



7505 South Holden Street
Midvale, Utah 84047
Phone (801) 567-7200
www.midvalecity.org

**MIDVALE PLANNING AND ZONING COMMISSION
SPECIAL MEETING
AGENDA
SEPTEMBER 25, 2019**

**MIDVALE CITY HALL
7505 SOUTH HOLDEN STREET
COUNCIL CHAMBERS
7:00 PM**

PLEDGE OF ALLEGIANCE

ROLL CALL

ACTION ITEM

1. LSMP-21-35-426-***; JORDAN BLUFFS POD "C"; 752 W BINGHAM JUNCTION BLVD; LARGE SCALE MASTER PLAN FOR 169-UNIT RESIDENTIAL PROJECT; JB ZONE; MARK GARZA/HOLMES HOMES (APPLICANT) (CONTINUED FROM 09-11-19)

DISCUSSION

2. MIDVALE CITY HOUSING PLAN – PATRICK O'BRIEN, MIDVALE RDA HOUSING PROJECT MANAGER
3. MAIN STREET NEIGHBORHOOD FORM-BASED CODE

MINUTES

4. REVIEW AND APPROVE MINUTES OF JUNE 12, 2019; JULY 10, 2019; AUGUST 14, 2019; AND SEPTEMBER 11, 2019

ADJOURN

The workshop meeting is open to the public; however, there is no public participation. This meeting includes City Staff briefing Commission Members on the technical aspects of the agenda items. Members of the public will be given an opportunity to address the Commission during public hearing items in the general session. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 10:30pm without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda. In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the CD Executive Assistant at (801) 567-7211, providing at least three working days' notice of the meeting.

A copy of the foregoing agenda was provided to the news media by email and/or fax; the agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at www.midvalecity.org and the State Public Notice website at <http://pmn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.



Midvale City

Department of Community Development
Planning and Zoning Department

Author: Alex Murphy, Associate Planner

APPLICATION NUMBER LSMP – 21-35-462-***	APPLICABLE ORDINANCE(S) §17-7-10.12	APPLICANT/PROPERTY OWNER Mark Garza, Holmes Homes
MEETING DATE September 25, 2019	ITEM TYPE Action Item	PROPERTY ADDRESS/LOCATION 752 West Bingham Junction Blvd

SUMMARY OF REQUEST

Mark Garza, representing Holmes Homes, has submitted an application for a Large Scale Master Plan (LSMP) for Pod C of the Jordan Bluffs Subarea 1-3 area. The project includes 169 single-family, attached homes in four building types ranging from 2-3 stories in height built in three phases. Access to the project will be provided from new access points on Bingham Junction Boulevard and 700 West. Interior vehicular traffic will be managed by private roads and alleys. Proposed amenities include playgrounds, pavilions, unstructured common open space areas, new trail connections to the Jordan River Parkway Trail extension, an improved pedestrian crossing across Bingham Junction Boulevard, an exercise equipment circuit, and benches.

EXISTING ZONING Jordan Bluffs Subareas 1-3	EXISTING LAND USE Undeveloped	SURROUNDING LAND USE Various	SIZE OF PROPERTY 20.4 ac.
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STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

TABLE

DENY



Midvale City
Department of Community Development
Planning and Zoning Department

Planning and Zoning Commission Staff Report
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APPLICATION:	JORDAN BLUFFS POD C LARGE SCALE MASTER PLAN
LOCATION:	752 West Bingham Junction Boulevard
APPLICANT:	Mark Garza, Holmes Homes
FILE #:	LSMP – 21-35-462-***
REQUEST:	Large Scale Master Plan for 169-Unit Residential Townhome Development (continued from 09-11-19)
MEETING DATE:	September 25, 2019
ZONING DESIGNATION:	Jordan Bluffs, Subareas 1-3
AUTHOR:	Alex Murphy, Associate Planner
APPLICABLE ORDINANCE (S):	Midvale City Municipal Code Chapter 17-7-10.12
AGENDA #:	1

SUMMARY:

Mark Garza, representing Holmes Homes, has submitted an application for a Large Scale Master Plan (LSMP) for Pod C of the Jordan Bluffs Subarea 1-3 area. The project occupies all of Pod C, approximately 20.5 acres at the southeastern end of the Jordan Bluffs area.

The project includes 169 single-family, attached homes in four building types ranging from 2-3 stories in height built in three phases. Access to the project would be provided from new access points on Bingham Junction Boulevard, which runs through the center of the Pod, and 700 West. Interior vehicular traffic will be managed by private roads and alleys. Proposed amenities include playgrounds, pavilions, unstructured common open space areas, new trail connections to the Jordan River Parkway Trail extension, an improved pedestrian crossing across Bingham Junction Boulevard, an exercise equipment circuit, and benches. Parking is provided by 2-car garages for each unit plus on- and off-street parking for guests.

The Planning Commission held a public hearing regarding the application on September 11, 2019 and, after considering public input and the Staff Report, decided to table a decision on the application and directed the applicant to do the following:

1. Retain a wetland consultant and prepare preliminary strategies for assessing improvements to the wetland area necessary to “enhance” it for use as an amenity.
2. Revise the functional open space calculations based on actual usage areas around the proposed wetland pathway.
3. Provide additional pedestrian connections throughout the project and to the wetland path.
4. Provide a general fencing plan addressing issues of safety on slopes and preservation of off-site views.
5. Provide wayfinding/directional signage at intersection of private and public paths along the Jordan River Parkway Trail extension.

The applicant, with assistance from the Master Developer, obtained a report from Dennis C. Wenger, Senior Wetlands Ecologist with Frontier Corporation USA. Mr. Wenger completed the original wetlands delineation for this area for the Master Developer in June of 2018. In his report, Mr. Wegner recommends removal of existing invasive species and replanting with native shrubs and herbaceous wetland plants throughout the wetland and adjacent riparian areas. Staff believes this recommendation provides enough information to inform the Development Agreement and subsequent site plan reviews.

The applicant has provided a revised Common Open Space Plan that recalculates the functional open space areas following the Planning Commission's discussion. This plan identifies significant pathways, formal and informal play areas, and wetland viewsheds that can be used to satisfy the 15% functional open space requirement. Design of these areas will need to be refined during the site plan review process, which Staff recommends including as a condition of approval, but Staff is comfortable with the improvements shown at this scale.

Additional pedestrian walkways through the project, across private streets, and to the wetland and Jordan River Parkway trails have been provided. Staff will work with the applicant to refine the design and location of these pathways through the site plan review process.

A fencing plan responding to the Planning Commission's concerns for safety and preservation of views has been provided. Vinyl fencing will be provided in 6' heights for private backyards for certain units and in 3' heights for semi-private enclosure of front yards for others. A 3' open aluminum fence is proposed for use along sidewalks adjacent to slopes, such as along Main Street/700 West, and a 3' cedar split-rail fence is proposed for pathways along slopes near the wetland. Staff will work with the applicant to refine the design and location of these fences through the site plan review process.

Wayfinding signage matching other signs in use along the Jordan River Parkway Trail is proposed at the Main Street/700 West trailhead and at the major intersections between the private pathway and public trail.

STAFF RECOMMENDATIONS:

With these additions to the LSMP submittal, Staff believes the applicant has satisfied the requirements for an LSMP. Staff recommends the Planning Commission approve the request and adopt findings and conditions of approval detailed below. Justification for conditions not addressed in this Staff Report can be found in the Staff Report presented in the Planning Commission meeting held on September 11, 2019.

Findings:

1. With the conditions of approval included in this approval, the proposed Large Scale Master Plan complies with the standards and requirements of the Jordan Bluffs Subareas 1-3 Zone.
2. This Large Scale Master Plan provides an overview of the infrastructure and development layout for the site to ensure it provides physical and functional integration of the site components to each other, to the other Jordan Bluffs pod areas, and to the greater Midvale

neighborhood areas. The Large Scale Master Plan includes design features to assure appropriate transition of uses, building heights and schematics, multi-modal transportation connection points, characteristics that encourage public pedestrian activity, convenience and safety in and around the development.

3. A Development Agreement will be required to ensure the property owner complies with the provisions applying to Subareas 1-3 of the zoning district; the Amended and Restated Master Development Agreement for Jordan Bluffs Project; the large scale master plan.
4. Detailed drawings will be reviewed by City Staff to verify the project complies with individual ordinance requirements during the Site Plan review process.

Conditions of Approval:

1. This approval is contingent upon the City Council's approval of a Development Agreement for the project incorporating this Large Scale Master Plan.
2. Unless otherwise determined by the City Council, the Development Agreement shall include the following:
 - a. Design expectations and timelines incorporating professional recommendations for enhancement of the wetland area and the Bingham Junction pedestrian crossing;
 - b. Floodplain development requirements;
 - c. Timeline for obtainment of all applicable approvals from Sandy City for improvements to the 700 West and infrastructure;
 - d. Street tree and other thematic elements for the project; and
 - e. The drawings attached to the Staff Report.
3. Following completion of the Development Agreement, the applicant shall prepare and submit all applications necessary to obtain subdivision and site plan approvals as required by the zoning district.
4. The detailed development proposals shall generally conform to the layouts provided in the Large Scale Master Plan, as determined by City Staff. Should any disputes, questions, or concerns arise regarding the Planning Commission's approval of specific elements of the Large Scale Master Plan, the disputed elements shall be brought back to the Planning Commission for further review.

RECOMMENDED MOTIONS:

Motion #1 – Approval

“I move that we approve the application for a Large Scale Master Plan for Pod C of the Jordan Bluffs area at approximately 750 West Bingham Junction Boulevard and adopt the findings and conditions of approval presented in the Staff Report.”

Motion #2 – Approve with Changes

“I move that we approve the application for a Large Scale Master Plan for Pod C of the Jordan Bluffs area at approximately 750 West Bingham Junction Boulevard and adopt the findings and conditions of approval presented in the Staff Report with the following amendments:

1. ...

2. ...”

Motion #3 – Table

“I move that we table a decision on the application for a Large Scale Master Plan for Pod C of the Jordan Bluffs area at approximately 750 West Bingham Junction Boulevard to address the following questions/comments:

1. ...
2. ... ”

ADJACENT LAND USES:

North: JB	Undeveloped, on-cap
South: West Jordan City; Salt Lake County	Undeveloped; industrial
East: CI/Bluffs; Sandy City	Various industrial/commercial
West: JB	Undeveloped, on-cap

ATTACHMENTS:

- Vicinity Map
- Large Scale Master Plan Submittal (new/revised submittals in bold):
 - Project Narrative;
 - Overall Site Plan;
 - Overall Grading and Drainage Plan;
 - General Landscape Plan;
 - **Revised Common Open Space Plan;**
 - **Revised Guest Parking Plan;**
 - Circulation plans for **pedestrians (revised)**, bicyclists, and vehicles;
 - Street design sections;
 - Recreation amenity details, including equipment and layouts;
 - Thematic design elements;
 - **New wayfinding signage plan;**
 - **New fencing summary;**
 - Architectural renderings and completed examples of exterior building elevations;
 - Phasing plan;
 - Traffic Impact Study Executive Summary; and
 - **Wetland Enhancement Recommendations.**

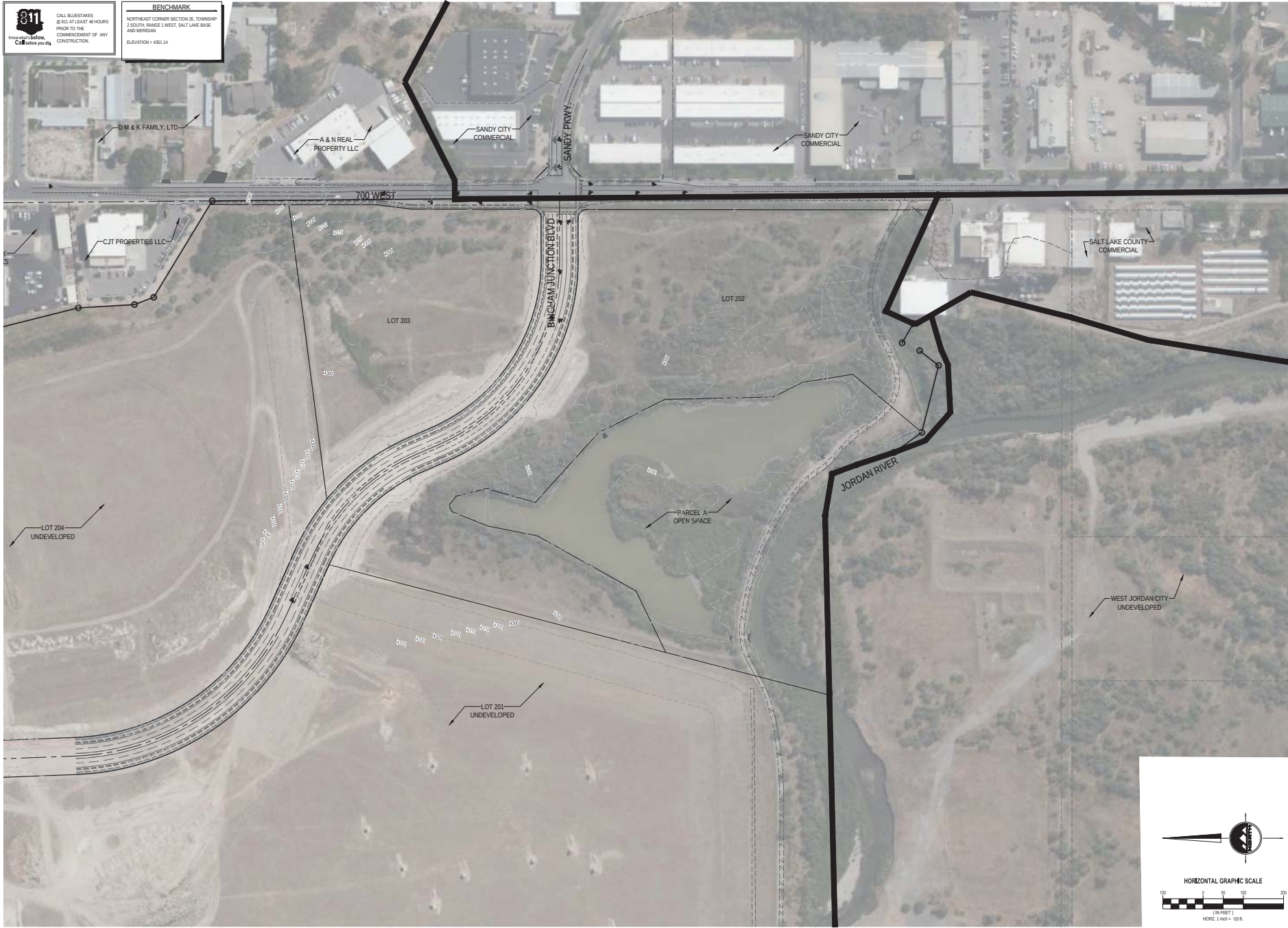
PUBLIC NOTICE: ☒ No ☐ Yes



CALL BLUESKATES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

BENCHMARK

NORTHEAST CORNER SECTION 36, TOWNSHIP
2 SOUTH, RANGE 1 WEST, SALT LAKE BASIN
AND MERIDIAN
ELEVATION = 4351.14





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CONTACT:
MARK GARZA
PHONE: 801.459.3885

JORDAN BLUFFS TOWNHOMES

**752 & 743 WEST BINGHAM JUNCTION BOULEVARD
MIDVALE, UTAH**

REV.	DATE	REVISION	BY
1			
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**EXISTING CONDITIONS
PLAN**

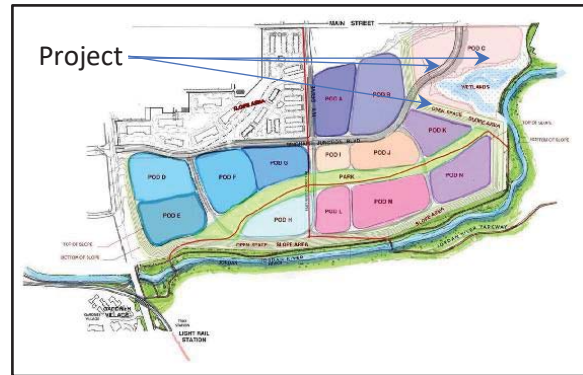
PROJECT MANAGER TYLER	PROJECT ENGINEER 8/1/15
DRAWN BY C. HAVER	CHECKED BY
PROJECT NUMBER 8-MORRIS	

C-050

Jordan Bluff Towns

The Towns at Jordan Bluffs is a Holmes Homes, Inc. project that sits on 20.51 acres of property located along 700 West and Brigham Junction Blvd. The project is part of an overall 264 ± acre Mixed Use Master Plan developed by the Gardner Group.

The Towns at Jordan Bluffs will include 169 attached single family homes made up of 4 unique product types. They will include two and three story townhomes with several different building configurations to provide a unique curb appeal.



The Site:

The property lies on the southeast end of the Jordan Bluffs Master Plan. The land sits currently vacant and straddles both sides of Brigham Junction Blvd. The south pod is adjacent to an existing pond / wet lands, with connection to the Jordan River Trail. This project will enhance and expand the trail system around the existing pond / wet lands to create an amenity with natural vegetation and seating areas for wild life observation.

The overall site (both north and south pods) will need approximately 8' of fill brought in to bring it up to a developable grade.

All roads within the Jordan Bluff Townhomes will be either Private lanes made up of 46' of right-a-way and 20' alleyways. Pedestrians will be able to traverse the site by sidewalk and walking trails. All hard surfaces will be maintained by an HOA. The project will consist of Private, Limit Common and Common areas. All common areas will be maintained by an HOA. Snow removal, trash pickup and landscape maintenance will be included in the HOA.

North Pod



6.66 acres of property with 76 townhome units including a tot lot with a playground, pavilion, picnic tables and benches. The 76 townhomes will consist of 4 different product types. The products will be a mix of rear loaded alley lots as well as front loaded units. Guest parking will be provided with parallel on street parking, a parking lot next to the playground plus the driveways of all front loaded units.

South Pod

13.85 acres of property with 93 townhome units. This pod will also include 4 product types made up of the same units as the North Pod. Guest parking will be handled with a parking lot as well as parallel on street parking.

The project will utilize the existing wet lands and trails connecting to the Jordan River. Additional trails and enhanced landscaping with seating areas will be installed.



Site Summary

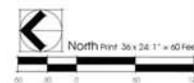
Site:	North Parcel: 5.55 Acres	South Parcel: 13.85 Acres	20.51 Acres
Units:	Type 1 Morning Side: 2 story, 30 Units	Type 2 Boulevard: 2 story town homes, 44 Units	Type 3 Skyview: 3 story town homes, 74 Units
	Shoreline: 2 story town homes, 21 Units		
Density:			8.2 units/acre
Streets and Alleys:	3.78 Acres	18.4 %	
Buildings:	5.0 Acres	24.4 %	
Open Space:	11.73 Acres	57.2 %	
Open Space amenities:	6.76 Acres	32.9 %	
Parking:	2-car garage per unit		
Guest Parking:	parallel, on-street: 49 stalls = 0.29 stalls per unit		

Unit Types

	Type 1 Morning Side: 2 Story Townhome
	Type 2 Boulevard: 2 Story Townhome
	Type 3 Skyview: 3 Story Townhome
	Shoreline: 2 Story Townhome

Site Plan: Setbacks

Perimeter Setbacks:	
700 West Street	15 feet
Bingham Junction Blvd.	30 feet
Private Streets	15 feet
Property boundary	15 feet
Alley-loaded product:	
Alley setback	4.5 feet from back of curb
Building separation:	10 feet
Private Street-loaded product:	
Front setback	18 feet
Rear Setback	15 feet
Building separation:	10 feet



18 JULY 2019
SITE PLAN

JORDAN BLUFFS

HOLMES HOMES . 126 WEST SEGO LILY DRIVE, SUITE 250 . SANDY, UTAH

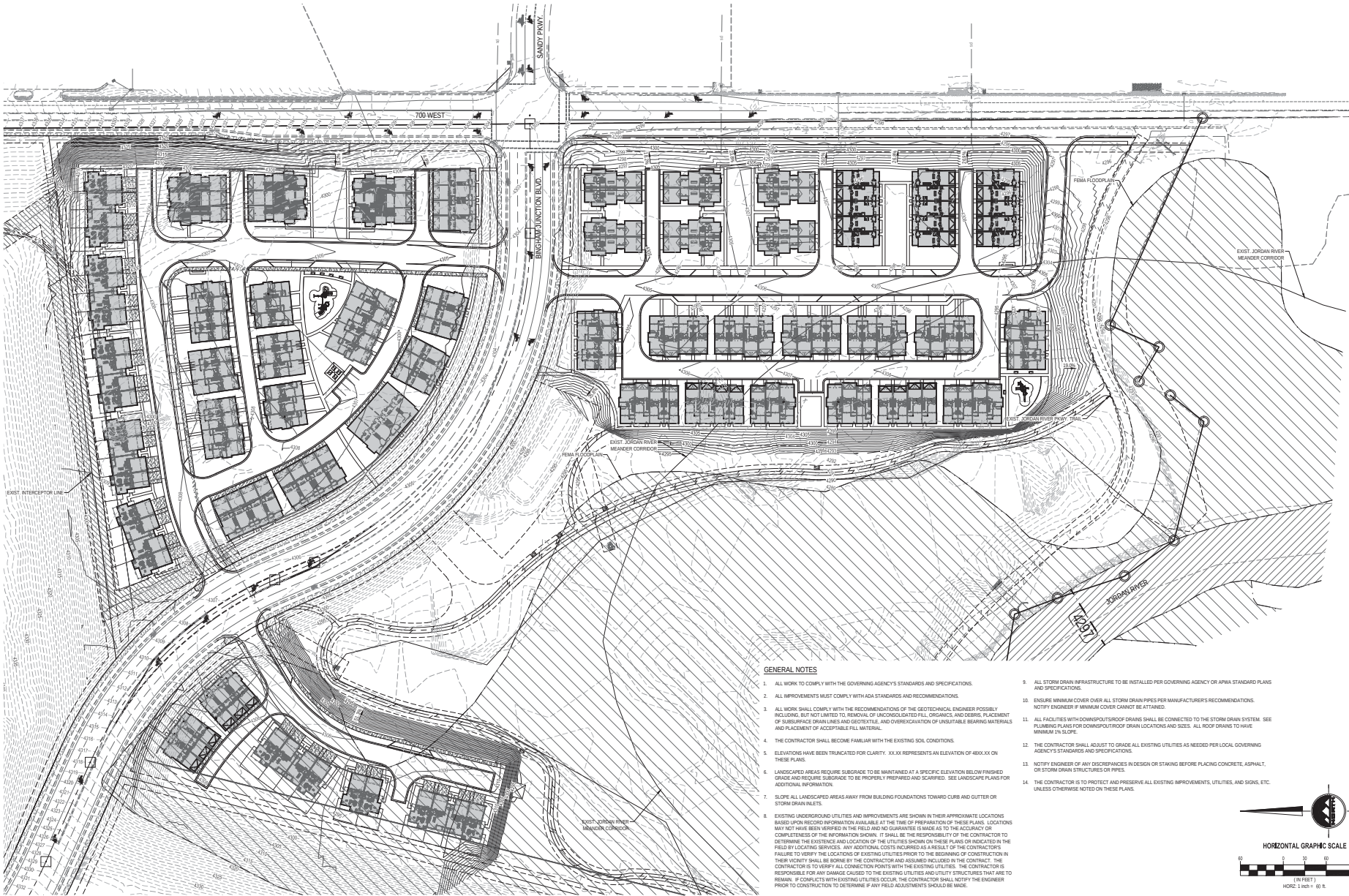
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13 SOUTH, RANGE 1 WEST, SALT LAKE BASE
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ELEVATION = 4361.14



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JORDAN BLUFFS TOWNHOMES

**752 & 743 WEST BINGHAM JUNCTION BOULEVARD
MIDVALE, UTAH**

NO. 0121 REVISION BY

1
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**OVERALL GRADING
AND DRAINAGE PLAN**

PROJECT MANAGER: TYES
DRAWN BY: C HAYES
PROJECT ENGINEER: S WOPPS

DATE: 08/15/2018
CHECKED BY: C HAYES

C-200



Preliminary Plant List: TREES Jordan Bluffs, Midvale, Utah

PLANT TYPE	BOTANICAL NAME	COMMON NAME
Street Trees	Gleditsia t. "Shademaster"	Thornless Honeylocust
	Morus "Spring Snow"	Spring Snow Crabapple
Street Tree Buffer	Acer platanoides "Deborah"	Deborah Maple
Shade Trees	Acer f. x Acer p. "Wanared"	Pacific Sunset Maple
	Celtis occidentalis	Common Hackberry
Accent Trees	Morus "Prairie Fire"	Prairie Fire Crabapple
	Morus "Spring Snow"	Spring Snow Crabapple
	Pyrus calleryana "Chanticleer"	Rowling Pear
Evergreen Tree	Picea pungens	Colorado Spruce

Note: 1,200 linear feet of private street, 1 tree per 40' x 30' or 110 trees total, 112 street trees shown.

Lawns and shrub beds
 Native Grasses and Vegetation: Preserved to maximum extent possible and re-seeding of disturbed areas

Preliminary Plant List: SHRUBS Jordan Bluffs, Midvale, Utah

PLANT TYPE	BOTANICAL NAME	COMMON NAME
Tall Shrubs	Cornus alternifolia	Peeling Cornelander
	Euonymus alatus "Marshall"	Marshall Euonymus
	Hydrangea paniculata "Limelight"	Limelight Hydrangea
	Viburnum lonicera	Butterfly Viburnum
Medium Shrubs	Buxus koronika "Wintergreen"	Wintergreen Boxwood
	Cornus alba "Cream Cracker"	Cream Cracker Dogwood
	Hydrangea o. "Annabelle"	Annabelle Hydrangea
	Ugandensis v. "Lodense"	Lodense River
	Spiraea b. "Anthony Waterer"	Dwarf Red Spirea
	Taxus baccata repens	English Spreading Yew
	Viburnum opulus nana	Dwarf European Cranberry Bush
Roses	Rosa Knockout series	Knockout Roses
Groundcover	Manisotia repens	Creeper Oregon Grape
Perennial Flowers	Anemone hybrids, "Snowdrop"	Snowdrop Windflower
	Aster multiflorus splendens	Sea Pink
	Brunnera macrophylla	Heartleaf Brunnera
	Campanula carpatica	Lusaka Bellflower
	Coreopsis spp.	Coreopsis
	Geranium longivium	Hardy Geranium
	Heuchera spp.	Coral Bells
	Iris sibirica	Evergreen Candytuft
	Veronica s. "Royal Candice"	Speedwell



18 JULY 2019
GENERAL LANDSCAPING PLAN

JORDAN BLUFFS

Midvale, Utah
HOLMES HOMES . 126 WEST SEGO LILY DRIVE, SUITE 250 . SANDY, UTAH

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P.O. Box 445, Midvale, UT 84046 • 313.753.2951



Common Open Spaces

Jordan Bluffs, Midvale, Utah - Holmes Homes			
Total Site:	20.51 Acres		
Common open spaces	11.73 Acres	57.2 %	
Amenity areas	4.37 Acres	21.3 %	
Lawns: active play areas	1.21 Acres		
Playgrounds:	0.10 Acre		
Trail: 0.7 Mile	0.40 Acre		
Exercise Equipment: 5 stations			
Benches			
Viewsheds of Wetlands:	2.66 acres		
Revegetated Native Grasses			
Benches			
Picnic Shelter: 20 x 20 feet			



Revised 18 SEPTEMBER 2019
18 JULY 2019

COMMON OPEN SPACES

JORDAN BLUFFS

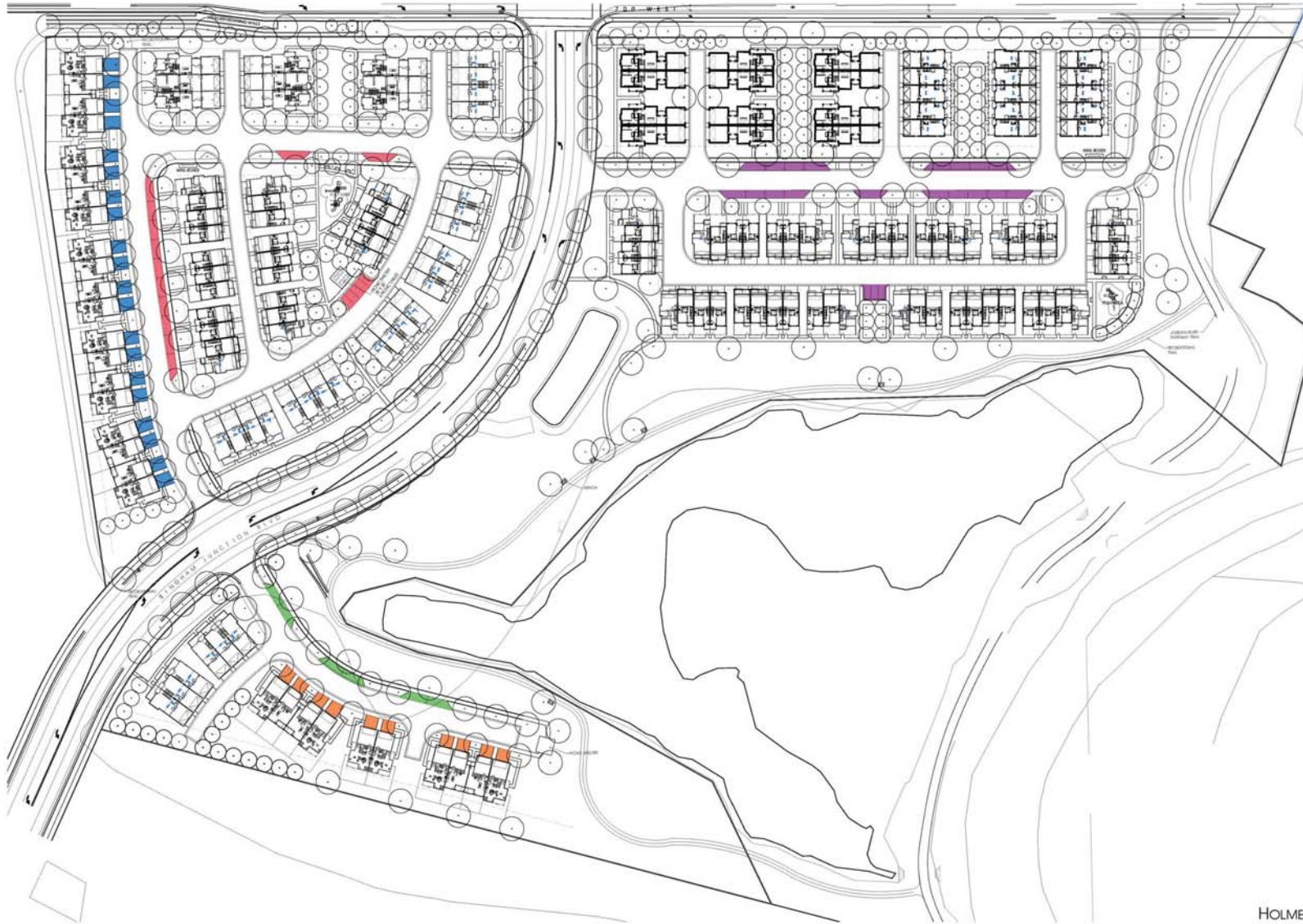
Midvale, Utah

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Areas Reserved for Guest Parking

Jordan Bluffs, Midvale, Utah - Holmes Homes

56 Residential units	17 Guest Parking Stalls	0.30 Stalls per Unit
20 Residential units	40 Guest Parking in Driveways	2.0 Stalls per Unit
6 Residential units	6 Guest Parking Stalls	1.0 Stalls per Unit
10 Residential units	20 Guest Parking in Driveways	2.0 Stalls per Unit
77 Residential units	21 Guest Parking Stalls	0.27 Stalls per Unit



17 SEPTEMBER 2019
AREAS RESERVED FOR GUEST PARKING

JORDAN BLUFFS

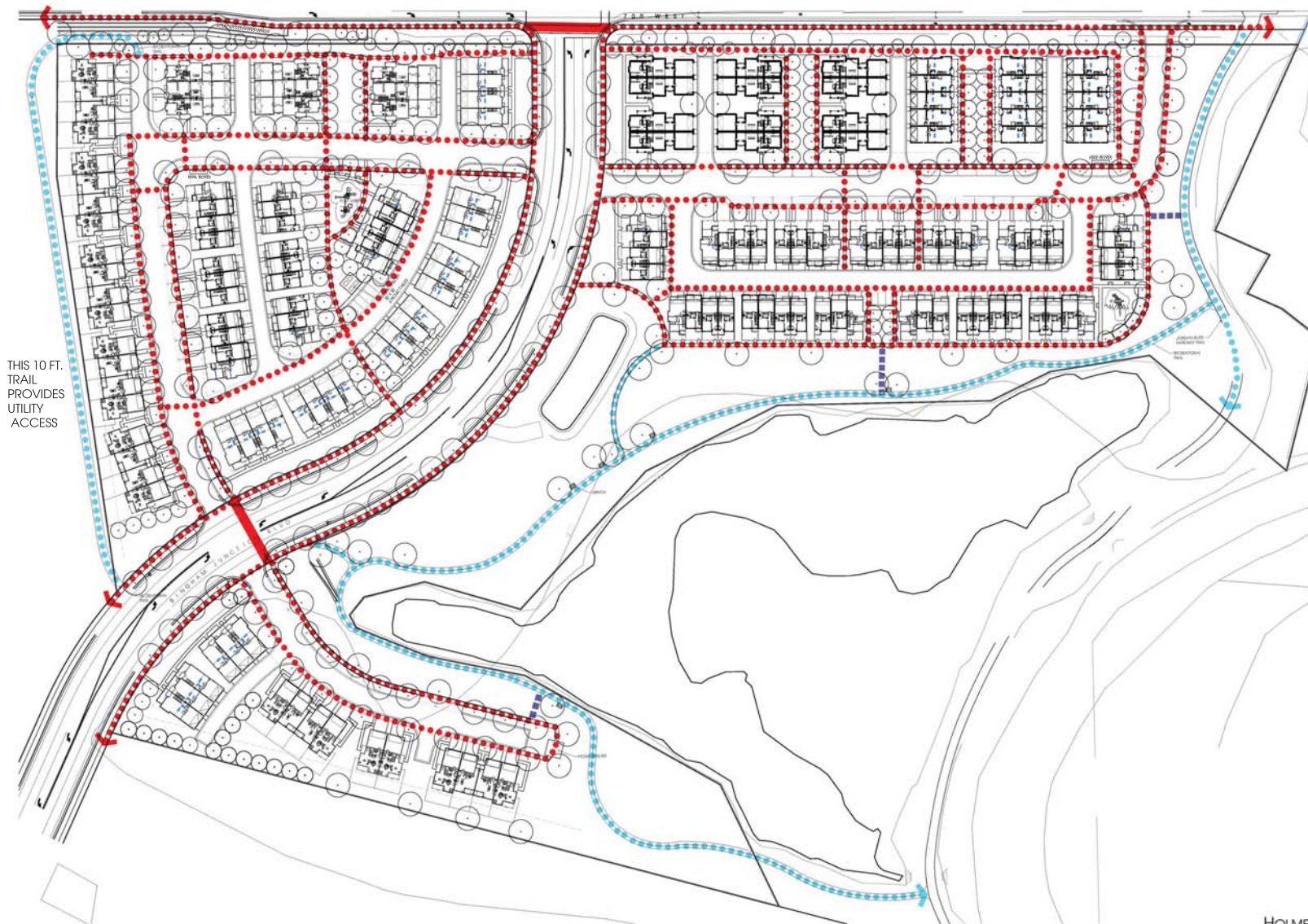
Midvale, Utah

HOLMES HOMES - 126 WEST SEGO LILY DRIVE, SUITE 250 - SANDY, UTAH

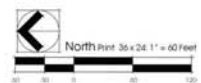


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200 West 40th, Midvale, UT 84036 - 435.753.3953



- Pedestrian Circulation** Jordan Bluffs, Midvale, Utah - Holmes Homes
- ● ● ● Walkways
 - ● ● ● Trails
 - - - - Stairs
 - Crosswalk at Bingham Junction Boulevard



Revised 16 SEPTEMBER 2019
31 JULY 2019

PEDESTRIAN CIRCULATION

JORDAN BLUFFS

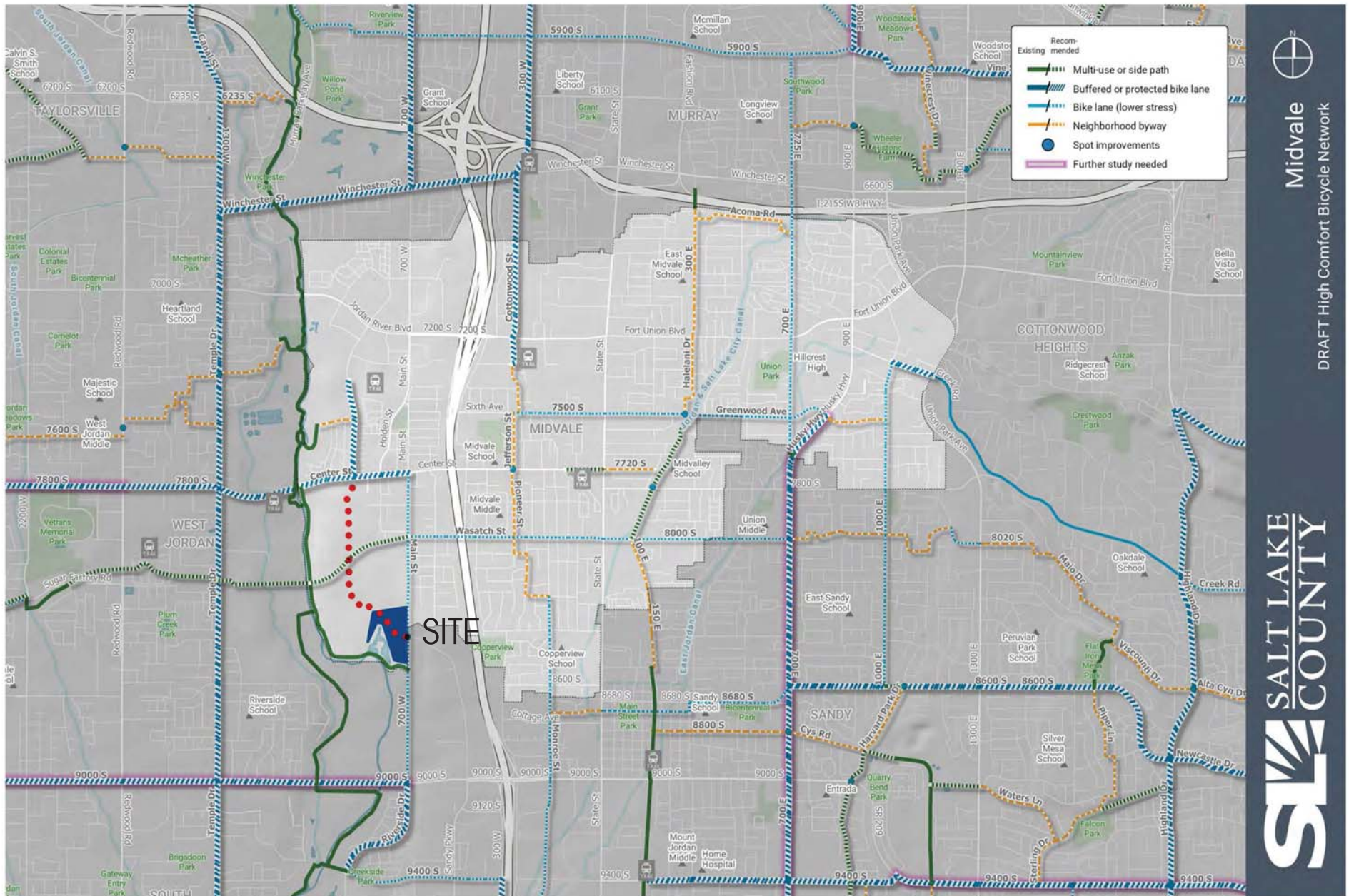
Midvale, Utah

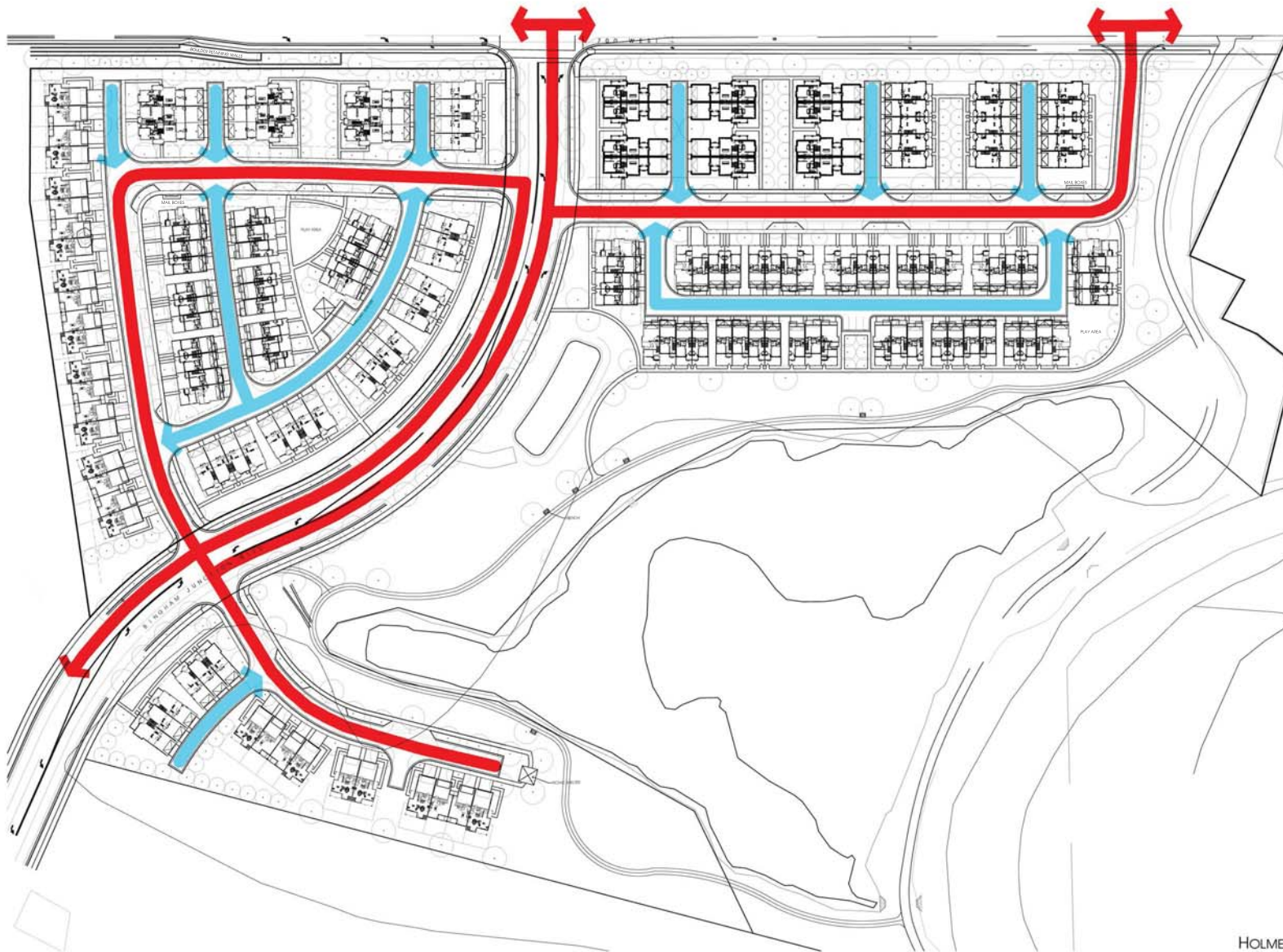
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810 West 400, Midvale, UT 84036 435.753.2893





Vehicular Circulation Jordan Bluffs, Midvale, Utah Holmes Homes

- Streets
- Alleys (Driveways)



17 JULY 2019

VEHICULAR CIRCULATION

JORDAN BLUFFS

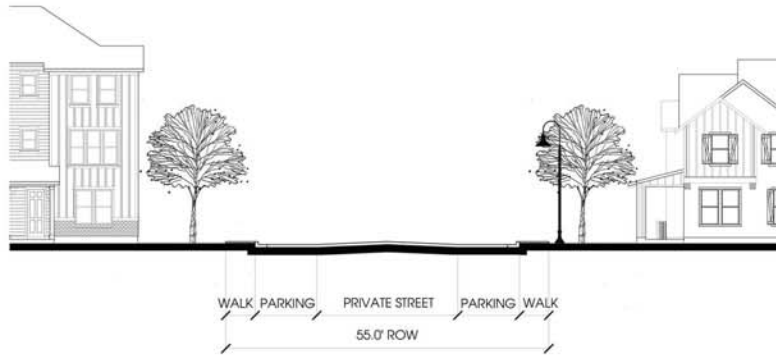
Midvale, Utah

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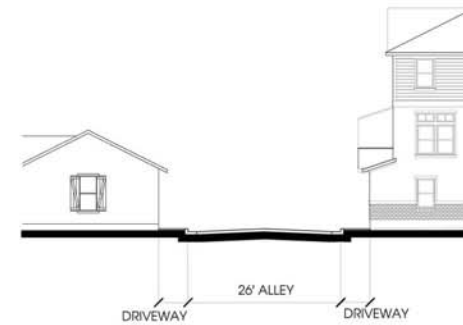


R. MICHAEL KELLY
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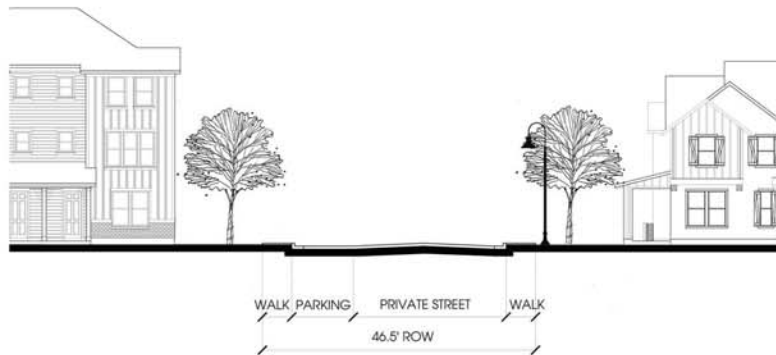
LAND PLANNING • LANDSCAPE ARCHITECTURE
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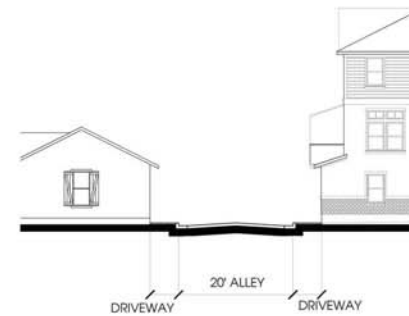
SECTION A: 55 FT. RIGHT-OF-WAY



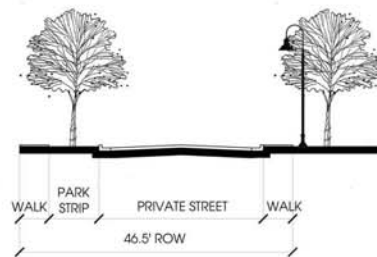
SECTION D: 26 FT ALLEY



SECTION B: 46.5 FT. RIGHT-OF-WAY



SECTION E: 20 FT ALLEY



SECTION C: 46.5 FT RIGHT-OF-WAY



Revised 22 AUGUST 2019

19 JULY 2019

THEMATIC DESIGN ELEMENTS AT STREETS

JORDAN BLUFFS

Midvale, Utah

HOLMES HOMES . 126 WEST SEGO LILY DRIVE, SUITE 250 . SANDY, UTAH



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NORTH PLAYGROUND



SOUTH PLAYGROUND



19 JULY 2019
Site Plan: PLAYGROUNDS

JORDAN BLUFFS

Midvale, Utah

HOLMES HOMES, 126 WEST SEGO LILY DRIVE, SUITE 250, SANDY, UTAH



R. MICHAEL KELLY
CONSULTANTS

LAND PLANNING • LANDSCAPE ARCHITECTURE
303. Box 499, Midvale, UT 84036 435.755.2555

PAR COURSE EQUIPMENT

SIMILAR



AB CRUNCH/LEG LIFT



ASSISTED ROW/PUSH UP



CHEST/BACK PRESS



PARALLEL BARS



STRETCH

PLAYGROUND EQUIPMENT

SIMILAR



SOUTH PLAYGROUND



NORTH PLAYGROUND

22 JULY 2019
RECREATION AMENITIES

JORDAN BLUFFS

Midvale, Utah

HOLMES HOMES • 126 WEST SEGO LILY DRIVE, SUITE 250 • SANDY, UTAH



R. MICHAEL KELLY
CONSULTANTS

LAND PLANNING • LANDSCAPE ARCHITECTURE
201 West 400, Midvale, UT 84015 • 801.753.2995

BENCHES



Playground



Trail

LIGHT FIXTURES



Pathway
10' Pole

Street
14' Pole

PICNIC SHELTER



STREET TREES



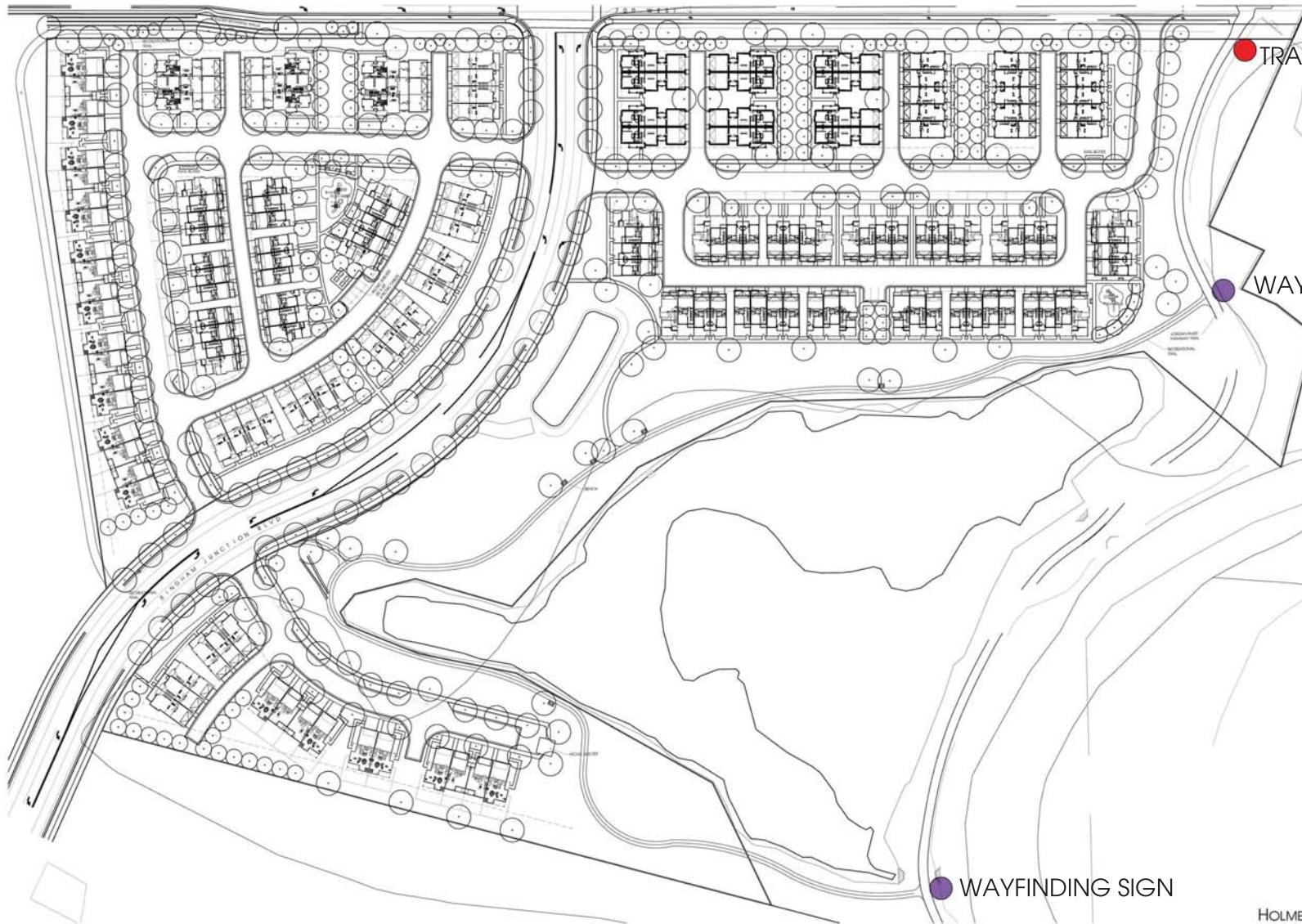
Acer platanoides 'Deborah'



Gleditsia triacanthos



Malus 'Spring Snow'



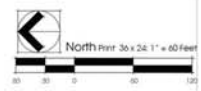
TRAILHEAD SIGN

WAYFINDING SIGN

WAYFINDING SIGN



JORDAN RIVER PARKWAY
WAYFINDING SIGN
PER JORDAN RIVER COMMISSION WEBSITE



14 SEPTEMBER 2019
SIGN PLAN

JORDAN BLUFFS

HOLMES HOMES . 126 WEST SEGO LILY DRIVE, SUITE 250 . SANDY, UTAH

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PO Box 465 Midvale, UT 84056 435.753.2895



6 ft PRIVACY FENCE

To enclose private rear yards



3 ft. PICKET FENCE

To enclose private front courtyards



3 ft. ALUMINUM FENCE

To protect the public walk along 700 West Street where there is an adjacent steep slope



3 ft. 2-RAIL CEDAR SPLIT-RAIL FENCE

To protect walks along the tops of steep slopes

18 SEPTEMBER 2019
Fencing Plan

JORDAN BLUFFS

Midvale, Utah

HOLMES HOMES . 126 WEST SEGO LILY DRIVE, SUITE 250 . SANDY, UTAH



R. MICHAEL KELLY
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P.O. Box 469, Midvale, UT 84026 435-753-2955



RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

MATERIAL LOCATION

Rear Stucco
Vertical Siding
Trim
Horizontal Siding
Horizontal Siding
Brick
Doors
Windows
Soffit/ Fascia
Garage Door
Shingle Roof

COLOR

Jackson Antique
Wainscot Green
SW7005 Pure White
Jackson Antique
Parsnip
McNear Embarcadero
Sayward Pine
White
30 Degree White
White
Midnight Black

MORNINGSIDE TOWNHOMES

JORDAN BLUFFS

Morningside





LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

MATERIAL LOCATION

Board & Batten
Trim
Horizontal Siding
Stone
Doors
Windows
Soffit/ Fascia
Garage Door
Shingle Roof

COLOR

SW7526 Maison Blanche
SW7005 Pure White
SW7624 Slate Tile
Boral Cobble Echo Ridge
SW7663 Monorail Silver
White
30 Degree White
White
Black Oak

BOULEVARD TOWNHOMES

JORDAN BLUFFS

Boulevard





LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

MATERIAL LOCATION

Main Stucco Body
Board & Batten Body
Trim
Horizontal Siding
Brick
Front Door
Windows
Soffit / Fascia
Garage Door
Shingle Roof

COLOR

Dryvit - Buckskin #449
SW6221 Moodyblue
SW7005 Pure White
SW7514 Foothill LRV 18%
McNear Embarcadero
SW7594 Carriage Door LRV 7%
White
30 Degree White
White
Heather

SKYVIEW TOWNHOMES

JORDAN BLUFFS

MIDVALE, UTAH

Skyview





PRIVATE STREET ELEVATION



ALLEY ELEVATION



PUBLIC STREET ELEVATION



COURTYARD ELEVATION

MATERIAL LOCATION

Main Stucco Body
Board & Batten Body
Composite Trim & Shutters
Accent
Wood
Aluminum Fascia/Gutter
Garage Door
Shingle Roof
Metal Roof

COLOR

SW6154 Nacre
SW7501 Threshold Taupe
SW6160 Best Bronze
SW6334 Flower Pot
SW6160 Best Bronze
Terra Bronze
Sandstone
Storm Grey
Galvalume

SHORELINE TOWNHOMES

JORDAN BLUFFS



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

MATERIAL LOCATION

COLOR

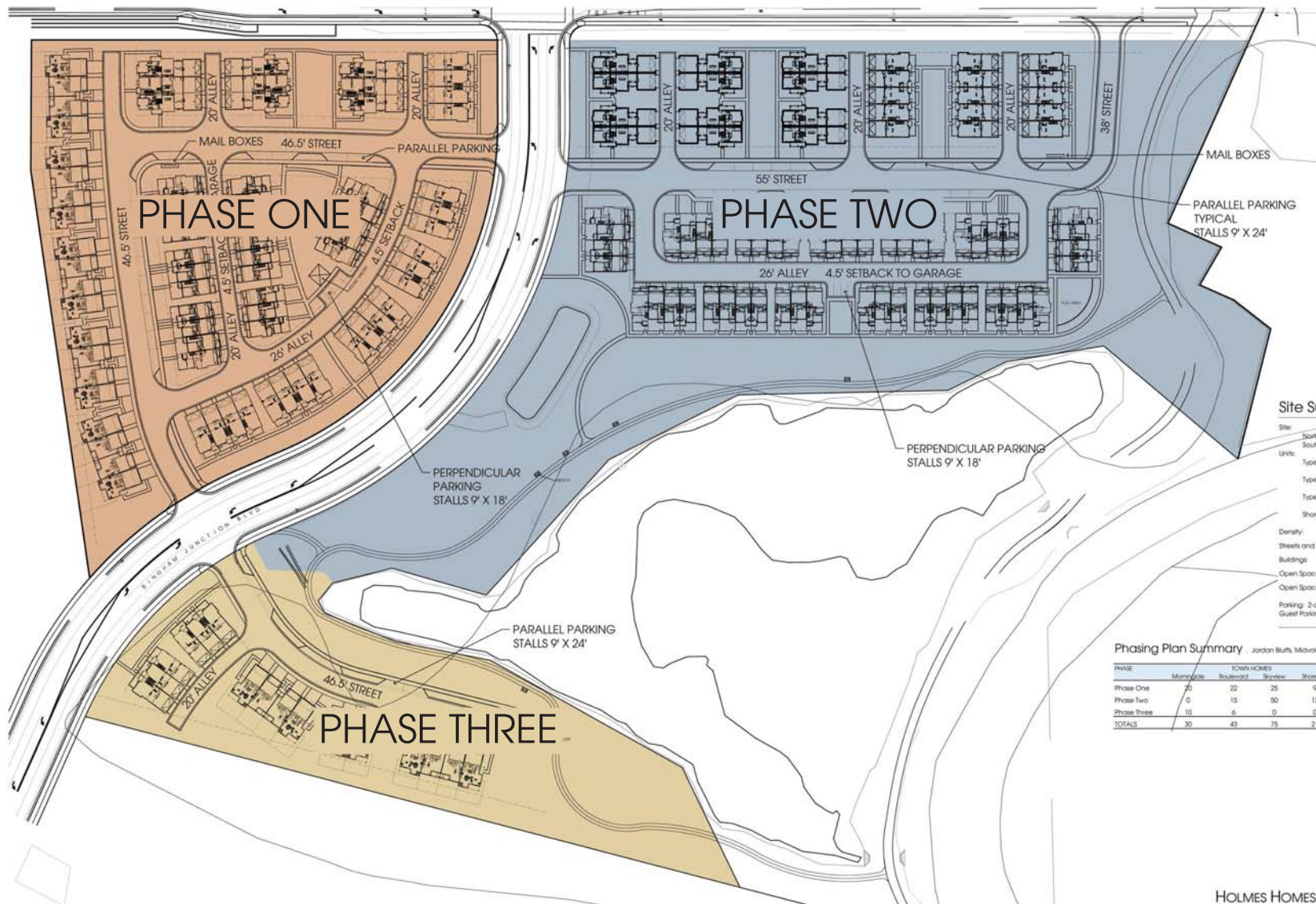
Main Stucco Body	SW6154 Nacre
Board & Batten Body	SW7501 Threshold Taupe
Composite Trim & Shutters	SW6160 Best Bronze
Accent	SW6334 Flower Pot
Wood	SW6160 Best Bronze
Aluminum Fascia/Gutter	Terra Bronze
Garage Door	Sandstone
Shingle Roof	Storm Grey
Metal Roof	Galvalume

SHORELINE TOWNHOMES

JORDAN BLUFFS

Shoreline



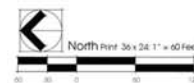


Site Summary Jordan Bluffs, Midvale, Utah - Holmes Homes

Site:	North Parcel: 6.66 Acres	South Parcel: 13.85 Acres	20.51 Acres
Units:	Type 1 Morning Side: 2 story:	30 Units	169 Units
	Type 2 Boulevard: 2 story town homes	43 Units	
	Type 3 Skyview: 3 story town homes	75 Units	
	Shoreline: 2 story town homes	21 Units	
Density:			8.2 units/acre
Streets and Alleys:	3.78 Acres	18.4 %	
Buildings:	5.0 Acres	24.4 %	
Open Space:	11.73 Acres	57.2 %	
Open Space amenities:	6.76 Acres	32.9 %	
Parking:	2 car garage per unit		
Guest Parking: parallel, on-street:	49 stalls = 0.29 stalls per unit		

Phasing Plan Summary Jordan Bluffs, Midvale, Utah - Holmes Homes - 30 July 2019

PHASE	Morning Side	Boulevard	Skyview	Shoreline	TOTAL	Amenities	Anticipated Start Date	Anticipated Completion Date
Phase One	30	22	25	9	76	Playground, picnic shelter	June 2020	June 2024
Phase Two	0	15	90	12	77	Playground, trail	June 2024	December 2027
Phase Three	10	6	0	15	15	Picnic shelter, trail	December 2027	December 2029
TOTALS	30	43	75	21	169			



30 JULY 2019
PHASING PLAN

JORDAN BLUFFS

Midvale, Utah

HOLMES HOMES - 126 WEST SEGO LILY DRIVE, SUITE 250 - SANDY, UTAH

R. MICHAEL KELLY
CONSULTANTS

LAND PLANNING - LANDSCAPE ARCHITECTURE
PO Box 465 Midvale, UT 84046 - 435.753.2955

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Holmes Homes residential project located within the Jordan Bluffs development in Midvale, Utah. The proposed project is located on either side of Bingham Junction Boulevard, just west of 700 West.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2025 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

TABLE ES-1 LOS Analysis - Evening Peak Hour Midvale - Holmes Homes at Jordan Bluffs TIS				
Intersection	Level of Service (Sec/Veh) ¹			
	Existing (2019) Background	Existing (2019) Plus Project	Future (2025) Background	Future (2025) Plus Project
Bingham Junction Boulevard / Sandy Parkway / 700 West	C (19.7) / WB	D (28.2) / WB	D (36.6)	D (47.9)
Project Street / Bingham Junction Boulevard ²	-	A (4.2) / WB	-	B (14.0) / WB
1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections. 2. This intersection is a project access and was only analyzed in "plus project" scenarios. Source: Hales Engineering, August 2019				

TABLE ES-2
Recommended Storage Lengths
Midvale - Holmes Homes at Jordan Bluffs TIS

Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
Bingham Junction Boulevard / Sandy Parkway / 700 West	225	150	175	100	100	-	225	-

Source: Hales Engineering, August 2019

SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- The Sandy Parkway / 700 West intersection is currently operating at LOS C during the evening peak hour in existing (2019) background conditions.
 - o With project traffic added to the roadway network, this intersection is anticipated to deteriorate to LOS D.
- It was assumed that a traffic signal would be installed at the Bingham Junction Boulevard / Sandy Parkway / 700 West intersection. With signal control, it is anticipated that this intersection will operate at LOS D.
 - o With project traffic added to the roadway network, this intersection is anticipated to continue to operate at LOS D.
- The Project Street / Bingham Junction Boulevard intersection is anticipated to operate at an acceptable level of service.
- A pedestrian crossing on Bingham Junction Boulevard was analyzed. Hales Engineering makes the following recommendations regarding this crossing:
 - o The crossing should be installed at an intersection
 - o The crossing should be installed in a location with adequate sight distance
 - o The crossing should include one or more pedestrian crossing enhancements.
 Possible enhancements include:
 - Advance pedestrian warning signing
 - Pedestrian activated flashing beacons
 - Overhead lighting



September 14, 2019

Mr. Matt Dahl,
Midvale City Mgr.
655 W. Center Street
Midvale, UT 84047

Subject: Jordan Bluffs Project Area
Wetlands Enhancement Recommendations

Dear Mr. Dahl:

I am writing this letter on behalf of Mark Murdoch and Ben Seastrand for the Gardner Company's Jordan Bluffs Project in Midvale, Utah. In June 2018, Frontier Corporation USA completed a wetlands delineation for the approximately 30-acre Jordan Bluffs Project Area. Approximately 3.76 acres of pond connected to the Jordan River, and 2.75 acres of wetlands bordering the pond, were delineated on the property. Gardner Company asked me to recommend what could be done to enhance the wetlands based on my 28 years of delineation and permitting experience with the Corps of Engineers in Salt Lake County.

I have a Masters of Science degree in Ecology with an emphasis in wetlands ecology, and I have prepared numerous wetlands mitigation, restoration and enhancement plans compliant with the Corps of Engineers Clean Water Act Section 404 permitting rules. Please refer to our website www.frontiercorp.net to learn more about our wetlands consulting experience and expertise.

The wetland and adjacent riparian zone around the pond at this site are dominated by invasive non-native plant species, including common reed (*Phragmites australis*), whitetop (*Cardaria draba*), tamarisk trees (*Tamarisk chinensis*), and Russian olive trees (*Elaeagnus angustifolia*). These invasive plant species have poor habitat values for native wildlife common to the Jordan River riparian corridor. The wetlands and their habitat values could be substantially enhanced by removing and eradicating the invasive plant species with a combination of cutting and herbicide treatments, and replanting with native shrubs and herbaceous wetland plants.

Invasive trees would be either stump cut or removed by a backhoe depending on their location along the wetlands boundary; and the freshly exposed stumps or roots would be treated with herbicides. Removed woody material could be burned on site, chipped and made into mulch, or hauled to a landfill for disposal. Invasive common reed, whitetop and other invasive weed plants would be similarly treated. It may take two growing seasons of treatments before the invasives are sufficiently eradicated for replanting with native wetland plants, such as willows, bulrushes, native grasses and wildflowers.

The vegetation treatments for the wetland enhancements could be done in a manner that would not result in the discharge of dredge or fill material into the existing wetlands or pond, thereby avoiding the need to obtain a Section 404 permit from the Corps of Engineers. These types of

Frontier Corporation USA
221 N. Gateway Drive, Suite B
Providence, Utah 84332
(435) 753-9502

Mr. Matt Dahl
September 14, 2019
Page 2 of 2

vegetation treatments to remove invasive non-native plants are commonly employed along the Jordan River riparian corridor and trail system.

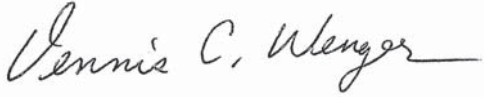
I reviewed the attached landscape plan prepared by R. Michael Kelly for the common open space and trail around the pond and wetlands, and it is compatible with the wetland enhancements that I am recommending for this site so long as there are no encroachments by the trail into the delineated wetlands boundaries. Ideally, the trail should be set back at least 10-feet distance from the delineated wetland boundary wherever practicable.

Please feel free to contact me if you have any questions about my recommendations for wetland enhancements at the Jordan Bluffs Project Area.

dwenger@frontiercorp.net
(435) 573-9502 (office phone)

Sincerely,

Frontier Corporation USA

A handwritten signature in black ink that reads "Dennis C. Wenger". The signature is fluid and cursive, with a long horizontal line extending from the end.

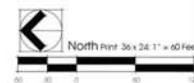
Dennis C. Wenger
Senior Wetlands Ecologist
Principal

Cc: Mark Murdoch
Ben Seastrand



Common Open Spaces

- Jordan Bluffs, Midvale, Utah - Holmes Homes
- Lawns: 23,167 square feet
 - Playgrounds: 5,837 square feet
 - Common Open Space at Wetlands: 5.8 acres
 - Native Grasses
 - Benches
 - Exercise Equipment: 5 stations
 - Picnic Shelter: 20 x 20 feet



18 JULY 2019
COMMON OPEN SPACES

JORDAN BLUFFS

Midvale, Utah
HOLMES HOMES - 126 WEST SEGO LILY DRIVE, SUITE 250 - SANDY, UTAH

R. MICHAEL KELLY
CONSULTANTS

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