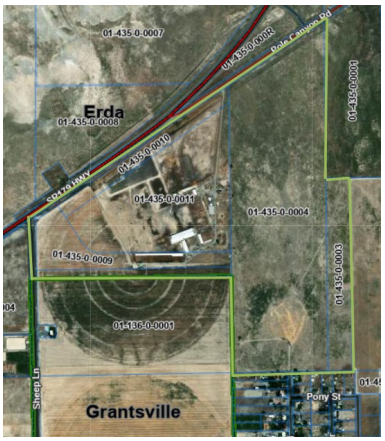
ERDA CITY
2163 W Erda Way – Erda, UT
(435)243-5577

Community Structure Plan

Public Body: Erda City Planning Commission **Meeting Date:** July 14, 2026
Parcel IDs: 01-435-0-0004, 01-435-0-0011, 01-435-0-0003, 01-435-0-0009, 01-435-0-0010
Current Zone: PC **Property Address:** approx. 2400 Pole Canyon
Request: PC zone Community Structure Plan (CSP)
Applicant Name: Flagship Homes **Action:** Recommendation to Council

PROJECT DESCRIPTION

Skywalk has been zoned as a PC zoning district. The next step after zoning is a Community Structure Plan which is required for each phase of the project. The requirements of the CSP are listed below in the Planning Analysis. The required items per Tooele County land use code Chapter 31 which is the vesting approval for the Skywalk development have been addressed in the submitted community structure plan. The phase addressed in this CSP contains 250.87 acres to include open space, village, town center and neighborhood uses. This phase anticipates 960 units with commercial. Attached is the approved master development agreement and the two approved amendments.



SITE & VICINITY DESCRIPTION

The subject property is located on the south side of Pole Canyon at approximately 2400 West and will be accessed off of Pole Canyon Rd. The property is surrounded by A-20, MD, and P2 zoning districts. Grantsville City is southwest of the project area.

Request: Community Structure Plan

LAND USE CONSIDERATIONS (PC Zone)

Per Tooele County land use code Chapter 31 each PC zoning districts creates its own uses, setbacks, etc. In the attached CSP and MDA the approved density, uses and development standards are addressed.

GENERAL PLAN CONSIDERATIONS

The proposed use is consistent with the Erda City General Plan.

ISSUES OF CONCERN/PROPOSED MITIGATION

PC zoning district requires that the project be connected to a water and waste water system. Currently there is not any water or waste water services to this property. The owner has created a public infrastructure district to fund the infrastructure to this property. Attached is a letter from Stansbury Park Improvement District stating that they are able to provide services to this property.

NEIGHBORHOOD RESPONSE

Any comments that are received prior to the planning commission meeting on July 14, will be forwarded to the planning commission for review and summarized at the meeting.

PLANNING STAFF ANALYSIS

31-9. Community structure plan (CSP).

Following approval of the P-C Zone Plan, a Community Structure Plan (CSP), together with a development agreement that codifies that plan, shall be submitted to the Director for review and approval by the planning commission. The CSP shall contain a contiguous area within the P-C Zone that includes one or more of the following land use districts: neighborhood, village, town center, business, research, technology, educational campus, and open space.

A CSP shall show the following:

(a) Name of planned community;

(b) Names, addresses, and phone numbers of applicant and property owners;

(c) CSP location, legal/boundary description, acreage, scale, and north arrow;

(d) Proposed land use districts (neighborhoods, villages, business and research parks, and/or town centers) boundaries, and acreage; a table showing the number of dwelling units, open space acreage, and acreage of the various non-residential land uses;

(e) A master circulation system plan, including a street network (which may include areas for off street parking, as appropriate), pedestrian circulation, bicycle and trail system plans (including possible equestrian trails), identification of street alignments and right-of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle use in the right-of-way. Pedestrian and bicycle trail systems shall connect the land use districts, schools and open space areas and provide linkages to other trail systems in existing or future areas of the P-C Zone and adjacent facilities within the adjacent municipal jurisdictions of Tooele County. A traffic study may be a required component of the master circulation system plan, as deemed necessary by the County.

(f) Existing and proposed waterways and water bodies, major utilities and easements, flood

boundary, and flood control facilities;

(g) Adjacent parcels, their owners, and their uses;

(h) Topography and significant features on or adjacent to the property;

(i) Documentation of the ability to connect to an existing water system, or the creation of a new water system, as well as any associated water rights, shares, usage etc.

(j) Documentation of the ability to connect to an existing sewage system, or the creation of a new sewer system. Septic Systems are not allowed in the P-C Zone.

(k) Open space plan providing general description and locations of major open space;

(l) Standards that govern the design and maintenance of major public infrastructure improvements (including without limitation: sidewalks, parking requirements (including landscaping, and defining the required number of stalls based on land use districts) street lighting, paving, street furniture, etc.) and general building placement (setbacks), massing, and design criteria (CSP Design Standards); and

(m) Other information deemed necessary by the Director.

(2) The Planning Commission shall have the discretion to disapprove a CSP only on the basis of:

(a) the failure of the proposed CSP to include all of the elements required in this section;

(b) the failure of the proposed master circulation system identified in the CSP within and surrounding the P-C Zone to adequately serve the communities within the P-C Zone;

(c) the failure of the proposed major infrastructure identified in the CSP within and surrounding the P-C Zone to provide adequate service to the communities within the P-C Zone; or

(d) the inclusion of uses in the CSP not permitted or conditionally permitted under this Chapter.

In approving a CSP, the planning commission may impose the following reasonable conditions of approval to mitigate reasonably anticipated detrimental impacts:

(i) The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipate traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.

(ii) The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands.

PLANNING STAFF RECOMMENDATION

Planning Staff recommends that the Erda City Planning Commission makes a motion to recommend approval of the community structure plan as long as the planning commission finds that the provided CSP meets the requirements of Tooele County land use code Chapter 31 and has determined that the proposed project does not pose any serious threats or hazards.

Sample Motion

"I move we make a positive recommendation to the Erda City Council of the Community Structure Plan for the Skywalk Development."

"I move we make a negative recommendation to the Erda City Council of the Community Structure Plan for the Skywalk Development with the following findings: "

May 22nd, 2026

SKYWALK
COMMUNITY STRUCTURE PLAN

ERDA UTAH

Prepared by:
FLAGSHIP



SKYWALK
COMMUNITY STRUCTURE PLAN

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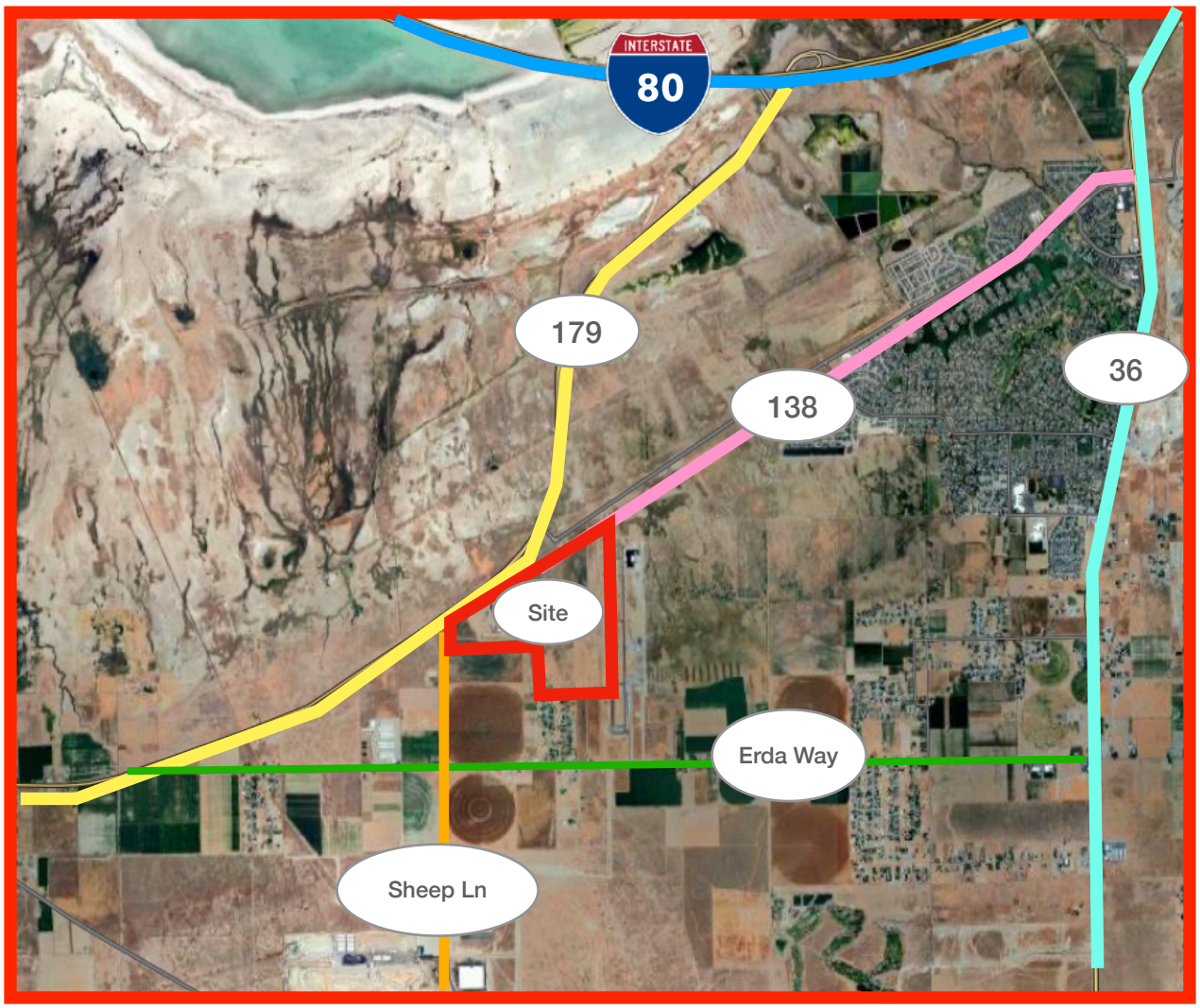
Water & Sewer System Provider 39
Water & Sewer System Annexation Area 40
Gas Provider 41
Power Provider 42

Introduction:
Applicant & Landowner Contact Information

Property Owner Name: BCP Development LLC
Address: 300 S 1350 E, Floor 2, Lehi, UT 84043
Phone Number: 801-766-4442
Email Address: Luke@flagshiphomes.com

INTRODUCTION

The Skywalk community is located on the western side of Erda City adjacent to the city's southern border with Grantsville City. It is bounded by Highway 138 to the north, Sheep Lane to the west and the Tooele Valley Airport to the east.



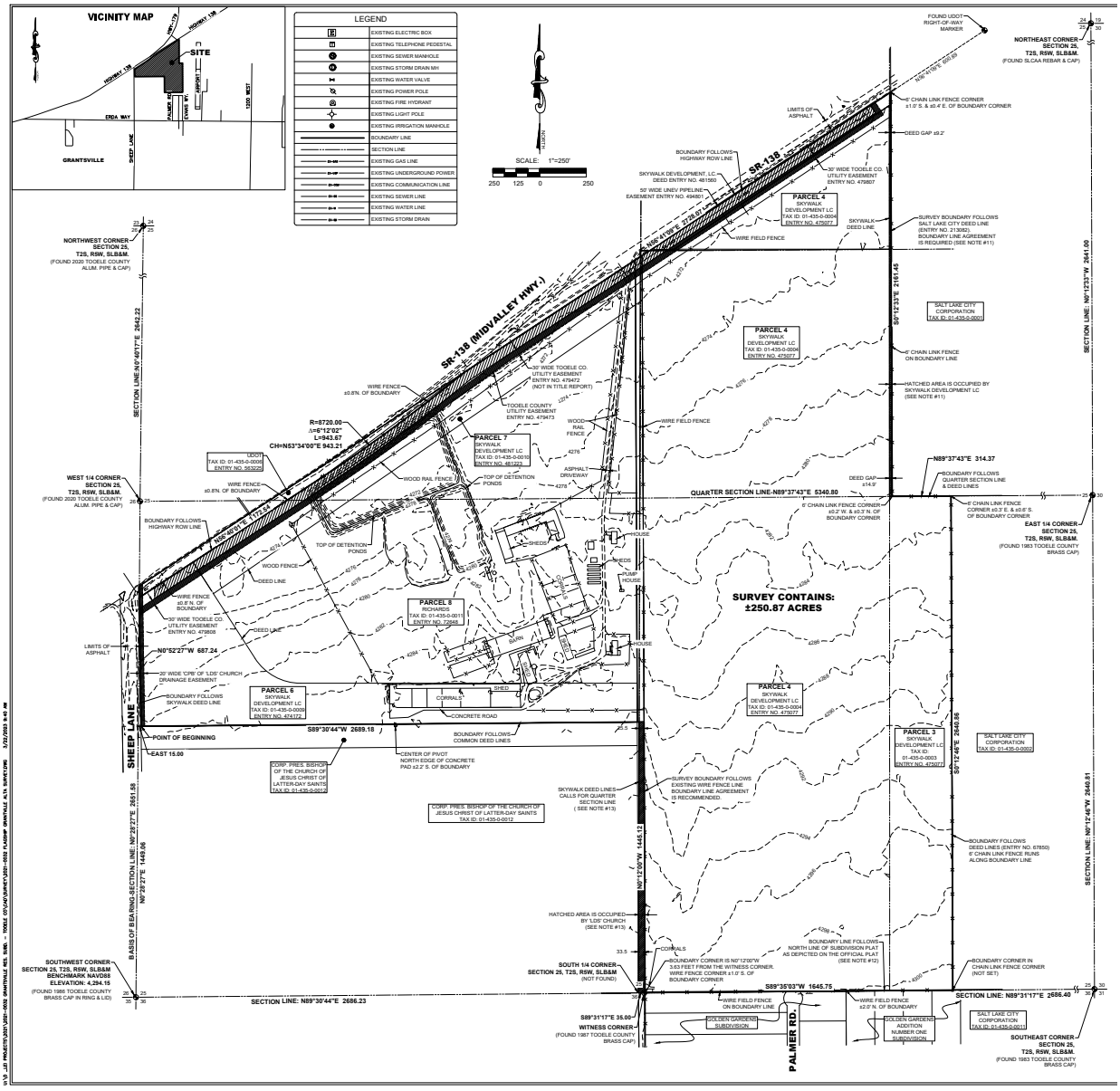
Legal Description & Survey

STATE OF UTAH
CHADIA. POULSEN
No. 501182
PROFESSIONAL LAND SURVEYOR
5/20/2026

A parcel of land located in Section 25, Township 2 South, Range 5 West, Salt Lake Base & Meridian and being more particularly described by survey as follows:

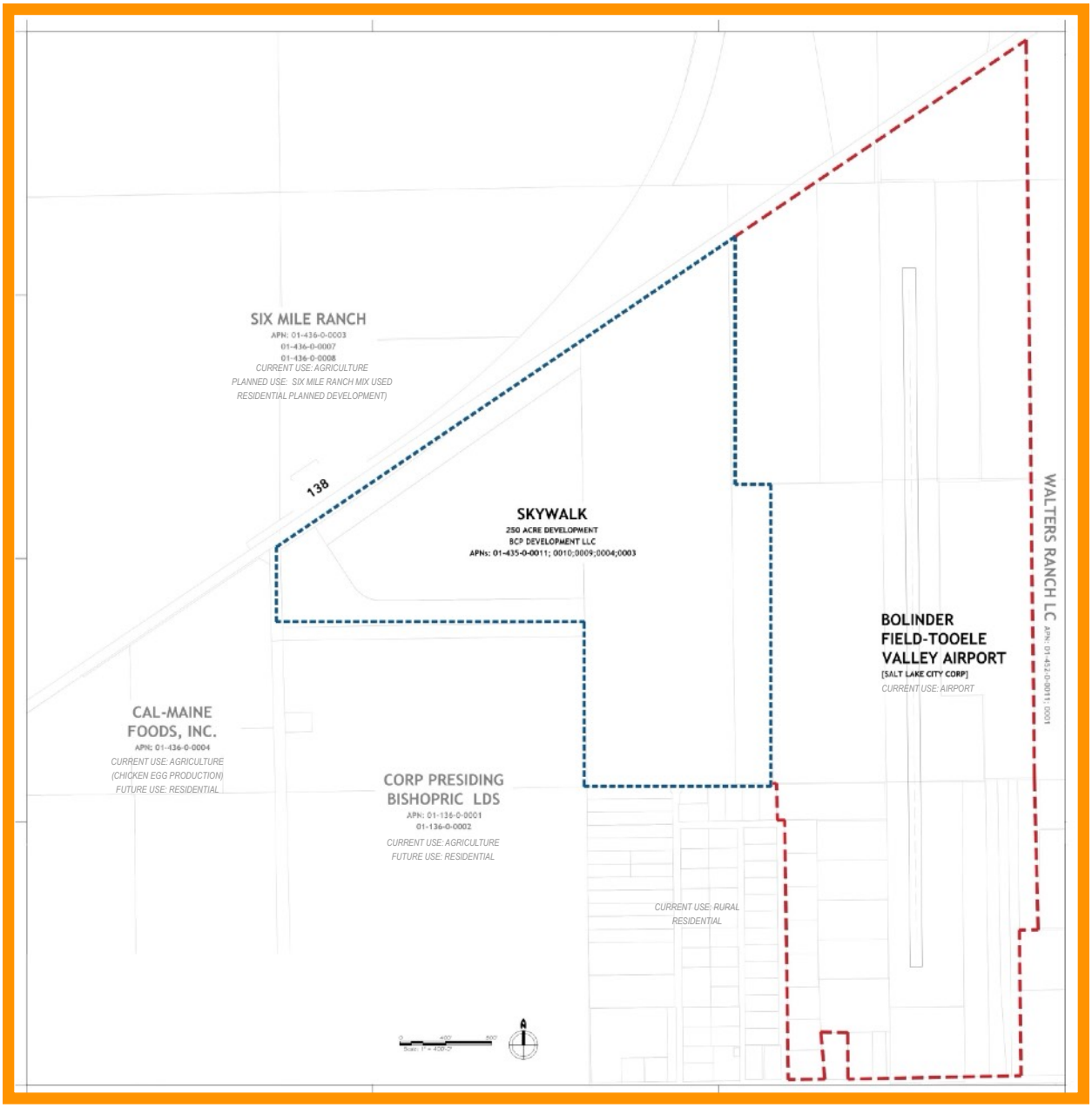
Beginning at the southwest corner of that real property described in Deed Entry No. 474172 in the official records of the Tooele County Recorder, said point being located N00°28'27"E along the Section Line 1449.06 feet and East 15.00 from the Southwest Corner of Section 25, Township 2 South, Range 5 West, Salt Lake Base & Meridian; thence N00°52'27"W along the East Line of Sheep Lane 687.24 feet to the southerly right-of-way line of SR-138; thence along said right-of-way line the following three courses: N56°40'01"E 1172.54 feet; thence along the arc of a curve to the left 943.67 feet with a radius of 8720.00 feet through a central angle of 06°12'02", chord: N53°34'00"E 943.21 feet; thence N56°41'09"E 2728.07 feet to the west line of that real property described in Deed Entry No. 213082 in the official records of the Tooele County Recorder; thence S00°12'33"E along said real property (also being more or less along an existing chain link fence) 2161.45 feet to the Quarter Section Line; thence N89°37'43"E along the Quarter Section Line 314.37 feet to the northwest corner of that real property described in Deed Entry No. 67850 in the official records of the Tooele County Recorder; thence S00°12'46"E along said real property (also being more or less along an existing chain link fence) 2640.86 feet to the northerly line of GOLDEN GARDENS SUBDIVISION ADDITION NUMBER ONE according to the official plat thereof; thence S89°35'03"W along said subdivision boundary 1645.75 feet to a point in an existing wire fence line; thence N00°12'00"W along said wire fence 1445.12 feet; thence S89°30'44"W along the south line of that real property described in Deed Entry No. 474172 in the official records of the Tooele County Recorder 2689.18 feet to the point of beginning.

Contains: ±250.87 Acres
±10,927,815 Sq. Ft.



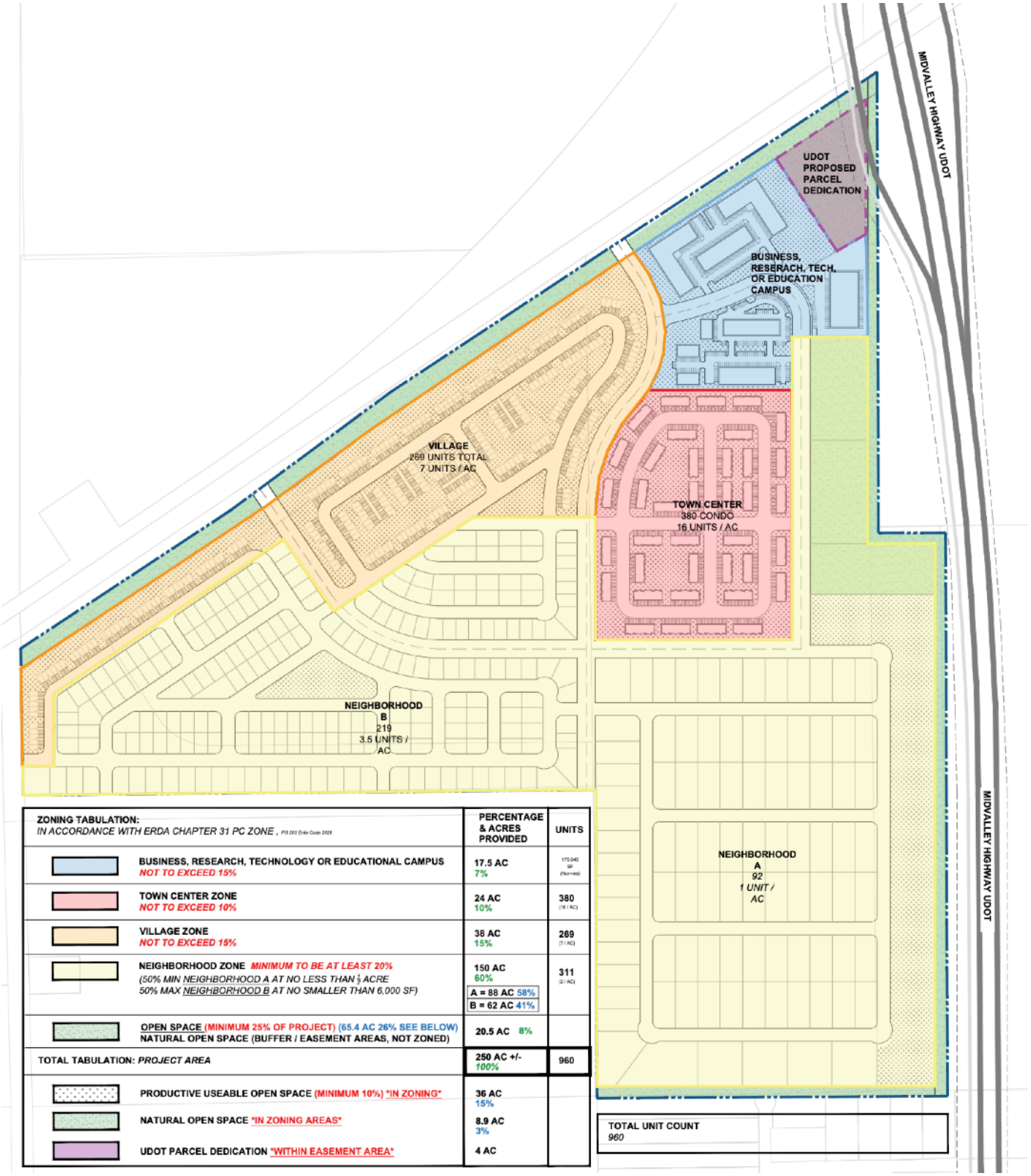
Adjacent Land Ownership & Use

Adjacent Land Ownership & Use Map Explanation



Adjacent land ownership is illustrated in the accompanying map exhibit. Major surrounding landowners include Salt Lake City Corporation (Bolinder Field–Tooele Valley Airport) to the east; a combination of privately owned parcels and land held by the Corporation of the Presiding Bishopric of The Church of Jesus Christ of Latter-day Saints to the south; Cal-Maine Foods, Inc. to the west; and Six Mile Ranch to the north, across UT-138.

Land Use Map



ZONING TABULATION: *IN ACCORDANCE WITH ERDA CHAPTER 31 PC ZONE*	PERCENTAGE & ACRES PROVIDED	UNITS
BUSINESS, RESEARCH, TECHNOLOGY OR EDUCATIONAL CAMPUS *NOT TO EXCEED 15%*	17.5 AC 7%	
TOWN CENTER ZONE *NOT TO EXCEED 10%*	24 AC 10%	380
VILLAGE ZONE *NOT TO EXCEED 15%*	38 AC 15%	269
NEIGHBORHOOD ZONE *MINIMUM TO BE AT LEAST 20%* *(50% MIN NEIGHBORHOOD A AT NO LESS THAN ½ ACRE 50% MAX NEIGHBORHOOD B AT NO SMALLER THAN 6,000 SF)*	150 AC 60% A = 88 AC 58% B = 62 AC 41%	311
OPEN SPACE (MINIMUM 25% OF PROJECT) (65.4 AC 26% SEE BELOW) NATURAL OPEN SPACE (BUFFER / EASEMENT AREAS, NOT ZONED)	20.5 AC 8%	
TOTAL TABULATION: *PROJECT AREA*	250 AC +/- *100%*	960
PRODUCTIVE USEABLE OPEN SPACE (MINIMUM 10%) *IN ZONING*	36 AC 15%	
NATURAL OPEN SPACE *IN ZONING AREAS*	8.9 AC 3%	
UDOT PARCEL DEDICATION *WITHIN EASEMENT AREA*	4 AC	

Land Use Description & Unit Tables

(1) *Neighborhood:* This category is designed for comparatively low-density residential use, semi-public, and allowed recreation/open space uses. It may accommodate gross residential densities between one (1) and six (6) units per acre, and at least 20% of the project area shall have Neighborhoods A and B.

- Neighborhood A shall account for a minimum of 50% of the neighborhood district and shall have lots no smaller than ½ acre with a gross density not to exceed 1 unit per acre.
- Neighborhood B shall account for a maximum of 50% of the neighborhood district. It shall have lots no smaller than 6,000 sq. ft. and a maximum density not exceeding six units per acre.

(2) *Village:* This category is designed for medium-density mixed-use development that includes residential (single and multi-family), office, neighborhood commercial, public/semipublic, and recreation/open space uses without a predetermined emphasis on any single use. This category may accommodate gross residential densities not to exceed 12 units per acre. Gross residential density may be increased based on the percentage of property within the Village area dedicated to Neighborhood Commercial as identified in the master development agreement. (As to the required percentages defined in section 31-12 (A) of this chapter). The area designated as a village shall not exceed 15% of the project area.

(3) *Town Center:* This category is designed for high-density mixed-use development that emphasizes office, commercial, and recreational uses but also includes residential (single and multi-family), public/semi-public, and open space uses. The town center's gross residential density may not exceed 20 units per acre. However, gross density may be increased based on the percentage of property within the Town Center area dedicated to commercial uses, as identified in the master development agreement. The area designated as the town center shall not exceed 10% of the project area.

(4) *Business, Research, Technology or Educational Campus:* This category is designed to accommodate a campus dedicated to a mixture of business uses, office, commercial, industrial, technological, recreational, and public/semi-public uses; or to an educational institution, including classrooms, laboratories, offices, housing, educational facilities of all types and other related uses. The area designated as business, research, technology, or educational shall not exceed 15% of the project area.

(5) *Open Space:* Landscaped area, natural area, or farmland that is established to provide and preserve outdoor recreational, agricultural, or other similar uses. In addition to the open space district, open space areas may also be provided within the different land use districts, including open space and common areas, as defined in sections 31-12 (A) of this chapter. The open space area shall be a minimum of 25% of the project area, with a minimum of 10% of the open space area being productive, usable public space, i.e., parks, sports fields, etc. In addition an interconnected asphalt trail system shall be provided throughout the project area.

From Erda City Code, Chapter 31 Planned Community

31-5. Permitted uses.

(1) The following uses are permitted within the P-C Zone provided the area is more than 150 but less than 400 acres:

(a) Residential uses of all types on a range of lot sizes, including single-family detached, single-family attached; multifamily residential, townhomes; loft apartments; residential units above ground floor retail, commercial, or office uses; and condominiums;
(b) Retail, service, office, hotel, restaurant, entertainment, and all other commercial uses as permitted;
(c) A mix of permitted uses (including office/commercial, office/residential, retail/residential) within individual structures;
(d) Home-Occupation Permits following the provisions of the City Land Use Ordinance;
(e) Health-care facilities;
(f) Public facilities, such as schools, libraries, and civic buildings;
(g) Common areas, such as plazas, playgrounds, and trails
(h) Churches;
(i) Day-care facilities;
(j) Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, recreational areas, and
(k) Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

(2) The following uses are permitted within the P-C Zone, provided the area is more than 400 acres:

(a) Residential uses of all types on a range of lot sizes, including single-family detached, single-family attached; multifamily residential, townhomes; loft apartments, residential units above ground floor retail, commercial, or office uses; and condominiums;
(b) Retail, service, office, hotel, restaurant, entertainment, and all other commercial uses as permitted;
(c) A mix of permitted uses (including office/commercial, office/residential, retail/residential) within individual structures;
(d) Home-Occupation Permits following the provisions of the City Land Use Ordinance.
(e) Health-care facilities;
(f) Public facilities, such as schools, libraries, and civic buildings;
(g) Common areas, such as plazas, playgrounds, and trails
(h) Churches;
(i) Day-care facilities;
(j) Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, and recreational areas;
(k) Industrial and manufacturing uses in harmony with existing and proposed development and
(l) Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

From Erda City Code, Chapter 31 Planned Community

Land Use Allocation & Unit Density Table

ZONING TABULATION: *IN ACCORDANCE WITH ERDA CHAPTER 31 PC ZONE , PG 203 Erda Code 2026*	PERCENTAGE & ACRES PROVIDED	UNITS
BUSINESS, RESEARCH, TECHNOLOGY OR EDUCATIONAL CAMPUS *NOT TO EXCEED 15%*	17.5 AC 7%	175,945 SF (Non-res)
TOWN CENTER ZONE *NOT TO EXCEED 10%*	24 AC 10%	380 (16 / AC)
VILLAGE ZONE *NOT TO EXCEED 15%*	38 AC 15%	269 (7 / AC)
NEIGHBORHOOD ZONE *MINIMUM TO BE AT LEAST 20%* *(50% MIN NEIGHBORHOOD A AT NO LESS THAN ½ ACRE 50% MAX NEIGHBORHOOD B AT NO SMALLER THAN 6,000 SF)*	150 AC 60% A = 88 AC 58% B = 62 AC 41%	311 (2 / AC)
OPEN SPACE (MINIMUM 25% OF PROJECT) (65.4 AC 26% SEE BELOW) NATURAL OPEN SPACE (BUFFER / EASEMENT AREAS, NOT ZONED)	20.5 AC 8%	
TOTAL TABULATION: *PROJECT AREA*	250 AC +/- *100%*	960
PRODUCTIVE USEABLE OPEN SPACE (MINIMUM 10%) *IN ZONING*	36 AC 15%	
NATURAL OPEN SPACE *IN ZONING AREAS*	8.9 AC 3%	
UDOT PARCEL DEDICATION *WITHIN EASEMENT AREA*	4 AC	

Business, Research, Technology or Educational Campus *at 17.5 AC which covers 7% of total project area. This is less than the 15% maximum as specified in PC Code. A total of roughly 175,945 SF (+/-) of Business, Research, Technology or Educational Campus will be construction in this zone. No residential will be in this zone.*

Town Center zone *is to include 380 condo units (which is 38 condo buildings with 10 units each) These will be specified in the architectural section on design and layout. This zone is 16 units per acre which is less than the maximum of 20 units per acre in PC Code. It covers 10% of project area which is the maximum allowed per Planned Community Code. HOA park space included.*

Village zone *is to include 269 town home units (typically in groups of 6, but sometimes at 8 or less at 4) These will be specified in the architectural section on design and layout. This zone is 7 units per acre which is less than the maximum at 12 units per acre in PC Code. It covers 15% of project area which is the maximum allowed per Planned Community Code. HOA park space included.*

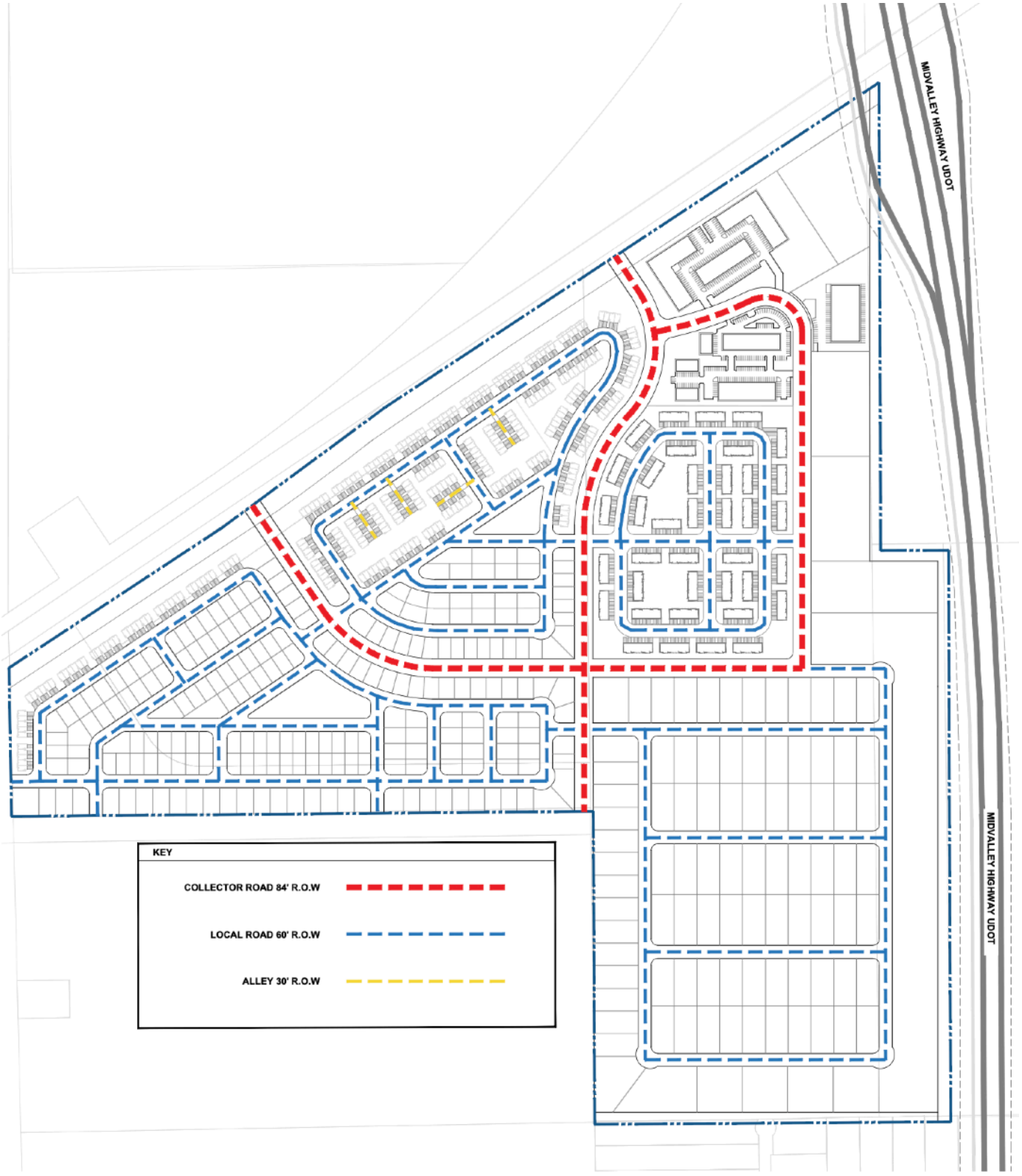
Neighborhood Zone *is to include 311 single family dwellings. Plans will be specified in architectural section on design and layout. This zone is average 2 units per acre, which PC code ranges from 1-6 units per acre. This covers 60% of project area, which per PC Code required minimum 20% coverage. Neighborhood A is at 58% of the 150 AC (88 ac) (min. 50% per PC) with 1 unit per acre (max 1 unit per ac) and Neighborhood B is at 41% (62 ac) (max. 50% per PC) with 3.5 units per acre (max 6 units per ac)*

Open Space *is to include 65.4 acres which is 26% of project area, per PC Code is 25% of total project area. 15% (36 ac) is productive maintained open space, which per code requirement is 10% min. Open space in above calculations has in two parts. See above for details. 20.5 ac in non zoned space, the remaining 44.9 ac are within zoned space, majority HOA park space.*

Phasing Map

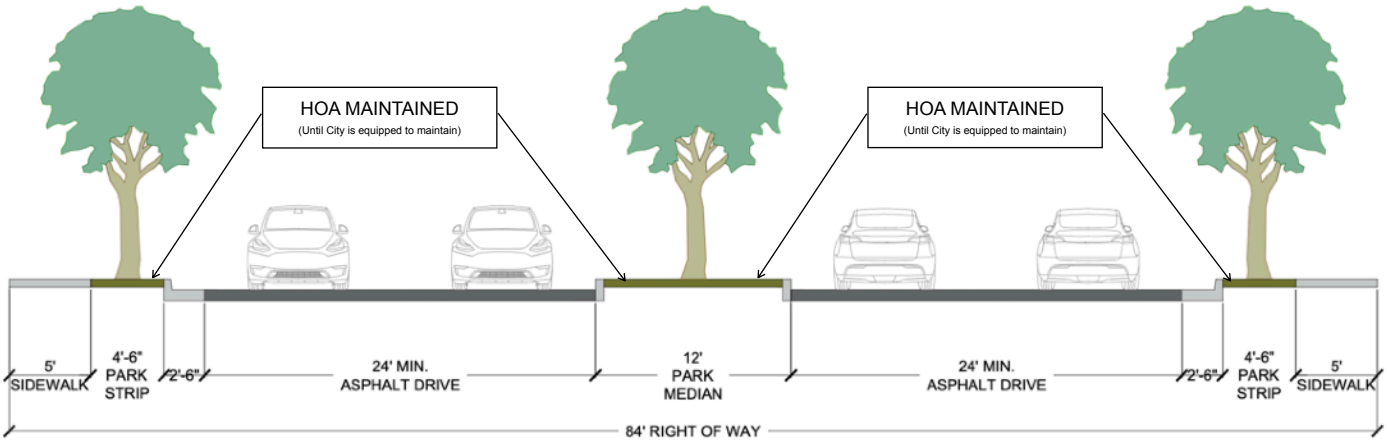

MIDVALLEY HIGHWAY UDOT
B.R.T.EC
175,945 SF
PHASE 1
121
PHASE 3
200
PHASE 2
143
PHASE 6
180
PHASE 4
138
PHASE 5
86
PHASE 7
49
PHASE 8
43
KEY
PHASE #
UNITS #
MIDVALLEY HIGHWAY UDOT

Transportation Plan

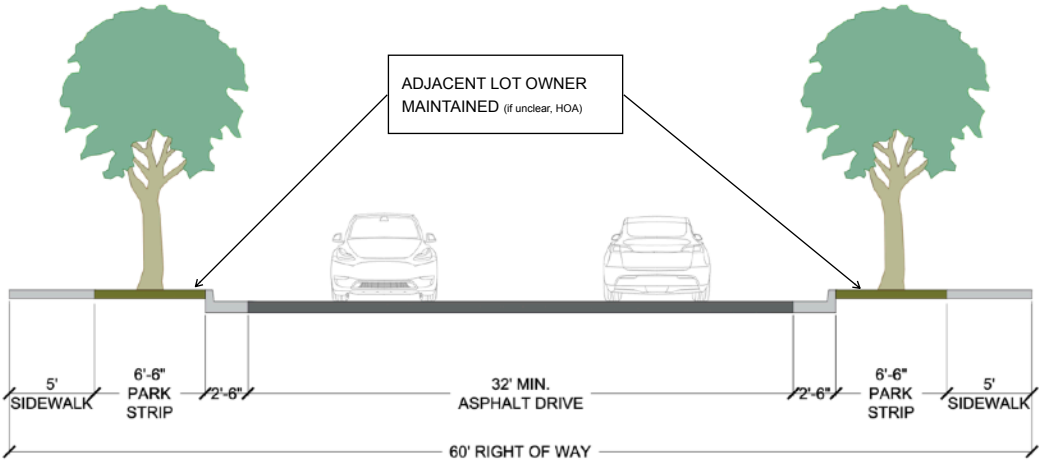


Street Cross Sections

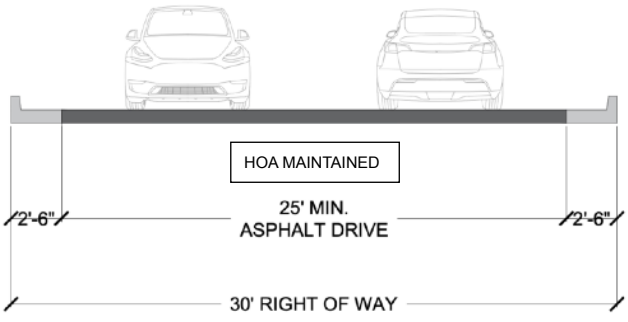
Collector 84’ R.O.W



Local Road 60’ R.O.W



Alley 30’ R.O.W



Erda City Engineering Department

Local roads: 60’ ROW, 32’ of asphalt (min), 2.5’ curb, 5’ sidewalks,

Alley: 30’ ROW, 2.5’ curb and 25’ asphalt

Major Collector: 100’ ROW, 5’ Sidewalk

Collector Road: 84’ ROW, 2.5’ curb, 5’ Sidewalk, Planter median 12’ min.

Note On Street Landscaping:

Collector (84’) R.O.W park strips & median to be maintained by HOA **Until city is equipped to maintain**

Local Road (60’) R.O.W park strip be maintained by adjacent lot owners

Transportation Guidelines

Streets

Skywalk is organized around a connected, hierarchical street network that supports walkability, distributes traffic efficiently, and reinforces the character of each neighborhood. Streets are designed as both circulation routes and public spaces, orienting development and supporting pedestrian activity.
The network includes collector streets (84' R.O.W.), local streets (60' R.O.W.), and alleys (30' R.O.W.), forming a clear circulation framework. This structure reflects traditional block patterns and ensures most residents are within a five- to ten-minute walk (¼ to ½ mile) of neighborhood centers and amenities.

General Requirements

Streets shall:

A. Provide a high level of connectivity throughout the development
B. Accommodate all modes of travel, prioritizing automobile traffic flow and pedestrians
C. Respond to adjacent land uses in their design and character
D. Function as an integrated system of public and some private streets meeting applicable standards
E. No connection will be provided from the subdivision directly to the planned Mid-valley highway expansion. A portion of property will be dedicated to UDOT for their development plans of Mid-valley highway.

Street Network

Collector Streets form the primary circulation system, creating a loop and key connections between major land uses.

Local Streets provide internal access and emphasize low speeds and pedestrian comfort.
Alleys support rear loading access and reduce driveway conflicts in higher-density areas.

This hierarchy distributes traffic efficiently while maintaining a pedestrian-scaled environment.

Network Principles

- Neighborhoods are interconnected with multiple access points
- A continuous street grid avoids isolated subdivisions
- Multiple routes reduce congestion and improve circulation
- Street design balances mobility with safe vehicle speeds
- On-street parking may be used to support adjacent uses and calm traffic
- Walking routes are integrated throughout the network via sidewalk connection and trails in park areas.
- Street and alley connections are intentional and cohesive in applicable areas.

Blocks

A. Blocks are small to moderate in size to promote walkability and connectivity
B. A generally rectilinear pattern is used, with flexibility for site conditions
C. Blocks are typically bounded by streets, with some edges defined by open space or trails
D. Perimeter blocks may vary to transition to surrounding conditions

Community Design Guidelines:

Architectural Design Standards

Neighborhood Zone (Zone A)

The Neighborhood Zone A will feature 5+ different plan sets that have their own distinct floor plan layout, each of those 5 consisting of 3 different elevation types (A,B and C) bringing a total of 15 different elevations on 5 unique floor plans. Furthermore there are 30+ color schematic combinations on each of those 15 elevations, brining a grand total of 450+ unique home facade combinations to a community. Below are 5 different architectural combination examples.

Hawthorn

4 Bedroom, 2.5 Bath
Finished: 3,010 Sq.Ft.,Total: 5,014 Sq.Ft



Elevation A



Elevation B



Elevation C

Olive

4 Bedroom, 2.5 Bath
Finished: 2,435 Sq.Ft.,Total: 3,935 Sq.Ft.



Elevation A



Elevation B



Elevation C

Redwood

4/5 Bedroom, 2.5 Bath
Finished: 2,380 Sq.Ft.,Total: 3,411 Sq.Ft.



Elevation A



Elevation B



Elevation C

Sequoia

4 Bedroom, 2.5 Bath
Finished: 2,248 Sq.Ft.,Total: 3,643 Sq.Ft.



Elevation A



Elevation B



Elevation C

Sycamore

5 Bedroom, 3 Bath

Finished: 2,845 Sq.Ft.,Total: 4,315 Sq.Ft.



Elevation A



Elevation B



Elevation C

Neighborhood Zone (Zone B)

The Neighborhood Zone B will feature 5+ different plan sets that have their own distinct floor plan layout, each of those 5 consisting of 3 different elevation types (A,B and C) bringing a total of 15 different elevations on 5 unique floor plans. Furthermore there are 30+ color schematic combinations on each of those 15 elevations, brining a grand total of 450+ unique home facade combinations to a community. Below are 5 different architectural combination examples.

Acacia

3 Bedroom, 2.5 Bath, Laundry Room Upstairs
Finished: 1,937 Sq.Ft.,Total: 2,924 Sq.Ft.



Elevation A



Elevation B



Elevation C

Granite

3 Bedroom, 2 Bath

Finished: 1,525 Sq.Ft.,Total: 3,110 Sq.Ft.



Elevation A



Elevation B



Elevation C

Oak

4 Bedroom, 2.5 Bath
Finished: 1,977 Sq.Ft.,Total: 2,822 Sq.Ft.



Elevation A



Elevation B



Elevation C

Pine

4 Bedroom, 2.5 Bath
Finished: 2,080 Sq.Ft.,Total: 3,040 Sq.Ft.



Elevation A



Elevation B



Elevation C

Spruce

4/5 Bedroom, 2.5 Bath
Finished: 2,217 Sq.Ft.,Total: 3,178 Sq.Ft.



Elevation A



Elevation B



Elevation C

Village Zone

The Village Zone will feature town home products. Elevations and variations of floor plan types shown below.



Type A Type B Type C Type D Type E Type F




UNFINISHED BASEMENT
UNEXCAVATED
Basement Floor
DINING AREA
KITCHEN
GREAT ROOM
PWDR
PANTRY
FOYER
2 CAR GARAGE
20'-8" x 20'-0"
PORCH
First Floor
MASTER SUITE
BEDROOM #2
BEDROOM #3
Second Floor
Type E
Type B
UNFINISHED BASEMENT
UNEXCAVATED
Basement Floor
DINING AREA
GREAT ROOM
KITCHEN
PWDR
PANTRY
FOYER
2 CAR GARAGE
20'-8" x 20'-0"
PORCH
First Floor
MASTER SUITE
BEDROOM #3
BEDROOM #2
Second Floor


UNFINISHED BASEMENT
UNEXCAVATED
Basement Floor
DINING AREA
GREAT ROOM
KITCHEN
PWDR
PANTRY
FOYER
2 CAR GARAGE
20'-8" x 20'-0"
PORCH
First Floor
MASTER SUITE
LOFT/ OPT. DEN
BEDROOM #2
BEDROOM #3
Second Floor
Type D
Type C
UNFINISHED BASEMENT
UNEXCAVATED
Basement Floor
DINING AREA
KITCHEN
GREAT ROOM
PWDR
PANTRY
FOYER
2 CAR GARAGE
20'-8" x 20'-0"
PORCH
First Floor
MASTER SUITE
LOFT/ OPT. DEN
BEDROOM #2
BEDROOM #3
Second Floor

Town Center Zone

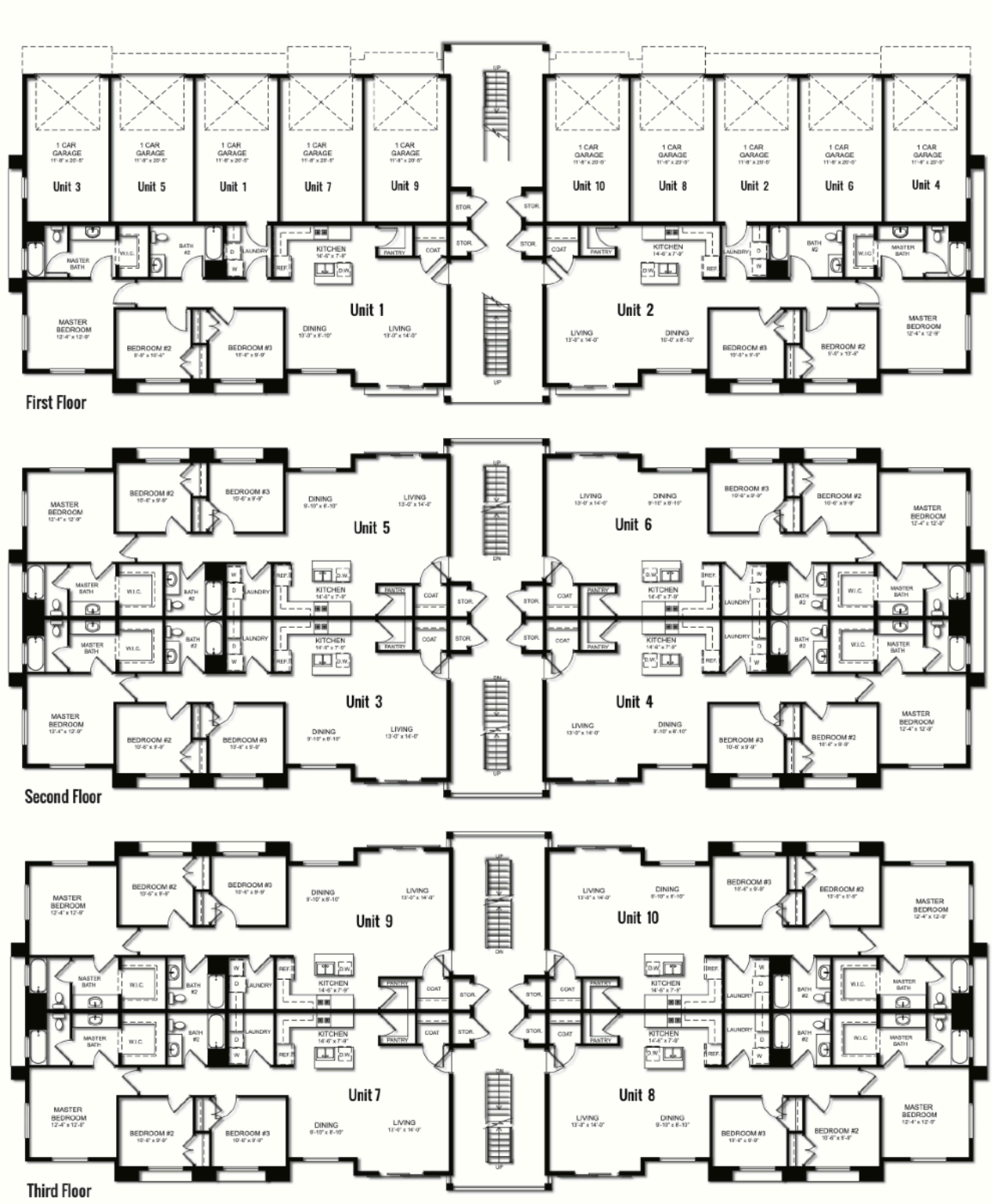
The town center zone will feature 10 unit condo unit complexes with single car garage loading on the first main level. See below for floor plan details.



FRONT ELEVATION



REAR ELEVATION


1 CAR GARAGE
Unit 3
Unit 5
Unit 1
Unit 7
Unit 9
Unit 10
Unit 8
Unit 2
Unit 6
Unit 4
Unit 1
Unit 2
First Floor
Unit 5
Unit 6
Unit 3
Unit 4
Second Floor
Unit 9
Unit 10
Unit 7
Unit 8
Third Floor

Business, Research, Technology, Educational Campus Zone

Purpose and Intent

The Business, Research, Technology, Education Campus (BRT-E Campus) Zone is established to provide for the development of integrated employment and institutional campuses that support innovation, research, advanced technology, and educational uses. This zone is intended to accommodate a cohesive mix of office, laboratory, educational, and supporting commercial uses in a campus-like setting that promotes collaboration, economic development, and high-quality site design.

The zone encourages coordinated architecture, shared infrastructure, and pedestrian-oriented environments. Development within this zone should emphasize flexibility to accommodate evolving technologies and institutional needs while maintaining compatibility with surrounding land uses.

Erda Code 31-11

Site plans may be reviewed concurrently with a Project Plan or Subdivision Plat. Any proposed commercial, office, industrial, multi-family residential, open space, parks, or institutional developments and alterations to existing developments shall be located on legal lots of record created by metes and bounds conveyance with the approval of the Staff or pursuant to subdivision or condominium plats and shall meet the site plan review requirements outlined by Staff. All the City ordinances and requirements (which may include additional site-specific studies or reports, as necessary) shall be met when preparing site plan applications and designing and constructing the development. Where applicable, building permits may not be obtained, nor shall any site work be performed prior to site plan approval.

Pursuant of Erda City Code, the code will apply to individual site plan applications. Requirements of such shall adhere to the development standards outlined in chapter 31 of the Planned Community Zone, and as well as any other applicable code section for a Business, Research, Technology, Educational Campus Zone.

Below are some examples of architectural designs for reference.

B.R.T.EC Architectural Examples (examples only, not an architectural standards guide for design, color, style, etc)



Example Light Industrial/Manufacturing : Lakeview Business Park, Erda



Example Public Facilities: Public Safety Facility Tooele



Example of Educational Campus: USU Tooele Technical College



Example of Business: Founders Pointe Retail Center, Tooele



Example of Retail Business: Tooele Main Street Retail Concept



Example of Medical Campus: Tooele

Setbacks

Development Criteria				
	Business, Research, Tech or Education Campus	Multifamily (Town Center + Village Zones)	Single Family Dwelling Neighborhood B	Single Family Dwelling Neighborhood A
Building Configuration				
Principle Building	3 Stories (35 ft.)	3 Stories (35 ft.)	2 Stories (35 ft.)	2 Stories (35 ft.)
Accessory Structures	Site/Use	1 Story Max	1 Story Max	1 Story Max
Min. Lot Size	Site/Use	N/A	6,000 SF	21,780 SF
Max. Building Coverage Footprint	Site/Use	N/A	35%	20%
Setbacks Principle Building				
Front	Site/Use	10 ft.	20 ft.	30 ft.
Side	Site/Use	10 ft.	5 ft.	15 ft.
Rear	Site/Use	N/A	15 ft.	30 ft.
Setbacks - Accessory Structure (From Principle)				
Front	Site/Use	N/A	5 ft.	10 ft.
Side	Site/Use	N/A	0 ft.	10-15 ft. *
Rear	Site/Use	N/A	0 ft.	10 ft.

Note: Setbacks for Business, Research, Technology & Educational Campus to be determined by use type as specified by Erda City Code during site plan review process. 3 Stories (35') max height. (Variance from this will require approval from Erda City Engineering, North Tooele Fire District and Toole Valley Airport Authority.

Neighborhood A Standards from Erda City Code, Chapter 15-3

Parking Standards

Community Parking Standards	
Land Use	**Required Parking**
Light industrial/manufacturing (Business, Research, Tech or Educational campus Zone)	1.59 spaces per 1,000 square feet of gross floor area
General Office (Business, Research, Tech or Educational campus Zone)	2.79 spaces per 1,000 square feet of gross floor area
Office, Medical/Dental Clinic (Business, Research, Tech or Educational campus Zone)	4.11 spaces per 1,000 square feet of gross floor area
Fast food restaurant with 21 or more seats (Business, Research, Tech or Educational campus Zone) *21 seats or less*	14.14 spaces per 1,000 square feet of gross floor area *(0.5 spaces per seat for 21 seats or less)*
Retail sales store, personal service establishment (Business, Research, Tech or Educational campus Zone)	4.1 spaces per 1,000 square feet of gross floor area
Warehousing or storage, not to include self-storage (Business, Research, Tech or Educational campus Zone)	1 space per 1,000 square feet of gross floor area
Dwelling, multi-unit (Village and Town Center Zone)	1.5 spaces for each residential dwelling unit
Dwelling, single living unit (Neighborhood Zone)	2 spaces for each residential dwelling unit

Other Uses:

For any other use not specifically mentioned or provided for in this Section, the zoning administrator shall determine the standards to be applied for parking, using as a guide the listed use which most closely resembles the use proposed or other recognized standard.

As for full reference please refer to Erda City Code

Minimum Required Accessible Parking Spaces	
Total Parking Lot Spaces	**Required Minimum Number of Accessible Spaces**
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20, plus 1 for each 100
NOTE: See Erda Code 6-10(3) for other use specific requirements	over 1000
Van Parking Spaces Based on Required Parking Spaces	
Total Accessible Parking Lot Spaces	**Required Minimum Number of Accessible Spaces**
1 to 6	1
7 to 12	2
13 to 18	3
19 to 24	4
One additional van space for every six or fraction of six	

The required number of parking stalls is determined by the Erda City Code Chapter 6.1 and varies by land use and housing type. Skywalk will provide the required parking within each land use district in accordance with these code standards. See table below on the potential intended uses with their respective zone. Site plan approval is needed for individual users to ensure compliance with City Code.

Off-Street Parking Dimensions						
Parking Angle	**Stall Width**	**Vehicle Projection**	**Aisle Width**	**Wall to Wall Module Width**	**Interlock Reduction**	**Overhang Allowance**
0º	22’	9’	9’-05”	27’-05”	0’	2’
45º	9’	16’-10”	12’-06”	46’-04”	2’-03”	2’
50º	9’	17’-05”	13’-03”	48’-01”	2’	2’
55º	9’	17’-11”	13’-11”	49’-09”	1’-10”	2’-01”
60º	9’	18’-03”	14’-07”	51’-01”	1’-07”	2’-02”
65º	9’	18’-06”	15’-06”	52’-06”	1’-04”	2’-03”
70º	9’	18’-07”	16’-04”	53’-06”	1’-01”	2’-04”
75º	9’	18’-06”	17’-10”	54’-10”	10”	2’-05”
90º	9’	17’-06”	22’-07”	57’-07”	0’	2’-06”

Infrastructure Design & Maintenance

Roads, curb & gutter and sidewalks infrastructure installed within the public right-of-way will be turned over to the City for maintenance and long-term care. Design elements such as street lighting, and signage are to be maintained by HOA.

Lighting Design

Public lighting in parking areas and along the peripheral arterial roadways Sheep Lane and SR-138, should comply with lighting standards. Lighting for all public and private thoroughfares within Skywalk should follow the standards outlined in the table below.

Only full cut-off fixtures are permitted, and no uplighting for area. This requirement reduces glare, minimizes light trespass, and helps preserve dark skies. Illumination levels shall not exceed 1.25 foot-candles, or 3,500 base foot-candles per site. Lighting is intended to provide safety and convenience.

although, after curfew, most lighting should be reduced as activity levels decline.
Uplighting from low-voltage landscape light fixtures is permitted to illuminate vegetation, tree canopy and architectural interest. The term low voltage landscape and architectural lighting, for the purpose of these standards, refers to permanently installed outdoor lighting fixtures operating at 12 volts or less, which illuminate landscape environments and exterior structures.

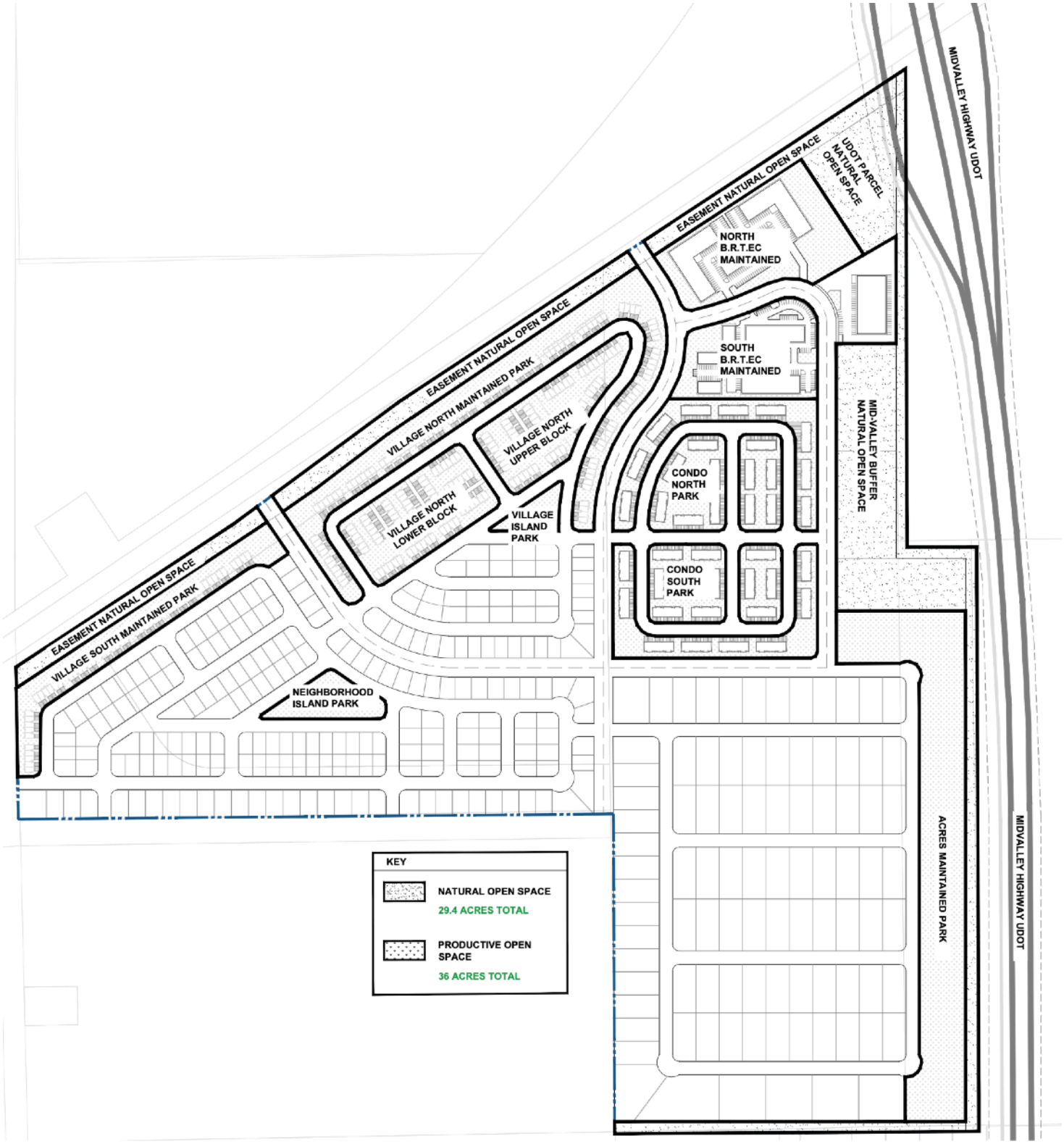
PUBLIC LIGHTING

TYPE	HEIGHT	SPACING
COLUMN 	10 - 14 ft.	300 ft. on center min.
	12 - 16 ft.	200 ft. on center min.
POST 	8 - 10 ft.	300 ft. on center min.
	10 - 14 ft.	200 ft. on center min.

OTHER LIGHTING TYPES

TYPE	SIZE/HEIGHT	SPACING
WALL-MOUNT 	Sized appropriately for architectural scale	As needed.
BOLLARD 	3 ft. max.	20 ft. on center min.

Open Space


MIDVALLEY HIGHWAY UDOT
EASEMENT NATURAL OPEN SPACE
UDOT PARCEL NATURAL OPEN SPACE
NORTH B.R.T.EC MAINTAINED
SOUTH B.R.T.EC MAINTAINED
EASEMENT NATURAL OPEN SPACE
VILLAGE NORTH MAINTAINED PARK
VILLAGE NORTH UPPER BLOCK
VILLAGE NORTH LOWER BLOCK
VILLAGE ISLAND PARK
CONDO NORTH PARK
CONDO SOUTH PARK
MID-VALLEY BUFFER NATURAL OPEN SPACE
EASEMENT NATURAL OPEN SPACE
VILLAGE SOUTH MAINTAINED PARK
NEIGHBORHOOD ISLAND PARK
ACRES MAINTAINED PARK
MIDVALLEY HIGHWAY UDOT
KEY
NATURAL OPEN SPACE
29.4 ACRES TOTAL
PRODUCTIVE OPEN SPACE
36 ACRES TOTAL

Open Space Standards

Overview

The Skywalk development incorporates a comprehensive open space network designed to preserve natural features, provide recreational opportunities, and enhance the overall character of the community. Open space areas are distributed throughout the site to ensure accessibility, connectivity, and long-term usability.

The plan includes both natural open space (29.4 acres) and productive open space (36 acres), forming an integrated system of parks, buffers, and preserved landscape areas.

Maintenance Responsibilities

Outlined in the street sections section, HOA to maintain landscaping in collector class road (84' R.O.W), until city is equipped to maintain. All other areas are HOA or as specified, park strips in local roads (60') by adjacent lot owners.

Natural Open Space

Natural open space areas are primarily located along the project perimeter and within designated easement areas. These spaces are intended to:

- Preserve existing natural features and drainage patterns
- Provide visual buffers along Midvalley Highway and adjacent properties
- Maintain a transition between developed areas and surrounding land uses
- Support passive recreation such as walking, trails, and informal use

These areas are generally maintained in a natural or minimally improved condition and may include trail connections where appropriate.

Productive Open Space

Productive open space is incorporated within and adjacent to neighborhood areas and is designed for active use and community benefit. These areas include:

- Neighborhood and village parks
- Island parks integrated within residential blocks
- Open lawn and flexible recreational spaces

Productive open space is intended to provide usable outdoor areas for residents, support neighborhood identity, and distribute recreation opportunities throughout the development.

Park Areas Descriptions

1. **Acres Maintained Park** - will feature a walking trail from the south end continuous to north side.
2. **Neighborhood Island Park** -grass park area that will feature a playground park
3. **Village South Maintained Park** - primarily rock and mixture of lawn with planters and linear wandering path
4. **Village North Maintained Park** - primarily rock and mixture of lawn with planters and linear wandering path
5. **Village North Lower Block** - primarily green lawn area with community garden area and a path through the middle of the block
6. **Village North Upper Block** - primarily green lawn area with community garden area and a path through the middle of the block
7. **Village Island Park** - grass park area that will feature a playground park
8. **Condo South Block(s)** - primarily green lawn area with some rock planters and a path through the middle of the block
9. **Condo North Block(s)** - primarily green lawn area with some rock planters and a path through the middle of the block
10. **South B.R.T.EC** - Site plan specific, determined during site plan review.
11. **North B.R.T.EC** - Site plan specific, determined during site plan review.
12. **UDOT Parcel Natural Open Space** - Natural Open Space, not a maintained area
13. **Mid-Valley Buffer Natural Open Space** - Natural Open Space, not a maintained area
14. **Easement Natural Open Space** - Natural Open Space, not a maintained area

Open Space Examples



Natural Open Space



Village North Block Example w/ Garden Area



Playground Example in Island Parks



Village South and North Maintained Park Ex.



Condo North and South Block example



Front yard example in Village Zone Typical

Utilities

Water & Sewer System Provider

Oquirrh Point Improvement District

Service@oquirrhdistrictutah.gov
1498 S Main St, Tooele Ut, 84074

BCP Development LLC
Attn: Luke McColm

May 13,2026

Re: Conditional Will Serve Commitment

Dear Luke,

On behalf of Oquirrh Point Improvement District, this letter confirms that Oquirrh Point Improvement District is issuing to BCP Development LLC a CWSL (Conditional Will Serve Letter). The Property that is included in this CWSL is located in West Erda approximately 4400 N. Palmer Road, Erda UT.

This approval confirms our ability to serve the property with culinary water, sewer and storm water services on a Conditional basis. These conditions are predicated on typical Master Planning and construction assumptions associated with the Property. These services are expected to be in accordance with APWA and OPID standards, policies, and applicable regulations, including required design review, permitting, inspections, and coordination during construction along with other requirements and shall be paid for at the sole expense of BCP Development LLC.. This will serve commitment is for 960 equivalent residential units.

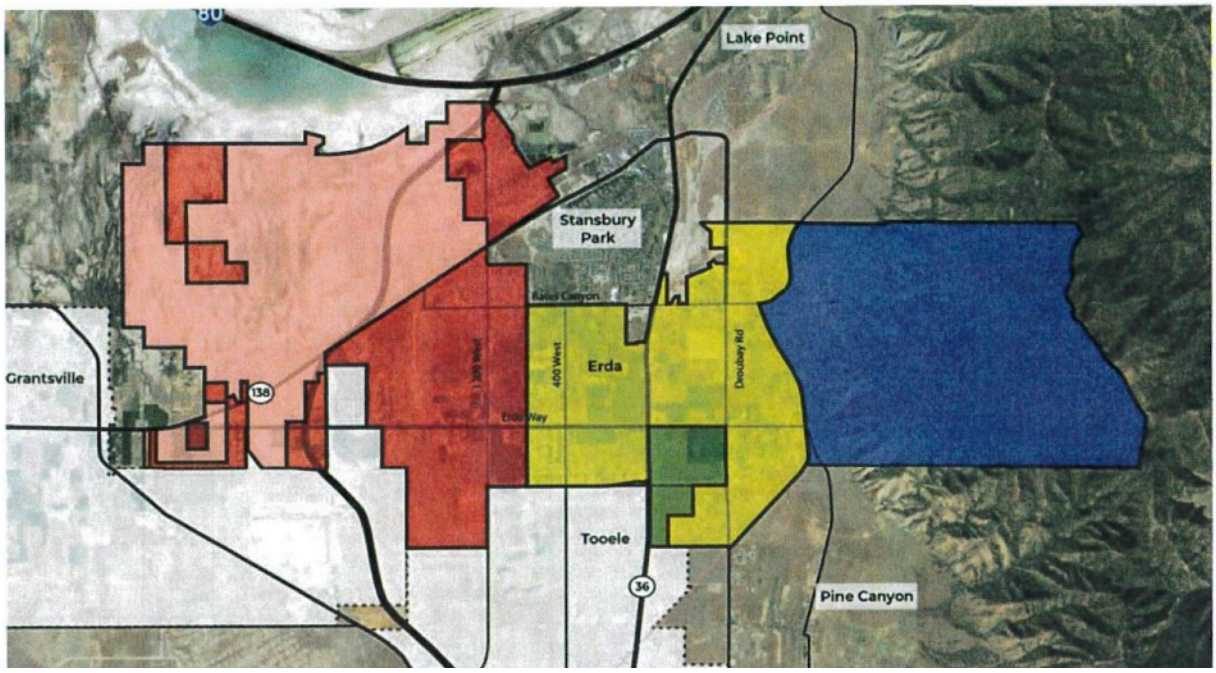
Sincerely,

Joseph White
Vice-Chair

Water & Sewer System Annexation Area

The annexation area map below illustrates the Oquirrh Point Improvement District's planned future expansion area. This area is identified for potential annexation into the Improvement District in a manner that is orderly, timely, and fiscally responsible, ensuring that annexation occurs in coordination with development phasing, infrastructure capacity, and long-term service planning. Any future annexation will be undertaken in accordance with applicable statutory requirements and in a way that supports the efficient delivery of public improvements and services.

Annexation Area



Gas Provider

Enbridge Gas issued a will serve letter for the development with following requirements 1 and 2.

ENBRIDGE

Enbridge Gas
1140 West 200 South
Salt Lake City, Utah
84104 United States

September 24, 2025

To Whom It May Concern:

Re: Natural Gas Service Availability

Natural gas can be made available to serve Skywalk Development in the approximate area of: ***2300 W Hwy 189 (Pole Canyon Rd), Erda, Tooele County,*** **UT,** when the following requirements are met:

1. Builder or Owner provides relevant information regarding commercial and/or residential uses, including but not limited to, proposed natural gas appliances (number and type of appliances per unit, home, building), and provide minimum utility clearances and setbacks.

2. Review and analysis by Enbridge Gas Preconstruction Department to determine load requirements, system reinforcement requirements and estimated costs to bring natural gas to the home.

Upon completion of Enbridge Gas review of the builder's natural gas requirements, agreements will be prepared, as necessary, for high pressure, intermediate high pressure and/or service line extensions required to serve the development. These service extensions must be paid in advance, but may qualify for credits or refunds, as provided in the Enbridge Gas tariff.

To accommodate your construction schedule and provide cost estimates to you, please contact me at your earliest convenience.

Please note: Gas Service location needs to be a minimum of 3' from other utilities. It is the customer's responsibility to provide adequate clearances.

Sincerely,

Candis Miller
Pre-Construction Specialist
Candis.miller@dominionenergy.com
801-230-2354

Power Provider

The development has a current work order number with Rocky Mountain Power no: *748-7179 Act no. 983-759-100990*. Requesting the creation of a site ID is still in progress. A will serve letter has been provided as of September 2025 to the Skywalk Development.

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

Tooele District
555 N Main St
Tooele, Utah 84074

September 16, 2025

To Whom It May Concern:

This is to advise you of our ability to provide electrical service to the **Skywalk Development** project located at **approximately 4400 N Palmer Rd in Erda, Utah** pursuant with the Electric Service Regulations on file with the Utah Public Service Commission and upon completion of necessary contracts and agreements.

Foster Greenwood

Rocky Mountain Power Representative

CHAPTER 31
PLANNED COMMUNITY ZONE (P-C)

Section

31-1 Definitions.
31-2 Purpose.
31-3 Land use districts.
31-4 P-C zone area – minimum requirements.
31-5 Permitted uses.
31-6 Conditional uses.
31-7 Planning and approval process for P-C zone.
31-8 P-C zone plan.
31-9 Community structure plan (CSP).
31-10 Project plan/subdivision plat.
31-11 Site plan review.
31-12 Development standards.
31-13 Development agreement.

31-1. Definitions.

Whenever used in this chapter:

(1) "County" means Tooele County Planning Staff, Tooele County Planning Commission, or Tooele County Commission.

(2) "Commission" means the Tooele County Commission.

(3) "Commission Chair" means the chairperson of the Tooele county Commission, or appointed designee.

(4) "Director" means the Community Development Director of Community Development, or appointed agent designated by the director.

(5) "Planning Commission" means the Tooele County Planning Commission.

(6) "Planning Director" means the Director of Planning and Zoning.

(7) "Planning and Zoning" means the Planning and Zoning Department of the Office of Community Development.

(8) "Sites" refers to individual lots/parcels within a Planned Community development.

(9) "Staff" means employees providing land use planning to the unincorporated areas of Tooele County.

(10) "Tooele County" means the unincorporated areas of Tooele County.

(11) "Tooele County Land Use Ordinance" means the zoning ordinance for the unincorporated areas of Tooele County. (Ord. 2018-07, 6/19/18)

31-2. Purpose.

(1) The purpose of the Planned Community (P-C) Zone is to provide a regulatory tool which allows large properties in Tooele County to be developed in accordance with a specific plan designed to achieve the following purposes:

(a) To promote and protect the public health, safety, and welfare;

(b) To implement the objectives and policies of the general plan;

(c) To safeguard and enhance environmental amenities and the quality of development;

(d) To attain the physical, social, and economic advantages resulting from comprehensive and orderly planned use of land resources;

(e) To lessen congestion and assure convenience of access;

(f) To secure safety from fire, flood, and other dangers;

(g) To provide for adequate light, air, sunlight, and open space;

(h) To promote and encourage conservation of scarce resources;

(i) To prevent overcrowding of land and undue concentration of population;

(j) To facilitate the creation of a convenient, attractive, and harmonious community with a desirable living and working environment with unique identity and character;

(k) To attain a desirable balance of residential and employment opportunities;

(l) To promote a pedestrian friendly environment that encourages transit and bicycle use;

(m) To expedite the provision of adequate and essential public services;

(n) To facilitate development within Tooele County in accordance with the general plan by promoting high quality, innovative and creative development that includes a mixture of uses, heights and setbacks, varying densities and lot sizes and sufficient diversity of housing types to meet the full life cycle of housing needs of Tooele County residents, a harmonious variety of industrial and commercial uses, a high level of amenities, and preservation of open space;

(o) To promote more economical and efficient use of the land; and,

(p) To provide a process for initiation, review, and regulation of large-scale comprehensively planned communities that affords the maximum flexibility to the developer within the context of an overall development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

(2) This chapter establishes an approval and entitlement process to promote inventive and efficient land use patterns that would otherwise be difficult under typical zoning ordinances. Districts within a P-C Zone may include neighborhoods, villages, town centers, business, research, technology or educational campuses, and open space with convenient pedestrian access among residential, commercial, office, retail, and recreational areas. Individual structures within those districts may contain mixed uses. Permitted densities and intensity of land use in villages and town centers may be higher than those permitted in neighborhoods. (Ord. 2018-07, 6/19/18)

31-3. Land use districts.

Each P-C Zone shall establish land uses and development patterns, densities, and standards unique to that zone. Upon approval, through the process set forth in this chapter, the established land uses and development patterns and densities shall be established pursuant to the P-C Zone Plan and one or more development agreements. The P-C Zone may consist of any number or combination of the following land use districts that shall be identified in the Community Structure Plan as provided in this chapter. Planning Staff will ensure that an appropriate mixture of land use districts are provided in the proposed Planned Community prior to allowing the application to proceed through the approval process. Specific land uses proposed in the P-C Zone may only be established in conformance with provisions of this chapter.

(1) *Neighborhood:* This category is designed for comparatively low density mixed use development that emphasizes residential (single and multi-family) use, but also includes office, commercial, public/semi-public, and recreation/open space uses. This category may accommodate gross residential densities between three (3) to six (6) units per acre. A gross residential density allowing eight (8) units per acre may be accommodated, if the preserved land is allocated as additional open space or common areas within and/or immediately adjacent to the specific area utilizing the increased density.

(2) *Village:* This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, public/semipublic, and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential densities between seven (7) and twenty (20) units per acre. A gross residential density allowing twenty-five (25) units per acre may be accommodated, if the preserved land is allocated as additional open space or common areas within and/or immediately adjacent to the specific area utilizing the increased density (beyond the required percentages defined in section 31-12 (A) of this chapter).

(3) *Town Center:* This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single and multi-family), public/semi-public, and open space uses. Town center gross residential densities may be approved to exceed 20 units per acre, as deemed appropriate by the County, and may require additional allocations for open space, common areas, and/or recreational amenities within and/or immediately adjacent to the specific area utilizing the increased density.

(4) *Business, Research, Technology or Educational Campus:* This category is designed to accommodate a campus dedicated to a mixture of business uses: office, commercial, industrial, technological, recreational, and public/semi-public uses; or to an educational institution, including classrooms, laboratories, offices, housing, educational facilities of all types and other related uses.

(5) *Open Space:* Landscaped area, natural area or farmland that is established to provide and preserve outdoor recreational, agricultural, or other similar uses. In addition to the open space district, areas of open space may also be provided within the other land use districts as well, which may include open space and common areas as defined in section 31-12 (A) of this chapter. (Ord. 2018-07, 6/19/18)

31-4. P-C zone area – minimum requirements.

Each P-C Zone shall contain a minimum of 150 acres located in unincorporated Tooele County as depicted on the Tooele County Land Use Map on file with Planning and Zoning. If the

P-C Zone contains multiple owners, the owners may, if necessary to reach the 150-acre threshold, or if such owners otherwise desire, combine their properties for planning and development purposes. (Ord. 2018-07, 6/19/18)

31-5. Permitted uses.

(1) The following uses may be conducted in all areas within a P-C Zone containing between 150 and less than 400 acres:

(a) Residential uses of all types on a range of lot sizes including: single family detached; single family attached; multifamily residential; town homes; loft apartments; residential units above ground floor retail, commercial, or office uses; and condominiums;

(b) Retail, service, office, hotel, restaurant, entertainment, and all other commercial uses as permitted;

(c) Mix of permitted uses (including office/commercial, office/residential, retail/residential) within individual structures;

(d) Home-Occupation Permits following the provisions of the Tooele County Land Use Ordinance;

(e) Health-care facilities;

(f) Public facilities, such as schools, libraries, and civic buildings;

(g) Common areas, such as plazas, playgrounds, and trails

(h) Churches;

(i) Day-care facilities;

(j) Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, recreational areas; and

(k) Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses.

(2) The following uses may be conducted in all areas within a P-C Zone of more than 400 acres:

(a) Residential uses of all types on a range of lot sizes including: single family detached; single family attached; multifamily residential; town homes; loft apartments; residential units above ground floor retail, commercial, or office uses; and condominiums;

(b) Retail, service, office, hotel, restaurant, entertainment, and all other commercial uses as permitted;

(c) Mix of permitted uses (including office/commercial, office/residential, retail/residential) within individual structures;

(d) Home-Occupation Permits following the provisions of the Tooele County Land Use Ordinance.

(e) Health-care facilities;

(f) Public facilities, such as schools, libraries, and civic buildings;

(g) Common areas, such as plazas, playgrounds, and trails

(h) Churches;

(i) Day-care facilities;

(j) Open space, including landscaped areas and areas in natural vegetation, golf courses, parks, recreational areas;

(k) Industrial and manufacturing uses in harmony with existing and proposed development; and

(l) Other accessory uses which are ancillary to, and designed to serve, any of the foregoing uses. (Ord. 2018-07, 6/19/18)

31-6. Conditional uses.

(1) The approved P-C Zone Plan or Community Structure Plan (CSP) may include provisions for specific land uses identified as conditional uses within a given district, which may include uses listed under section 31-3 or additional uses. The addition of conditional uses in the approved P-C Zone Plan shall require the approval of the Tooele County Commission, which approval may be established by development agreement. Conditional uses, if any, are subject to review and approval as set forth in Chapter 7 of this Title. Design standards for conditional uses shall be included with the applicable Project Specific Standards.

(2) Within a P-C Zone Plan or Community Structure Plan of properties containing 150 acres, but less than 400 acres, industrial and manufacturing uses may be allowed as conditional uses, subject to planning commission and council approval. (Ord. 2018-07, 6/19/18)

31-7. Planning and approval process for P-C zone.

Development within the P-C Zone will require the following plans to be prepared and submitted for approval in accordance with this chapter: P-C Zone Plan, CSP, and Project Plans and/or subdivision and condominium plat approval as applicable. The planning and approval process and approving bodies are summarized in the following table:

APPROVAL STEP	SCALE (AREA COVERED BY APPLICATION)	WHAT IS DESCRIBED IN PLAN	APPROVAL LEVEL
P-C Zone and Plan	Total land area to be rezoned P-C.	Land area to be rezoned with land use table outlining proposed permitted and conditional uses (if applicable), number of residential units, square feet of nonresidential development, and a preliminary outline of the proposed locations for land use districts.	Planning Commission and County Commission
Community Structure Plan	Any portion of project that has a common street system, open space system or other infrastructure system.	Major systems for the larger development such as major roadways, infrastructure, open space networks, general location of villages, towns, neighborhoods and business and research parkways.	Staff, Planning Commission and County Commission
Project Plan/Subdivision Plat	Multiple phases of development. May, but is not required to include, master subdivision approval followed by phased subdivision plats.	Show major development parcel locations, open space system, and major infrastructure associated with roadways. Final plats indicate lot layouts and development regulations.	Planning Commission
Site Plan Approval	Individual sites within the development.	Final site development requirements.	Staff

(Ord. 2018-07, 6/19/18)

31-8. P-C zone plan.

(1) At the time of application for rezoning, a P-C Zone Plan shall be submitted to the Planning Commission for review and recommendation to the Commission. Following recommendation by the Planning Commission, a P-C Zone Plan shall be submitted for review and approval by the Commission. A proposed development agreement shall be submitted for approval by the Commission in connection with each P-C Zone Plan. The approved P-C Zone Plan and development agreement shall implement and govern development within the applicable P-C Zone but may be amended through standard rezoning procedures or through procedures outlined in the development agreement and shall contain the following information:

(a) Name of planned community;

(b) Names, addresses, and phone numbers of applicant and property owners;

(c) P-C Zone parcel location, legal/boundary description, acreage, scale, and north arrow;

(d) A land use table showing the proposed permitted and conditional uses (if applicable), number of dwelling units, height limits, and the total acreage of open space in the P-C Zone and areas (in square footage or acreage) of the various non-residential land uses proposed in the P-C Zone;

(e) General descriptions and locations of existing and proposed major infrastructure, including water, sanitary sewer, storm drainage, parks/open space/trails, and street improvements, together with service adequacy analyses for each of these (including the necessity of system improvements within or adjacent to the subject property, if applicable) to justify the dwelling units, open space, and non-

residential square footage proposed in the land use table mentioned above;

(f) Existing waterways, major utilities, easements and flood boundary;

(g) Adjacent parcels, owners, and uses;

(h) Topography and significant features on or adjacent to the property; and

(i) Other information deemed necessary by the Director.

(2) Subject to conditions or limitations agreed to in the development agreement, the development agreement based on the approved P-C Zone Plan shall confer a vested right to proceed with the development process established in this chapter for the property included within the applicable P-C Zone Plan, including the number of dwelling units and the square footage of nonresidential uses reflected in the approved P-C Zone Plan. Upon approval, the P-C Zone Plan shall constitute an amendment to the Tooele County General Plan for the area covered by the P-C Zone Plan. (Ord. 2018-07, 6/19/18)

31-9. Community structure plan (CSP).

(1) Following approval of the P-C Zone Plan, a Community Structure Plan (CSP), together with a development agreement that codifies that plan, shall be submitted to the Director for review and approval by the planning commission. The CSP shall contain a contiguous area within the P-C Zone that includes one or more of the following land use districts: neighborhood, village, town center, business, research, technology, educational campus, and open space. A CSP shall show the following:

(a) Name of planned community;

(b) Names, addresses, and phone numbers of applicant and property owners;

(c) CSP location, legal/boundary description, acreage, scale, and north arrow;

(d) Proposed land use districts (neighborhoods, villages, business and research parks, and/or town centers) boundaries, and acreage; a table showing the number of dwelling units, open space acreage, and acreage of the various non-residential land uses;

(e) A master circulation system plan, including a street network (which may include areas for off street parking, as appropriate), pedestrian circulation, bicycle and trail system plans (including possible equestrian trails), identification of street alignments and right-of-way widths, illustrative cross sections which accommodate and specify vehicular, pedestrian, and bicycle use in the right-of-way. Pedestrian and bicycle trail systems shall connect the land use districts, schools and open space areas and provide linkages to other trail systems in existing or future areas of the P-C Zone and adjacent facilities within the adjacent municipal jurisdictions of Tooele County. A traffic study may be a required component of the master circulation system plan, as deemed necessary by the County.

(f) Existing and proposed waterways and water bodies, major utilities and easements, flood boundary, and flood control facilities;

(g) Adjacent parcels, their owners, and their uses;

(h) Topography and significant features on or adjacent to the property;

(i) Documentation of the ability to connect to an existing water system, or the creation of a new water system, as well as any associated water rights, shares, usage etc.

(j) Documentation of the ability to connect to an existing sewage system, or the creation of a new sewer system. Septic Systems are not allowed in the P-C Zone.

(k) Open space plan providing general description and locations of major open space;

(l) Standards that govern the design and maintenance of major public infrastructure improvements (including without limitation: sidewalks, parking requirements (including landscaping, and defining the required number of stalls based on land use districts) street lighting, paving, street furniture, etc.) and general building placement (setbacks), massing, and design criteria (CSP Design Standards); and

(m) Other information deemed necessary by the Director.

(2) The Planning Commission shall have the discretion to disapprove a CSP only on the basis of:

(a) the failure of the proposed CSP to include all of the elements required in this section;

(b) the failure of the proposed master circulation system identified in the CSP within and surrounding the P-C Zone to

adequately serve the communities within the P-C Zone;

(c) the failure of the proposed major infrastructure identified in the CSP within and surrounding the P-C Zone to provide adequate service to the communities within the P-C Zone; or

(d) the inclusion of uses in the CSP not permitted or conditionally permitted under this Chapter. In approving a CSP, the planning commission may impose the following reasonable conditions of approval to mitigate reasonably anticipated detrimental impacts:

(i) The proposed use and site development plan shall not present a serious traffic hazard due to poor site design or to anticipate traffic increases on the nearby road system which exceed the amounts called for under the county transportation master plan.

(ii) The proposed use and site development plan shall not pose a serious threat to the safety of persons who will work on, reside on, or visit the property nor pose a serious threat to the safety of residents or properties in the vicinity by failure to adequately address the following issues: fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, environmental health hazards, or wetlands. (Ord. 2018-07, 6/19/18)

31-10. Project plan/subdivision plat.

Upon approval of a CSP, a Project Plan shall be submitted for review, together with a development agreement that outlines Project Specific Standards establishing in substantial detail the character and nature of the design of public and private improvements within the area covered by the applicable Project Plan (Project Specific Standards) for the applicable portion of the P-C Zone covered by the Project Plan. The purpose of the Project Plan is to allow for the creation and approval of a fully-integrated development plan for a specifically identified portion of the applicable P-C Zone. A Project Plan may include vertical and horizontal mixtures of uses on one or more proposed lots, parcels or units located within the boundaries of the proposed Project Plan. Therefore, the Project Plan may identify a combination of proposed subdivisions, condominium projects, and/or site plans, one or more of which may be submitted concurrently for review and approval with the Project Plan. The Project Plan, and each Subdivision Plat or Condominium Project submitted in connection therewith or in furtherance thereof, shall be reviewed and approved by the County staff prior to submittal of the Project Plan and associated development agreement to the Planning Commission for approval. Subdivision Plats (preliminary and final) shall be submitted and approved pursuant to the process and in accordance with the requirements set forth in Title 13, "Subdivisions," of the Tooele County Land Use Ordinance, and other applicable sections of the code. Application and approval of a preliminary or final subdivision plat may occur before submission of a Project Plan provided Project Specific Standards are submitted and approved contemporaneously with such subdivision plat application and approvals; and provided, further, that the Project Specific Standards and subdivision plat will ultimately be incorporated into an approved Project Plan and associated development agreement. The preliminary and final plats shall conform to the applicable CSP Standards as well as all applicable Project Specific Standards, including any supplemental Project Specific Standards proposed and approved in connection with the applicable final plat. (Ord. 2018-07, 6/19/18)

31-11. Site plan review.

Site plans may be reviewed concurrently with a Project Plan or Subdivision Plat. Any proposed commercial, office, industrial, multi-family residential, open space, parks, or institutional developments and alterations to existing developments shall be located on legal lots of record created by metes and bounds conveyance with the approval of the Staff or pursuant to subdivision or condominium plats and shall meet the site plan review requirements outlined by Staff. All Tooele County ordinances and requirements (which may include additional site-specific studies or reports, as necessary) shall be met in preparing site plan applications and in designing and constructing the development. Where applicable, building permits may not be obtained nor shall any site work be performed prior to site plan approval. (Ord. 2018-07, 6/19/18)

31-12. Development standards.

(1) **Open Space and Common Areas.** Open Space includes parks, trails, natural areas, wildlife refuges, nature preserves, community gardens or farmland, which is established to

provide recreational use and preserve recreational, agricultural, native vegetation, or other similar uses in the P-C Zone as approved by the Planning Commission. Common areas include landscaped areas (which may include landscaping around schools, colleges, and other civic buildings, as deemed appropriate by the County), athletic fields, gathering places such as plazas, commons, exterior courtyards, public recreational facilities, landscaped medians or park strips that exceed Tooele County standards, but do not include areas contained within a typical public street cross section. The applicable CSP Standards and Project Specific Standards shall govern the use and character of the open spaces and common areas. Each P-C Zone shall contain a minimum of 25 percent of the gross acreage in a combination of common areas and open space, of which 15% of the gross acreage shall be open space. These areas shall be designated in the applicable Project Plan and separately identified on any applicable final plat of subdivision or site plan. Open Space recorded as a lot or lots in subdivisions or as common area in condominium plats and shall be maintained with open space or conservation easements or such other arrangement as is approved by the Planning Commission in connection with Project Plan or subdivision or condominium approval.

(2) **Yard requirements.** Yard requirements shall be determined and governed by the applicable Project Specific Standards established pursuant to the requirements of this Chapter. The following minimum requirements shall apply in the P-C Zone.

(a) Minimum yard areas shall be measured from the front, side and rear lines of lots, condominium private ownership yard areas (where building footprint is not recorded) or from accesses, driveways, or streets (where no property lines or private ownership yard areas exist).

(b) Buildings may not be located within a public right of way or utility easement.

(3) **Fencing, screening, clear vision.** Fencing, screening and clear vision requirements shall be determined and governed by the applicable Project Specific Standards established pursuant to the requirements of this Chapter. The following requirements shall apply in the P-C Zone.

(a) All mechanical equipment, antennas, loading and utility areas, and trash receptacles shall be screened from view with architectural features or walls consistent with materials used in the associated buildings as more specifically set forth in the applicable Project Specific Standards.

(b) Fences and landscape materials, except for mature trees which are pruned at least 7 feet above the ground, shall not exceed 2 feet in height within a 10 foot triangular area formed by the edge of a driveway and the street right-of-way line or within a 30 foot triangular area formed by the right-of-way lines of intersecting streets.

(4) **Architectural standards.** Architectural requirements shall be determined and governed by the Project Specific Standards established pursuant to the requirements of this Chapter. The following architectural standards and requirements shall apply in the P-C Zone.

(a) Architectural design of buildings and building materials shall be established in the Project Specific Standards.

(b) All building materials shall be high quality, durable, and low maintenance.

(c) The applicable Project Specific Standards shall address exterior relief of buildings, design of all sides of buildings, and architectural compatibility of buildings.

(5) **Landscaping requirements.** Landscaping requirements shall be determined and governed by the applicable Project Specific Standards established pursuant to the requirements of this Chapter. The following landscaping requirements shall apply in the P-C Zone.

(a) The applicable Project Specific Standards shall address the landscaping and proper maintenance of required front, side, and rear yards of lots and private ownership areas in the P-C Zone.

(b) All areas of lots and parcels in the P-C Zone not designated for open space, parking, buildings, or other hard surfacing shall be landscaped and properly maintained. Designated open space shall remain in a natural condition, cultivated or landscaped, and properly maintained in accordance with the Project Specific Standards.

(c) All park strips and public right-of-way areas in the P-C Zone shall be landscaped and properly irrigated and maintained by the applicable property owners in the P-C Zone unless otherwise approved by the Commission. All park strip areas shall be installed by the developer and properly maintained by the applicable owners in the P-C Zone. A plan for funding

of on-going maintenance of street landscaping by the property owners shall be presented for approval by Staff at the time of site plan approval.

(6) **Lighting.** Lighting requirements shall be determined and governed by the Project Specific Standards established pursuant to the requirements of this Chapter.

(7) **Environmental Design.** To promote innovative stormwater management with an emphasis on the usage of practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat, Tooele County encourages the incorporation of Low-Impact Development (LID), as appropriate.

(8) **Other requirements.** The following requirements shall apply in the P-C Zone.

(a) All developments shall be graded according to Tooele County's engineering and building requirements to provide adequate drainage, and shall include necessary observations and reports performed by a licensed professional (with applicable fees paid for by the applicant or developer) to verify adequate grading and drainage as built. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.

(b) The applicable owners shall properly maintain all private areas of individual lots or parcels.

(c) The specific requirements of section 31-11 shall be governed by the Project Specific Standards established pursuant to the requirements of this Chapter and may be modified as the Commission deems appropriate pursuant to the terms of the applicable Project development agreement.

(d) All common area improvements including buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, street lights and signs not specifically dedicated to Tooele County or accepted for ownership or maintenance by Tooele County shall be perpetually maintained by the applicable owners or their agents through a special taxing district (existing or new), owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the Commission. Improvements for which Tooele County agrees to accept maintenance responsibility shall be reviewed by the applicable Tooele County service provider for compliance with adopted standards prior to approval. (Ord. 2018-07, 6/19/18)

31-13. Development agreement.

In conjunction with the approval of a P-C Zone Plan, CSP, and Project Plan, the developer and Tooele County shall enter into one or more development agreements reflecting all conditions of approval and terms of the applicable P-C Zone Plan, CSP, and Project Plan, and such other matters as Tooele County and the developer may agree. The commission chair signs all development agreements. The commission need only approve the development agreement associated with the P-C Zone Plan. Development Agreements entered into with respect to a CSP or Project Plan do not require approval of the commission unless the approved CSP or Project Plan, together with the approved CSP Design Standards or Project Specific Standards, are inconsistent with the conditions and requirements set forth in this title. Without regard to future amendments, additions or changes to the Tooele County Land Use Ordinance, Tooele County may agree, in such Development Agreements, that the developer may advance development applications for projects within the applicable P-C Zone pursuant to the planning and approval processes set forth in this chapter, or such other process as is specifically agreed upon pursuant to a development agreement approved by the commission. Such development agreements may further identify a process for approving amendments to an approved P-C Zone Plan, CSP, Project Plan or Subdivision Plat, which shall be approved by the commission to the extent such a process differs from Tooele County Land Use Ordinance. Any entitlement granted to the developer under the terms of a Development Agreement shall be subject to amendments, changes, or additions to this chapter if the commission finds that failure to so amend, change, or add to the chapter would constitute a compelling countervailing public interest. (Ord. 2018-07, 6/19/18)