



**CITY COUNCIL**  
**AGENDA SUMMARY FORM**  
COMMUNITY DEVELOPMENT DEPARTMENT

<b>MEETING DATE:</b>	December 17, 2025
<b>AGENDA ITEM:</b>	CONSIDERATION OF ORDINANCE NO. 25-13, A ZONING TEXT AMENDMENT TO THE TAYLORSVILLE MUNICIPAL CODE ADOPTING CHAPTER 13.45 SSD-R MOTION ZONING DISTRICT.
<b>FILE #:</b>	7Z25-DCA-000553-2025
<b>PUBLIC HEARING REQUIRED:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>ORDINANCE REQUIRED:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>RESOLUTION REQUIRED:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>AUTHOR:</b>	Terryne Bergeson, Planner II
<b>PRESENTERS:</b>	Terryne Bergeson, Planner II
<b>SUMMARY:</b>	<p>Chase Andrizzi and Casey Forbush, DAI Utah, are requesting a zoning text amendment to create a new Site-Specific Development Residential zoning district. If approved, the text amendment will establish Chapter 13.45 Motion Zoning District and provide the development standards for approximately 13 acres of property at 4271, 4225, &amp; 4273 S. 2700 W. The proposed development includes 222 townhouse units that will be retained and managed by the owners/ developers. Exhibit A contains regulatory language and corresponding exhibits for the proposed Chapter 13.45: SSD-R Motion Zoning District. This application is the second of three requests to be considered as a package with the associated Development Agreement. Should the Council vote to approve, the three applications establish the appropriate place type, zoning designation, and standards to enable subdivision and site plan applications for the project.</p> <p>The applications were presented to the Planning Commission at public hearings on October 28 and November 18, 2025. The Commission voted to forward a favorable recommendation to the City Council for the text amendment with the conditions that have since been resolved. Staff reviewed the SSD-R zoning map and text amendment request and identified several benefits that would result from the project's approval:</p> <ol style="list-style-type: none"><li>1. Townhomes comprise 2% of the city's total housing stock. The project provides a missing middle housing type, increasing the diversity of housing type options available in Taylorsville.</li><li>2. Approximately 91% of existing housing was built pre-2000, and 50% prior to 1980. Approval of this proposal will help modernize the city's housing stock.</li><li>3. The project is the first proposal for high intensity residential since the adoption of the 2025 Taylorsville General Plan, which contains the 5% Strategy. The</li></ol>

	<p>incorporation of key design elements can provide a model for such places as Taylorsville works with the development community to execute the city's long-term vision.</p> <ol style="list-style-type: none"> <li>4. The applicants have committed to providing at least two units at a discounted rate to Taylorsville police officers.</li> <li>5. Private management has the authority to require tenant background checks, occupancy limits, lease agreements, and inspection requirements.</li> <li>6. Developers will maintain ownership and management of the property, retaining a long-term interest in the maintenance, vacancy, and character of the community and amenities.</li> <li>7. The proposed public road streetscape incorporates pedestrian-friendly elements, such as bump outs, narrow streets, wide sidewalks, and street-oriented buildings.</li> <li>8. The connection of 2440 West aligns with several strategies in the 2025 Taylorsville General Plan to provide increased pedestrian connectivity and traffic distribution, including increasing ingress/ egress for emergency vehicles to neighborhoods in a moderate liquefaction zone.</li> <li>9. Increasing the number of housing units with efficient and comfortable pedestrian access near transit will help support ridership for the new bus rapid transit line.</li> </ol>
<b>STAFF RECOMMENDATION:</b>	Staff recommend approval of Ordinance No. 25-13.
<b>PLANNING COMMISSION RECOMMENDATION:</b>	<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny
<b>PLANNING COMMISSION VOTE:</b>	6-0
<b>SUMMARY OF PUBLIC COMMENTS:</b>	<p>The requests were presented at two noticed public hearings. Two emails were received in response to the mailed notices and five total residents commented at the public hearings. Below is a summary of the concerns:</p> <ul style="list-style-type: none"> <li>• Decreased property values: 1 mention</li> <li>• Privacy: 1 mention</li> <li>• Parking overflow: 4 mentions</li> <li>• Drainage concerns: 2 mentions</li> <li>• Traffic increase to 2700 West: 3 mentions</li> <li>• Traffic increase in Village II by connecting 2440 West: 6 mentions</li> </ul> <p>Three residents stated that they are in favor of residential use but have a concern with density that is being proposed.</p>
<b>ATTORNEY'S OFFICE</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>RECOMMENDED MOTION</b>	I move that we approve Ordinance No. 25-13, an ordinance of the City of Taylorsville for a zoning text amendment to the Taylorsville Municipal Code, adopting Chapter 13.45 SSD-R Motion Zoning District.
<b>ATTACHMENTS:</b>	Ordinance No. 25-13 with corresponding Exhibit A

**TAYLORSVILLE, UTAH**  
**ORDINANCE NO. 25-13**

**AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING  
TEXT AMENDMENT TO THE TAYLORSVILLE MUNICIPAL CODE, CHAPTER  
13.45, ADOPTING STANDARDS FOR THE “SSD-R MOTION ZONING DISTRICT.”**

**WHEREAS**, the Taylorsville City Council (the “Council”) met in regular session on December 17, 2025, to consider, among other things, approving a zoning text amendment to the Taylorsville Municipal Code, Chapter 13.45, adopting standards for the “SSD-R Motion Zoning District;” and

**WHEREAS**, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.35.050, notice of a public hearing before the City’s Planning Commission was published on the city’s official website on October 17, 2025, and November 7, 2025; and

**WHEREAS**, the notice of a public hearing before the City’s Planning Commission was also published on the Utah Public Notice Website on October 17, 2025, and November 7, 2025; and

**WHEREAS**, the City’s Planning Commission held a properly noticed public hearing on the proposed amendments on October 28, 2025. The Planning Commission voted 5-0 to continue the item to the November 18, 2025, meeting, during which the Planning Commission voted 6-0 to forward a positive recommendation with conditions to the Council regarding the proposed text amendment; and

**WHEREAS**, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendments during its regularly scheduled meeting on December 17, 2025; and

**WHEREAS**, after careful consideration, the Council has determined that it is in the best interest of the health, safety, and welfare of the citizens of Taylorsville to approve the proposed amendments.

**NOW, THEREFORE, BE IT ORDAINED** by the Taylorsville City Council that the proposed text amendment to the Taylorsville Municipal Code, adopting Chapter 13.45, standards for the SSD-R Motion Zoning District, is hereby approved, as articulated in Exhibit “A.”

This ordinance, assigned Ordinance No. 25-13, shall take effect as soon as it shall be published or posted as required by law, deposited, and recorded in the office of the City Recorder, and accepted as required herein.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**TAYLORSVILLE CITY COUNCIL**

By: \_\_\_\_\_  
Council Chairperson

**VOTING:**

Meredith Harker	Yea	___	Nay	___
Ernest Burgess	Yea	___	Nay	___
Robert Knudsen	Yea	___	Nay	___
Curt Cochran	Yea	___	Nay	___
Anna Barbieri	Yea	___	Nay	___

**PRESENTED** to Mayor of Taylorsville for her approval this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
**Mayor Kristie S. Overson**

**ATTEST:**

\_\_\_\_\_  
Jamie Brooks, Recorder

**DEPOSITED** in the Recorder's office this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**POSTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

# EXHIBIT A

## CHAPTER 13.45 SSD-R-MOTION ZONING DISTRICT

### SECTION:

- 13.45.010: Purpose
- 13.45.020: Applicability
- 13.45.030: Land Use And Density
- 13.45.040: Architectural Design
- 13.45.050: Site Planning
- 13.45.060: Landscaping and Open Space Design
- 13.45.070: Grading And Drainage
- 13.45.080: Vehicular Circulation And Parking
- 13.45.090: Pedestrian Mobility And Circulation
- 13.45.100: Screen Walls And Fences
- 13.45.110: Sign Design
- 13.45.120: Exterior Site Lighting
- 13.45.130: Other Development Standards
- 13.45.140: Figures

### 13.45.010: PURPOSE:

The Site-Specific Development-Residential-Motion District (SSD-R-Motion) is established to promote the public health, safety, and welfare of the community by facilitating the creation of a residential community in a connected setting. It is the purpose of this chapter to encourage design and development of land that suits the unique needs of the property and contributes to the diversity of housing options within the City while maintaining compatibility with surrounding land use. All new or future development within the SSD-R-Motion Zoning District shall be in conformity with this title and any site-specific Development Plan approved by the Planning Commission. Specifically, this zone intends to:

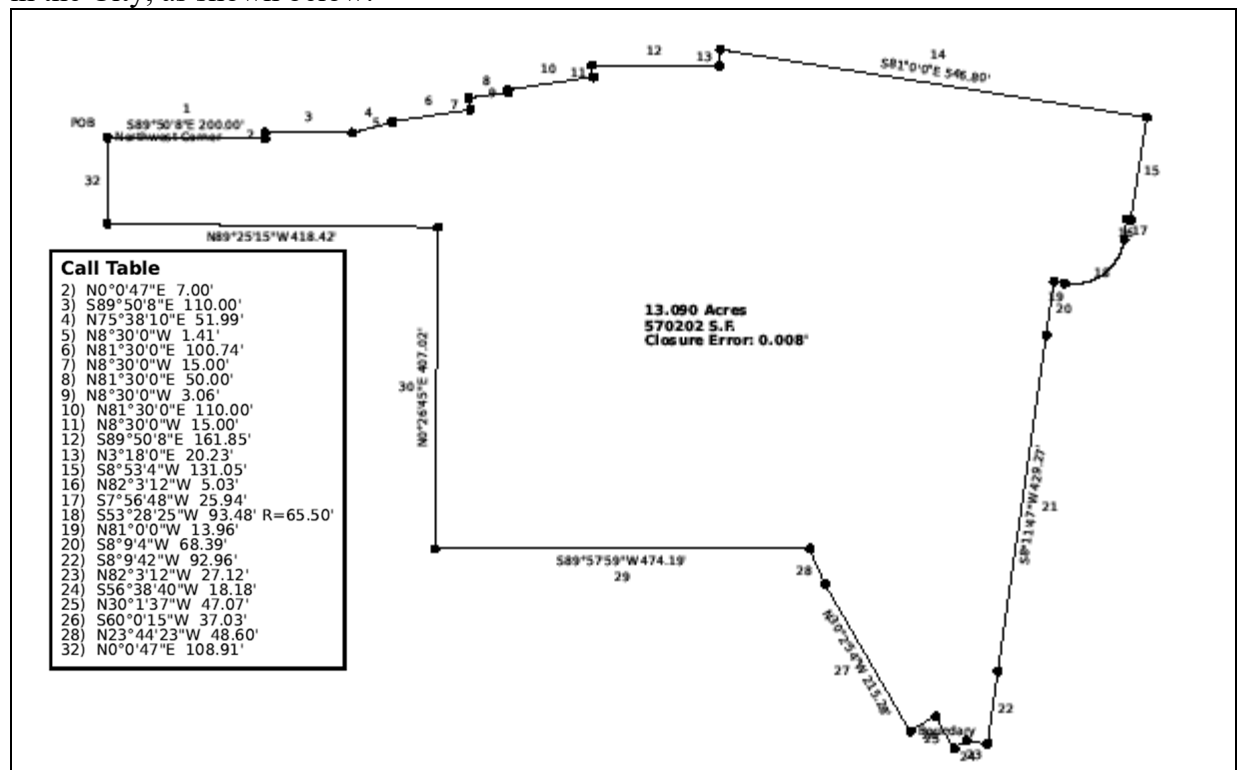
- A. Enhance and protect the community image of the City of Taylorsville through clearly articulated development design policies and standards;
- B. Protect and promote Taylorsville's long-term economic viability through design standards which encourage and reward high quality development and discourage less enduring alternatives;

- C. Promote orderly vehicular circulation for the surrounding area;
- D. Create a safe, comfortable, and efficient pedestrian experience within the development;
- E. Support and encourage the use of nearby transit;
- F. Enhance and protect the security, health, safety, and welfare of all residents of the City of Taylorsville; and
- G. Facilitate an understanding of the City's expectations and assist developers in compiling a complete and efficient application.

### 13.45.020: APPLICABILITY:

The provisions in this chapter shall apply to all new development, redevelopment, exterior remodels, additions to existing structures, refacing, signs, and accessory structures within the SSD-R-Motion Zoning District. This chapter includes minimum development standards and will be used by City staff and, if applicable, the Planning Commission to review development applications. The policies established in these provisions shall be met through actual compliance with each design standard.

Boundary Descriptions: The SSD-R-Motion Zoning District is limited to a specific area in the City, as shown below:



Further described as:

A portion of Beltway West Subdivision, recorded as Entry No. 14078636:2023 in the office of the Salt Lake County Recorder, and being more particularly described as follows:

Beginning at the Northwest Corner of Beltway West Subdivision, recorded as Entry No. 14078636:2023 in the office of the Salt Lake County Recorder, said point also being located S00°00'47"W along the Quarter Section Line 1098.00 feet and S89°50'08"E 50.00 feet from the North Quarter Corner of Section 4, Township 2 South, Range 1 West, Salt Lake Base & Meridian; Thence along said Subdivision Boundary the following fourteen (14) courses: S89°50'08"E 200.00 feet; thence N00°00'47"E 7.00 feet; thence S89°50'08"E 110.00 feet; thence N75°38'10"E 51.99 feet; thence N08°30'00"W 1.41 feet; thence N81°30'00"E 100.74 feet; thence N08°30'00"W 15.00 feet; thence N81°30'00"E 50.00 feet; thence N08°30'00"W 3.06 feet; thence N81°30'00"E 110.00 feet; thence N08°30'00"W 15.00 feet; thence S89°50'08"E 161.85 feet; thence N03°18'00"E 20.23 feet; thence S81°00'00"E 546.80 feet; thence S08°53'04"W 131.05 feet; thence N82°03'12"W 5.03 feet; thence S07°56'48"W 25.94 feet; thence along the arc of a curve to the right 104.09 feet with a radius of 65.50 feet through a central angle of 91°03'12", chord: S53°28'25"W 93.48 feet; thence N81°00'00"W 13.96 feet; thence S08°09'04"W 68.39 feet; thence S08°11'47"W 429.27 feet; thence S08°09'42"W 92.96 feet; thence N82°03'12"W 27.12 feet; thence S56°38'40"W 18.18 feet; thence N30°01'37"W 47.07 feet; thence S60°00'15"W 37.03 feet to the Boundary of said Beltway West Subdivision; thence along said Boundary the following six (6) courses: N30°02'54"W 215.28 feet; thence N23°44'23"W 48.60 feet; thence S89°57'59"W 474.19 feet; thence N00°26'45"E 407.02 feet; thence N89°25'15"W 418.42 feet; thence N00°00'47"E 108.91 feet to the point of beginning.

Contains: ±570200 square feet or 13.09 acres.

### 13.45.030: LAND USE:

- A. Uses: Uses permitted under this chapter shall conform to the development standards provided elsewhere in this Development Code, the application procedures for development, and any overlay districts as applicable. Uses permitted as a conditional use shall comply with the requirements for administrative conditional use permits and/or non-administrative conditional use permits as applicable.
- B. The approval of any additional land uses beyond those allowed shall require and be contingent upon the favorable exercise of future legislative discretion by the City Council following all required notice and public hearings before the Planning Commission and City Council.
- C. Table Of Uses: All uses not included in the table below shall be deemed not permitted.

P = Permitted

S = Special use permit

AC = Administrative conditional

N = Not permitted

NC = Nonadministrative conditional

Land Use	SSD-R-Motion District
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Land Use	SSD-R-Motion District
Accessory structure	NC
Animals (household pets)	P
Backyard chickens	N
Bed and breakfast	N
Dwelling, multiple-unit	P
Home occupation	P
Parks, public and private	P
Planned unit development	P
Residential facility for elderly persons	P
Residential facility for persons with a disability	P
Residential lease, short term	N
Zero lot line development	P

- D. Dwelling units: The total number of dwelling units permitted in the Motion Zoning District shall be up to 222 units.

### 13.45.040: ARCHITECTURAL DESIGN:

- A. Purpose And Intent: Architectural design seeks to add to community character while providing flexibility to avoid rigid uniformity of design. All elements including the scale and mass of buildings, materials, color, roof styles, door and window openings, and details should be responsive to functional architectural design and promote a cohesive design statement.
- B. Building masses shall respond to "human scale" with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level. Buildings shall be reduced in apparent mass or articulated to avoid large monolithic, box-like shapes.
- C. Architectural design, building massing, roof forms, color, materials, orientation, and fenestration for single-family attached dwellings (townhomes) shall be consistent with or reasonably similar to the designs and features shown in Section 13.45.140, figures 3 a-d, "Architectural Elevations" of this chapter.
  1. Each façade shall receive equal architectural variation in human scale details, and color and material contrast, regardless of orientation.
  2. End units shall receive architectural treatment such as projections, variations in fenestration, texture, and materials that create pedestrian-scaled interest.
- D. Building height: Buildings shall not exceed thirty feet (30') from average finish grade to eave of roof.

- E. Overall building height shall not exceed forty feet (40') from average finish grade to peak of roof.

### 13.45.050: SITE PLANNING:

- A. Purpose And Intent: Buildings shall be located to maximize the presentation of streetscaping and primary building entries to roadways, to provide clear orientation and access for both vehicles and pedestrians, to facilitate internal pedestrian circulation, and to place structures in consideration of the existing built context, the location of adjoining uses, and the location of roads.
- B. All building locations, building orientation, roadways, driveways, pedestrian ways, park spaces, landscape areas, amenity areas, vehicular parking areas, and dumpster locations, and sign locations, shall be consistent with section 13.45.140, figure 1, "Site Plan", of this chapter. The only permissible deviations are those specifically listed in the development agreement.
- C. Building setbacks: All building setbacks shall be generally consistent with section 13.45.140, figure 2, "Dimensioned Site Plan", of this chapter.
- D. Utilities And Mechanical Equipment: The visual and noise impacts of utilities and mechanical equipment shall be mitigated in the following manner and shall apply to all public and private rights-of-way and pedestrian areas within the development:
  - 1. All utility boxes and pedestals shall be screened or blended to match walls upon which they are mounted according to those standards as listed in Chapter 13.23.120(G) and Chapter 13.37 (2)(F) Design Standards.
  - 2. Any future changes after final site plan approval shall be subject to the screening requirements stated herein.
- E. Service, Refuse, And Storage Areas: Service, delivery, refuse and storage areas shall not be visually obtrusive.
  - 1. Setbacks: No dumpster shall be located within five feet (5') of any side or rear commercial property line or ten feet (10') of any residence or residential district.
- F. Site Coverage Requirements: Landscaped areas that serve aesthetic and functional purpose (open space) shall be deemed valued amenities. Location and distribution of landscaped area shall generally reflect that shown in section 13.45.140, figure 1, "Site Plan", of this chapter. In no case shall landscaped and open space cover less than 15% of the total site area.
- G. Off-Site Improvements: To provide required ingress/ egress to new residential, developer shall be responsible for the design and installation of improvements to the existing public stub street designated as 2440 West. All required improvements shall be designed and installed by the developer according to applicable city standards. Improvements shall at a minimum provide:

1. Twenty-six-foot (26') wide pavement plus curb and gutter.
2. Installation of sidewalk on at least one side of 2440 West.

### 13.45.060: LANDSCAPING AND OPEN SPACE DESIGN

A. Purpose And Intent: Landscaping shall be required within the subject site to:

1. Enhance the aesthetics of the development;
2. Create a pedestrian-friendly environment;
3. Break up the mass of buildings;
4. Soften architectural materials;
5. Provide screening for service areas;
6. Enhance streetscapes;
7. Provide shade and climate control;
8. Create an attractive entrance and gateway to the project; and
9. Provide buffers between incompatible land uses or site areas.
10. Landscape design should create connected spaces that function as open space that provide active or passive recreation opportunities for residents.

B. Location of landscaped areas shall generally comply with those shown in Section 13.45.140, figure 1, "Site Plan" and figure 4, "Amenities" of this chapter.

1. Landscaping shall be governed by those standards identified in Chapter 13.25 General Landscaping Standards and Chapter 13.37 Design Standards with the exception of the following:
  - i. A minimum of 36" organic mulch ring shall be maintained around all new and existing trees to support healthy growth and avoid root compaction.
  - ii. With the exception of landscaped strips separating driveways, a minimum of 25% vegetation coverage is required at the ground level for landscape areas.
  - iii. Tree Mix: There shall be a mix of evergreen and deciduous trees on all development sites to allow for a green winterscape. A minimum of twenty percent (20%) of all trees on the proposed site shall be evergreens.

C. Site Furniture And Features: Site furnishings, including benches, pavilions, plantings, bollards, shall be visually consistent throughout including color, materials, and design style based on section 13.45.140, figure 4 of this chapter, "Amenities". All components of outdoor site furniture shall be low maintenance, highly durable and resistant to weather, vandalism, graffiti, and theft.

### 13.45.070: GRADING AND DRAINAGE:

- A. Water Quality Control and Drainage: The project shall implement appropriate measures to mitigate negative impacts on the storm sewer system and adjacent waterways and properties. On-site stormwater retention is required. On-site storm water designs shall comply with Title 17 Storm Drainage and Flood Control Development and shall be reviewed by the City Engineer for compliance prior to approval.
- B. Site Grading And Excavation: Buildings shall be designed to relate to existing grade conditions and to minimize cut-and-fill on-site. The following shall apply:
  - 1. Site grading designs shall allow for easy pedestrian access from sidewalks, pathways, trails, and parking areas.
  - 2. Modification to existing site topography shall be permitted where and to the extent that it contributes to good design and shall be executed in such a manner as to avoid drainage impacts (such as erosion, storm water runoff and road or landscape damage), both on-site and downstream.

### 13.45.080: VEHICULAR CIRCULATION AND PARKING:

- A. Purpose And Intent: The on-site vehicular circulation and parking system is deemed a critical factor in the safety and success of any development. The parking/access/circulation systems provide for the safe, efficient, convenient, and functional movement of multiple modes of transportation both on and off the site where pedestrian/bicycle/vehicle conflicts are minimized.
- B. Vehicular Access: Roadway location and widths shall be consistent with section 13.45.140, figure 2, "Dimensioned Site Plan", of this chapter.
- C. Vehicle Parking: Unless otherwise noted below, dimensions of parking spaces shall conform generally with those shown in Section 13.45.140, figure 2, "Dimensioned Site Plan" of this chapter.
  - 1. Parking shall be provided at ratio of 3 spaces per unit.
  - 2. A minimum of 56 surface stalls shall be reserved for guest parking.
  - 3. Driveway space providing compact parking stall space (8 x 16') may count as one parking stall.
  - 4. Parallel parking stalls may be developed at 9' x 20'.
  - 5. Garages shall be constructed to provide a minimum space of 10' x 20'.
  - 6. Shared parking agreements with adjacent properties shall be recorded on each applicable parcel and acknowledged as notes on any subsequent plats and plat amendments.

### 13.45.090: PEDESTRIAN MOBILITY AND CIRCULATION:

- A. Purpose And Intent: Pedestrian systems shall be designed to be safe and to encourage walking throughout the project. Residences and community spaces shall be integrated with adjacent units and properties. Pedestrian pathways shall create a comprehensive system and provide convenient access to public rights-of-way. Pedestrian spaces and routes shall be designed to invite walking throughout the development. Routes shall be integrated to form a comprehensive circulation system, providing convenient, safe and visually attractive access to all destinations on the site.
  - 1. Pedestrian pathway and crosswalks locations shall be generally consistent with section 13.45.140, figure 2, “Dimensioned Site Plan” of this chapter.

### 13.45.100: SCREEN WALLS AND FENCES:

- A. Purpose And Intent: All fences and walls shall be decorative and contribute to the visual quality of the development, used to screen service areas, loading areas, and outdoor storage areas. When not required for security, screening, or grade transitions, fences and walls shall be as inconspicuous and low as possible.
- B. Wall And Fence Design: All fences and walls within the SSD-R-Motion District shall be constructed of durable materials and be Installed or maintained according to the following standards:
  - 1. An eight-foot-high masonry wall abutting existing residential to the north shall extend the length of the northern property line.
  - 2. Perimeter fencing between residential and eastern office property shall be accomplished using a combination of wrought-iron style fencing and landscaping.
  - 3. Gray vinyl fencing may be installed along the south border of the property.
- C. Screening Requirements: Screening of accessory uses such as dumpsters, mechanical units, or storage areas shall be governed by those standards in Chapter 13.23 and Chapter 13.37 Design Standards.

### 13.45.110: SIGN DESIGN:

- A. Purpose and Intent: This section is to provide guidelines to enable existing uses within the original Beltway West subdivision to share off-premises signage that would not otherwise be permitted under this Land Development Code, due to the unique circumstances surrounding this development, The permitting of shared off-premises signage is intended to create a cohesive identity for the area through the integration of new and previously entitled business identification.
  - 1. One monument sign not exceeding those dimensions as shown in section 13.45.140, figure 5, “Entrance Sign” shall be installed along the frontage of 2700 West.

2. The location of the sign shall meet those requirements for monument signs as outlined in Chapter 13.26.
3. The individual shields on the monument sign may be oriented horizontally (as depicted in Figure 5) or vertically.
4. Additional signage may be permitted, subject to the standards in Chapter 13.26.

#### 13.45.120: EXTERIOR SITE LIGHTING:

- A. Purpose And Intent: Exterior lighting shall be used to provide illumination for the security and safety of entry drives, parking, service and loading areas, pathways, and park space. With the exception of entrance lighting features, lighting shall be directed downward. Lighting shall provide safety illumination without intruding on adjacent properties. Site lighting shall be architecturally compatible and consistent in design throughout the development. A lighting plan illustrating compliance with Section 13.23.110 and the requirements below shall be required.
1. Public road: Installation of public streetlights according to adopted city-approved streetlight standards shall be installed at corners along the public road.
  2. Fixture Design: Exterior light fixtures shall be compatible and relate to the architectural character of the buildings on a site. Site lighting shall be provided at the minimum level to accommodate safe pedestrian and vehicle movements, without causing any off-site glare.

#### 13.45.130: OTHER DEVELOPMENT STANDARDS:

Unless otherwise specified within the SSD-R-Motion District, all current development standards shall apply.

## 13.45.140: FIGURES:

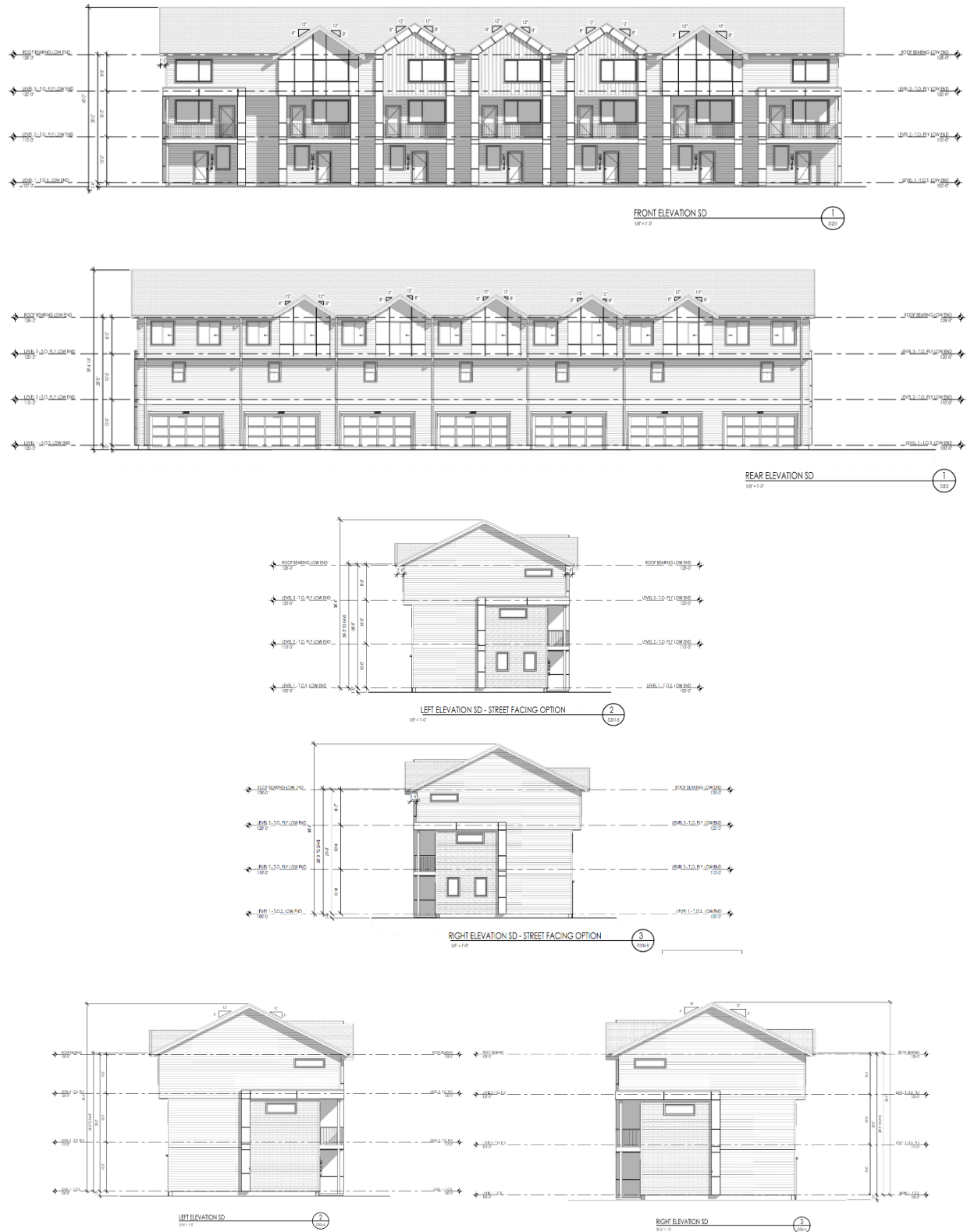
Figure 1: Site Plan



**Figure 2: Dimensioned Site Plan** (Detailed pdf file can be viewed by contacting the city.)



**Figure 3: Architectural Elevations**



**a) "Everest" 5- 6- 7 - 8-plex**












**b)"Everest" 2-plex**



c) "Imperial" 4- 6- 8-plex

GENERAL BUILDINGS MATERIALS								
SWATCH:								
DESCRIPTION:	LAP SIDING	LAP SIDING	STONE	FIBER CEMENT SIDING	WINDOWS/DOORS	FRONT DOOR	GARAGE DOOR	TRIM/FASCIA/S OFFIT
MANUFACTURER:	TBD	TBD	DUTCH QUALIY	TBD	ANDERSON WINDOWS OR SIMILAR	TBD	GARAGA OR SIMILAR	TBD
COLOR:	"GRAYISH" (SW 6001) OR SIMILAR	"GUANTLET GRAY" (SW 7019) OR SIMILAR	ASHEN DRY STACK	"IRON ORE" (SW 7069) OR SIMILAR	"DARK BRONZE" OR SIMILAR	SHERWIN WILLIAMS "DOVETAIL" (SW 7018) OR SIMILAR	"TERRASTONE" OR SIMILAR	"DARK BRONZE" OR SIMILAR

HIGHLIGHT COLORS							
SWATCH:							
DESCRIPTION:	ROOFING - SHINGLES	RAILINGS	GARAGE DOOR	FORMED METAL PANEL OR JAMES HARDIE WOODTONE	F.C. BOARD & BATTEN	F.C. BOARD & BATTEN	F.C. BOARD & BATTEN
MANUFACTURER:	CERTIANTEED OR SIMILAR	FORTRESS RAIL OR SIMILAR	CHI OVERHEAD DOORS	ALURRA OR EQUAL	TBD	TBD	TBD
COLOR:	"MOIRE BLACK" OR SIMILAR	"BLACK" OR SIMILAR	"BRONZE" OR SIMILAR	RUSTIC SERIES "SUMMER WHEAT" (OSI#245) OR SIMILAR	"COUNTRYLANE RED " OR SIMILAR	"TORTUGA" OR SIMILAR	"EVENING BLUE " OR SIMILAR

## d) Exterior finishes

Figure 4: Amenities



Figure 5: Entrance Sign

