

HOOPER CITY
PLANNING COMMISSION AGENDA
SEPTEMBER 9, 2026, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Planning Commission will hold a joint work meeting at 6:00 pm with City Council and the Planning Commission scheduled meeting on Wednesday, September 9, 2026, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Joint Work Meeting – 6:00pm

1. Discussion on Terra Strada LLC Development Agreement

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Reverence
3. Consent Items
4. Action Items
 - a. Conditional Use Permit Request for James Chadwick for an oversized structure located at 4586 S 6300 W. The request is for 3,000 square feet with a height of 26.8 feet.
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - b. Conditional Use Permit Request for Miguel and Natalie Adame for a hobby kennel located at 6022 S 4400 W
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - c. Rezone Request for Bridger Smith located at 5271 W 4600 S. The rezone request is to create a half-acre lot with a previously existing home on it. The purpose is to separate the home from the agriculture land.
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
 - d. Recommendation of the amendment to the HCC 10-4A-31
 - e. Development Agreement for Terra Strada LLC located approximately at 4700 W and 5500 S
 - i. Enter a public hearing to receive public input on request.
 - ii. Close the public hearing and proceed with the regular meeting.
 - iii. Planning Commission Discussion and/or Motion on request
5. Citizen Comment (*Resident(s) attending this meeting will be allotted 3 minutes to express any concerns. No action can or will be taken on any issue presented.*)
6. Adjournment

Morghan Yeoman

Morghan Yeoman, City Recorder

**Please see notes regarding public comments and public hearings*

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 9th day of September 2026 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

**NOTES REGARDING PUBLIC COMMENT AND PUBLIC HEARINGS*

- A. Time is made available for anyone in the audience to address the City Council during public comment and through public hearings.
 - a. When a member of the audience addresses the council, they will come to the podium and state their name.
 - b. Each person will be allotted three (3) minutes for their remarks/questions.
 - c. The City Recorder will inform the speaker when their allotted time is up.

**CONFLICT OF INTEREST*

As per Utah State Code §67-16-9; Public officers and employees cannot have personal investments in a business entity that would create a substantial conflict between their private interests and public duties. This also applies to board members.

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 801-732-1064

□ Fee: \$200.00
Date Submitted _____

Conditional Use Permit: Oversized Structure

Print Applicant Name: James Chadwick
Address: 4586 S 6300 W Hooper
Phone #: [REDACTED]
Day Time Phone #: _____ Email: [REDACTED]

□ **Provide site plan drawings including all of the following: (Site plan must be to scale).**

- Map of property showing adjacent streets
- Building dimensions and distance from other structure
- Distance from property lines. (The drip edge must be at least 5 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 5 feet.)
- List any easements on property
- Roof pitch, roof height, roofing material and drip line distance to other structure and property lines
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

Total Sq. footage of Structure: 3,000
Height of Structure: 26' 8"

- ✓ What will the structure be used for? Storage - Hobby Shop
✓ Will any plumbing be installed in the structure? Yes _____ No _____ Possible Future
✓ Will any electricity be installed in the structure? Yes X No _____ Future
✓ Will structure be used for a business? Yes _____ No X
If yes, have you applied for a business license with Hooper City? Yes _____ No _____
Explain: _____

- ❖ The State requires all property owners within 600 feet from your parent property (front, sides and back) to be notified. There will be an additional fee of \$1.50 for every notice that is sent out.

Please address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review. I or a representative will be present at the Planning Commission Meeting.

Signature: James A. Chadwick Date: 8/11/2026

Approval Date: _____ Disapproval Date: _____

Planning Commission Chairman

Comments/Conditions: _____

Completed application, fee and all other documents must be submitted 30 days before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

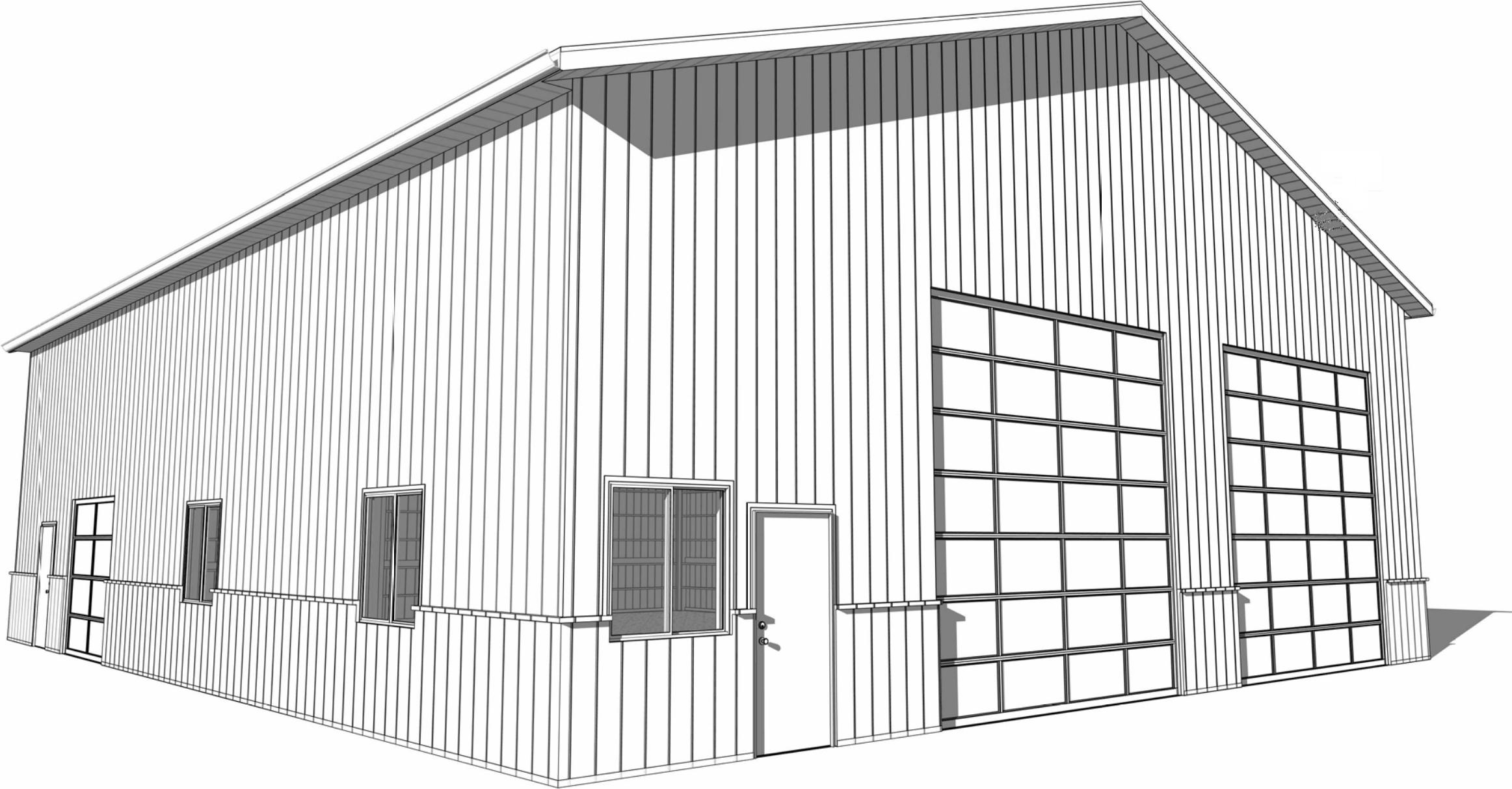
ROPER BUILDINGS

JAMES CHADWICK BUILDING

DATE:
08/04/2026

DRAWING INDEX

A0	Title Page
A1	Foundation Plan
A2	First Floor Plan
A3	Framing Plans
A4	Roof Plan
A5	Elevations
A5.5	OSB Sheeting
A6	Panel Layouts
A7	Details
A8	Details
A9	Details
A10	Engineering Notes
A11	Engineering Notes



BUILDING INFORMATION

BUILDING INFORMATION:
DIMENSIONS: 50' x 60' = 3,000 ft²

TOTAL SQUARE FOOTAGE: 3,000 ft²

SITE INFORMATION:
ADDRESS:
4586 S. 6300 W.
Hooper, UT 84315

USAGE:
Residential Accessory



STRUCTURAL ONLY

GENERAL INFO.

GIRTS: COMMERCIAL
CLEAR HEIGHT: 17' - 0"
CONCRETE THICKNESS: 4"

CONTACT

ROPER BUILDINGS /
DMLP RESOURCES
PHONE: (801) 689-3630

NOTES	
No.	Note
1	26 GAUGE BARNWOOD METAL
2	48" STEEL BARNWOOD WAINSCOT
3	FUTURE GUTTERS BY CLIENT

ROPER BUILDINGS /
DMLP RESOURCES
(801) 689-3630

JAMES CHADWICK BUILDING
4586 S. 6300 W.
Hooper, UT 84315

Scale: 1" = 10'-0"

Drawn by: JDJ

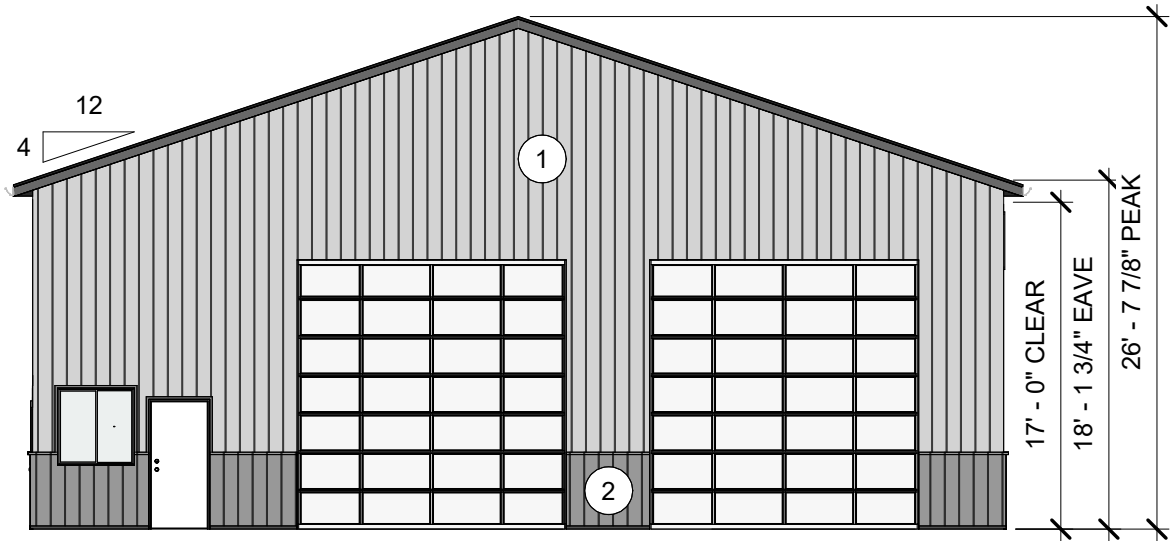
Job: CHADWICK

Sheet Size: B
17" x 11"

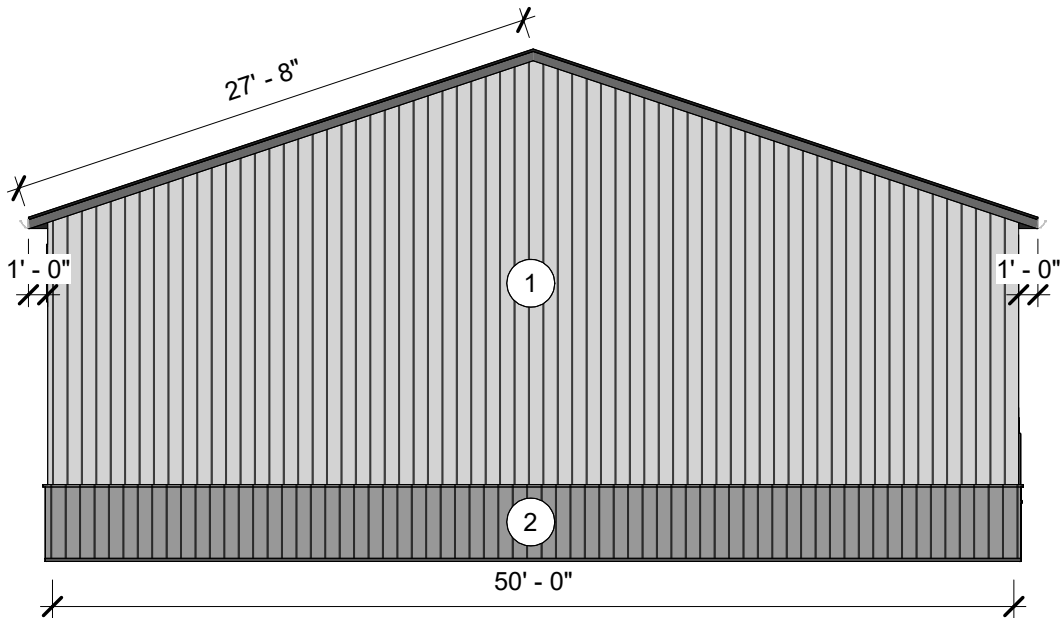
Elevations

A5

Date: 08/04/2026



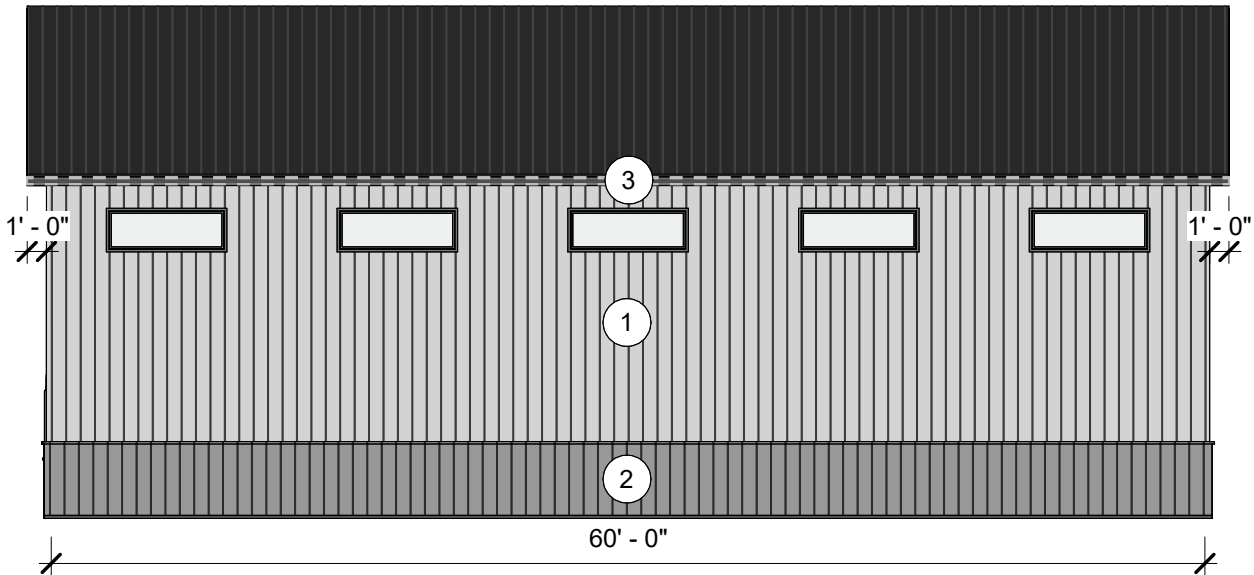
1 WEST ELEVATION
1" = 10'-0"



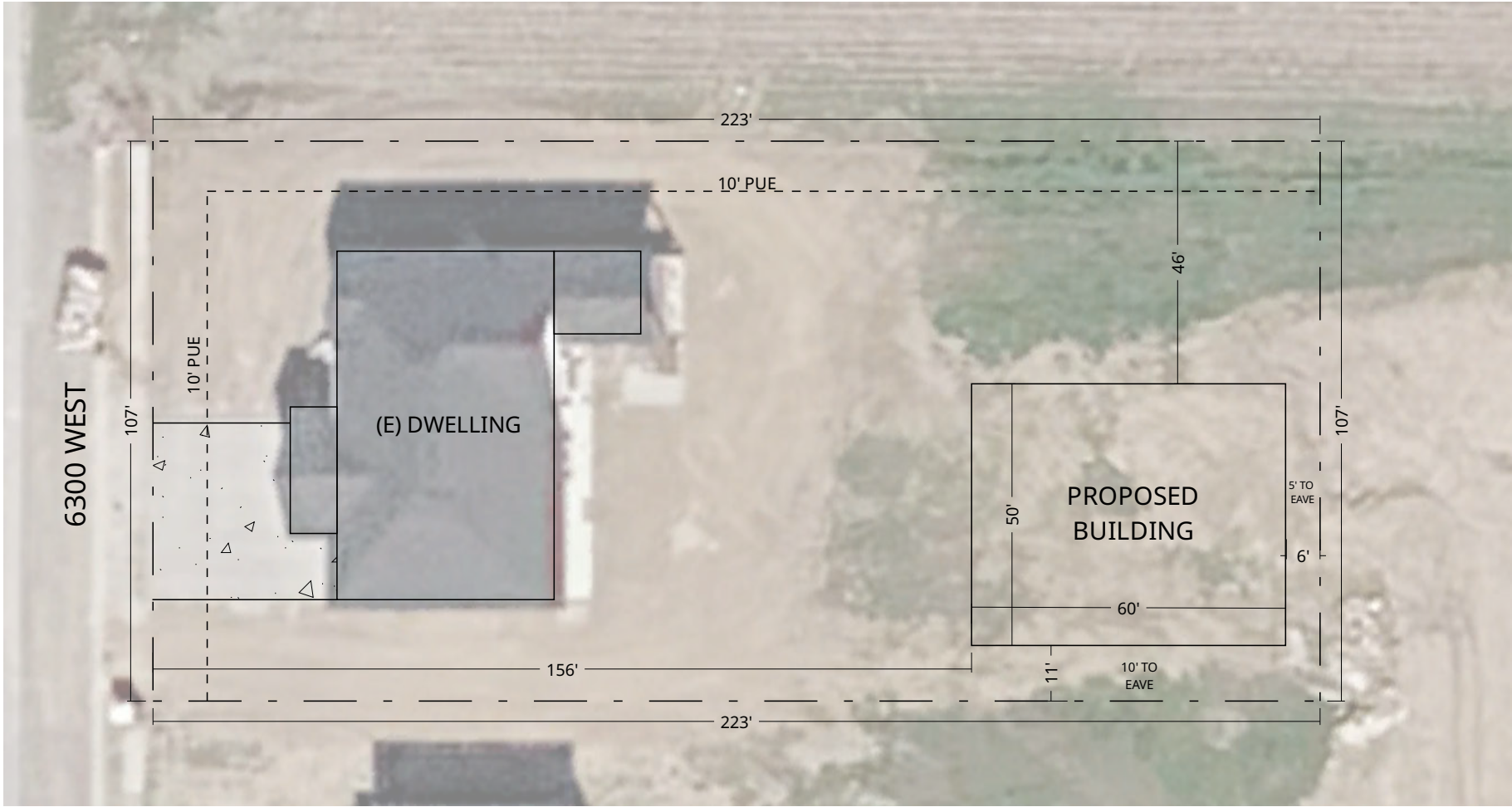
3 EAST ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"



4 SOUTH ELEVATION
1" = 10'-0"



JAMES CHADWICK
4586 S 6300 W HOOPER UT 84315
PARCEL: 10-190-0001
PH: 801-317-6171

CONTRACTOR
ROPER BUILDINGS
LIC: 5988440-5501
PH: 801-689-3630



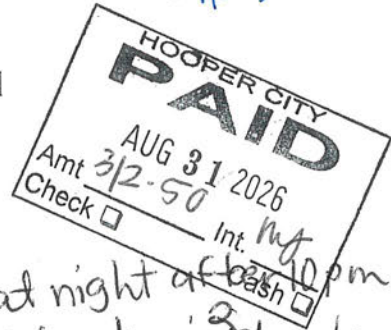
20'
SCALE

- Notes:
1. Drainage to be maintained on lot.
 2. Grade to slope away from structure at 5%.
 3. Material to be dropped off on site without disruption to traffic.
 4. A portable toilet, dumpster and concrete washout will be on site during construction.
 5. Project construction to adhere to all codes and ordinances adopted by Hooper City.
 6. Boundary line information obtained from county public records.

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Phone: 802-732-1064

Date Submitted 8/11/26
☐ Fee: \$200.00
☒ 75 mailers = \$112.50

Conditional Use Permit: Hobby Kennel



Print Applicant Name: Miguel & Natalie Adame
Address: 6022 S. 4400 W.
Phone #: [REDACTED]
Day Time Phone #: [REDACTED]

They also goes in garage if need to go bathroom at night at 10 pm.
How many dogs and types of dogs will be housed on the property? 4 dog Chihuahua, terrier, border Collie
How many dogs will be housed indoors? 6 How many dogs will be housed outdoors? 8
Will this site be used for breeding purposes? Yes ☐ No ☒
How will noise/barking be kept under control? During Door Knocks they bark, Natalie is deaf for
How will the waste and / or offensive odors be controlled? We pick it up every 6mo. Medical reason.

Provide site plan drawings including:

- Map of property showing adjacent streets
- Fencing type and height,
- Gates or entrances to the property
- Any structures housing the dogs

- ❖ The State requires all property owners within 600 feet from your parent property (front, sides and back) to be notified. There will be an additional fee of \$1.50 for every notice that is sent out.

This application will be evaluated by, but not limited to, the following items. You may want to address these issues on the back of this application.

Traffic problems	Safety issues	Noise
Fencing	Pollution	Odors

I hereby certify that the above information is accurate to the best of my knowledge. I also certify that I will comply with all County and local requirements. I understand that granting this Conditional Use Permit does not mean that I can have a kennel business, this is for hobby purposes only. **I also understand that if this Conditional Use Permit is granted, I will have to contact the Weber County Animal Control for the Hobby Kennel License permit.** I understand that if conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If the conditional use changes I will notify Hooper City for a Conditional Use Permit review.

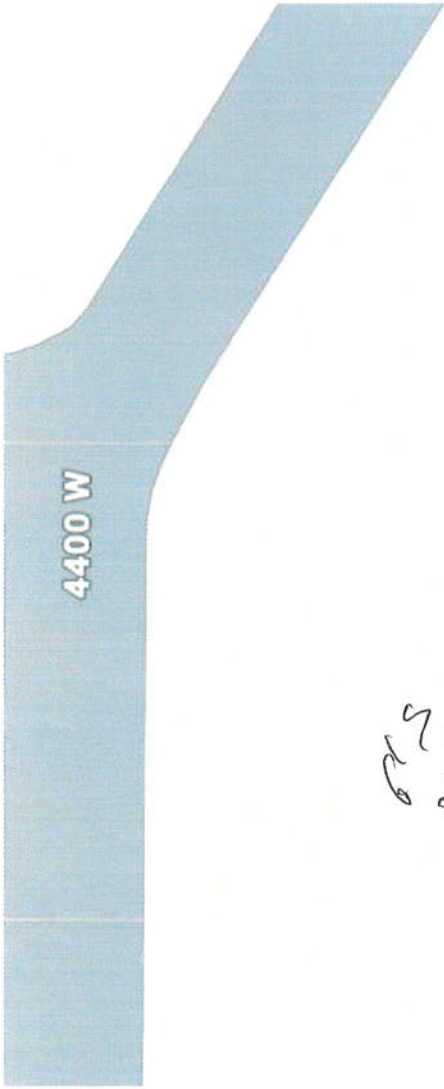
Signature: Natalie Adame Date: 8/11/26

Approval Date: _____ Disapproval Date: _____

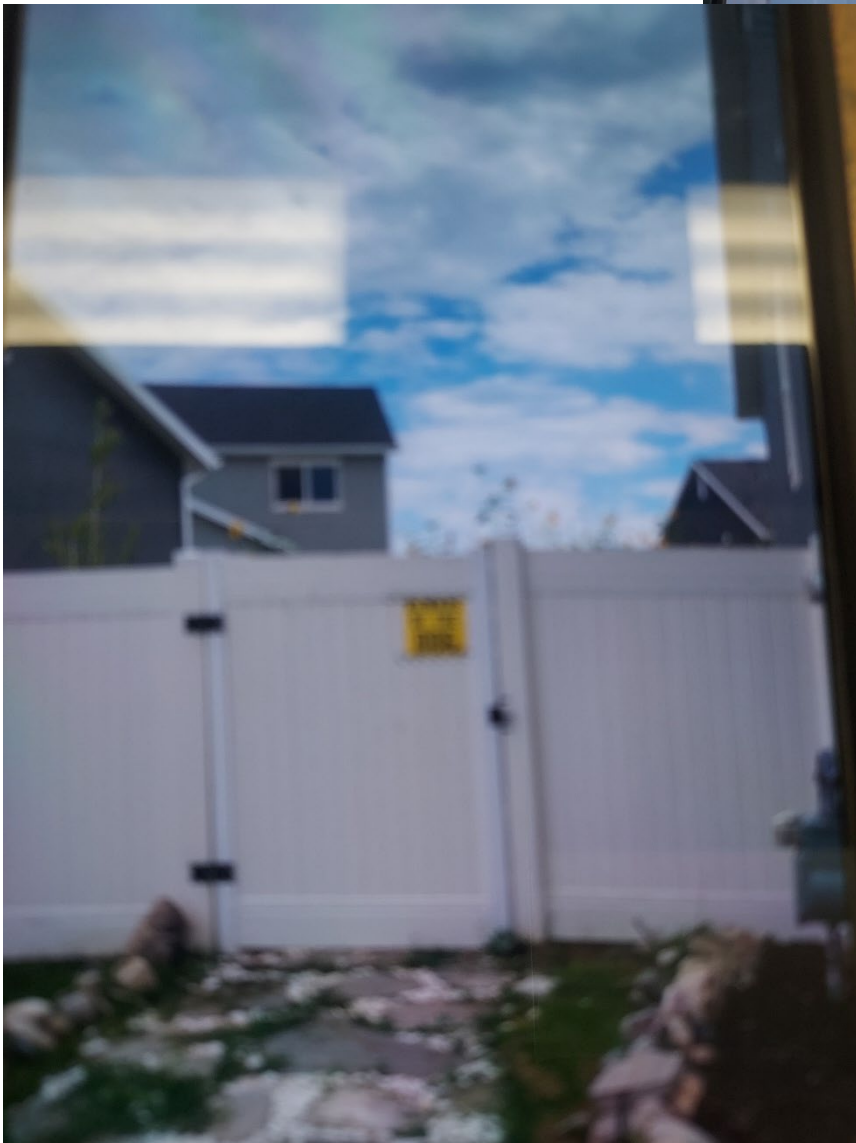
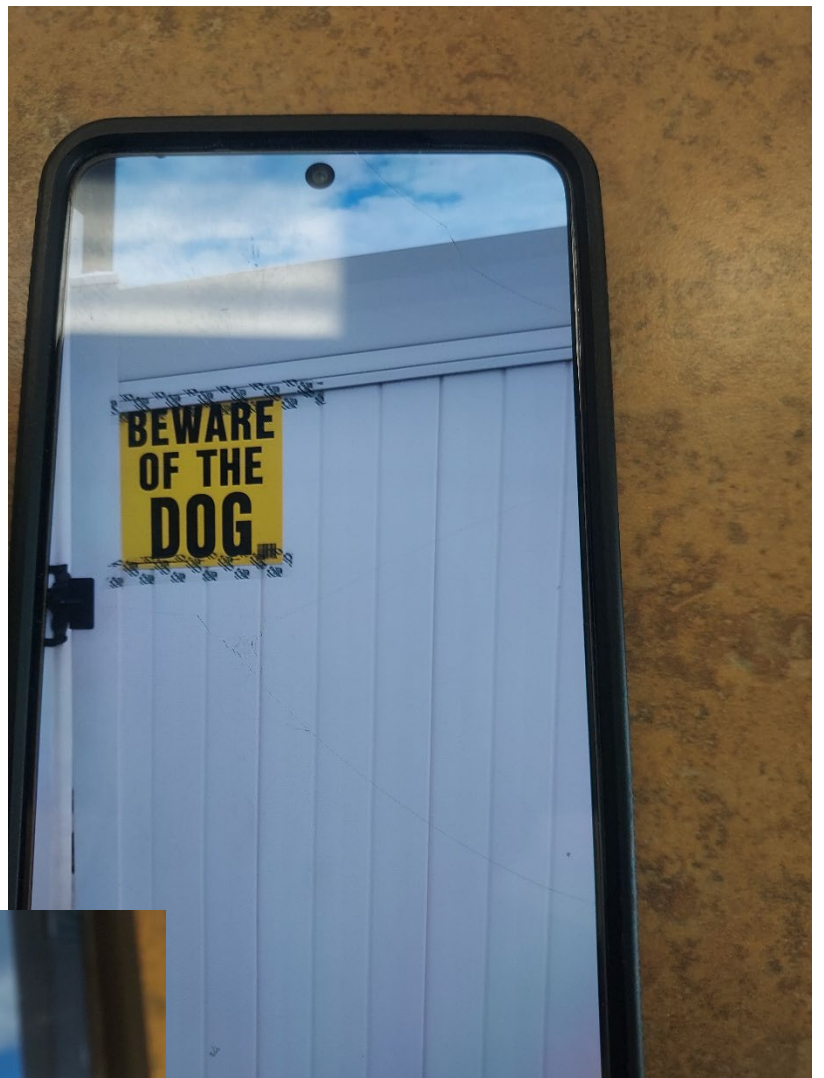
Planning Commission Chairman

Comments/Conditions:

The completed application must be submitted 30 days before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.



GATE PICTURES



HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE HOOPER CITY

ZONING MAP

Petition No. _____ Parcel No. 080450007

Date Submitted _____

Address of Site 5271 W 4600 S

Applicant's Name Bridger Smith

Phone Number _____ Fax No. _____

Address 5271 W 4600 S



FEE SCHEDULE

\$250.00 plus \$5 per acre with an additional \$50 for publishing the notice in the Standard Examiner.

The bill must be paid before it will be heard by the Planning Commission and Council.

NOTE: The Applicant must submit a plat map from the County Recorder's Office which accurately delineates the property being considered and a legal description (see requirements listed on the back).

Present Zoning of Property: _____

Present Use of Property: Agriculture / Residential House

Proposed Zoning of Property: _____

Proposed use of Property if Property is Re-zoned (explain in detail) _____

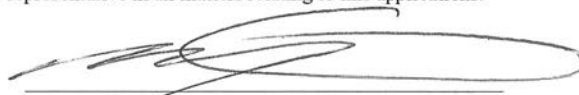
The property already has an established residential house on it, while the rest of the property is used for agriculture. The purpose would be to keep the agriculture field the same and split the house off of that parcel. Separating the two and keeping it the same.

Acreage of Property: 13.95 ±

Reason why Re-zoning is Requested: If possible

I would like to split the residential house off at 1/2 Acre, mainly because that's how it is already established in comparison to the field it's currently attached to.

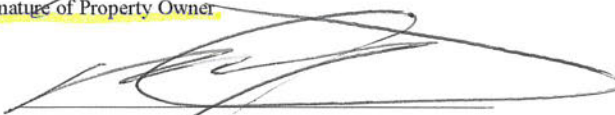
I authorize Bridger Smith to act as my representative in all matters relating to this applications.



Signature of Property Owner



Signature of Applicant



Signature of Property Owner

Please answer the following questions with specifics and attach a separate sheet. This information will be forwarded to the city Planning Commission members for review.

- a. Why should the present zoning be changed to allow this proposal?
- b. How is the proposed change in harmony with the City Master Plan for this area?
- c. If it is not, what conditions and circumstances have taken place in the general area since the Master Plan was adopted to warrant such a change?
- d. How is the change in the public interest as well as the applicant's desire?

APPLICATION REQUIREMENTS FOR ZONING MAP CHANGE

- I. The property owner shall submit to the City Recorder of the Planning Committee the following:
 - A. An application formally requesting a zoning change and stating the reasons for the request.
 - B. A property plat of the area of the requested zone change. Plats are available at the Weber County Records's Office.
 - C. A legal description of the subject property.
 - D. A re-zoning fee as indicated on the zoning applications.
- II. The Planning Committee requires any zoning application to be submitted (1) one month prior to any City Planning Commission meeting. The zoning ordinance change request is then scheduled to be heard at the first Planning Commission meeting following the one month period. It is recommended the property owner/applicant be present at the meeting.
- III. The Planning Commission will make a recommendation at their meeting to the City Council on the proposed change. The City Council may schedule a public hearing to discuss the proposed change. This hearing will be held 15 to 21 days following the recommendations from the Planning Commission to the Council.
- IV. The City Council following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed. The property owner may then obtain a copy of the ordinance if he/she so desires.
- V. The Re-zoning becomes effective 15 days after publication of the ordinance.

Planning District scheduled to hear this application for zone map change on:

Date: _____ Decision of Commission: _____

City Council sets public hearing:

Date: _____ Decision of Council: _____

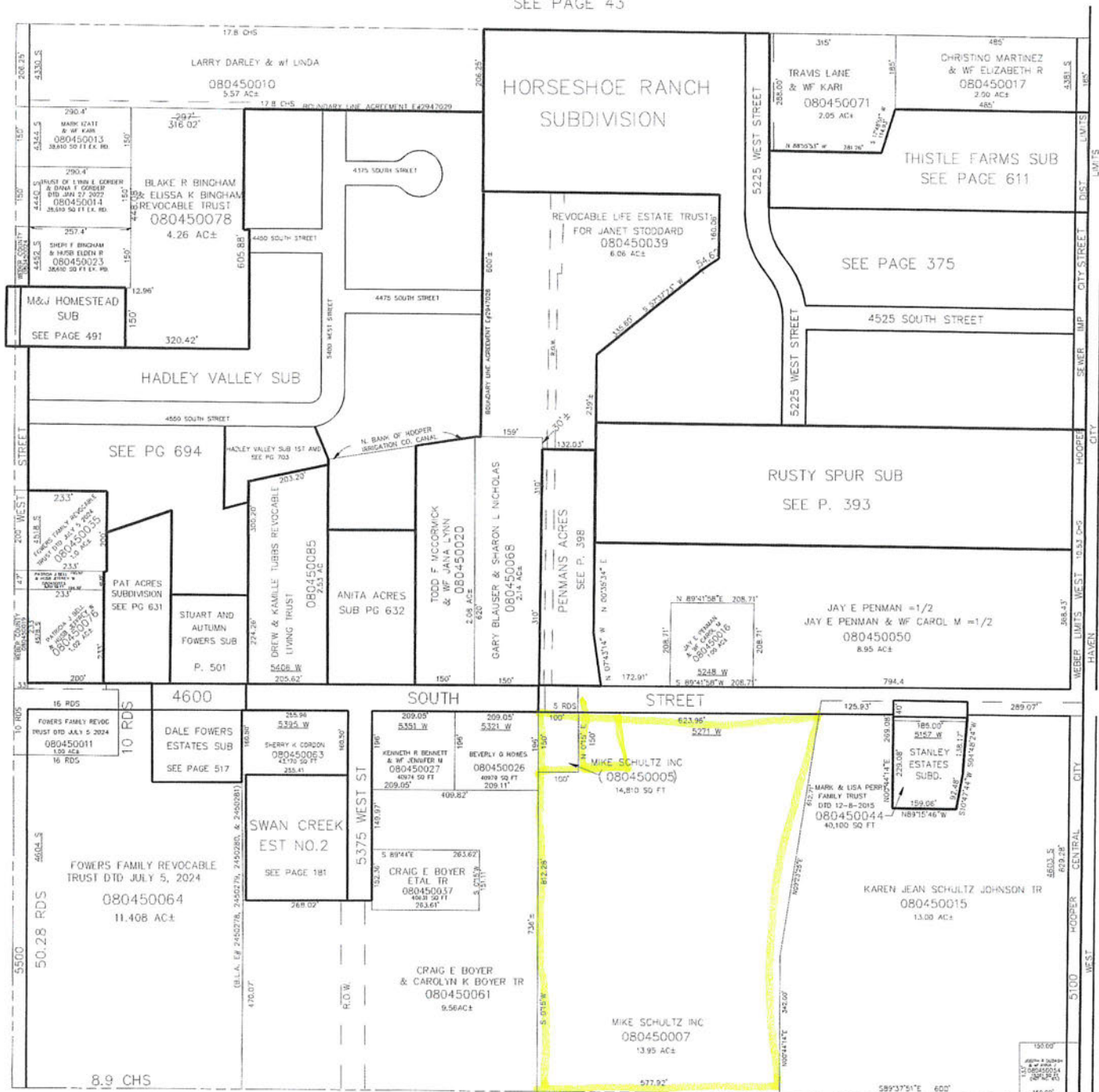
SECTION 7, T5N, R2W, S.L.B. & M.

IN HOOPER CITY

TAXING UNIT: 376

SCALE 1"=200'

SEE PAGE 43



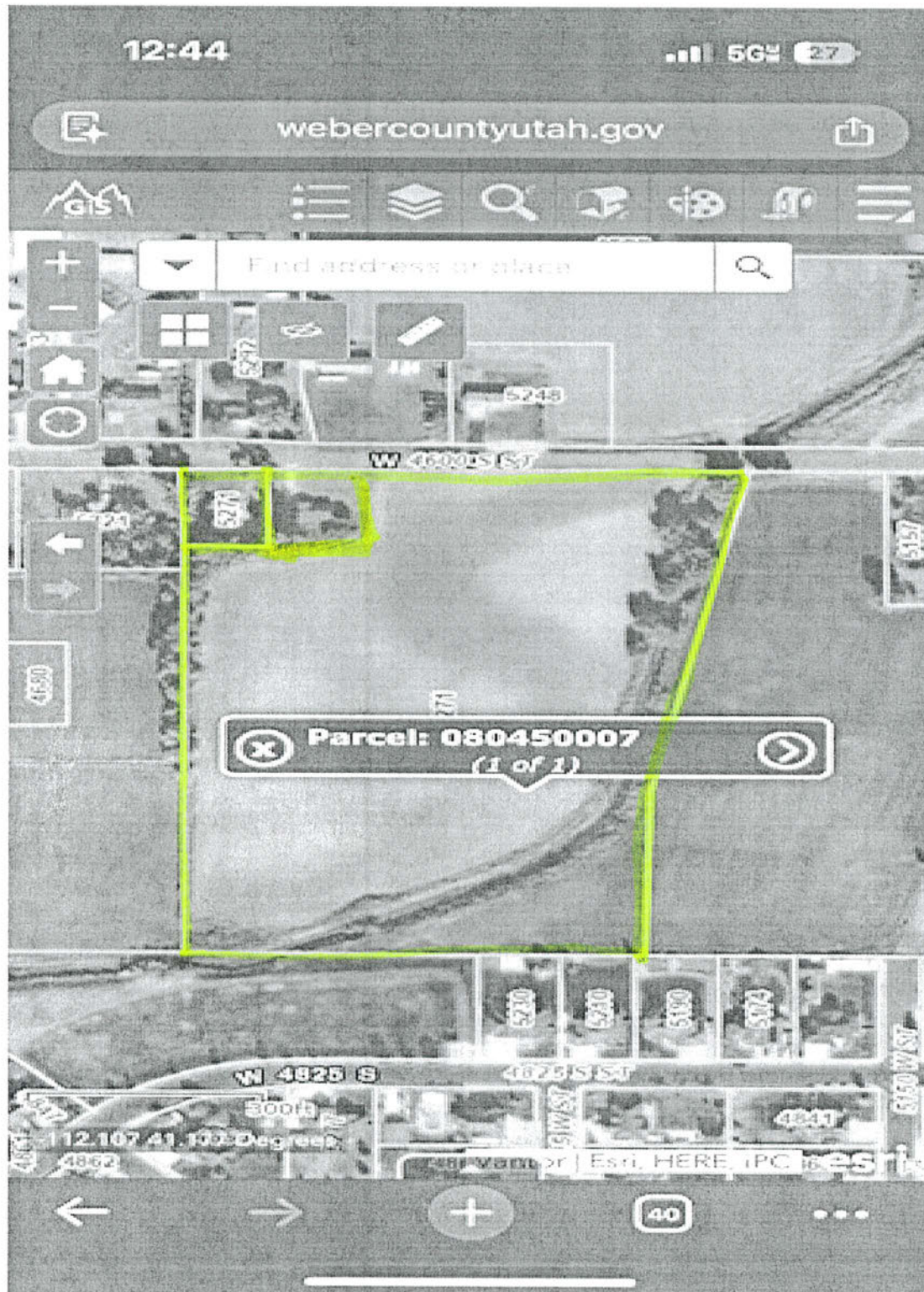
SEE BK 9 PG 77

FOR TAX PURPOSES ONLY

SEE PAGE 48

SEE PAGE 46

(Property Plat)



First A-D questions-

A: The request change is appropriate because it simply separates an existing home and yard from a larger agriculture parcel. The .5 acre residential portion is already established and not used for farming, and this proposal formalizes that existing use rather than introducing anything new. The split preserves the majority of the land for continued agriculture, will not impact surrounding properties or infrastructure, and allows for proper ownership and maintenance of the home. Overall, it is a minimal change that improves land use clarity while maintaining the agriculture integrity of the property.

B: This request aligns with Hooper City's master plan by preserving agricultural land and rural character while formally recognizing an existing low-density residential use. Like stated before it is an already established residence, it is just the separating of the parcel.

C: —

D: I believe the request is in the public's interest because it preserves the majority of the land for continued agriculture use, maintains rural character of the area, and creates a clear and appropriate separation between residential and farming uses. It has no added impact on infrastructure or services and supports proper ownership and maintenance of the existing home.

Applicants requirements for zoning change-

A: To Hooper City/Planning department,

I am writing to formally request approval for a parcel split and any necessary zoning adjustments for the property located at 5271 W 4600 S, Hooper Ut- Parcel number 080450007.

The existing parcel consists of approximately 13.95 acres and is currently utilized primarily for agriculture purposes. A portion of about .5 acres contains an existing single-family residence with a maintained yard. This residential portion is physically and functionally separate from the agriculture operations conducted on the remainder of the property.

The purpose of this request is to subdivide the existing parcel to create a separate .5 acre residential lot encompassing the existing home. This will allow the residence to be individually owned, financed, and maintained independent of the larger agricultural parcel.

B:Property Plat- (Attached seperate)

C: Legal description- PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 750FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION ANDRUNNING THENCE WEST 577.92 FEET; THENCE NORTH 812.28 FEET;THENCE EAST 100 FEET; THENCE NORTH 150 FEET; THENCE EAST623.96 FEET; THENCE SOUTHWESTERLY ALONG THE EAST LINE OFHOOPER PILOT DRAIN RIGHT-OF-WAY 620

FEET MORE OR LESS TO A POINT 342 FEET
NORTH OF BEGINNING; THENCE SOUTH 342
FEET TO BEGINNING.

D: Rezoning fee

Bridger Smith

House re-zoning 5271 W 4600 S, Hooper Ut

The front of the house for the proposed parcel would be located approximately 63 feet north of 4600 South. The North property line can start wherever the city requires. The east property line would be approximately 39 feet east of the east side of the house, extending toward 5100 West. The south property line would be approximately 79.5 feet south of the south side of the house, and the west property line would be approximately 15 feet west of the west side of the house.

These proposed boundaries are intended to provide an approximately one-half-acre lot that contains the existing home while leaving the remaining acreage as agricultural property.

Proposed Parcel Boundary Description

Applicant: Bridger Smith

Property: 5271 W 4600 S, Hooper, Utah

The proposed parcel consists of approximately one-half acre surrounding and containing the existing residence located at 5271 W 4600 S, Hooper, Utah. The purpose of the proposed parcel is to separate the existing residence and its established residential yard from the remaining agricultural acreage.

The approximate proposed boundaries are as follows:

- **North:** The proposed residential parcel would extend northward to 4600 South, with the existing residence located approximately **63 feet south of 4600 South**. The exact northern parcel boundary may be adjusted as necessary to meet City requirements.
- **East:** The eastern boundary would extend approximately **39 feet east of the east side of the existing residence**, generally toward 5100 West.
- **South:** The southern boundary would extend approximately **79.5 feet south of the south side of the existing residence**.
- **West:** The western boundary would extend approximately **15 feet west of the west side of the existing residence**.

The proposed boundaries are intended to encompass the existing home, driveway, yard, and associated residential area while creating an approximately **one-half-acre residential parcel**. The remaining acreage would remain with the larger agricultural property and continue to be used for agricultural purposes.

The approximately 63-foot distance between 4600 South and the existing residence is provided as a reference to the existing setback and is not intended to establish a surveyed northern property boundary.



10-4A-31 Unsuitability: (Proposed Update)

1. Following receipt of a recommendation from staff, the Planning Commission or City Council may deny a request to develop land due to unsuitable conditions:
 - a. high groundwater;
 - b. a history of standing surface water;
 - c. prior flooding;
 - d. improper or inadequate drainage;
 - e. natural hazards;
 - f. geologic hazards;
 - g. toxic waste;
 - h. adverse earth formations or topography;
 - i. wetlands;
 - j. wildlife habitats;
 - k. historical artifacts;
 - l. Or other features, which will be detrimental to the safety, health and general welfare of the present or future inhabitants of the development or surrounding areas.
 - m. State or County regulations that govern development restrictions by elevation or other means.
2. Due to the City's proximity to the Great Salt Lake, South Fork of the Weber River, Ogden Bay WMA, Hooper and Howard Sloughs, high groundwater and other potential flooding hazards:
 - a. No Drainage Utilities (Storm Drain, Land Drain or associated Facilities), building lots, or public streets, shall be permitted below elevation 4215.0 above sea-level (NAD 83).
 - b. Sanitary Sewer facilities shall be evaluated on a case-by-case basis by engineering and may or may not be subject to restrictions in 2-a.
 - c. Minor interior portions (10% or less) of a development which are directly surrounded by existing suitable lands on at least three sides, may be remediated and made suitable for development. Remediation methods should be formulated by the developers engineer and approved by the City Engineer.
 - i. Developer shall be responsible for the costs of a qualified engineer that is approved by the City. If a project is allowed to remediate a portion of unsuitable land (below elev. 4215), the City may require that a qualified geotechnical engineer study, design and provide all construction inspection and oversight at the cost of the developer, for that portion of development. A stamped letter certifying that all required improvements have been installed and inspected per the approved geotechnical engineering plan shall be provided to the city before commencing with approvals for development activity.

3. In residential, industrial, or commercial developments, each building lot must be suitable in its entirety prior to recordation of the plat.

DRAFT



MEMORANDUM

DATE: June 3, 2026
TO: Hooper City Council and Planning Commission
FROM: Taylor Stauffer P.E., City Engineer
SUBJECT: 4220' Elevation Boundary

Concerns have been brought up regarding the ordinance of no buildings lower in elevation than 4220'. This memo is to explain the engineering reasoning for this rule. A review of existing topographic mapping was used by contour tracing at elevation 4220 across the city wide area. This exercise indicated widespread areas of standing water between elevations 4220' and 4215'. These observations suggest that groundwater and surface water conditions commonly occupy this elevation band.

The subsurface utilities such as storm drain, land drain, and sewer are a major concern as they would typically require installation approximately 4 to 5 feet below any finished floor, placing these utilities at elevations that would likely remain submerged in groundwater on a continual basis. Such placement introduces serious concerns that these systems will have reduced capacity when they are needed most and cause storm water flooding, sewer backup, and the long-term maintenance risks for drainage infrastructure.

Infrastructure installation below elevation 4215' is not permitted. Establishing a finished floor elevation below 4220' would then put these utilities at or near elevation 4215', aligning with ordinance constraints while reducing the risk of groundwater intrusion into drainage systems. Bringing in fill dirt to raise the finished floor creates an illusion that the finished floor is above 4220' but drainage hydraulics would be affected negatively.

Additional context was obtained from a conference focused on Great Salt Lake hydrology and shoreline impacts. Discussions emphasized the need for city along the lake to set elevation standards for development. Key considerations included wave action, fluctuating lake levels, and long-term hydrologic variability. Several cities adopted higher minimum elevations such as 4217' to address these factors.



The evaluation of elevation thresholds has been conducted solely to mitigate risks associated with water intrusion and to ensure that future utilities and residential structures remain above persistent groundwater and surface water conditions. This approach is intended to support long-term infrastructure functionality and resilience.

WHEN RECORDED RETURN TO:
Terra Strada Hooper Inc.
c/o Terra Strada Real Estate Inc.
3271 East 1875 North
Layton, Utah 84040
Attention: Stuart Adams (Hooper
SMC-141)

**MASTER DEVELOPMENT AGREEMENT
FOR THE
HOOPER CROSSING COMMERCIAL CENTER
(Hooper)**

THIS MASTER DEVELOPMENT AGREEMENT FOR HOOPER CROSSING COMMERCIAL CENTER (“Agreement”) is entered into on this _____ day of _____, 2026 (“**Effective Date**”), by _____ a Utah limited liability company (“**Developer**”), and Hooper City, a political subdivision of the State of Utah (“**City**”). City and Developer are the “**Parties**” to this Agreement, and individually each is a “**Party**.”

RECITALS

A. Developer, a joint venture, owns certain property located in City, legally described on the attached and incorporated Exhibit A (“**Property**”), and known by the following Weber County Tax ID numbers: 090750285, 090750282, 090750196, 090750283,, and 090750266.

B. Developer desires to create a residential and commercial development mixed use project the Property to be known as Hooper Crossing Commercial Residential Center (“**Project**”), consisting of commercial development adjacent 5500 South and 4700 West, including public road and intersection improvements ; with residential housing as a transition buffer to adjacent existing used as generally depicted on the Project Plan (“**Master Development Plan**”) attached hereto as Exhibit D and incorporated herein.

C. The Parties acknowledge that the Property is uniquely situated to accommodate a mixed-use development pattern consisting of commercial development and high density residential development (R3/PATIO/PUD). The proposed development includes approximately twenty-three (23) acres of commercial development, approximately twelve (12) acres of high density residential (R3) lots, approximately twelve (12) acres of high-density residential (PATIO/PUD) lots, and approximately five (5) acres designated for Flex Area Commercial or Residential development as approved by City. The Parties find that such development pattern promotes housing diversity, provides neighborhood-serving commercial services, creates transitions between differing residential densities, and advances the goals and objectives of the

Hooper City General Plan.

D. The Property is currently zoned as Low Density Residential (40,000 SF Min) (R1) with General Plan Future Land Use Map designations being Commercial – Areas planned for Commercial Businesses as Described in Hooper City Code 10-2C-3 along the frontage of 5500 South and a portion of the west frontage of 4700 West near 5500 South. Future Land Use to the north of the designated Commercial Area is Area B – Undeveloped Land East of 5900 South of 4000 South and West of 4700 West is Future Planned ¼ Acre Lots.

E. Developer has submitted a General Plan Amendment, Rezone Application, and this Master Development Agreement that upon approval by City shall enable developer to submit subsequent Subdivision/Site Plan applications per the process established in the Hooper City Municipal Code.

F. The Parties intend that the Master Development Plan, this Agreement, and the provisions of the City's Commercial Zoning designation in place as of City adopting future commercial zoning design guidelines will permit development of the Project in substantial accordance with this Master Development Agreement.

G. The City acknowledges that the Developer desires to facilitate the development of the Project by special financing vehicles, including but not limited to those provided for in Titles 17C and 17D of the Utah Code.

H. The Parties intend that this Agreement specify the rights and responsibilities of Developer to develop the Property as expressed in this Agreement and the Project Plan, and the rights and responsibilities of City to allow and regulate such development pursuant to the requirements of this Agreement, the Project Plan, and all other applicable laws.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals (which recitals are incorporated into this Agreement) and the covenants hereafter set forth in this Agreement, the sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. Interpretation. Whenever in this Agreement:

1.1. the consent or approval of any person is required, such consent or approval shall not be unreasonably withheld, conditioned or delayed, unless expressly provided to the contrary or where the City has discretion under the City's Vested Laws;

1.2. there is a reference to "days," such reference shall be deemed to be to "calendar days" unless the phrase "business days" is expressly stated;

1.3. the date on which any payment or performance is due under this Agreement is not a business day, such payment or performance shall be due on the immediately following business day; and

1.4. there appears a reference to a consent, approval, description, designation, estimate, notice, request, demand, response, statement, warning, correspondence, Agreement, schedule or other communication, such reference shall be deemed to require the same to be in writing, unless otherwise expressly stated.

1.5. Priority of documents when interpreting terms, and priority in the event of conflict, shall be as follows:

1.5.1. The Zoning Map and Master Development Plan, attached hereto as Exhibit B.

1.5.2. **“Design Guideline Elements”** meaning the Project-specific standards and exhibits for the Project, consisting of exhibits C-M attached hereto, including (as applicable): Landscape Master Plan includes Plant Palette (**Exhibit E**), Lighting Cut Sheets (**Exhibit G**), Anchor Tenant Architectural Elevations (**Exhibit H**), Fuel Center Architectural Elevations (**Exhibit I**), Sign Plans (Pylon and Monument) including the Sign Location Plan (**Exhibit J**), Roadway Cross Sections (**Exhibit K**), Outbuilding/Pad Architectural Elevations (**Exhibit N**), and **Open Space Determination (Exhibit O)**, each to be discussed in Section 4 below, and once approved, shall be binding as provided herein. Notwithstanding anything to the contrary, if there is a conflict between the generally applicable Design Guideline Elements and (i) the approved Anchor Tenant Architectural Elevations, (ii) any subsequently approved Outbuilding/Pad Architectural Elevations for a particular building, or (iii) any approved tenant-specific Sign Plan, the approval listed in **Exhibits H, I, J, and N** shall control for the applicable building or tenant.

1.5.3. This Agreement; and

1.5.4. Development specific zoning ordinances established as of the date of this Development Agreement as included herein that are specific to the Development only.

2. General Plan Amendment; Zoning; Vesting

2.1. General Plan Amendment. Concurrent with approval of this Agreement, the City Council shall consider and, if approved, adopt by resolution an amendment to the Hooper City General Plan, including the Future Land Use Element and Future Land Use Map, designating the applicable portions of the Property for Community Commercial and High Density Residential land uses, substantially as depicted on the Master Development Plan attached hereto as Exhibit B.

2.2. Concurrent with approval of this Agreement, the City Council shall consider and, if approved, adopt by ordinance a Zoning Map Amendment applying the Community Commercial (C-2), Residential (R3), High Density Residential (Patio), and Planned Unit Development (PUD) zoning classifications to the applicable portions of the Property, substantially as depicted on Exhibit B and subject to the project-specific modifications established by this Agreement.

2.3. Project-Specific Development Standards: The Parties acknowledge that the

Project incorporates an integrated mixture of commercial development, perimeter residential development, planned residential development, and flexibly designated land that cannot be fully implemented under the City's otherwise generally applicable zoning standards.

Accordingly, this Agreement and its exhibits establish project-specific land-use and development standards applicable to the Property.

Where this Agreement expressly modifies or conflicts with a provision of the Hooper City Municipal Code, this Agreement shall govern. Where this Agreement is silent, the applicable provisions of the Hooper City Municipal Code in effect on the Effective Date shall apply.

The standards established by this Agreement shall not be construed as generally applicable amendments to the Hooper City Municipal Code or as precedent for property located outside the Project.

2.4. Commercial Area Uses: The Commercial Area, including any portion of the Flex Area elected for commercial development, may be developed with those permitted and conditional uses authorized within the Community Commercial (C-2) Zone under Section 10-2C-3 of the Hooper City Municipal Code in effect on the Effective Date, except for uses expressly prohibited or restricted by this Agreement.

2.5. A use identified as a conditional use under the Vested Laws shall remain subject to the applicable conditional-use review process, but shall not require amendment of this Agreement unless the proposed development constitutes a Material Change. Notwithstanding any use otherwise permitted or conditionally permitted under the Hooper City Municipal Code, the following uses shall be prohibited within the Project:

- 2.5.1. Commercial Uses: Auto, Bar, Brew-Pub, Night Club, Contractor's yard or shop, Crematory, Hotel or Motel, Commercial Kennel, Off-street parking facility, Storage facility, self-service, Commercial Tower or antenna structure, Truck Stop, recreational vehicle, and equipment storage; bar establishments; business equipment rental and supply establishments; commercial vehicle and equipment rental or sales; commercial vehicle and equipment repair; construction sales and service; outdoor recreation and entertainment; tattoo establishments; vehicle rental; and vehicle sales; and
- 2.5.2. Gas and Fuel Restrictions: Gasoline service stations, retail motor-fuel sales, petroleum-product sales, and similar fuel facilities shall be prohibited on all Pad Areas, outlots, parcels, and Flex Area lands within the Project, except for one Major Grocer Fuel Center.

The Major Grocer Fuel Center shown generally on the Master Development Plan as Fuel Center I is expressly authorized as a vested permitted use associated with the Major Grocer. The Major Grocer Fuel Center may include fuel dispensers, underground storage tanks, canopy structures, a kiosk, signage, and customary accessory improvements.

2.6. No additional retail fuel facility shall be permitted within the Project.Commercial / Residential Transition Standards:

2.6.1. Purpose: The screening improvements required by this Section are intended to satisfy the commercial/residential buffering requirements of the Hooper City Municipal Code. The Commercial Area is intended to coexist compatibly with the adjoining High Density Residential Mixed-Use and Flex Area developed for residential purposes. The purpose of this Section is to minimize visual impacts, headlight glare, noise, service activity, and other operational impacts associated with commercial development while providing an attractive transition between commercial and residential land uses.

2.6.2. Required Screening: Where a Commercial Area or commercially developed Flex Area directly abuts a residential lot, tract, or residentially developed Flex Area, the Developer shall install and maintain a continuous screening barrier consisting of either:

a. a minimum six-foot (6') opaque masonry screen wall;

b. a minimum six-foot (6') opaque decorative concrete fence;

or

c. another screening system approved by the City that provides substantially equivalent visual screening and durability.

Pedestrian walkways connecting the Commercial Area and residential neighborhoods may pass through the required screening barrier, provided the opening is designed to maintain security and the overall screening objectives. The screening barrier shall be installed before occupancy of the adjacent commercial use receive certificate of occupancy.

2.6.3. Landscape Buffer: A twenty (20) foot wide landscaped buffer shall be provided adjacent to Commercial Zones within the adjacent Residential Use Area.. The landscaped buffer may include: shade trees; ornamental trees; evergreen trees; shrubs; berms; decorative landscaping; irrigation; pedestrian connections; and other landscape improvements approved by the City

2.6.4. Service Areas: Loading areas, refuse enclosures, mechanical equipment, utility equipment, generators, transformers, outdoor storage, and similar service functions shall be located or screened so they are not directly visible from adjacent residential property. Where visibility cannot reasonably be avoided, additional masonry walls, landscaping,

or other screening shall be provided.

- 2.6.5. Commercial Site Lighting: Developer shall submit a Photometric/Site Electrical Plan for commercial building lighting with a complete Site Plan Application. Developer shall provide public street lighting per City standards. Private residential streets shall follow City standards except that private street lighting shall be metered and maintained by the HOA. Commercial lighting located adjacent to residential property shall be designed so that:

a. luminaires are fully shielded with fixture heights not more than twenty-five (25) feet;

b. light trespass at the residential property line complies with the approved photometric plan; and

d. lighting is directed away from residential lots to the maximum extent reasonably practicable

- 2.6.6. Maintenance: The Commercial Developer or his assigns, or successor owner responsible for the applicable parcel shall maintain all fencing, walls, landscaping, irrigation, and screening improvements in good condition.

2.7. Purpose of Modified High Density Residential (MR3) Area: The MR3 Area is intended to provide a lower-intensity residential edge along the west and north boundaries of the Property and to provide a compatible transition between the High Density Residential (MPATIO/MPUD) Area and adjoining existing residential uses.

2.8. The Parties acknowledge that the minimum lot area and other dimensional standards applicable to the MR3 Area are substantially consistent with the City's R3 Residential Zone and are intended to be generally compatible with existing residential lots located west of the Property. Permitted Uses in MR3 Area: The MR3 Area may be developed with detached single-family dwellings and associated public or private streets, sidewalks, trails, utilities, drainage facilities, landscaping, parks, accessory structures, and other improvements customarily associated with detached residential development.

2.9. MR3 Dimensional Standards: Development within the MR3 shall comply with the following standards:

- 2.9.1. Minimum Lot Area: Each residential lot shall contain not less than thirteen thousand (13,000) square feet.

- 2.9.2. Minimum Roadway Frontage: Each residential lot shall have not less than eighty-five feet (85') of roadway frontage.

For a lot located on a cul-de-sac, curved street, or other nonrectilinear roadway alignment, roadway frontage shall be measured along the

chord of the curve measured at the associated setback, provided that the lot:

- a. contains the required minimum lot area;
- b. has sufficient width to accommodate the required setbacks and dwelling;
- c. provides safe and adequate access; and
- d. complies with applicable fire-access and utility requirements

2.9.3. Principal-Structure Setbacks: Principal structures within the MR3 Area shall comply with the following current City R3 setbacks:

- a. front property line adjoining a local street or private road: thirty-five feet (35');
- b. side property line adjoining a local street: twenty feet (20');
- c. side property line (per side): ten feet (10'); and
- d. rear property line: twenty feet (20').

2.9.4. Maximum Impervious Surface: Impervious surface shall not exceed 70 percent (70%) of the individual lot area.

2.9.5. Maximum Height Principal Structure: Maximum principal height shall not exceed thirty-five (35) feet. Principal structure heights shall be measured to a point mid-slope for pitched roofs.

2.9.6. Accessory Structures: Accessory structures shall comply with the standards applicable to accessory structures in the City's R3 Residential Zone under the Vested Laws, except as otherwise expressly modified by this Agreement.

2.9.7. Modifications to Current R3 Zone: The current R3 dimensional summary above establishes a 13,000-square-foot minimum detached lot, 100 feet of roadway frontage, 35-foot front setbacks, 10-foot interior side setbacks, 20-foot street-side and rear setbacks, and 65% maximum impervious surface.

The Agreement would therefore preserve the R3 lot area and setbacks. Increases impervious area by a more realistic and modern 5% to reduce anticipated sod areas while reducing ordinary roadway frontage from minimum 100 feet to 85 feet. Maximum Principal Structure Heights are also established for the area.

2.10. Design Philosophy and Purpose of High Density Residential (MPATIO/MPUD) Area: The MPATIO/MPUD Area Design Philosophy is intended to create a pedestrian-oriented neighborhood in which common greens, parks, landscaped courts, landscaped pedestrian ways, and other shared open spaces serve as the primary organizing elements. Residential buildings are intended to front upon these common amenities, with garages, parking areas, and vehicular access located to the side or rear common drive area whenever practical. The standards contained in this Agreement shall be interpreted to further this design philosophy.

The Purpose of the MPATIO/MPUD Area is intended to:

- a. provide a range of dwelling types, lot sizes, ownership opportunities, and price points;
- b. provide attainable homeownership opportunities;
- c. permit innovative residential arrangements, including shared-access and common-frontage configurations;
- d. concentrate higher-density residential development within the interior of the Project and nearer the Commercial Area;
- e. provide an orderly transition between the Commercial Area and the MR3 Area;
- f. support the commercial and public-infrastructure components of the Project; and
- g. permit the residential density necessary to support an integrated residential and commercial development.

2.11. Permitted MPATIO/MPUD Residential Products: The MPATIO/MPUD Area, including any portion of the Flex Area elected for residential development, may be developed with any combination of the following residential products:

- a. Cottage Lots;
- b. Clustered Cottage Lots;
- c. Patio Homes;
- d. Townhomes;
- e. detached single-family dwellings; and
- f. other substantially similar residential products approved administratively pursuant to this Agreement.

The exact number, location, configuration, and mixture of residential products shall be established through subsequent subdivision, site plan, and construction-plan approvals consistent with the Master Development Plan and the standards of this Agreement. The total number of Townhome units shall not exceed fifty (50) units. The total number of Clustered Cottage/Patio units shall not exceed fifty (50) units. The total number of 13,000 square foot lots shall not exceed twenty-five (25) units, unless a lesser number of Cottage/Patio units are proposed. Developer may not develop more than 125 units (total 5.25 units/acre).

2.12. Cottage Lots: A “Cottage Lot” means an individually platted residential lot developed with one detached single-family dwelling. Cottage Lots shall comply with the following standards:

- a. minimum lot area: 6,000 square feet;
- b. minimum lot width: 45 feet;

- c. minimum primary front setback on local road: 25 feet;
- d. minimum primary front setback adjacent to open space area: 15 feet;
- e. minimum side setback adjacent to local road: 16 feet;
- f. minimum interior side setback: 10 feet per side;
- g. minimum rear setback: 15 feet; and
- h. maximum building height: 35 feet.

A Cottage Lot may front upon a public street, private street, common green, courtyard, pedestrian walkway, or other common landscaped area approved through the applicable subdivision or site plan.

2.13. Clustered Cottage Lots: A “Clustered Cottage Development” means a coordinated grouping of not more than six (6) detached single-family dwellings located on individual lots and served by a shared driveway or common access tract. Clustered Cottage Developments shall comply with the following standards:

- a. maximum dwelling units served by one shared driveway or common access tract: six (6);
- b. minimum lot area per dwelling: 4,000 square feet;
- c. minimum lot width: 45 feet;
- d. minimum primary front setback on local road: 25 feet;
- e. minimum front setback to pedestrian open space: 15 feet;
- f. minimum separation between principal buildings: 16 feet;
- g. minimum side setback from property line adjacent to local street of the Clustered Cottage Development: 16 feet;
- h. minimum setback from interior boundary of the Clustered Cottage Development: eight (8) feet; and
- i. maximum building height: 35 feet.

Individual Clustered Cottage Lots shall not be required to have direct frontage upon or individual driveway access to a public street. Dwellings may be oriented toward a common green, landscaped courtyard, pedestrian walkway, shared driveway, private street, or other common area. The shared driveway or common access tract may contain vehicular-access, emergency-access, utility, drainage, pedestrian-access, and reciprocal-use easements. Shared access facilities, landscaping, drainage facilities, snow removal, and other common improvements shall be maintained by a homeowners’ association or another entity approved by the City.

2.14. Patio Homes: A “Patio Home Development” means a residential building containing not more than six (6) attached dwelling units. Patio Home Developments shall comply with the following standards:

- a. Maximum dwelling units per building: four (4);
- b. Minimum lot area or exclusive-use residential area per dwelling unit: Not Applicable (N/A);
- c. Minimum building area per dwelling unit: N/A;
- d. Minimum building area width: N/A;
- e. Minimum front setback: 25 feet to dwelling structure, 30 feet from face of garage to sidewalk;
- f. Minimum rear setback: 15 feet; and

g. Minimum side setback: 8 feet (18 feet between structures).

2.15. Townhomes: A “Townhome Development” means a residential building containing attached dwelling units, with each dwelling unit located on an individually owned lot or ownership parcel and sharing one or more common walls with an adjoining unit. Townhome Developments shall comply with the following standards:

- a. maximum dwelling units per building: six (6);
- b. minimum lot area per dwelling unit: (N/A);
- c. minimum lot width per dwelling unit: 25 feet;
- d. minimum lot depth per dwelling unit: 45 feet;
- e. minimum separation between Townhome buildings: 10 feet;
- f. minimum front setback 20 feet;
- g. minimum side setback property line on local road: 16 feet;
- h. minimum side setback (interior): 8 feet; and
- g. maximum building height: 35 feet.

2.16. The six-unit maximum authorized by this Agreement shall govern notwithstanding any City standard that otherwise limits a Townhome building to four (4) dwelling units. Townhomes may front upon a public street, private street, landscaped common area, courtyard, pedestrian walkway, or other common area. Vehicular access may be provided from the front, side, or rear through a public street, private street, alley, shared driveway, or common access tract.

2.17. Residential Product Flexibility: The Parties acknowledge that the purpose of the MPATIO/MPUD Area is to provide housing diversity and allow the final residential product mix to respond to market conditions and detailed site design. Variations in the number, location, and mixture of authorized residential products shall not require amendment of this Agreement, provided that:

- a. the development remains in substantial conformance with the Master Development Plan;
- b. the maximum residential unit count or maximum residential density established in Section 2.11 is not exceeded;
- c. each residential product complies with the applicable project-specific standards;
- d. the MR3 transition along the west and north Project boundaries is maintained; and
- e. the variation does not constitute a Material Change

2.18. MPATIO/MPUD Open Space Requirement: Developer shall provide minimum 40% open space as measured and more particularly described and shown on Exhibit “O” shall be provided. This Section shall not eliminate any specific landscaped area, buffer, common area, pedestrian connection, cottage green, courtyard, or other amenity expressly shown on the Master Development Plan or required by another provision of this Agreement.

2.19. Legislative Residential Development Findings: The City finds that the residential standards established by this Agreement are appropriate because:

- a. the MR3 Area substantially maintains the City’s existing R3 minimum lot area,

- principal-structure setbacks, and detached single-family residential character;
- b. the reduction in minimum MR3 roadway frontage from one hundred feet (100') to eighty-five feet (85') allows more efficient lot configuration without reducing the 13,000-square-foot minimum lot area;
- c. the **MR3** Area provides a compatible edge adjacent to existing residential development west of the Property;
- d. the **MPATIO/MPUD** Area permits Cottage Lots, Clustered Cottage Lots, Patio Homes, and Townhomes that are not fully accommodated by the City's conventional residential zoning standards;
- e. the **MPATIO/MPUD** Area concentrates higher-density residential development away from adjoining existing residential properties;
- f. the Flex Area permits the Project to respond to changing commercial market conditions while preserving the overall mixed-use character and infrastructure framework of the Project; and
- g. the commercial component, public infrastructure, residential transition, housing diversity, and other Project benefits support the requested density and project-specific residential standards.

2.20. Future Laws Applicable to the Project: The Parties acknowledge that the purpose of this Agreement is to vest the Project's approved land uses, development pattern, residential product types, densities, and project-specific development standards, while preserving the City's continuing authority to adopt and enforce laws reasonably necessary to protect the public health, safety, and welfare. Accordingly, notwithstanding the vesting provisions of this Agreement, the following Future Laws shall apply to the Project.

2.20.1. Future Laws Accepted by Developer: As an exception to the vesting principles above, the following future laws (“**Future Laws**”) and ordinances adopted by City after the Effective Date shall apply to the Project:

2.20.2. Future Laws Accepted by Developer: Future Laws that Developer agrees in writing apply to the Project;

2.20.3. Construction and Public Safety Codes: Future Laws adopting or amending generally accepted construction, engineering, fire protection, accessibility, public works, transportation, utility, stormwater management, drainage, floodplain management, erosion control, building, plumbing, mechanical, electrical, energy conservation, dangerous building, or similar technical and safety-related standards shall apply to the Project, provided such laws are generally applicable throughout the City and are adopted to protect the public health, safety, or welfare.

2.20.4. Generally Applicable Design Standards: Future ordinances establishing generally applicable City-wide standards governing landscaping, irrigation, fencing, buffering, site lighting, photometric performance, parking lot design, screening, architectural review procedures, streetscape improvements, signage administration, tree preservation, or similar site-development standards may be applied to portions of the Project that have not received final site plan approval, provided such standards:

- (a) are generally applicable throughout the City;
- (b) do not materially reduce the development density, residential product types, commercial uses, building footprints, or other vested land-use rights established by this Agreement;
- (c) do not require material redesign of previously approved improvements; and
- (d) can be reasonably incorporated into future phases of the Project.

2.20.5. Administrative Procedures: Future changes regarding: 1) application procedures, 2) digital submittals, 3) engineering review, 4) inspection procedures, 5) construction sequencing, 6) bonding, 7) recording, and 8) permit processing not more particularly contemplated and agreed to should apply and are not considered vested rights.

2.20.6. State and Federal Compliance: Future Laws that are both generally applicable to all properties in the City's jurisdiction and that are required in order to comply with state and federal laws and regulations affecting the Project;

2.20.7. Future Laws regarding lawful taxes, or modifications thereto, provided that nothing in this Agreement shall be construed as waiving or limiting in any way Developer's right to challenge taxes imposed by City, which right is hereby reserved

2.20.8. Future Laws regarding changes to the amounts of fees for the processing of applications that are generally applicable to all development within City and that are adopted in accordance with state and local law.

Nothing contained in this Section shall be interpreted to authorize the application of any Future Law that would prohibit, materially reduce, or materially impair the land uses, residential product types, commercial development, density, development intensity, or project-specific standards expressly vested by this Agreement.

2.21. Developer may elect to sell one or more portions of the Project to a subdeveloper ("Subdeveloper"). Any portion of the Property (each a "Parcel") sold by Developer to a Subdeveloper shall include the transfer of the right and obligation to develop such Parcel in accordance with this Agreement and the Project Plan. At the recordation of a Final Plat or other document of conveyance for any Parcel sold to a Subdeveloper, Developer shall provide City with a report showing the Parcel ownership, and the projected or potential uses

3. Development of the Project.

3.1. Developer may develop the Project in phases, and Developer reserves all discretion to determine when to develop a particular portion or phase of the Property, based upon Developer's business judgment. Notwithstanding the foregoing, Developer is subject to the

requirement to proceed with reasonable diligence. If it appears the Developer will not proceed with development for an extended period of time, the Parties shall meet to confer in good faith as to how best to amend this Agreement in a manner that fulfills the intent of the Parties.

3.2. The Project Plan comprises the Anchor Area and the Pad Area. The “**Anchor Area**” includes the buildings labeled *Grocery Anchor*, on the Project Plan, with their surrounding features. The “**Pad Area**” includes the 13 buildings labeled *Pads A, B, C, D, E, F, G, H, Fuel Center I, J, K, L, M and N*, with their surrounding features. The Pad Areas are intended for commercial tenants such as fast-food restaurants, fuel centers, banks, and automotive service centers, and other commercial uses (each, a “**Pad User**”). Developer has sole discretion to select and enter into agreements with Pad Users, provided the proposed use is permitted or conditionally permitted use under applicable City ordinances and this Agreement

3.3. The Project shall be constructed in substantial conformance with the Design Guidelines Elements, attached hereto as Exhibits ?? through ??, which are expressly approved by City.

3.4. Following City Council approval of this Agreement, and the associated zoning, Project Plan, and Design Guideline Elements included therewith all subsequent Project approvals (including pad site plans, building permits, and similar approvals) shall be processed as administrative reviews. Such reviews shall be limited to confirming compliance with the Project Plan (as modified with respect to the Pad Area), the applicable Design Guideline Elements, and applicable City codes, and shall not require discretionary land use hearings except to the extent a Material Change is proposed. No additional architectural design review, beyond staff confirmation of substantial conformance, shall be required for anchor tenants at Site Plan approval and the issuance of Building Permits.

3.4.1. City shall complete its administrative review of complete Site Plan and Building Permit Plan submittals for the Project within the following timeframes: (i) the first submittal shall be reviewed within four (4) weeks after City’s receipt; (ii) the second submittal shall be reviewed within three (3) weeks after City’s receipt of a resubmittal addressing City comments; and (iii) the third submittal shall be reviewed within two (2) weeks after City’s receipt of a second resubmittal addressing City comments. City may complete its review in less time. If any portion of City’s review is delegated to an approved third-party reviewer, such third-party reviewer shall be required to comply with the same review timeframes set forth herein.

3.4.2. Only a “**Material Change**” to the Anchor Area will require amendment of this Agreement or the Project Plan. A Material Change in the Anchor Area includes: (i) a change that substantially increases parking requirements; (ii) a change in pedestrian or traffic patterns that initiate safety concerns; (iii) a change that is directly contrary to the terms of this Agreement or applicable City ordinances; (iv) a change that materially deviates from the approved Anchor Tenant Architectural Elevations, Fuel Center Architectural Elevations, Sign Plans, Site Lighting, Landscape Treatments, Streetscape Landscaping and Style, Site Furnishings, or Outdoor Storage Plan Design Guideline Elements applicable to the Anchor Area; (v) changes to anchor tenant façade materials or colors; (vi) changes to approved sign types, heights, or locations; (vii) changes to lighting pole heights/fixture types; (viii) changes

to the Outdoor Storage Plan; and (ix) changes to increase the number of Pad Area units.

3.4.3. Any non-Material Changes to the Anchor Area may be requested by Developer and shall be reviewed and approved by City planning staff upon a staff finding that such change is not a Material Change.

3.4.4. The Anchor Tenant Architectural Elevations and the Sign Plans Design Guideline Elements are approved as final for the Anchor Area. Any deviation visible from public right-of-way shall constitute a Material Change unless approved by the City as a minor modification consistent with the approved Design Guideline Elements.

3.4.5. The anchor tenant buildings, including the occupant of the unit labeled “Major Grocer,” and the “Major Grocer Fuel Center” shall be constructed in substantial conformance with the applicable Design Guideline Elements, specifically the Anchor Tenant Architectural Elevations attached hereto as Exhibit H and the Fuel Center Architectural Elevations attached hereto as Exhibit I.

3.4.6. Any outdoor sales and display area authorized herein shall be located, configured, and operated in substantial conformance with the **Outdoor Sales Display Plan attached hereto as Exhibit F (the “Outdoor Sales Display Plan”)** as approved by this Agreement. City may enforce the Outdoor Sales Display and Plan through administrative review and code enforcement, and any Material Change to the footprint of such outdoor storage or display areas.

3.5. The Parties acknowledge that the Pad Areas are expected to undergo significant and frequent changes, based upon pad tenant needs and commercial market factors. Accordingly, except as otherwise indicated in this Agreement, no changes to Pad Areas will require amendment of this Agreement or the Project Plan.

3.5.1. Development of all uses within the Pad Area will require submission to City of a Site Plan application for that Pad. Site plan applications for properties within the Pad Area will be reviewed and approved administratively by City Staff.

3.5.2. Architectural styles, façade composition, roof forms, and site design for Pad Area development shall generally comply with the Design Guideline Elements including but not limited to the Streetscape Landscaping and Style attached hereto as Exhibit E, Landscape Treatments attached hereto as Exhibit E, and any Pad Area architectural guidance exhibits approved hereunder. Pad Area developments may utilize tenant-specific prototype designs, provided they are generally consistent with the intent of the approved Design Guideline Elements and meet the applicable City code requirements **and meet or exceed the approved standard in this agreement**. Site design for Pad Area development shall also generally comply with the Landscape Screening for the Drive Thru Exhibit attached hereto as Exhibit E.

3.6. Developer is obligated to Develop the Project in substantial accordance with the City’s **Article F Planned Unit Development and Article C Commercial**. The applicable Design Standards are attached hereto as Exhibit M. Developer is expressly authorized to deviate

from the Design Standards as follows:

3.6.1. Primary entrances to commercial uses in the Pad Areas shall not be required to face a public street, but may be oriented toward internal traffic and pedestrian zones, in order to meet the needs of the occupant of the Pad Area.

3.6.2. Commercial uses on Pad Areas shall be permitted to have parking near the Primary Entrance of that building.

3.6.3. Commercial uses on Pad Areas shall be permitted to have parking on the Pad Area between the building and the public street.

3.6.4. Architectural styles, entrances, elevations, articulations, and roof designs in the Pad Areas shall generally comply with those shown on the renderings provided in the Design Guideline Elements.

3.7. Developer is obligated to Develop the Project in substantial accordance with the City approved Master Sign Plan. (“**Sign Standards**”). The Project’s Sign Plans and Sign Location Plan are attached hereto as Exhibit J.

3.8. Public Infrastructure

3.8.1. Developer shall construct the road and shall also include the appropriate utilities such as water, sewer and storm drain per the City’s Master Plans. The road shall include right turn deceleration lanes into each drive approach. The road improvements shall include all as shown on Exhibit B.

3.8.2. Access to the Property shall be substantially similar to the Development Plan or as permitted by the Utah Department of Transportation final Condition Access Permit.

4. Project Phasing and Development Sequencing:

4.1.1. General: The Project is intended to be constructed in multiple phases. The timing and sequence of development may vary in response to market conditions, financing, tenant demand, infrastructure availability, and other factors affecting the orderly development of the Project. Except as expressly provided in this Agreement, neither the Commercial Area nor the residential development areas shall be required to develop in any predetermined sequence.

4.1.2. Commercial Development Commitment: The Parties acknowledge that the Community Commercial Area is an essential component of the Project and that the timing of commercial construction is expected to be influenced by regional transportation improvements, including completion of the West Weber Corridor, tenant demand, financing, and prevailing market conditions. Developer agrees to continue commercially reasonable efforts to market, lease, and develop the Commercial Area throughout the build-out of the Project.

- 4.1.3. Developer shall construct the backbone public infrastructure necessary to serve the Commercial Area at an expedited or delayed phasing plan. Residential public and private improvements requirements shall be installed in such a manner that the Commercial Area remains development-ready as market conditions warrant.
- 4.1.4. Periodic Phasing Review: Prior to approval of any final subdivision plat or issuance of building permits that would result in more than **seventy percent (70%)** of the total approved residential dwelling units within the Project receiving building permits, if substantial vertical commercial construction has not commenced, the Developer and City shall meet in good faith to review:
- a. commercial marketing efforts;
 - b. tenant activity;
 - c. regional market conditions;
 - d. completion status of the West Weber Corridor and related transportation improvements;
 - e. availability of financing;
 - f. commercial infrastructure readiness; and
 - g. the anticipated schedule for commercial development.

Following such review, the City may continue processing subsequent residential applications upon determining that:

- a. the Developer has continued to make commercially reasonable efforts to develop the Commercial Area;
- b. delays are primarily attributable to market conditions or transportation timing rather than a lack of diligence by the Developer; and
- c. the Commercial Area remains available for commercial development consistent with this Agreement.

- 4.1.5. Preservation of Commercial Area: Except for portions designated as the Flex Mixed-Use Area, the Community Commercial Area shall remain reserved for commercial development throughout the term of this Agreement and shall not be converted to residential use without approval of an amendment to this Agreement.

5. Infrastructure Financing Reimbursement:

- 5.1. Developer Responsible for Project Improvements. Except as expressly provided in this Section 5 or in a separate written reimbursement or public-financing agreement approved by the City Council or other legally authorized public body, Developer shall, at Developer's sole cost and expense, design, permit, construct, install, bond, warrant, and dedicate all roads, utilities, drainage facilities, landscaping, transportation improvements, and other public and private improvements reasonably required to serve the Project and attributable to the impacts of the Project ("Project Improvements"), subject to applicable law.
- 5.2. Exactions and Proportionality. Nothing in this Agreement authorizes the City to impose an unlawful development exaction. Any Project Improvement required by the City shall comply with applicable Utah law governing development exactions, including applicable requirements concerning essential nexus and rough proportionality.

5.3. System Improvements and Oversizing: Where the City requests that Developer construct an eligible public improvement at a size or capacity greater than that reasonably attributable to the Project, the parties shall determine, before construction of the applicable improvement, the incremental costs reasonably attributable to the additional City-requested capacity. One such “system improvement”, is the City maintained regional sanitary sewer lift station, as depicted in Exhibit D (“Master Development Plan”). Accordingly, for purposes of this Agreement and the allocation of infrastructure costs between the Parties, the Regional Life Station shall be considered a system improvement rather than a Project Improvement and shall be eligible for City or Agency funding, reimbursement, participation, or other lawful City or Agency contribution as provided in this Section 5. Nothing in this Section shall cause the individual sewer laterals, internal collection lines, service connections, or other sewer improvements designed principally to serve the Project to be considered system improvements. Such Project-specific facilities shall remain the responsibility of Developer except as otherwise expressly agreed in writing by the City.

5.4. City Participation in Regional Lift Station Costs. Because the Regional Lift Station is intended to provide regional sanitary sewer capacity and will be owned, operated, and maintained by the City following completion, dedication, and final acceptance, the Regional Life Station shall be eligible for financial participation by the City. The City’s contribution toward the Regional Lift Station may include all or a portion of the reasonable and documented costs, including, but not limited to: (i) engineering, design, surveying, permitting, materials, and inspection costs, (ii) construction labor and materials, and (iii) other costs necessary to place the Regional Lift Station into service

The Parties acknowledge that one or more public-financing mechanisms may be appropriate to fund or reimburse the City Contribution and other eligible system improvements that provide regional or community-wide public benefits. To the extent permitted by applicable law, the City may provide or satisfy all or any portion of the City Contribution or other approved reimbursement obligation through financing mechanisms authorized under Title 17C or Title 17D of the Utah Code, including, without limitation:

- a. Project area funds, tax increment, or other agency funds lawfully available through a community reinvestment agency, community reinvestment project area, or other financing mechanisms authorized under **Title 17C, Limited Purpose Local Government Entities – Community Reinvestment Agency Act**;
- b. Proceeds of bonds or other financing issued by a public infrastructure district created or operating pursuant to **Title 17D, Chapter 4, Public Infrastructure District Act**
- c. Property tax revenues, fees, assessments, or other revenues lawfully generated by a public infrastructure district and legally available for the applicable public infrastructure;
- d. Impact fee reimbursements to the extent authorized by the Utah Impact Fees Act;
- e. Grants, interlocal agreement revenues, special assessments, or other restricted infrastructure revenues legally available to the City; or

f. Any combination of the foregoing.

The Parties shall cooperate in good faith in evaluating, documenting, establishing, and implementing one or more such financing mechanisms that were determined by the City to be lawful, financially feasible, and in the public interest.

Developer shall provide such petitions, property-owner consents, financial information, cost estimates, engineering information, and other documentation reasonably required to establish or implement an approved financing mechanism.

5.5. Separate Financing Documents; Conditions to City Contribution. Unless expressly stated otherwise in this Agreement, the specific amount, timing, source, and conditions of any City Contribution shall be established by one or more separate reimbursement, participation, interlocal, public infrastructure district, or other financing agreement approved by the City Council or other legally authorized public body. Such documents may establish, among other things:

- a. The maximum amount of the City Contribution;
- b. Eligible and ineligible costs;
- c. Reimbursement request procedures;
- d. Timing and priority of reimbursement;
- e. Ownership, dedication, and acceptance requirements; and
- f. Remedies applicable to the particular financing arrangement.

No expenditure incurred by the Developer shall be eligible for reimbursement solely because it is described as a potentially eligible cost under this Agreement. Developer shall comply with the documentation, approval, and procurement conditions applicable to the particular source of public funds.

5.6. No General Fund or General Obligation Commitment. Except to the extent expressly and separately authorized by the City Council in accordance with applicable law, nothing in this Agreement shall constitute a pledge of the City's full faith and credit, a pledge or commitment of unrestricted City general fund revenues, an obligation of the City to issue bonds, or an obligation to expend funds that are not legally available for the applicable purpose.

The Parties intend that, to the maximum extent reasonably practicable, the City Contribution be funded from revenues associated with or generated by the Project, a project area, a public infrastructure district, applicable impact fees reimbursements, grants, or other legally available infrastructure financing sources.

6. Third Party Inspections.

6.1.1. Developer shall have the option, at Developer's discretion and as approved by the Hooper City Public Works Director, to retain a qualified third-party to perform inspections of Public Improvements, including final inspections.

6.1.2. City may provide reasonable input regarding the acceptability and qualifications of any third-party inspector retained by Developer; provided, however,

City shall not be entitled to disqualify an inspector chosen by Developer without good cause.

7. Residential Ownership and Occupancy:

- 7.1.1. Purpose: The Parties acknowledge that one of the principal objectives of the Hooper Crossing Planned Residential Area is to provide attainable homeownership opportunities and to promote stable, owner-occupied neighborhoods that contribute to the long-term character and vitality of Hooper City. The Parties further acknowledge that the residential product types authorized by this Agreement are intended primarily for owner occupancy rather than transient or investment-oriented occupancy.
- 7.1.2. Required Residential Covenants: Prior to the recordation of the first final subdivision plat creating residential lots within the HCPR Area, the Developer shall record Covenants, Conditions, and Restrictions ("CC&Rs") applicable to the residential portions of the Project. The CC&Rs shall include provisions substantially consistent with the objectives of this Section and shall be reasonably designed to:
 - a. promote owner occupancy of residential dwellings;
 - b. discourage speculative or institutional ownership of multiple dwelling units for long-term investment purposes;
 - c. preserve neighborhood stability and long-term residency;
 - d. prohibit transient lodging and short-term vacation rentals;
 - e. provide reasonable enforcement mechanisms through the Homeowners' Association; and
 - f. owner occupation of the residential properties as outlined in Section 7.2.

7.2. Ownership of Dwellings: Developer and City agree that the Community is intended to contribute attainable homeownership for the benefit of the citizens of Hooper City. Accordingly, Developer shall add a restriction to the Covenants, Conditions, and Restrictions governing the Project that:

- 7.2.1. No fewer than 60% of the units in the Project shall be occupied by the record owner of the Project. No more than 40% of the units in the Project shall be rented, except in exceptional temporary circumstances such as military deployment or religious service;
- 7.2.2. No units in the Project, including accessory dwelling units ("ADUs") shall be available for rental for a period of less than 30 consecutive days;
- 7.2.3. All units in the Project containing an ADU shall be occupied by the record owner of the unit in at least one of the dwelling units;
- 7.2.4. The Homeowners' Association shall keep a record of ownership, occupancy, and rental status of all units within the Community, and shall have authority to levy fines as assessments for violation of these restrictions.

- 7.3. Phasing of Project. Developer shall not be granted a certificate of occupancy for more than thirty percent of the residential property before fifty percent of the commercial property has received a certificate of occupancy.

Institutional Ownership. The CC&Rs may prohibit any person, entity, partnership, corporation, limited liability company, real estate investment trust, or other common ownership group from owning more than two (2) dwelling units within the HCPR Area, except as may be reasonably necessary during the initial marketing and sale of the Project by the Developer.

- 7.3.1. Leasing Restrictions: The CC&Rs shall prohibit the rental or lease of any dwelling unit for a period of less than thirty (30) consecutive days. The CC&Rs may establish longer minimum lease terms as determined appropriate by the Developer or the Homeowners' Association. Transient lodging, hotel use, vacation rentals, and similar short-term occupancy arrangements shall be prohibited.
- 7.3.2. Owner Occupancy: The CC&Rs shall include reasonable provisions intended to encourage owner occupancy and discourage the conversion of the Project into a predominantly rental community. Such provisions may include leasing limitations, waiting periods before leasing, hardship exceptions, limits on investor ownership, or other reasonable restrictions consistent with applicable law.
- 7.3.3. Hardship Exceptions: The CC&Rs may authorize temporary leasing because of circumstances including, but not limited to:
- a. military deployment;
 - b. employment relocation;
 - c. educational assignment;
 - d. medical necessity;
 - e. religious service;
 - f. estate administration;
 - g. temporary financial hardship; or
 - h. other comparable circumstances approved pursuant to the CC&Rs.
- 7.3.4. Home Owner's Association Enforcement: The Homeowners' Association shall be responsible for administration and enforcement of the ownership, occupancy, and leasing provisions contained within the CC&Rs. Nothing in this Agreement shall require the City to monitor owner occupancy, review lease agreements, determine compliance with the CC&Rs, or undertake enforcement of private covenant restrictions.
- 7.3.5. Amendment of Residential Covenants: The ownership, occupancy, and leasing provisions required by this Section shall not be amended in a manner that materially defeats the purposes of this Section without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed.

8. Default.

8.1. If Developer, a Subdeveloper, or City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a Default has occurred shall provide notice to the other Party. If City believes that the Default has been committed by a Subdeveloper, then that City shall also provide a courtesy copy of the notice to Developer.

8.2. The notice of Default shall:

8.2.1. Specify the claimed event of Default;

8.2.2. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in Default;

8.2.3. Identify why the Default is claimed to be material;

8.2.4. Propose a method and time for curing the Default which shall be of no less than sixty (60) days duration provided however, that if the Default involves a clear and immediate threat to public health, safety or environment such as active stormwater failures, traffic safety hazards, or broken utility lines the City may demand an immediate cure within twenty-four (24) to forty-eight(48) hour, failing which the City may enter the property, correct the issue using escrow funds.

8.3. If the Parties are not able to resolve the Default, then the Parties have all rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.

8.4. The Party prevailing in any action arising from an uncured default shall be awarded its reasonable legal expenses, including its reasonable attorney fees.

8.5. The Party allegedly in Default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed Default.

8.6. If any Default cannot be reasonably cured within sixty (60) days, then such cure

period may be extended at the discretion of the Party asserting Default so long as the defaulting Party is pursuing a cure with reasonable diligence.

8.7. A default of any obligations assumed by an assignee or Subdeveloper shall not be deemed a default of Developer.

8.8. All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing either by certified mail, hand delivery, overnight courier service, or email to the following addresses:

To Developer:

Terra Hooper Crossing, LLC c/o Terra
Strada
P.O. Box 377
Kaysville, UT 84037
Attn: J. Stuart Adams

With a copy to:

Anchor Grocer
c/o
Attn: Law Department,

With a copy to:

Other Party
c/o

To City:

Hooper City
Attn: City Recorder

8.9. In the event this agreement is terminated for any reason, any and all vesting rights granted to developer under this agreement shall immediately become null and void and the zoning designation of the Property shall automatically revert to zoning designation before the execution of this agreement.

9. Assignability.

9.1. The rights and responsibilities of Developer hereunder may be assigned in whole or in part, by Developer. Developer shall give the City notice of any assignment within ten (10) days after the event has occurred. Such Notice shall include providing the City with all necessary contact information for the newly responsible party. Developer's assignment of all or any part of the Developer's rights and responsibilities hereunder to any entity not "related" to Developer (as defined by regulations of the Internal Revenue Service in Section 165), shall be subject to the City's approval, which shall not be unreasonably withheld, conditioned or delayed.

9.2. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such partial assignment, Developer shall be released from any future obligations as to those obligations that are assigned.

9.3. Any assignee of all or any part of Developer's rights and responsibilities under this Agreement shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

10. General Provisions.

10.1. The initial term of this Agreement shall be 20 years beginning on the Effective Date.

10.2. This Agreement has been reviewed and revised by legal counsel for the Developer and City, and no presumption or rule that ambiguities shall be against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

10.3. Each Party hereto agrees to cooperate in good faith with the other, and to execute and deliver such further documents and to take all further acts reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each Party as allowed by law.

10.4. Both Parties understand that any legislative action by the City Council is subject to referral or challenge by individuals or groups of citizens, including approval of development Agreements and a rezone of the Property. If a referendum or challenge relates to the approval of this Agreement or the adoption of the New Zone, and the referendum or challenge is submitted to a vote of the people pursuant to Utah Code § 20A-7-601, then Developer may deliver a Notice of rescission to the City to terminate that portion of this Agreement applicable to the City. Upon Developer's delivery of a Notice of rescission pursuant to this Section, this Agreement shall automatically terminate with respect to that City only, whereupon the Parties shall have no further rights or obligations hereunder. In the event Developer elects to terminate this agreement under this Section, any and all vesting rights granted under Section 2 shall immediately become null and void and the zoning designation of the Property shall automatically revert to zoning

designation before the execution of this agreement.

10.5. The Parties acknowledge that zoning is a legislative act subject to the constitutional right of referendum. If a referendum successfully overturns the zoning or approval of this agreement, the City shall be held completely harmless and shall bear no financial liability, damages, or legal costs to the Developer as a result of such citizen action.

The Parties intend that the administration, but not the approval, of this Agreement and any amendments, shall be processed through administrative land use applications to be decided by the land use authority, as those terms are defined in Utah law.

10.6. The rights of City under this Agreement shall not be assigned, but City is authorized to enter into any contract with a third party to perform obligations of City to operate and maintain any infrastructure improvement so long as such Party adequately and reasonably maintains and operates such facility or improvement.

10.7. This Agreement shall be recorded in its entirety, at Developer's expense, in the Official Records of Weber County, Utah. This Agreement shall run with the land.

10.8. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

10.9. This Agreement is made and entered into for the sole protection and benefit of the Parties and their assigns. No other person shall have any right of action based upon any provision of this Agreement whether as third-party beneficiary or otherwise.

10.10. This Agreement may be executed in multiple counterparts, each of which is deemed to be an original.

10.11. If City elects to consider terminating this Agreement due to any uncured Default by Developer, then City shall give to the Developer written notice of City's intent to terminate this Agreement and the matter shall be scheduled for consideration and review by City's legislative body at a duly noticed public meeting. Developer shall have the right to offer written and oral evidence prior to or at the time of said public meeting. If City's legislative body determines that a Default has occurred and is continuing, and elects to terminate this Agreement, City shall send written notice of termination of this Agreement to Developer by certified mail and this Agreement shall thereby be terminated. City may thereafter pursue any and all remedies at law or equity.

Developer's sole and exclusive remedy under this Agreement shall be specific performance of the rights granted in this Agreement and City's obligations under this Agreement. IN NO EVENT SHALL HOOPER CITY BE LIABLE TO DEVELOPER, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

10.12. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by City or Developer for the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

10.13. If City's approval of the Project is held invalid by a court of competent jurisdiction this Agreement shall be null and void. If any provision of this Agreement shall be held to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction or as a

result of any legislative action, such holding or action shall be strictly construed.

10.14. Developer shall not be liable for any delay or failure in the keeping or performance of its obligations under this Agreement during the time and to the extent that any such failure is due to causes beyond the control and without the fault or negligence of the Party affected, including but not limited to, acts of God, acts of the United States Government or the State of Utah, fires, floods, strikes, unanticipated materials shortages exceeding six months, embargoes, wars, terrorist acts or unusually adverse weather conditions. Upon the occurrence of any such cause, Developer shall notify City and shall promptly resume the keeping and performance of the affected obligations after such cause has come to an end.

10.15. Developer shall be the sole owner of all names, titles, plans, drawings, specifications, ideas, programs, designs and work products of every nature developed, formulated or prepared by or at the request of Developer in connection with the Project.

10.16. This Agreement shall not be modified or amended except in written form mutually agreed to and signed by each of the Parties.

10.17. In the event either Party hereto fails to perform any of its obligations under this Agreement or in the event a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the party not prevailing in such dispute shall pay any and all reasonable and actual costs and expenses incurred by the other party in enforcing or establishing its rights hereunder, including, without limitation, court costs and attorneys' fees.

[Signature Page Follows]

THE PARTIES have executed this Agreement below, to be effective as of the Effective Date.

DEVELOPER:

TERRA HOOPER CROSSING, LLC,
a Utah limited liability company

By: _____

Name: _____

Title: _____

The forgoing instrument was acknowledged before me this ____ day of _____, 2026,
by _____, the _____ of
Terra Hooper Crossing, LLC.

NOTARY PUBLIC

My Commission Expires:

(Seal)

Residing at:

HOOPER CITY,
a political subdivision of the State of Utah

Its: _____

City Recorder

By: _____

STATE OF UTAH)
)
) :\$.
COUNTY OF UTAH)

EXHIBIT 'A'

(PROPERTY)

EXHIBIT 'B'
(General Plan Amendment)

Exhibit "B"

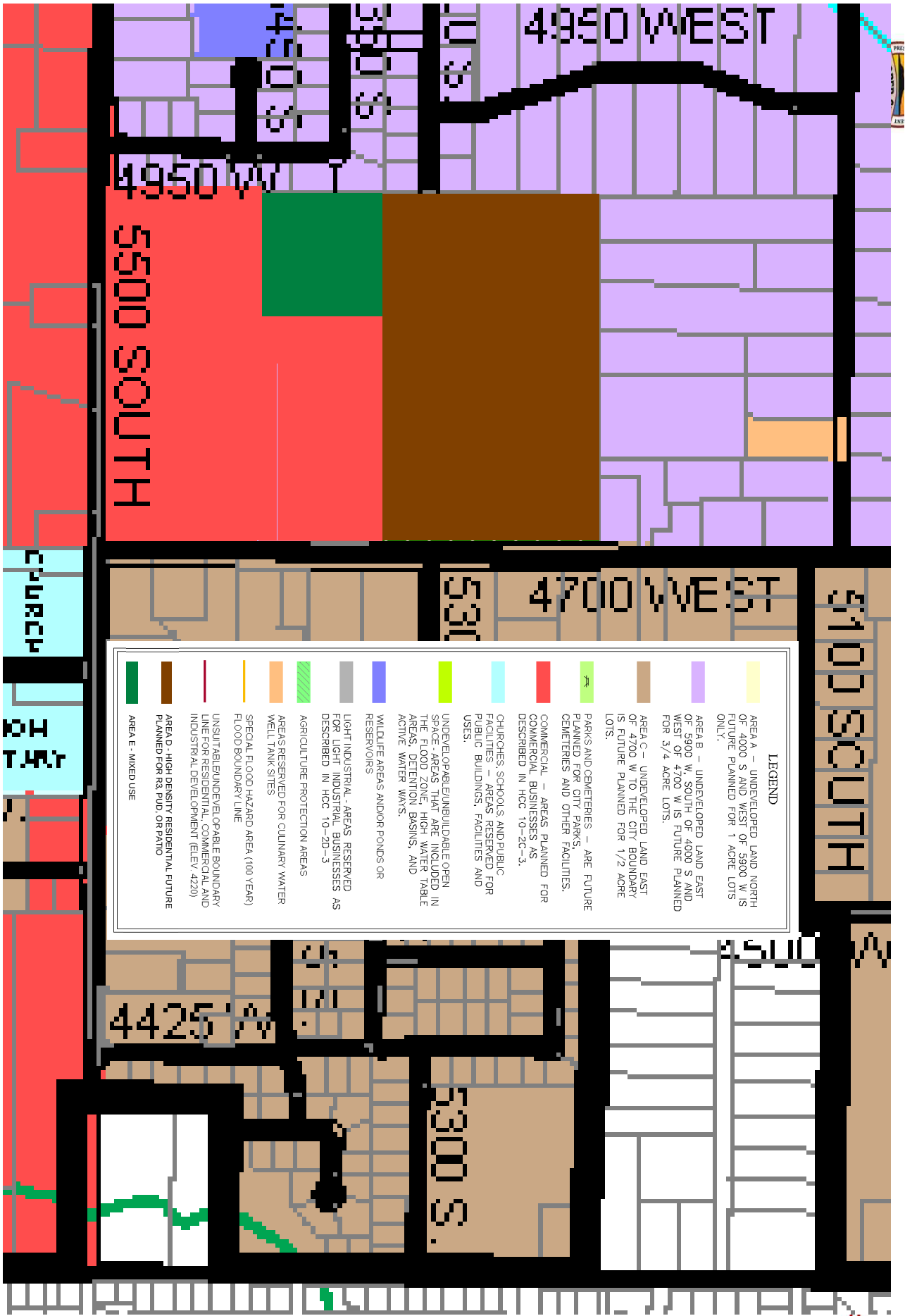
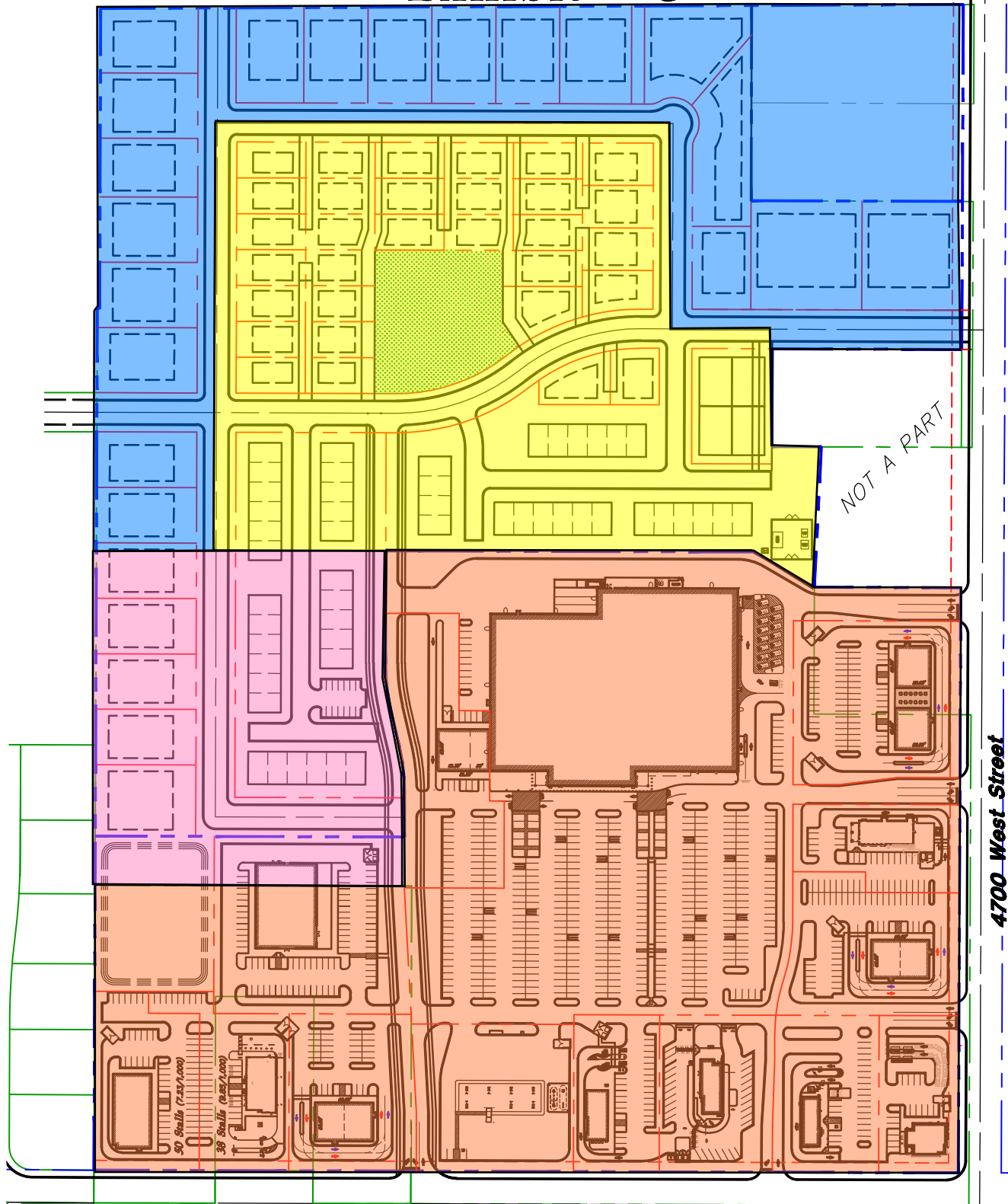


EXHIBIT 'C'
(Rezone Map)

Exhibit 'C'



5500 South Street

Total Area

High Density Residential (R3)
High Density Residential (Patio/PUD)

Flex Area: Community Commercial (C-2)/High Density Residential (R3/Patio/PUD)
Community Commercial (C-2)

R3	50,4018 sf. (11.570 acres)	22.17%
PATIO/PUD	524,708 sf. (12.045 acres)	23.08%
Flex Area	235,333 sf. (5.402 acres)	10.35%
C-2	1,009,278 sf. (23.169 acres)	44.40%
Gross Total	2,273,337 sf. (52.188 acres)	



Zoning Exhibit

SMC #141

5500 South 4700 South
Hooper, UT

Sheet No.

EX C

Designed By: TW

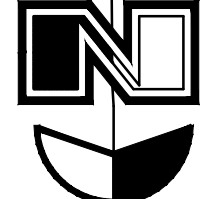
Drafted By: AG

Client Name:
Smith's

smc141 Exhibit C ZN

03 Sep, 2026

EXHIBIT 'D'
(Master Development Plan)



Scale: 1" = 100'



Total Area

MHDR	466,899 sf. (10.718 acres)	20.53%
HGPR	521,272 sf. (11.967 acres)	22.92%
Green Space	11,053 sf. (0.942 acres)	1.81%
Total (Residential)	1,029,224 sf. (23.628 acres)	45.26%
Flex Mixed Use	207,718 sf. (4.769 acres)	9.14%
Community Commercial	1,036,881 sf. (23.804 acres)	45.60%
Gross Total	2,273,823 sf. (52.200 acres)	

Lot Type

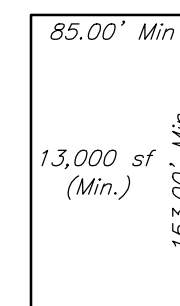
Quantity

Min S.F

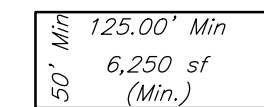
Modified High Density Residential (MHDR)	23	13,000 (0.29 acres)
Hooper Crossing Planned Residential (H CPR)	92	
Residential/Commercial Mixed Use	28	(Potential Units inside of Mixed Use Boundary)
Total (Assuming Residential Use)	115	
Density	4.56/acre	

Typical Layouts

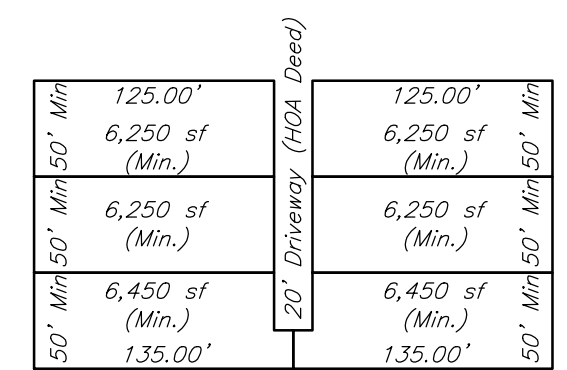
Modified High Density Residential



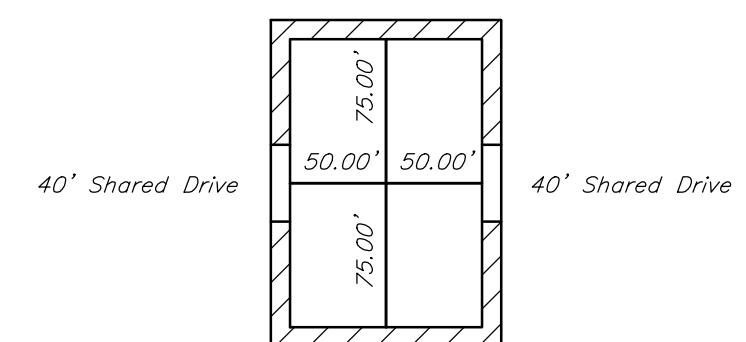
Cottages



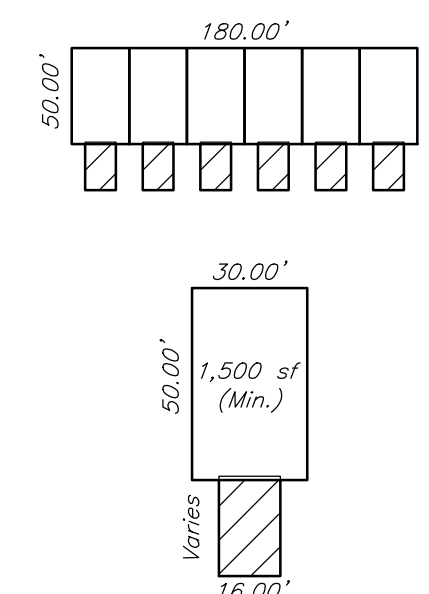
Clustered Cottages



Patio Homes



Town Homes



NOTE:

This plan has been prepared without benefit of a complete survey. This plan has also been prepared without a full review of City Ordinances and requirements. It is conceptual in nature and no guarantee of its accuracy or compliance with City codes is implied.

Master Development Plan

Hooper Crossing
5500 South 4700 West
Hooper, Utah

Hooper, Utah

Project No: SMC141

signer: JR

4: JR

CM:	XX
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Final Review: XX

3 Aug, 2026

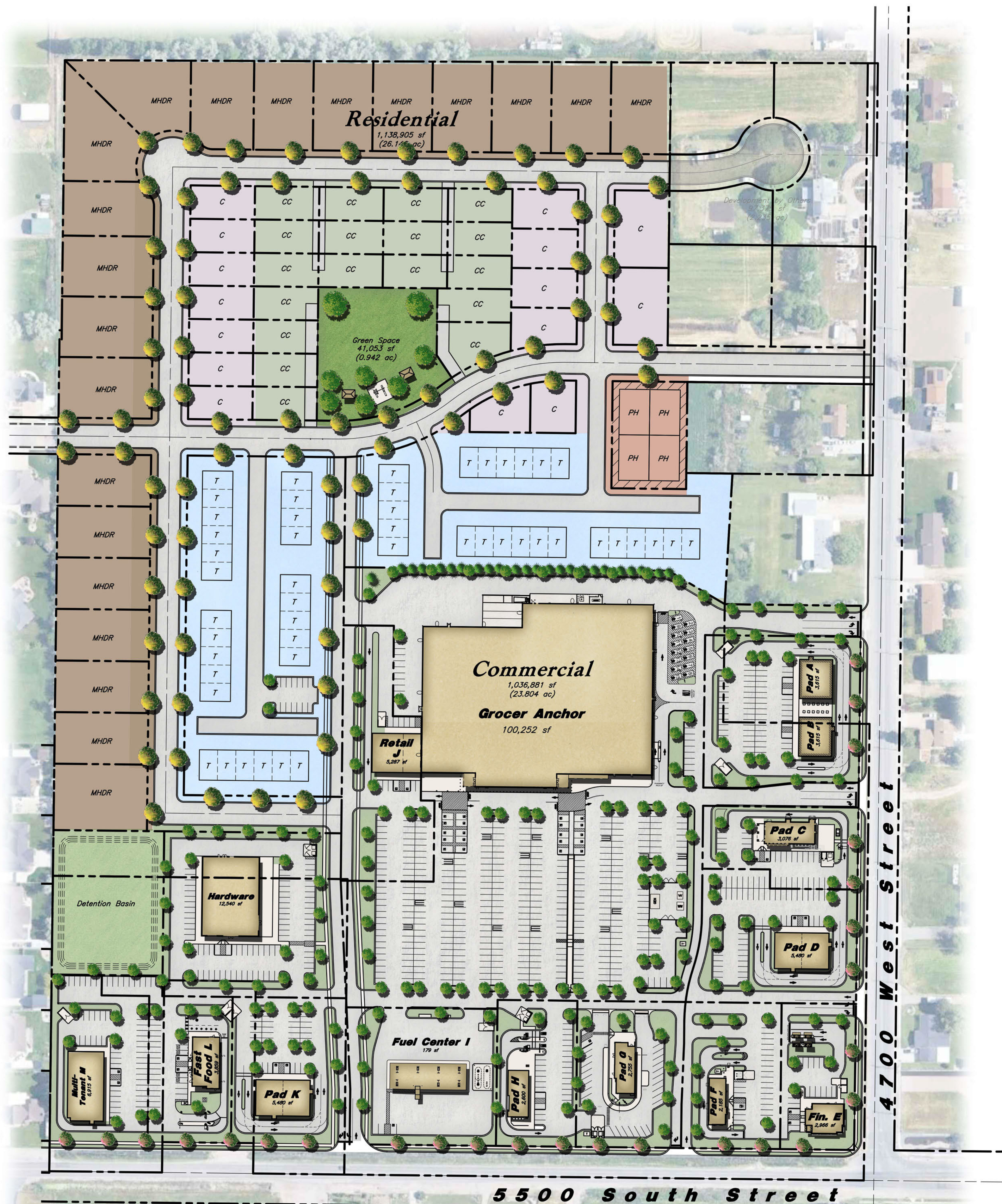
SHEET NO.

EX B2

EXHIBIT 'E'
(Landscape Master Plan)

Hooper Crossing

5500 South 4700 West
Hooper, Utah



Conceptual Landscape Legend

Residential Landscape Treatment:

All Residential Units Shall be Landscaped and Irrigated with a Permanent Irrigation System. Lawn Areas Shall be Irrigated with Sprayheads and Rotors. Shrub Areas with Drip Irrigation. Shrub Planters Shall be Installed Along the Foundation of Buildings and Along Sidewalk Connections From the Resident Front Door to the Perimeter Street Sidewalk. Accent Shrub Planters Shall be Used in High Visibility Areas with Colorful Plantings. Lawn Shall not Be Used in Park Strips or Narrower Landscape Areas. Plant Material Shall Consist of Trees, Shrubs, Ornamental Grasses, and Perennial Plants. Evergreen and Deciduous Plantings Shall be Intermixed to Provide Year Round Color. Concrete Landscape Curbing Shall be Used to Separate all Shrub and Lawn Areas. Street Trees Shall Line Roadways and be Dispersed Throughout the Site to Create Shade. Wood and Rock Mulch Shall be Utilized in Shrub Areas with Weed Barrier. Landscape Boulders Shall be Clustered in Shrub Planters to Break up Plant Material and Mulch. Residential Lot Landscape Shall be Installed and Maintained by the Owner. Cottages and Townhomes Landscape Shall be Installed by the Developer and Maintained by an HOA. All Landscape and Irrigation Shall Meet City Codes.

- MHDR
- CC
- C
- T
- PH

Green Space Area: Area Shall Consist of:
Open Lawn Areas for Active Recreation
Playground with Fall Surfacing
Shrub Areas with Colorful Plantings
Shade and Street Trees
Pavilions with Picnic Tables

Commercial Landscape Treatment:

Commercial Lots Shall be Landscaped and Irrigated with a Permanent Irrigation System. Shrub Areas Shall be Irrigated with Drip Irrigation. Lawn Areas Shall not be Used. Plant Material Shall Consist of Trees, Shrubs, Ornamental Grasses, and Perennial Plants. Evergreen and Deciduous Plantings Shall be Intermixed to Provide Year Round Color. Street Trees Shall Line Roadways and be Dispersed Throughout the Site. Rock Mulch Shall be Utilized in Shrub Areas with Weed Barrier. Rock Mulch Shall Consist of Different Sizes, Types, and Colors to Provide Contrast and Interest in the Landscape. Landscape Boulders Shall be Clustered in Shrub Planters to Break up Plant Material and Rock. Rock Shall Have Earthy Tone Colors and Come From Local Sources. Commercial Landscape Shall be Installed by the Owner and Maintained by a Landscape Maintenance Company. All Landscape and Irrigation Shall Meet City Codes.

- Shrub Planters - See Conceptual Plant List for Potential Plant Material to be Used
- Site Trees
- Street Trees

CONCEPTUAL PLANT LIST

DECIDUOUS TREES	SIZE	REMARKS
Acer griseum / Paperbark Maple	2" Cal. / 8-10' Ht.	25' Ht. / 20' Spr.
Acer miyabei 'State Street' / Miyabei Maple	2" Cal. / 8-10' Ht.	40' Ht. / 30' Spr.
Acer platanoides 'Crimson Sentry' / Crimson Sentry Maple	2" Cal. / 8-10' Ht.	25' Ht. / 15' Spr.
Acer rubrum 'Armstrong' / Armstrong Red Maple	2" Cal. / 8-10' Ht.	45' Ht. / 15' Spr.
Acer rubrum 'October Glory' / October Glory Red Maple	2" Cal. / 8-10' Ht.	45' Ht. / 35' Spr.
Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" Cal. / 8-10' Ht.	25' Ht. / 15' Spr.
Carpinus betulus 'Columnaris' / Columnar European Hornbeam	2" Cal. / 8-10' Ht.	35' Ht. / 15' Spr.
Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	2" Cal. / 8-10' Ht.	40' Ht. / 20' Spr.
Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	2" Cal. / 8-10' Ht.	25' Ht. / 25' Spr.
Tilia cordata / Littleleaf Linden	2" Cal. / 8-10' Ht.	40' Ht. / 20' Spr.
Zelkova serrata 'Musashino' / Musashino Zelkova	2" Cal. / 8-10' Ht.	45' Ht. / 15' Spr.
EVERGREEN TREES	SIZE	REMARKS
Cedrus atlantica 'Fastigiata' / Columnar Blue Atlas Cedar	6-8' Ht.	20' Ht. / 8' Spr.
Picea abies 'Cupressina' / Norway Spruce	6-8' Ht.	20' Ht. / 5' Spr.
Picea glauca 'Pendula' / Weeping White Spruce	6-8' Ht.	20' Ht. / 6' Spr.
Picea pungens / Colorado Spruce	6-8' Ht.	20' Ht. / 15' Spr.
Picea pungens glauca / Columnar Spruce	6-8' Ht.	20' Ht. / 8' Spr.
Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	6-8' Ht.	20' Ht. / 12' Spr.
Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Black Pine	6-8' Ht.	25' Ht. / 6' Spr.
ORNAMENTAL TREES	SIZE	REMARKS
Cercis canadensis / Eastern Redbud	2" Cal. / 6-8' Ht.	15' Ht. / 15' Spr.
Koeleria paniculata / Golden Rain Tree	2" Cal. / 6-8' Ht.	20' Ht. / 25' Spr.
Malus x 'Prairifire' / Prairifire Crab Apple	2" Cal. / 6-8' Ht.	20' Ht. / 20' Spr.
Malus x 'Spring Snow' / Spring Snow Crab Apple	2" Cal. / 6-8' Ht.	20' Ht. / 15' Spr.
Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	2" Cal. / 6-8' Ht.	20' Ht. / 12' Spr.
Prunus subhirtella 'Snow Fountains' / Weeping Cherry	2" Cal. / 6-8' Ht.	20' Ht. / 20' Spr.
Prunus virginiana 'Canada Red' / Canada Red Chokecherry	2" Cal. / 6-8' Ht.	20' Ht. / 20' Spr.
Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2" Cal. / 6-8' Ht.	25' Ht. / 18' Spr.
Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac*	2" Cal. / 6-8' Ht.	20' Ht. / 20' Spr.
ORNAMENTAL GRASSES	SIZE	REMARKS
Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	60" Ht. / 30" Spr.
Helictotrichon sempervirens 'Sapphire' / Blue Oat Grass	1 gal	30" Ht. / 30" Spr.
Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	1 gal	48" Ht. / 24" Spr.
Pennisetum alopecuroides 'Hannin' / Hannin Fountain Grass	1 gal	20" Ht. / 20" Spr.
PERENNIALS	SIZE	REMARKS
Aurinia saxatilis 'Compacta' / Basket of Gold	1 gal	20" Ht. / 20" Spr.
Gaura lindheimeri 'Siskiyou Pink' / Siskiyou Pink Gaura	1 gal	20" Ht. / 20" Spr.
Hemerocallis x 'Red Hot Returns' / Red Hot Returns Daylily	1 gal	20" Ht. / 20" Spr.
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	20" Ht. / 20" Spr.
Lavandula angustifolia 'Hidcote Blue' / Blue Lavender	1 gal	20" Ht. / 20" Spr.
Nepeta x faassenii 'Drapmare' / Catmint	1 gal	24" Ht. / 15" Spr.
Penstemon eatonii / Firecracker Penstemon	1 gal	36" Ht. / 48" Spr.
Perovskia atriplicifolia / Russian Sage	1 gal	15" Ht. / 15" Spr.
Salvia x superba 'May Night' / May Night Salvia	1 gal	10" Ht. / 20" Spr.
Zauschneria garrettii 'Orange Carpet' / Hummingbird Trumpet	1 gal	
DECIDUOUS SHRUB	SIZE	REMARKS
Berberis thunbergii 'Admiration' / Admiration Barberry	5 gal	24" Ht. / 24" Spr.
Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal	20" Ht. / 20" Spr.
Caryopteris x candelensis 'Blue Mist' / Blue Mist Shrub	5 gal	24" Ht. / 20" Spr.
Cornus sericea 'Isanti' / Isanti Dogwood	5 gal	48" Ht. / 48" Spr.
Cornus sericea 'Ivory Halo' / Variegated Redtwig Dogwood	5 gal	48" Ht. / 48" Spr.
Cornus sericea 'Kelsey' / Kelsey Dogwood	5 gal	20" Ht. / 20" Spr.
Euonymus alatus 'Compactus' / Compact Burning Bush	5 gal	60" Ht. / 36" Spr.
Forsythia x 'Gold Tides' / Golden Tide Forsythia	5 gal	24" Ht. / 36" Spr.
Ligustrum vicaryi / Golden Privet	5 gal	60" Ht. / 48" Spr.
Ligustrum vulgare 'Lodense' / Lodense Privet	5 gal	36" Ht. / 36" Spr.
Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 gal	30" Ht. / 30" Spr.
Prunus x cistena / Purple Leaf Sand Cherry	5 gal	60" Ht. / 50" Spr.
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	20" Ht. / 60" Spr.
Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal	36" Ht. / 30" Spr.
Rosa Meidiland series 'Red' / Red Meidiland Rose	5 gal	24" Ht. / 36" Spr.
Rosa shrub 'Knock Out' / Knock Out Rose	5 gal	30" Ht. / 30" Spr.
Rosa x 'Meigelpia' / Red Drift Rose	5 gal	18" Ht. / 26" Spr.
Viburnum dentatum 'Blue Muffin' / Blue Muffin Viburnum	5 gal	60" Ht. / 48" Spr.
Weigela florida 'Dark Horse' / Weigela	5 gal	30" Ht. / 36" Spr.
EVERGREEN SHRUB	SIZE	REMARKS
Buxus microphylla japonica 'Julea-Jane' / Japanese Boxwood	5 gal	30" Ht. / 30" Spr.
Buxus microphylla 'Wintergreen' / Wintergreen Boxwood	5 gal	24" Ht. / 24" Spr.
Euonymus fortunei 'Emerald 'n Gold' / Emerald 'n Gold Wintercreeper	5 gal	24" Ht. / 36" Spr.
Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal	8" Ht. / 48" Spr.
Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	6" Ht. / 60" Spr.
Picea pungens 'Globoosa' / Dwarf Globe Blue Spruce	5 gal	30" Ht. / 36" Spr.
Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	5 gal	18" Ht. / 36" Spr.
Taxus x media 'Dark Green Spreading' / Yew	5 gal	30" Ht. / 30" Spr.
LAWN	TYPE	REMARKS
Poa pratensis / Kentucky Bluegrass Blend	sod	From a Local Source

Scale: 1" = 100'



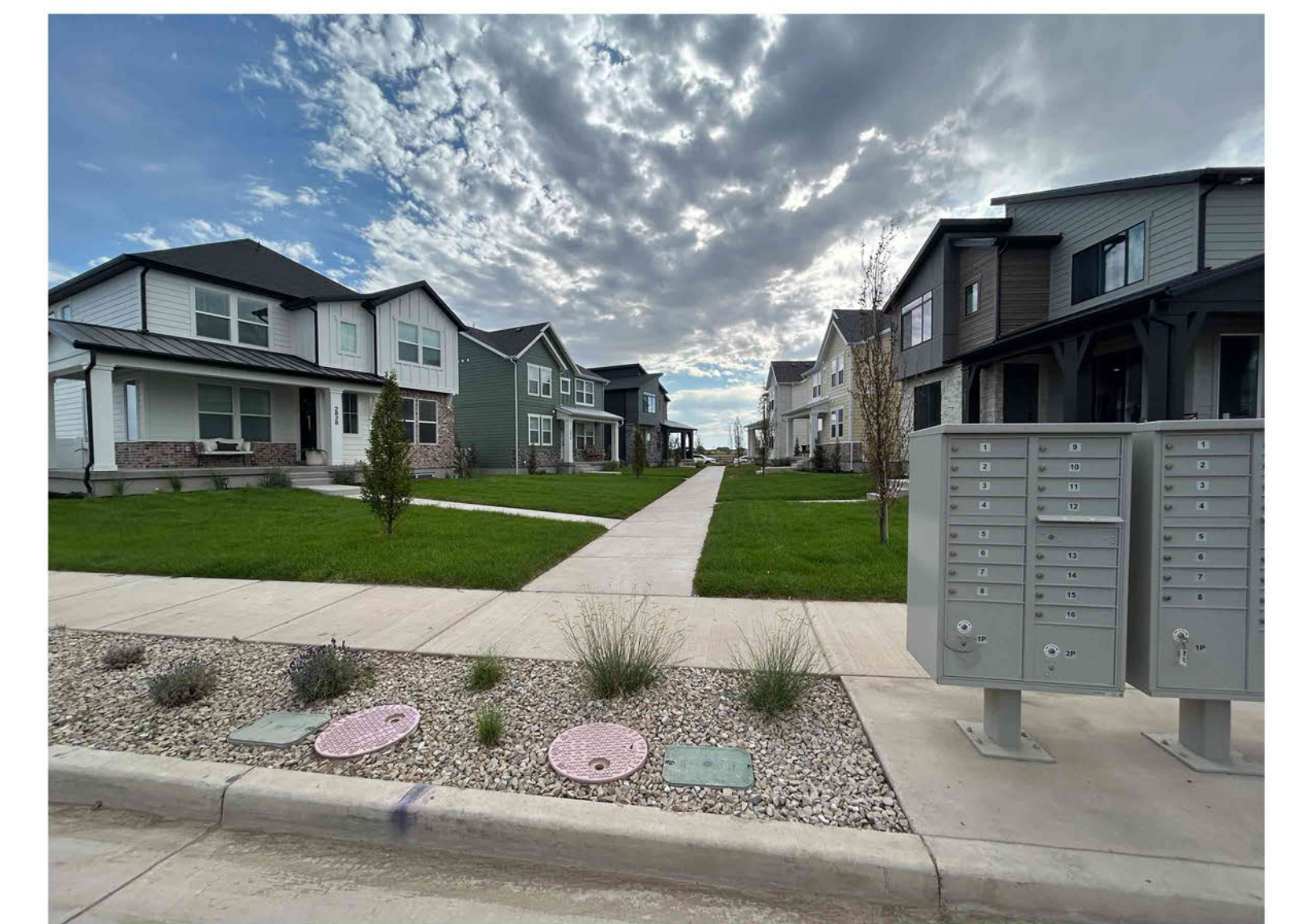
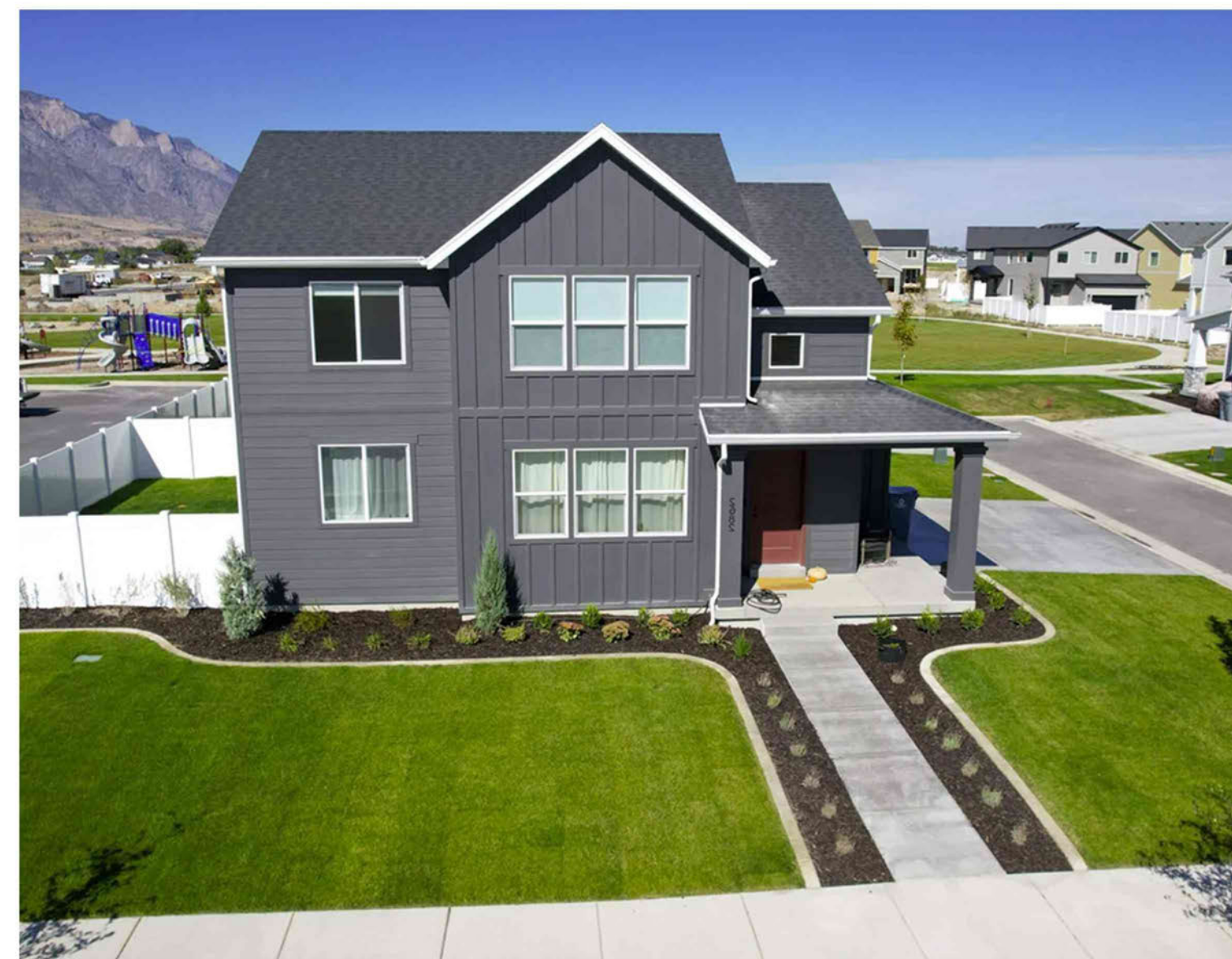
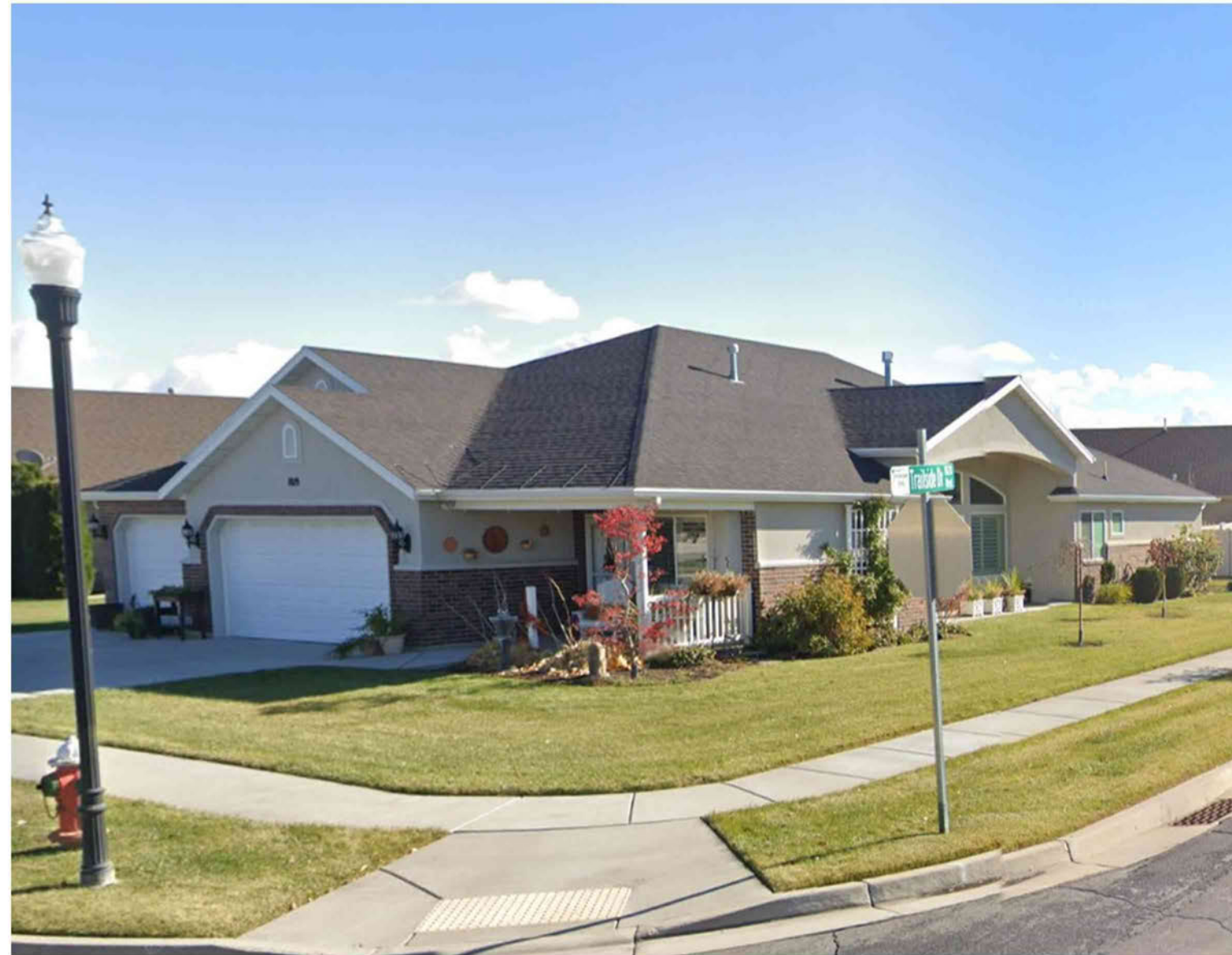
AWA

Hooper Crossing

5500 South 4700 West

Hooper, Utah

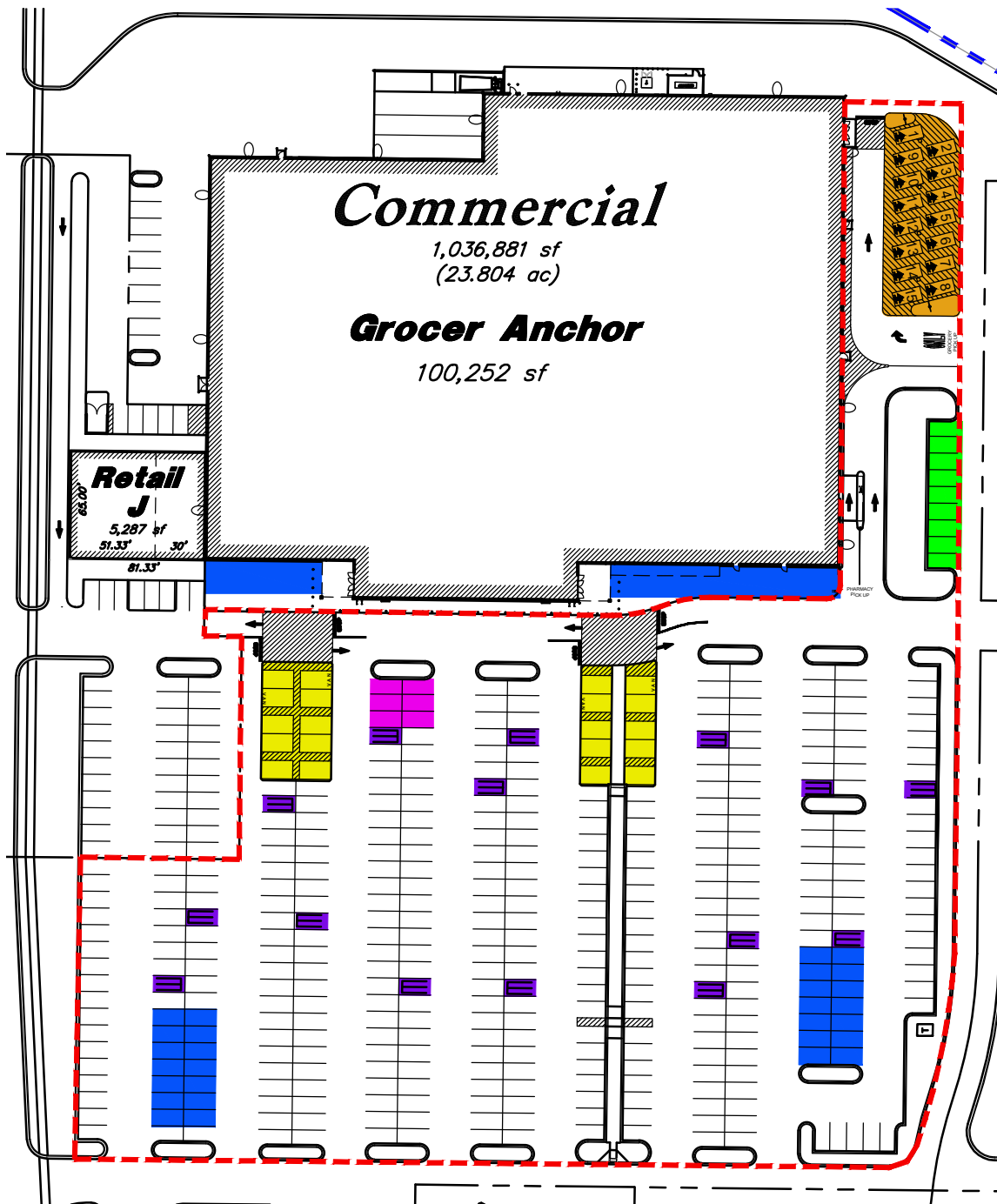
Landscape Examples:



AWA

EXHIBIT 'F'
(Outdoor Storage Plan)

Exhibit ' L '



Hatch Legend

	EV Charging Stalls (8 stalls) with Signs		Outside Sales Area
	Protected Parking Area		Time Restricted Parking Stalls
	Cart Corrals with Signs		
	Customer Pickup Parking with Signs		
	Accessible Stalls with Signs		

Scale: 1" = 100'



Outdoor Storage Plan

SMC #141

5500 South 4700 West
Hooper, UT

Sheet No.

Ex L

Designed By: TW

Drafted By: AG

Client Name:
Smith's

smc141 Exhibit L

02 Sep, 2026

EXHIBIT 'G'
(Lighting Cut Sheets)

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Configurations [page 3](#)
- Product Specifications [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 5](#)

Product Certifications



Quick Facts

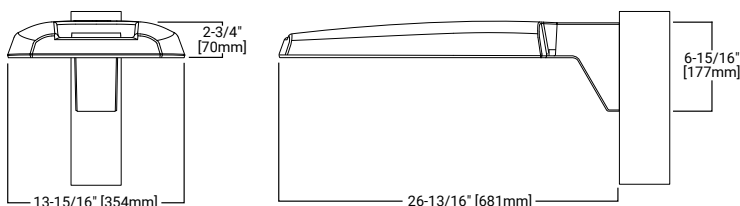
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

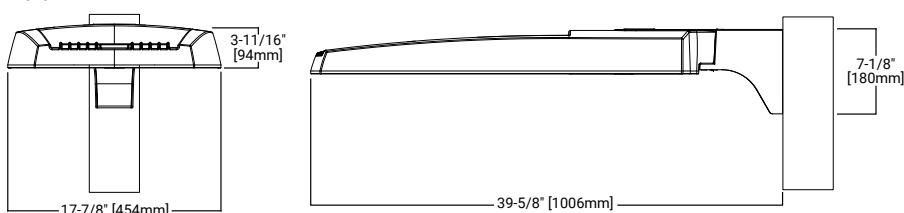
- WaveLinx
- Enlighted

Dimensional Details

Prevail



Prevail XL



Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family ^{1,2}	Light Engine ³	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V ⁴	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
PRV-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens					
Options (Add as Suffix)			Accessories (Order Separately) ¹⁸			
7030 =70 CRI / 3000K CCT ⁵ 7035 =70CRI / 3500K CCT ⁵ 7050 =70 CRI / 5000K CCT ⁵ HSS =House Side Shield ⁶ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10kV UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =Series 20kV UL 1449 Surge Protective Device HA =50°C High Ambient Temperature ⁷ PER =NEMA 3-PIN Twistlock Photocontrol Receptacle PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle SPB2 =Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ²⁴ SPB4 =Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ²⁴ MSP/DIM-L12 =Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{8,9} MSP/DIM-L30 =Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{8,9} MSP-L12 =Integrated Sensor ON/OFF Operation, 8' - 12' Mounting Height ^{8,9} MSP-L30 =Integrated Sensor ON/OFF Dimming Operation, 12' - 30' Mounting Height ^{8,9} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{9,10} MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{9,10} MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{9,10} MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{9,10} ZD =DALI-enabled 4-PIN Twistlock Receptacle ^{9,11,12} ZW =Wavelinx-enabled 4-PIN Twistlock Receptacle ^{9,11,12} SWPD4XX =Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{9,11,12,13,14} SWPD5XX =Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{9,11,12,13,14} LWR-LW =Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{9,15} LWR-LN =Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{9,15} (See Table Below) =LumenSafe Integrated Network Security Camera ^{16,17} CC =Coastal Construction ²³			PRVWM-XX =Wall Mount Kit ⁸ PRVMA-XX =Mast Arm Mounting Kit ⁸ PRVSA-XX =Standard Arm Mounting Kit ⁸ PRVXLSA-XX =Standard Arm Mounting Kit (for Prevail XL) ¹⁶ PRVXLWM-XX =Wall Mount Kit (for Prevail XL) ¹⁶ PRVXLMA-XL =Mast Arm Mounting Kit (for Prevail XL) ¹⁶ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon HS/VERD =House Side Shield ^{6,19} VGS-F/B =Vertical Glare Shield, Front/Back ¹⁹ VGS-SIDE =Vertical Glare Shield, Side ¹⁹ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V ISHH-01 =Integrated Sensor Programming Remote ²⁰ FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²¹ SWPD4-XX =WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{12,13,14} SWPD5-XX =WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{12,13,14} WOLC-7P-10A =WaveLinx Outdoor Control Module (7-PIN) ²²			
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information. 3. Standard 4000K CCT and 70CRI. 4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 5. Use dedicated IES files on product website for non-standard CCTs. 6. Option will come factory-installed. House Side Shield not suitable with T5 distribution or C60 lumen package. 7. Not available with C60 lumen package. 8. Only available in PRV configurations C15, C25, C40 or C60. 9. Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW, ZD or LWR). 10. Utilizes the Wattstopper sensor FSP-211. 11. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 12. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information. 13. Replace XX with sensor color (WH, BZ, or BK). 14. Requires 4-PIN twistlock receptacle (ZD or ZW) option. 15. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information. 16. Only available in PRV-XL configurations C75, C100, C125, C150, or C175. 17. Not available with 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 18. Replace XX with paint color. 19. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6). 20. This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 21. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP, ZW, ZD or LWR). Operates on 120-347V input voltages. 23. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 24. Smart device with mobile application required to change system defaults. See controls section for details.						

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

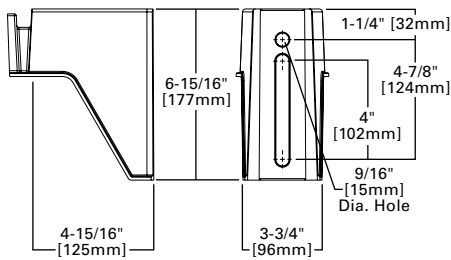
Product Family	Camera Type	Data Backhaul	
L =LumenSafe Technology 	D =Dome Camera	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card	E =Ethernet Networking

Stock Ordering Information

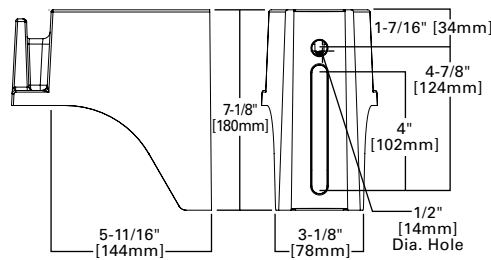
Product Family ¹	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	UNV=Universal (120-277V) 347=347V ²	T3=Type III T4=Type IV	MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height ²
PRVS-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens			
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.				

Mounting Details

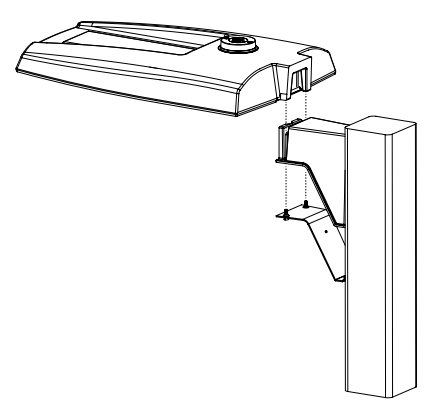
Pole Mount Arm (PRV)



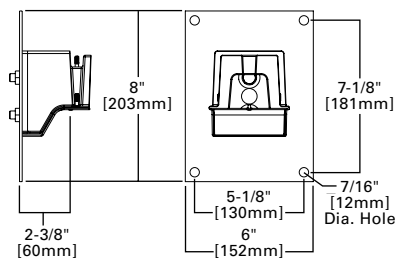
Pole Mount Arm (PRV-XL)



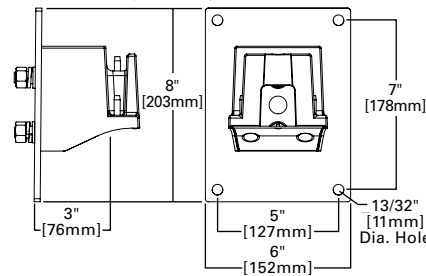
Versatile Mount System



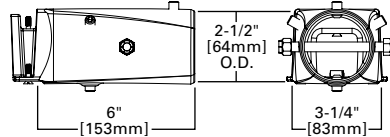
Wall Mount (PRV)



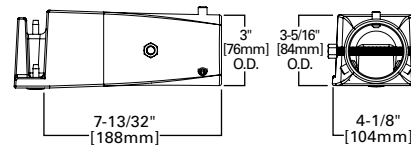
Wall Mount (PRV-XL)



Mast Arm Mount (PRV)



Mast Arm Mount (PRV-XL)



Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

Wall Mount

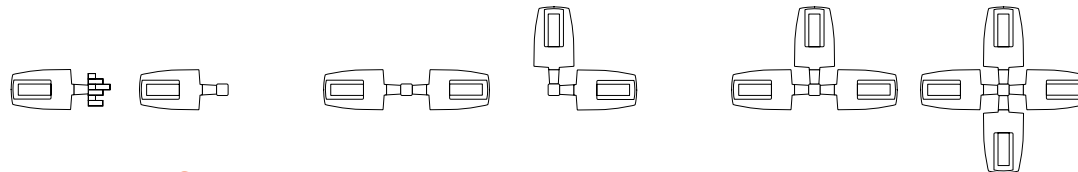
Arm Mount Single
EPA 0.92 (PRV)
EPA 1.12 (PRV-XL)

Arm Mount 2 @ 180°
EPA 1.35 (PRV)
EPA 2.25 (PRV-XL)

Arm Mount 2 @ 90°
EPA 1.42 (PRV)
EPA 2.13 (PRV-XL)

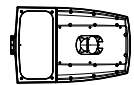
Arm Mount 3 @ 90°
EPA 1.63 (PRV)
EPA 2.52 (PRV-XL)

Arm Mount 4 @ 90°
EPA 1.63 (PRV)
EPA 2.52 (PRV-XL)

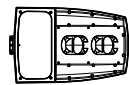


Optical Configurations

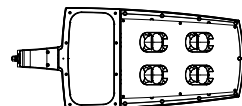
PRV-C15
(7,100 Nominal Lumens)



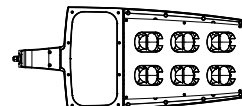
PRV-C25/C40/C60
(13,100/17,100/20,000 Nominal Lumens)



PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion

- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8"
- A knock-out on the standard mounting arm enables round pole mounting
- Prevail: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data

- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Energy and Performance Data

Power and Lumens (PRV)

 [View PRV IES files](#)

Light Engine		C15	C25	C40	C60
Power (Watts)		52	96	131	153
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Input Current @ 347V (A)		0.17	0.30	0.41	0.48
Input Current @ 480V (A)		0.12	0.22	0.30	0.35
Distribution					
Type II	4000K Lumens	7,123	13,205	17,172	20,083
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K Lumens	6,994	12,965	16,860	19,718
Type III	4000K Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
	3000K Lumens	6,982	12,944	16,832	19,686
Type IV	4000K Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5
	3000K Lumens	6,959	12,901	16,777	19,621
Type V	4000K Lumens	7,576	14,045	18,264	21,360
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4
	3000K Lumens	7,438	13,790	17,932	20,972

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to PRV-C60 at 25°C	91.30%	194,000
Up to PRV-C60 at 40°C	87.59%	134,000
Up to PRV-XL-C175 at 25°C	91.40%	204,000
Up to PRV-XL-C175 at 40°C	89.41%	158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Power and Lumens (PRV-XL)

 [View PRV-XL IES files](#)

Light Engine		C75	C100	C125	C150	C175
Power (Watts)		176	217	264	285	346
Input Current @ 120V (A)		1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.40	0.48	0.57	0.62	0.74
Distribution						
Type II	4000K Lumens	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	3000K Lumens	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	3000K Lumens	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	3000K Lumens	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	3000K Lumens	27,618	32,843	38,387	43,483	51,398

Control Options

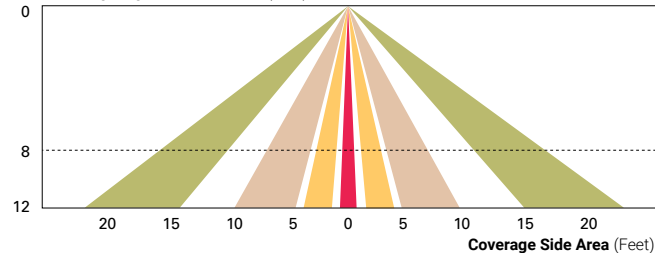
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

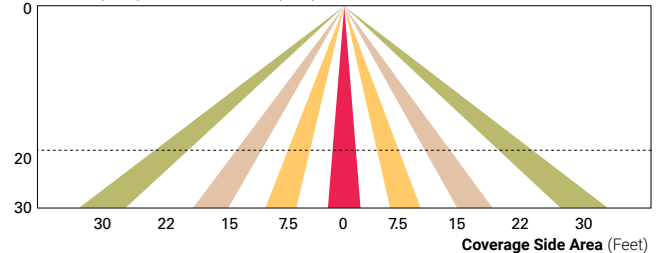
Dimming Occupancy Sensor (SPB, MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation is selected, the luminaire will turn off after five minutes of no activity. The SPB is factory preset to dim down to 10% power with a time delay of five minutes. To reconfigure the SPB, the Sensor Configuration application by Wattstopper for iOS and Android devices is required to change factory default dimming level, time delay, sensitivity and other parameters.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". **Note:** For MSP sensors, the factory preset is ON (Enabled), and for MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'.

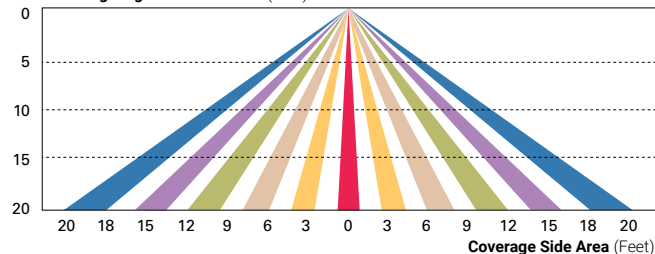
For mounting heights from 8' to 12' (-L12)



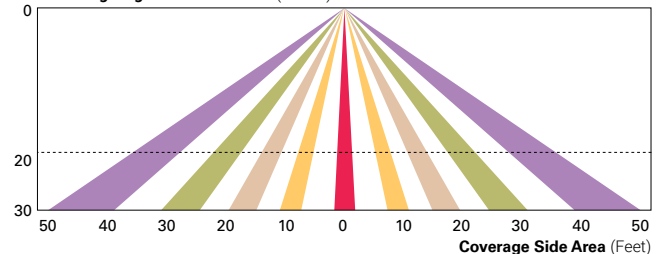
For mounting heights from 12' to 30' (-L30)



For mounting heights from 9' to 20' (-L20)



For mounting heights from 21' to 40' (-L40W)

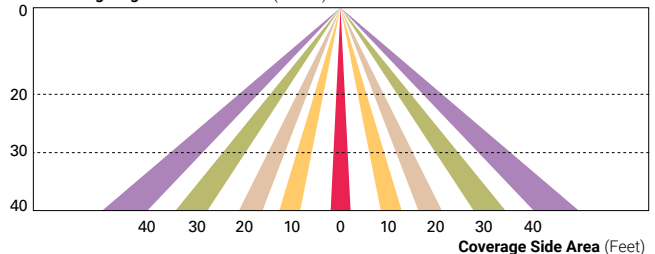


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomical or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

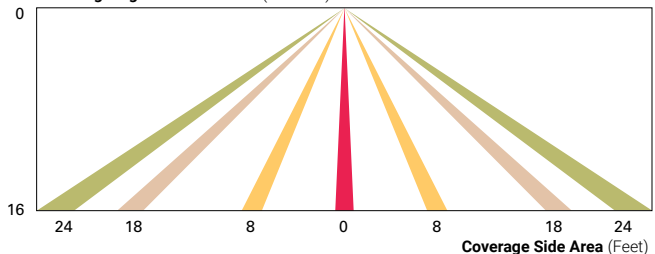
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)

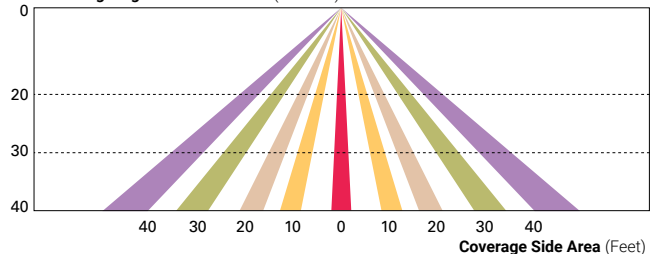


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Steel Poles



RTS ROUND TAPERED STEEL

Catalog #		Type
Project		
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on RTS poles
- 20'-50' mounting heights
- Drilled or tenon (specify)

DESIGN CONSIDERATIONS - VIBRATIONS AND NON-GROUND MOUNTED INSTALLATIONS

The information contained herein is for general guidance only and is not a replacement for professional judgment. Design considerations for wind-induced vibrations and non-ground mounted installations (e.g., installations on bridges or buildings) are not included in this document. Consult with a professional, and local and federal standards, before ordering to ensure product is appropriate for the intended purpose and installation location. Refer to the Cooper Lighting Solutions Light Pole White Paper for risk factors and design considerations. [Learn more.](#)

NOTE: The Limited Warranty for this product specifically excludes fatigue failure or similar damage resulting from vibration, harmonic oscillation or resonance.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

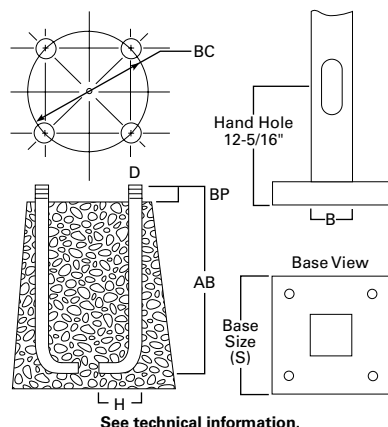
ORDERING INFORMATION

SAMPLE NUMBER: RTS8A30SF2XXG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
RTS=Round Tapered Steel	6=6" 7=7" 8=8" 9=9" 0=10"	A=0.120" D=0.180"	20=20' 25=25' 30=30' 35=35' 39=39' 45=45' 50=50'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 9=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling N=Type N Drilling R=Type R Drilling S=Standard Upsweep Arm ⁶ Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° 6=3 at 90° 7=2 at 120° X=None	X=None 2=2' 3=2.5' 4=4' 6=6' 8=8'	A=1/2" Tapped Hub ³ B=3/4" Tapped Hub ³ C=Convenience Outlet ⁴ E=GFCI Convenience Outlet ⁴ G=Ground Lug H=Additional Hand Hole ⁵ V=Vibration Dampener

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Tapped Hub is located 5' below the pole top and on the same side of pole as hand hole, unless specified otherwise. 4. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 5. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified. 6. Arm must be ordered separately.

ANCHORAGE DATA



Pole	Template Number	Bolt Number	Bolt Circle (inches)	Number of Bolts	Bolt Size (inches)
RTS6A20	TMP4	AB1	11.0	4	3/4 x 25 x 3
RTS7A25	TMP4	AB1	11.0	4	3/4 x 25 x 3
RTS8A30	TMP5	AB3	12.5	4	1 x 36 x 4
RTS8A35	TMP5	AB3	12.5	4	1 x 36 x 4
RTS9D35	TMP5	AB3	12.5	4	1 x 36 x 4
RTS9A39	TMP5	AB3	12.5	4	1 x 36 x 4
RTS9D39	TMP5	AB3	12.5	4	1 x 36 x 4
RTS0A45	TMP6	AB3	13.5	4	1 x 36 x 4
RTS0D45	TMP7	AB5	13.5	4	1-1/4 x 42 x 6
RTS0A50	TMP6	AB3	13.5	4	1 x 36 x 4
RTS0D50	TMP7	AB5	13.5	4	1-1/4 x 42 x 6

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Taper ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
20	RTS6A20S	0.120	10-1/2	11	4-1/2	6.3 x 3.5	3/4 x 25 x 3	145	19.6	15.0	11.6	9.5	100
25	RTS7A25S	0.120	10-1/2	11	4-1/2	7.0 x 3.5	3/4 x 25 x 3	187	14.7	11.0	8.6	6.8	200
30	RTS8A30S	0.120	12-1/2	12-1/2	5	7.7 x 3.5	1 x 36 x 4	254	18.0	13.5	10.5	8.4	300
35	RTS8A35S	0.120	12-1/2	12-1/2	5	8.4 x 3.5	1 x 36 x 4	305	16.1	11.9	9.1	7.2	300
35	RTS9D35S	0.180	12-1/2	12-1/2	5	8.4 x 3.5	1 x 36 x 4	452	20.5	15.4	12.0	9.6	300
39	RTS9A39S	0.120	12-1/2	12-1/2	5	8.9 x 3.5	1 x 36 x 4	347	14.5	10.7	8.1	6.2	300
39	RTS9D39S	0.180	12-1/2	12-1/2	5	8.9 x 3.5	1 x 36 x 4	516	16.9	12.5	9.6	7.5	300
45	RTS0A45S ⁵	0.120	13-1/2	13-1/2	5	10.2 x 4.2	1 x 36 x 4	466	14.5	10.1	7.7	5.8	300
45	RTS0D45S ⁵	0.180	13-1/2	13-1/2	6	10.2 x 4.2	1-1/4 x 42 x 6	670	27.0	20.5	16.1	13.0	300
50	RTS0A50S ⁵	0.120	13-1/2	13-1/2	5	10.2 x 3.5	1 x 36 x 4	490	7.4	4.9	3.3	2.2	400
50	RTS0D50S ⁵	0.180	13-1/2	13-1/2	6	10.2 x 3.5	1-1/4 x 42 x 6	704	19.8	14.7	11.2	8.6	400

Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Taper ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
20	RTS6A20S	0.120	10-1/2	11	4-1/2	6.3 x 3.5	3/4 x 25 x 3	145	17.4	13.4	10.4	8.4	100
25	RTS7A25S	0.120	10-1/2	11	4-1/2	7.0 x 3.5	3/4 x 25 x 3	187	13.7	10.0	7.8	6.2	200
30	RTS8A30S	0.120	12-1/2	12-1/2	5	7.7 x 3.5	1 x 36 x 4	254	16.7	12.6	9.7	7.7	300
35	RTS8A35S	0.120	12-1/2	12-1/2	5	8.4 x 3.5	1 x 36 x 4	305	15.1	11.2	8.6	6.7	300
35	RTS9D35S	0.180	12-1/2	12-1/2	5	8.4 x 3.5	1 x 36 x 4	452	19.5	14.6	11.3	9.0	300
39	RTS9A39S	0.120	12-1/2	12-1/2	5	8.9 x 3.5	1 x 36 x 4	347	13.8	10.1	7.6	5.9	300
39	RTS9D39S	0.180	12-1/2	12-1/2	5	8.9 x 3.5	1 x 36 x 4	516	16.1	11.9	9.1	7.1	300
45	RTS0A45S ⁵	0.120	13-1/2	13-1/2	5	10.2 x 4.2	1 x 36 x 4	466	13.2	9.8	7.3	5.6	300
45	RTS0D45S ⁵	0.180	13-1/2	13-1/2	6	10.2 x 4.2	1-1/4 x 42 x 6	670	26.0	19.8	15.5	12.4	300
50	RTS0A50S ⁵	0.120	13-1/2	13-1/2	5	10.2 x 3.5	1 x 36 x 4	490	7.1	4.7	3.7	2.1	400
50	RTS0D50S ⁵	0.180	13-1/2	13-1/2	6	10.2 x 3.5	1-1/4 x 42 x 6	704	19.0	14.1	10.7	8.3	400

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.
5. Two-piece pole.

VIBRATION

Vibrations may cause damage to structures, including poles. Vibrations are unpredictable, and there are many factors and variables that can cause damaging vibrations. Many wind conditions exist that can create damaging vibrations to poles and luminaires, such as constant winds between 10-30 mph. Although all pole types can experience vibration, straight square poles seem to be most prone. Vibration dampers and/or a round tapered design may be used to mitigate damage from vibrations, but there is no guarantee damaging vibrations will be prevented. Vibration dampers are not included with this pole but can be ordered separately. Consult with a professional, and local and federal standards, to ensure this pole is appropriate for the intended purpose and installation location. Refer to Cooper Lighting Solutions' Light Pole White Paper for risk factors and design considerations.

MAINTENANCE

Perform inspections periodically. A prudent inspection schedule would be: one week after installation, one month after installation, yearly after installation, and following any major wind event. During the inspection, check the poles for cracks. If cracks are detected, remedial action is required. Recheck anchor bolt torques and re-tighten according to the recommended torque values. Check for missing covers and pole caps and replace as necessary. Check the pole for corrosion and deterioration of the finish. Should there be corrosion or deterioration, take remedial action to correct.

WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Cooper Lighting Solutions or visit www.cooperlighting.com for available options, accessories and ordering information.

EXHIBIT 'H'
(Anchor Tenant Architectural Elevations)



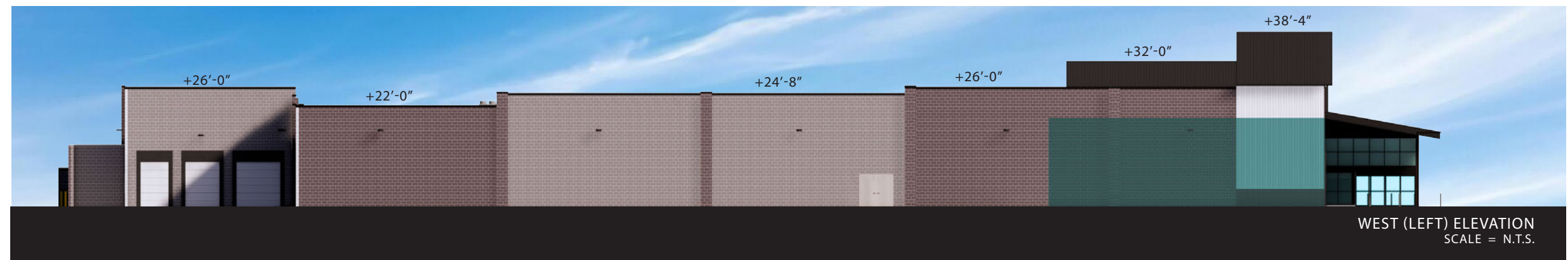






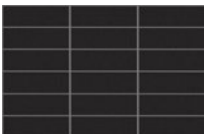


1	15 % 1,732 L.S.F.	2	18 % 2,062 L.S.F.	3	12 % 1,411 L.S.F.	4	0 % 21 L.S.F.	5	33 % 3,763 L.S.F.	6	5 % 522 L.S.F.	7	0 % 30 L.S.F.	8	5 % 614 L.S.F.	9	12 % 1,355 L.S.F.
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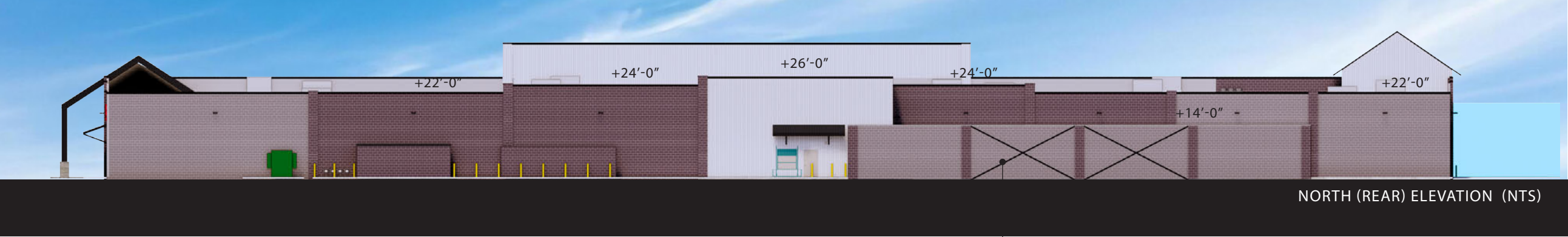


1	40 % 3,249 L.S.F.	2	41 % 3,360 L.S.F.	3	1 % 93 L.S.F.	4	0 % 0 L.S.F.	5	7 % 566 L.S.F.	6	3 % 257 L.S.F.	7	1 % 76 L.S.F.	8	3 % 236 L.S.F.	9	4 % 316 L.S.F.
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MATERIALS (CUMULATIVE %)

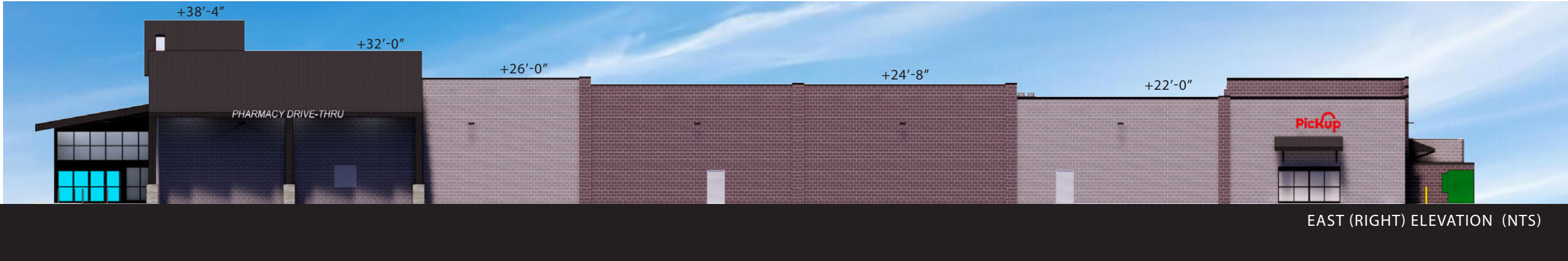
1	33 % 12,239 L.S.F.	2	33 % 12,046 L.S.F.	3	4 % 1,512 L.S.F.	4	0 % 69 L.S.F.	5	15 % 5,731 L.S.F.	6	3 % 1,147 L.S.F.	7	1 % 212 L.S.F.	8	3 % 1,173 L.S.F.	9	8 % 2,754 L.S.F.
																	
SUNCORE CMU - SMOOTH - RUNNING DEEP BROWN	SUNCORE CMU - SMOOTH - RUNNING JAVA	SUNCORE CMU - SMOOTH - STACKED BLACK	BOARD FORMED CONCRETE PANELS	JAMES HARDIE BOARD AND BATTEN ARTIC WHITE	COLUMNS, METAL COPING AND ROOF METAL RAL 9004	ANNODIZED STOREFRONT FRAMING RAL 9004	INSULATED GLASS	STANDING SEAM METAL ROOFING BLACK									

ELEVATION MATERIALS AND DIMENSIONS



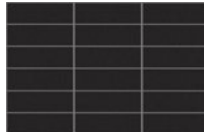
1	50 % 4,567 L.S.F.	2	32 % 2,944 L.S.F.	3	0 % 0 L.S.F.	4	0 % 12 L.S.F.	5	15 % 1,319 L.S.F.	6	2 % 207 L.S.F.	7	0 % 0 L.S.F.	8	0 % 0 L.S.F.	9	1% 128 L.S.F.
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STEEL BRACE ACCENT



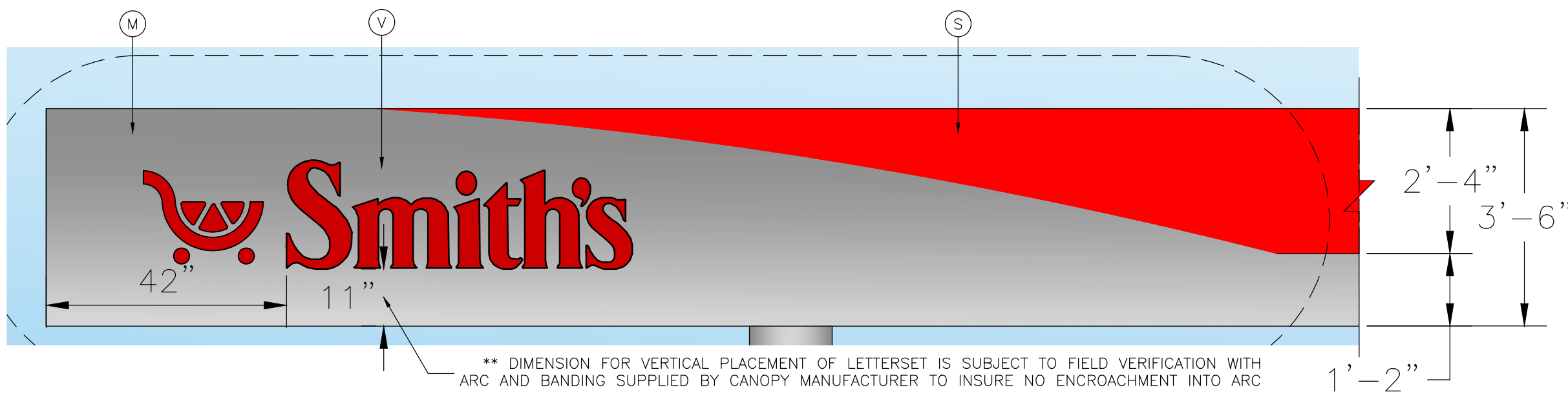
1	34 % 2,691 L.S.F.	2	46 % 3,680 L.S.F.	3	0 % 8 L.S.F.	4	0 % 36 L.S.F.	5	1 % 83 L.S.F.	6	2 % 161 L.S.F.	7	1 % 106 L.S.F.	8	4 % 323 L.S.F.	9	12 % 955 L.S.F.
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MATERIALS (CUMULATIVE %)

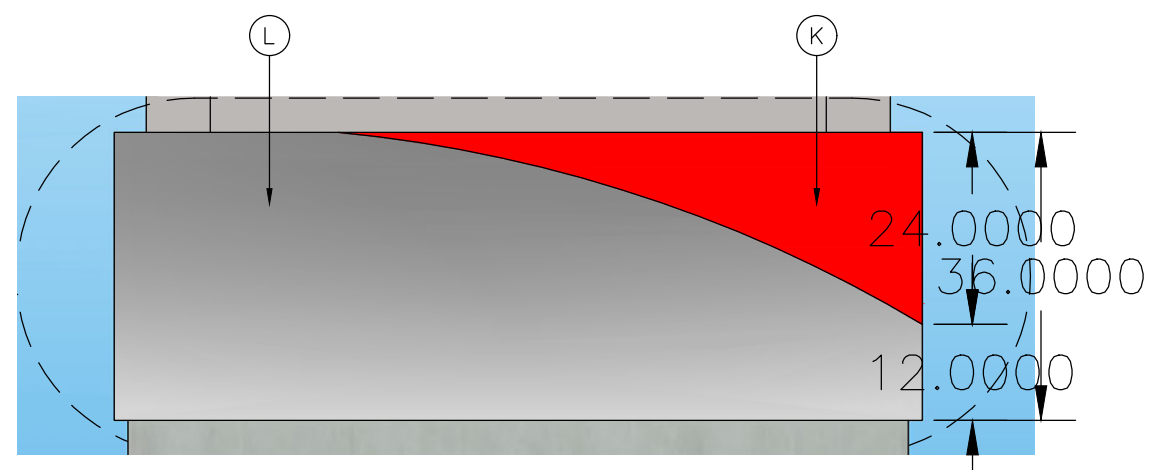
1	33 % 12,239 L.S.F.	2	33 % 12,046 L.S.F.	3	4 % 1,512 L.S.F.	4	0 % 69 L.S.F.	5	15 % 5,731 L.S.F.	6	3 % 1,147 L.S.F.	7	1 % 212 L.S.F.	8	3 % 1,173 L.S.F.	9	8 % 2,754 L.S.F.
																	
SUNCORE CMU - SMOOTH - RUNNING DEEP BROWN	SUNCORE CMU - SMOOTH - RUNNING JAVA	SUNCORE CMU - SMOOTH - STACKED BLACK	BOARD FORMED CONCRETE PANELS	JAMESHARDIE BOARD AND BATTEN ARTICWHITE	COLUMNS, METAL COPING AND ROOF METAL RAL 9004	ANNODIZED STOREFRONT FRAMING RAL 9004	INSULATED GLASS	STANDING SEAM METAL ROOFING BLACK									

ELEVATION MATERIALS AND DIMENSIONS

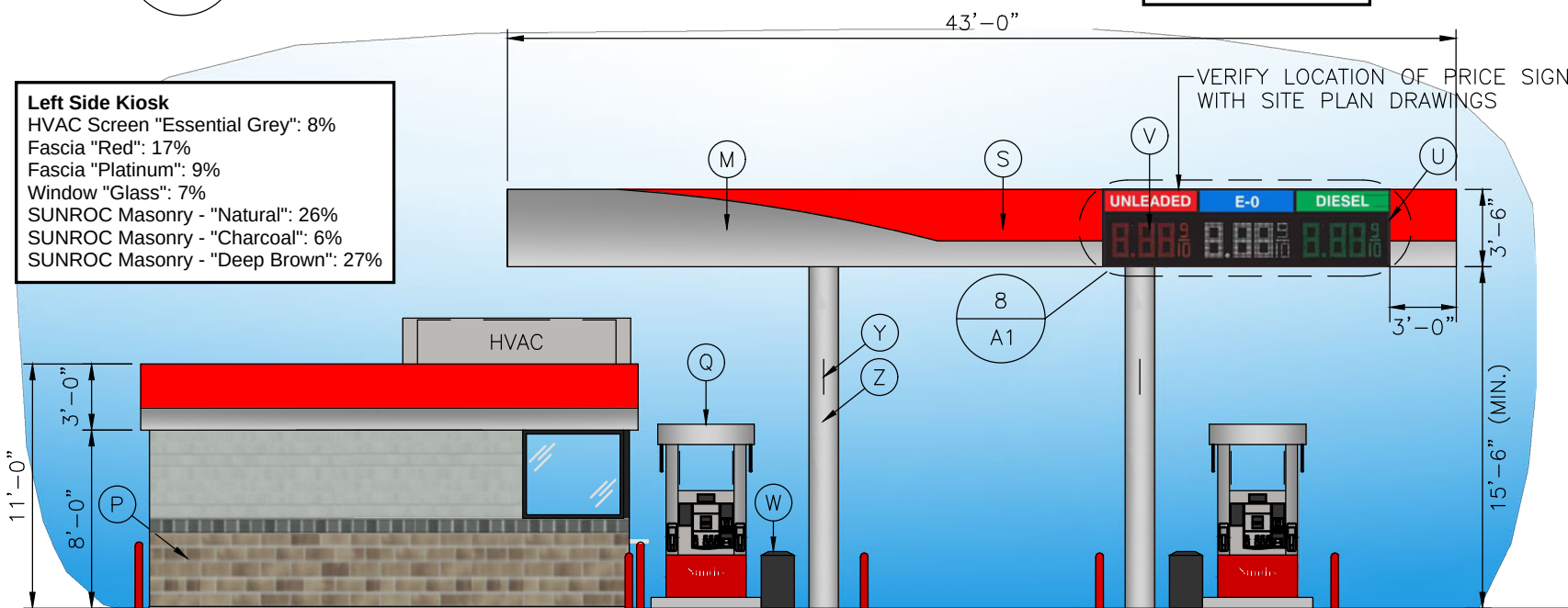
EXHIBIT 'I'
(Anchor Tenant Fuel Center Architectural Elevations)



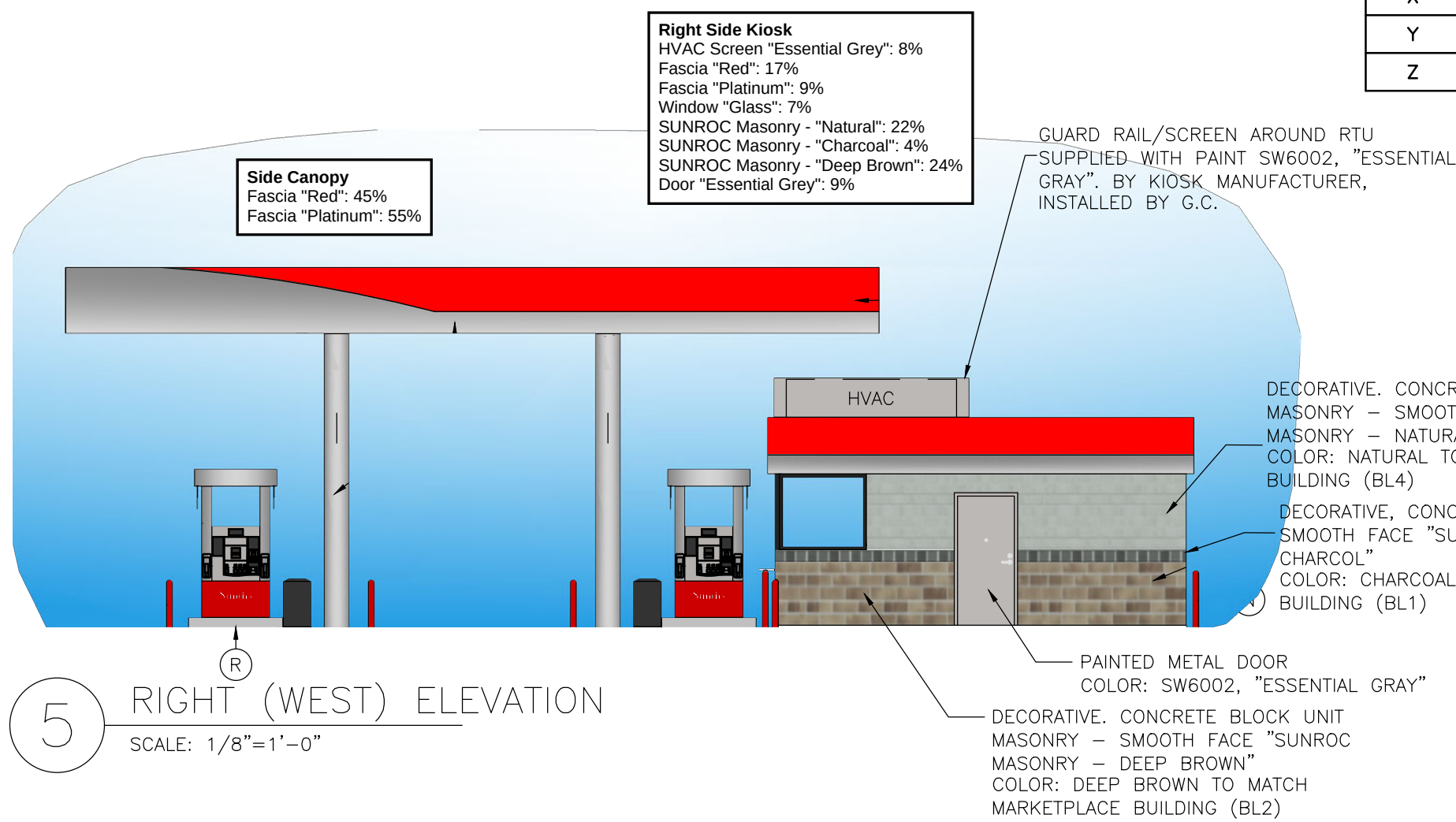
1 CANOPY GRAPHICS
SCALE: 1/2"=1'-0"



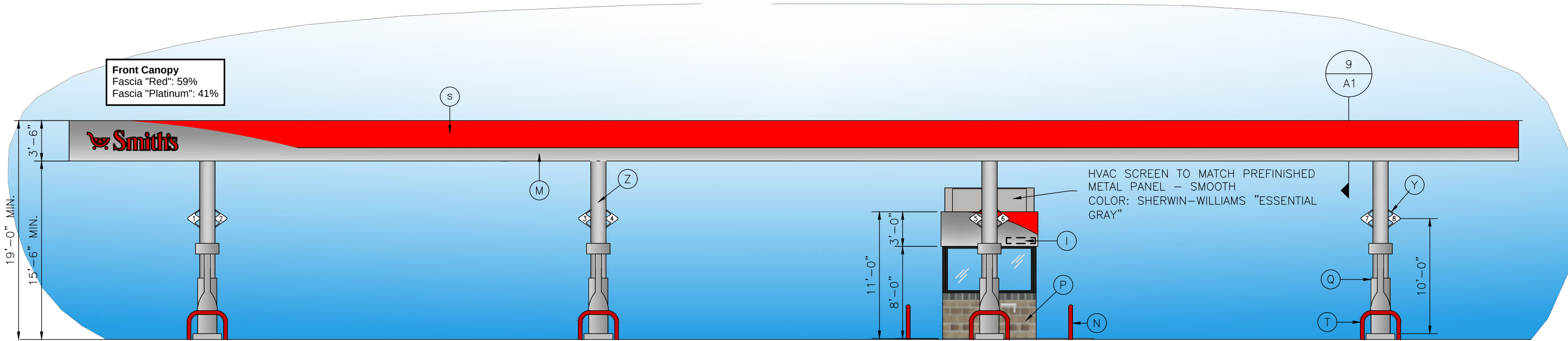
2 KIOSK GRAPHICS
SCALE: 1/2"=1'-0"



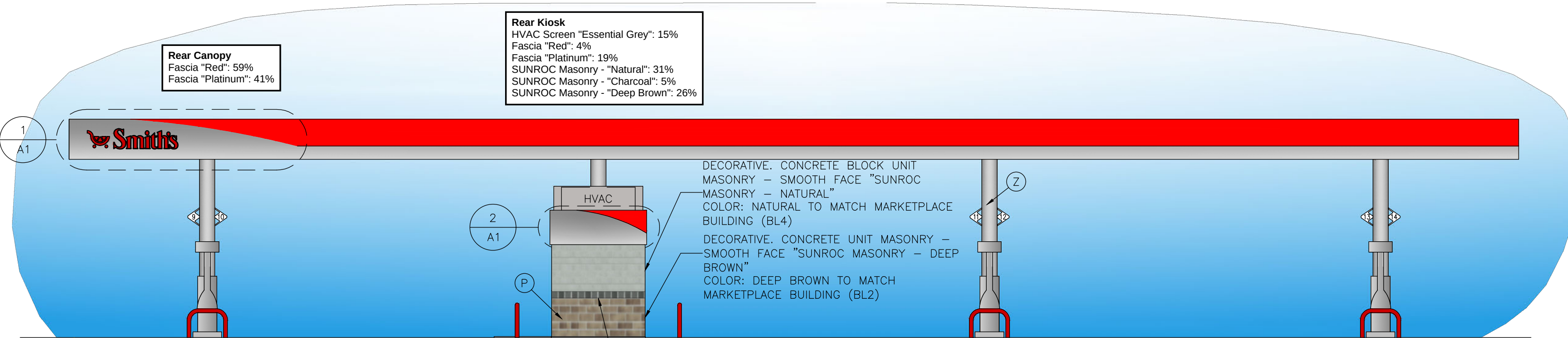
4 LEFT (EAST) ELEVATION
SCALE: 1/8"=1'-0"



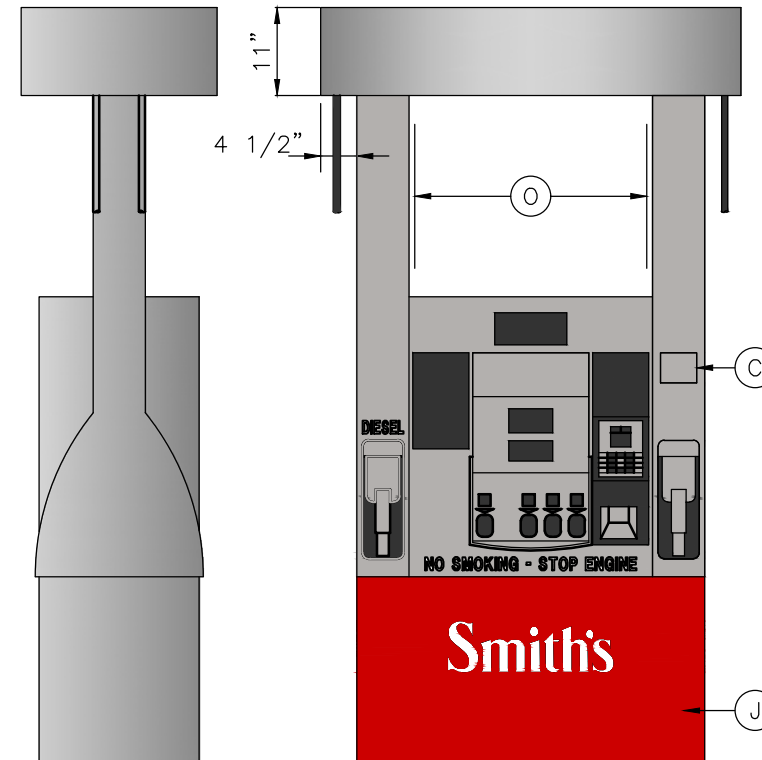
5 RIGHT (WEST) ELEVATION
SCALE: 1/8"=1'-0"



6 FRONT (NORTH) ELEVATION
SCALE: 1/8"=1'-0"



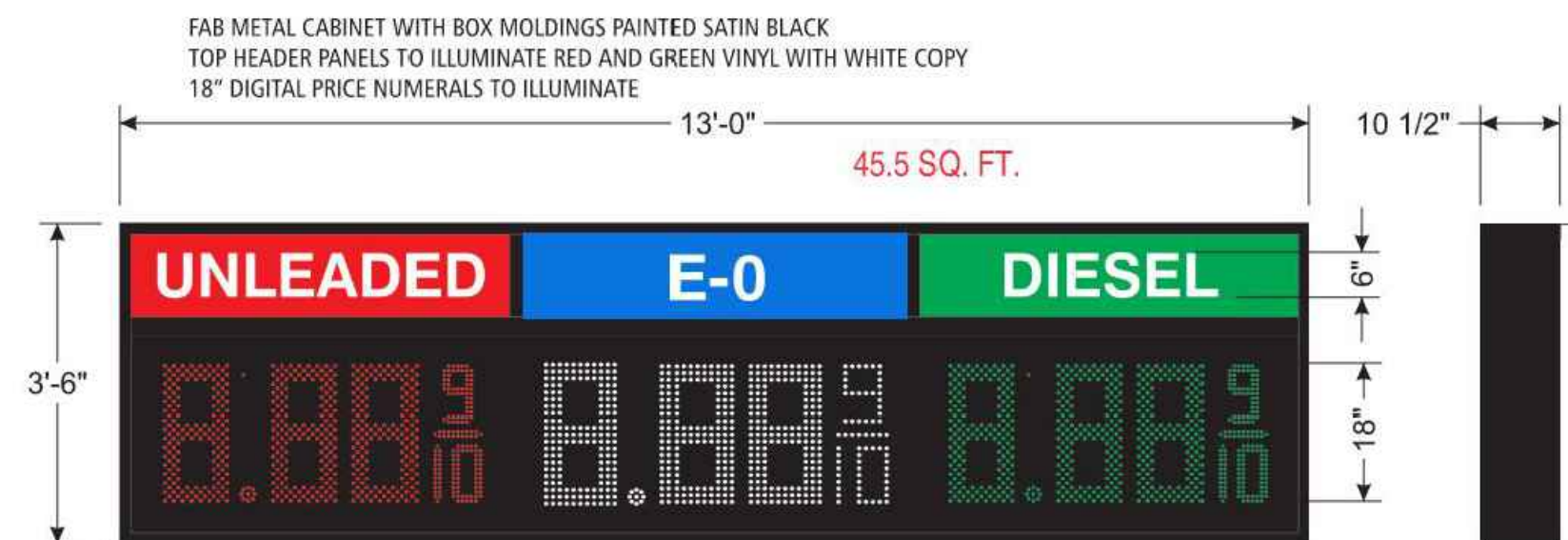
7 REAR (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"



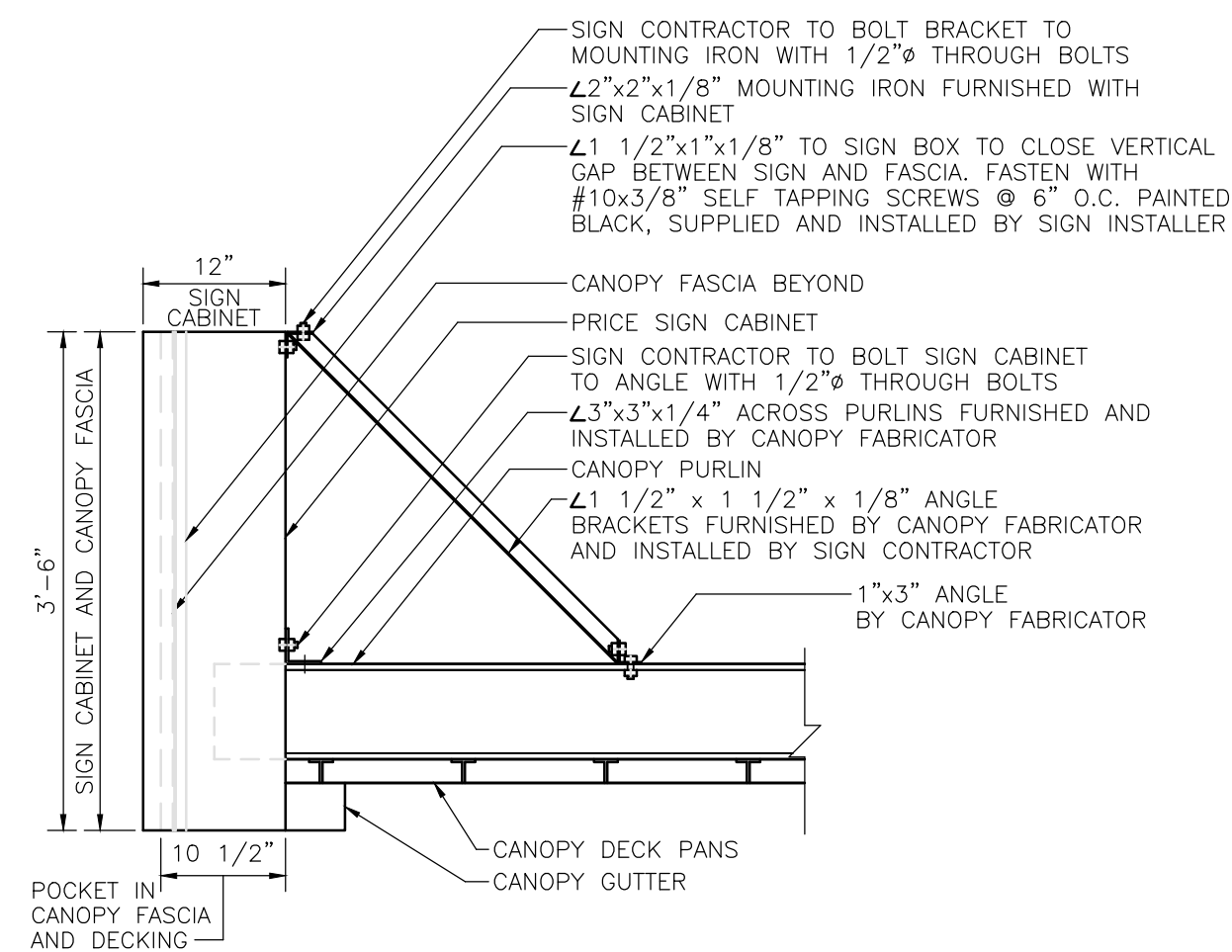
3 DISPENSER ELEVATION
SCALE: 1/2"=1'-0"

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	NOT USED					
B	NOT USED					
C	STATIC WARNING DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	NOT USED					
E	NOT USED					
F	NOT USED					
G	NOT USED					
H	NOT USED					
I	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	RED			KIOSK FABRICATOR	KIOSK FABRICATOR
L	KIOSK FASCIA	PLATINUM			KIOSK FABRICATOR	KIOSK FABRICATOR
M	CANOPY FASCIA	PLATINUM			CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
P	KIOSK (WALL)/ COLUMN BASE	DECORATIVE CONCRETE BLOCK			GENERAL CONTRACTOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND FORMS		RIVERSIDE		OWNER	GENERAL CONTRACTOR
S	CANOPY FASCIA	RED			CANOPY FABRICATOR	CANOPY FABRICATOR
T	U-SHAPED BOLLARD - G.C. TO PAINT	SAFETY RED	OPW		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL 8, THIS SHEET		LANDMARK SIGN ALLIANCE		OWNER	SIGN INSTALLER
V	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	NOT USED					
Y	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR
Z	CANOPY COLUMNS - G.C. TO PAINT	ESSENTIAL GREY			GENERAL CONTRACTOR	GENERAL CONTRACTOR



8 CANOPY PRICE SIGN GRAPHICS
SCALE: 1/2"=1'-0"



9 SECTION AT CANOPY SIGN
NOT TO SCALE

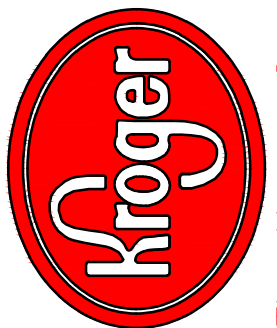
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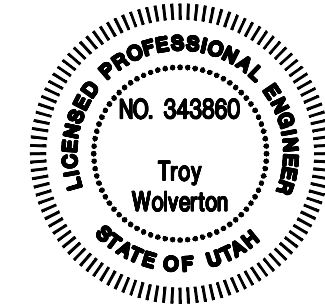


1385 West 2000 South, Suite 300
Salt Lake City, Utah 84119
(801) 521-8550 - awaeng.com

Smith's



The Kroger Co.
Denver, CO 80235
Fax: (303) 715-5905



REVISIONS

No.	DESCRIPTION	DRAWN BY	DATE

Project #:	
Designed By:	
Drawn By:	DC
Checked By:	
Date:	12 Jun, 2026
Scale:	FULL
Disk File:	SMC141 Exterior Elev.dwg
Model:	7MPD

Address:

EXTERIOR ELEVATIONS AND SIGNAGE

Drawing No.: A1

Smith's
FOOD & DRUG STORES

1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400

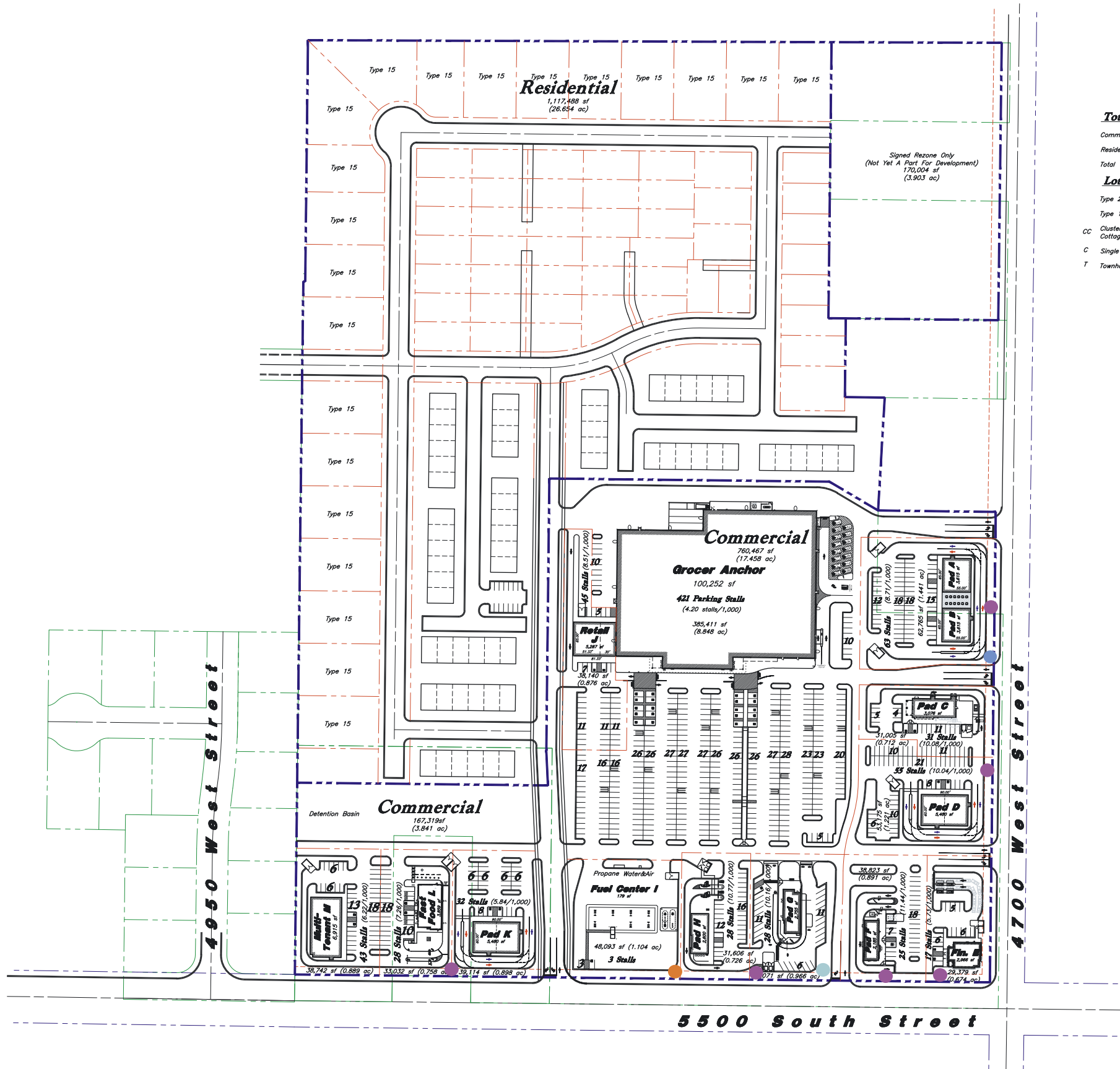
Attn: Roger Gough / Lucia Rodriguez

#141

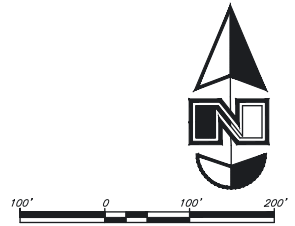
Hooper, Utah

EXHIBIT ‘J’

(Sign Plans)



Total Area		
Commercial	967,325.66 sf. (22.21 acres)	46%
Residential	1,135,093.19 sf. (26.06 acres)	54%
Total	2,102,418.85 sf. (48.27 acres)	
Lot Type	Quantity	Min S.F.
Type 20 (20,000 sf.)	0	N/A
Type 15 (15,000 sf.)	21	12,808.98 (0.29 acres)
CC Clustered Single Family Cottages (8 Clustered Max)	28	4,352.42 (0.10 acres)
C Single Family Cottages	17	5,220.00 (0.12 acres)
T Townhomes (6 Attached Max)	63	1,500 per Townhome 4 Townhome = 60,000 (1.38 acres)
Total	129	
Density	4.95/acre	

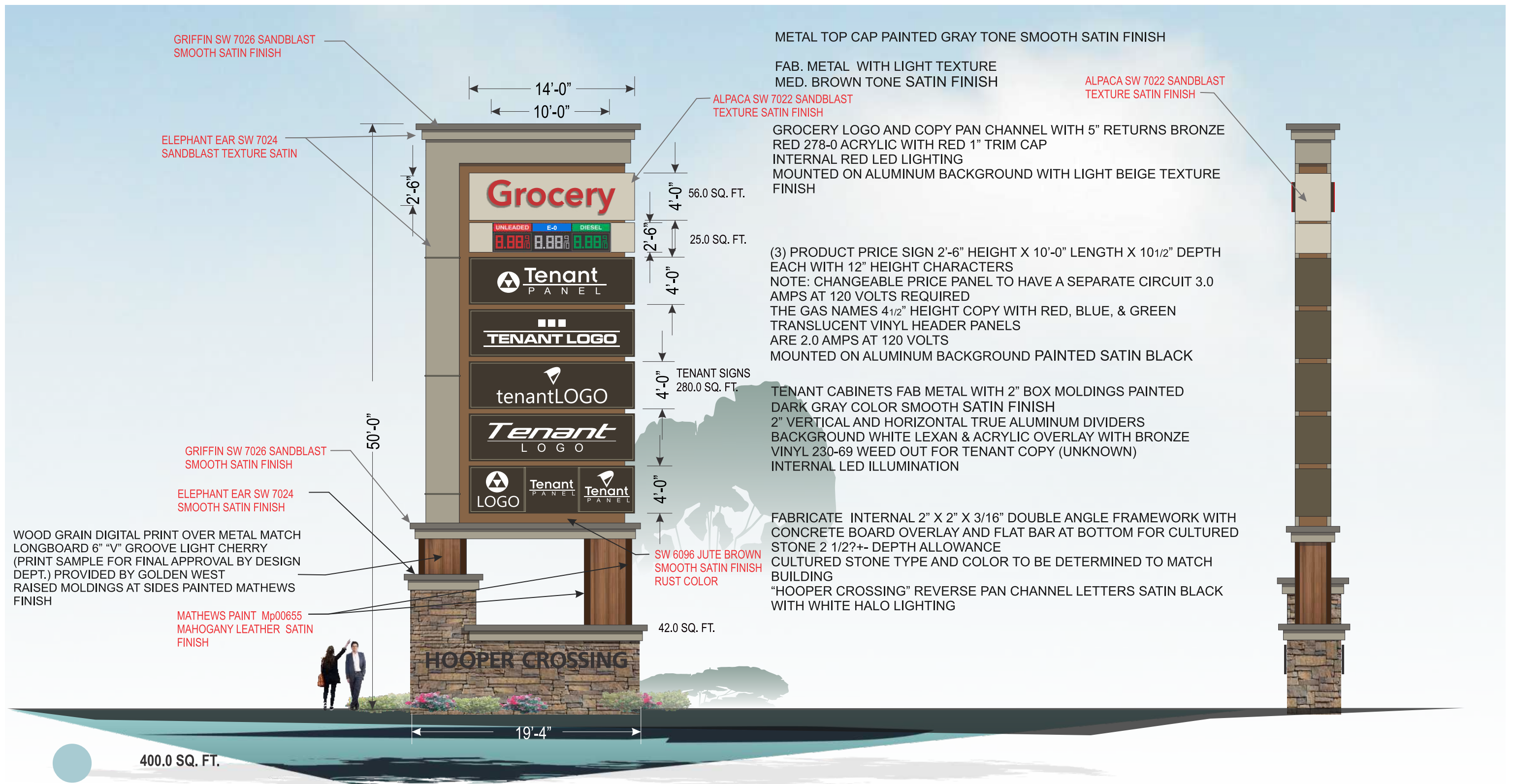


SIGN LEGEND

- 50'-0" FT TALL ANCHOR GROCER / FUEL PRICING/ MULTI-TENANT PYLON SIGN (5500 SOUTH STREET)
- 30"-0" FT TALL ANCHOR GROCER / FUEL PRICING/ MULTI-TENANT PYLON SIGN (4700 WEST STREET)
- 8'-9" TALL ANCHOR FUEL CENTER PRICE SIGN
- 8'-0" TALL PAD USER / MULTI-TENANT MONUMENT SIGN

EXHIBIT 'H'





PYLON SIGN ELEVATION (5500 SOUTH STREET)
SCALE: 1/8"=1'-0"

EXHIBIT 'H'



golden west

ELECTRICAL SIGN COMPANY

"Industry leader in manufacturing and sign service since 1946"

www.goldenwestsigns.com

project name & location	HOOPER CROSSING SMITH'S #141 5500 SOUTH 4700 WEST HOOPER, UTAH
file name	j\design 2026\Smith's\141\New Sign Concepts.cdr
manuf. file name	

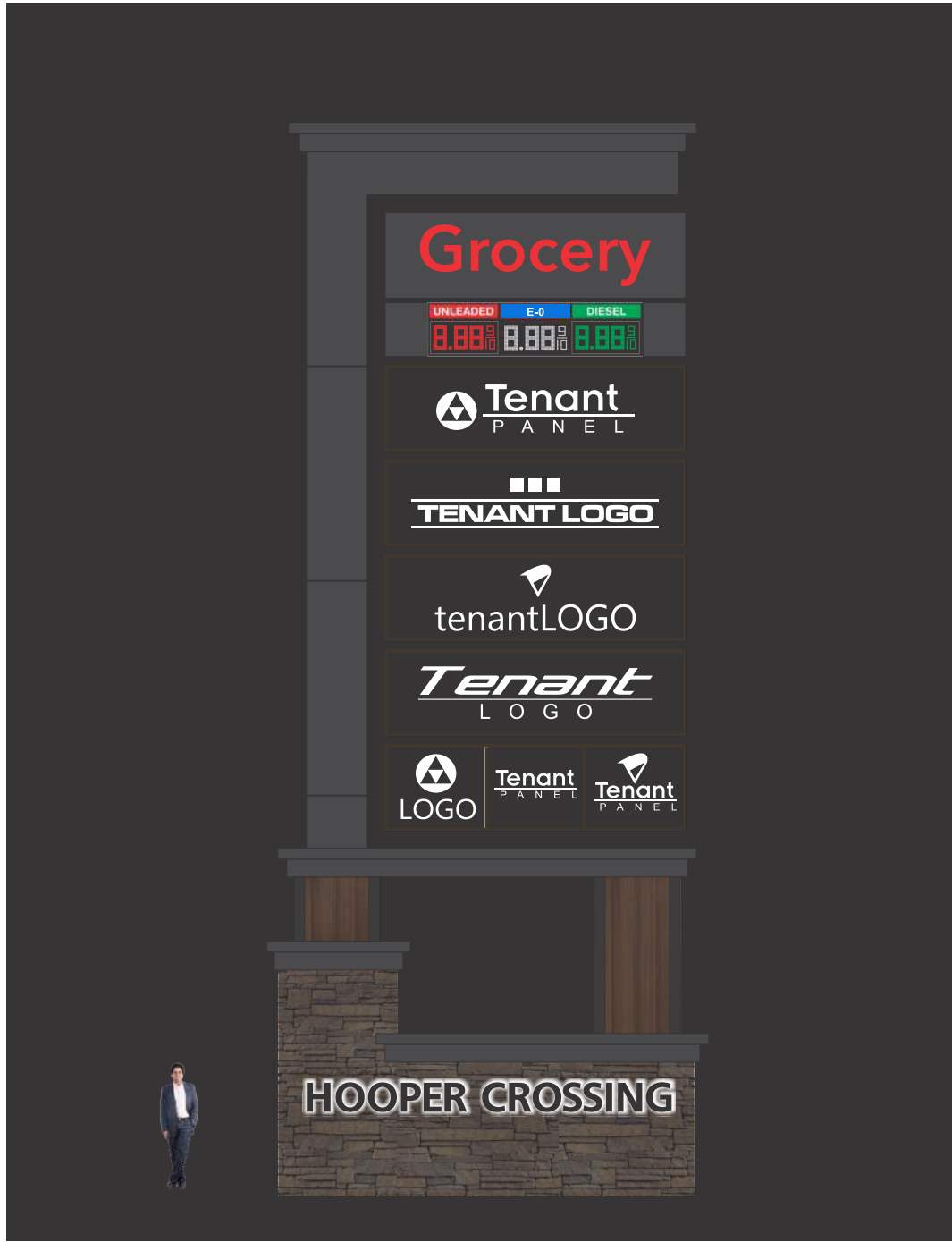
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authorized signature	date approved

sales rep	bob moore
designer	mack bachman
complete date:	08/10/2026
revision date:	



design number

#141



NIGHT VIEW SCALE: 1/8"=1'-0"

EXHIBIT 'H'



golden west

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project name & location	HOOPER CROSSING SMITH'S #141 5500 SOUTH 4700 WEST HOOPER, UTAH
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sales rep bob moore
designer mack bachman
complete date: 08/10/2026
revision date:



design number

#141



METAL TOP CAP PAINTED GRAY TONE SMOOTH SATIN FINISH

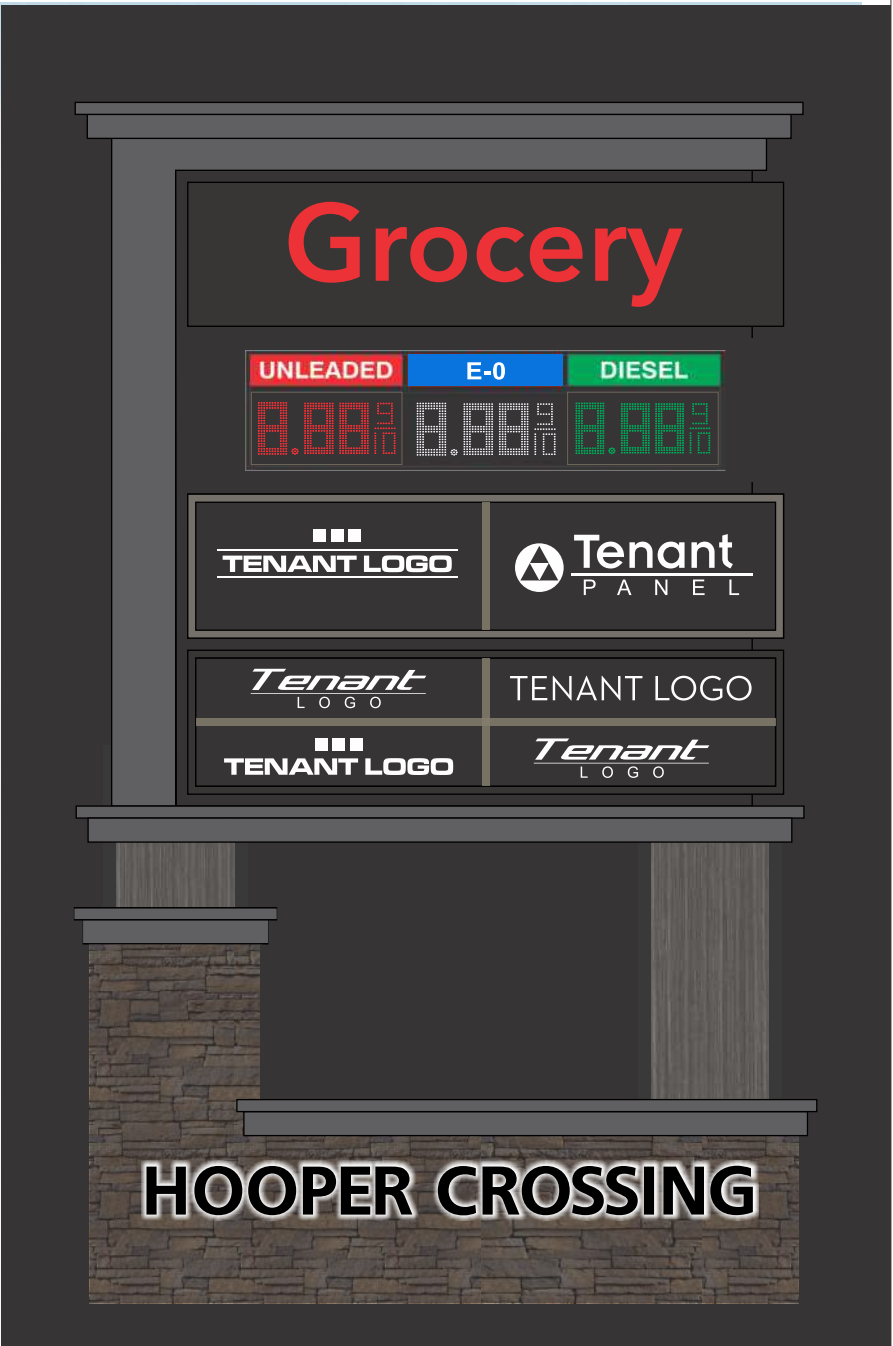
FAB. METAL WITH LIGHT TEXTURE
MED. BROWN TONE SATIN FINISH

LOGO AND COPY PAN CHANNEL WITH 5" RETURNS BRONZE
RED 278-0 ACRYLIC WITH RED 1" TRIM CAP
INTERNAL RED LED LIGHTING
MOUNTED ON ALUMINUM BACKGROUND WITH LIGHT BEIGE TEXTURE FINISH

(3) PRODUCT PRICE SIGN 2'-6" HEIGHT X 10'-0" LENGTH X 10 1/2" DEPTH EACH WITH 12" HEIGHT CHARACTERS
NOTE: CHANGEABLE PRICE PANEL TO HAVE A SEPARATE CIRCUIT 3.0 AMPS AT 120 VOLTS REQUIRED
THE GAS NAMES 4 1/2" HEIGHT COPY WITH RED, BLUE, & GREEN TRANSLUCENT VINYL HEADER PANELS
ARE 2.0 AMPS AT 120 VOLTS
MOUNTED ON ALUMINUM BACKGROUND PAINTED SATIN BLACK

TENANT CABINETS FAB METAL WITH 2" BOX MOLDINGS PAINTED DARK GRAY COLOR SMOOTH SATIN FINISH
2" VERTICAL AND HORIZONTAL TRUE ALUMINUM DIVIDERS
BACKGROUND WHITE LEXAN & ACRYLIC OVERLAY WITH BRONZE VINYL 230-69
WEED OUT FOR TENANT COPY (UNKNOWN)
INTERNAL LED ILLUMINATION

FABRICATE INTERNAL 2" X 2" X 3/16" DOUBLE ANGLE FRAMEWORK WITH CONCRETE BOARD OVERLAY AND FLAT BAR AT BOTTOM FOR CULTURED STONE 2 1/2"± DEPTH ALLOWANCE
CULTURED STONE TYPE AND COLOR TO BE DETERMINED TO MATCH BUILDING
"HOOPER CROSSING" REVERSE PAN CHANNEL LETTERS SATIN BLACK WITH WHITE HALO LIGHTING



NIGHT VIEW SCALE: 1/4"=1'-0"

200.0 SQ. FT.

PYLON SIGN ELEVATION (4700 WEST STREET)
SCALE: 1/8"=1'-0"

EXHIBIT 'H'

 **golden west**
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project name & location	HOOPER CROSSING SMITH'S #141 5500 SOUTH 4700 WEST HOOPER, UTAH
file name	j\design 2026\Smith's\141\New Sign Concepts.cdr
manuf. file name	

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authorized signature _____	date approved _____

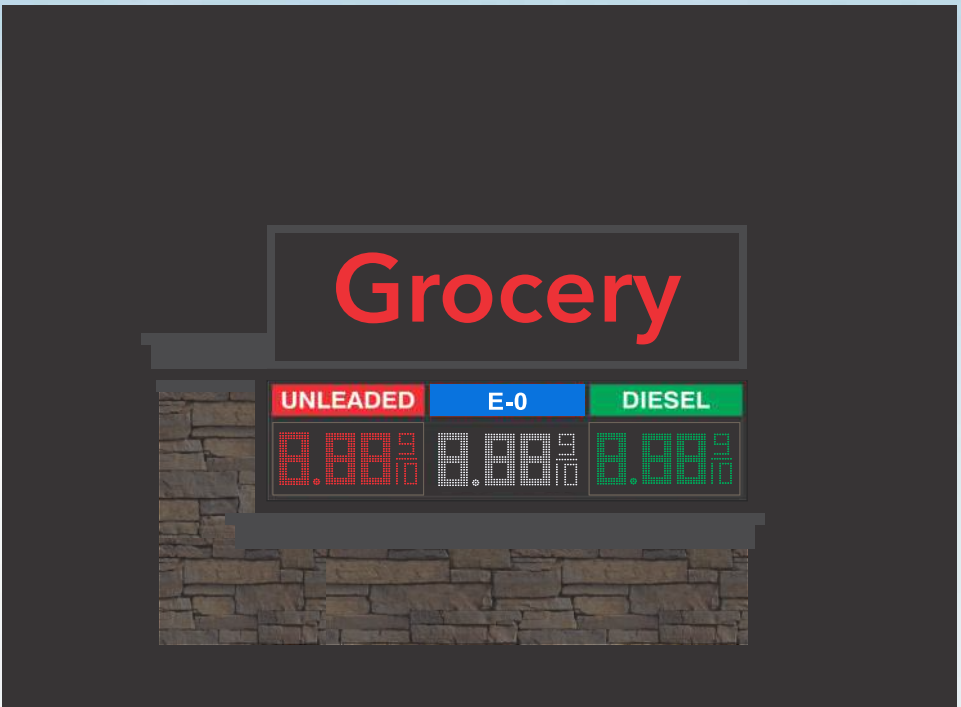
sales rep bob moore
designer mack bachman
complete date: 08/10/2026
revision date:



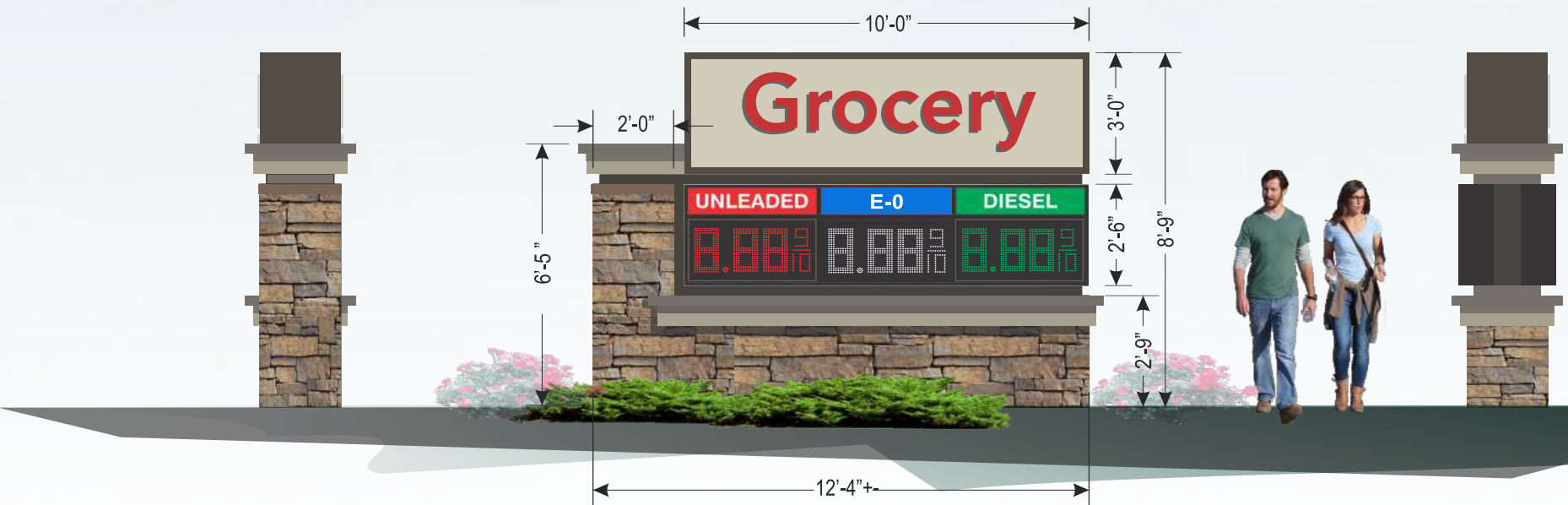
design number #141

TOP SIGN CABINET FAB. METAL WITH 2" BOX MOLDINGS PAINTED BRONZE
ALUMINUM BACKGROUND ROUTED FOR PUSH THRU 3/4" CLEAR ACRYLIC OVERLAY WITH RED VINYL FIRST AND SECOND SURFACE
INTERNAL LED ILLUMINATION

(3) PRODUCT PRICE SIGN 2'-6" HEIGHT X 10'-0" LENGTH X 10 1/2" DEPTH
EACH WITH 12" HEIGHT CHARACTERS
NOTE: CHANGEABLE PRICE PANEL TO HAVE A SEPARATE CIRCUIT 3.0 AMPS AT 120 VOLTS REQUIRED
THE GAS NAMES 4 1/2" HEIGHT COPY WITH RED, BLUE, & GREEN TRANSLUCENT VINYL HEADER PANELS
ARE 2.0 AMPS AT 120 VOLTS
MOUNTED ON ALUMINUM BACKGROUND PAINTED SATIN BLACK



NIGHT VIEW SCALE: 1/4"=1'-0"



FABRICATE INTERNAL 2" X 2" X 3/16" DOUBLE ANGLE FRAMEWORK WITH CONCRETE BOARD OVERLAY AND FLAT BAR AT BOTTOM FOR CULTURED STONE 2 1/2" +/- DEPTH ALLOWANCE
CULTURED STONE TYPE AND COLOR TO BE DETERMINED TO MATCH BUILDING
"HOOPER CROSSING" REVERSE PAN CHANNEL LETTERS SATIN BLACK WITH WHITE HALO LIGHTING



12 FT TENANT MONUMENT SIGN SCALE: 1/4"=1'-0"

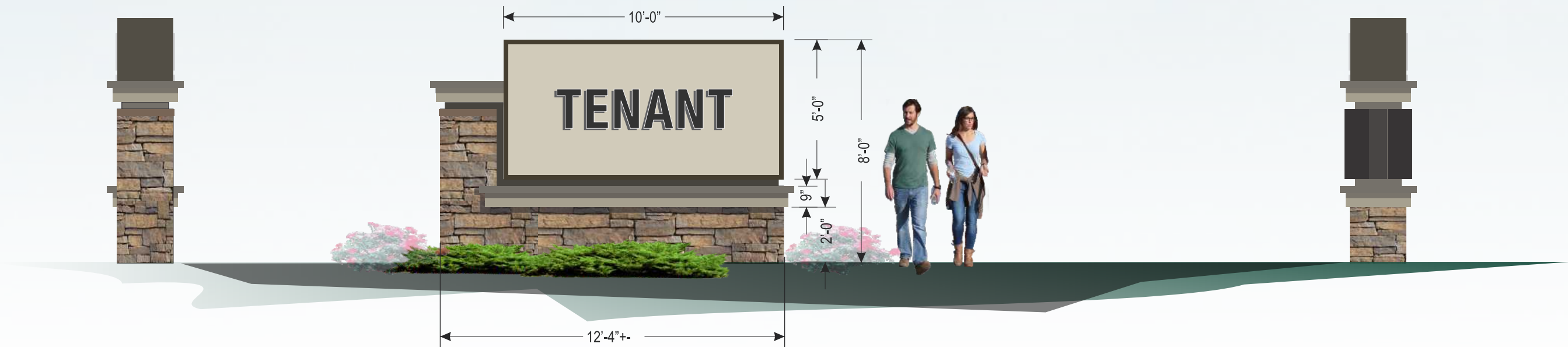
EXHIBIT 'H'

TENANT PAD SIGN CABINET FAB. METAL WITH 2" BOX MOLDINGS
PAINTED BRONZE
CONFIRM ACRYLIC FACE OVERLAY WITH BEIGE VINYL WEEDED OUT
FOR TENANT COPY WITH WHITE OUTLINE
TENANT COPY UNKNOWN AT THIS TIME
INTERNAL LED ILLUMINATION

FABRICATE INTERNAL 2" X 2" X 3/16" DOUBLE ANGLE FRAMEWORK WITH
CONCRETE BOARD OVERLAY AND FLAT BAR AT BOTTOM FOR CULTURED
STONE 2 1/2?+- DEPTH ALLOWANCE
CULTURED STONE TYPE AND COLOR TO BE DETERMINED TO MATCH
BUILDING
"HOOPER CROSSING" REVERSE PAN CHANNEL LETTERS SATIN BLACK
WITH WHITE HALO LIGHTING



NIGHT VIEW SCALE: 1/4"=1'-0"



12 FT TENANT MONUMENT SIGN SCALE: 1/4"=1'-0"

EXHIBIT 'H'

EXHIBIT 'K'

(Roadway Cross Sections)

EXHIBIT 'L'

(Utility Infrastructure)

EXHIBIT 'M'

(Hooper Crossing Development Standards)

Design Standards

Hooper Crossing Development

Hooper City, Weber County, Utah

August 2026

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- Parking Standards

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- Commercial Landscape Area

- Commercial Signage

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A. Introduction

The Master Development Agreement (MDA) for the Hooper Crossing Development (Project) was developed with the ability to adapt with flexibility to the changing market, and to cultural and commercial conditions during the course of the Project build-out. While the MDA allows a high degree of flexibility in layout and distribution of land uses throughout the site, the standards set forth herein (Design Standards) incorporate additional detail to guide development of the Project.

B. Project Standards

1. Design Review Committee

Residential land within the Project will be subject to Covenants, Conditions and Restrictions (CC&Rs). The CC&R will establish a Design Review Committee (DRC), which DRC will make decisions by referring to the Design Standards but shall have the ability to reject any land use, building type or architectural elevations in accordance with the terms and conditions of the CC&Rs and Design Standards. The intent of the DRC is to ensure that the property is developed in a way that meets or exceeds the standards established by the MDA and to ensure a cohesive and quality development.

2. Purpose & Intent

These Design Standards will govern the site development, architectural, and landscape concepts for neighborhoods within the Project boundaries. Specific issues not addressed by the standards in Section C of these Design Standards will be subject to the applicable provisions of the Hooper Crossing Master Development Agreement (MDA) unless otherwise noted.

3. Modification of Design Standards

The Design Standards are subject to change when the Master Developer determines such changes are in the best interests of the Project. Any change in these standards shall be in writing or documented and shall be at the sole discretion of the Master Developer. Notwithstanding the foregoing, any modification of the Design Standards by the Master Developer will not change the Project Standards without the City's consent.

C. Residential Building & Site Standards

1. Scope & Authority

The Administrator shall review all Development Applications within the Project according to the standards outlined in this section. Any items not addressed in this section shall be reviewed in accordance with applicable provisions of the Hooper Crossing MDA. Administrator shall require a written statement of approval from the DRC stating compliance and approval for development by a third-party other than the Master Developer.

2. Residential Lot Design Standards

Minimum lot widths and setbacks shall be as follows (unless otherwise approved by the Administrator during plat approval for each phase):

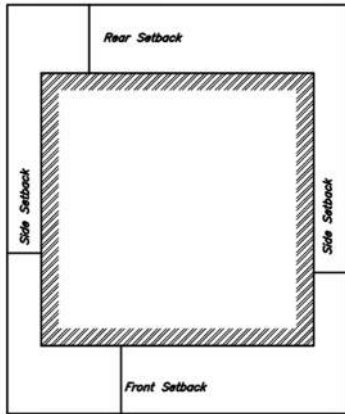
Lot Type	Min Lot Size	Front Setback (from right-of-way)	Rear Set-back	Side-yard Set-back	Lot Frontage*	Max Building Coverage
Type 15	15,000 Sq Ft	20' for living area; 25' from face of garage to sidewalk	30'	8' (minimum 18' between structures)	90'	60%
Type 12	12,000 Sq Ft	20' for living area; 25' from face of garage to sidewalk	30'	8' (minimum 16' between structures)	80'	60%
Type 10	10,000 Sq Ft	20'	20'	8' (minimum 14' between structures)	70'	60%
Patio Home (detached)	6,000 Sq Ft	20'	20'	5' (minimum 10' between structures)	55'	n/a
Patio Home (attached)	n/a Max 4 attached units	15'	15'	8' (minimum 16' between structures)	n/a	n/a
Clustered Single-family Cottages	n/a Max 6 clustered units	10' (from public right-of-way) 5' (from Private Driveway)	10'	Minimum 10' between structures	n/a	n/a
Town-homes	n/a Max 6 attached units	15'	10'	Minimum 10' between structures	n/a	n/a

**Measured at front setback line*

Note: Porches and patios can encroach into setbacks

3. Residential Lot Design Standards

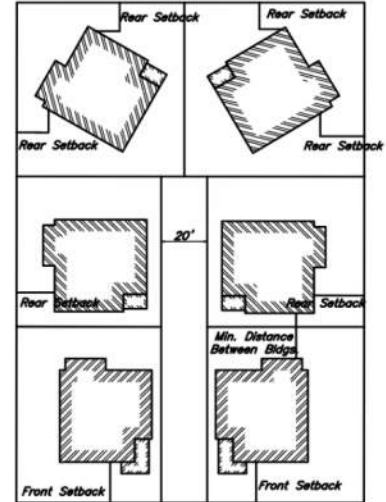
Typical setback measurements by product type:



Public Right-of-Way

Single Family Lots

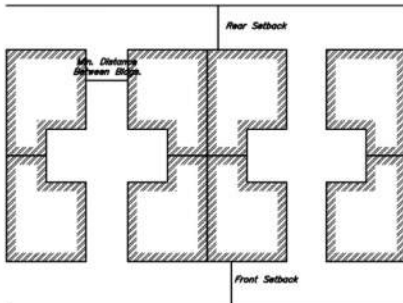
Type 16, Type 12, Type 10 & Patio Homes (Detached)



Public Right-of-Way

Clustered Single-Family Cottages

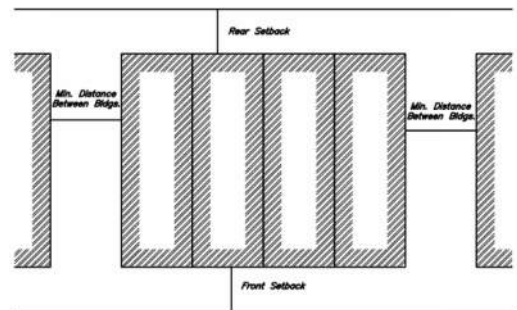
Typical 4 or 6 Homes (Clustered)



Public Right-of-Way

Patio Homes (Attached)

Typical



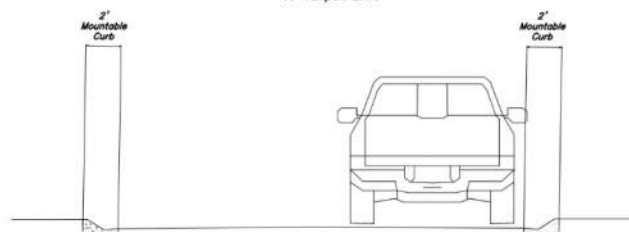
Public Right-of-Way

Townhomes

Maximum 4-pkts

20' Driveway

16' Asphalt Drive



Public Right-of-Way

Typical Alley Section A:A1

C. Residential Building & Site Standards *(continued)*

4. Residential Screening

For multi-family residential units that abut a collector street 80' wide or greater, a 6' wall or fence shall be required, along with required street tree plantings. Screening along any other street is not required for multi-family or single-family land uses.

5. Color

Use of color in residential external elevations is allowed. No restrictions on color may be applied to residential uses.

6. Architectural Detail

Detailing of architectural elevations shall be consistent with the architectural style of building.

7. Residential Lot Building Heights

Residential building height restrictions shall be as follows (unless otherwise approved by the Administrator):

Structure Type	Max Height including roof
Single-family Residential	35'
Accessory Building	20'
Multi-family	35'

Additional restrictions for accessory structures:

- Must be located in back yard
- 5' minimum setback off any property line
- Not to exceed maximum lot coverage

Building height is measured at the finished grade at the front two corners of the building to the ridgeline of the building.

8. Exterior Building & Architectural Elevation Standards

The City shall not impose architectural or aesthetic standards on the residences or other buildings within Project which exceed the building code provisions of the Hooper Crossing MDA. Without in anyway limiting the foregoing, and by way of example only, the following are approved materials and design features:

Exterior Building Material	Allowed
Brick / Stone	Y
Stucco	Y
Fiber-cement siding	Y
Prefinished metal siding (vinyl or aluminum)	Y
Exposed architectural concrete	Y
Colored / Textured CMU Block	Y

Architectural Building Elements	Allowed
Front-facing Garage (without restriction)	Y
Side-facing Garage	Y
Alley-loaded Garage	Y

C. Residential Building & Site Standards *(continued)*

9. Typical Architectural Elevations



C. Residential Building & Site Standards *(continued)*

10. Parking standards

Minimum parking spaces shall be as follows (unless otherwise approved by the Administrator):

Dwelling Type	Parking Required/Lot	Guest Parking Spaces	Notes
Single-family Residential (Detached)	2 sp/unit	0	Tandem parking to meet required parking is allowed behind garage spaced provided the space does not encroach into sidewalks or public rights-of-way
Multi-family Residential (Attached)	1.75 sp/unit	0.25 per unit	Tandem parking to meet required parking is allowed behind garage spaces provided the garage and tandem space are assigned to a specific unit and the space does not encroach into sidewalks or travel lanes.

11. Residential Landscape Standards

Side and Rear Setbacks

No landscape requirement shall apply to side or rear residential setbacks that do not abut a public right-of-way. These setbacks shall be landscaped at the discretion of the Master Developer and/or homeowner.

Park Strips

All park strips shall be installed per the master plan detail, Exhibit H, Page 7.

Plant Material Requirements

Plant Type	Minimum Size
Deciduous Trees (Med-Large)	2" caliper
Flowering Trees (Small-Med)	1.5" caliper
Shrubs	Dependent on variety, spaced to provide 80% coverage at maturity
Groundcover	Dependent on variety, spaced to provide 100% coverage within three growing seasons

Turf Grass

Turf grass should be selected for appropriate microclimate and consideration of water usage.

Erosion Control

Areas of slope greater than 30 percent shall utilize plantings, mulch or cobble to control and prevent erosion.

Replacement

Within the first growing season, any dead or removed plants within the public right-of-way shall be replaced with the same or like plant material originally specified. Modifications may be made based on micro site conditions.

Design Scale

Scale and nature of landscape materials shall be appropriate to the size of the structures to be landscaped. Large buildings shall be complemented by plant materials that will reach appropriate design scale at maturity.

Pedestrian Connectivity

- Pedestrian access from a public street shall be required to all commercial uses as required by Federal ADA Standards.
- All pedestrian crossings throughout the development shall be at-grade and shall be striped/painted per public works standards.
- Pedestrian walkways throughout the development shall be constructed as generally illustrated in the accompanying exhibits.

12. Double-fronted Residential Lots/Building Pads

Double-fronted residential lots or building pads are allowed.

D. Commercial Building & Site Standards

1. Scope & Authority

The Administrator shall review all applications for development within the project according to the standards outlined in this section. Any items not addressed in this section shall be reviewed in accordance with the applicable provisions of the Hooper Crossing MDA. The Administrator shall require a written statement of approval from the DRC stating compliance and approval for development by a third-party other than the Master Developer.

2. Commercial Lot Standards

Minimum lot sizes and setbacks shall be as follows (unless otherwise approved by the Administrator):

Lot Type	Min Lot Size	Front Setback	Rear Setback	Side-yard Setback	Max Building Coverage
Lot Type Flex	None	15' Min	10'	15'	60%

3. Commercial / Residential Mixed-Use Land Uses

Allowed and conditional land uses for the flex parcels in the Project (Mixed Use) shall follow the provisions of the Hooper Crossing MDA:

Land Use	Allowed
	Permitted without exception
	Permitted without exception

D. Commercial Building & Site Standards *(continued)*

4. Screening

Any portion of the rear elevation or loading area of a commercial use that abuts a public right-of-way shall be screened with a 6' wall or fence along the public right-of-way. Parking areas within 10' of a side or rear property line shall be screened with a wall or fence.

5. Commercial Building Heights

Building height restrictions shall be as follows (unless otherwise approved by the Administrator):

Building Type	Bldg Height	Height Measurement
Commercial	45'	Maximum height measured to top of building
Office	60'	

Building height is measured at finished grade of front two building corners.

6. Exterior Building & Architectural Elevation Standards

Building materials for Flex Village developments shall conform, at a minimum, to conditions of the Design Review Committee. The City shall not impose building or architectural elevation standards on the residences or other buildings within Project which exceed the building code provisions of the Hooper Crossing MDA. Without in anyway limiting the foregoing, and by way of example only, the following are approved external building materials:

Exterior Building Material	Allowed
Brick / Stone	Y
Wood	Y
Stucco	Y
Ornamental Metal Panels	Y
Fiber Cement Siding	Y
Precast Concrete	Y
Storefront door & window systems	Y

7. Parking Standards

Minimum parking spaces shall be as follows (unless otherwise approved by the Administrator):

Dwelling Type	Parking Required/ Net 1,000 Sq Ft
Retail	4 sp
Restaurant	7.5 sp
Office	4 sp

8. Commercial Landscape Standards

Minimum landscape standards shall be as follows (unless otherwise approved by the Administrator):

- 1) Min 5% landscape area within parking lots.
- 2) Landscape islands shall be required at the end of each parking row.
- 3) Landscape islands (min 6' width) shall be required every 20 spaces within a parking row.
- 4) Landscape plantings within parking areas shall require 1 tree for every 500 square feet of parking area. Such tree plantings may be located within the parking area if the landscape island is greater than 10' in width, or may be located around the perimeter of the parking area.
- 5) Water-wise plantings and xeriscape treatment are required in all interior parking islands. A minimum of 20% of landscape islands shall be live plant material, with an appropriate irrigation supply.

9. Commercial Landscape Area

A minimum of 10% of commercial land use area shall be landscaped with appropriate landscape treatments. Any parking lot landscaping shall be counted toward this requirement.

10. Commercial Signage

Signage standards shall be as follows (unless otherwise approved by the Administrator):

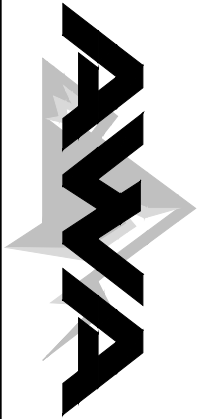
- 1) Ground-mounted/freestanding signs shall not exceed the maximum building height and shall be a minimum of 10' setbacks from property lines. Ground signs shall be placed so as to not infringe on the sight triangle at vehicular turning movements.
- 2) Signs attached to building facades shall not exceed 25% of the face area of each public facing facades.
- 3) All signs may be illuminated with indirect lighting or back lighting.

11. Double-fronted Commercial Lots/Building Pads

Double-fronted commercial lots or building pads are allowed.

EXHIBIT 'N'

(Outbuilding/Pad Prototypical Architectural Elevations)



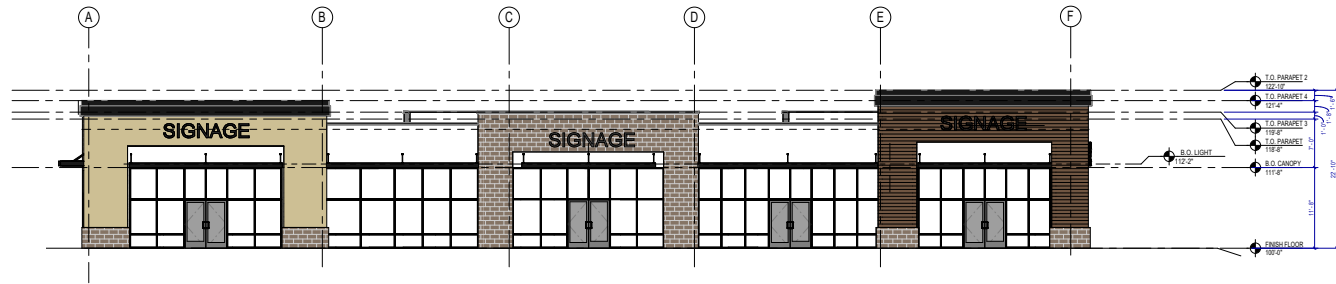
Out Pad Architectural Elevations

Sheet No.

Design By: TW

Drawn By: CV

15 Jan, 2026



MATERIAL LEGEND	
	FACTORY COLOR WHITE HARDY BOARD - COLOR MATCH GROCCER ANCHOR
	FACTORY COLOR TAN HARDY BOARD - COLOR MATCH GROCCER ANCHOR
	FACTORY COLOR GRAY HARDY BOARD - COLOR MATCH GROCCER ANCHOR
	FACTORY COLOR DARK TAN HARDY BOARD - MATCH GROCCER ANCHOR
	CMU - COLOR & STYLE MATCH GROCCER ANCHOR
	METAL PANEL

GENERAL NOTES - ELEVATIONS

- A. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS
- B. COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE. SEE SHEET A01
- C. SEE ROOF PLAN FOR ALL ROOF SLOPES.

KEYED NOTES

East "Front" Side

Door : 6%
CMU: 13%
Dark Tan Hardy Board: 10%
Tan Hardy Board: 10%
White Hardy Board: 15%
Metal Panel: 9%
Window: 37%



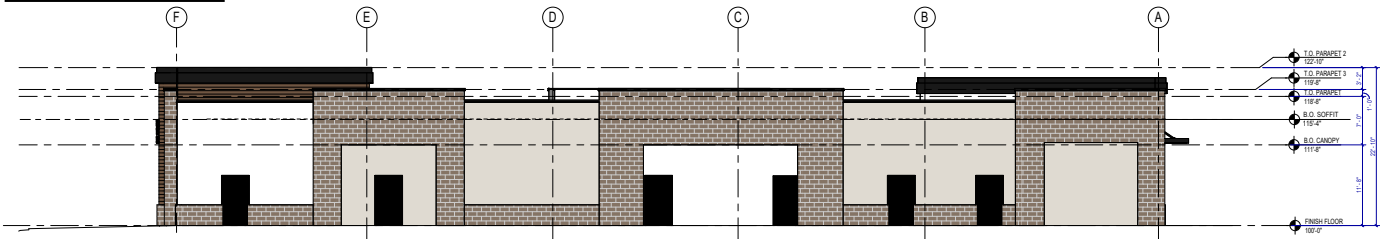
South "Left" Side

CMU: 34%
Dark Tan Hardy Board: 2%
Tan Hardy Board: 10%
White Hardy Board: 38%
Metal Panel: 5%
Window: 11%



North "Right" Side

Door "Essential Grey": 2%
CMU: 28%
Dark Tan Hardy Board: 19%
Tan Hardy Board: 2%
White Hardy Board: 21%
Metal Panel: 5%
Window: 23%



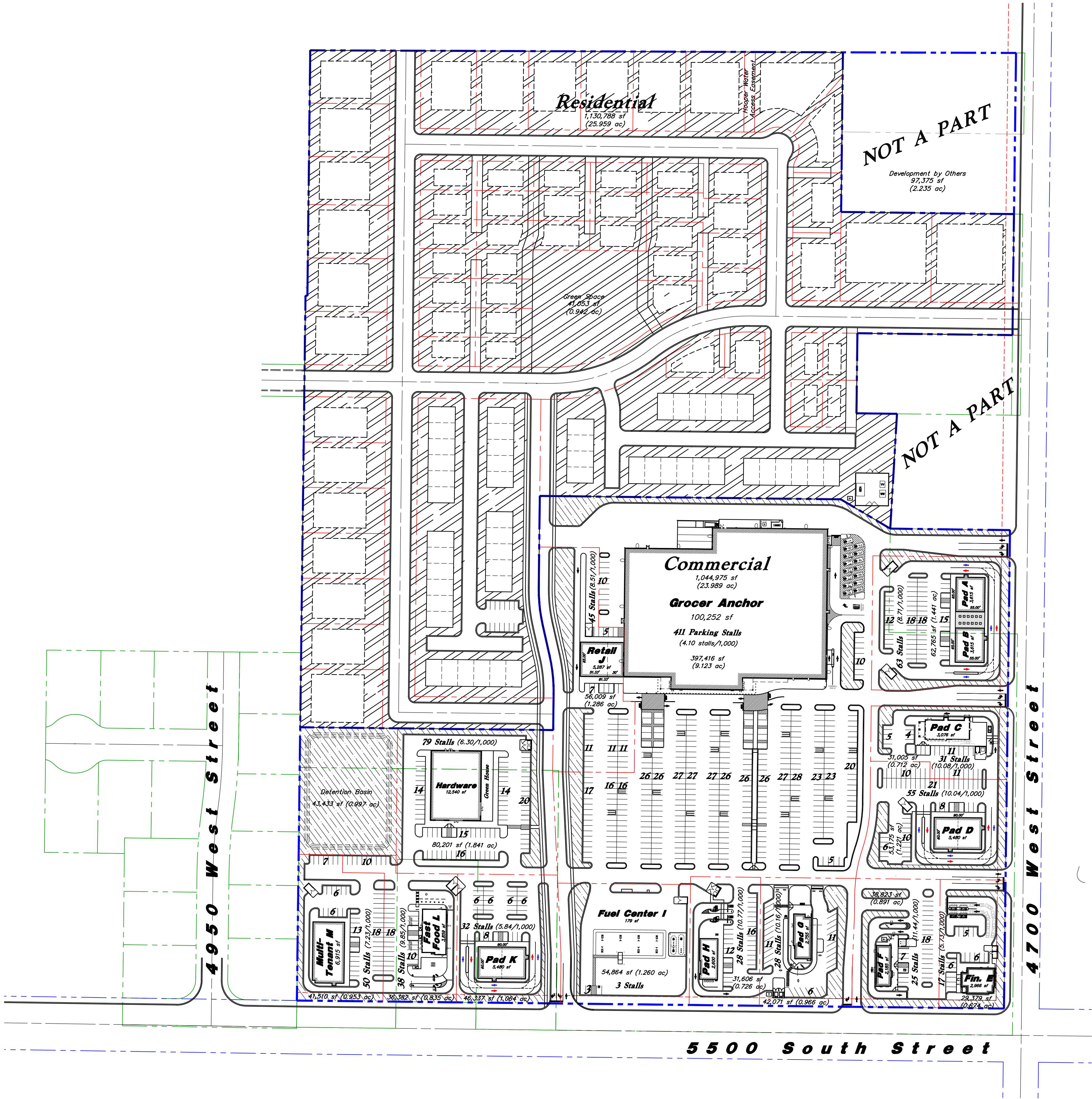
West "Rear" Side

CMU: 38%
Dark Tan Hardy Board: 2%
White Hardy Board: 16%
Grey Hardy Board: 31%
Metal Panel: 13%

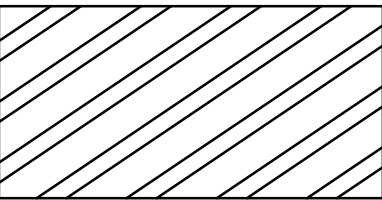
Exhibit 'L'

EXHIBIT 'O'

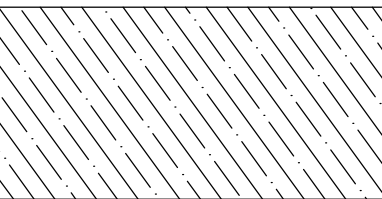
(Open Space Exhibit)



Legend



Residential Open Space



Commercial Open Space

Commercial

Total Area = 1,044,986 sf. (23.989 acres)
Open Space = 131,596 s.f. (3.021 acres) (12.60% Hatched)

Residential Open Space

Total Area = 1,130,809 sf. (25.959 acres)
Open Space = 1,112,162.29 s.f. (2.553 acres) (48.36 %)
Buildable Area = 577,566 s.f. (13.259 acres) (51.08 %)
Open Space = Total Residential Area — Total Buildable Area
=25.959 Acres — 13.259 Acres
=12.700 Acres

$$\text{Open Space \%} = \frac{\text{Total Open Space Area}}{\text{Total Residential Area}} = \frac{12.700 \text{ Acres}}{25.959 \text{ Acres}} * 100 = 48.92\%$$

NOTE:
This plan has been prepared without benefit of a complete survey. This plan has also been prepared without a full review of City Ordinances and requirements. It is conceptual in nature and no guarantee of its accuracy or compliance with City codes is implied.

CLIENT INFORMATION:

Terra Strada

CLIENT LOGO:

Open Space Determination

Hooper Crossing

5500 South 4700 West
Hooper, Utah

Project No:	SMC141
Designer:	TW
PM:	TW
OCM:	XX
Final Review:	XX
smc141 Master Development Plan V	

3 Sep, 2026

SHEET NO.

EX 0