  2. Exact guest parking locations shall be determined with the preliminary plat and comply with the Jones Ranch Master Development Plan requirements.
  3. Traffic calming devices such as curb extensions & pedestrian "bulb-outs" will be detailed in the preliminary plat

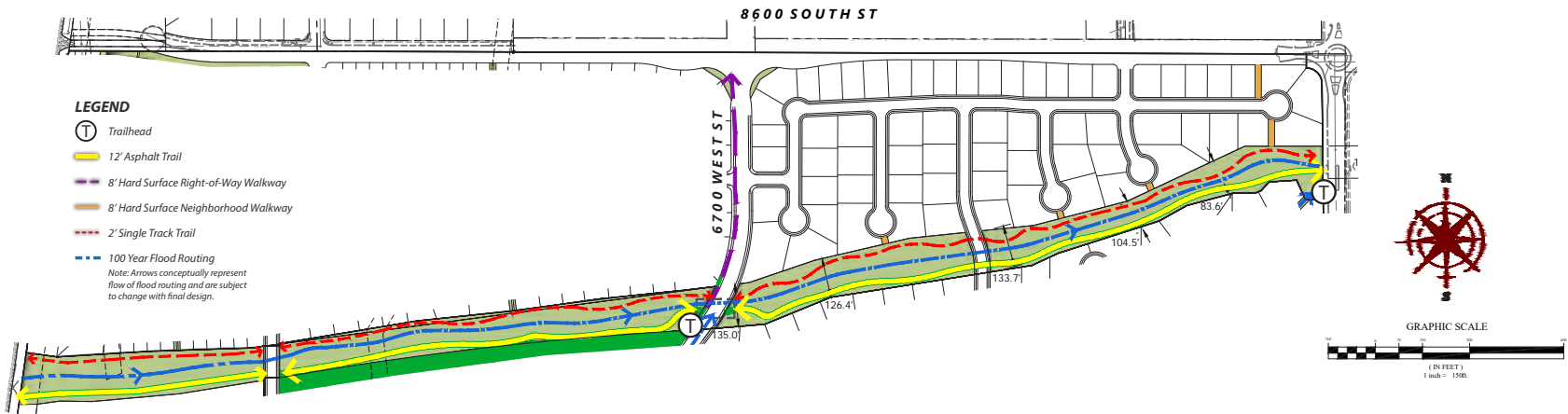
# DRY CREEK HIGHLANDS SUB-AREA PLAN 2

## OPEN SPACE & AMENITIES

### OPEN SPACE TABULATIONS

PASSIVE OPEN SPACE: 11.2 ACRES

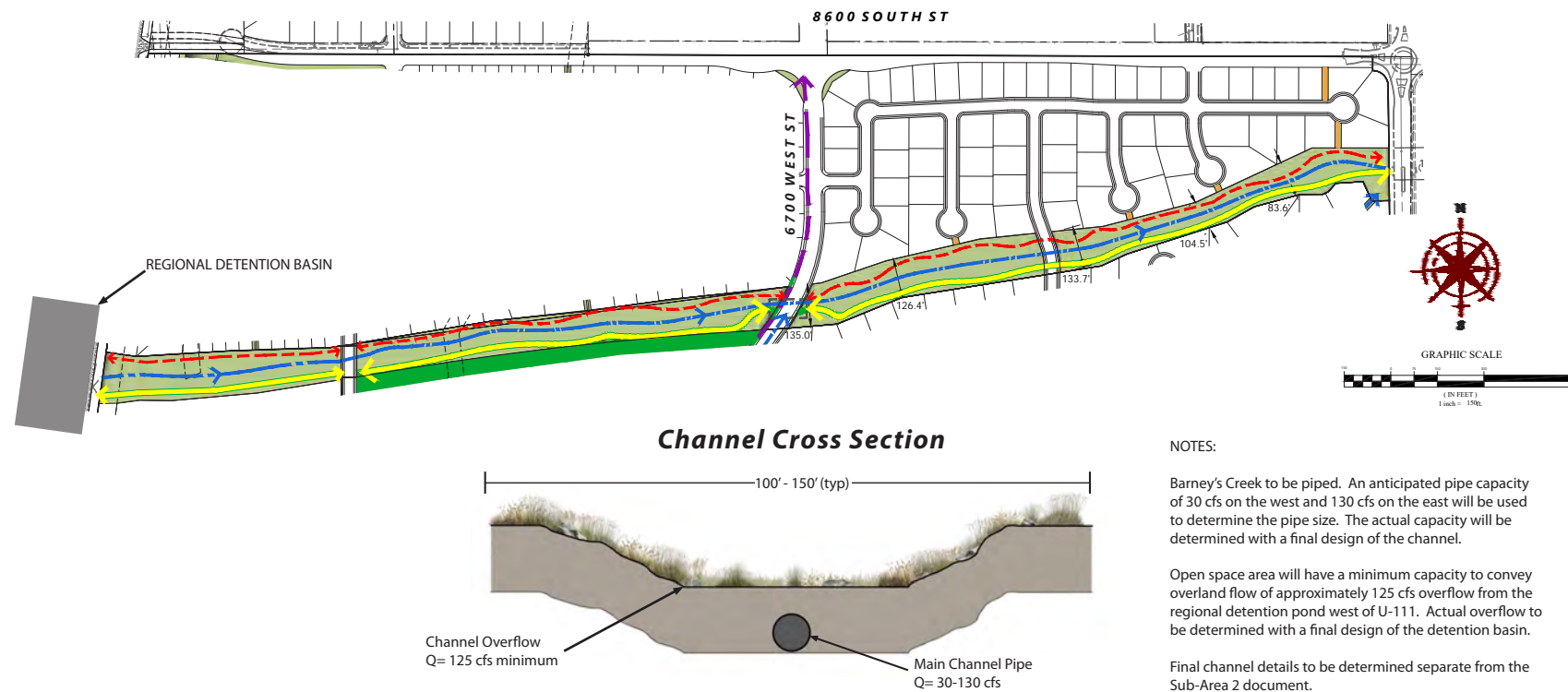
NOTE: All trails adjacent to the wash will maintain a minimum 10-foot setback from the top of bank wherever feasible, except in locations where the trail crosses under bridges.



### Trail Cross Sections



# **DRY CREEK HIGHLANDS SUB-AREA PLAN 2** **BARNEY'S CREEK**



# DRY CREEK HIGHLANDS SUB-AREA PLAN 2

## AMENITY OPTIONS

**Additional Amenities in Jones Ranch Master Development Plan**

Dry Creek Highlands will have a total of ten (10) Additional Amenities as defined in the Dedication & Maintenance of Open Space section below. Each Additional Amenity will be approved with each village plan in (Phase Sub-Area Development Plans -- 13-5C-2.D).

**Dedication & Maintenance of Open Space (13-5c-6)**

- A.** Dedication Of Open Space: All planned developments shall provide roadways, trails, open space, open land, common areas, and parks within the project area that shall either be dedicated to the City or maintained in perpetuity by a development home owners' association.
- B.** Computation Of Area: Land proposed to be devoted to vehicular streets or roads, parking, driveways, required setbacks, park strips, and commercially paved areas shall not be included in computations of permanent open space. All open space is required to be usable open space.
- C.** Design Of Common Open Space, Open Land, And Common Areas: Diversity in the design and use of common open space, open land, parks, and common areas is encouraged, and approval shall be judged as to its appropriateness based on the following criteria:
  - a.** Areas intended for public use shall be freely accessible from streets and/or other common areas that have unrestricted entry. The configuration of such space shall be to accommodate parks, play fields, and play areas as directed by the City.
  - b.** Areas intended for restricted use shall be interspersed within residential development so as to convey a sense of openness within the neighborhood. Residential developments shall not totally exclude open space from fronting on streets at appropriate intervals.
  - c.** Agricultural lands shall be located in areas having suitable production capabilities, including soil conditions, fertility, water, access, and land configuration to accommodate the intended cultivation practices.
- D.** Trail System Required: A pedestrian trail system around and through the development that connects to established and planned trails in the area. The minimum width of the trail shall be eight feet (8') wide.
- E.** Additional Amenities In PC Zone: Based on the overall planned unit count and in addition to all required amenities (trails, open space, parks, etc.), additional amenities shall be provided as defined in subsections E1 through E9 of this section and as described in the Master Development Plan. More than one additional amenity may be provided from a single category, and there is no requirement to provide additional amenities from any given category.



Residential Unit Count	
0-199	No additional amenities required
200 - 500	2 total additional amenities
501 - 800	4 total additional amenities
801 - 1,100	6 total additional amenities
1,101 - 1,400	8 total additional amenities
1,401 and up	10 total additional amenities



- E1. Active Recreational Facilities:** These facilities may include sports courts, tennis courts, pedestrian bridges, community parks, swimming pools, sports fields, playgrounds, bike paths, skate parks, pavilions, community gardens, cemeteries, plazas, public squares, dog parks, and other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.
- E2. Common Buildings Or Facilities:** Developments which contain buildings or facilities that are constructed for use by the residents of the Planned Community or citizens of the community for meetings, indoor recreation, receptions, classes, or other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.
- E3. Civic Sites:** Developments which set aside and/or donate property for civic uses including police or fire satellite stations, Municipal buildings, schools, public recreation facilities, and other public buildings or facilities, or other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.
- E4. Street Beautification:** Along all collector streets (as determined by the City) in the development, ten feet (10') wide park strips with minimum two inch (2") caliper trees planted twenty five feet (25') on center along with six foot (6') sidewalks. Tree species shall be approved by the Urban Forester and may be clustered where needed or other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.
- E5. Pedestrian and Bicycle Enhancements Along All Collector Streets:** Pedestrian and bicycle amenities not typically required as part of the street improvements may include, but are not limited to, raised planters, bulb-outs or curb extensions, pedestrian plazas with seating areas and tables, additional bike lanes/facilities not already required, or other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.
- E6. Water Features:** Water features, exclusive of any features provided as part of an entry sign area, such as fountains, streams, pond, or other similar features that are used commonly and are highly visible in the Planned Community, or other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.



# DRY CREEK HIGHLANDS SUB-AREA PLAN 2

## AMENITY OPTIONS

**E7. Theme Lighting Or Other Theme Design:** A theme may be incorporated into the development such as decorative street lights/lamp posts, lighting along walkways or trails, entrance way lighting, and exterior building lighting in addition to the normal street lighting requirements or other design themes unique to the development, or other items deemed similar in nature and intensity as proposed by the developer and approved by the City Council after receiving a recommendation from the Planning Commission.

**E8. Design Features:** Architecture that is unique, visionary, and timeless as determined by the Planning Commission and City Council.

**E9. Entry Monuments:** Planned Communities which provide a landscaped entry sign(s) area(s) for residential areas.



Hidden Valley Park - Sandy, UT



- F. Use Of Open Space:** Use of open space is limited to the following:
- a.** Natural areas of undisturbed vegetation or areas replanted with vegetation after development, including woodlands, floodplains, waterways, and natural areas. Use and maintenance is limited to removal of litter and accumulated plant material. Natural waterways are to be maintained as free flowing and devoid of debris. Stream channels shall conform to the City stormwater master plan and be maintained so as not to alter base flood elevations.
  - b.** Agricultural uses where conditions are suitable for agricultural production. Minimum areas for agricultural use designation shall be five (5) acres.
  - c.** Garden plots for the common use of residents.
  - d.** Greenways and waterways may include pedestrian ways, trails, bike paths, and equestrian trails linking residential areas with other open space uses.
  - e.** Recreation areas designed for specific recreational activities such as parks, athletic fields, tot lots, play fields, playgrounds, tennis courts, and similar facilities.
  - f.** Stormwater control and management in conjunction with other allowed uses described in this section. (2001 Code 89-3-406: amd. 2009 Code; Ord. 10-20, 7-28-2010; Ord. 19-13, 5-8-2019)



### Proposed Open Space

The proposed open spaces at Dry Creek Highlands will generally consist of natural, undisturbed park areas for passive recreation opportunities and programmed community park space for active recreation and play. The majority of the natural and programmed park spaces will occur within the existing Barney's Creek drainage, with additional open space planned for the regional stormwater basin area at the northeast corner and a trail corridor along the south side of 8600 South street. The following are area calculations for the open spaces and parks:



• Passive Open Space	79.3 acres
• Active Open Space	21.3 acres
• Additional O.S. (Throughout Villages)	14 acres
<b>Total:</b>	<b>±100.7 acres (17%)</b>

### Open Space Descriptions & Intent

The intent for the natural open spaces through Barney's Creek is to preserve the existing natural character of the drainage area to the greatest extent possible, with modifications to existing topography and vegetation for pedestrian trails, trail-side amenities, and stormwater basins. The amenities anticipated within the natural open spaces may include, but not be limited to natural-surface or hard-surfaced trails, trailhead features, benches and trash receptacles, overhead shelters, and naturally landscaped stormwater basins.

The intent for the programmed community park spaces & trails through Barney's Creek is to provide active recreation opportunities for residents of Dry Creek Highlands in a park environment. The existing drainage channel will provide a natural transition from the native open spaces to the programmed parks, which will generally provide pavilions for larger gatherings, playgrounds and equipment for a variety of age groups and abilities, sports courts and space for play fields, hard-surfaced trails, signage and monumentation, and park space for dogs.

The trail corridor will provide open space between the backs of proposed residential lots and 8600 South street for a pedestrian trail alignment and landscape buffering. This trail alignment will connect to pedestrian pathways along neighborhood streets and trails through the natural open spaces and community parks.



Dimple Dell Park - Sandy, UT



# **DRY CREEK HIGHLANDS SUB-AREA PLAN 2** AMENITY OPTIONS

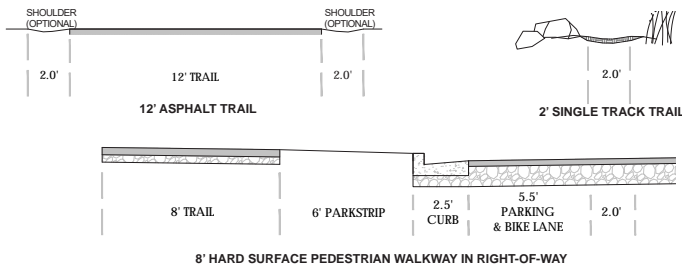
## **Pedestrian Circulation**

Pedestrian circulation at Dry Creek Highlands will be promoted through a network of sidewalks along neighborhood streets, paved pathways through park spaces, and natural surface trails that meander through the native landscape. This network of pathways and trails will provide opportunities for residents of the community to connect to other neighborhoods within the community, to parks and open spaces, to commercial and retail shops, and to the City's network of master planned trails without having to get into a car.

Pedestrian amenity nodes will be strategically located along the pathways and trails, which may include benches, overhead shelters, trash receptacles, dog waste stations, and trail-heads and signage. These nodes may also include irrigated landscaped areas for shade trees and visual enhancement, and will provide opportunities for rest, protection from inclement weather, and wayfinding.



## **Proposed Trail Cross Sections**



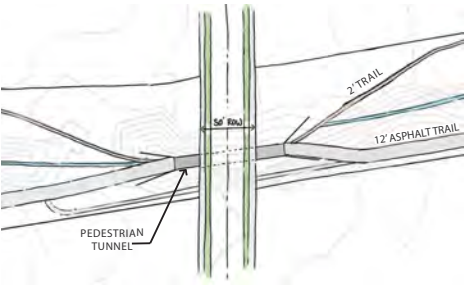
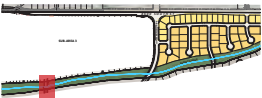
## **Pedestrian Access within Barney's Wash**

To allow for safe, uninterrupted pedestrian access along Barney's Wash, several crossings may be provided, including two pedestrian tunnels beneath a future western crossing and Jones Ranch Drive.



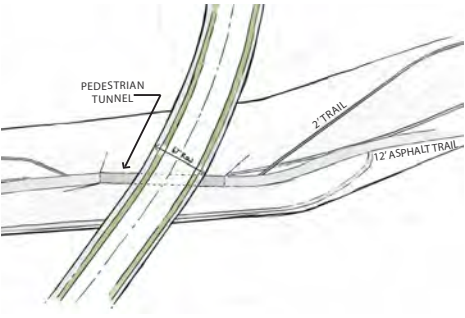
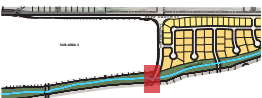
## **Western Crossing**

50' RIGHT OF WAY



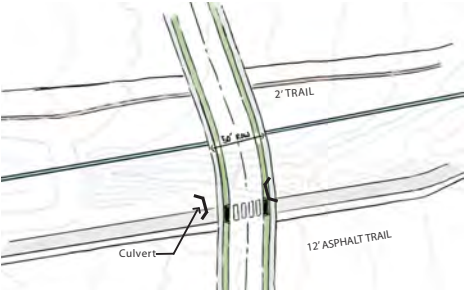
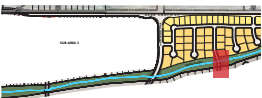
## **Jones Ranch Drive Crossing**

67' RIGHT OF WAY



## **Albright Peak Crossing**

50' RIGHT OF WAY



# DRY CREEK HIGHLANDS SUB-AREA PLAN 2

## TRAILHEAD AMENITY OPTIONS

### Construction of Park, Open Space, and Amenities



The Jones Ranch MDP shall include a total of approximately 100.7 acres of Open Space, consisting of approximately 79.3 acres of Passive Open Space, and approximately 21.3 acres of Active Open Space & Parks. Boundaries of all open space areas may be adjusted by developer, but shall not be less than 17% of the overall acreage.

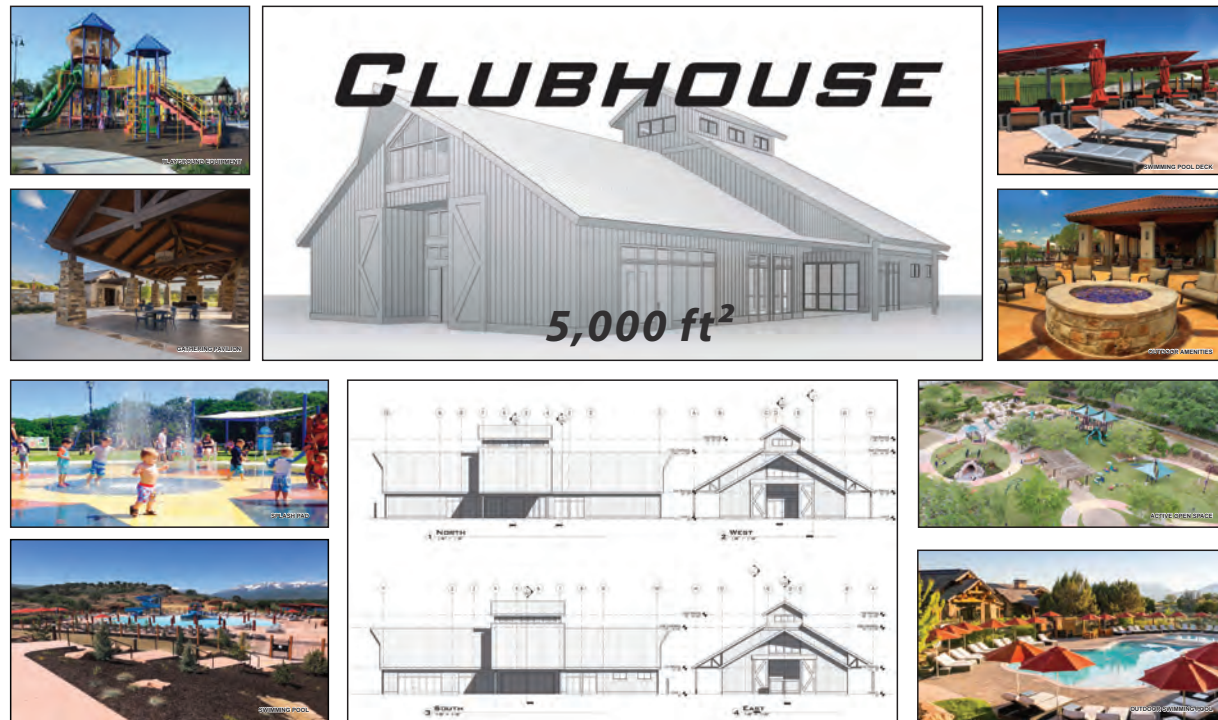
Master Developer shall cause the Open Space and Amenities to be constructed concurrently with each residential phase wherein the Amenities are located. Master Developer shall not be required to install the Amenities, or portions of the Amenities, before building permits are applied for construction on residential lots adjoining the Amenities. The Open Space and Amenities are depicted and described in the Jones Ranch MDP. Upon completion of the Open Space and Amenities, Master Developer shall dedicate the Amenities to West Jordan City or the Master Homeowner’s Association or sub-association for the Project. In order to allow time for the construction of the roadway and utility infrastructure that is needed to develop the Club Ivory site and in order to allow for the timely construction of certain amenities, prior to the issuance of the 301st building certificate, the plans for the pool and clubhouse amenity need to be reviewed and approved by the City and a pre-construction meeting shall be conducted. The clubhouse building will be a minimum of 5,000 ft². The construction of the clubhouse and pool amenity shall be substantially completed within 18 months of the pre-construction meeting date. Construction of the pool and clubhouse amenity is anticipated to be complete in October of 2027.

AMENITIES WITHIN SUB-AREA PLAN 2				
Type	Name	Description	Location	Quantity
REQ	Passive Open Space	Natural green space designed for informal, unstructured recreation	Along Barney’s Wash	11.2 acres
REQ	12’ Trail	12’ asphalt trail	Along Barney’s Wash	±4,230 linear feet
REQ	Pedestrian Walkway	8’ hard surface pedestrian walkway in right-of-way	Along western side of 6700 West St	±848 linear feet
REQ	Pedestrian Access for Trail Connections	8’ hard surface pedestrian walkway within neighborhood	Along 8600 South and within each cul-de-sacs excluding the westernmost cul-de-sac	±246 combined linear feet
E5	Pedestrian Underpass Tunnels	Pedestrian tunnel to provide safe and uninterrupted pedestrian connection	At the western crossing of Barney’s Wash and at the crossing at Jones Ranch Drive (6700 West St.)	2
E5	2’ Trail	2’ soft-surface single track trail	Along Barney’s Wash	±4,230 linear feet
E5	Trailhead	Trailhead with bench and shade structure	One each at the connections of Barney’s Wash with of Jones Ranch Dr. (6700 West St.) and 6400 West St	2

AMENITIES WITHIN DRY CREEK HIGHLANDS				
REQUIRED				
Name	Description	Area	Location	
Open Space	A minimum of seventeen percent (17%) of the gross land area of a planned community as permanent open space, open lands, and/or parks. Boundaries of all open space areas may be adjusted by developer, but shall not be less than 17% of the overall acreage.	Passive Open Space: <b>±79.3 acres</b>	Throughout	
		Active Open Space: <b>±21.3 acres</b>		
		Additional Open Space (throughout villages): <b>±14 acres</b>		
Trail System	A pedestrian trail system around and through the development that connects to established and planned trails in the area. The minimum width of the trail shall be eight feet (8') wide.	N/A	Throughout	
ADDITIONAL				
Dry Creek will have a total of ten (10) additional amenities throughout the planned community. Each additional amenity will be approved with each phase sub-area development plan.				
Type	Name	Description	Location	Quantity
E1	Active Recreational Facilities	May include sports courts, tennis courts, pedestrian bridges, community parks, swimming pools, sports fields, playgrounds, bike paths, skate parks, pavilions, community gardens, cemeteries, plazas, public squares, dog parks, and other items deemed similar in nature and intensity	Sub-area 1: Townhome park	1
E2	Common Buildings or Facilities	Buildings or facilities that are constructed for use by the residents of the Planned Community or citizens of the community for meetings, indoor recreation, receptions, classes, or other items deemed similar in nature and intensity	Sub-area 1: Clubhouse	1
E3	Civic Sites	Property set aside and/or donated for civic uses including police or fire satellite stations, municipal buildings, schools, public recreation facilities, and other public buildings or facilities, or other items deemed similar in nature and intensity		
E4	Street Beautification	Along all collector streets (as determined by the City) in the development, ten feet (10') wide park strips with minimum two inch (2") caliper trees planted twenty five feet (25') on center along with six foot (6') sidewalks.		
E5	Pedestrian and Bicycle Enhancements along Collector Streets	Pedestrian and bicycle amenities not typically required as part of the street improvements may include, but are not limited to, raised planters, bulb-outs or curb extensions, pedestrian plazas with seating areas and tables, additional bike lanes/facilities not already required, or other items deemed similar in nature and intensity	Sub-area 2: Pedestrian Tunnels	2
			Sub-area 2: 2' Trail	1
			Sub-area 2: Trailheads	1
E6	Water Features	Water features, exclusive of any features provided as part of an entry sign area, such as fountains, streams, pond, or other similar features that are used commonly and are highly visible in the Planned Community, or other items deemed similar in nature and intensity		
E7	Theme Lighting or other Theme Design	A theme may be incorporated into the development such as decorative street lights/lamp posts, lighting along walkways or trails, entrance way lighting, and exterior building lighting in addition to the normal street lighting requirements or other design themes unique to the development, or other items deemed similar in nature and intensity		
E8	Design Features	Architecture that is unique, visionary, and timeless as determined by the Planning Commission and City Council.		
E9	Entry Monuments	A landscaped entry sign(s) area(s) for residential areas.		

## DRY CREEK HIGHLANDS SUB-AREA PLAN 2

### AMENITY OPTIONS

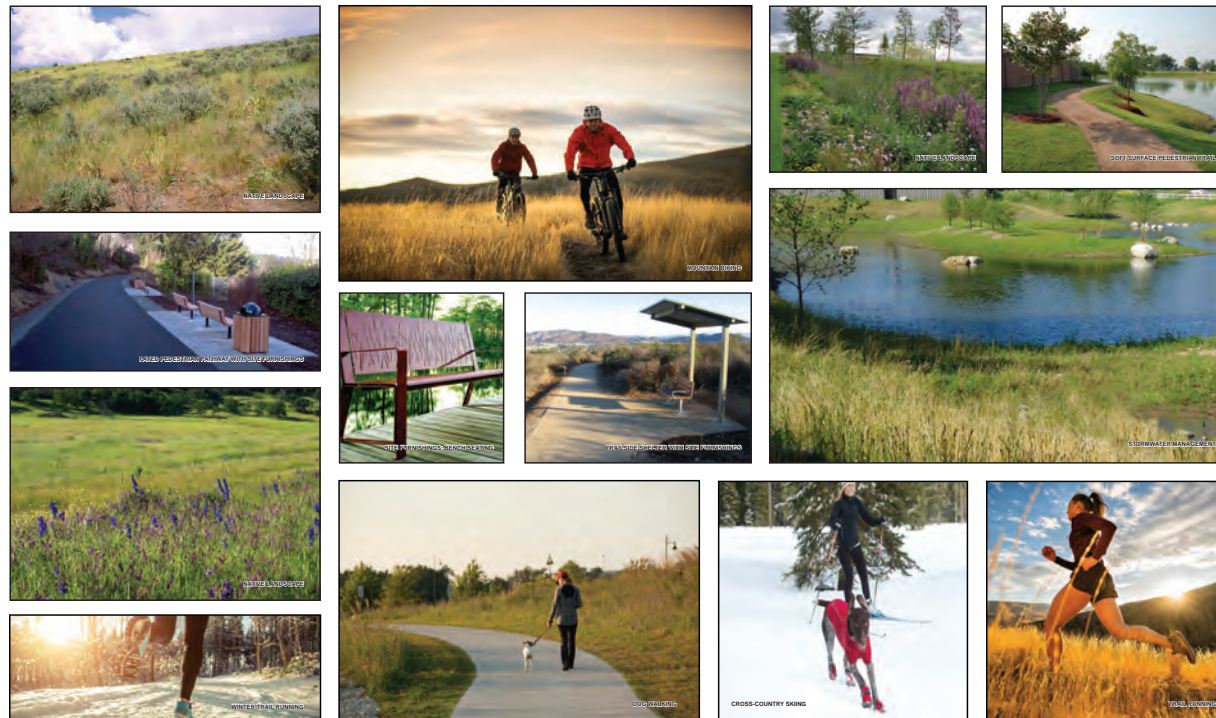




# **DRY CREEK HIGHLANDS SUB-AREA PLAN 2** **AMENITY OPTIONS**



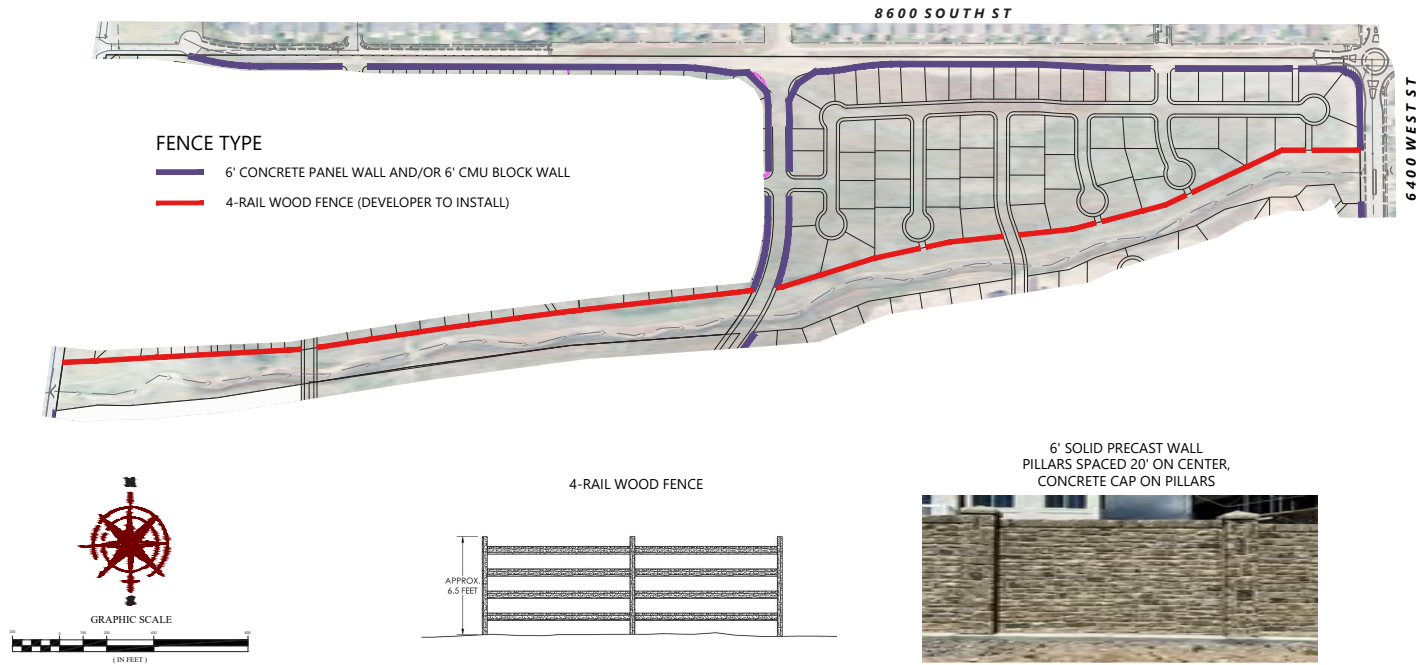
# **DRY CREEK HIGHLANDS SUB-AREA PLAN 2** **AMENITY OPTIONS**



# DRY CREEK HIGHLANDS SUB-AREA PLAN 2

## WALL/FENCING PLAN

- NOTES:
- 1. DEVELOPER INSTALLED FENCE TO BE OWNED AND MAINTAINED BY THE HOA.
  - 2. DEVELOPER WILL INSTALL 4-RAIL FENCE ALONG BARNEY'S CREEK
  - 3. MESH WIRE FENCING MAY BE INSTALLED ON THE LOT'S INTERIOR OF THE 4-RAIL FENCE TO PREVENT PETS FROM ESCAPING. MESH WIRE TO BE INSTALLED AT THE HOMEOWNER'S EXPENSE.
  - 4. NO PRIVACY FENCE OF ANY KIND IS ALLOWED ON ANY BACKYARD OR SIDEYARD LOT ADJACENT TO BARYNEY'S CREEK OPEN SPACE & TRAIL SYSTEM.
  - 5. NO OTHER FENCING MAY BE INSTALLED PARALLEL OR ADJACENT TO THE 4-RAIL FENCE ALONG BARNEY'S CREEK OPEN SPACE & TRAIL SYSTEM.
  - 6. REFER TO CCBURS AND THE RULES AND REGULATIONS FOR INDIVIDUAL LOT FENCING REQUIREMENTS
  - 7. ALL FENCING DESIGNS SHALL BE SUBMITTED TO THE HOA FOR APPROVAL PRIOR TO INSTALLATION.
  - 4. NO WHITE VINYL FENCING SHALL BE CONSTRUCTED IN DRY CREEK HIGHLANDS.













# Ordinance No. 25-45 Dry Creek Highlands Sub-Area Plan 2

Final Audit Report

2025-09-29

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