

Military Recreation Facility Development Review Committee (MRF DRC)

September 8, 2026 at 2:00 pm

Held Virtually via Zoom

COMMITTEE MEMBERS

Derek Brenchley (Chair)

Dustin Grabau (Vice Chair)

Max Covey

Eric Hales

Dallin Koecher

Doug Smith

Ray Whitchurch

AGENDA

1. Review and approval of the minutes from the July 14, 2026 Military Recreation Facility Development Review Committee Meeting.
2. Consideration of Proposed Amendments to the Military Recreation Facility Standards and Guidelines Related to Signage
3. Consideration of the Marcella Gate House Site Plan
4. Adjourn. The next scheduled meeting is October 13, 2026 at 2:00 pm.

Military Recreational Facility Development Review Committee Meeting

DRAFT Minutes

Tuesday, July 14, 2026 @ 2:00 PM

Zoom Teleconference

Listen to the audio recording here: [Public Notice Website](#)

Board Members Present: Vice Chair Dustin Grabau, Eric Hales, Dallin Koecher, Ray Whitchurch, Max Covey

Board Members Excused: Doug Smith, Derek Brenchley

The complete official audio recording can be found at the link above. A summary of the discussions is presented as follows:

Welcome (0:00–1:25)

Vice Chair Dustin Grabau opened the meeting and announced that Derek Brenchley has been newly designated as the Chair of the Development Review Committee by MIDA Executive Director Nicole Cottle. Grabau noted he will continue to act as Vice Chair and conduct today's meeting.

Agenda Item (1) Review and approve minutes from April 14, 2026 Military Recreation Facility Development Review Committee meeting. (1:25–2:13)

Dallin Koecher: Motion to approve the April 14, 2026 meeting minutes.

Eric Hales: Second.

All members present vote “aye” in favor of approving the April 14, 2026 minutes. None are opposed. The motion passes.

Agenda Item (2) JMARA Recreation Area Site Plan (2:13–15:52)

Presentation by Rob Donigan

The project consists of a 24-acre recreation site located on the east side of Highway 40, southeast of the Mayflower exit.

The proposed site plan features multiple sports courts (tennis and pickleball), synthetic turf fields, a centralized restroom pavilion/concession facility, an asphalt looping trail system with soft-surface spurs connecting to the 319 connector, a large parking lot, and a bike park.

The infrastructure for the parking lot is excluded from this specific site plan application and is being handled through a separate infrastructure permit built by Extell.

A recent plan update includes a roundabout in the northeast portion off the main recreation property to facilitate entry into the parking lot and future commercial developments.

The facility will be constructed on capped tailings ponds (ponds 1 and 3 are directly underneath the facility, while pond 2 sits under the existing southern parking lot). Proposed landscaping on top of the caps will be native and restricted strictly to drip irrigation with a baseline tracking controller to monitor for breaks and prevent cap penetration.

Committee Questions and Comments

Ray Whitchurch confirmed with staff that artificial turf fields would indeed be utilized on top of the ponds.

Derek Herndon emphasized ongoing coordination with the Department of Water Quality (DWQ) and noted that an HDPE welded liner will be installed beneath the synthetic turf areas to minimize infiltration.

Eric Hales reminded the applicant that the site is within the Wildland Urban Interface, which must be factored into the landscape design, particularly when placing trees near structures. The applicant agreed to address this with their landscape designer.

Ray Whitchurch: Motion to approve the JMARA Recreation Area Site Plan based on successful completion of the two staff-recommended conditions:

1. All outstanding engineering comments be resolved and signed off by the MIDA review engineer, JSSD, and WCFD through the infrastructure permit process.
2. The landscaping and irrigation plan be adjusted as required by the DWQ.

Max Covey: Second.

All members present vote “aye” in favor. None are opposed. The motion passes unanimously.

Agenda Item (3) Cormont Condominium Plat PH1 – Commercial (Amended) (15:52–20:13)

Presentation by Rob Donigan

The application covers a commercial plat amendment located south of the Grand Hyatt hotel and west of Highway 40.

The amendment formally defines three new commercial units: Unit 601 (the location for a future ice ribbon), Unit 602 (the Zamboni building), and Unit 603 (a small retail/concession building named the Beehive).

The amendment also clears up an unused, legacy utility easement on the north side of the property.

Staff requested an amendment to the recommended action to remove a pending condition regarding Plat Note 12, as MIDA legal counsel has already reviewed and approved the change.

Committee Questions and Comments

MIDA Legal Counsel Richard Catten confirmed that the plat note change has been finalized and approved.

Applicant representative Saadet Nur Yilmaz stood by for questions but had no further additions. No board concerns were raised.

Eric Hales: Motion to approve the Cormont Condominium Plat Phase 1 - Commercial (Amended).

Ray Whitchurch: Second.

All members present vote “aye” in favor. None are opposed. The motion passes unanimously.

Agenda Item (4) Open and Public Meeting Acts Training (20:13–25:59)

Presentation by: Richard Catten

Richard presented the annual state-mandated Open and Public Meetings Act (OPMA) training to the committee members.

Highlighted the updated statutory definition of a "meeting," noting that it must be properly convened by an authorized individual for the express purpose of acting, deliberating, or receiving public comment on a matter under the body's jurisdiction.

Clarified that this updated legal definition allows board members to attend general MIDA social functions or events together as a quorum without triggering public notice issues, provided they are not actively conducting official board business.

Reiterated strict prohibitions against quorums using electronic communications (texting, emailing) to deliberate or predetermine a vote outside of a noticed public meeting.

Agenda Item (5) Adjourn. The next meeting is scheduled for August 11, 2026, at 2:00 pm. (35:27–35:46)

Dallin Koecher: Motion to adjourn.

Ray Whitchurch: Second.

The meeting adjourned at approximately 2:26 PM.

Meeting Attendees

- 1. Dustin Grabau (Vice Chair – Committee Member)**
- 2. Ray Whitchurch (Committee Member)**
- 3. Eric Hales (Committee Member)**
- 4. Dallin Koecher (Committee Member)**
- 5. Max Covey (Committee Member)**
6. Morgan Nebeker
7. Rob Donigan
8. Michelle Jensen
9. Jeff Benson
10. Heather Kruse
11. Bob Daniel
12. Paula Eldredge
13. Selina Hadfield
14. Derek Herndon
15. Mike Lightman
16. Brent Hall
17. Richard Catten
18. Hilary Venable
19. Saadet Nur Yimlaz
20. Caytie Frampton
21. Michael Kosakowski
22. Richard Breitenbeker
23. Glen Clement

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
September 8, 2026

STAFF REPORT

Agenda Item: #2
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Revisions and additions to Development Standards and Guidelines – Section 1.01 Terms, Tenses, and Definitions, 2.07(D) – Infrastructure Improvement Permit Submittal Requirements, 2.08 – Encroachment Permit, 2.09 – Sign Permits, 4.06(B) – Lighting Design Standards, and 4.07 – Signage Design Standards.

Recommendation: Staff recommends the MIDA DRC recommend to the MIDA Board approval of the revisions and additions to Section 1.01 Terms, Tenses, and Definitions, 2.07(D) – Infrastructure Improvement Permit Submittal Requirements, 2.08 – Encroachment Permit, 2.09 – Sign Permits, 4.06(B) – Lighting Design Standards, and 4.07 – Signage Design Standards.

Background/Description:

The most recent approved version of the Development Standards and Guidelines (Standards) for the MIDA Control Area was approved by the MIDA Board on April 24, 2026. As time passes, different circumstances arise, and conditions change, it is necessary on occasion to update the Standards. The proposed revisions and additions that are the subject of this staff report include two key additions: the addition of the term Plane of Influence and procedures and measures to protect this Plane of Influence; and a total replacement of Section 4.07 – Signage Design Standards.

Analysis:

The proposed change to Section 1.01 Terms, Tenses, and Definitions includes adding a definition for Plane of Influence.

The proposed change to 2.07(D) – Infrastructure Improvement Permit Submittal Requirements adds a requirement to identify any construction activities that may encroach on the Plane of Influence as part of the permit submittal package.

The proposed changes to Section 2.08 – Encroachment Permit include requiring an Encroachment Permit for work within the Plane of Influence, providing detailed procedures when working within the Plane of Influence, and providing a graphic diagram illustrating what the Plane of Influence is.

Section 2.09 – Sign Permits is a new section describing the process and requirements to obtain a Sign Permit. Sign Permits are an Administrative Approval.

Section 4.07 – Signage Design Standards fully replaces the previous section which was half a page in length with much more complete standards which are 19 pages in length. The new section includes signage specific definitions and standards for numerous types of signs from Promotional Signs to Bench Signs. Prohibited Signs are also listed.

The proposed change to Section 4.06(B) – Lighting Design Standards adds to the definition of Nighttime Hours defining Nighttime Hours for areas designated as Lighting Zone LZ-0 as the time between sunset and sunrise or 7:00 AM (whichever comes earlier).

If the DRC recommends approval on the proposed revisions to the Standards and Guidelines, all formatting and numbering will be reviewed and appropriately adjusted to match the existing Standards and Guidelines.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC recommend to the MIDA Board approval of the revisions and additions to Section 1.01 Terms, Tenses, and Definitions, 2.07(D) – Infrastructure Improvement Permit Submittal Requirements, 2.08 – Encroachment Permit, 2.09 – Sign Permits, 4.06(B) – Lighting Design Standards, and 4.07 – Signage Design Standards.

Attachments:

MRF August 2026 S&G Amendments

CHAPTER 1 DEFINITIONS

1.01 Terms, Tenses, and Definitions

For the purpose of these MIDA Development Standards, certain terms and words are to be used and interpreted as defined hereinafter. Words used in the present tense shall also include the future tense; words used in the masculine gender shall also include the feminine gender; words used in the singular number shall also include the plural number; and words in the plural number shall also include the singular number, except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not discretionary. For any term or use not defined herein, the APA publication entitled *Planner's Dictionary* and *Webster's Dictionary* (latest editions) shall be consulted and the definition used will be determined by the Executive Director.

Plane of Influence - an area adjacent to public infrastructure, such as Mountain Village PID rights of way, in which excavation or other construction activities may cause damage to the public infrastructure. Any excavation or construction activities which encroach into the Plane of Influence requires Encroachment Permit. A detailed description and diagram of the Plane of Influence is found in Section 2.08(B) of these Standards.

CHAPTER 2 REVIEW PROCEDURES

- 2.01 Master Development Plan
- 2.02 Subdivision Plat
- 2.03 Site Plan
- 2.04 Conditional Use
- 2.05 Building Permit
- 2.06 Grading Permit
- 2.07 Infrastructure Improvement Permit
- 2.08 Encroachment Permit~~Ski Facilities~~
- 2.09 Sign Permit~~Procedural Matters~~
- 2.10 Ski Facilities~~Variances~~
- 2.11 Procedural Matters~~Approval of Non-Complying Applications~~
- 2.12 Variances
- 2.13 Approval of Non-Complying Applications

2.07 Infrastructure Improvement Permit

- D. Infrastructure Improvement Permit Submittal Requirements:** A PDF copy of the Infrastructure Plans and other information, required as part of the Infrastructure Permit Application, shall be shown graphically and by note on plans. All sheets shall contain general identification data such as; a title that includes the name of the development, parcel name and/or number and its location by number of section, township, range and county; name, address and official seal of the registered professionals preparing the Plans; scale, north arrow and date of the Site Plan preparation; legend showing all symbols, line types, hatching and abbreviations; and the “Call Before You Dig” symbol and telephone number where appropriate. All mapped data for the same plan shall be drawn accurately at the same standard engineering scale, having no more than one hundred (100) feet to an inch.
- 2. Proposed Conditions Data (as applicable):
 - a. Proposed Site Plan Layout:
 - 1. Street layout, right-of-way easement width(s), utilities, utility easements, street cross-sections, proposed names of streets, street numbers, alleys, pedestrian ways, easements, roads to be dedicated to the County and connections to adjoining properties.
 - 2. The identification of snow storage, garbage storage, access and screening, fire access/lanes around buildings.
 - 3. The identification of service areas including loading docks.

4. Designation of all land to be dedicated or reserved for public use with the use indicated.
5. Common Site elements: ski racks, bike racks, benches, trash receptacles, streetlights, street signs and other amenities.
6. Materials: hardscapes, plazas, Retaining Walls and other site elements.
7. Typical Project area dimensions to scale; dimensions of all corner Project areas and Project sections of streets; each phase numbered individually; total number of phases;
8. Location, width, and use of easements;
9. Identification of any construction activities, specifically including excavations, that may encroach into the Plane of Influence and thereby require an Encroachment Permit.

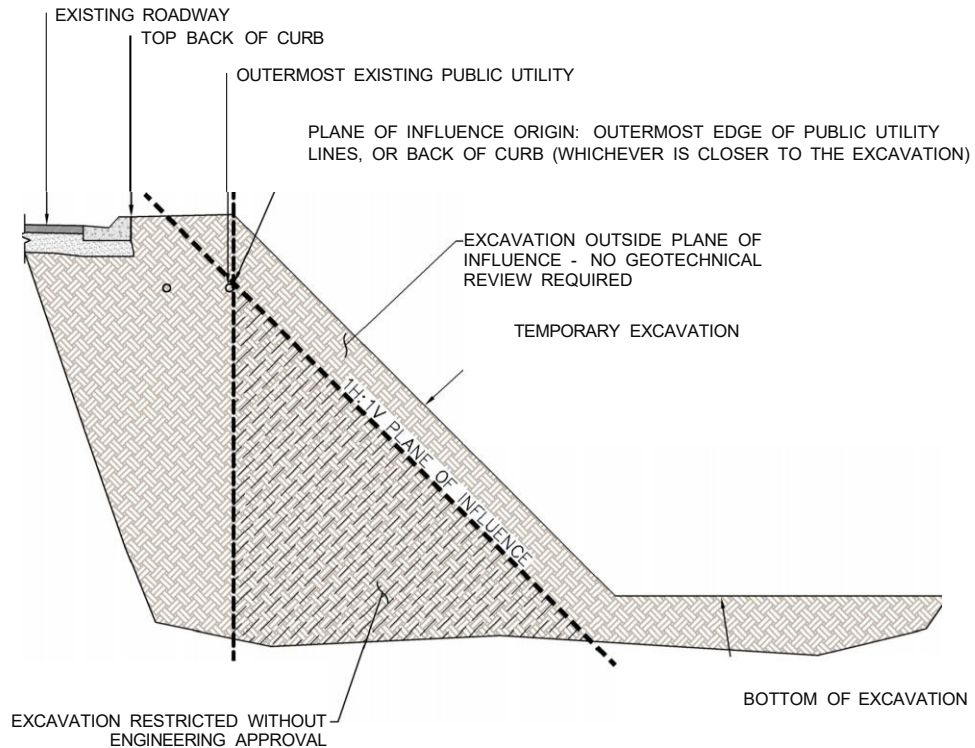
- b. Demolition Plan: Indicate structures, vegetation, site elements and other facilities to be removed or abandoned. Illustrate area of impact.

2.08 Right of Way Encroachment Permits

A. **Administrative Approval of Encroachment Permits.** The Administrative Approval of MIDA is required in connection with all work performed within the Public Right of Way ,or within the Plane of Influence, that may include but are not limited to construction, excavation, penetration or cutting of a Public Road or Street, maintenance and repair work.

B. Plane of Influence.

1. To protect MMV PID infrastructure, MIDA restricts excavation adjacent to MMV PID assets. Temporary excavation within a Plane of Influence where the Plane of Influence is defined as the region within the soil where the stresses caused by a surface or subsurface load are considered significant enough to affect settlement, strength, or other geotechnical behavior. Based on the global geotechnical reports for the project site, temporary slopes should not be steeper than 1H:1V (45°). For the MIDA area the plane of influence is based on the 1H:1V slope, see figure below.
2. The plane of influence starts at either an existing dry or wet utility or at the back of the curb. Construction traffic such as parked vehicles, loaders, dump trucks are considered live loads that essentially would push the plane of influence out. Such construction activity cannot occur inside the defined plane of influence. Any excavation or construction activity that falls under the plane of influence will require a signed licensed Geotechnical Engineer's recommendations. Temporary excavation may require shoring.
3. The MIDA Engineer is authorized to issue stop work orders as may be necessary to stop or prohibit work, excavation, or construction activities within the Plane of Influence without a valid Encroachment Permit, or for work, excavation, or construction activities outside the scope of an approved Encroachment Permit, or which may endanger the integrity of public infrastructure.
4. The Plane of Influence is shown in the following diagram:



NOTES:

EXCAVATIONS SHALL NOT EXTEND BELOW A 1H:1V (45°) PLANE PROJECTED DOWNWARD FROM THE OUTERMOST EDGE OF EXISTING UNDERGROUND PUBLIC UTILITIES OR FROM THE BACK OF CURB, WHICHEVER IS CLOSER TO THE EXCAVATION, UNLESS ONE OF THE FOLLOWING HAS BEEN REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO EXCAVATION:

1. A TEMPORARY SHORING SYSTEM DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH; OR
2. WRITTEN RECOMMENDATIONS PREPARED BY A LICENSED GEOTECHNICAL ENGINEER DEMONSTRATING THAT THE PROPOSED EXCAVATION WILL NOT ADVERSELY AFFECT THE STABILITY OF THE EXISTING ROADWAY, PUBLIC UTILITIES, ADJACENT PUBLIC IMPROVEMENTS, OR SUPPORTING SOILS.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING THE STABILITY OF THE EXISTING ROADWAY AND ALL ADJACENT PUBLIC IMPROVEMENTS THROUGHOUT CONSTRUCTION.

THIS DETAIL ESTABLISHES MINIMUM REQUIREMENTS. OSHA EXCAVATION SAFETY REQUIREMENTS REMAIN APPLICABLE.

PER MASTER GEOTECHNICAL REPORT TEMPORARY EXCAVATED SLOPES SHOULD NOT BE STEEPER THAN A 1H: 1V

B. Encroachment Permit Application. Applicant shall submit a MIDA Encroachment Permit Application form and pay the applicable fee as established by MIDA.

C. Encroachment Permit Submittal Requirements:

1. The application must be by the person or company responsible for the work.
2. Provide a Blue Stakes of Utah ticket number.
3. Provide a drawing, to scale, showing the location and dimensions of the work. Specifically including any work, construction activity, or soil disturbance that may take place within the Plane of Influence.

4. Indicate if and what asphalt is being cut, and why alternatives are not practical.
5. Indicate how APWA T-patch requirements, and minimum patching requirements will be met.
6. When impacting traffic provide a Traffic Control Plan in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).
7. Provide an Erosion Control and Re-Vegetation Plan as required.
8. Provide plans for restoring soils, landscaping, and replacing disturbed shoulders where required, including with minimum 4" compacted road base.
9. Any permits from the State of Utah required, including from the Utah Division of Water Rights for FEMA floodplains and Water Quality Division permits.
10. Evidence of insurance as follows:
 - a. Provide evidence of insurance in an amount typical of such construction projects in Utah, but not less than \$1,000,000 general commercial liability per occurrence and \$2,000,000 per aggregate, and which lists MIDA and the Mountain Village Public Infrastructure District as an additional insureds and which is required to give MIDA 30-days notice in the event of cancellation and 10 days for non-payment of premium.
 - b. The required insurance coverages shall remain in effect for a minimum of the term of the work and permit.
 - c. All insurance shall be licensed in Utah and have an A- or greater rating by A.M. Best.
11. Payment of applicable fees.
12. The submission of a Completion Assurance as set forth in Section 3.09 of these Standards.
13. Proof of meeting any other requirements under applicable law or under the APWA Utah Chapter.
14. The applicant, if not the property owner, shall demonstrate they have permission from the property owner.
15. Any additional information the MIDA engineering staff reasonably requests.

D. Certification of Complete MIDA Encroachment Permit Application. Upon receipt of the MIDA Encroachment Permit Application with all required data as provided herein, the MIDA Engineer shall place the application in the queue for review. If the MIDA Engineer determines that application is incomplete, the MIDA Engineer shall provide the applicant with notice that the MIDA Encroachment Permit is incomplete and identify in reasonable detail those items that the MIDA Engineer determines to be incomplete.

E. Review of Completed Application.

1. Review of the Encroachment Permit Application the MIDA Engineer or designee. Such Reviewer(s) have fifteen (15) Working Days to review the MIDA Encroachment Permit Application and submit the Reviewers' initial report of findings for approval or a request for more information. Reviewers must include all comments to the MIDA Encroachment Permit Application in the initial report, which review shall be limited to a determination that the Encroachment with respect to which the permit is sought comply with the APWA standards and the construction and design standards set forth in these Standards and correction of apparent engineering errors or safety concerns.
 - a. If required, Applicant shall complete all corrections and re-submit plans and additional documentation to the MIDA Engineer. The MIDA Engineer shall then distribute the information to the Reviewers within one (1) Working Day of receipt.
 - b. Reviewer(s) have ten (10) Working Days for each subsequent review of the MIDA Encroachment Permit Application and shall upon completion of each such re-review, submit the Reviewers' comments to the Applicant.
2. MIDA Encroachment Permit approvals are Administrative Approvals under the MIDA Development Standards. The MIDA Engineer shall issue a MIDA Encroachment Permit to the Applicant within one (1) Working Day of granting final approval of the Permit. Upon receipt of an approved MIDA Encroachment Permit, the applicant may initiate the work permitted by the Permit.
3. The MIDA Engineer shall schedule an inspection of MIDA Encroachment Permit work as soon as possible, but in any event not more than three (3) Working Days after Applicant's request.

2.09 Sign Permits

A. Administrative Approval of Sign Permits. The Administrative Approval of MIDA is required prior to the construction, installation or modification of all signs, which require a permit, as set forth in Section 4.07 of these Standards.

B. Sign Permit Application. Applicant shall submit a MIDA Sign Permit Application form and pay the applicable fee as established by MIDA.

C. Sign Permit Submittal Requirements:

1. Application Form.
2. Fee, as established by MIDA.
3. Digital (pdf) file of signage site plan. All sheets shall contain the following information:
 - a. Project title that includes the name of the development
 - b. Parcel information and address
 - c. Information of the registered professionals preparing the plans
 - d. Scale, north arrow and date of preparation.
4. Existing Conditions Data:
 - a. Existing topography
 - b. Existing surrounding improvements including buildings, roads, utilities, any and all easements, property boundaries, and any and all other existing features within or adjacent to the Signage Site Plan area
 - c. Geotechnical report if structural design required.
5. Proposed Signage Site Plan:
 - a. Signage plan identifying locations and types of signs being proposed and proximity to adjacent properties and uses
 - b. Clear view triangles
 - c. Architectural design and details for proposed Signage including dimensions showing compliance, proposed materials, colors, finishes, etc.
 - d. Structural design for Signage (if applicable)
 - e. Grading and Drainage plan (if applicable)
 - f. Utility plan of any necessary utilities (if applicable)
 - g. Lighting for proposed Signage (if applicable)
 - h. Landscaping and Irrigation for proposed Signage (if applicable)
 - i. Provide a Blue Stakes of Utah ticket number, if applicable.
6. The applicant, if not the property owner, shall demonstrate they have permission from the property owner to construct, install or modify the sign.
7. Any additional information the MIDA staff reasonably requests.

D. Review and Approval of Sign Permit.

1. Completeness: Upon receipt of the Sign Permit Application with all required data as provided herein, the Executive Director shall within ten (10) Working Days of receipt:(i) determine the Application as complete; or (ii) provide the Applicant with written notice that the Sign Permit Application is incomplete and identifying in reasonable detail those items that the Executive Director determines to be incomplete.
2. Reviewer's Action: The Executive Director shall transmit the Sign Permit Application to the Reviewer(s) for their review and recommendations within one (1) Working Day of certification of completion. Reviewers have fifteen (15) Working Days to review the initial Sign Permit Application and submit the Reviewers' Initial Report of findings for approval or a request for more information to the Executive Director. Reviewers must include all comments to the Sign Permit Application in the Initial Report.
 - a. The Executive Director shall notify Applicant if the Sign Permit has been approved or if corrections are required, within one (1) Working Day.
 - b. If required, the Applicant shall complete all corrections and re-submit plans and additional documentation to the Executive Director. The Executive Director shall then distribute the information to the Reviewers within one (1) Working Day of receipt.
 - c. Reviewers have ten (10) Working Days for each subsequent re-review of the Sign Permit Application and shall upon completion of each such re-review, submit the Reviewers' report of findings to the Executive Director, who shall then submit any comments to the Applicant within one (1) Working Day.
3. Approval. Sign Permit approvals shall be deemed Administrative Approvals under the MIDA Development Standards. The Executive Director shall issue a Sign Permit to the Applicant within one (1) Working Day of receipt of the Reviewer's approval. Upon receipt of an approved Sign Permit, the Applicant may initiate the work permitted by the approved Sign Permit. Any modification to the signage plans as set forth in an approved Sign Permit shall be made by submitting an new Sign Permit application.

CHAPTER 4 DESIGN STANDARDS

- 4.01 Purpose and Intent
- 4.02 General Design Standards
- 4.03 Architectural Design Standards
- 4.04 Landscape Design Standards
- 4.05 Parking Design Standards
- 4.06 Lighting Design Standards
- 4.07 Signage Design Standards
- 4.08 Infrastructure Improvements Design Standards
- 4.09 Other Design Standards

4.07 Signage Design Standards

~~A. Objective: All exterior signage must be consistent with the Materials and Design Standards Handbook prepared for each development project and approved on a case by case basis by the Executive Director. Any modifications to or variances from these signage standards and regulations will be approved by the MIDA Board during the Site Plan Application. All signs shall incorporate and enhance the Mountain Resort look. Signs shall relate to the building architecture with exterior down lighting.~~

~~B. General Signage Design Standards: The following are signage Design Standards for the MIDA Control Area. Additional details regarding signing shall be addressed in the Materials and Design Standards Handbook prepared for each development project. MIDA may amend or supplement these guidelines from time to time.~~

~~1. Entrance Signs: Each of these signs (or gateways) shall have consistent designs and be constructed of consistent materials.~~

~~2. Directional Signs: These standard signs should also reflect the image of the MIDA Control Area, but at the same time should provide very clear way finding elements. Visitors should never feel lost or disoriented. The directional signage should be very clear and prominent in the entire MIDA Control Area.~~

~~3. Trail Signs: Signage related to trails should be consistent in design and appearance to existing trail signage in the area.~~

4.07 Signage Design Standards

New Sections:

A. Objective and Applicability

1. The purpose of these Signage Design Standards is to ensure that all Signs in the MIDA Control Area contribute positively to the Mountain Resort Look by:
 - a. preserving the natural beauty and architectural character of the MIDA Control Area;
 - b. enhance visual harmony;
 - c. provide clear information and wayfinding for residents and guests;
 - d. protect view shed and dark sky;
 - e. promote safety; and
 - f. comply with applicable regulations.
2.
 - a. Except as provided in this Section 4.07 and these Standards, a Sign shall not be erected, raised, moved, place, reconstructed, extended, enlarged, or altered unless in conformity with these Standards.
 - b. Except for Signs not regulated by these Standards, Sign alterations that increase Sign face square footage shall require conformance with these Standards
 - c. Sign copy may be changed at any time without any additional approvals or permitting, provided the Sign is not prohibited, no structural or electrical alterations are made to the Sign, and the Sign complies with the applicable requirement of these Standards
 - d. Any Sign allowed under these Standards may contain Sign copy that occupies the allowed Sign Area or any portion hereof, and may be suitable for, or may include a logo.

B. Definitions: Terms defined in Section 1.01 or elsewhere in these Standard apply to these Sign standards and in addition, the following words and phrases shall be defined as follows:

A-Frame Sign - any Sign or structure composed of two (2) Sign faces mounted or attached back-to-back and forms a vertical A and the base rests on the ground.

Abandoned Sign - a Sign that no longer correctly directs or influences a person, advertises a bona fide business, lessor, owner, product or activity conducted or available on the premises where the Sign is displayed.

Advertisement - any copy, letters, logos, symbols, or other form of communication that attracts or directs attention to a commercial use, product, or activity.

Animated Or Flashing Sign - a Sign that includes motion or rotation of any part by mechanical or artificial means or a Sign that displays flashing or intermittent lights.

Awning Sign - an awning having copy or a logo that attracts or directs attention to a use, product, or activity.

Banner, Advertising - a flag or banner constructed of cloth, canvas, or light fabric that is used for Advertising or promotional purposes and is temporary in nature.

Banner, Non-Advertising - a flag or banner constructed of cloth, canvas, or light fabric that is displayed for cultural events and holidays or seasons. The flag or banner shall not contain commercial advertising except for the cultural event, holiday or season.

Blade/Projecting Sign – a Sign that projects from, and is supported by, the wall of a building or structure (excluding wall Signs).

Building Face - the visible outer surface of the main exterior wall of a building defined as the wall that contains the primary entrance to the structure. The area of the face of the building shall be the total area of such surface including the area of doors and windows that open into a surface.

Canopy Sign - a Sign on or attached to a canopy or marquee such as a canopy over gasoline islands or drive-up tellers.

Changeable Copy - a Sign on which the copy is changed manually such as a message center or reader boards with changeable letters or changeable pictorial panels. This definition does not include poster panels or painted bulletins.

Development Sign - a Sign used to advertise the sale of units or parcels within an approved development or indicate the entrance to a development. The three (3) types of Development Signs are:

1. Directional Development Sign. A Sign intended to direct potential buyers to a particular development or to navigate within a particular development.
2. Development Promotional Sign. A Sign intended to advertise the future sale of units or parcels in a development, contemplated improvements or announcing the name of the builder, owner, designer, or developer of the project.
3. Development Entrance Sign. A permanent Sign indicating the name of the development together with associated aesthetic improvements.

Directional Or Guide Sign - an on-premises Sign that contains directional information to facilitate or control the efficient or safe movement of pedestrians or vehicles on or into a site. A directional or guide Sign may include the name of the business but shall not be used for advertising purposes and shall not exceed six (6) square feet in area.

Director - the MIDA Military Recreation Facility Project Area Director or the Director's designee.

Electronic Message Center - see definition for Reader Board.

Freestanding Sign - a Sign supported by two (2) or more poles or posts or similar uprights permanently affixed to the ground and not attached to any other structure, and which is not more than 10 feet in height measured from ground level at its base.

Garage Or Yard Sale – an informal on-site event where private individuals sell unwanted personal or household items directly from their residential property.

Hanging/Suspended Sign – a Sign that is suspended parallel or perpendicular to a building roof, façade, porch or other structural element by bracket, hooks or chains.

Interior Sign - a Sign located in a building visible only within the building in which the Sign is located.

Kiosk – a small, freestanding physical structure or stand along digital device placed in high traffic public areas designed to provide directions, dispense tickets, and/or share information, including Advertising

Menu Sign - a Sign used to advertise the product available at a fast-food restaurant or convenience store.

1. **Freestanding Menu Sign.** A Sign located along the driveway to the drive-up window of a fast-food restaurant or convenience store that does not contain a noise emitting device for communication.
2. **Freestanding Menu Noise Emitting Sign.** A Sign located along the driveway to the drive-up window of a fast-food restaurant or convenience store that contains a noise emitting device for communication.
3. **Wall Mounted Menu Sign.** A Sign either attached or painted on a wall that displays the product available at a fast-food restaurant or convenience store.

MIDA MMV PID - the MIDA Mountain Village Public Infrastructure District, a political Subdivision of the State of Utah and a subsidiary of MIDA. The MIDA MMV PID owns and operates certain public infrastructure within the MIDA Control Area.

Monument Sign - a Sign where the horizontal bottom of the Sign surface is attached to the ground, a foundation in the ground, or where the horizontal bottom of the Sign is no more than eighteen (18) inches from the ground and where there are no poles, braces, or other visible means of support other than attachment to the ground. A Monument Sign may be expanded to become part of a fence surrounding a project such as an entrance feature.

Movable or Portable Sign - a Sign that is designed to be moved from place to place either by vehicle or manually and not permanently affixed to the ground. Handheld Signs are considered Moveable or Portable Signs. For the purposes of these Standards, trailers, automobiles, and other movable objects used for advertising are not considered Moveable Signs and are not an allowable means of advertising in the MIDA Control Area.

Off-Premises Sign. A Sign that advertises products, services, or business establishments that are not located, conducted, manufactured, or sold at the premises upon which the Sign is erected.

Permanent – as used in this section, mean an immovable structure, support, building or other feature designed or anticipated to remain in place for ten (10) years or more without moving.

Permitted Sign – a Sign which requires a Sign Permit or for which MIDA has issued a Sign Permit as set forth in these Standards.

Poster Panels or Painted Bulletins - an advertising device used as a promotional display inside of a transparent faced container or painted on a transparent surface. Poster panels or painted bulletins include coming attraction displays and window advertising.

Project Sign - a Sign in a large multi-building commercial development used to advertise multi-tenant projects.

Promotional Signs - advertising devices including Banners, inflatable displays, streamers, pennants, valance, or other similar devices intended to draw attention to a building, use, product, or activity. In addition, displays constructed of paper, cloth, canvas, fabric, cardboard, wallboard or other materials with or without frames, intended to be displayed in or out of doors for a short period of time leading up to and during Special Events or temporary activities on a property.

Pole Sign – a freestanding outdoor Sign mounted on a single pole advertising for a business or businesses.



Example of a Pole Sign

Public Information Sign - a Sign intended to provide information or directions to the general public such as locations of parking lots and restrooms.

Reader Board or Electronic Message Center - a portion of a Sign used to electronically display lettering or other symbols upon which it is possible to change the copy or message.

Real Estate Sign - a temporary Sign related to the sale or lease of the property upon which the Sign is located.

Residential Area - any area within the MIDA Control Area that is within 150 feet of a Dwelling, except for Condominium Units.

Roof Sign - a Sign erected on the roof of a building or structure.

Sign - every message, announcement, declaration, demonstration, display, illustration, insignia, trade names, trademarks, surface or space erected or maintained in view of the observer thereof for information, direction, identification, Advertisement, or promotion of the interest of any person, entity, product, or service whether placed on the ground, rocks, trees, stumps, or other natural objects, or on a building, wall, roof frame, support, fence, or other man-made structure, visible from any adjoining parcel or public right-of-way. The definition of Sign shall also include the Sign structure, supports, lighting system and any attachments, ornaments or other features used to draw the attention of observers. It does not include any official notice issued by any court, public body or officer, directional warning or information Sign or structure required or authorized by law.

Sign Area - the area of a Sign that is used for display purposes, excluding the frame and supports. In computing Sign Area only one (1) side of a back-to-back or double-face Sign covering the same subject shall be computed when the Sign faces are parallel or diverge from a common edge by an angle of not more than forty-five (45) degrees. In relation to Signs that do not have a frame or a separate background or are of irregular shape, Sign Area shall be measured on the basis of the least rectangle, triangle, or circle large enough to frame the Advertisement.

Sign Dimensions - the Sign Area shall be measured for compliance with these Standards as follows:

1. **Height Of Sign.** The height of a Sign is the vertical distance measured from the ground plane to the top uppermost portion of the Sign including Sign supports.
2. **Width Of Sign.** The width of a Sign is the horizontal distance measured from the outermost edges of the Sign on a vertical plane.
3. **Complete Sign Area.** Signs that do not have a frame or a separate background shall be measured on the basis of the least rectangle, triangle, or circle large enough to frame the Advertisement.

Sign Lighting- a Sign made legible in the absence of daylight by devices which reflect or project light upon the Sign. Sign Lighting standards are found in Section 4.06 of these Standards.

Sign Permit – a permit issued by MIDA that allows for the construction and/or use of certain permanent or temporary Signs as set forth in these Standards.

Snipe Sign - a Sign for which a permit is required and has not been obtained, and which is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or other objects with advertising appearing thereon.

Special Event – a planned, out of the ordinary temporary occurrence that deviates from standard

Temporary Sign. A Sign, poles, posts, or other structure or apparatus intended to be erected for a short period of time and not fastened to a foundation or other permanent structure.

Village Core – The “Village Core” is defined as those properties located within Deer Valley East Village and identified as the “Village Core” in the depiction below.



Wall Sign - a Sign with messages or copy erected parallel to and attached to or painted on the outside wall of a building.

1. Wall Signs affixed to the Building Face shall not extend more than eighteen (18) inches from the Building Face with messages or copy on the face side only.
2. A painted wall Sign is defined as a Sign on the Building Face painted in a manner that gives the visual appearance of being painted on the Building Face by not having a frame or separation from the Building Face.

Window Sign - a Sign or lettering either attached to a window or door or located within six (6) inches of said building or window face that is visible through a window or door from outside the building.

C. Administration and Interpretation

1. The MIDA MRF Project Area Director, is hereby authorized and directed to enforce all provisions of this Ordinance.
2. In applying the provisions of this Ordinance, the Director shall make a determination of :

- a. That the application is complete and the provisions of these Standards have been satisfied.
- b. That any proposed Sign has been reviewed and authorized by the appropriate staff members for compliance with the adopted building code, and these Standards.

D. Sign Permit and Fees: Except as otherwise specifically set forth in these Standards, all Temporary and Permanent Signs that contain Advertising require a Sign Permit from MIDA prior to construction, installation or use. Construction, installation or use of a Permitted Sign shall not commence until a Sign Permit has been issued. All Permitted Signs shall be inspected during reasonable times during or after construction. A Sign Permit issued by MIDA for a Permanent Permitted Sign shall be valid for a period designated in the Sign Permit at which time the Sign Permit shall become null and void if the Sign has not been erected or Significant construction completed. Sign Permits for Temporary Permitted Sign shall begin and expire upon the date set forth in the Sign Permit, which shall not exceed a period of ninety (90) days.

The applicant for a Sign Permit shall submit payment of all appropriate fees adopted by MIDA and shall comply with the Sign Permit process set forth in Chapter 2 of these Standards.

All prohibited or non-permitted Signs may be removed at the discretion of the Director.

E. General Requirements: Any Sign not expressly allowed by these Standards is prohibited. The following general requirements shall apply to Signs.

- 1) **Promotional Signs.** The following devices used to attract the attention of pedestrians or drivers of vehicles are allowed for a period not to exceed fifteen (15) days, which may, for good cause, be extended for an additional fifteen (15) days upon the approval of the Director. Promotional Signs must be placed on site and may not be placed within a public right-of-way, except as provided herein. Promotional Signs are limited to two (2) of the following:
 - a) Promotional Signs shall not be more than six (6) feet in width and twenty-five (25) feet in length. Promotional Signs may be affixed to the business building and shall be temporary in nature.
 - b) One (1) inflatable display but shall not be placed on any structure.
 - c) One (1) temporary Sign may be placed above a public right-of-way; said Sign shall be subject to the review and approval of the MIDA MMV PID and Wasatch County Fire District to assure clearance for fire apparatus.
 - d) One (1) Movable or Portable Sign is allowed as an advertising device for promotional purposes only in accordance with the following:
 - i) The Sign must be an on-premise Sign.
 - ii) The Movable or Portable Sign shall not be displayed, placed or held on public property or within a public right-of-way.
 - iii) The Moveable or Portable Sign shall not exceed thirty-six (36) square feet and may not be more than six (6) feet in height.
 - iv) An Electronic Message Center cannot be used as a promotional Sign.

- 2) **Special Purpose Signs.** In addition to any other permitted Sign(s), Signs for special purposes set forth below in this Section shall be permitted as provided herein:
- a) Signs associated with construction projects or the sale of units or parcels within an approved development as follows:
 - i) The following Signs are allowed for projects under construction or recently completed:
 - (1) Directional Development Signs on premise and off premises. Six (6) directional Signs that include only the name and direction to the development may be installed on private property to provide direction to the project. Each Sign may have a maximum area of nine (9) square feet of Sign Area.
 - (2) Development Signs on premise. One (1) development promotional Sign, not to exceed one hundred fifty (150) square feet of Sign Area, may be placed at each approved entrance of the development. Two (2) additional Signs, not to exceed seventy-five (75) square feet, may be allowed to show sponsorship/financing arrangements within the development.
 - b) Permanent Development Signs may be allowed at each entrance to the development provided the Sign does not exceed seventy-five (75) square feet in area or be more than six (6) feet in height. The Sign materials used must be low maintenance and consist of hard surface materials such as masonry, brick, stucco, and stone and must be approved by the Director.
 - c) Permanent Directional or Guide Signs may be erected on premise for the purpose of facilitating or controlling the efficient or safe movement of pedestrians or vehicles on or into private property and shall be located on the properties to which they pertain. No such Sign shall exceed sixty (60) square feet of Sign Area.
 - d) For temporary uses, which are allowed by these Standards as a Conditional Use or a Special Event, the temporary use shall be permitted to install one (1) Moveable or Portable on-premises Sign to identify the business and indicate the type of business being conducted provided:
 - i) The Sign shall not project over a public right of way, sidewalk, or parking surface.
 - ii) The Sign shall not exceed six (6) feet in height.
 - iii) The Sign Area shall not exceed sixteen (16) square feet of Sign Area.
 - iv) The Sign may be illuminated but shall not be an Animated Sign or contain any flashing lights or moving parts.
- 3) **Public Purpose Signs: Promotional or Informational and Civic Events.**
- a) MIDA may erect, or may permit, subject to the approval of the Director, Promotional or informational Signs, on or off premise, for the purpose of informing the general public of community activities or civic events. With respect to such Signs, MIDA shall comply with or, as applicable, enforce the provisions of these Standards. Signs located over a public right-of-way shall be subject to the review and approval of the MIDA MMV PID and Wasatch County Fire District to assure clearance for fire apparatus.
- 4) **Sign Placement.**
- a) All Signs shall be erected in the location approved by the Director and consistent with the approved Sign Permit. Director shall consider the following issues in the placement of Signs:

- i) Sign placement will not create an unsafe condition where the Sign blocks the view of drivers, impedes the flow of pedestrians, or is distracting to a point where the attention of drivers is negatively impacted.
 - ii) Signs shall complement the built environment by assisting patrons in identifying places of business, while limiting confusion of patrons not familiar with the area.
 - iii) Signs will not be placed in a location that will have a negative impact on a Residential Area, Condominium Project, or Hotel.
 - b) Affixed Signs shall be placed upon the primary structure of the business. Signs shall not be placed on any accessory structure, solid waste enclosure, fence, utility pole, or any other facility on site. Promotional Signs and other Signs that are temporary in nature shall not be attached to any utility pole, streetlight, or other publicly owned facility or public right-of-way, but may be affixed to poles/standards whose specific intent is for the hanging of banners.
 - c) The Director may approve the placement of a Monument Sign, in addition to other approved Signs, on a corner lot or parcel with two entrances if it can be shown that the Monument Sign will allow better identification of the business and improve traffic circulation. In approving the Monument Sign, the applicant may be asked to reduce the size of the other approved Signs. In no case shall two (2) Freestanding Signs be permitted.
- 5) **Streetscape And Design Criteria.** The streetscape of the MIDA Control Area is an important feature that is Significantly influenced by Signs and advertising devices. It is the intention of MIDA to create a streetscape that is safe, attractive and inviting. MIDA may impose specific design guidelines in a project if it can be reasonably shown that the materials, colors or design of the Sign could have a significant impact on the existing or future atmosphere of the area. The design criteria may include, but are not limited to, architectural controls, colors, material, size, theme or motif. A Project Sign for a multi-tenant large-scale commercial or residential development shall incorporate the approved architectural motif into the Sign through the placement of a Sign cap or other appropriate feature. MIDA encourages Signs to be used for more than a singular purpose. Under the right circumstances, benches (not used for advertising), lighting, landscaping and other features can be incorporated into the Sign.
- 6) **Signage In Multi-Tenant Projects (Non-Residential).** An applicant for a multi-tenant project will be required to submit a Sign package for all Signs proposed in the project, including directional Signs, which must be approved by the Director. The Sign package must indicate Signs that complement the building and other Signage in the project in terms of size, materials, lighting and other design features. As new tenants occupy the building, all new Signage must be consistent with the initially approved Sign package. A Sign Permit may be issued for the entire project, and an additional Sign Permit is not required provided the additional Sign(s) comply with the approved Sign package.
- a) Wall Signs for multi-tenant buildings may be allowed on more than one face of a building under the following conditions:
 - i) Each unit in a multi-tenant building is allowed to have one Wall Sign on the front and back of the unit; end-cap units may be allowed to have an additional Sign on the third wall face of the unit as calculated in accordance with the Sign regulations set forth in these Standards, provided the side and/or rear of the building does not abut residential structures.

- ii) If more than one (1) Wall Sign is requested, the size of the Signs must be proportional, and the additional Sign(s) must be at least five (5) percent of the square footage requirement.
 - iii) No other Signs will be allowed on the parcel including, but not limited to, Monument Signs, Freestanding Signs, and Portable Signs, except that a business may advertise on an approved Project Sign.
 - iv) Reader Boards are not permitted as Wall Signs in multi-tenant and condominium projects.
- b) Multi-tenant commercial projects are allowed to erect an on-premises directory Sign displaying the names of occupants of a building or buildings. The Signs shall be situated at least two (2) feet inside the property line and shall not exceed six (6) feet in height. The Sign structure shall not exceed an area of one hundred (100) square feet and shall not be placed within a clear view area. Such on-premises directory Signs may be structured as Kiosks and include advertising on not more than 25 percent of the Signage area.
- 7) **Changeable Copy Signs.** Changeable Signs may be allowed provided:
 - a) The changeable copy Sign is part of a larger Sign approved by the MIDA MMV PID.
 - b) The Sign face area of the changeable copy Sign is less than the Sign face area on the primary Sign.
 - c) The Sign face area of the changeable copy Sign is included in the calculation of the total Sign face area.
- 8) **Reader Board and Electronic Message Center.** Reader Boards and Electronic Message Centers are allowed as directional or informational Signs only and are not allowed to be used for advertising in the area west of Highway 40 within the MIDA Control Zone. East of the Highway 40 in the MIDA Control Zone, Reader Board and Electronic Message Centers may be used subject to the following provisions:
 - a) The message on the reader board or message center shall not change more than once every fifteen (15) minutes.
 - b) The reader board or message center shall not obstruct the view of, or be confused with any authorized traffic Signs, Signal or device, or which makes use of the words “stop,” “look,” “drive-in,” “danger” or other words, phrases, symbols, or characters in a manner that would interfere with, mislead or confuse traffic.
 - c) The area of the reader board or message center shall be included in the calculation of the allowable Sign face for the business or project.
- 9) **Bench Signs.** One (1) Sign is allowed on a bench donated for public use located on public or private property subject to the following:
 - a) No public hazard or nuisance shall be created.
 - b) The Sign shall only be located on the backrest of the bench.
 - c) The Sign shall not extend over the top, nor past the sides of the bench.
 - d) The Sign shall not contain any lights, moving parts, nor be in colors that would detract from the harmony of the district.
 - e) The Sign shall not contain any wording or picture(s) that could divert the attention of operators of motor vehicles.
- 10) **Prohibited Signs.**
 - a) The following devices used to attract the attention of pedestrians or drivers of vehicles are prohibited in the MIDA Control Area:

- i) Animated or Flashing Signs. No Sign shall be permitted which because of its intensity of light constitutes a hazard to vehicular traffic, pedestrians or adjacent properties.
- ii) Signs mounted or painted upon vehicles or trailers, on-premises or off-premise, that are parked in a location for advertising purposes. This Section is not intended to apply to standard advertising or identification practices where such Signs or advertising devices are painted on or permanently attached to a business or commercial vehicle that is operable, properly licensed and legitimately utilized in said operation or business.
- iii) Handbills, posters, Advertisement or notice of any kind or sort fastened, placed, posted, painted, or attached in any way on any curbstone, lamppost, utility pole, hydrant, fence, tree, sidewalk, or right-of-way.
- iv) All Off-Premise Signs are prohibited, except outdoor advertising (billboards) as allowed by state statute, Directional Signs erected by MIDA, Project Signs, and other Signs specifically allowed off-premises by these Standards.
- v) Snipe Signs
- vi) Graffiti
- vii) Signs which are located on the roof of a building or structure.
- viii) Abandoned Signs.
- ix) Pole Signs
- x) Garage and/or yard sale Signs.
- xi) Signs on vehicles parked within 20 feet of a public right of way if parked for advertising purposes.
- xii) No Sign shall be located on publicly owned land or inside a publicly owned right of way except Signed required or erected by permission of an authorized public agency. Prohibited Signs located on publicly owned lands or inside public rights of way include, but are not limited to, handbill, posters, Advertisements, or notices that are fastened, placed, posted, painted or attached in any way upon any object or structure located on publicly owned land or inside a public right of way.
- xiii) Searchlights located anywhere on private property.
- b) All prohibited Signs may be removed at the discretion of the Director

F. Signs Not Regulated By These Standards: No Permit shall be required for Signs used exclusively for the following activities:

- 1. Directional and way-finding Signs, warning, or Public Information Signs intended to inform the general public of potential hazard or danger relating to a public or private utility function containing no advertising.
- 2. Any Sign of a non-commercial nature when used to protect the health, safety or welfare of the general public.
- 3. Any official flag, pennant, or insignia of any nation, state, city, or other political unit
- 4. Project Identification Banners on Poles.
- 5. Political Campaign Signs.
- 6. Signs erected by a unit of government for control of traffic and other regulatory purposes including street Signs, danger and warning Signs, railroad crossing Signs,

hospital Signs, directional or warning Signs for public service companies or Signs erected by or on the order of a public officer in performance of public duty.

7. Real Estate Signs located on premises that does not exceed nine (9) square feet in size and four (4) feet in height. Real estate Signs are not allowed off premise.
8. Signs identifying public parks, trails and other public spaces and associated Signs that notify the public of specific regulations.
9. Building Directory Signs. Wall-mounted building directory Signs for pedestrian use, listing building tenants or occupants, provided that such directories do not exceed 10 square feet on any single building wall, nor a height of eight feet.
10. Interior Signs: Any Signs located on the interior of any building, or within an enclosed lobby of any building or group of buildings, which Signs are designed and located to be viewed by the patron of said use.
11. Holiday Decorations. Temporary holiday decorations containing no advertising copy are allowed without height limits, provided that decorations for a single holiday or season are not in place for more than 60 days.

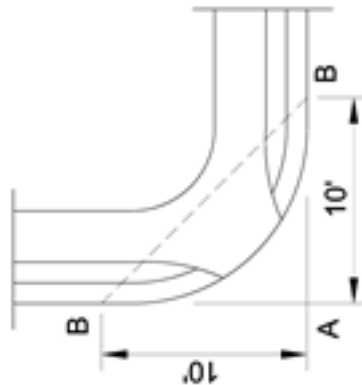
G. Wall Art and Murals: Wall art and murals may be allowed but must be approved by the DRC. Offensive or vulgar language or pictures will not be allowed. Furthermore, the DRC may place restrictions on the size and color of wall art or murals, and any lighting of such murals shall comply with the lighting requirements set forth in these Standards.

H. Standards Of Construction: The following construction standards shall apply to all Signs in the MIDA Control Area:

1. All Signs shall comply with the provisions of the National Electric Code, adopted building code, and these Standards in effect at the time the Sign Permit is issued.
2. All Signs, fixtures or devices involving electrical wiring or connections shall be erected or installed by a licensed and bonded contractor.
3. All Signs shall be engineered to demonstrate compliance with the applicable provisions of the adopted building codes. The Building Official may require the construction drawings to be stamped by a structural engineer licensed in the State of Utah attesting to the adequacy of the proposed construction of the Sign and associated supports. Where applicable, Signs shall be permanently mounted on foundations and footings that conform to the adopted building codes.
4. Signs or other advertising structures shall not be erected in a manner that may be confused with an official traffic Sign or Signal, or that includes words normally used in official traffic Signs, such as stop, go slow, caution, danger, or warning. Signs or advertising structures shall not be erected which by reason of size, location, shape, content, coloring, or manner of illumination might be confused as a traffic control device. Signs shall not have lighting that impairs the vision of anyone traveling upon a public street or distracts any driver creating a public nuisance. In no case will a Sign or Sign structure be permitted that constitutes a safety hazard.

- I. **Clear View Area:** In order to ensure the safety of pedestrians and patrons, and preserve the visual sightline necessary for vehicular traffic, Signs shall not be erected in a clear view zone.

Signs shall also not be erected in a clear view area of an intersection of a public or private right-of-way and a driveway. The dimensions shall be determined by extending a line ten (10) feet from the intersection of the driveway and the public/private right-of-way boundary in toward the property along the edge of the driveway, and by extending a line ten (10) feet from the intersection of the driveway and the public/private right-of-way line away from the driveway along the right-of-way boundary. Then a line is drawn connecting the two points,



creating a triangle.

- J. **Specific Clearance and Location Requirements:** The following clearance and location requirements shall apply to all Signs in all zones of the MIDA Control Area:

1. Signs erected over a public right-of-way shall be approved by the MIDA MMV PID and Wasatch County Fire District to assure that minimum clearance heights are maintained
2. Signs may not extend over an adjoining property line without permission of the adjoining owner.
3. Signs may not interfere with any fire escape, exit, required stairway, ventilation equipment, or window.
4. Signs may not encroach upon any public property, public right-of-way, or public easement except by permission of the authorized agency.
5. All Signs are required to be placed upon the premise where the product, service, or business establishment is located, conducted, manufactured or sold. Off Premise Signs are not allowed, except outdoor advertising (billboards) as allowed by state statute, directional Signs erected by MIDA or the MIDA MMV PID, and Project Signs installed in accordance with these Standards.

- K. **Maintenance:** Every Sign shall be kept in proper operating condition. Maintenance includes the repair of facades where Signs have been removed, and the painting, cleaning, and repairing of the Sign. All Sign related lighting fixtures shall be kept in operating condition and replaced when necessary. Banners, pennants, streamers, and other advertising devices allowed by these Standards shall be kept in good repair free

from torn or frayed lines or pennants. Banners, pennants, streamers and other advertising devices in poor repair shall be removed within two (2) days of notification by the Director.

L. Landscaping: Landscaping is an integral part of Sign design and streetscape of the Village Core. Each permanent non-affixed Sign erected in the MIDA Control Area must be landscaped, unless the Director determines, based upon a request for exception included in the Sign permit application, that such landscaping is not required due to the location of the Sign in a hardscape plaza, paseo, or other pedestrian friendly area. The landscaped area in which any Sign is placed shall be kept free from weeds, garbage, and debris.

1. **Monument Sign.** Unless excluded from the Landscaping requirement as set forth above, each Monument Sign shall be enclosed in a landscaped planter of at least one hundred (100) square feet. The planter areas shall be surrounded by a concrete barrier to protect the vegetation and the Sign. The planter shall be completely landscaped using appropriate vegetation such as plants, shrubs, flowers and low lying ground cover.
2. **Development Entrance Sign.** A development entrance Sign should be a predominant feature of the development. The landscaping associated with a development entrance Sign should complement the project in scale and aesthetics and shall include appropriate vegetation such as plants, shrubs, flowers and low-lying ground cover.

M. Lighting: All Signs shall comply with the lighting standards set forth in Section 4.06 of these Standards and any other restrictions or conditions imposed by a Conditional Use permit or the Sign permit.

N. Specific Sign Regulations

1. A-Frame Sign: One A-frame Sign per individual business shall be permitted, provided:
 - a. The A-frame Sign does not exceed eight (8) square feet on each of the two faces on the A-frame Sign and shall include weights on the bottom.
 - b. The A-frame Sign shall not block or partially block any public sidewalk, trail, fire escape, or any portion of a street or roadway, or road right of way and shall be located within 20 feet of the entrance to the business.
 - c. The A-frame Sign shall not be backlit or contain lighting fixtures, or light emitting devices.
 - d. The A-frame Sign shall be kept in good repair, protected from weather by an appropriate covering or lamination and free from graffiti.
 - e. The A-frame Sign shall be placed in a safe location. Any A-frame Sign determined by MIDA to create a safety hazard shall be removed or placed in a location approved by MIDA.

- f. The owner of each A-frame Sign shall obtain a Sign permit from MIDA. The approval of an A-frame Sign shall have a duration of one (1) year at which time, the owner of an A-frame Sign must apply for renewal of the Sign permit. If the owner of an A-frame Sign has violated any portion of this Section, the Sign permit for an A-frame Sign may not be renewed or may be revoked at any time and another permit may be denied for one (1) year.
- g. Only one (1) A-Frame Sign is permitted per business as determined by the issuance of a business license to the Sign owner, except if a business has two frontages, then one (1) A-Frame Sign may be permitted on each frontage.
- h. A-Frame Signs shall be taken indoors at night or at the close of business.

2. Awning Sign: Awning Signs, in place of Wall Signs, may be permitted, subject to the following:

- a. The Awning Sign may not extend more than eighteen (18) inches beyond each edge of a doorway or window. A single awning may be used to extend above both a door and window(s) across a business frontage, if appropriate.
- b. The height of the Awning Sign shall not exceed thirty (30) inches. The Awning Sign must project at least eighteen (18) inches but shall not exceed 48 inches as measured from the face of the building.
- c. The Sign copy may not exceed fifty (50) percent of the area of the front of the awning face. The words and logos on any Awning Sign shall not exceed nine (9) inches in height.
- d. Back-lighted awnings are prohibited.
- e. An Awning Sign shall not project above the roofline, defined as the highest point of the vertical wall. Furthermore, the entire area of an Awning Sign shall be backed by the Building Face.

3. Canopy Sign: The following provisions apply to Signs for canopies:

- a. Sign copy and corporate logo Signs shall not exceed fifty (50) percent of one face of the canopy. Two (2) sides of the canopy may be used for Signs provided the thirty (30) percent of one face regulation is not exceeded.
- b. The individual letters, logos, or symbols shall be painted or affixed to the canopy face.
- c. Gas price Signs are not allowed as canopy Signs. Changeable Copy, Reader Boards, and Electronic Message Centers are not allowed on canopy structures.
- d. Signs painted on or affixed to canopies that are attached to a building shall be considered part of the total allowed area of Wall Signs for the walls from which the canopy projects.

3. Changeable Copy Sign: The following provisions shall apply to changeable copy Signs:

- a. A changeable Sign must be a portion of a Freestanding, menu, or Monument Sign

- b. Changeable copy Signs affixed to a building as a message board or menu Sign shall be included in the calculation of a Wall Sign.
- 4. Menu Signs. Three (3) of the following types of menu Signs may be allowed, one Sign per parcel or business, and the following provisions shall apply to menu Signs:
 - a. Freestanding Menu Sign. Non-Noise Emitting: the Sign shall not exceed twenty (20) square feet nor be more than six (6) feet in height.
 - b. Freestanding Menu Sign. Noise Emitting: this type of Sign is only allowed as part of a drive through eating establishment.
 - c. Wall Mounted Menu Sign: the Sign shall not exceed twenty (20) square feet and the Sign Area shall be included in the calculation of the maximum area allowed for a Wall Sign.
- 6. Monument Sign: the following provisions shall apply to Monument Signs:
 - a. Only one Monument Sign may be allowed per parcel of property, except for the Village Core, where multiple Monument Signs per parcel may be permitted, subject to the review and approval of the Director.
 - b. The Monument Sign shall not exceed one hundred fifty (150) square feet in area nor be more than ten (10) feet in height.
 - c. The Monument Sign shall include architectural features and materials similar to those used in the construction of the primary building on at least fifty (50) percent of the Monument Sign. Said architectural features shall not be counted towards the sign area limitations.
 - d. Multi-tenant and commercial condominium projects are limited to one (1) Monument Sign that may include advertising for all tenants, except for parcels located within the Village Core, as addressed in Subsection a above.
 - e. If a Monument Sign is erected, no additional Monument or Freestanding Signs will be permitted on the parcel unless otherwise allowed in these Standards.
 - f. Each Monument Sign shall include a landscaping planter, unless excluded from the landscaping requirement by the Director, as set forth in Section L these Standards.
- 7. Poster Panel Sign: Poster Panel and Painted Bulletin Signs may be allowed provided that : No more than two (2) Poster Panels may be allowed on any building exterior and shall not exceed twelve (12) square feet per Sign, except that motion picture theaters may have one (1) Poster Panel Sign per theater screen, unless otherwise approved by the Director.
- 10. Wall Sign: the following provisions shall apply to Wall Signs:
 - a. The number of Wall Signs allowed per business will be calculated according to the following:

1. The Sign(s) shall not be more than fifteen (15) percent of Building Face not to exceed five hundred (500) square feet, whichever is less. If Wall Signs are implemented, a Wall Sign must be placed near the primary entrance to the structure. Additional Wall Signs may be placed in other locations on the structure but shall not exceed the square footage as calculated above. The Wall Sign placed at the primary entrance shall be equal to or larger than any other Sign placed on the structure. The maximum sign area for wall Signs shall be based on the lineal frontage of each store front. The maximum area of Signs is as follows:
 - 1) The maximum square footage of sign area allotted any store or restaurant is equal to 100 percent of the total linear footage of the store front, up to a maximum of 500 square feet:
 - a) Total area = (linear feet of store frontage) x 1.0
 - b) For example, a storefront 25 feet in length may have a total of 25 square feet of sign area.
 - c) The following sign area maximums shall be observed, independent of the above restrictions, for the following Sign types:
 - i) Blade/Projecting/Hanging/Suspended Signs – ten (10) square feet maximum on any one façade prior to and area reduction calculations. Blade/Projecting Signs shall not extend more the five (5) feet from a building face. Blade/Projecting/Hanging/Suspended Signs shall be located a minimum of eight (8) feet above the finished grade when located adjacent to, or above, any pedestrian corridor or public right-of-way. Blade/Projecting/Hangings Signs shall not extend above the eaveline of one-story buildings or above the finished floor of the second story.
 - b. Advertising painted on the wall of a building is prohibited.
 - c. A Wall Sign may contain changeable copy provided that the changeable copy Sign be part of the calculation in paragraph a above and not exceed thirty-six (36) square feet.
 - d. The Sign shall not extend above the top of a wall or the eave of a building.
11. Window Sign: the following provisions shall apply to Window Signs:
 - a. Permanent Window Signs shall be made from adhesive film and be used for privacy purposes or additional design for building facades.
 - b. Window Signs shall not cover more than 50 percent (50%) of any single window, nor more than thirty-three percent (33%) of the entire surface area of a group of windows on each Building Face.
 - c. Any interior Sign placed within six (6) inches of a window, and visible from the exterior of the building is considered a Window Sign.

- d. Window Signs are limited to the first story of a building.

O. Enforcement. MIDA may institute any appropriate legal action or proceeding in any case where any Sign is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or in any case where any Sign is used in violation of these Standards, to accomplish the following purposes:

1. To prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use;
2. To restrain, to correct or abate such violation;
3. To abate and remove unsafe or dangerous Signs. If an unsafe or dangerous Sign is not repaired or made safe within ten working days after giving notice as provided in subsection b of this section, the Project Area Director may at once abate and remove the Sign, and the person having charge, control or benefit of any such Sign shall pay to MIDA costs incurred in such removal within thirty calendar days after written notice of the costs is mailed to such person.

b. Notice by MIDA shall mean written notice sent by certified mail to persons having charge or control or benefit of any Sign found unsafe by the Project Area Director.

4.06 Lighting Design Standards

B. Terms and Definitions

The following are terms and definitions used in this section:

Nighttime Hours: The time between 10:00 PM and sunrise, or 7:00 AM (whichever comes earlier), except in those areas designated as Lighting Zone LZ-0 on the MIDA Control Area Lighting Zone Map, for which Nighttime Hours are the time between sunset and sunrise or 7:00 AM (whichever comes earlier).

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
September 8, 2026

STAFF REPORT

Agenda Item: #3
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Marcella Gatehouse Site Plan

Location: The Marcella Gatehouse is located on Blue Ledge Drive at the north entry to the Overlook Estates subdivision off of Mayflower Mine Road, just south of the Velvaere Subdivision and north of the Grand Hyatt Hotel, west of U.S. Highway 40 at exit 8, in the northwest section of Wasatch County.

Applicant: Reef CP

Representative: Graham Larson, Reef

Entitlement: Site Plan review as set forth in Section 2.03 (Site Plan) of the MIDA Development Standards and Guidelines as amended on April 24, 2026.

Recommendation: Staff recommends the MIDA DRC approve the Marcella Gatehouse Site Plan subject to site plan approval being issued upon the completion of the Conditions of Approval as presented in this staff report.

Background:

Per Chapter 2, Section 2.03 (Site Plan) of the Development Standards and Guidelines (Standards), MIDA requires Site Plan approval before any construction on any property within the MIDA Control Area. The Applicant (Reef) has submitted the Marcella Gatehouse Site Plan documents for staff review and DRC approval. As a reminder, per Section 2.03 of the Standards, Site Plan review and approval is done by the DRC.

Project Description:

The proposed Marcella Gatehouse Site Plan consists of a gatehouse entry structure with mail room, surrounding roadway, limited parking, entry/exit columns and gated entry/exit into the Overlook Estates Subdivision. The roadway will accommodate a three-lane configuration with separate resident and guest lanes.

Analysis:

The site plan application for the Marcella Gatehouse Site Plan was evaluated based on Chapter 2 – Review Procedure, Section 2.03 – Site Plan; and Chapter 4 – Standards and Guidelines of the MIDA Development Standards and Guidelines. The Applicant has generally provided all of the required information and has generally met the requirements of the Development Standards and Guidelines. A general discussion of the major considerations is included below.

2.03.B.2.a –Fire Access:

- WCFD requires a minimum clearance height of 13’6” under canopies. The project provides an unobstructed access lane north of the canopy structure to provide for emergency access
- Security gates and operation must be approved by WCFD.

Public Access:

- The roads in Overlook Estates have been constructed with PID funding and thereby must be accessible for public use. Although there will be gates to the Overlook Estates Subdivision, the gates will open for any vehicle that drives up without any type of key card, passcode, etc.

Public Roads:

- This entry road and roads within Overlook Estates are public roads and are maintained by the MIDA Mountain Village PID (PID). As part of the Gatehouse construction, the Applicant is considering installing specialty pavement and heated concrete. The PID does not have a desire to provide long term maintenance on these specialty items and will require a maintenance agreement having the HOA provide long term maintenance on this section of roadway.

Plat/Ownership:

- The proposed Gatehouse and improvements are within the Blue Ledge Drive ROW, Open Space Parcel B of the Overlook Estates Subdivision Plat, and Lot 7A of the MIDA Master Development Plat Amended 2024. Open Space Parcel B is owned by Reef and Lot 7A is owned by BLX Land LLC. Owner consent will need to be given for improvements not on the Applicant’s property. As necessary, plat amendments will be required to adjust the Blue Ledge Drive ROW, and to create a parcel surrounding the Gatehouse structure.

Dark Sky Compliance:

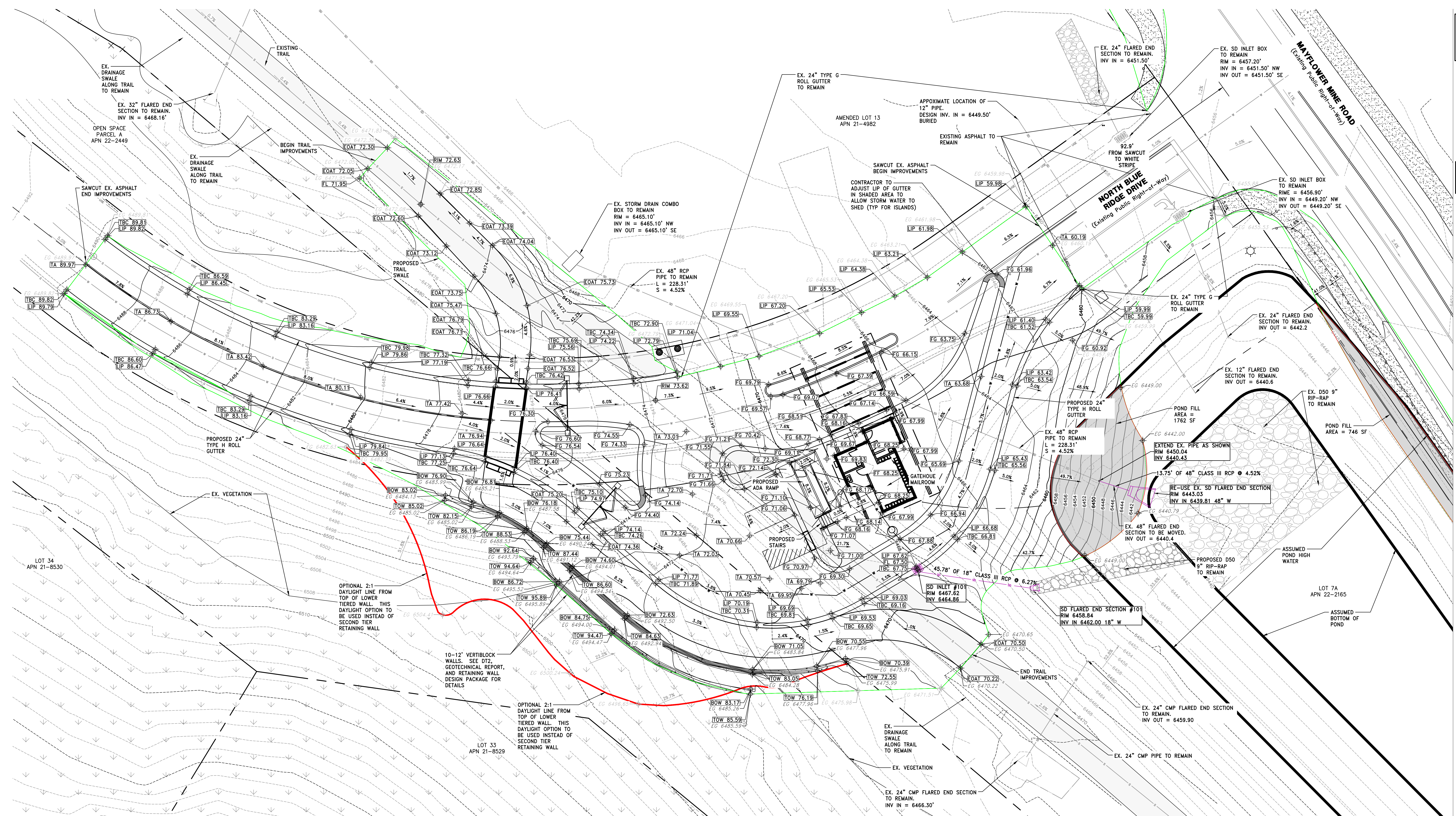
- All lighting associated with the Gatehouse structure and columns/gates will need to be dark sky compliant and consistent with the MIDA Control Area Lighting Zone Map found in the MIDA Development Standards and Guidelines. The location of the gatehouse is at the confluence of all three zones shown on the map: LZ0, LZ1, and LZ2. The appropriate lighting controls will be required to maintain light emissions at acceptable levels.

RECOMMENDED ACTION:

Staff recommends that the MIDA DRC approve the Marcella Gatehouse Site Plan subject to site plan approval being issued upon completion of the following conditions:

- 1) All final engineering comments be resolved and signed off by the MIDA review engineer through the Infrastructure Permit process.
- 2) Security gates and gate operation details will be submitted for the approval of WCFD through the Infrastructure Permit process.
- 3) Recordation of any necessary plat amendments to Open Space Parcel B, Lot 7A, and the Blue Ledge Drive ROW.
- 4) If necessary, a maintenance agreement be established between the Applicant and the MIDA Mountain Village PID to provide long term maintenance for the any specialty heated concrete associated with the Gatehouse entry.

INFRASTRUCTURE PLANS



LEGEND

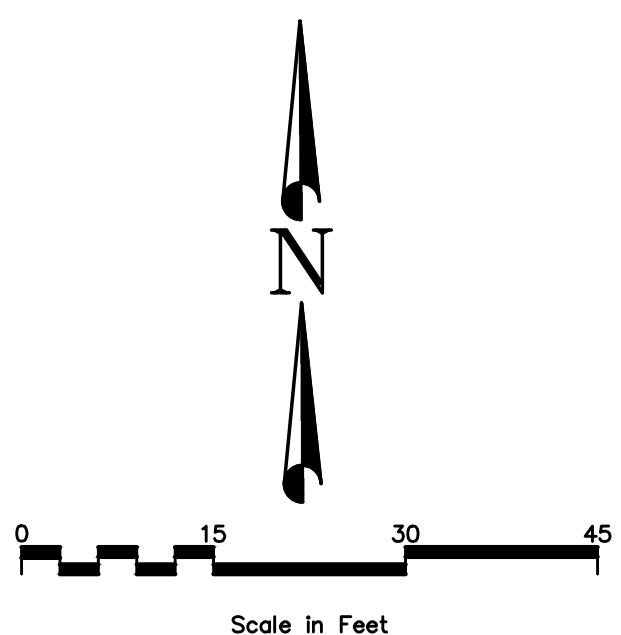
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---	EXISTING 2' INTERVAL CONTOUR
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---	PROPOSED SANITARY SEWER LINE AND MH
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---	EXISTING WATER LINE
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---	EXISTING GAS LINE
---	EXISTING GUARDRAIL
---	RELOCATED GUARDRAIL
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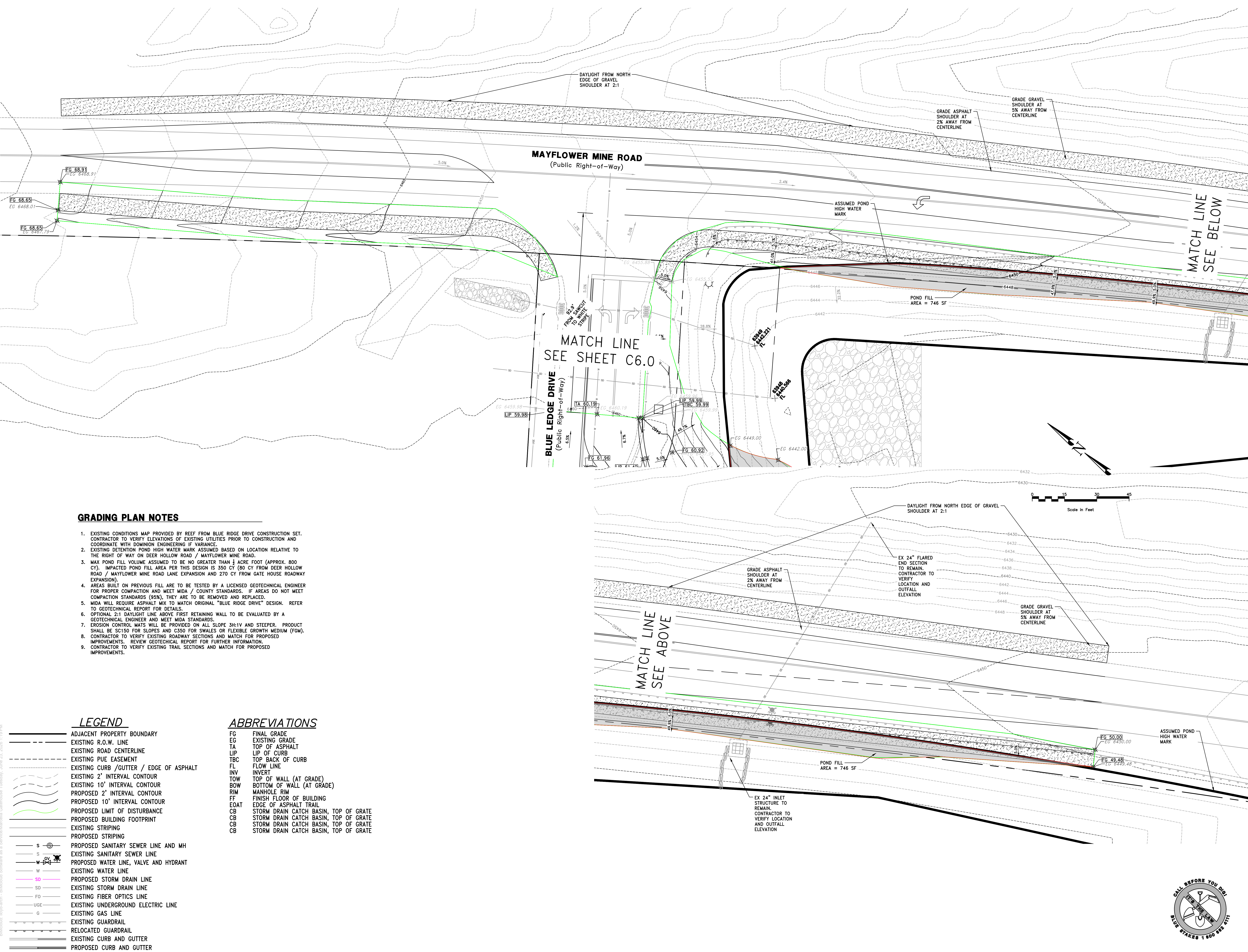
ABBREVIATIONS

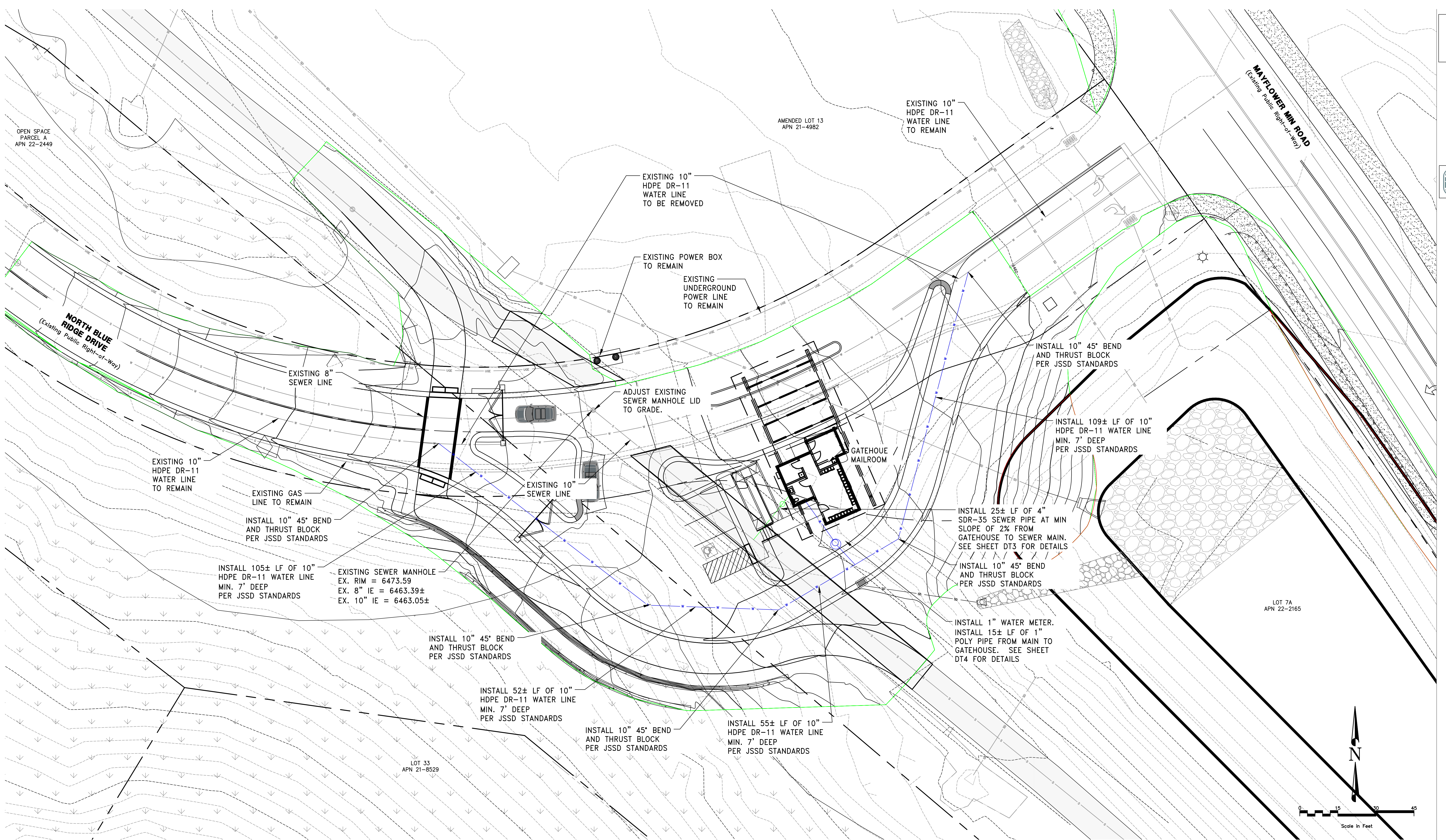
FG	FINAL GRADE
EG	EXISTING GRADE
TA	TOP OF ASPHALT
LIP	LIP OF CURB
TBC	TOP BACK OF CURB
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INV	INVERT
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CB	STORM DRAIN CATCH BASIN, TOP OF GRATE
CB	STORM DRAIN CATCH BASIN, TOP OF GRATE

GRADING PLAN NOTES

- EXISTING CONDITIONS MAP PROVIDED BY REEF FROM BLUE RIDGE DRIVE CONSTRUCTION SET. CONTRACTOR TO VERIFY ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE WITH DOMINION ENGINEERING IF VARIANCE.
- EXISTING DETENTION POND HIGH WATER MARK ASSUMED BASED ON LOCATION RELATIVE TO THE RIGHT OF WAY ON DEER HOLLOW ROAD / MAYFLOWER MINE ROAD.
- MAX POND FILL VOLUME ASSUMED TO BE NO GREATER THAN 1/2 ACRE FOOT (APPROX. 800 CY). IMPACTED POND FILL AREA PER THIS DESIGN IS 350 CY (80 CY FROM DEER HOLLOW ROAD / MAYFLOWER MINE ROAD LANE EXPANSION AND 270 CY FROM GATE HOUSE ROADWAY EXPANSION).
- AREAS BUILT ON PREVIOUS FILL ARE TO BE TESTED BY A LICENSED GEOTECHNICAL ENGINEER FOR PROPER COMPACTION AND MEET MIDA / COUNTY STANDARDS. IF AREAS DO NOT MEET COMPACTION STANDARDS (95%), THEY ARE TO BE REMOVED AND REPLACED.
- MIDA WILL REQUIRE ASPHALT MIX TO MATCH ORIGINAL "BLUE RIDGE DRIVE" DESIGN. REFER TO GEOTECHNICAL REPORT FOR DETAILS.
- OPTIONAL 2:1 DAYLIGHT LINE ABOVE FIRST RETAINING WALL TO BE EVALUATED BY A GEOTECHNICAL ENGINEER AND MEET MIDA STANDARDS.
- EROSION CONTROL MATS WILL BE PROVIDED ON ALL SLOPE 3H:1V AND STEEPER. PRODUCT SHALL BE SC150 FOR SLOPES AND C350 FOR SWALES OR FLEXIBLE GROWTH MEDIUM (FGM).
- CONTRACTOR TO VERIFY EXISTING ROADWAY SECTIONS AND MATCH FOR PROPOSED IMPROVEMENTS. REVIEW GEOTECHNICAL REPORT FOR FURTHER INFORMATION.
- CONTRACTOR TO VERIFY EXISTING TRAIL SECTIONS AND MATCH FOR PROPOSED IMPROVEMENTS.



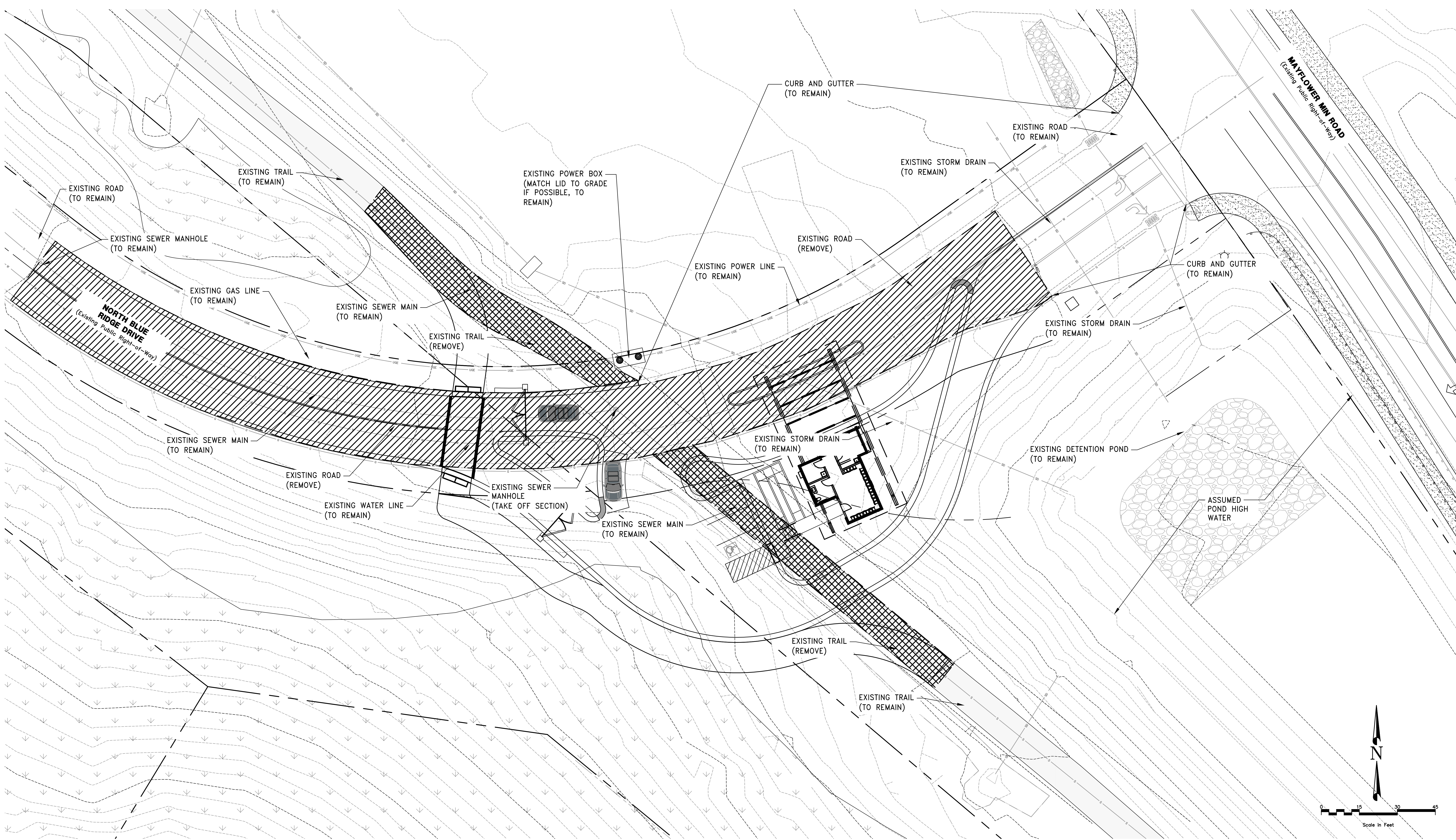


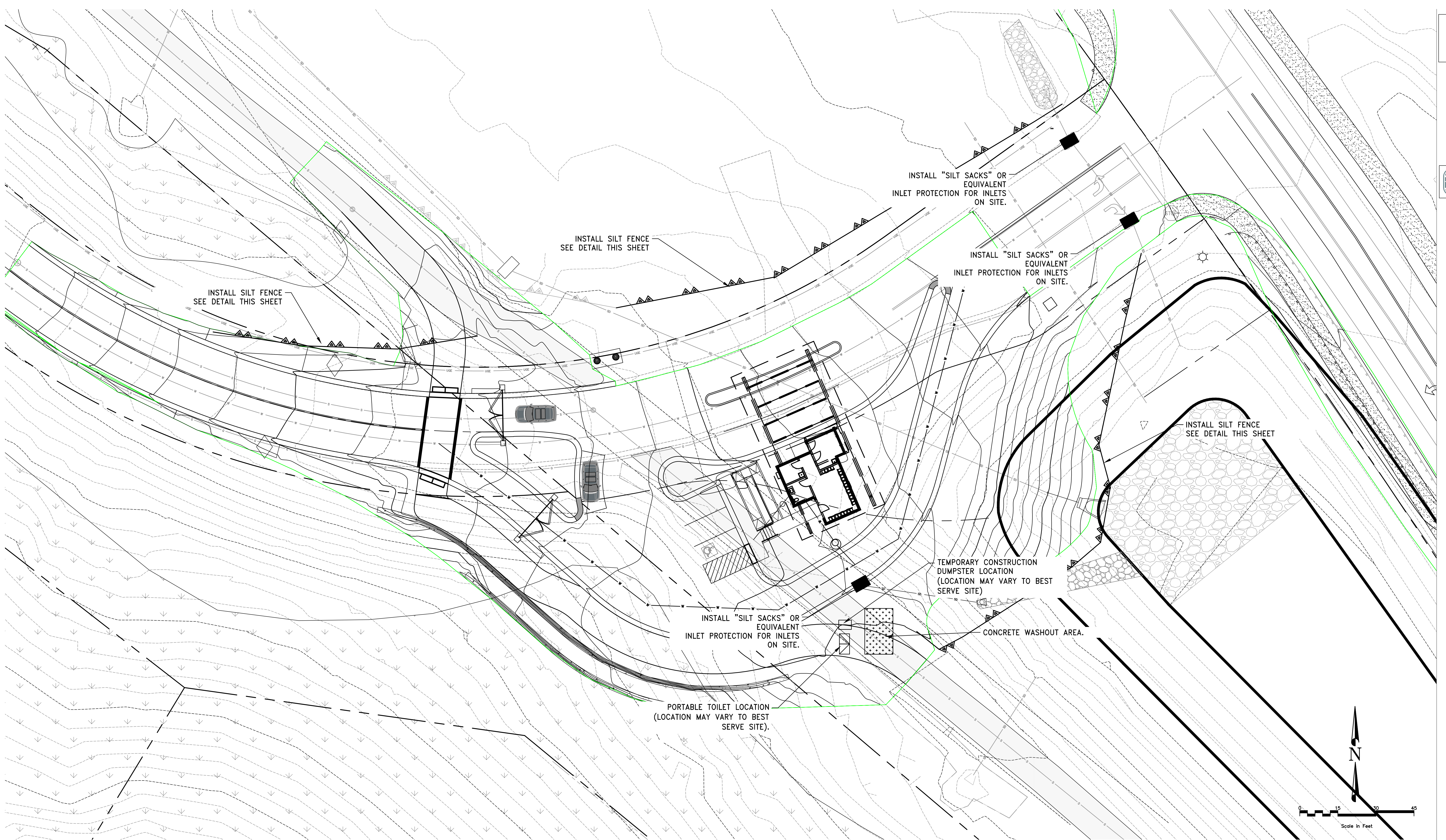


UTILITY PLAN NOTES

1. CONTRACTOR TO VERIFY EXISTING WATER, POWER AND GAS LINE DEPTHS. THERE ARE CUTS UP TO 3' IN THE EXISTING ROAD CORRIDOR AND THESE UTILITIES MAY NEED TO BE DEEPEMED TO MEET MINIMUM OVER REQUIREMENTS.



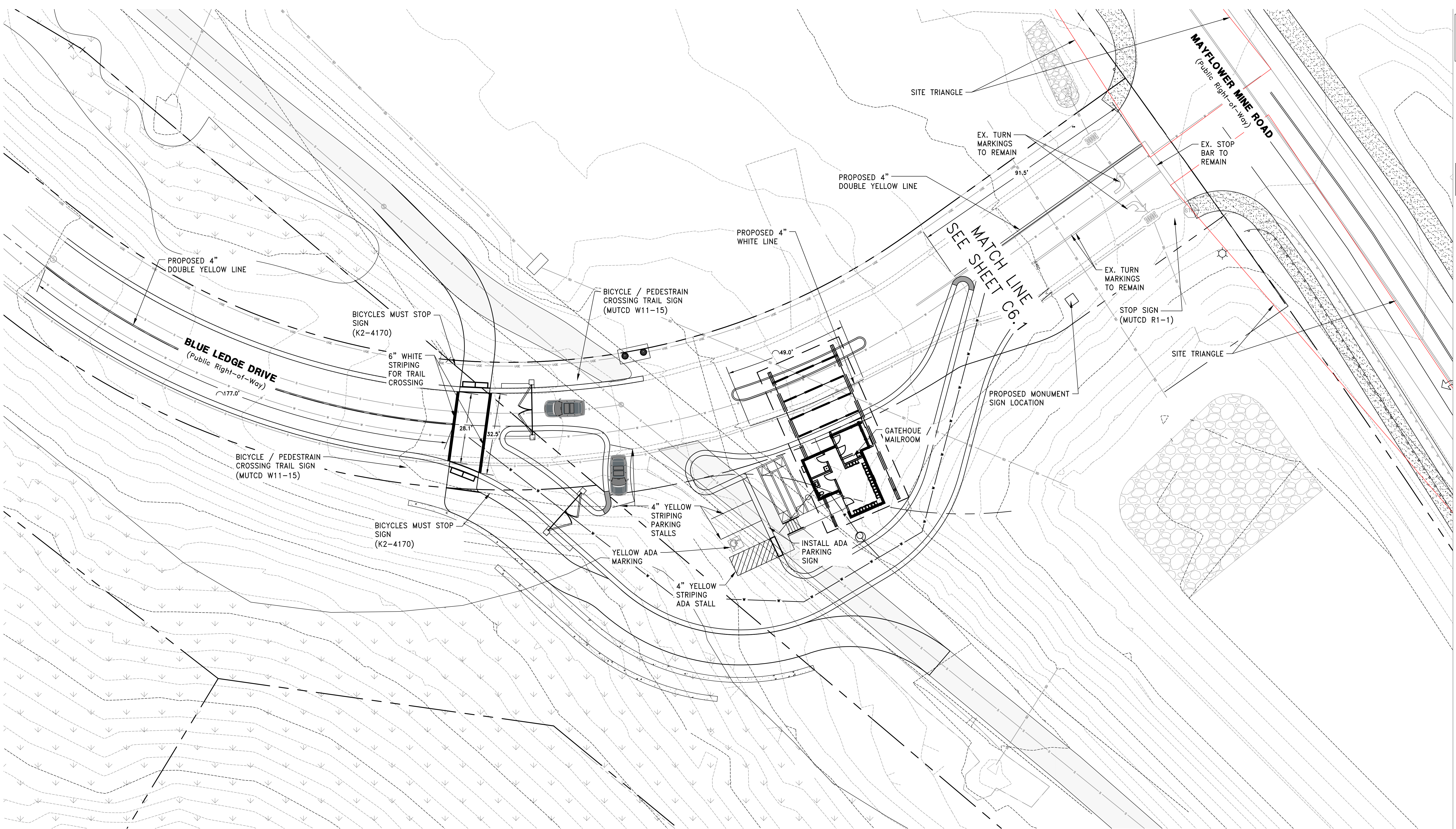




SILT FENCE	
DEFINITION:	A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND ENTRENCHED.
PURPOSE:	TO FILTER STORM WATER RUNOFF FROM UPGRADIENT DISTURBED AREA AND TRAP SEDIMENT ON SITE.
MAINTENANCE:	- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. - LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING FENCE. - REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT. - REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING. - REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.
INSTALLATION:	- PLACE POSTS 6 FOOT ON CENTER ALONG CONTOUR (OR USE PREASSEMBLED UNIT) AND DRIVE 2 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS. - SECURE WIRE MESH (14 GAUGE MIN. WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY WIRE STAPLES 1 INCH LONG, TIE WIRES OR HOG RINGS. - CUT FABRIC TO REQUIRED WIDTH, UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO MESH WITH TWINE, STAPLES, OR SIMILAR, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH. - BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.

GENERAL NOTES

- CONTRACTOR WILL INSTALL SILT FENCES OR STRAW WATTLES AROUND ALL DRAINAGE CROSSINGS. THE FENCES WILL LIMIT THE AMOUNT OF STORM RUNOFF THAT WILL DRAIN TO THE DRAINAGE CORRIDORS.
- SILT FENCES OR STRAW WATTLES SHALL BE INSTALLED ON THE DOWNHILL LOCATION ALONG ALL BUILDING SITES AND ALONG THE BOTTOM OF ALL ROADWAY AND OTHER FILL SLOPES.
- REVEGETATION WILL BE DONE ON ALL DISTURBED AREAS.
- THE CONTRACTOR WILL KEEP ALL CONSTRUCTION WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THE DRAWINGS.
- LIMITS OF DISTURBANCE SHALL BE A MAXIMUM OF 10 FEET BEYOND ALL BUILDINGS, ROADWAY GRADED AREAS, RETAINING WALLS, OR AS SPECIFIED.
- DISTURBED AREAS AND SOIL PILES LEFT INACTIVE FOR EXTENDED PERIODS OF TIME SHALL BE STABILIZED BY SEEDING, OR BY OTHER COVER SUCH AS TARPING OR MULCHING.
- CONTRACTOR TO PROPERLY DISPOSE OF ALL BUILDING MATERIAL WASTE SO THAT POLLUTANTS AND DEBRIS ARE NOT CARRIED OFF-SITE BY WIND OR WATER.
- SEDIMENT WILL BE REMOVED FROM BEHIND SEDIMENT FENCES AND BARRIERS BEFORE IT REACHES A DEPTH THAT IS EQUAL TO HALF THE HEIGHT OF THE BARRIER.
- BREAKS AND GAPS IN SEDIMENT FENCES AND BARRIERS WILL BE REPAIRED IMMEDIATELY.
- ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY.
- ALL SEDIMENT THAT MOVES OFF-SITE DUE TO A STORM EVENT WILL BE CLEANED UP BEFORE THE END OF THE NEXT WORKDAY.
- ACCESS DRIVES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL INSTALLED EROSION CONTROL PRACTICES WILL BE MAINTAINED UNTIL THE DISTURBED AREAS THEY PROTECT ARE STABILIZED.
- ALL SOIL STORAGE AREAS SHALL BE PLACED BEHIND A SEDIMENT FENCE, A 10 FOOT WIDE VEGETATION STRIP, OR SHOULD BE COVERED WITH A TARP.



LEGEND

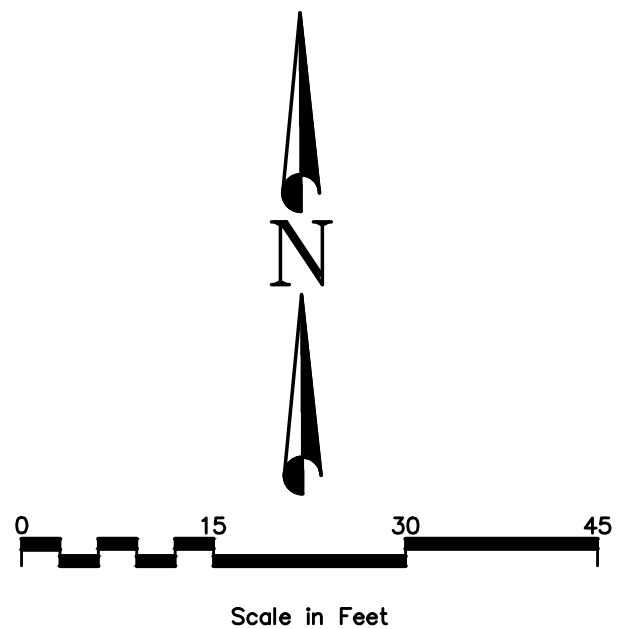
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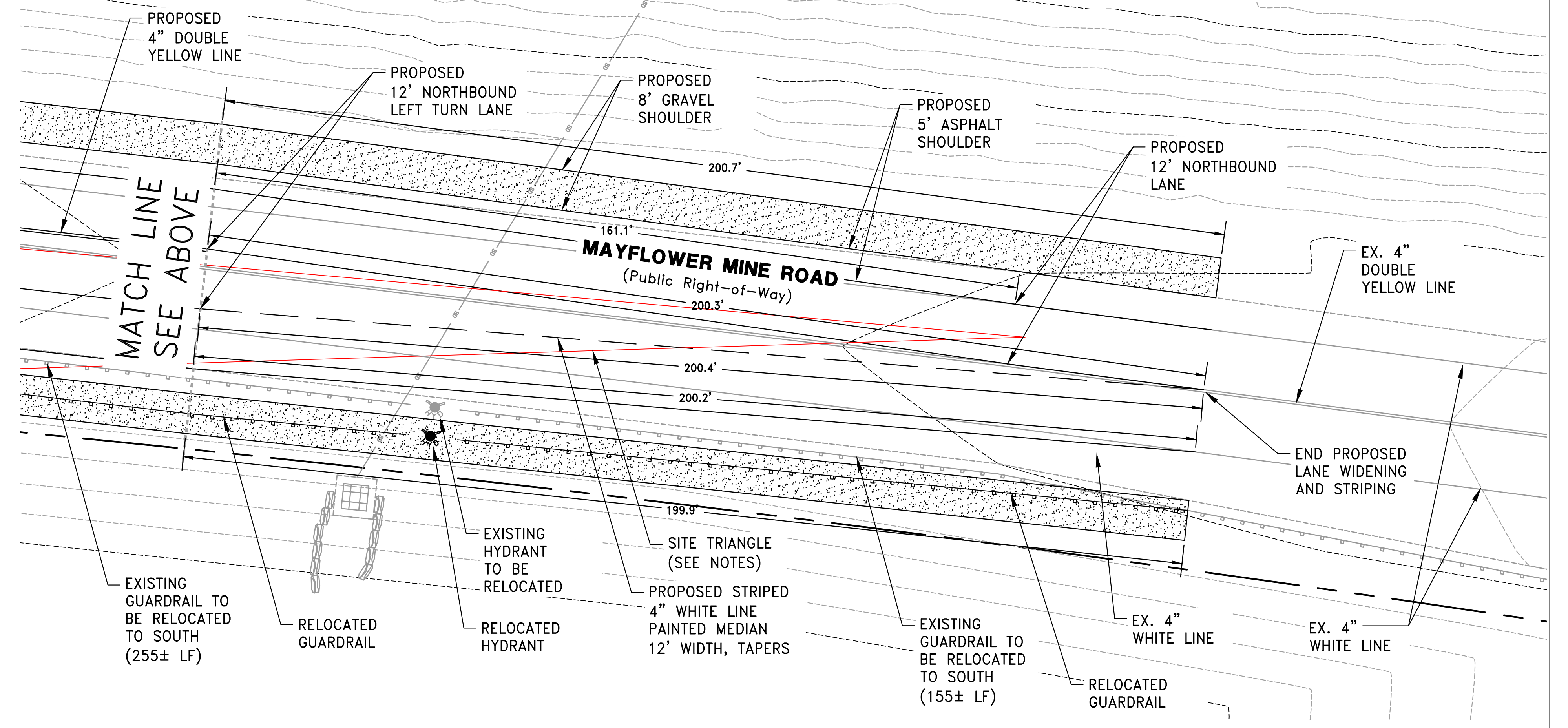
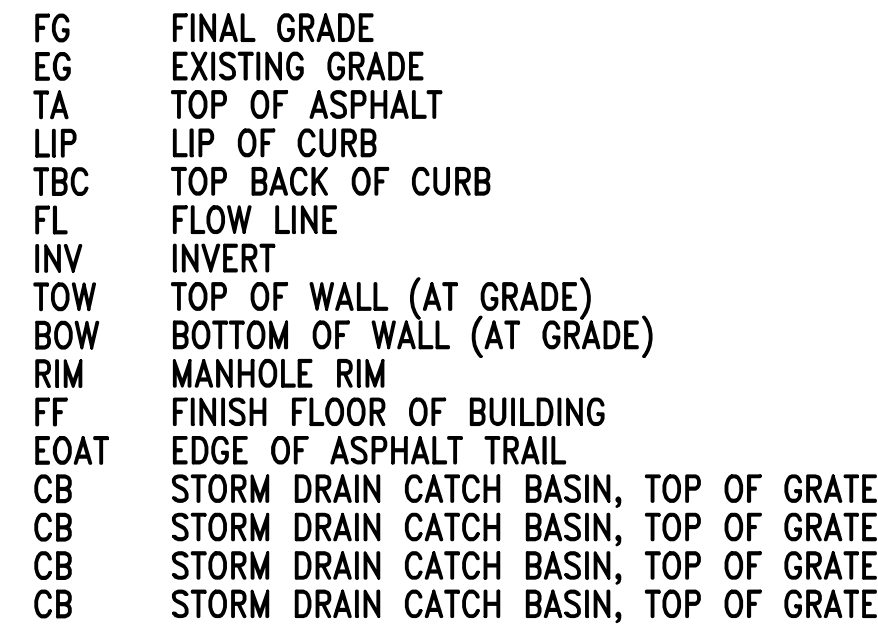
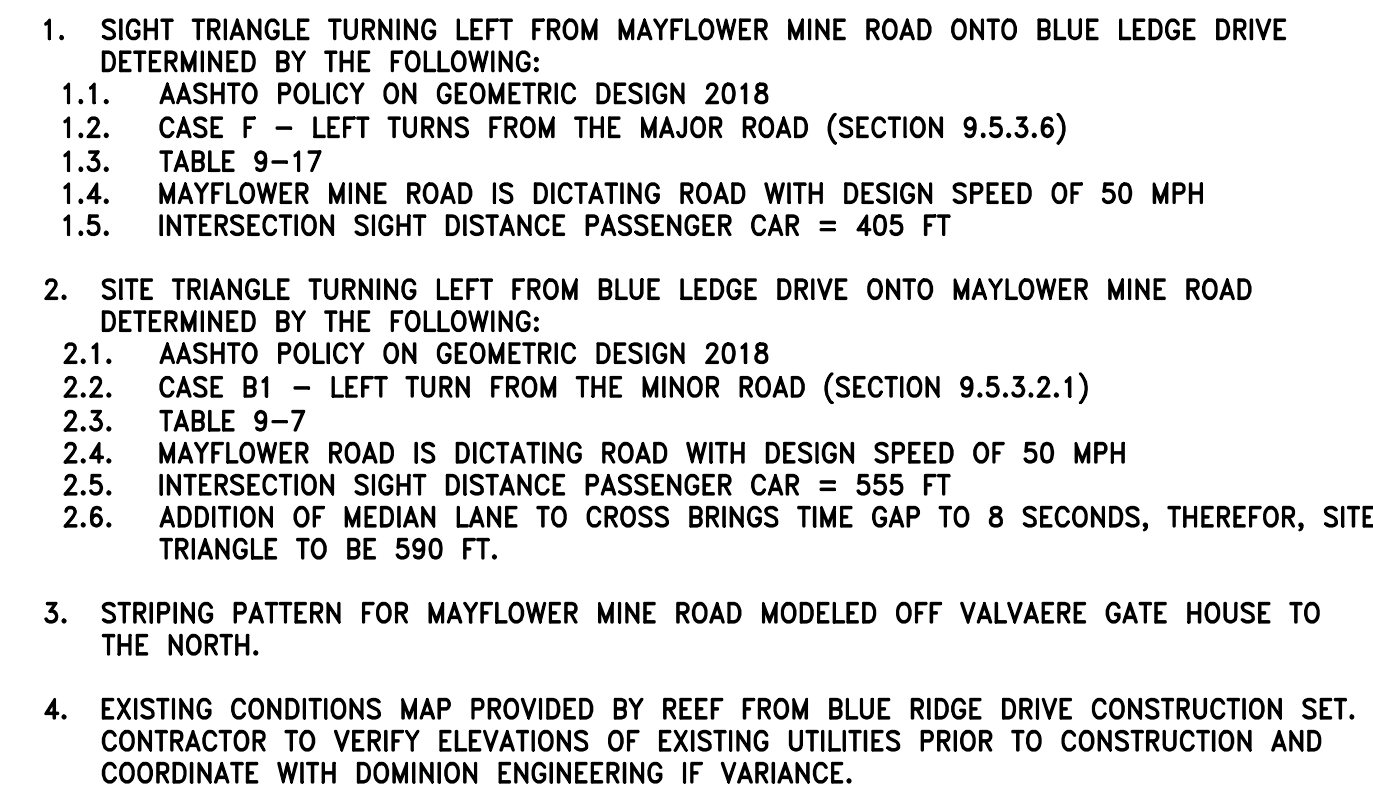
ABBREVIATIONS

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TRAFFIC AND SIGNAGE PLAN NOTES

- SIGHT TRIANGLE TURNING LEFT FROM MAYFLOWER MINE ROAD ONTO BLUE LEDGE DRIVE DETERMINED BY THE FOLLOWING:
 - 1.1. AASHTO POLICY ON GEOMETRIC DESIGN 2018
 - 1.2. CASE F - LEFT TURNS FROM THE MAJOR ROAD (SECTION 9.5.3.6)
 - 1.3. TABLE 9-17
 - 1.4. MAYFLOWER MINE ROAD IS DICTATING ROAD WITH DESIGN SPEED OF 50 MPH
 - 1.5. INTERSECTION SIGHT DISTANCE PASSENGER CAR = 405 FT
- SITE TRIANGLE TURNING LEFT FROM BLUE LEDGE DRIVE ONTO MAYFLOWER MINE ROAD DETERMINED BY THE FOLLOWING:
 - 2.1. AASHTO POLICY ON GEOMETRIC DESIGN 2018
 - 2.2. CASE B1 - LEFT TURN FROM THE MINOR ROAD (SECTION 9.5.3.2.1)
 - 2.3. TABLE 9-7
 - 2.4. MAYFLOWER ROAD IS DICTATING ROAD WITH DESIGN SPEED OF 50 MPH
 - 2.5. INTERSECTION SIGHT DISTANCE PASSENGER CAR = 555 FT
 - 2.6. ADDITION OF MEDIAN LANE TO CROSS BRINGS TIME GAP TO 8 SECONDS, THEREFOR, SITE TRIANGLE TO BE 590 FT.
- STRIPING PATTERN FOR MAYFLOWER MINE ROAD MODELED OFF VALVAERE GATE HOUSE TO THE NORTH.
- EXISTING CONDITIONS MAP PROVIDED BY REEF FROM BLUE RIDGE DRIVE CONSTRUCTION SET. CONTRACTOR TO VERIFY ELEVATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE WITH DOMINION ENGINEERING IF VARIANCE.







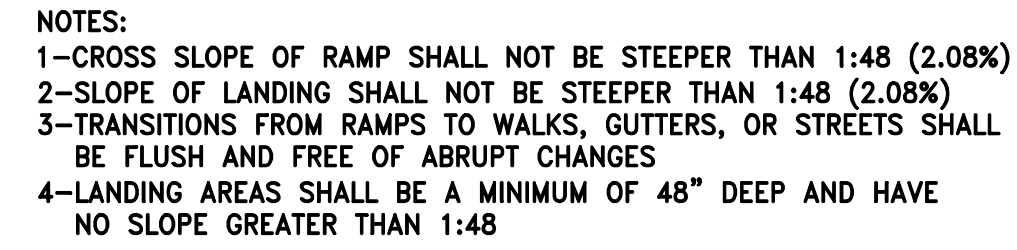
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TYPICAL ACCESIBLE PARKING RAMP

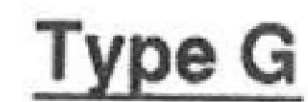
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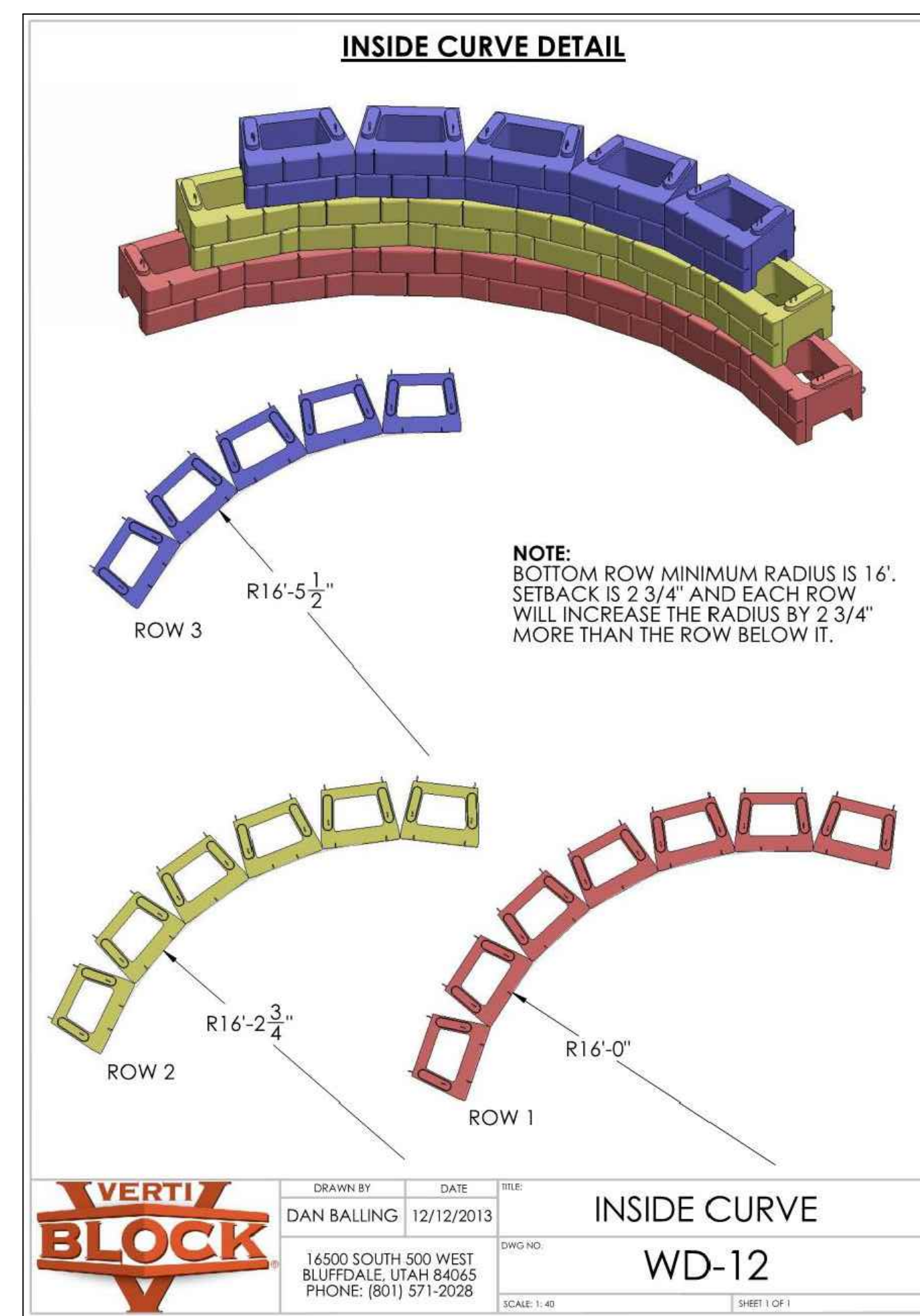
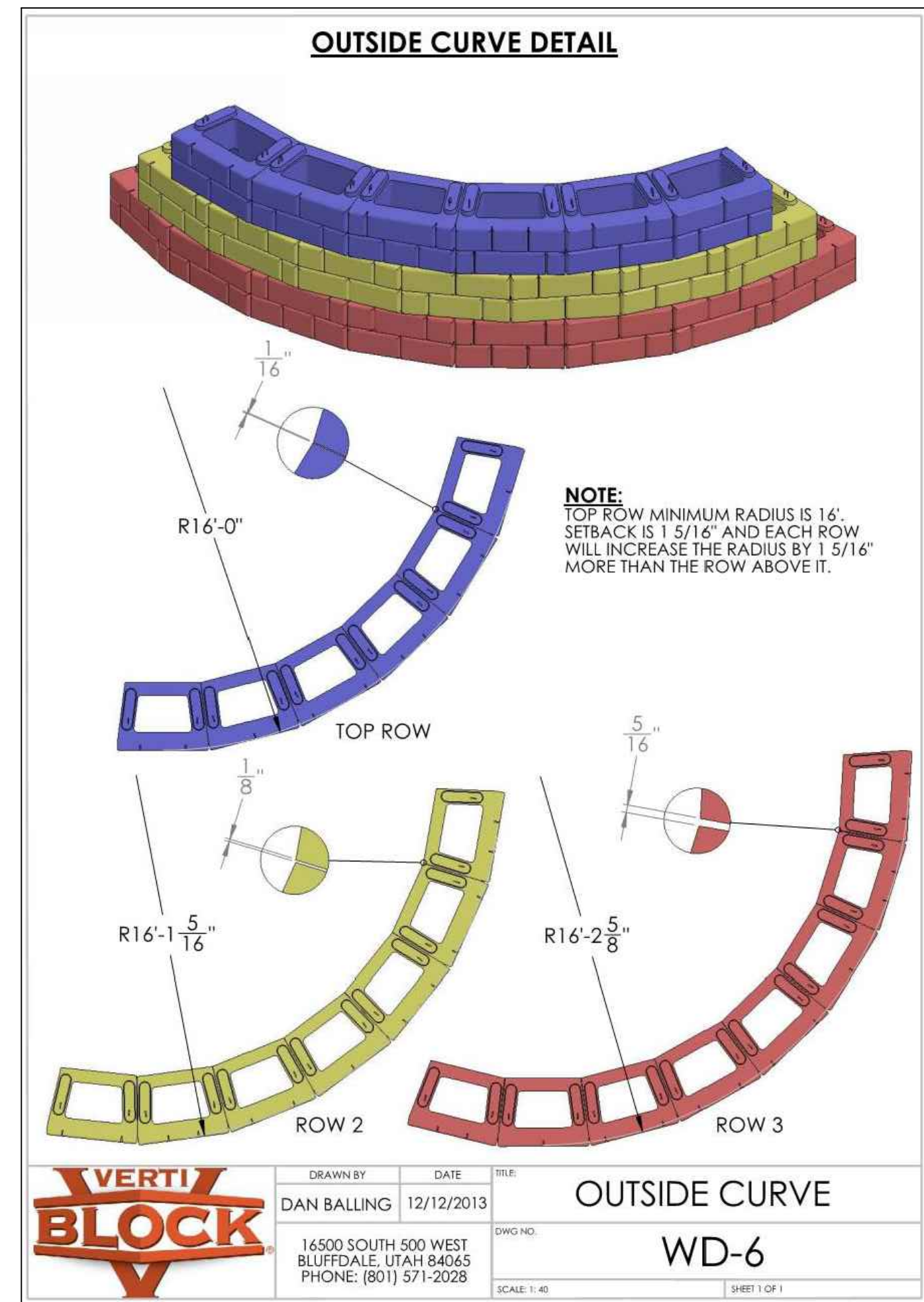
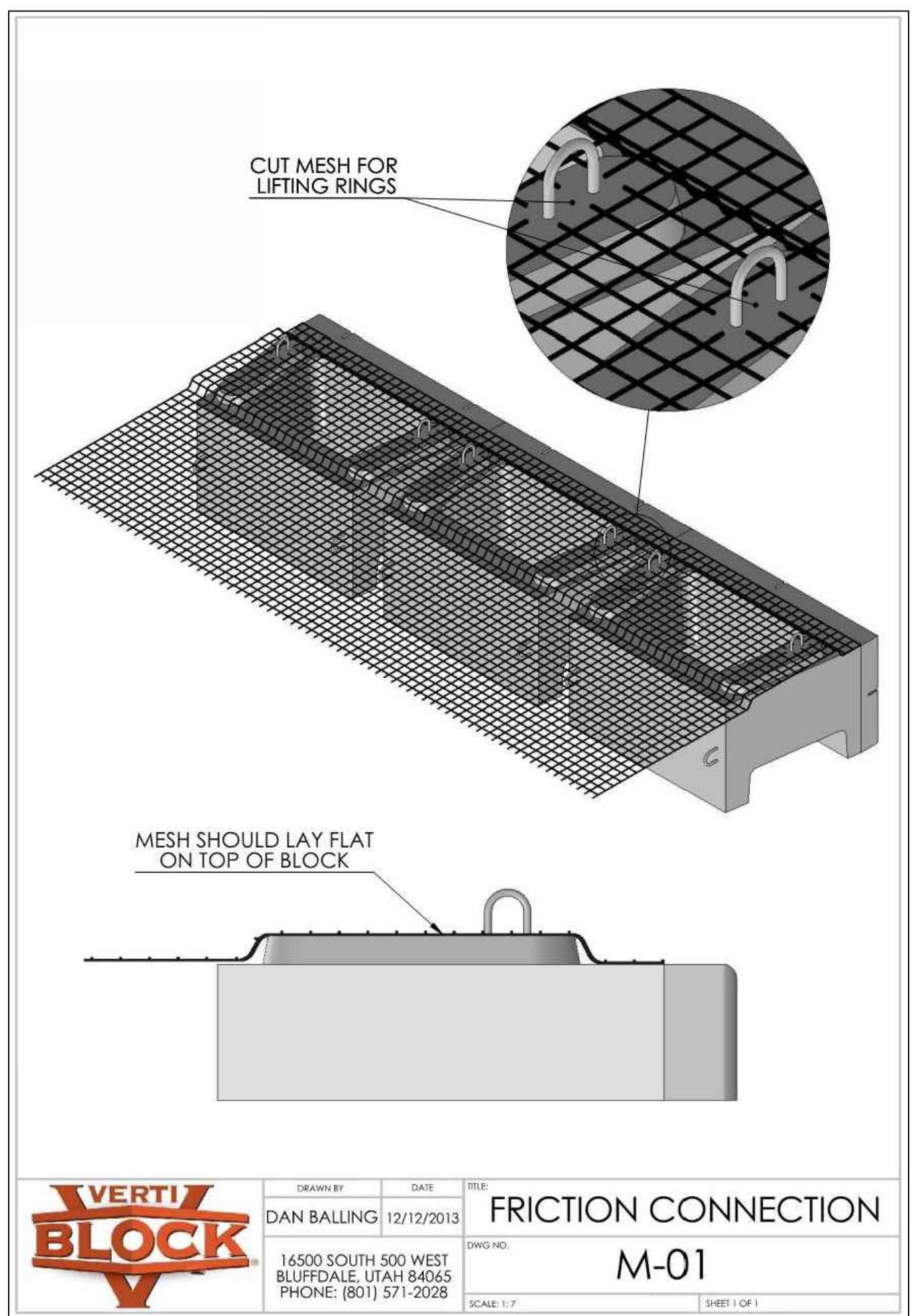
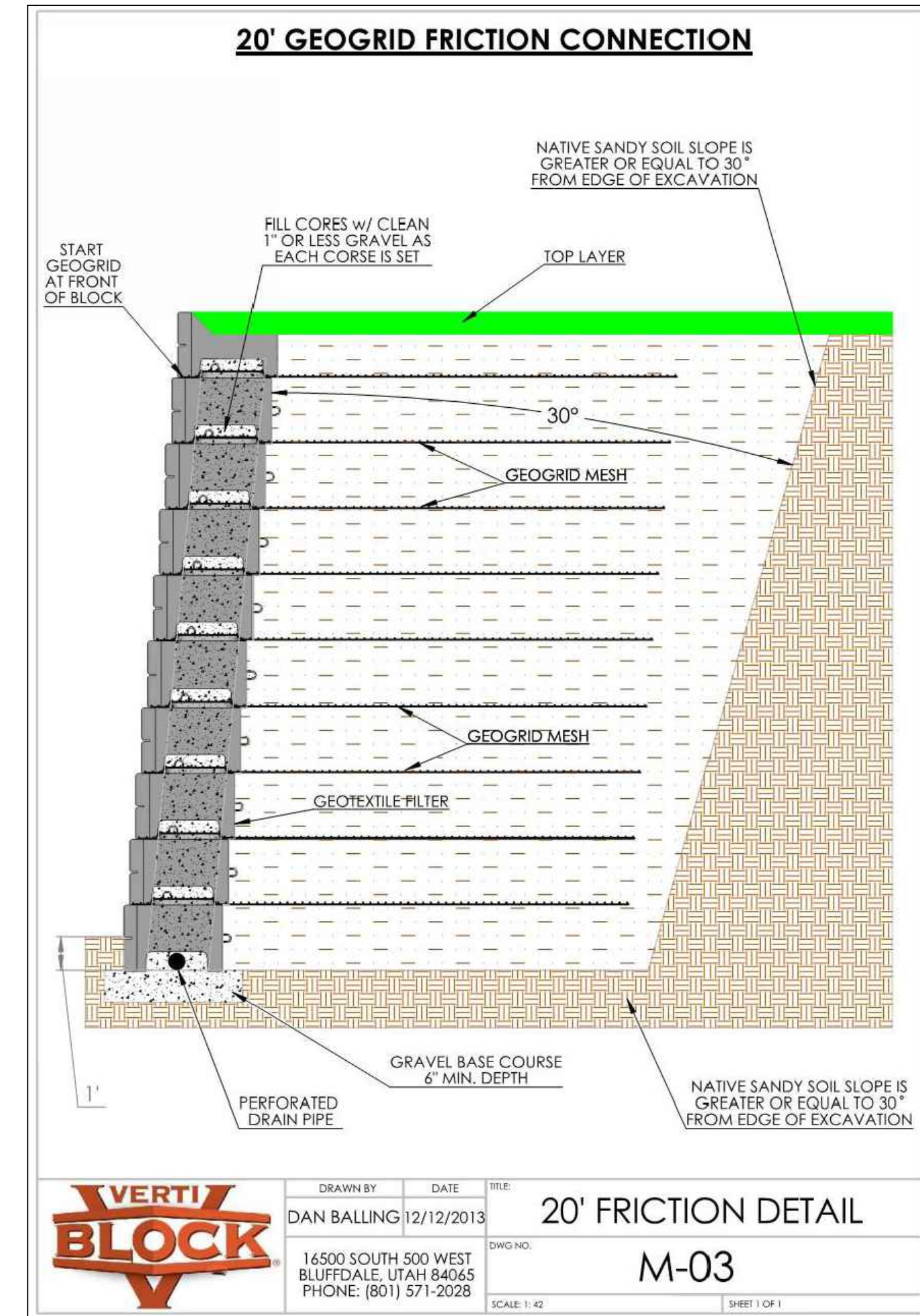
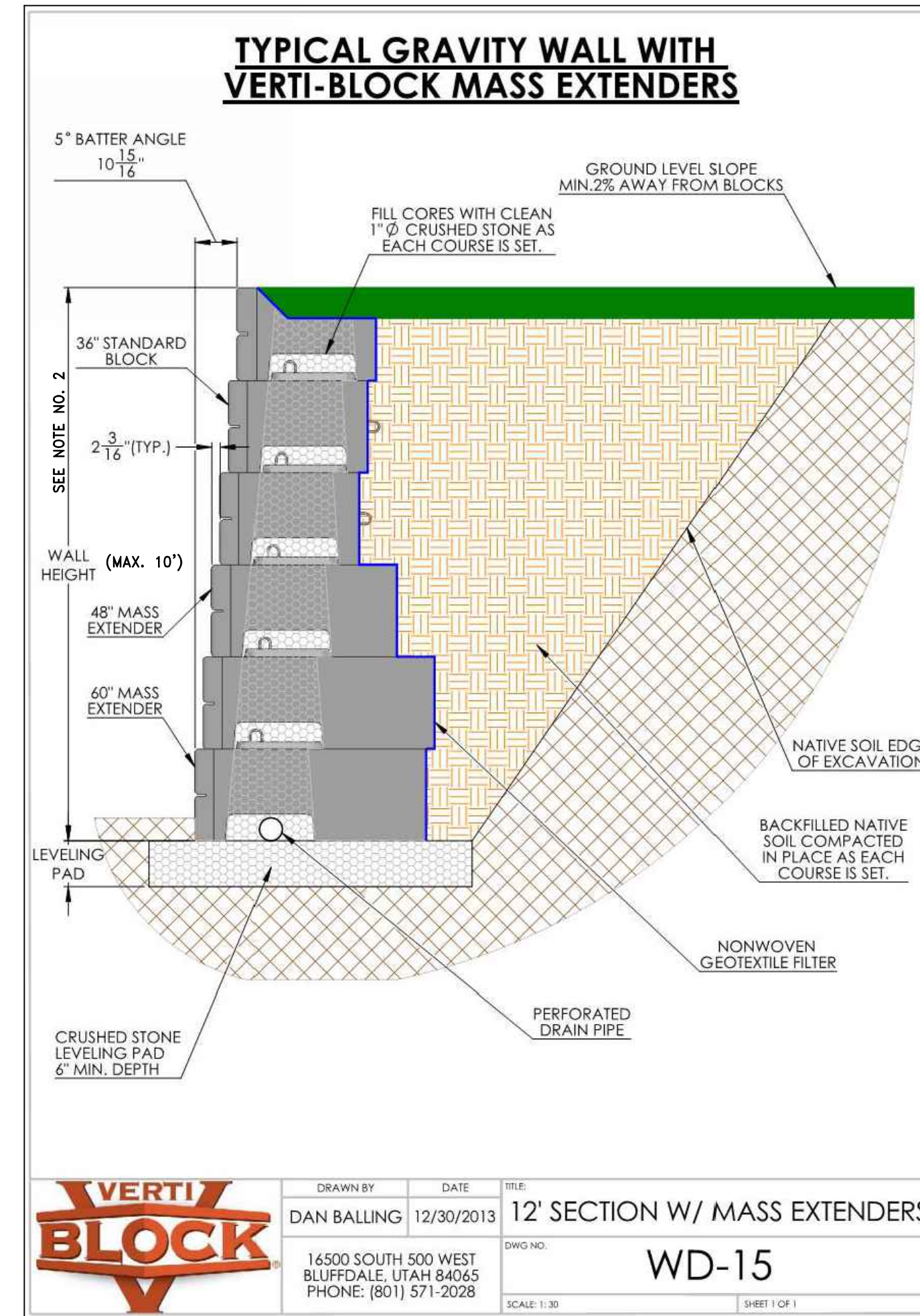
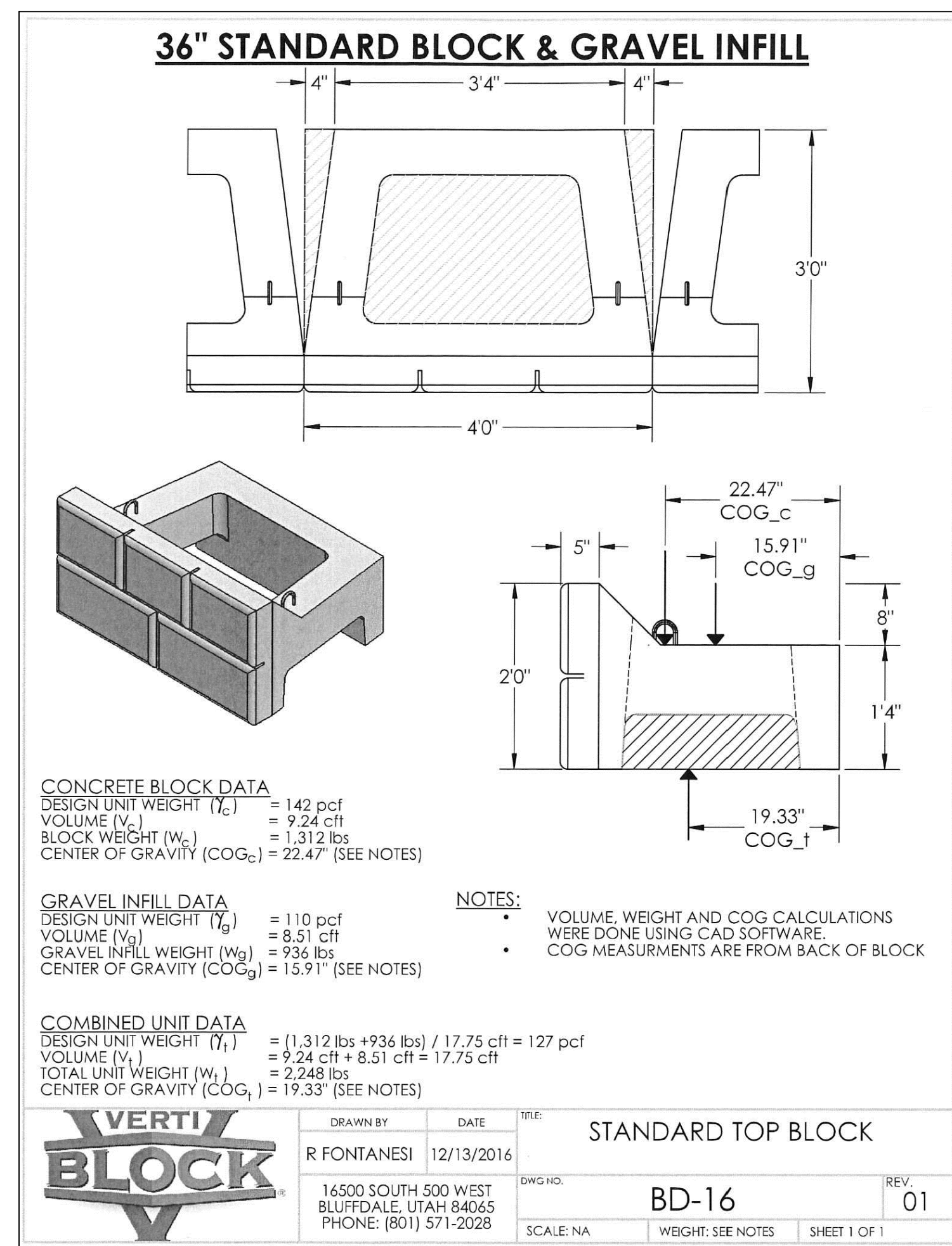
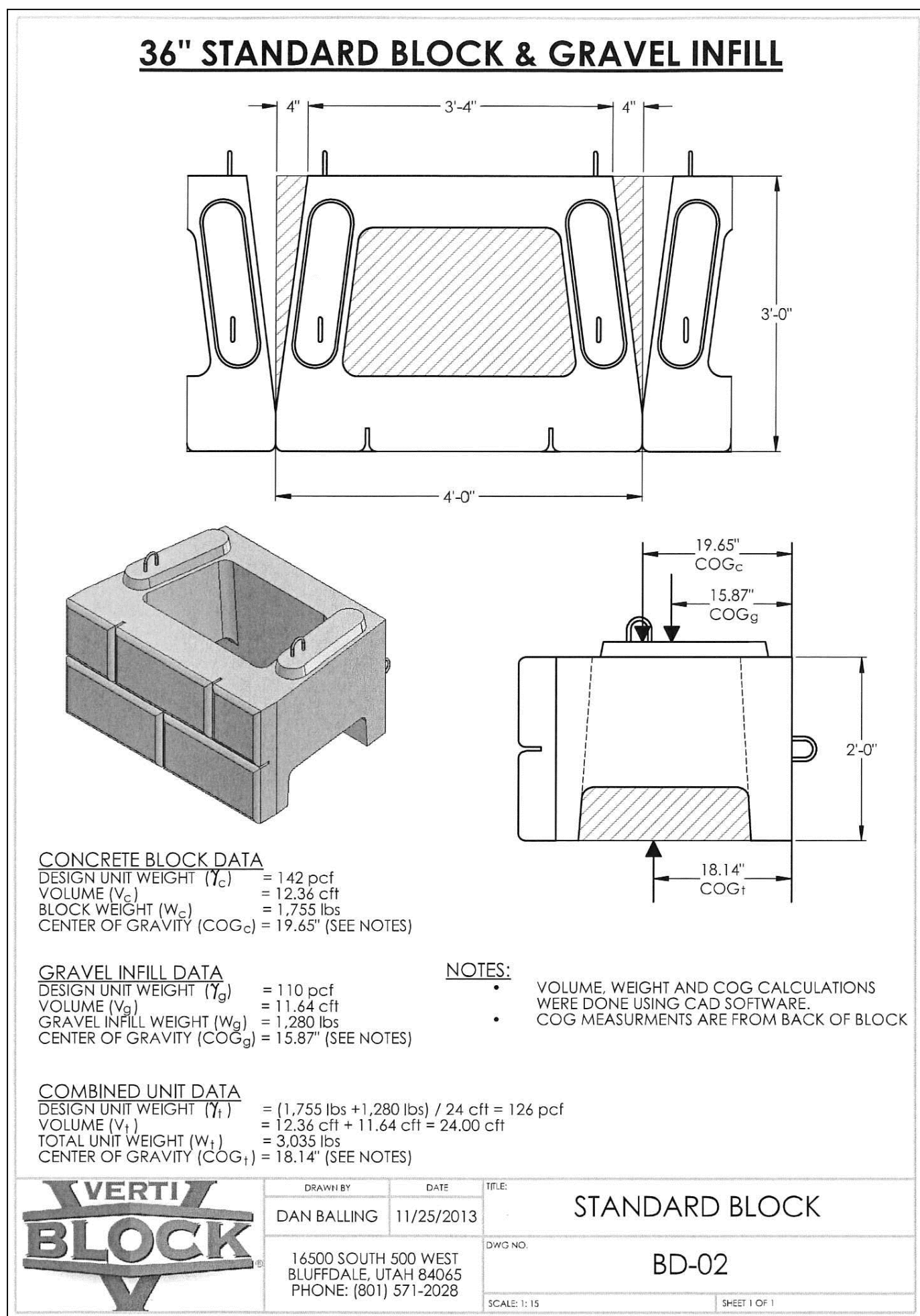
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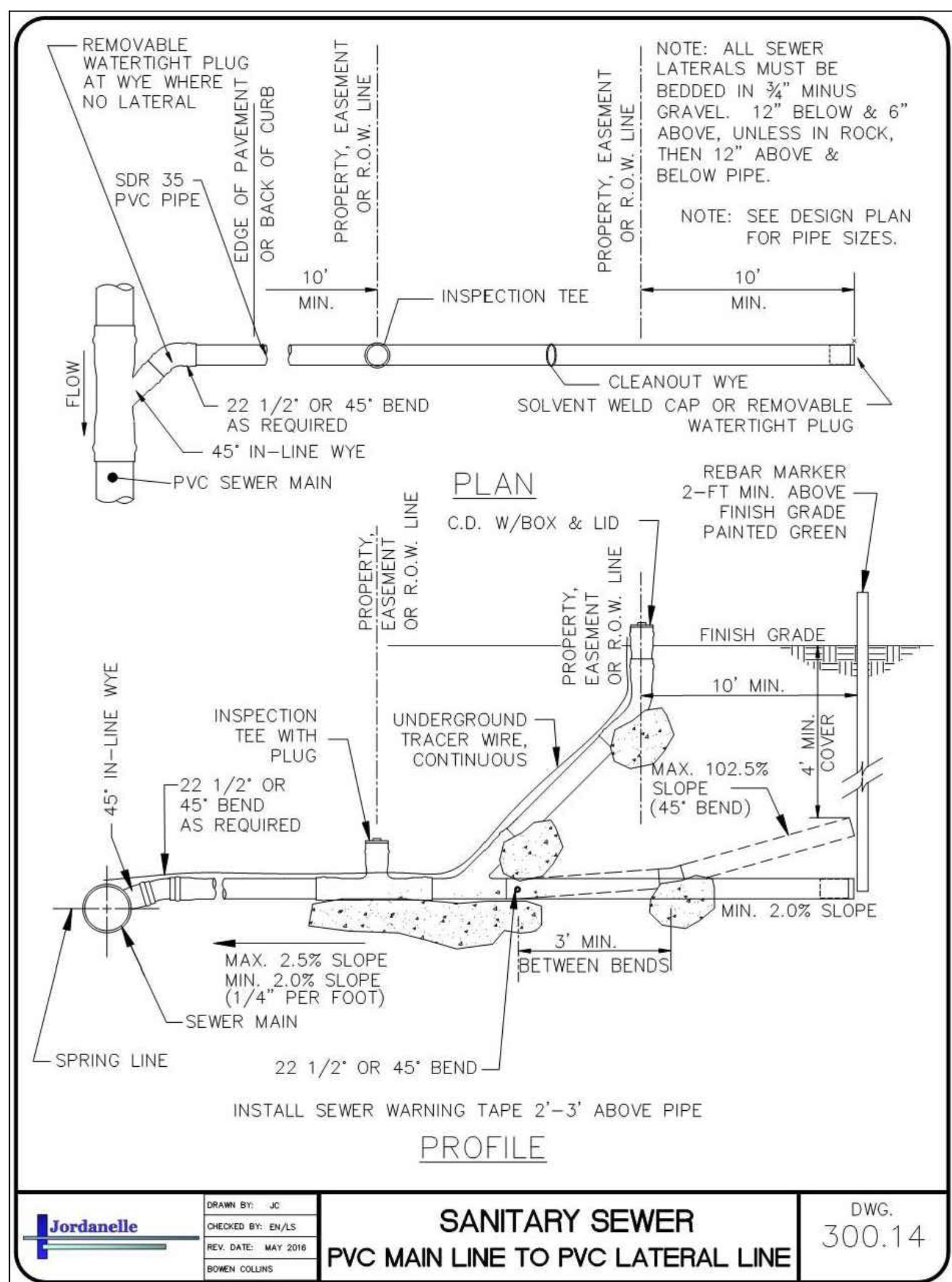
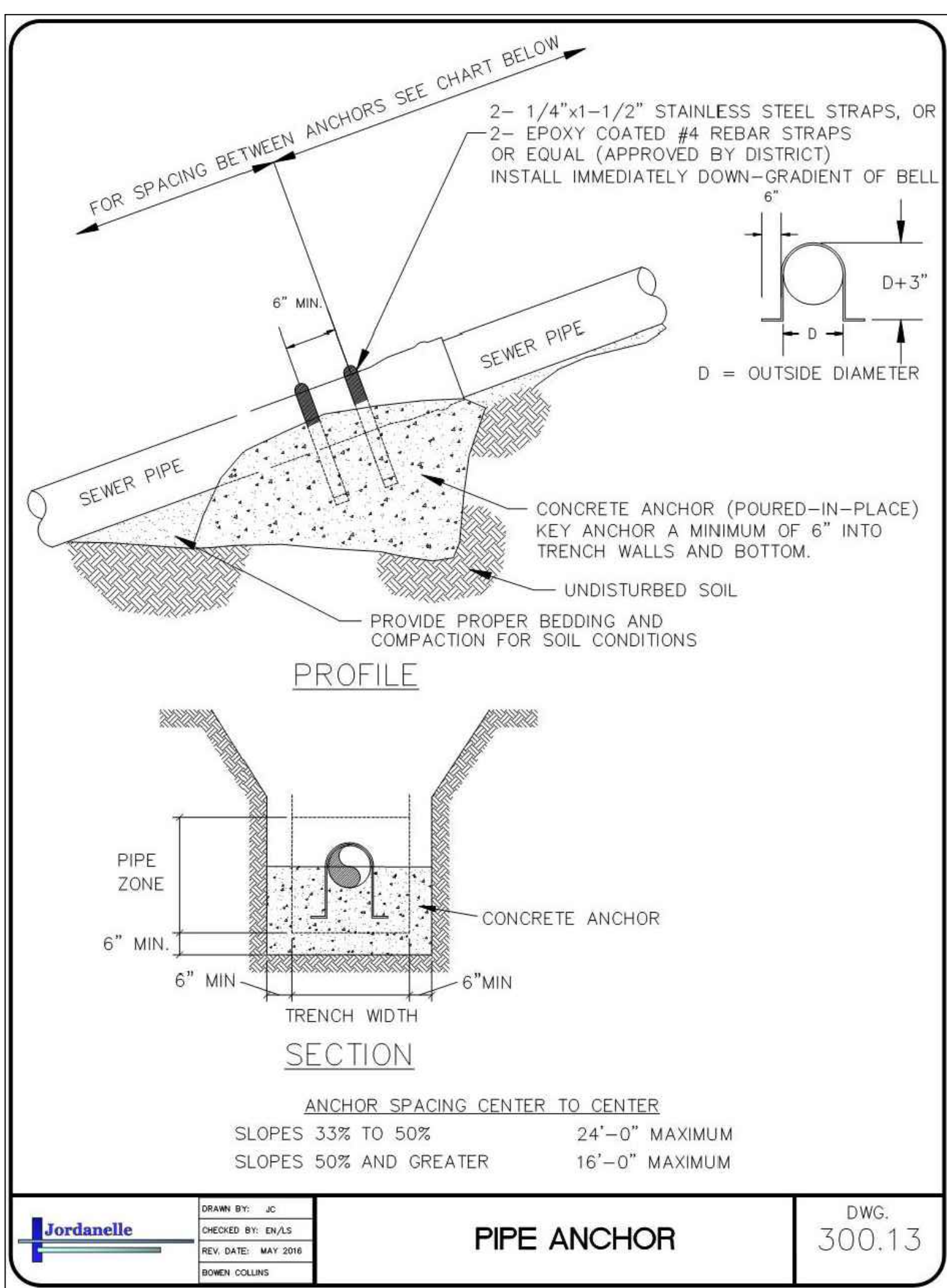
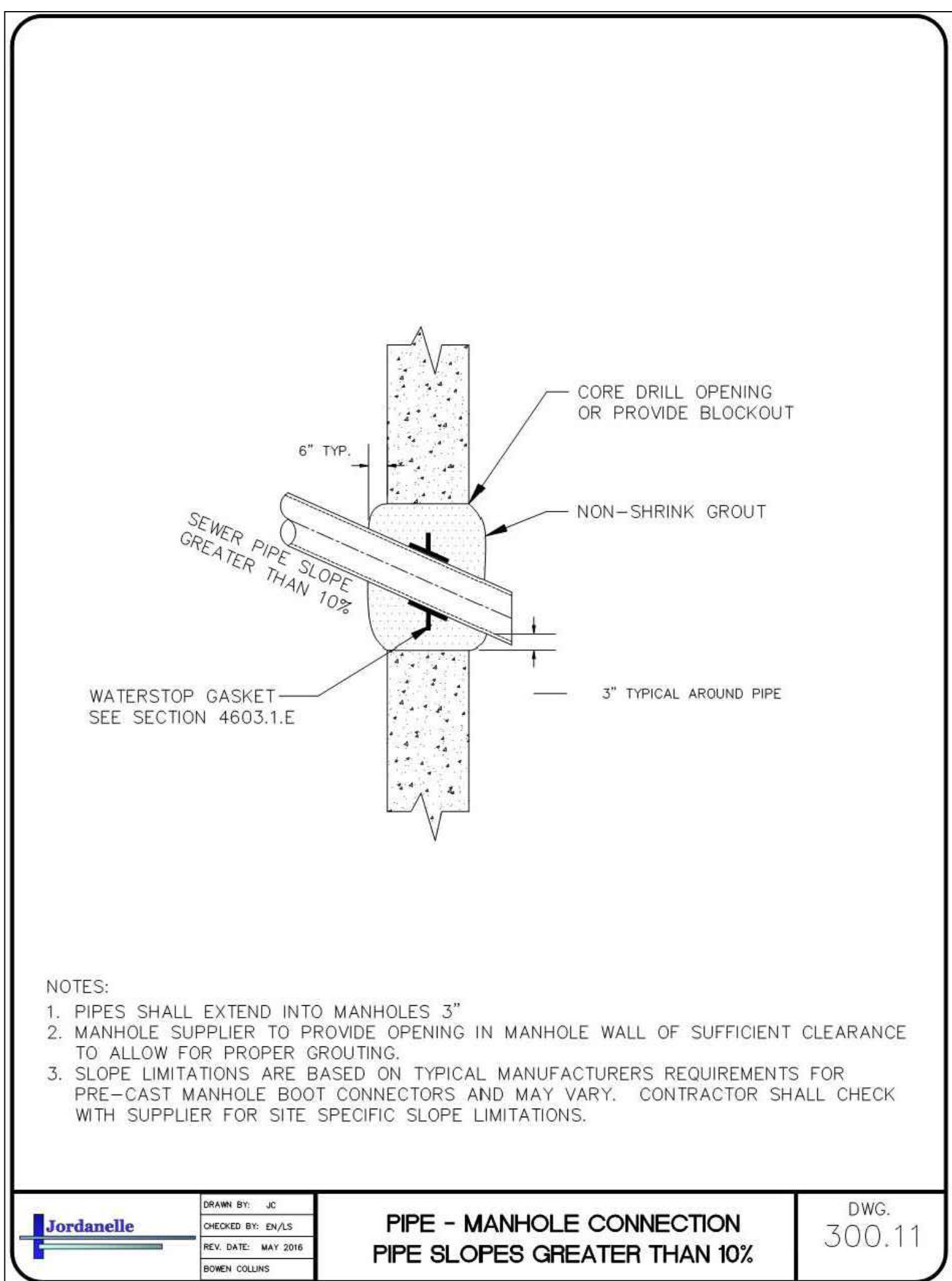
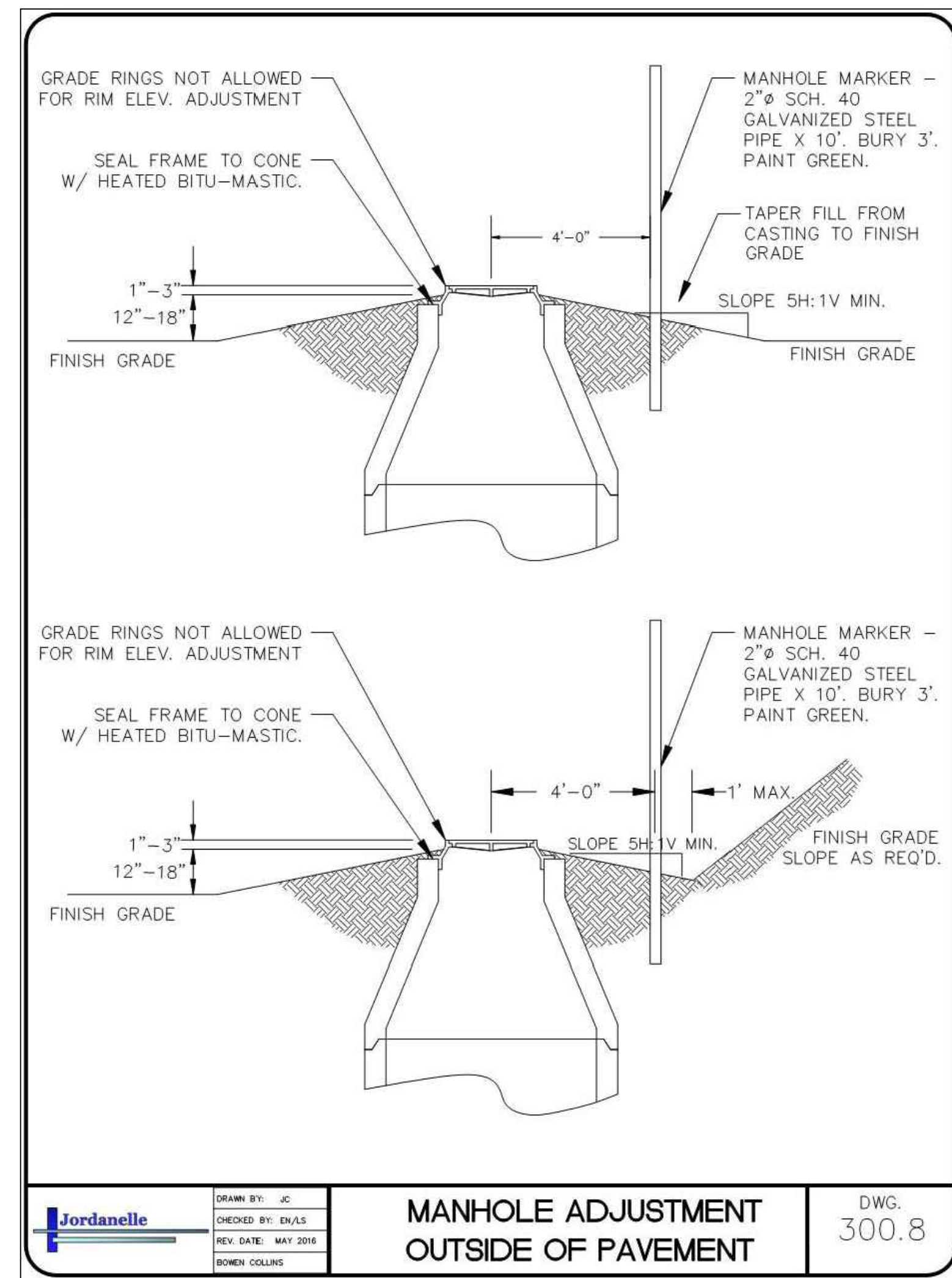
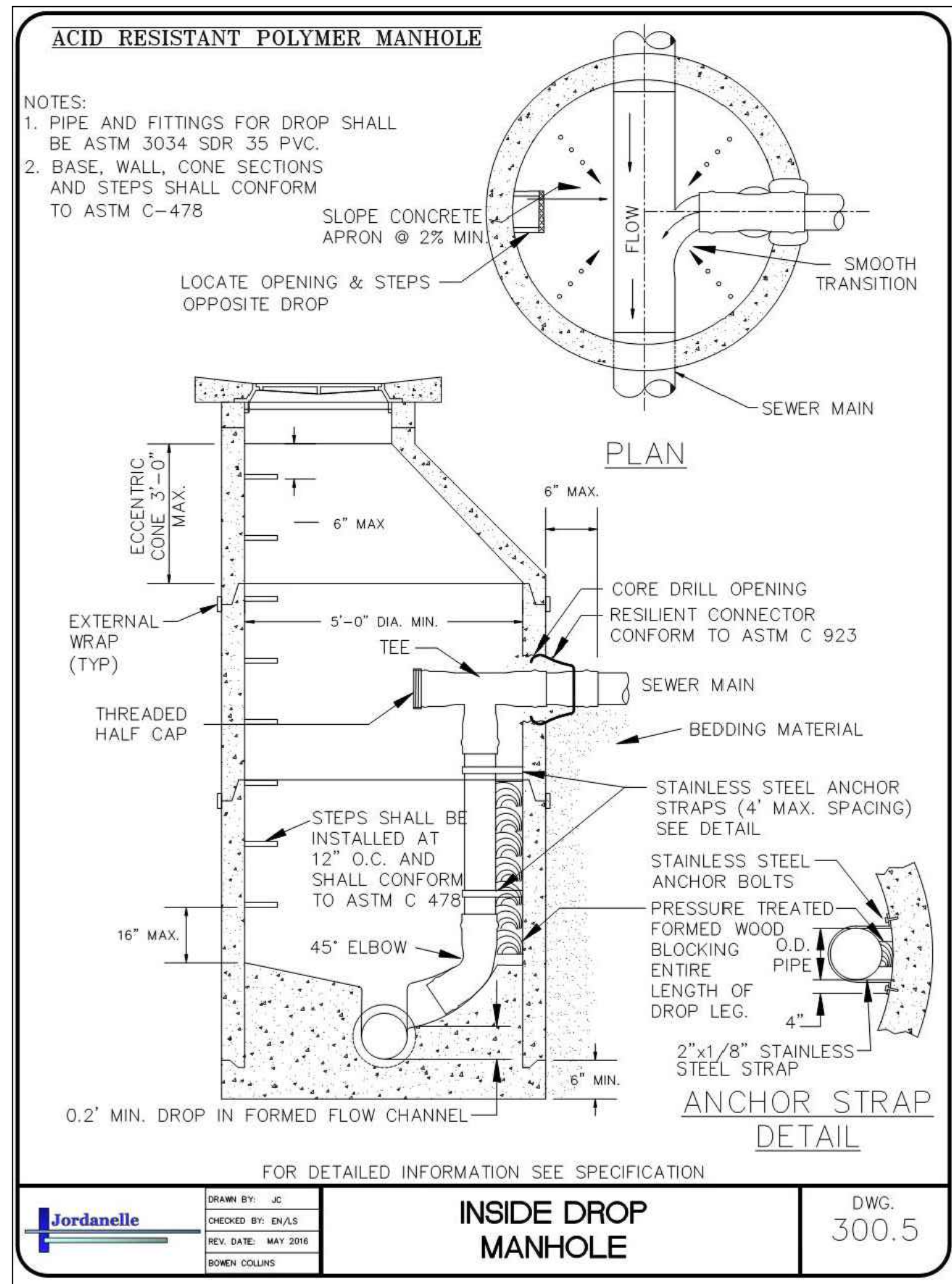
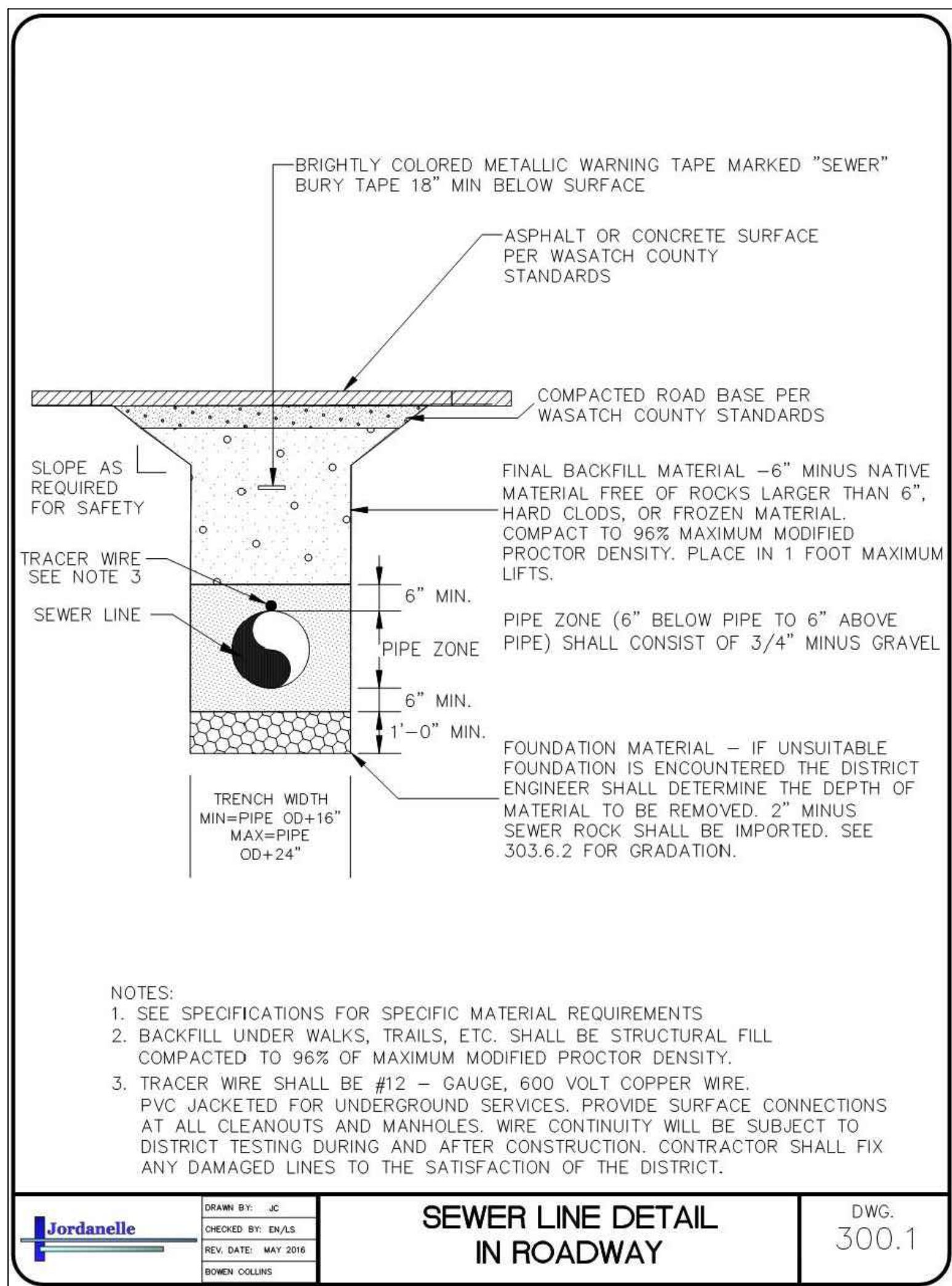


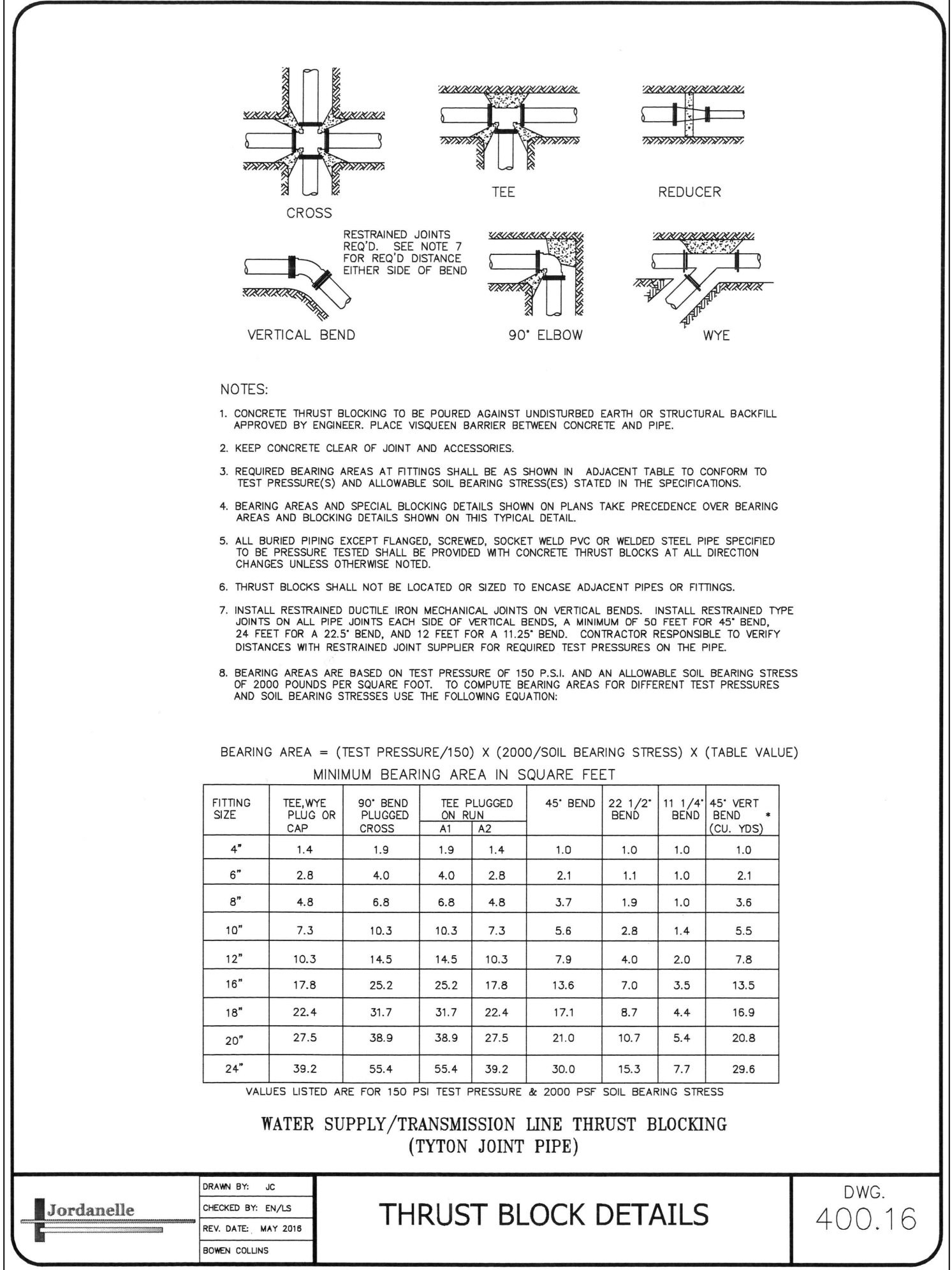
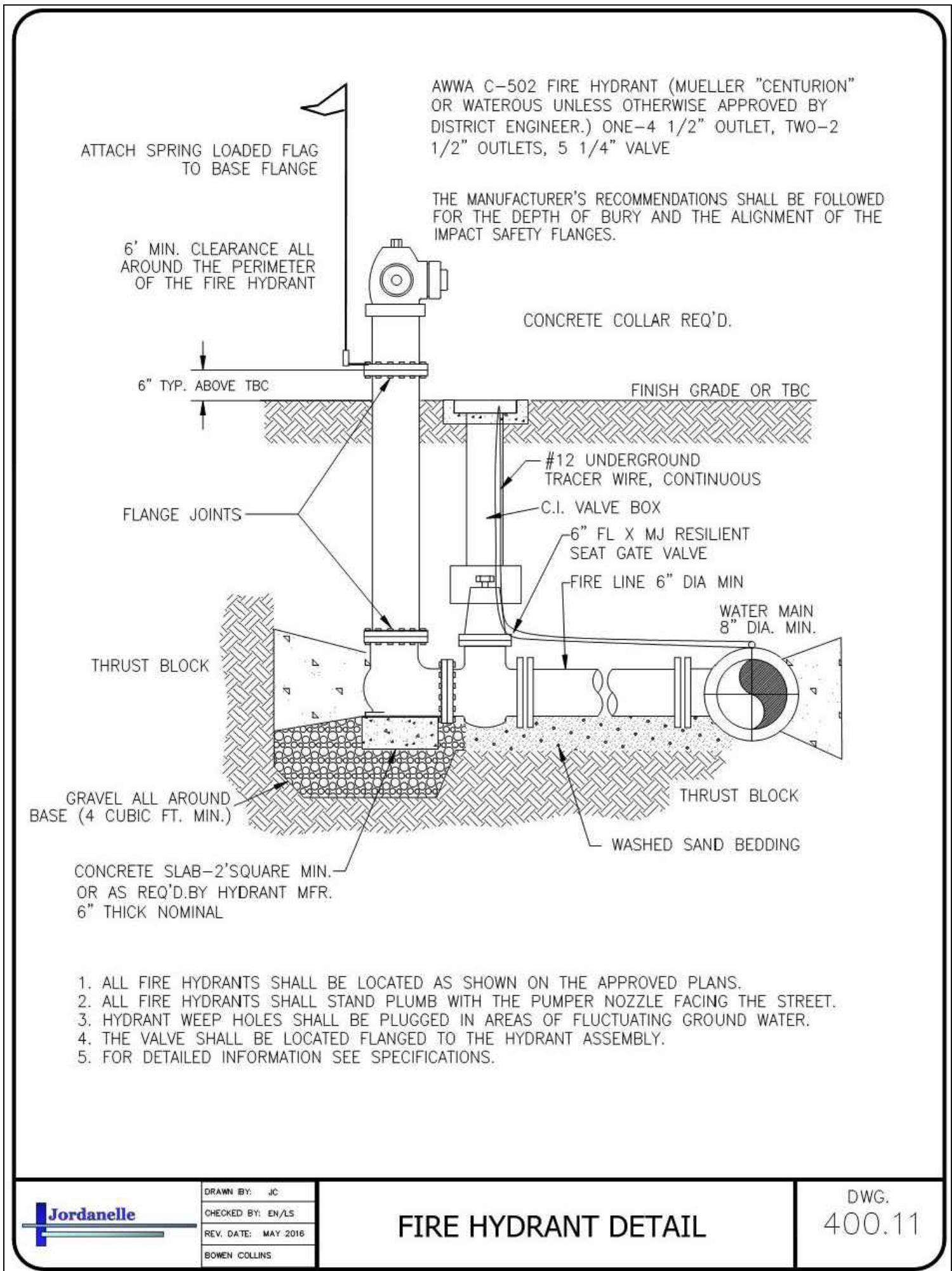
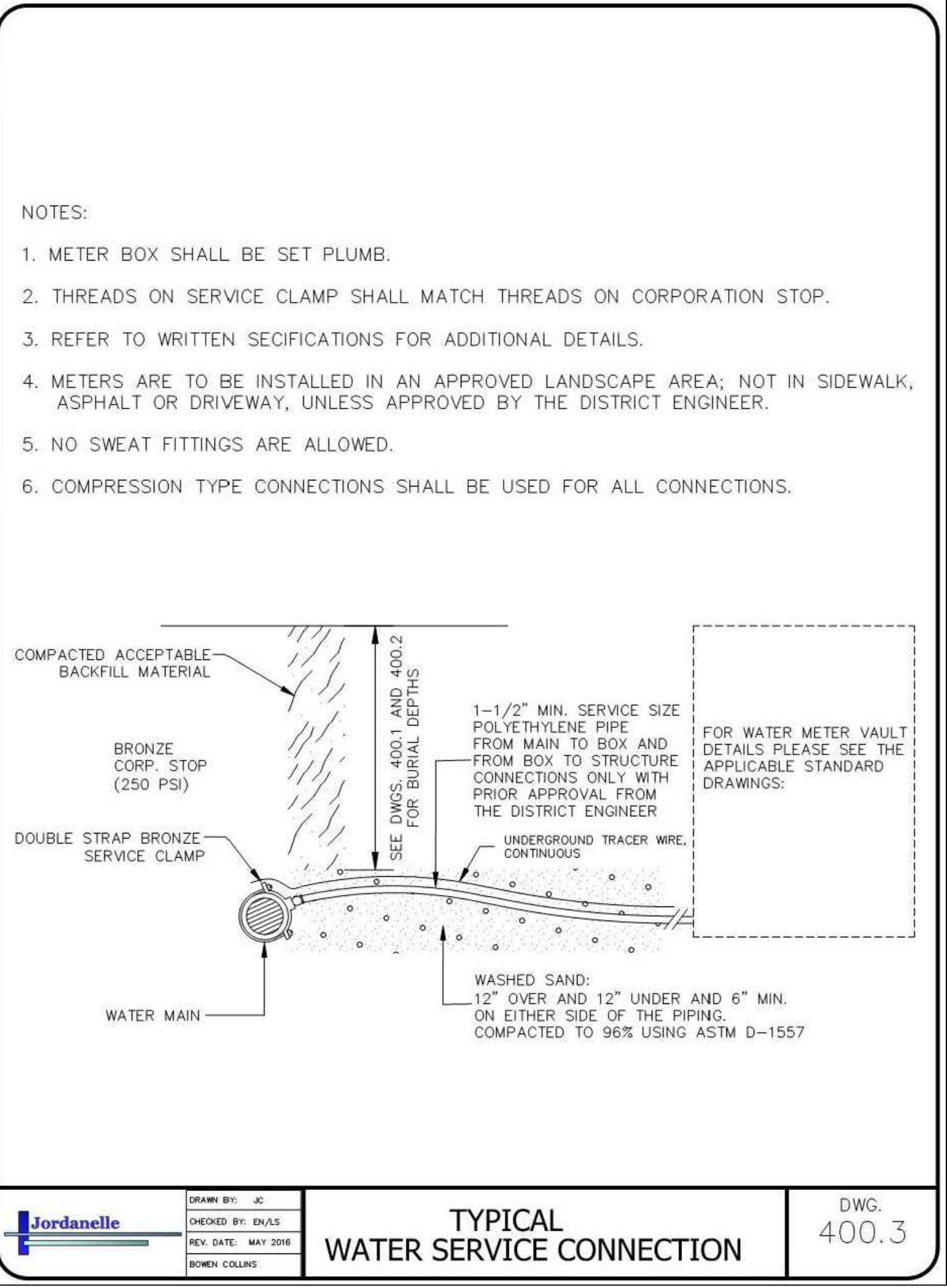
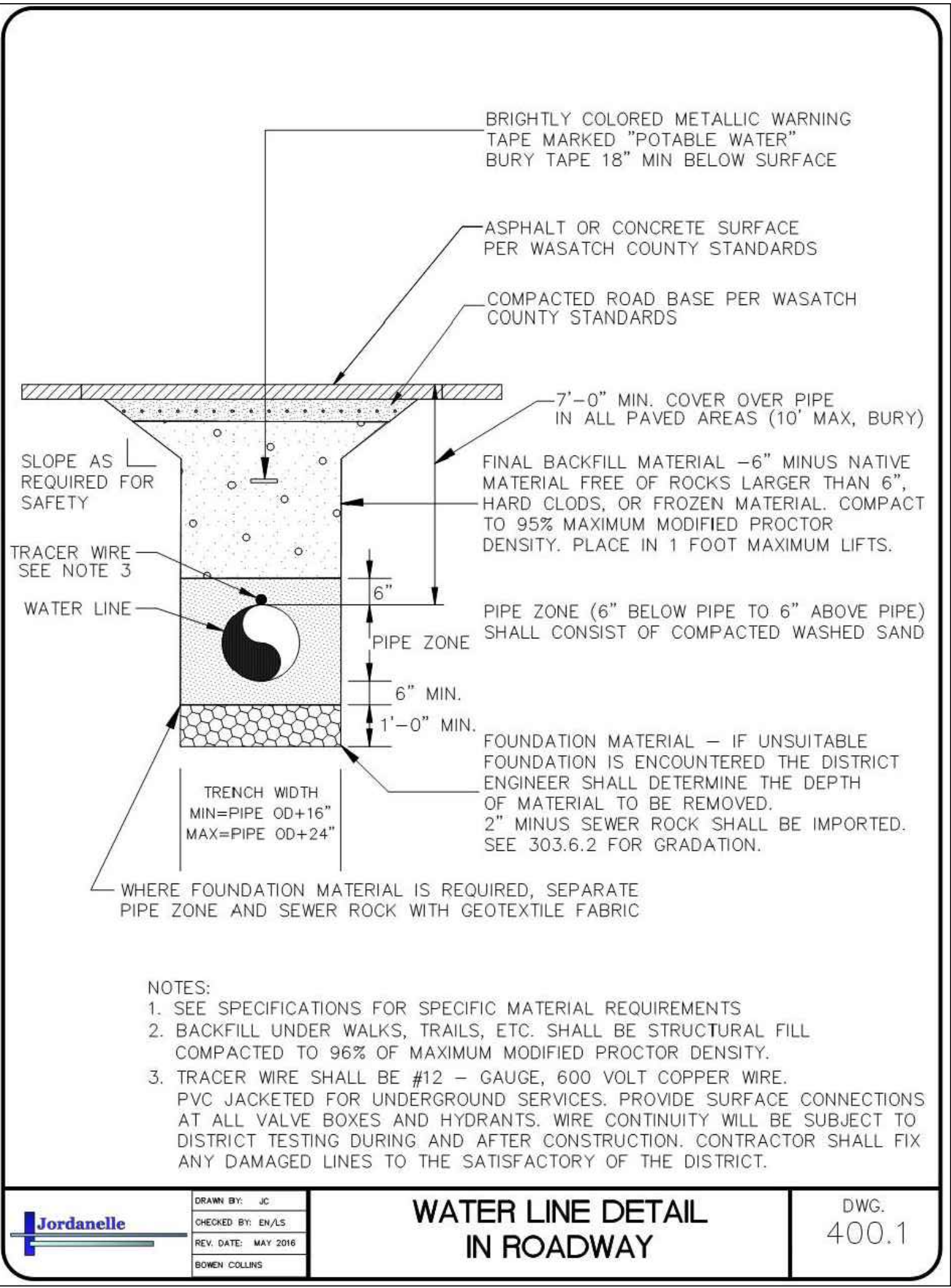
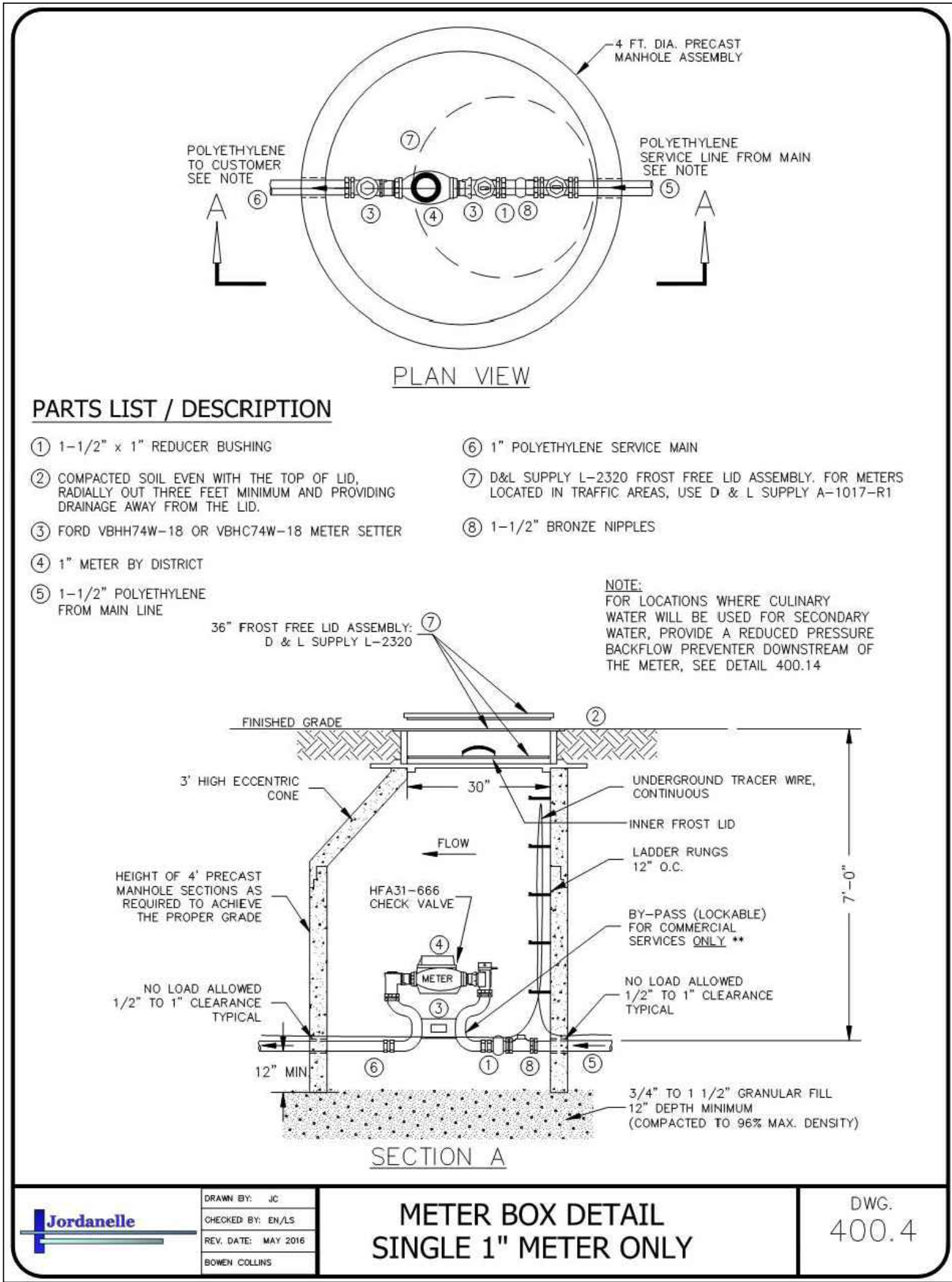


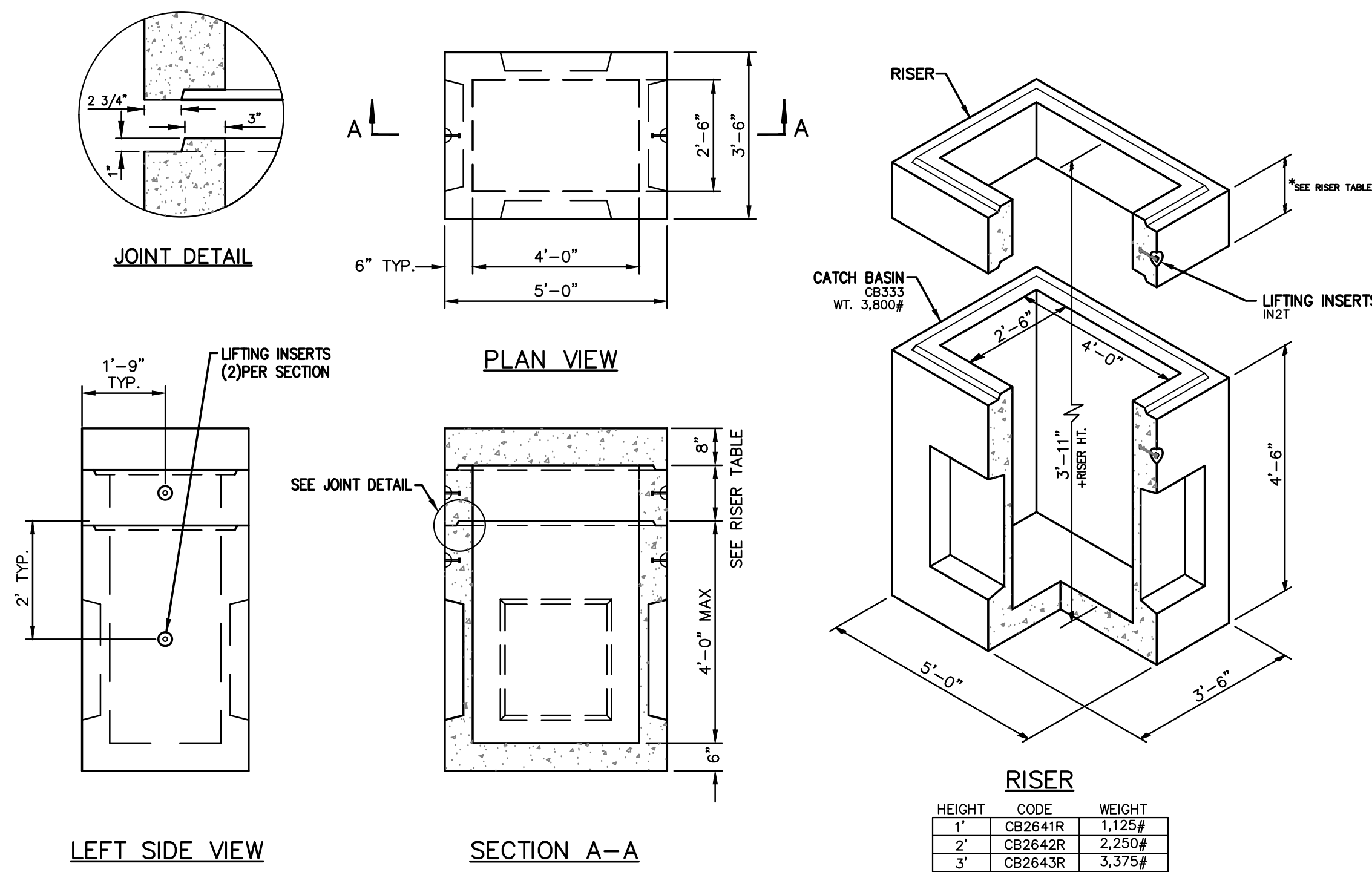
NOTES:

1. RETAINING WALL LOCATIONS IDENTIFIED ON THE PLANS ARE TO BE FIELD VERIFIED IF NEEDED BY A GEOTECHNICAL ENGINEER.
2. NO RETAINING WALL SHALL EXCEED TEN (10') IN HEIGHT WITHOUT A STEP OR HORIZONTAL BREAK OF AT LEAST THREE FEET (3'). RETAINING WALL MATERIALS SHALL BE COLORED TO BLEND WITH THE ENVIRONMENT.



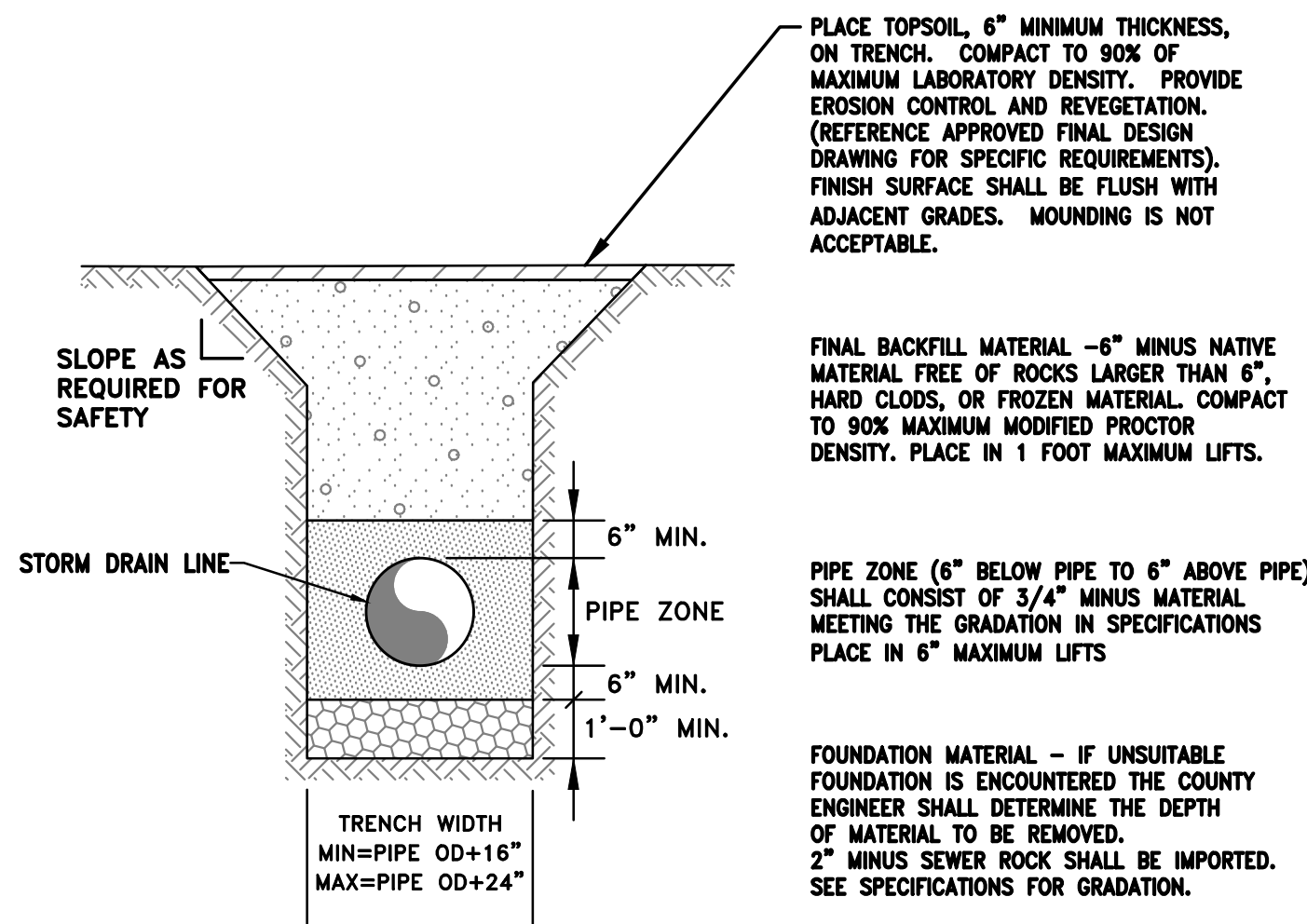




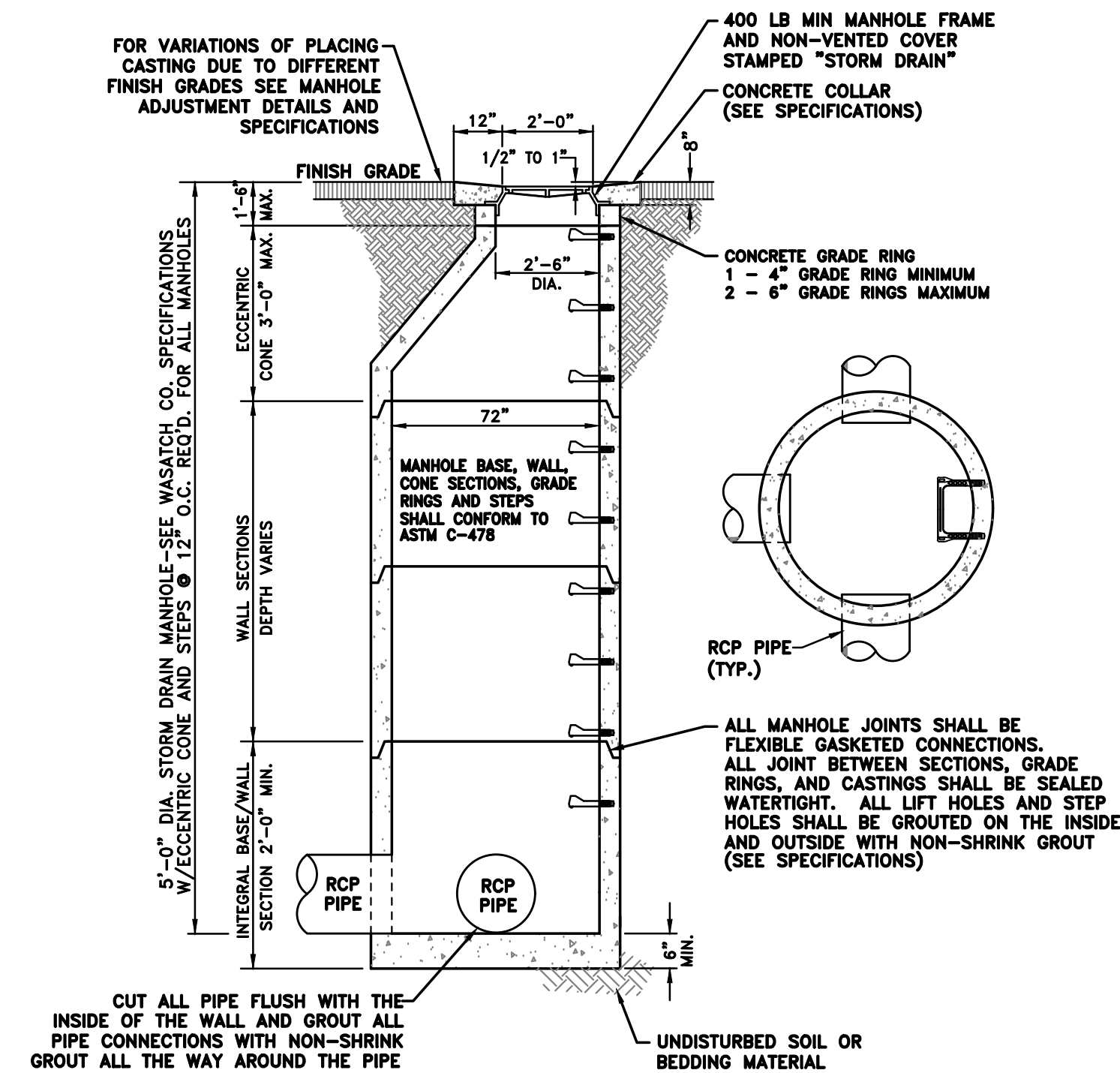


NOTES:
 1. CATCH BASINS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING
 2. OPENINGS MAY BE LOCATED AS REQUIRED

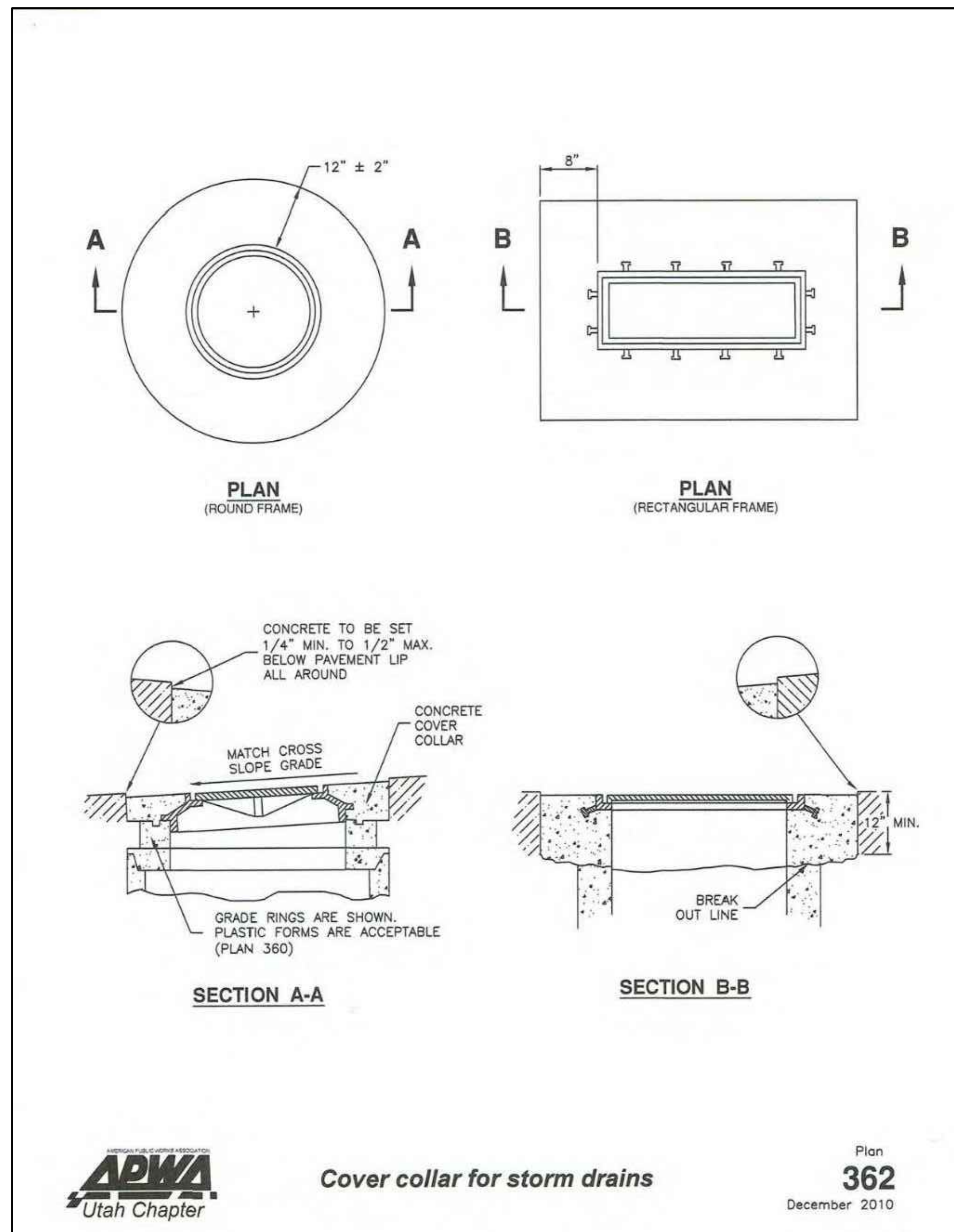
30" x 48" CATCH BASIN
 N.T.S.



STORM DRAIN TRENCH SECTION
 N.T.S.



72" PRECAST MANHOLE
 N.T.S.



Cover collar for storm drains

- GENERAL**
 A. In a pavement surface, the concrete will support the frame under traffic loadings.
- PRODUCTS**
 A. Concrete: Class 4000, APWA Section 03 30 04.
 B. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
- EXECUTION**
 A. Pavement Preparation: Provide a neat vertical and concentric joint between concrete and existing asphalt concrete surfaces. Clean edges of all dirt, oil, and loose debris.
 B. Concrete Placement: APWA Section 03 30 10. Fill the annular space around the frame and cover casting with concrete. Apply a broom finish. Apply a curing agent.

SITE PLAN

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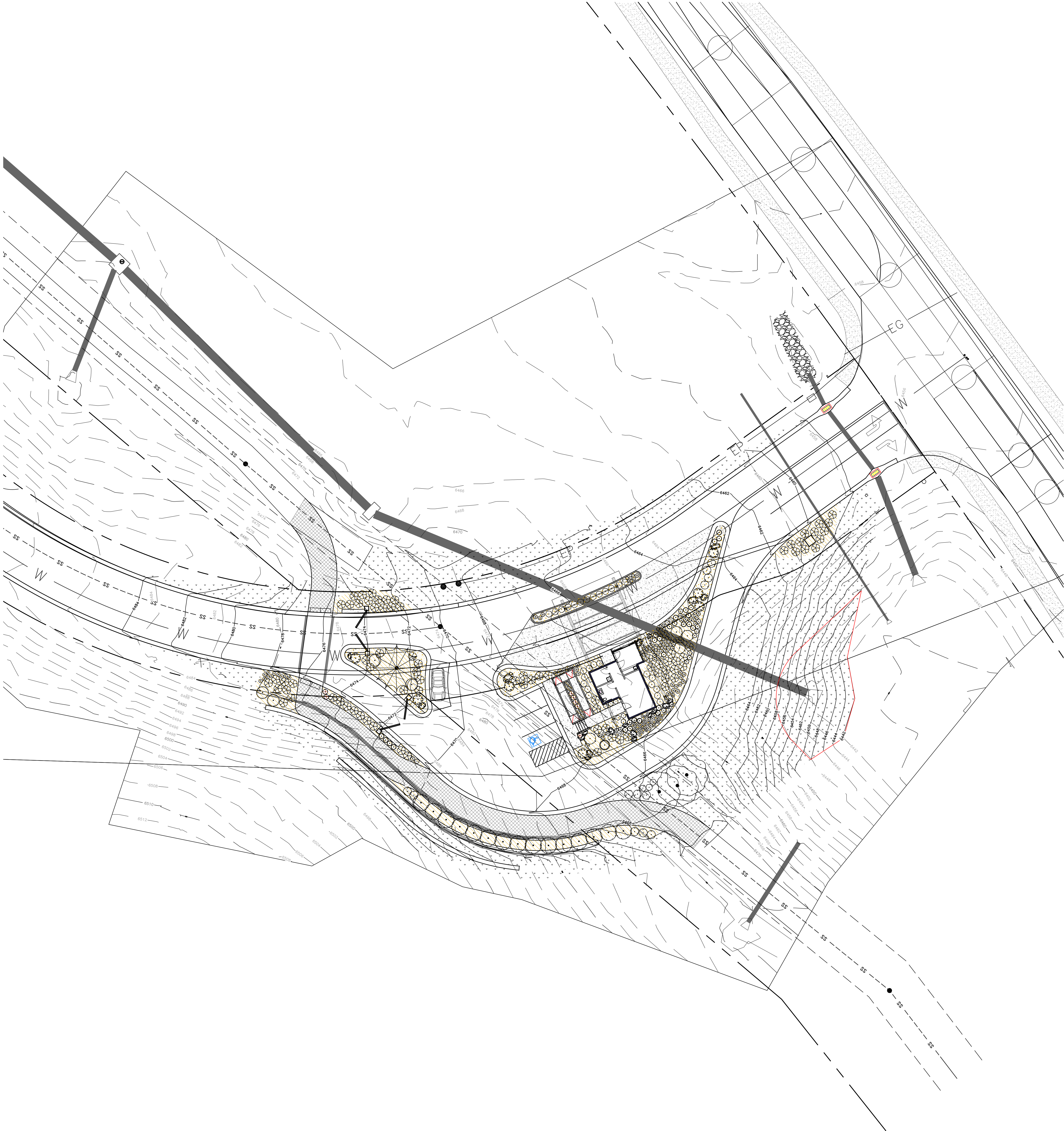


REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
SITE		
(S.1)	GATEHOUSE AND MAILROOM, REFER TO ARCHITECTURAL PLANS	
(S.2)	MOUNTABLE CURB AND GUTTER PER CIVIL ENGINEERING DRAWINGS	
(S.3)	6" CONCRETE CURB PER CIVIL PLANS	
(S.4)	NEW CURB TO MATCH EXISTING CURB TYPE, REFER TO CIVIL PLANS	
(S.5)	MODULAR CONCRETE BLOCK RETAINING WALL, REFER TO CIVIL PLANS	
(S.6)	12' WIDE RELOCATED ASPHALT TRAIL, SECTION TO MATCH EXISTING TRAIL	
(S.7)	EMPLOYEE PARKING STALL	
(S.8)	2 - 9'x18' STANDARD PARKING STALLS	
(S.9)	VAN ACCESSIBLE 8'x18' PARKING STALL WITH 8'x18' ADA ACCESS ISLE	
(S.10)	ENTRY MONUMENT	
(S.11)	ENTRANCE GATE	
(S.12)	EXIT GATE	
(S.13)	CONCRETE ADA RAMP, REFER TO GRADING PLAN	
(S.14)	TEXTURED AND COLORED CONCRETE STAIRS WITH SNOWMELT SYSTEM. HANDRAILS, BOTH SIDES	
(S.15)	CONCRETE CURB, FLUSH WITH SIDEWALK AND ASPHALT FOR ADA ACCESS	
(S.16)	ASPHALT DRIVE	
(S.17)	CROSSWALK STRIPING PER MUTCD, REFER TO CIVIL PLANS	
(S.18)	STOP BAR STRIPING PER MUTCD	
(S.19)	LANE STRIPING PER MUTCD, REFER TO CIVIL PLANS	
(S.20)	LEFT TURN MARKING PER MUTCD	
(S.21)	RIGHT TURN MARKING PER MUTCD	
(S.22)	2' WIDE CONCRETE PAD FOR GATE CLEARANCE AND SNOW REMOVAL	
(S.23)	TRUNCATED DOME PANELS	
(S.24)	TEXTURED AND COLORED CONCRETE WITH SNOWMELT SYSTEM.	
(S.26)	ASPHALT DRIVE TO MATCH EXISTING ROAD SECTION, REFER TO CIVIL PLANS	
(S.27)	SAWCUT EXISTING ASPHALT, CURB AND GUTTER.	
(S.28)	EXISTING CURB TO REMAIN	
(S.29)	REFER TO CIVIL PLANS FOR LANE WIDENING AND STRIPING	
(S.30)	SAWCUT EXISTING ASPHALT TRAIL, MATCH EXISTING TRAIL	
(S.31)	REFER TO CIVIL PLANS FOR WATERLINE RELOCATION	



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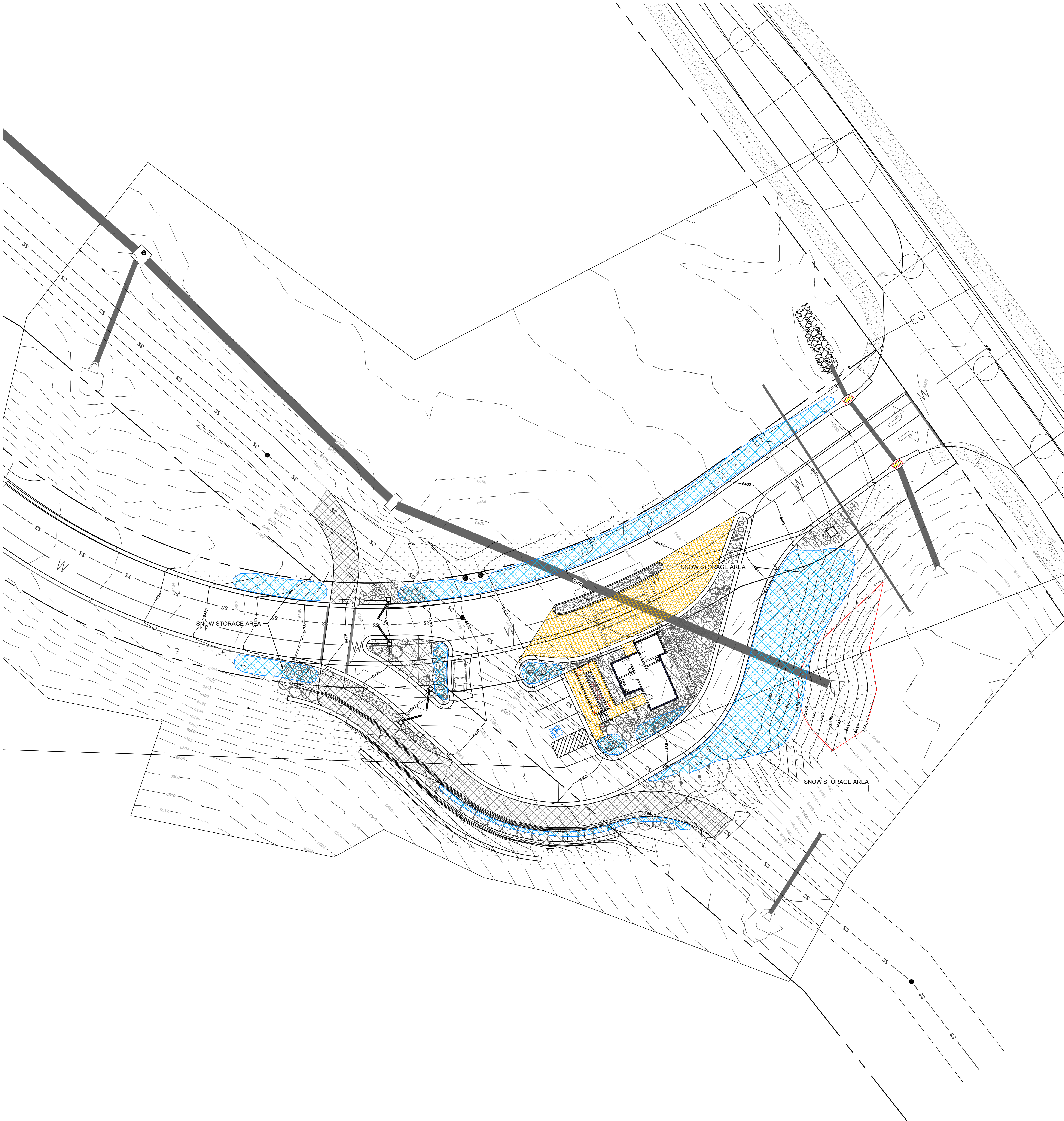


PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES					
	2	Picea pungens	Colorado Spruce	14' Ht.	B&B
	15	Populus tremula 'Erecta'	European Columnar Aspen	2" Cal.	
	3	Populus tremuloides	Quaking Aspen	2" Cal.	B&B
	20	SUBTOTAL:			
SHRUBS					
	12	Arctostaphylos x coloradensis	Mock Bearberry Manzanita	5 gal.	
	4	Cornus sericea 'Isanti'	Isanti Red Twig Dogwood	5 gal.	
	6	Cornus sericea 'Kelsey'	Kelsey Dogwood	5 gal.	
	4	Pinus mugo 'Mughus'	Mughus Mugo Pine	5 gal.	
	1	Pinus mugo 'Tannenbaum'	Tannenbaum Mugo Pine	5' Ht.	
	104	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	
	12	Rhus trilobata	Skunkbush Sumac	5 gal.	
	52	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.	
	195	SUBTOTAL:			
GRASSES					
	40	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal.	
	4	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	
	33	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	1 gal.	
	77	SUBTOTAL:			
PERENNIALS					
	82	Achillea millefolium 'Paprika'	Paprika Common Yarrow	1 gal.	
	57	Echinacea x 'Cheyenne Spirit'	Cheyenne Spirit Coneflower	1 gal.	
	7	Penstemon x 'Midnight Masquerade'	Midnight Masquerade Beardtongue	1 gal.	
	77	Rudbeckia fulgida 'Goldstrum'	Coneflower	1 gal.	
	223	SUBTOTAL:			
ANNUALS/PERENNIALS					
	15	Leucanthemum x superbum 'Becky'	Shasta Daisy	1 gal.	
	17	Lupinus x 'Gallery Blue'	Dwarf Blue Lupine	1 gal.	
	32	SUBTOTAL:			
GROUND COVERS					
	Mulch1	1,881 sf	1" Desparado Trail Gravel-Washed Landscape Stone	3" Depth Min.	1"
	Go	74	Galium odoratum	Sweet Woodruff	1 gal. 12" o.c.
	Mulch2	5,105 sf	Shredded Bark Mulch	4" Depth	None
		15,430 sf	NATIVE GRASS MIX		
		74	SUBTOTAL:		
		22,416 sf			



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SNOW STORAGE LEGEND

	SNOW STORAGE AREAS
	SNOW MELT AREAS

MARCELLA GATES AND MAILHOUSE

N BLUE LEDGE DRIVE
00-0021-8541, 00-0022-2165, 00-0021-7116
FOR: REEF CAPITAL PARTNERS

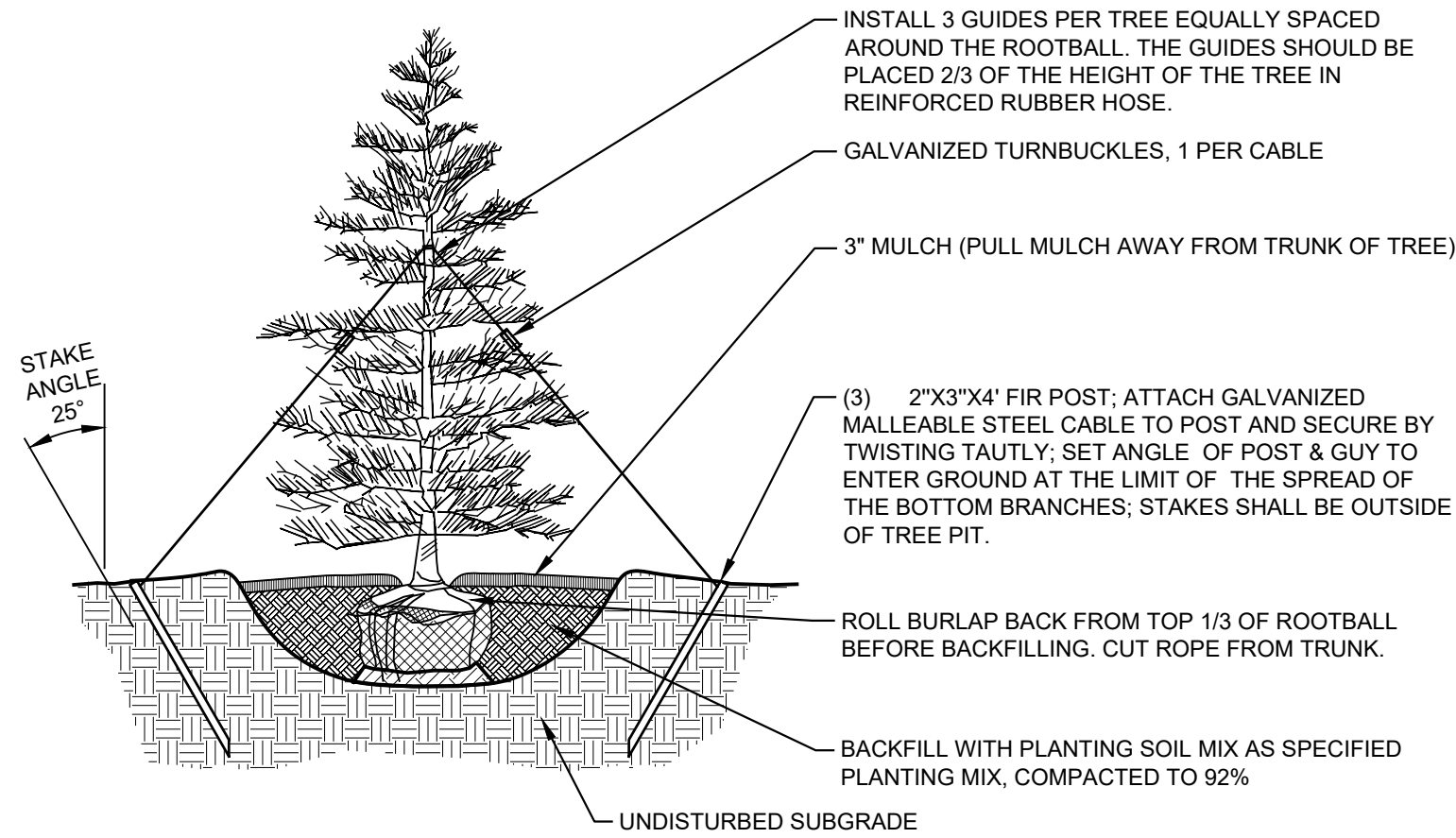
Project # GATE-26014

Print MIDA Date 7.6.2026

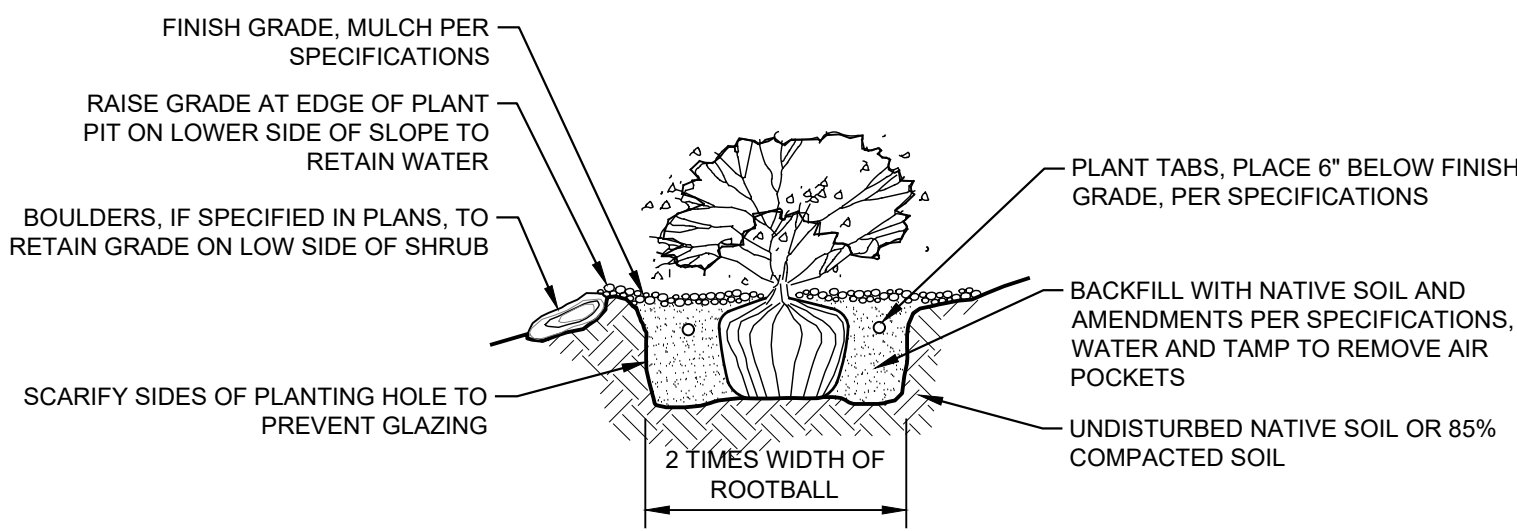
Drawing Revisions MIDA Date 7.27.2026

SNOW STORAGE
PLAN

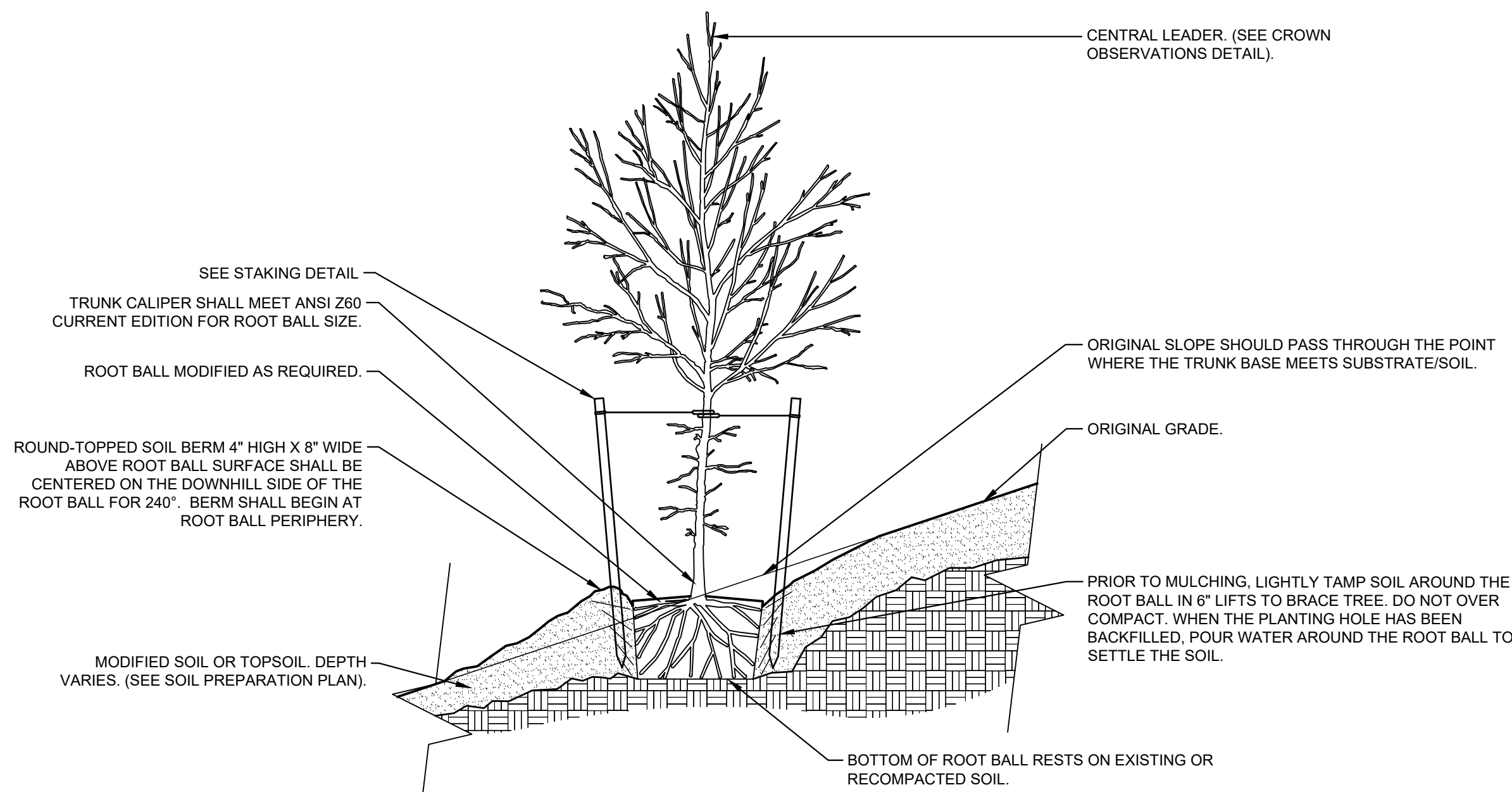




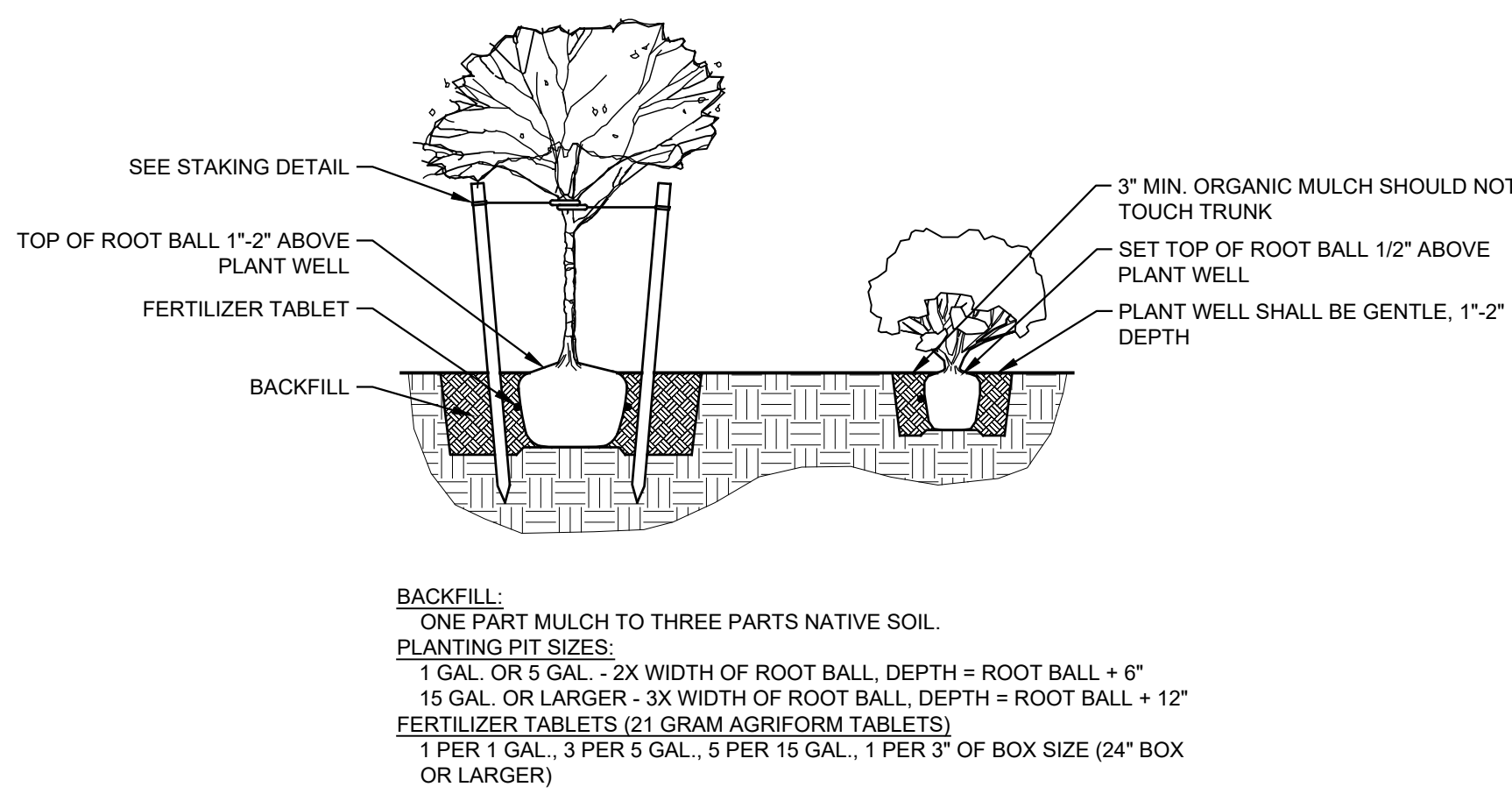
4 EVERGREEN TREE PLANTING AND STAKING
1/2" = 1'-0" P-MRF-16



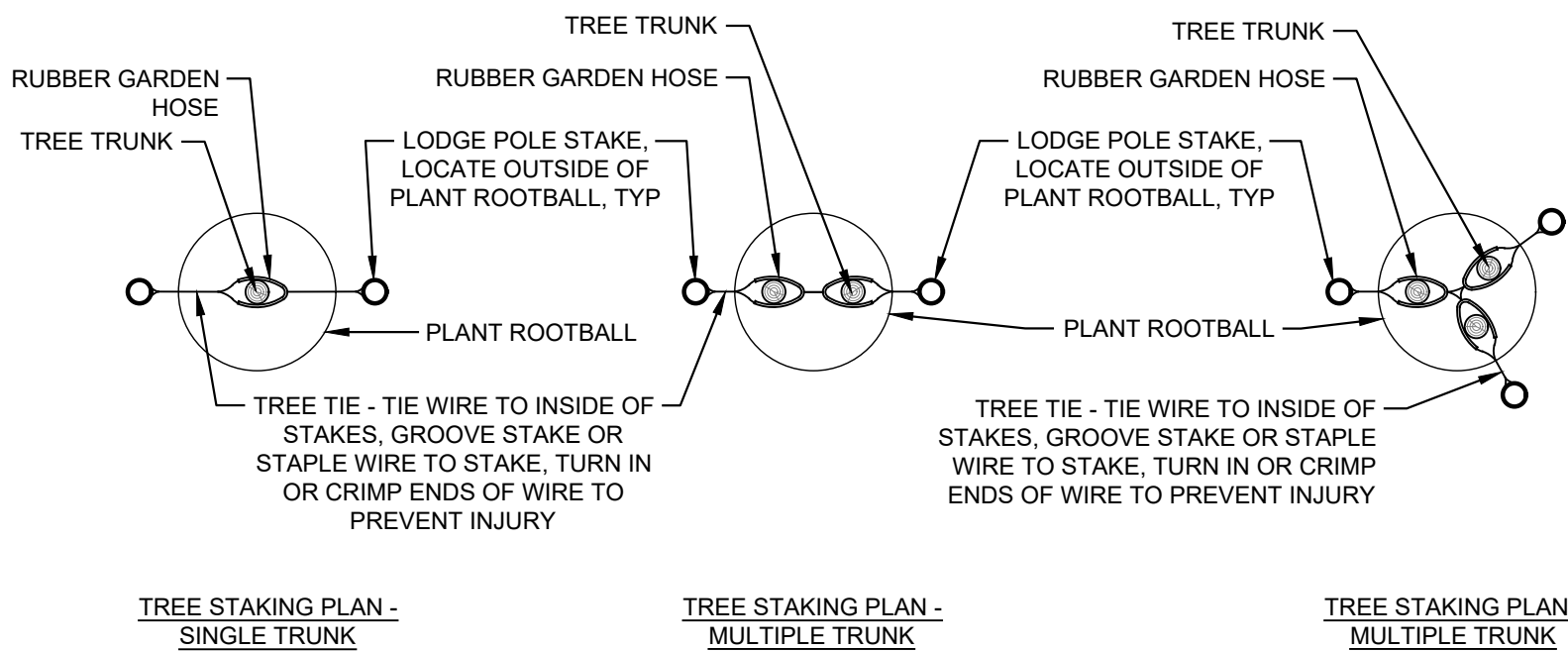
3 SHRUB PLANTING ON SLOPE
1/2" = 1'-0" P-MRF-12



2 TREE PLANTING ON SLOPE
1/2" = 1'-0" P-MRF-11

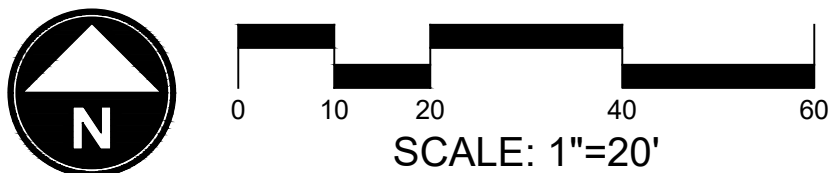
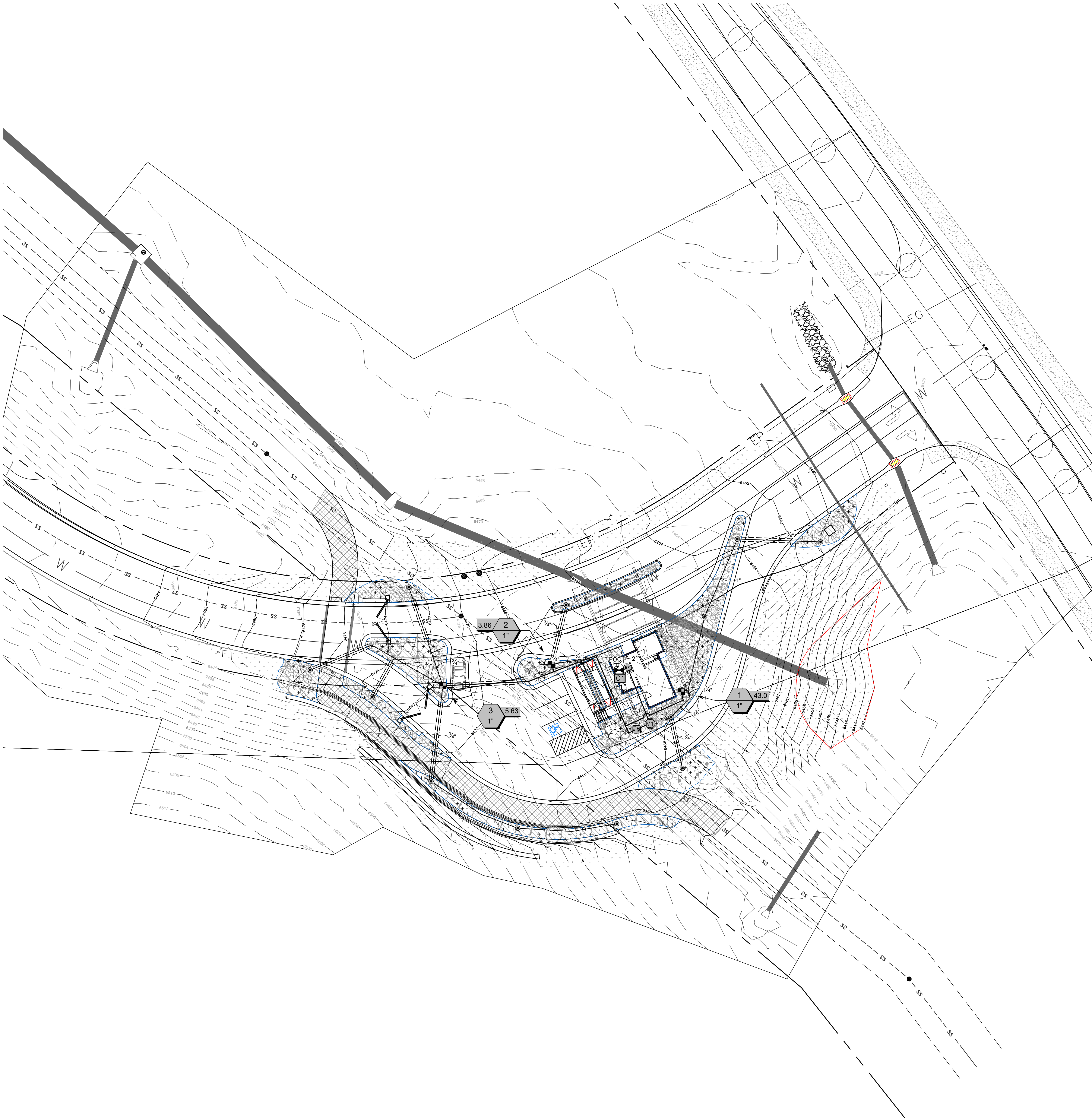


1 DECIDUOUS TREE AND SHRUB PLANTING
1/2" = 1'-0" P-MRF-13



5 DECIDUOUS TREE STAKING
1/2" = 1'-0" P-MRF-17

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Hunter ICZ-101-25-LF 1" Drip Control Zone Kil. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.	
	Hunter ICZ-101-25-LF 1" Drip Control Zone Kil. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.	
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.	
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.	
	Area to Receive Drip Emitters Hunter HE-8 Point Source Drip Emitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, and 6.0 GPH. Can be inserted into 1/2in. and 3/4in. tubing and have pressure compensating from 15 PSI-50 PSI. Optional diffuser cap (HE) available. Emitter Notes: 20 emitters (1 assigned to each 1 gal. plant) 20 emitters (3 assigned to each 14' HT. plant) 20 emitters (3 assigned to each 2" Cal. plant) 20 emitters (2 assigned to each 5 gal. plant) 20 emitters (3 assigned to each 5' HT. plant)	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	Nibco P-619-RW 2in. to 12in. cast iron gate valve, same size as mainline pipe where located. Resilient wedge non-rising stem flow control with IPS push-on ends.	
	Hunter IBV-FS 1" 1in., 1-1/2in., 2in., and 3in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option.	
	Hunter IBV-FS 1-1/2" 1in., 1-1/2in., 2in., and 3in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option.	
	Hunter IBV-FS 1-1/2" 1in., 1-1/2in., 2in., and 3in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option.	
	Febco 825V 1" Reduced Pressure Backflow Preventer	
	Febco 825V 1" Reduced Pressure Backflow Preventer	
	Hunter HPC-400 4 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen. Plastic Cabinet	
	Hunter HPC-400 4 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen. Plastic Cabinet	
	Hunter HC-150-FLOW 1-1/2in. for use with Hydrowise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.	
	Hunter HC-150-FLOW 1-1/2in. for use with Hydrowise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.	
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	Hunter HC-150-FLOW 1-1/2in. for use with Hydrowise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.	
	Water Meter 1-1/2"	
	Water Meter 1-1/2"	
	Irrigation Lateral Line: PVC Schedule 40-NP 3/4"	
	Irrigation Lateral Line: PVC Schedule 40-NP 1"	
	Irrigation Lateral Line: PVC Schedule 40-NP 1 1/4"	
	Irrigation Lateral Line: PVC Schedule 40-NP 2"	
	Irrigation Mainline: PVC Schedule 40-NP 1"	
	Irrigation Mainline: PVC Schedule 40-NP 2"	
	Pipe Sleeve: PVC Schedule 40	
	Valve Callout Valve Number Valve Flow Valve Size	

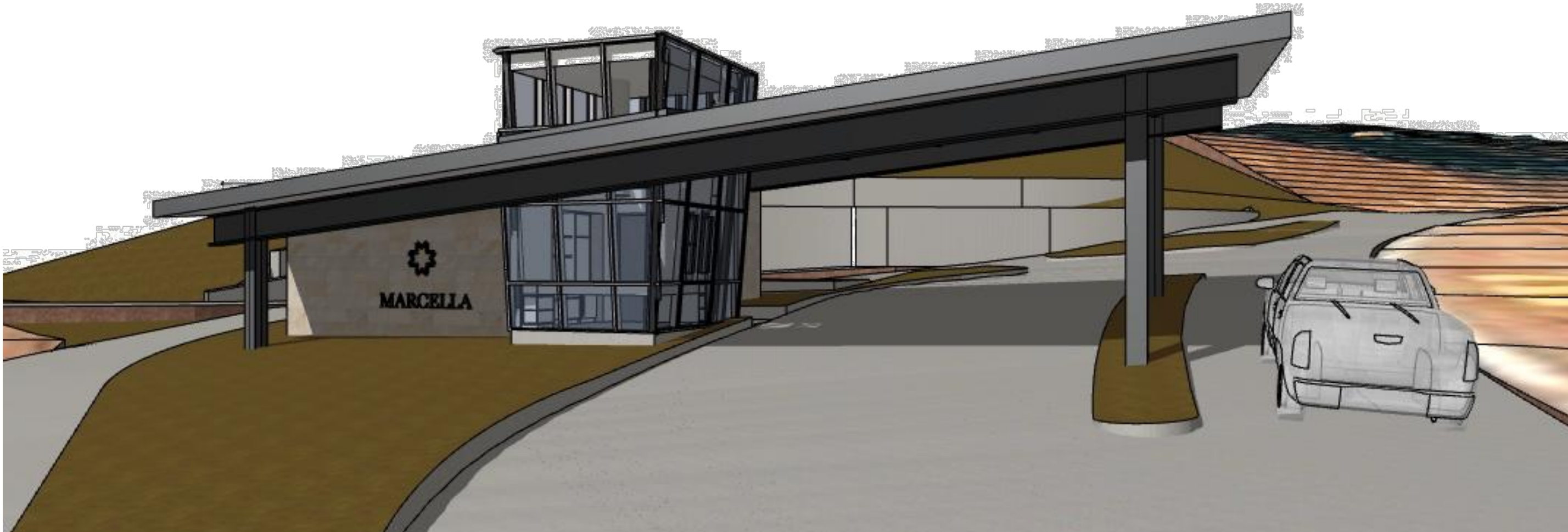


ARCHITECTURAL PLANS

Architectural Rendering - Marcella Gates and Mailhouse - 07/27/2026

MARCELLA GATES AND MAILHOUSE

N BLUE LEDGE DRIVE



PROJECT DESCRIPTION/SCOPE

THE PROPOSED PROJECT INCLUDES A NEW 68-FOOT-WIDE, THREE-LANE GATED ENTRY IDEALLY INTEGRATED WITH A 12X30-FOOT MAIL AND GATEHOUSE NEAR DEAR HOLLOW ROAD AND BLUE LEDGE DRIVE. ADDITIONALLY, A SEPARATE GATED ENTRY WILL BE CONSTRUCTED AT THE INTERSECTION OF SKI BEACH WAY AND GALENA RIDGE WAY.

PROJECT INFORMATION

LAND USE SUMMARY

LEGAL DESCRIPTION:

PARCEL NO. 00-0021-8541, 00-0022-2165, 00-0021-7116

BUILDING

OCCUPANCY TYPE:
CONSTRUCTION TYPE:
STORIES ABOVE GRADE:
DESCRIPTION:

GATEHOUSE AND MAILROOM, SINGLE OCCUPANCY RESTROOM

CURRENT CODES:

U
V-B
1 LEVEL
2024 IBC
2020 NEC
2024 IFC
2024 IPC
2024 IMC
2024 IFGC
2024 IECC
2017 A117.1
2010 ADA

PROJECT TEAM

OWNER:

REEF CAPITAL PARTNERS
2600 N ASHTON BLVD #200
LEHI, UT 84048
UNITED STATES
P: 801.216.8850
CONTACT: GRAHAM LARSON

ARCHITECT:

LLOYD ARCHITECTS
573 EAST 600 SOUTH
SALT LAKE CITY, UT 84102
P: 801.328.3245
CONTACT: AARON DAY , AIA

STRUCTURAL ENGINEER:

CALDER RICHARDS
P: 801.466.1699
CONTACT: DAVID MARSHALL

CONTRACTOR:

TBD
P: #CONTRACTOR PHONE
CONTACT: #CONTRACTOR CONTACT

CIVIL ENGINEER:

DOMINION ENGINEERING ASSOCIATES, L.C.
P: 801.713.3000
CONTACT: JEREMY HANSON

LANDSCAPE ARCHITECT:

LANGVART DESIGN GROUP
P: 435.901.3127
CONTACT: CRAIG HAHN

MEP ENGINEER:

LYNK ENGINEERS
P: 800.678.7077
CONTACT: SPENCER LITTLE

SHEET INDEX

GENERAL

REV	NO.	SHEET NAME
-	G100	COVER SHEET

CIVIL

-	C2.0	OVERALL GRADING AND DRAINAGE PLAN
-	C3.0	OVERALL UTILITY PLAN
-	C4.0	DEMOLITION PLAN
-	C5.0	SOIL AND EROSION CONTROL PLAN
-	DT1	SITE DETAILS
-	DT2	RETAINING WALL DETAILS
-	DT3	SEWER DETAILS
-	DT4	WATER DETAILS
-	DT5	STORM DRAIN DETAILS

LANDSCAPE

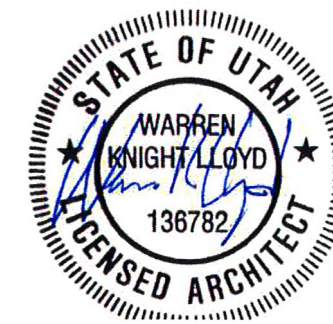
-	L101	SITE PLAN, NORTH ENTRANCE
-	L101	SITE PLAN, SOUTH ENTRANCE
-	L200	LANDSCAPE PLAN, NORTH
-	L201	SNOW STORAGE PLAN
-	L202	LANDSCAPE PLAN, SOUTH
-	L300	IRRIGATION PLAN

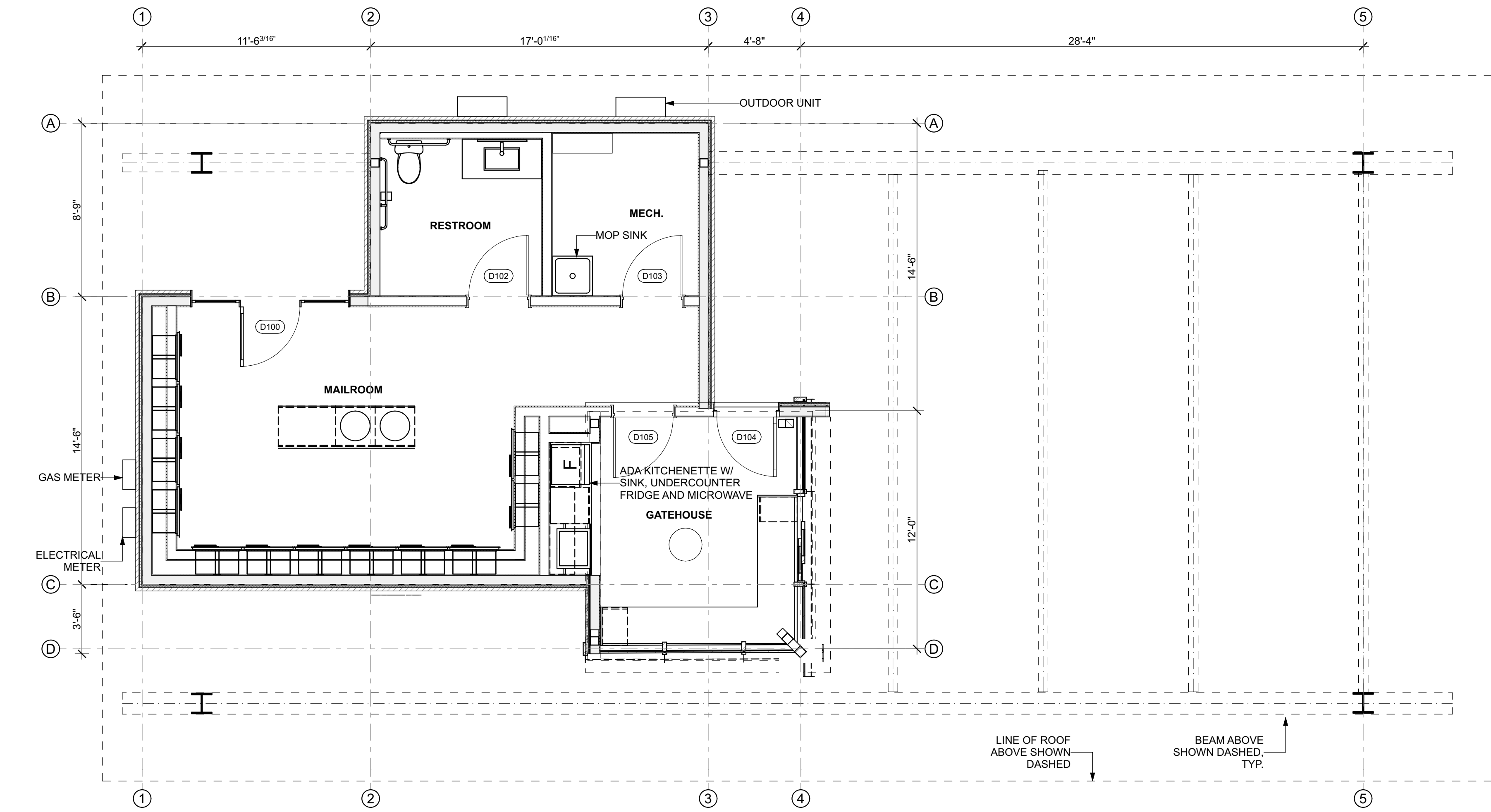
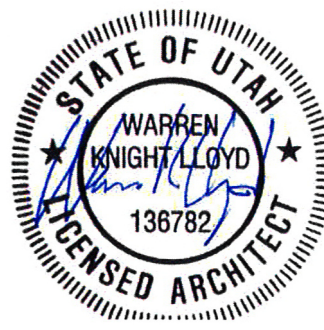
ARCHITECTURE

-	A101	FLOOR AND ROOF PLANS
-	A200	BUILDING ELEVATIONS

ELECTRICAL

-	E101	SITE LIGHTING
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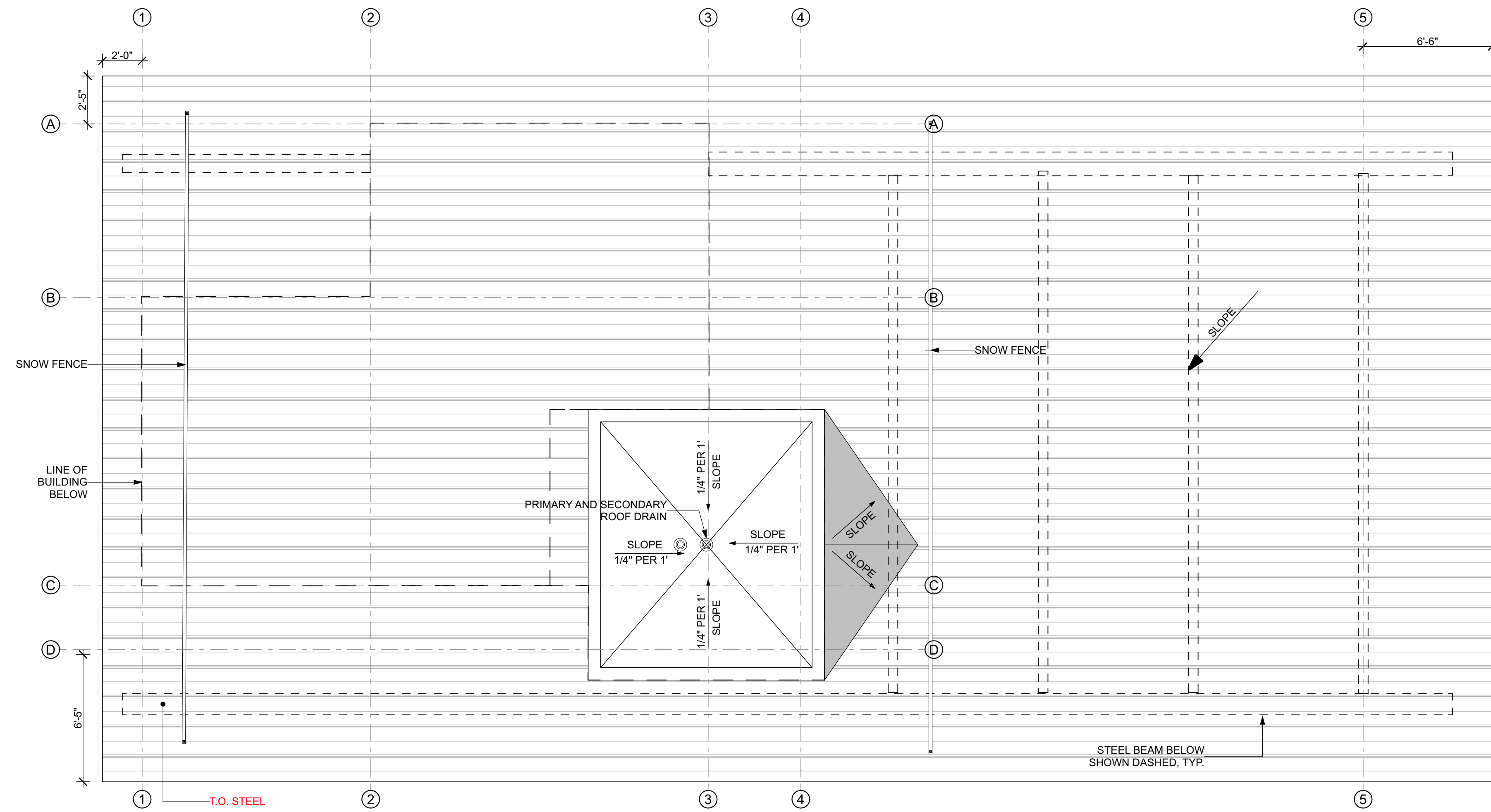
1 MAIN FLOOR
SCALE: 1/4" = 1'-0"

PLAN GENERAL NOTES

1. SEE STRUCTURAL, MECHANICAL, ELECTRICAL DWGS. FOR ADDITIONAL INFO.

FLOOR PLAN LEGEND

- WALL TYPE. SEE A501
- FLOOR/ROOF TYPE. SEE A500



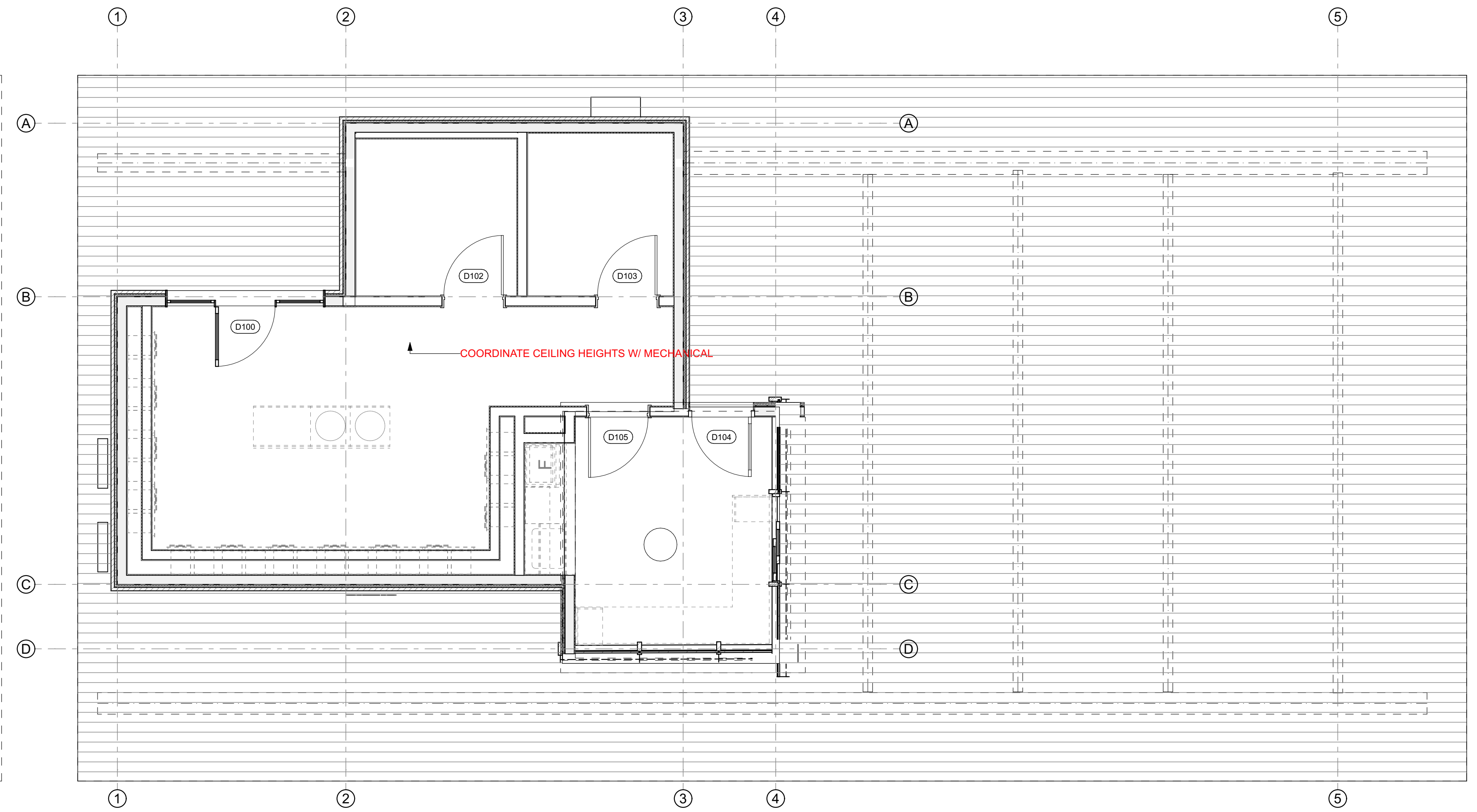
2 ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN GENERAL NOTES

SEE ALSO G100 GENERAL NOTES
1. SEE STRUCTURAL, MECHANICAL, ELECTRICAL DWGS. FOR ADDITIONAL INFO.

ROOF PLAN LEGEND

- TPO ROOFING, 60 MIL.
- 18" STANDING SEAM METAL ROOFING
- FLOOR/ROOF TYPE. SEE A500



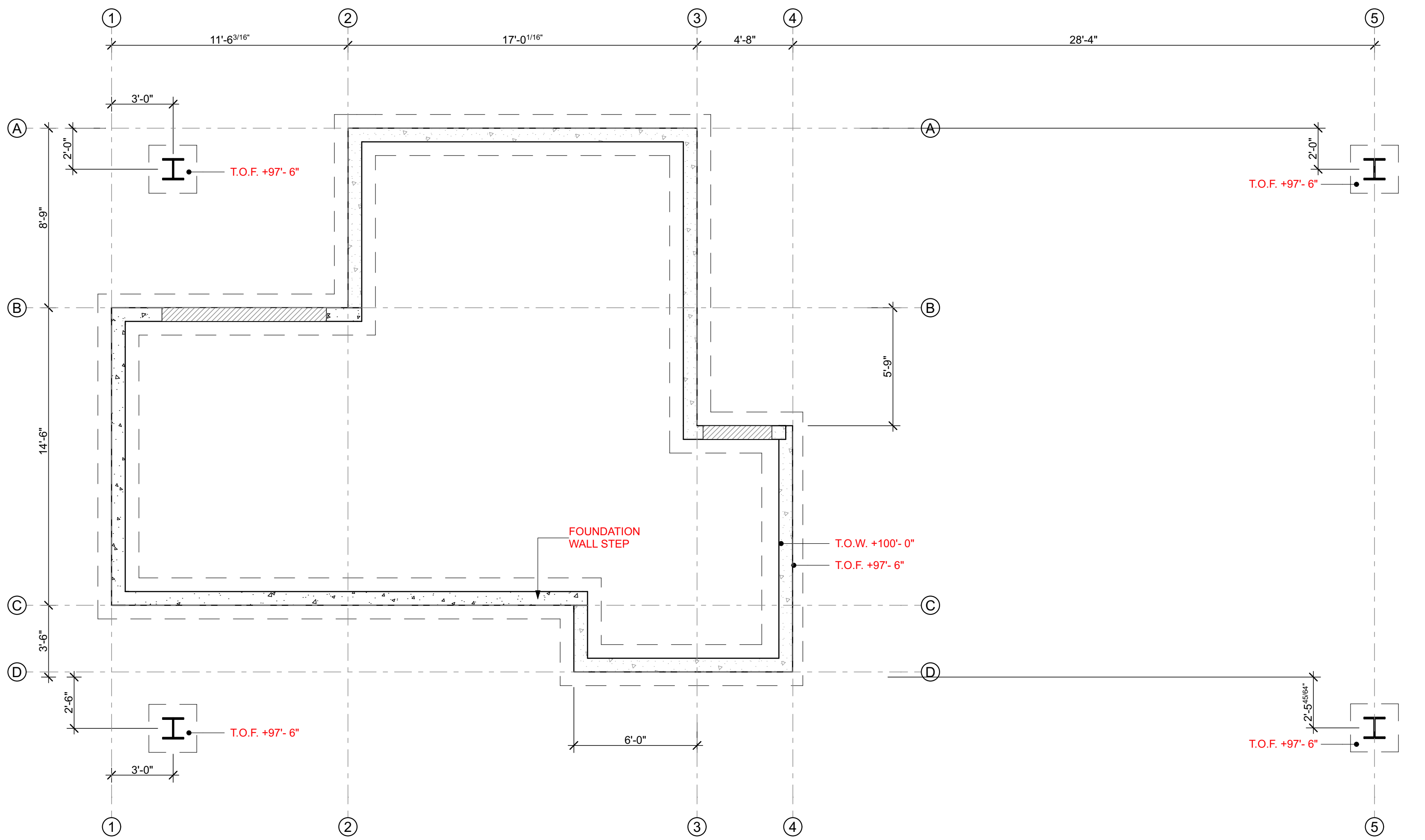
3 MAIN FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN
GENERAL NOTES

SEE ALSO G100 GENERAL NOTES
1. SEE STRUCTURAL, MECHANICAL, ELECTRICAL DWGS. FOR ADDITIONAL INFO.

REFLECTED CEILING PLAN
LEGEND

- T&G WOOD SOFFIT
- GYP. BD. CEILING
- CENTERLINE



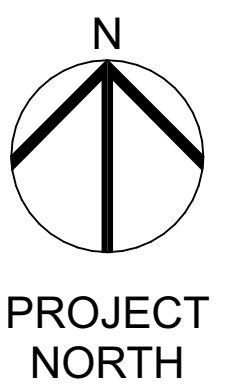
4 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

PLAN GENERAL NOTES

SEE ALSO G5MAIN FLOOR PLAN
1. SEE STRUCTURAL, MECHANICAL, ELECTRICAL DWGS. FOR ADDITIONAL INFO.

FOUNDATION PLAN LEGEND

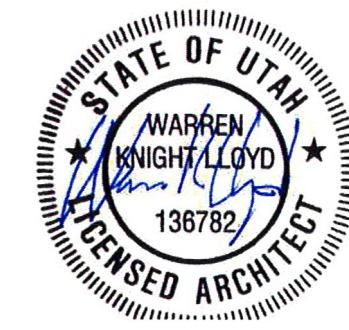
- FOOTING; SEE STRUCTURAL
- FOUNDATION WALL
- ELEMENTS ABOVE



SEE ALSO G100 GENERAL NOTES
1. FLOOR BENCHMARK ELEVATIONS MEASURED
TO T.O. CONCRETE OR SUBFLOOR

Lloyd Architects
573 E 600 South
Salt Lake City, UT 84102

801.328.3245
inquiries@lloyd-arch.com
lloyd-arch.com



MARCELLA GATES AND MAILHOUSE

N BLUE LEDGE DRIVE
00-0021-8541, 00-0022-2165, 00-0021-7116
FOR: REEF CAPITAL PARTNERS

Project # GATE-26014

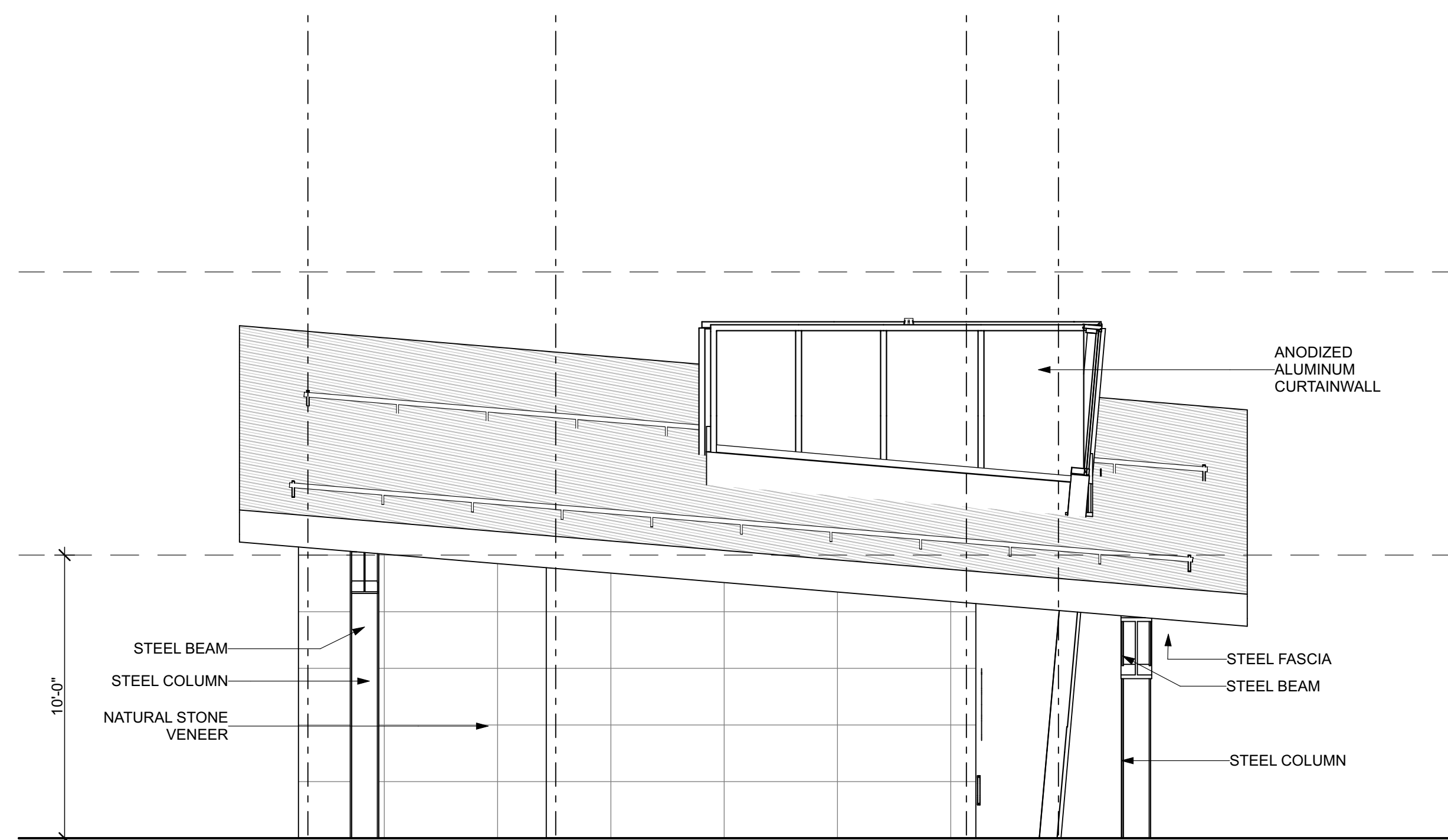
Print Date
MIDA RESUBMITTAL 07/27/2026

Drawing Revisions	Date
####	####

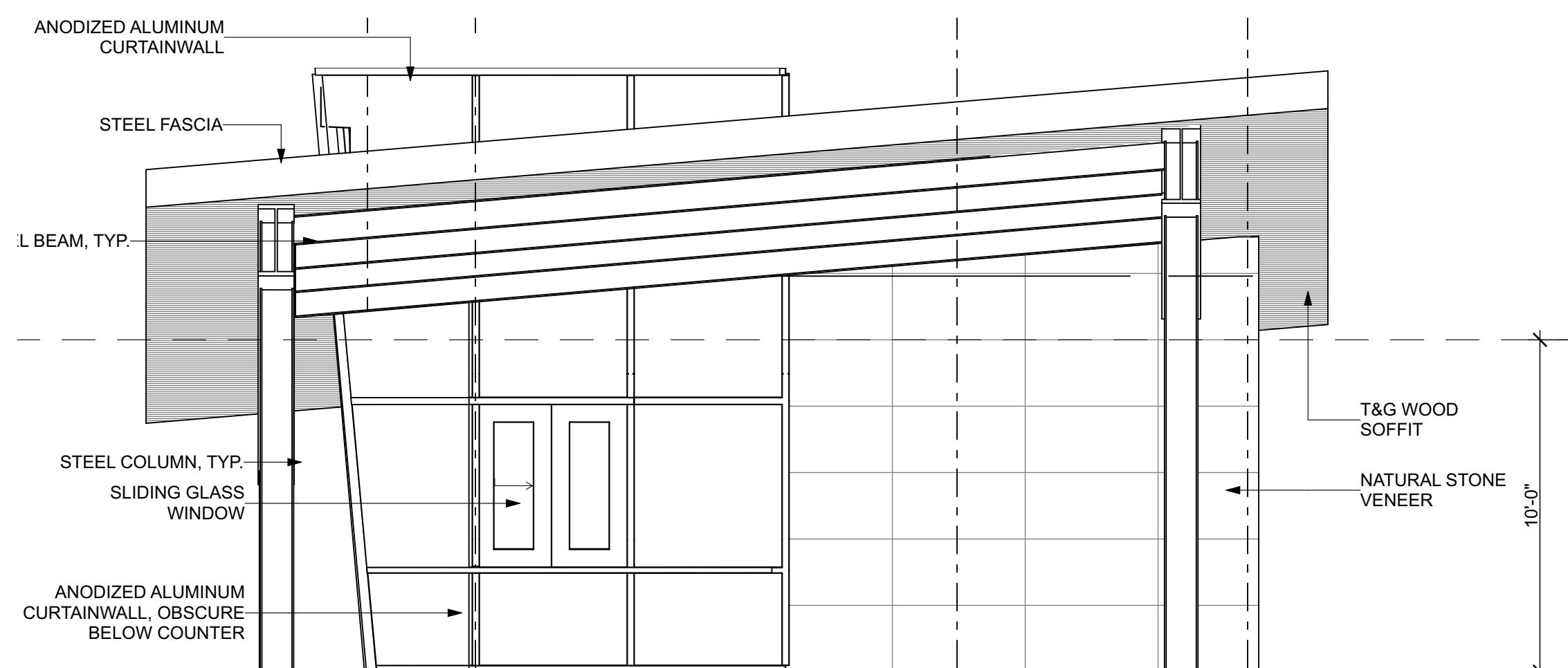
BUILDING ELEVATIONS

A200

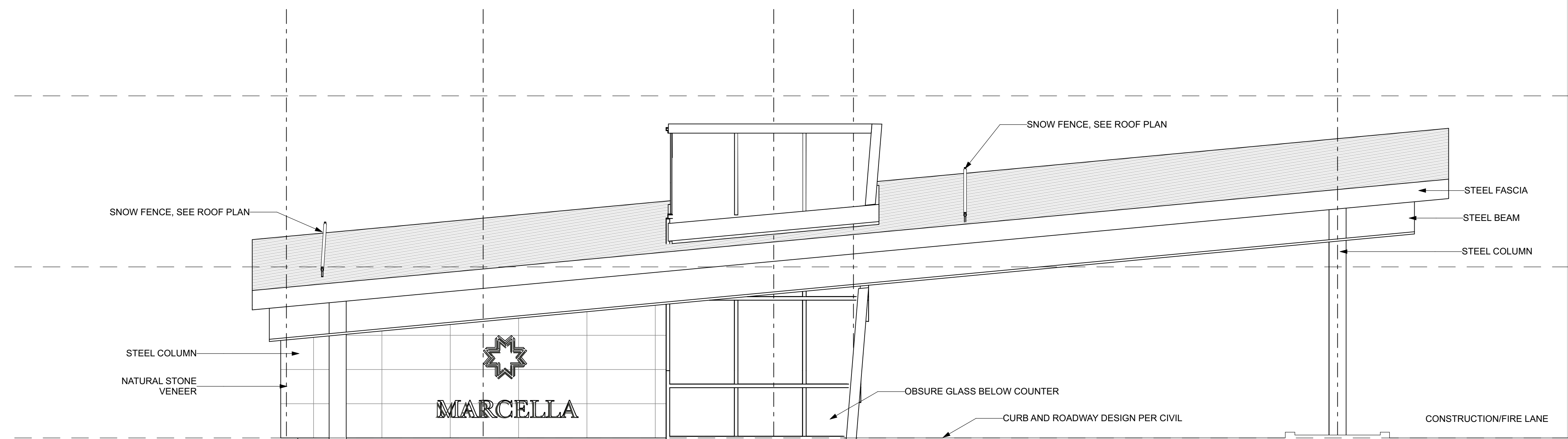
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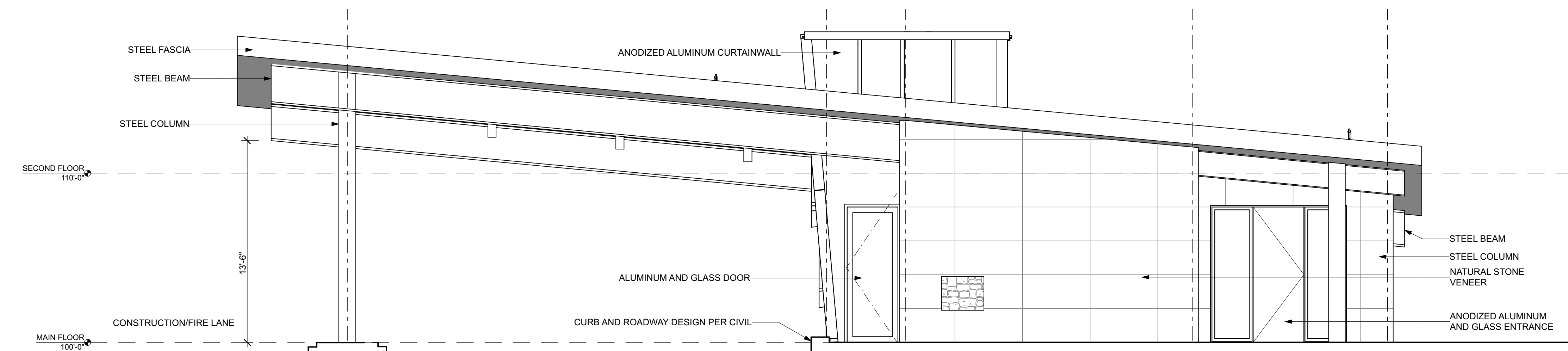
① CD COMMERCIAL: LEFT ELEVATION
SCALE: 1/4" = 1'-0"



4 CD COMMERCIAL: RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



② FRONT ELEVATION
SCALE: 1/4" = 1'-0"



⑤ CD COMMERCIAL: REAR ELEVATION
SCALE: 1/4" = 1'-0"

