CITY COUNCIL
AGENDA SUMMARY FORM

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	October 16, 2019
AGENDA ITEM:	Public Comment and Consideration of Ordinance 19-13: An Ordinance of the City of Taylorsville for a Text amendment to Chapter 13.39 SSD-R-Muirhouse Zoning District.
PUBLIC HEARING REQUIRED:	☐ Yes ☐ No
ORDINANCE REQUIRED:	☑ Yes ☐ No
RESOLUTION REQUIRED:	☐ Yes ☐ No
AUTHOR:	Amanda Roman, Associate Planner
PRESENTER:	Wayne Harper, Economic and Community Development Director
SUMMARY:	On October 8, 2019, the Planning Commission heard a proposal from Hamlet Development Corporation to expand the Muirhouse Subdivision located at 3845 S 4700 S into a Phase 3. The existing Chapter 13.39 SSD-R-Muirhouse ordinance that was adopted in 2018, provides development standards specific to Phases 1 and 2 of the development. The ordinance includes provisions for land use and density; architectural design; site planning; grading and drainage; vehicular circulation and parking; pedestrian mobility and circulation; site furnishings; walls and fences; sign design; and exterior site lighting. To reflect the addition of a Phase 3, a Zoning Text amendment is required for Chapter 13.39 SSD-R-Muirhouse Zoning District of the Taylorsville Municipal Code. The specific changes to Chapter 13.39 reflect an increase in the development's total acreage and density and include the site and landscaping plans for Phase 3. Chapter 13.39 SSD-R-Muirhouse amendments are outlined in red and include: • Updating the boundary description to include the 1.59-acre parcel and the remnant .04-acre parcel that will be developed as Phase 3 of the subdivision. • Increasing the total project acreage from 6.95 to 8.58 acres. • Increasing the total project density from 15 units per acre to 15.3 units per acre. • Updating all Chapter 13.39 SSD-R-Muirhouse Zoning District exhibits to reflect the Phase 3 site and landscape plans. The proposed Text amendment is consistent with the proposed General Plan Map amendment (Ordinance 19-11) and the proposed Zoning Map amendment (Ordinance 19-12). The proposed amendments also reflect the actions taken by both the Planning Commission and City Council in 2018 regarding Phases 1 and 2 of the Muirhouse Subdivision.
BACKGROUND:	The applicant, Hamlet Homes Corporation, came before the City in 2017 to propose a high-density multi-family residential development with 87 townhomes. To facilitate the proposal, they requested a General Plan Map amendment from

Professional Office (PO) to High Density Residential (HDR). Because the proposal did not fit into any existing zoning classification, the City Council voted to create a new Site Specific Development (SSD) zone. The SSD zoning classification was established to allow efficient and creative development of lands that have unique or unusual characteristics where no other zoning classification would be appropriate.

Staff worked alongside the applicant to create Chapter 13.39 Site Specific Development-Residential-Muirhouse Zoning District (SSD-R-Muirhouse) of the Taylorsville Municipal Code. Chapter 13.39 addresses requirements for land use, density, site and landscape design, architectural design, circulation, and parking. If a specific element was not addressed in Chapter 13.39, the existing development standards in Title 13 of the Taylorsville Municipal Code apply.

In 2018, the City Council amended the General Plan Map to HDR and the Zoning Map to SSD-R-Muirhouse, which facilitated Phases 1 and 2 of the Muirhouse Subdivision. The City Council also implemented a separate development agreement (Resolution No. 18-10) between Hamlet Homes Corporation and the City to ensure the subdivision was developed as proposed.

Currently, Phase 2 of the Muirhouse subdivision is being built and the applicant has entered into an agreement with the property owner of 4782 S Muirhouse Drive to purchase the land for a Phase 3, contingent on City approval. The applicant is seeking a General Plan Map amendment (Ordinance 19-11) from Professional Office (PO) to High Density Residential (HDR) and a Zoning Map amendment (Ordinance 19-12) from Hospital (H) to SSD-R-Muirhouse. The map amendments are accompanying a Zoning Text amendment to Chapter 13.39 SSD-R-Muirhouse (Ordinance 19-13) to represent the addition of Phase 3.

Phases 1 and 2 contain 87 multi-family residential lots on 6.95 acres. Phase 3 of the development would add an additional 24 units on 1.63 acres. The Phase 3 density would equate to 16.7 units per acre and increase the overall project density from 15 to 15.3 units per acre.

The amendment to Chapter 13.39 SSD-R-Muirhouse Zoning District will address the overall increase in project area, residential lots, density, and parking. The table below provides the overall project statistics for Phases 1 and 2 and the addition of Phase 3. The updated numbers associated with Phase 3 are reflected in the Text amendment to Chapter 13.39 SSD-R-Muirhouse Zoning District (Ordinance 19-13).

	Phases 1 & 2	**Phase 3**	**Total**
Total Project Area	6.95	1.63	8.58 Acres
Roadway Area	1.15	0.19	1.34 Acres
Net Residential Area	5.8	1.44	7.24 Acres
Residential Lots	87	24	111 Units
Density	15	16.7	15.3 DU/AC
Canal Area	0.89	0.34	1.23 Acres
Landscape Area	2.67	0.55	3.22 Acres
Surface Parking	65	8	73 Stalls
Garage Parking	174	48	222 Stalls
Total Parking	2.75	2.33	2.66 Stalls Per Unit

	On October 8, 2019, the Planning Commission recommended approval of the General Plan Map amendment from Professional Office (PO) to High Density Residential (HDR) and Zoning Map amendment from Hospital (H) to Site Specific Development – Residential – Muirhouse (SSD-R-Muirhouse) for the 1.63-acre property located at 4782 S Muirhouse Drive. They also recommended approval of a Text amendment to Chapter 13.39 SSD-R-Muirhouse to reflect the addition of Phase 3.
STAFF RECOMMENDATION:	Staff recommends approval of Ordinance 19-13.
PLANNING COMMISSION RECOMMENDATION:	☑ Approve ☐ Deny ☐ Other
PLANNING COMMISSION VOTE:	The Planning Commission recommended approval of the Text amendment on October 8, 2019. Vote: 6-0
SUMMARY OF PUBLIC COMMENTS:	Prior to the October 8, 2019 Planning Commission meeting, there was one public comment submitted regarding the applications. The resident was concerned that the proposed subdivision would increase traffic along 4700 South. During the public hearing, one resident spoke out in opposition of the three amendments. The resident was disappointed that the open space was being developed to accommodate more housing.
ATTORNEY'S OFFICE [APPROVED AS TO FORM]:	☑ Yes ☐ No
ATTACHMENTS:	▪ **Exhibit A:** Ordinance 19-13

TAYLORSVILLE, UTAH
ORDINANCE NO. 19-13

AN ORDINANCE OF THE CITY OF TAYLORSVILLE APPROVING A ZONING TEXT AMENDMENT TO THE TAYLORSVILLE MUNICIPAL CODE CHAPTER 13.39 SSD-R-MUIRHOUSE ZONING DISTRICT

WHEREAS, the Taylorsville City Council (the "Council") met in regular session on October 16, 2019, to consider, among other things, approving an amendment to THE TAYLORSVILLE MUNICIPAL CODE CHAPTER 13.39 SSD-R-MUIRHOUSE ZONING DISTRICT; and

WHEREAS, pursuant to TAYLORSVILLE MUNICIPAL CODE Section 13.05.030(A)(2), notice of a public hearing before the City's Planning Commission was published in the *Deseret News* and the *Salt Lake Tribune* on September 26, 2019; and

WHEREAS, the notice of a public hearing before the City's Planning Commission was also published on the State Public Notice Website on August 29, 2019; and

WHEREAS, the City's Planning Commission held a properly noticed public hearing on the proposed amendment on October 8, 2019, where the Planning Commission voted 6-0 to recommend that the City Council approve the proposed amendment; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed amendment during its regularly scheduled meeting on October 16, 2019 and

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

NOW, THEREFORE, BE IT ORDAINED by the Taylorsville City Council that the proposed amendment to the *TAYLORSVILLE MUNICIPAL CODE* as illustrated in Exhibit A is hereby approved; and,

THIS ORDINANCE, assigned Ordinance No. 19-13, shall take effect as soon as it shall be published or posted as required by law, deposited and recorded in the office of the city recorder, and accepted as required herein.

PASSED AND APPROVED this _____ day of _____, 2019.

TAYLORSVILLE CITY COUNCIL

By: _____
Daniel Armstrong, Chairman

VOTING:

Meredith Harker	Yea ___ Nay ___
Ernest Burgess	Yea ___ Nay ___
Daniel Armstrong	Yea ___ Nay ___
Curt Cochran	Yea ___ Nay ___
Brad Christopherson	Yea ___ Nay ___

PRESENTED to Mayor of Taylorsville for her approval this _____ day of _____, 2019.

APPROVED this _____ day of _____, 2019.

_____
Kristie S. Overson, Mayor

ATTEST:

_____
Cheryl Peacock Cottle, Recorder

DEPOSITED in the Recorder's office this ____ day of _____, 2019.

POSTED this ____ day of _____, 2019.

EXHIBIT A

Chapter 13.39
SSD-R-MUIRHOUSE ZONING DISTRICT

13.38.010: Purpose
13.38.020: Applicability
13.38.030: Land Use and Density
13.38.040: Architectural Design
13.38.050: Site Planning
13.38.060: Grading and Drainage
13.38.070: Vehicular Circulation and Parking
13.38.080: Pedestrian Mobility and Circulation
13.38.090: Screen Walls and Fences
13.38.100: Sign Design
13.38.110: Exterior Site Lighting
13.38.120: Other Development Standards

13.38.010: Purpose

The Site-Specific Development-Residential-Muirhouse District (SSD-R-Muirhouse) is established to promote the public health, safety, and welfare of the community by facilitating the creation of a residential community in a high-quality setting. It is the purpose of this section to encourage quality design and development of land in a manner that suits the unique needs of the property and contributes to orderly traffic circulation and compatibility with surrounding land uses. All new or future development within the SSD-R-Muirhouse zoning district shall be in conformity with this title and any site-specific master plan approved by the Planning Commission. Specifically, this zone intends to:

A. Enhance and protect the quality of life and community image of the City of Taylorsville through clearly articulated development design policies and standards;

B. Protect and promote Taylorsville's long-term economic viability through design standards which encourage and reward high quality development and discourage less attractive and less enduring alternatives;

C. Minimize adverse impacts of vehicular circulation to existing neighborhoods and to the surrounding physical environment;

D. Enhance and protect the security, health, safety, and welfare of all residents of the City of Taylorsville; and

E. Facilitate an understanding of the City's expectations and notify and assist developers in compiling a complete and efficient application.

13.38.020: Applicability

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

A. Boundary Descriptions: The SSD-R-Muirhouse zoning district is limited to a specific area in the City as illustrated in Figure 1, which is described as:

BOUNDARY DESCRIPTION PHASE 1 & PHASE 2

BEGINNING AT A POINT NORTH 89° 58'12 EAST 866.13 FEET ALONG THE SECTION LINE, AND SOUTH 0° 01'48 EAST 811.62 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89° 46' 10 EAST 403.46 FEET; THENCE SOUTH 00° 13' 50" WEST 718.76 FEET; THENCE NORTH 89° 49' 36" WEST 39.93 FEET; THENCE SOUTH 36° 46' 07" WEST 50.06 FEET TO THE NORTHERLY BOUNDARY OF SOUTHRIDGE 4 SUBDIVISION; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 50° 25' 45" WEST 20.00 FEET; THENCE NORTH 64° 32' 56" WEST 137.15 FEET TO THE NORTHERLY BOUNDARY OF SOUTHRIDGE 3 SUBDIVISION; THENCE ALONG SAID NOTHERLY BOUNDARY NORTH 64° 32' 56" WEST 69.73 FEET; THENCE NORTH 55° 37' 14" WEST 127.45 FEET; THENCE NORTH 37° 05' 56" WEST 89.02 FEET; THENCE NORTH 26° 21' 38" WEST 88.06 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY NORTH 00° 13' 50" EAST 363.11 FEET; THENCE SOUTH 89° 46' 10" EAST 67.24 FEET; THENCE NORTH 00° 13' 50" EAST 74.00 FEET TO THE POINT OF BEGINNING.

BOUNDARY DESCRIPTION PHASE 3

BEGINNING AT A POINT N89°5812"E 800.09 FEET ALONG THE SECTION LINE, AND S00°0148"E 548.51 FEET FROM THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S00°1350"W 699.91 FEET; THENCE N26°2138"W 166.17 FEET; THENCE N36°1238"W 71.27 FEET; THENCE N00°0148"W 67.66 FEET TO THE NORTHERLY LINE OF THE UTAH AND SALT LAKE CANAL; THENCE ALONG SAID NORTHERLY LINE N47°1007"W 6.32 FEET; THENCE N00°0148"W 421.80 FEET; THENCE S89°5309"E 123.59 FEET TO THE POINT OF BEGINNING.

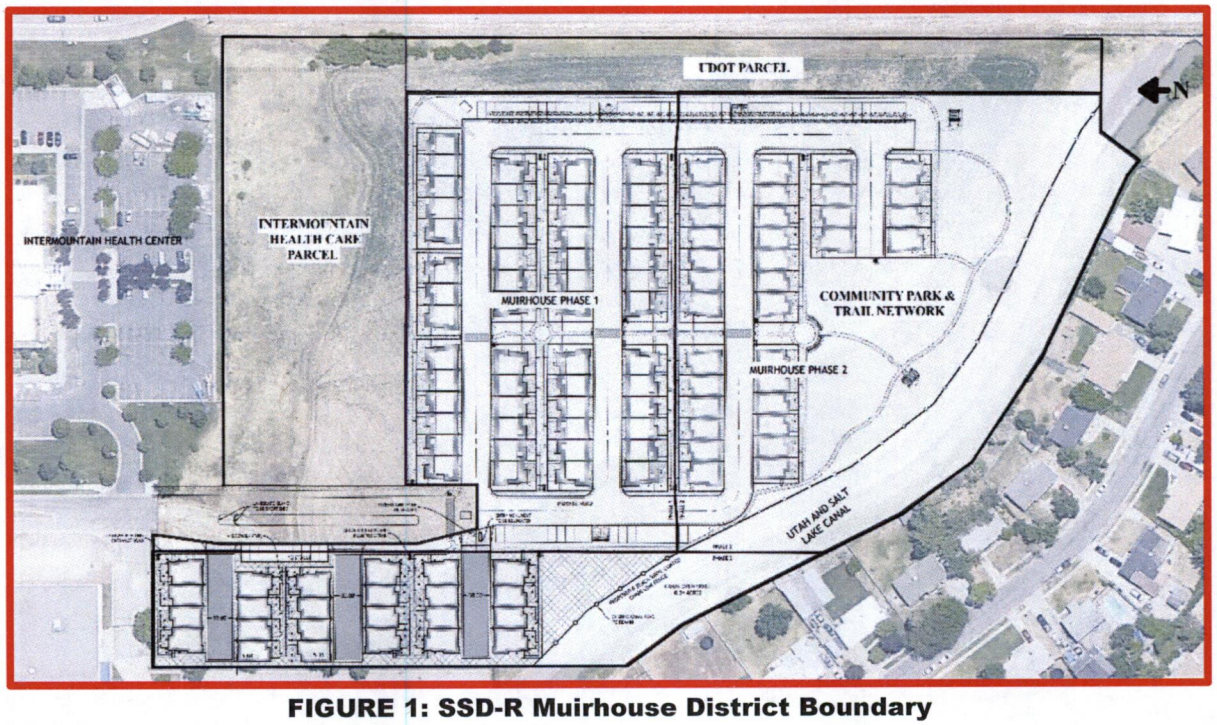


FIGURE 1: SSD-R Muirhouse District Boundary

CONTAINS 8.58 ACRES IN AREA

13.38.030: Land Use and Density

A. Uses permitted under this chapter shall conform to the development standards provided elsewhere in this development code, the application procedures for development, and any overlay districts as applicable. Uses permitted as a conditional use shall comply with the requirements for administrative conditional use permits and/or non-administrative conditional use permits as applicable.

The approval of any additional land uses beyond those allowed shall require and be contingent upon the favorable exercise of future legislative discretion by the City Council following all required notice and public hearings before the Planning Commission and City Council.

P = Permitted
AC = Administrative conditional
NC = Nonadministrative conditional
S = Special use permit
N = Not permitted

All uses not included in the table below shall be deemed not permitted.

B. Table of Uses:

Land Use	SSD-R Muirhouse District
Accessory Apartments	S
Accessory Structure	NC
Animals (household pets)	P
Backyard Chickens	N
Bed and Breakfast	N
Dwelling, Multiple-unit	P
Home Occupation	P
Parks, Public and Private	P
Planned Unit Development	P
Residential Facility for Elderly Persons	P
Residential Facility for Persons with a Disability	P
Residential Lease, Short Term	N
Zero Lot Line Development	P

C. Density: Allowable dwelling units per acre: 15.3 units per acre

13.38.040: Architectural Design

A. Purpose and Intent: Architectural design seeks to add to community character while providing flexibility to avoid rigid uniformity of design. All elements including the scale and mass of buildings, materials, color, roof styles, door and window openings, and details should be responsive to functional architectural design and promote a cohesive design statement.

Building masses shall respond to "human scale" with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level. Buildings shall be reduced in apparent mass or articulated to avoid large monolithic, box-like shapes.

B. Architectural design, building massing, roof forms, color, materials, orientation, and fenestration shall be consistent with Figure 2: Denton Model Floor Plans; Figure 3: Floor Plan End Denton Option; Figure 4: Hastings Floor Plans; Figure 5: Elevations 1; Figure 6: Elevations 2; Figure 7: Elevations 3; and Figure 8; Color Renderings.

C. Maximum Building Height: 35'***.

D. Roof-mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) shall be located or screened so they are not visible from adjacent public and/or private streets as well as from adjacent properties.

E. Buildings may be designed and sited to maximize the use of solar gain for energy savings and shall respect the solar access requirements of adjacent (existing and proposed) buildings. Solar equipment is permitted subject to the standards set forth in 13.11.210 of the City Code.

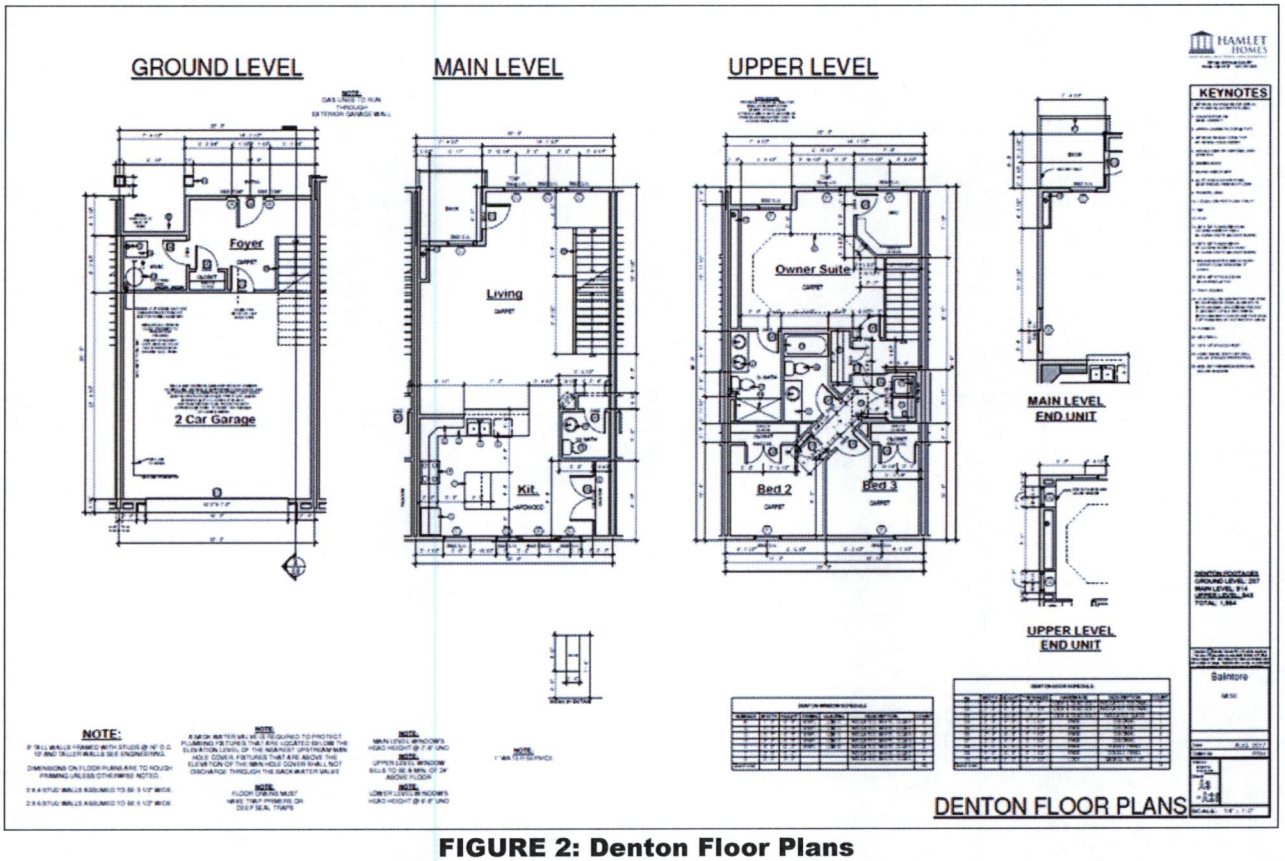


FIGURE 2: Denton Floor Plans

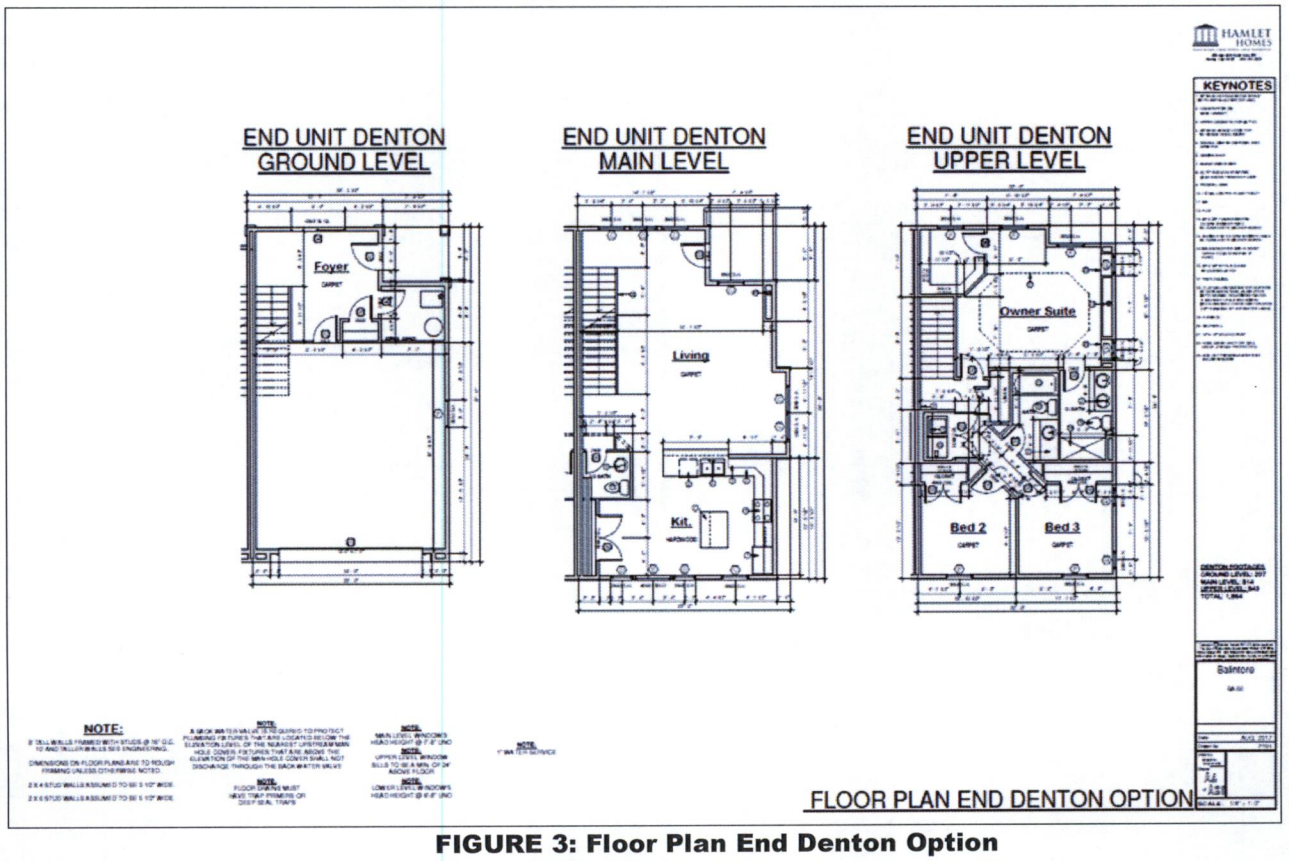


FIGURE 3: Floor Plan End Denton Option

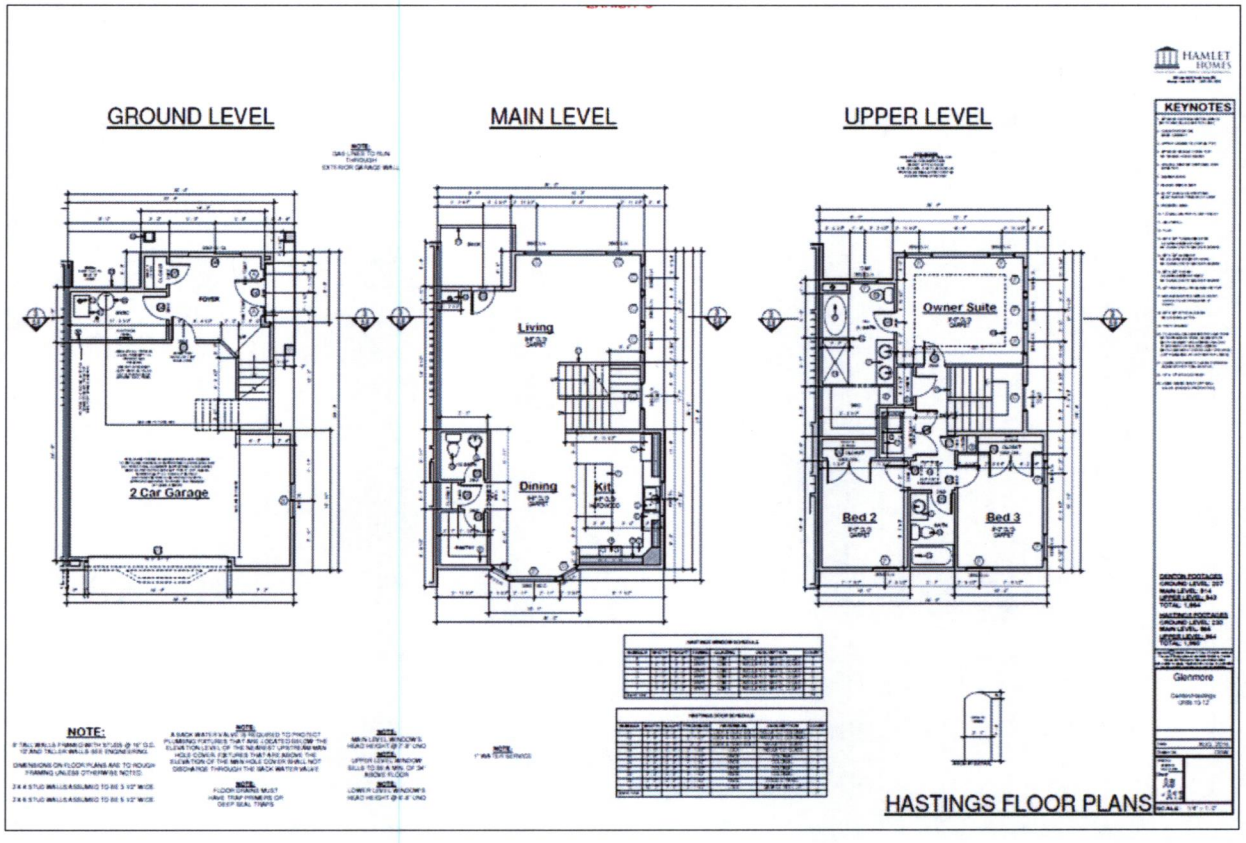


FIGURE 4: Hastings Floor Plans

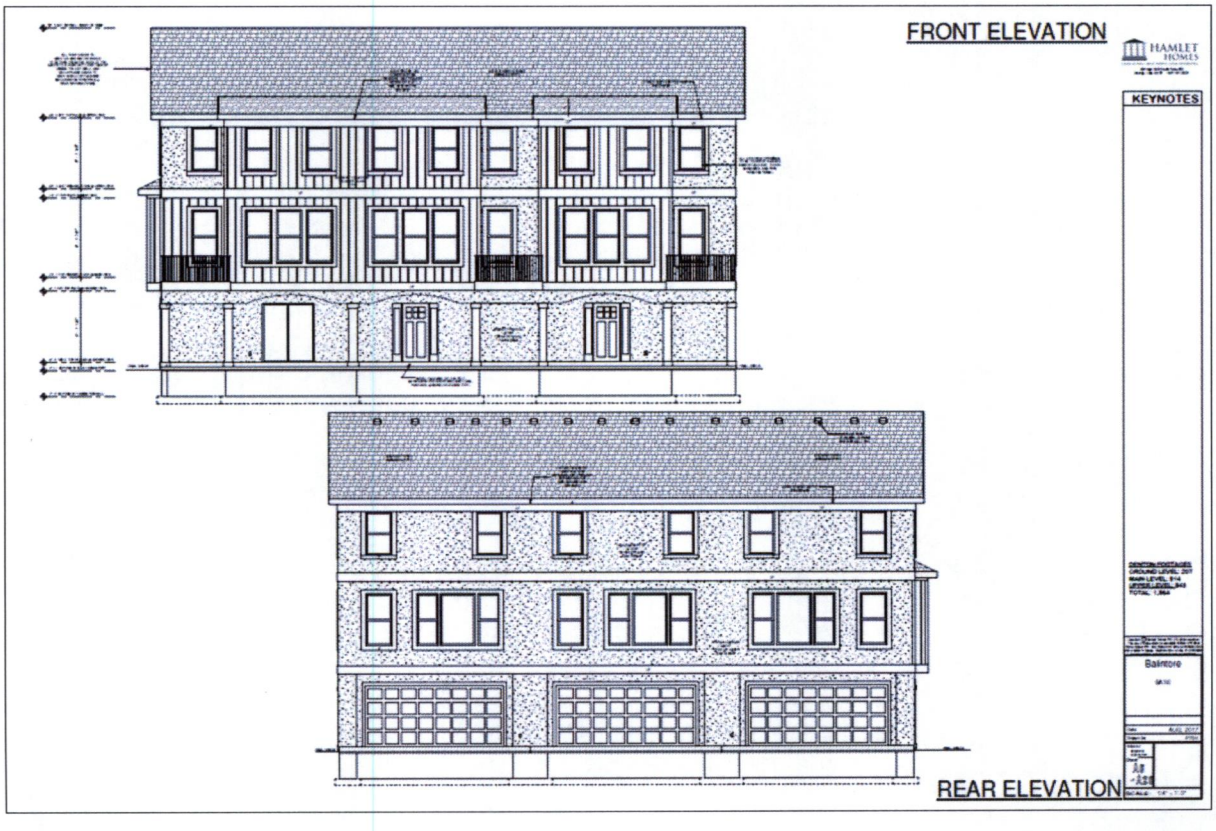


FIGURE 5: Elevations 1



FIGURE 6: Elevations 2

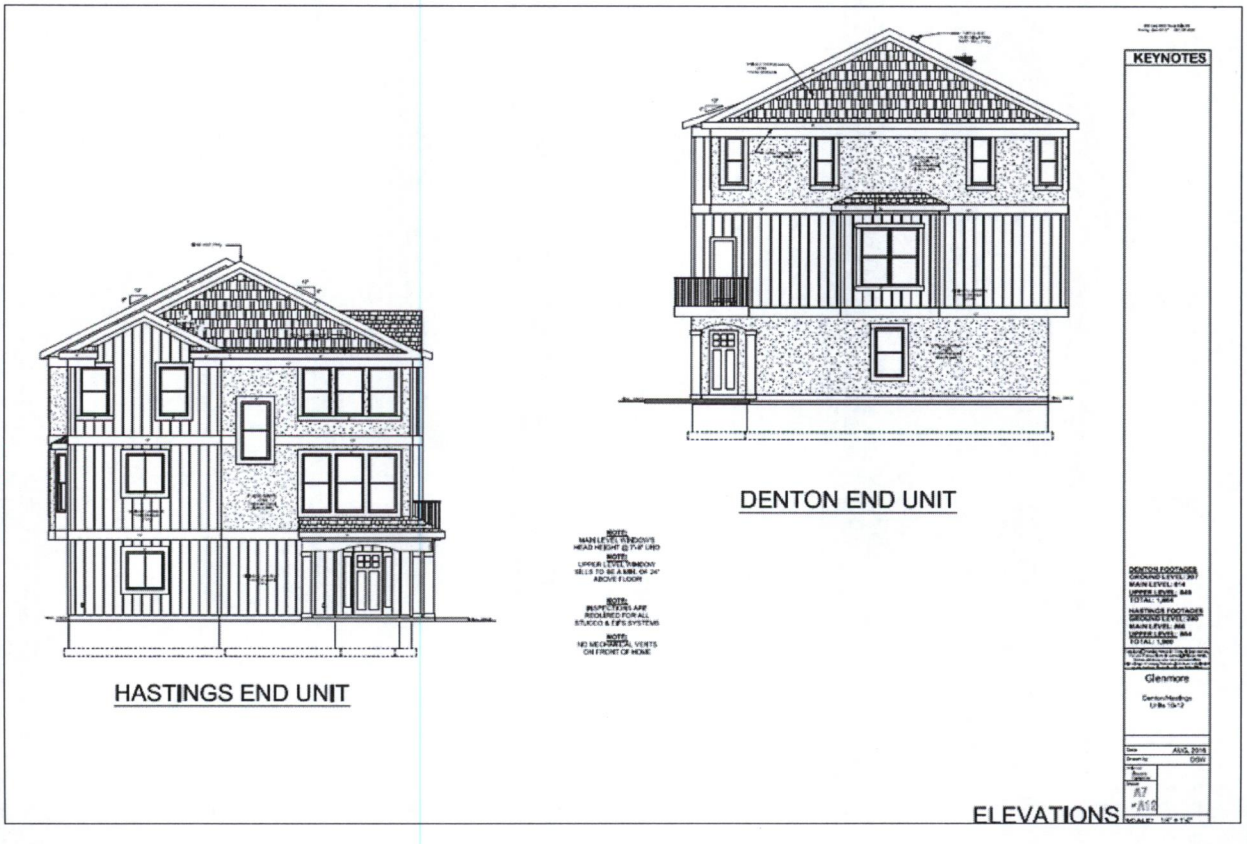


FIGURE 7: Elevations 3

FIGURE 8: Color Rendering

FIGURE 8: Color Rendering

13.38.050: Site Planning

A. Purpose and Intent: Buildings shall be located to maximize the presentation of streetscaping and primary building entries to roadways, to provide clear orientation and access for both vehicles and pedestrians, to facilitate internal pedestrian circulation, and to place structures in consideration of the existing built context, the location of adjoining uses, and the location of roads B. All building locations, building orientation, roadways, driveways, pedestrian ways, park spaces, landscape areas, vehicular parking areas, dumpster locations, and sign locations, shall be consistent with Figure 9: Site Plan.

C. Building Setbacks: All building setbacks shall be consistent with Figure 9: Site Plan.

D. Site Coverage Requirements: Open space and landscaped areas shall be deemed valued amenities. Common and private open space shall be provided and shall not cover less than forty percent (40%) of the gross site area.

1. Storm water detention/retention areas may be included in open space coverage if located fully within the lot, and when those areas are effectively landscaped to satisfy the requirements in this code. (see Landscape Design 13.38.5F).

E. Landscape Design

1. Purpose and Intent: Landscaping shall be required within the subject site to:

    a. Enhance the aesthetics of the development;
    b. Create a pedestrian-friendly environment;
    c. Break up the mass of buildings;
    d. Soften architectural materials;
    e. Provide screening for service areas;
    f. Enhance streetscapes;
    g. Provide shade and climate control;
    h. Create an attractive entrance and gateway to the project; and
    i. Provide buffers between incompatible land uses or site areas

All landscaping within the SSD-R Muirhouse District shall be consistent with Figure 10: Landscape Plan.

2. Adequate sight lines shall be maintained for an effective 30 foot sight triangle formed by the intersection of straight lines extended from the back of the curb (or future curb) and a line connecting them at points thirty feet (30) from the intersection of the curb line, except a reasonable number of trees pruned to permit unobstructed views to automobile drivers. Plants and signage are allowed within the sight triangle if:

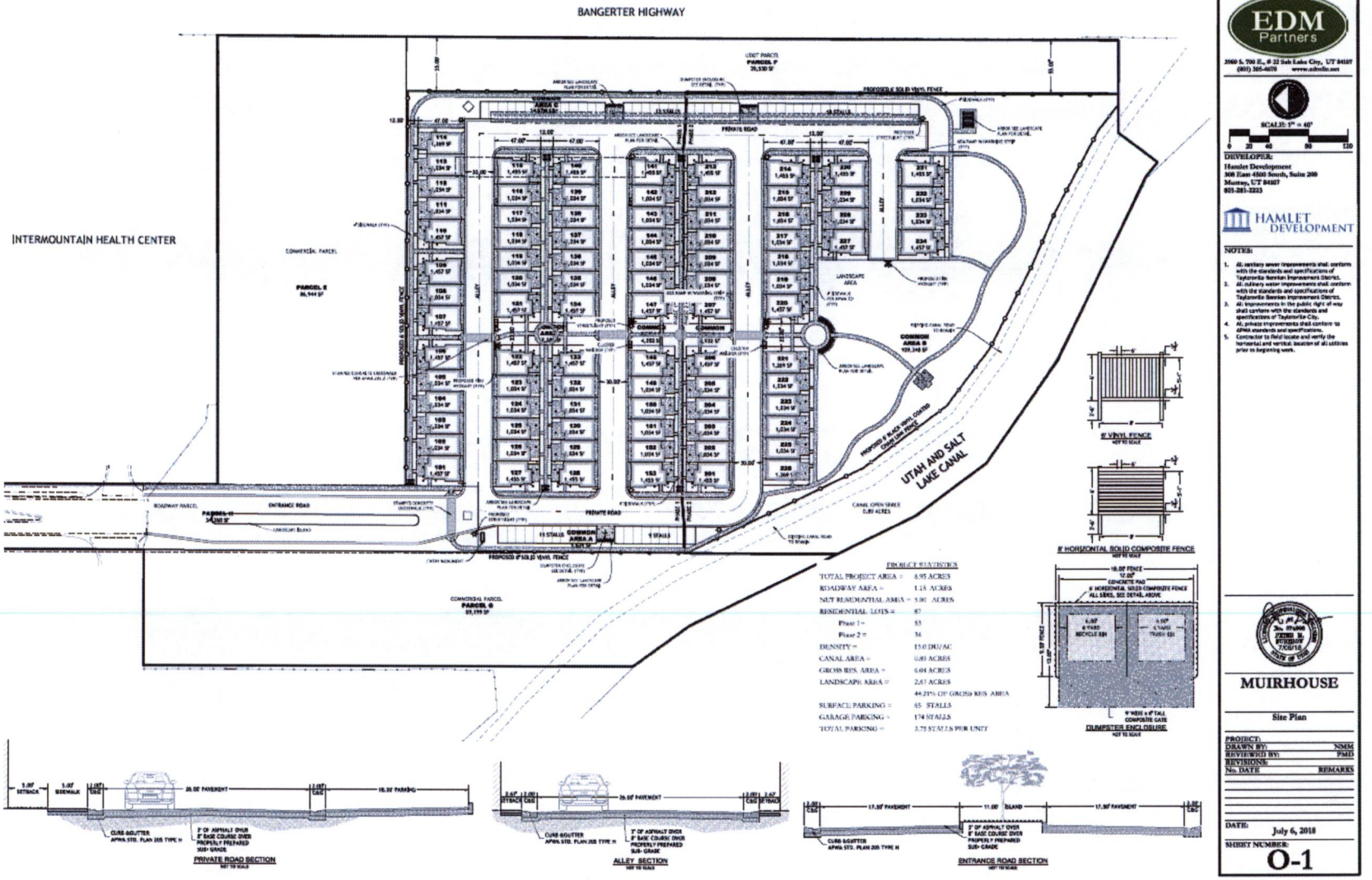
    a. Plants do not exceed 36" in height at full maturity; and
    b. Signs do not exceed 36" in height (measured from top of curb height) unless they are 80 percent or more open.

3. Landscape Irrigation/Water Conservation: Reasonable effort shall be made to conserve water by utilizing alternative means for maintaining a suitable landscape environment. Low water use and water conservation concepts may be incorporated into the landscape design of each development without compromising the intent to establish significant visual amenities through landscaping.

4. Landscape Standards:

    a. Any landscape plans shall be prepared by a licensed professional.
    b. The installation of any landscaping shall be done by a licensed landscape contractor;
    c. Artificial plants of any type, size or color are prohibited as exterior landscaping within any lot.

FIGURE 9: Site Plan Part 1



EDM Partners

2060 S. 700 E., # 22 Salt Lake City, UT 84107
(801) 305-4070 www.edmslc.net

SCALE: 1" = 40'

DEVELOPER:
Hamlet Development
308 East 4500 South, Suite 200
Murray, UT 84107
801-281-2233

HAMLET DEVELOPMENT

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Taylorsville-Bennion Improvement District.
2. All culinary water improvements shall conform with the standards and specifications of Taylorsville-Bennion Improvement District.
3. All improvements in the public right of way shall conform with the standards and specifications of Taylorsville City.
4. All private improvements shall conform to APWA standards and specifications.
5. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

MUIRHOUSE

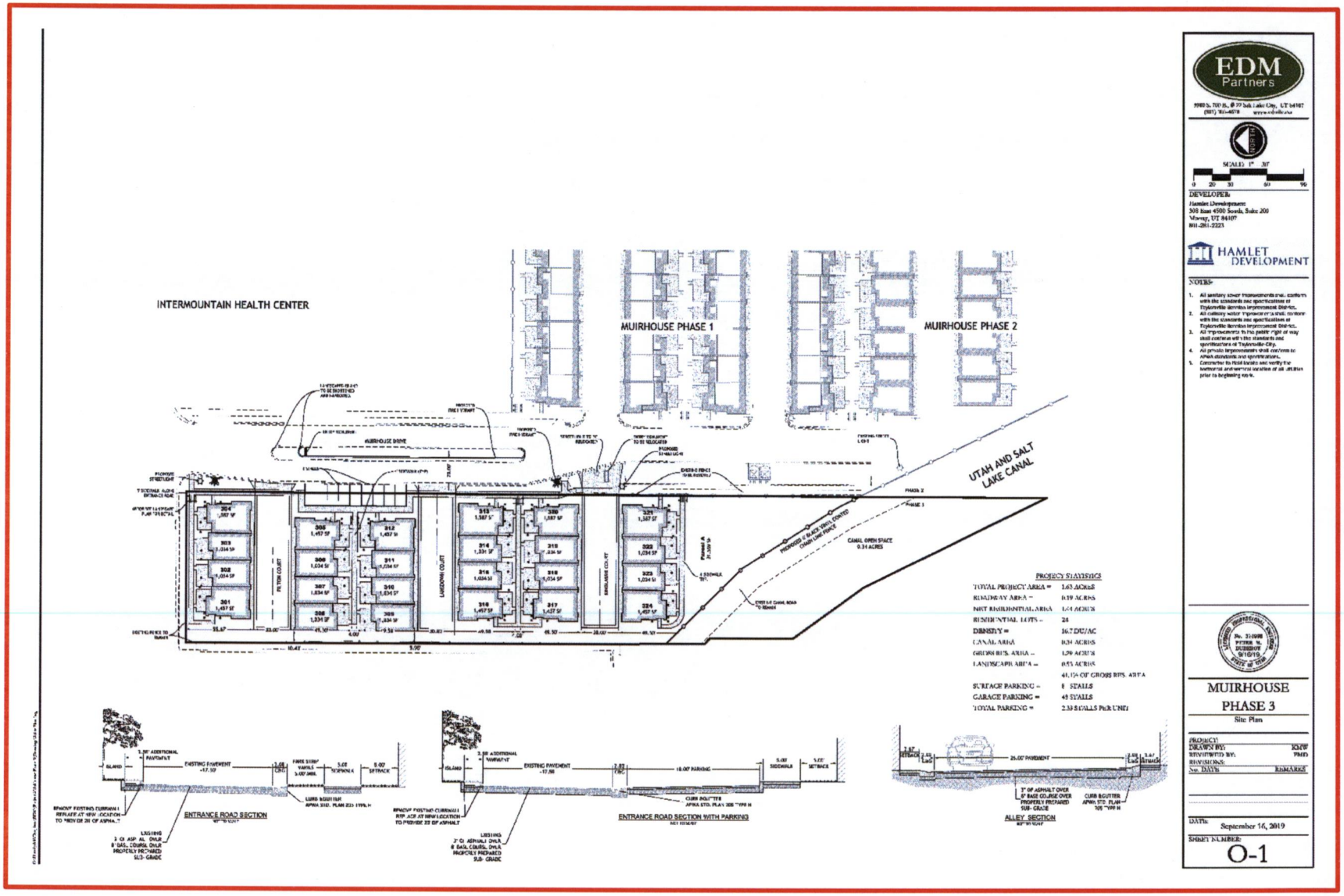
Site Plan

PROJECT:
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS

DATE: July 6, 2018

SHEET NUMBER:
O-1

FIGURE 9: Site Plan Part 2



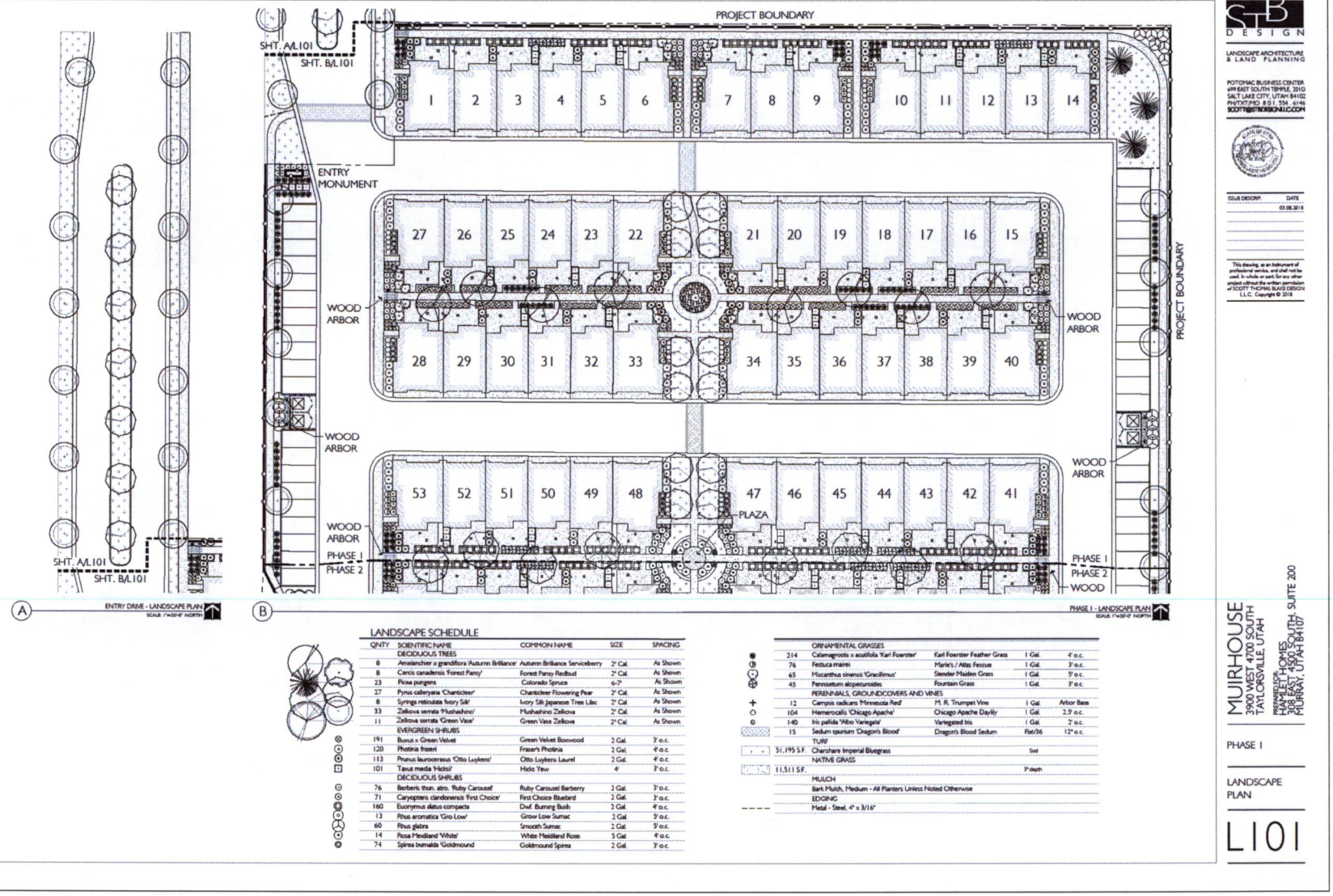
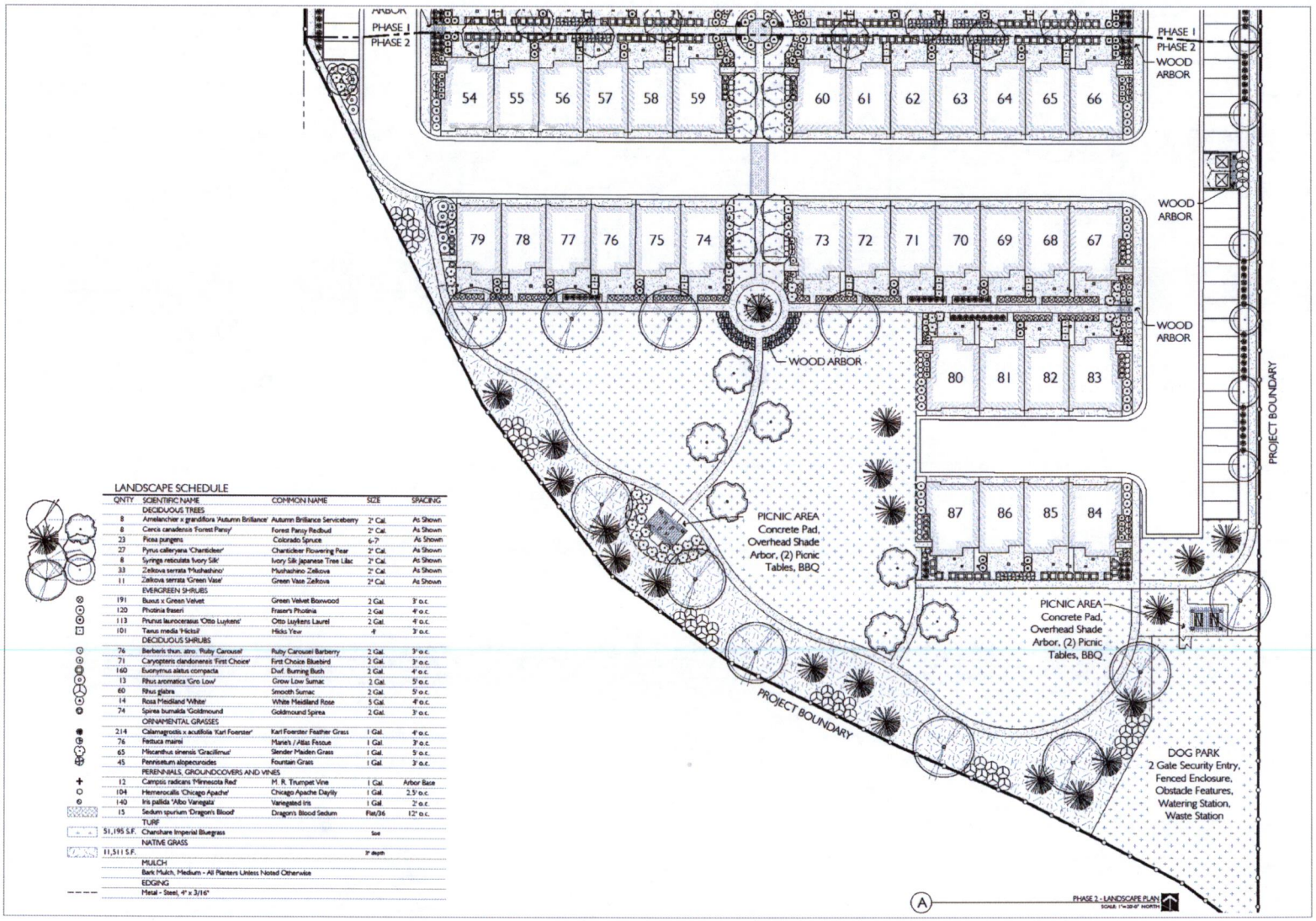


FIGURE 10: Landscape Plan Part 1

FIGURE 10: Landscape Plan Part 2



LANDSCAPE SCHEDULE

QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
	DECIDUOUS TREES			
8	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	As Shown
8	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	2" Cal.	As Shown
23	Picea pungens	Colorado Spruce	6-7'	As Shown
27	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Cal.	As Shown
8	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.	As Shown
33	Zelkova serrata 'Mushashino'	Mushashino Zelkova	2" Cal.	As Shown
11	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.	As Shown
	EVERGREEN SHRUBS			
191	Buxus x 'Green Velvet	Green Velvet Boxwood	2 Gal.	3' o.c.
120	Photinia fraseri	Fraser's Photinia	2 Gal	4' o.c.
113	Prunus laurocerasus 'Otto Luykens'	Otto Luykens Laurel	2 Gal.	4' o.c.
101	Taxus media 'Hicksii'	Hicks Yew	4'	3' o.c.
	DECIDUOUS SHRUBS			
76	Berberis thun. atro. 'Ruby Carousel'	Ruby Carousel Barberry	2 Gal.	3' o.c.
71	Caryopteris clandoneses 'First Choice'	First Choice Bluebird	2 Gal.	3' o.c.
160	Euonymus alatus compacta	Dwf. Burning Bush	2 Gal.	4' o.c.
13	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.	5' o.c.
60	Rhus glabra	Smooth Sumac	2 Gal.	5' o.c.
14	Rosa Meidland 'White'	White Meidland Rose	5 Gal.	4' o.c.
74	Spirea bumalda 'Goldmound	Goldmound Spirea	2 Gal.	3' o.c.
	ORNAMENTAL GRASSES			
214	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.	4' o.c.
76	Festuca mairei	Marei's / Atlas Fescue	1 Gal.	3' o.c.
65	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.	5' o.c.
45	Pennisetum alopecuroides	Fountain Grass	1 Gal.	3' o.c.
	PERENNIALS, GROUNDCOVERS AND VINES			
12	Campsis radicans 'Minnesota Red'	M. R. Trumpet Vine	1 Gal.	Arbor Base
104	Hemerocallis 'Chicago Apache'	Chicago Apache Daylily	1 Gal.	2.5' o.c.
140	Iris pallida 'Albo Variegata'	Variegated Iris	1 Gal	2' o.c.
15	Sedum spurium 'Dragon's Blood'	Dragon's Blood Sedum	Flat/36	12" o.c.
	TURF			
51,195 S.F.	Chanshare Imperial Bluegrass		Sod	
	NATIVE GRASS			
11,511 S.F.			3" depth	
	MULCH			
	Bark Mulch, Medium - All Planters Unless Noted Otherwise			
	EDGING			
	Metal - Steel, 4" x 3/16"			

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING

POTOMAC BUSINESS CENTER
699 EAST SOUTH TEMPLE, 201D
SALT LAKE CITY, UTAH 84102
PHONE/FAX 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIP.	DATE
	03.08.2018

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MUIRHOUSE
3900 WEST 4700 SOUTH
TAYLORSVILLE, UTAH

PREPARED FOR:
HAMLET HOMES
308 EAST 4500 SOUTH, SUITE 200
MURRAY, UTAH 84107

PHASE 2

LANDSCAPE PLAN

L102

FIGURE 10: Landscape Plan Part 3

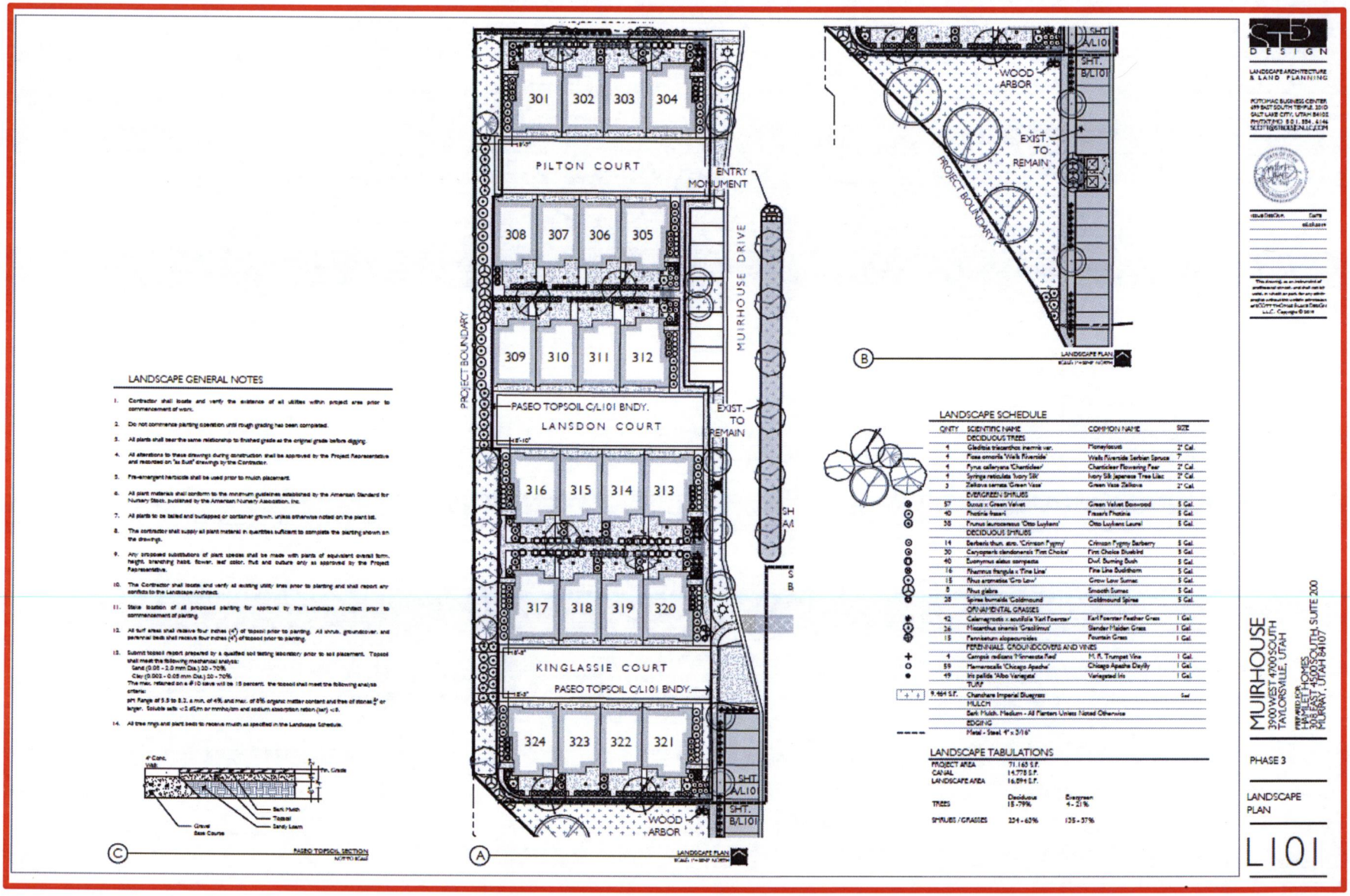
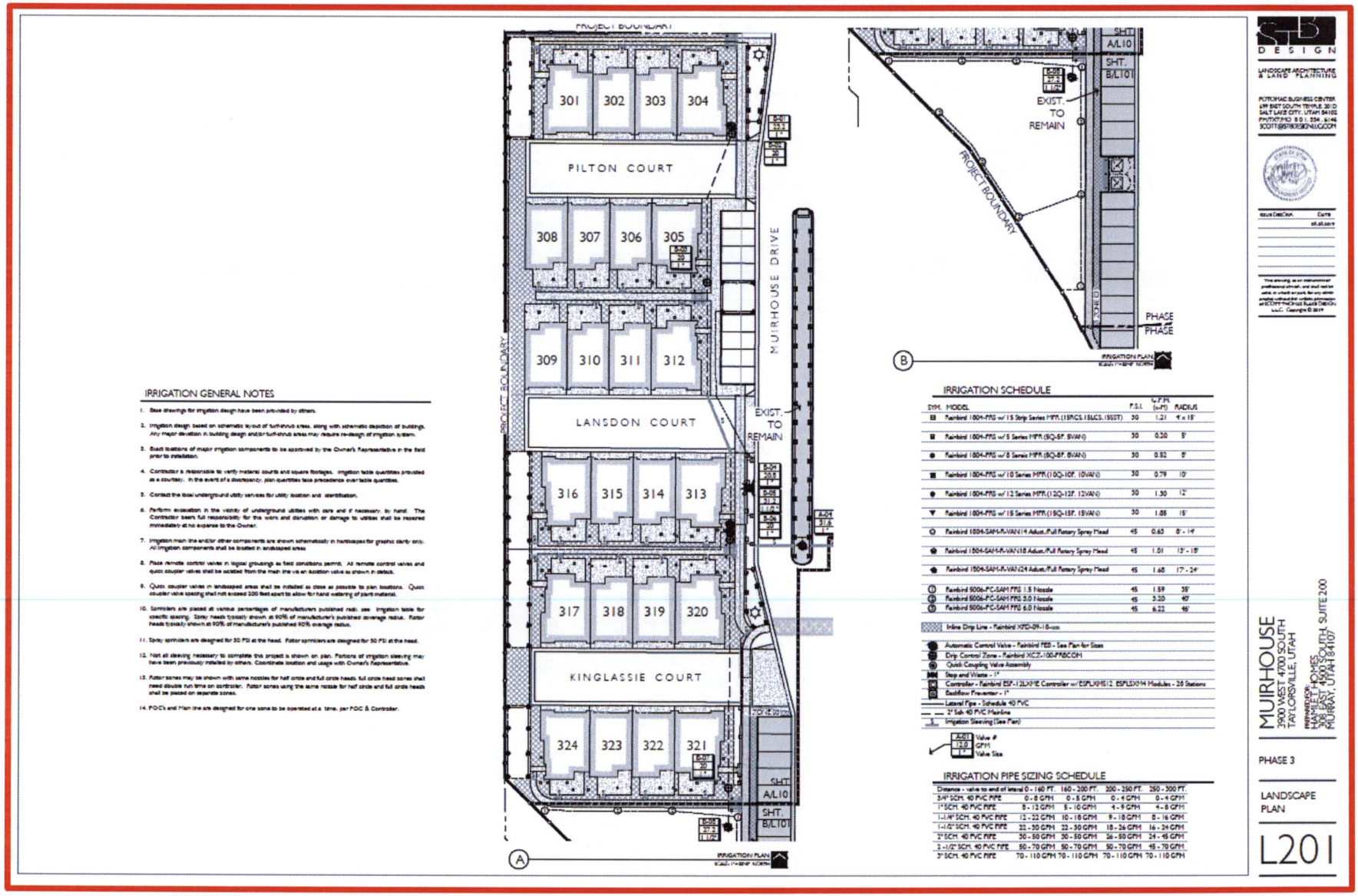


FIGURE 10: Landscape Plan Part 4



d. Mulching:
   i. All planting beds shall be mulched with either wood, decorative rock, or other ground cover to stabilize soils, control erosion, and conserve water use; and
   ii. Rock mulch shall be restricted to less than three inches (3") in size.
e. Parking is prohibited within landscaped areas on a site.

5. Plant Size Standards: An immediate landscape impact is deemed desirable within the development by incorporating minimum plant-size standards. The following height and caliper standards shall be required:

   a. Deciduous shade/canopy trees: 2.0" caliper;
   b. Ornamental trees: 2.0" caliper;
   c. Evergreen trees: 6'-8' height;
   d. Multi-Stem Ornamentals: 8'-10' height;
   e. Shrubs: 50% shall be ≥ 5 gallon container;
   f. Ornamental Grasses: 50% shall be ≥ 1 gallon container;
   g. Vines: 1 gallon container; or
   h. Ground Cover/Perennials: 2 ¼" pots

6. Landscape Maintenance and Replacement: The developer, or home owner's association upon completion of the project, shall be responsible for providing, protecting and maintaining landscaping in a healthy and growing condition. The following requirement shall be noted on the landscape plan:

   a. Dead or diseased plant materials shall be removed and replaced within a reasonable time or within one month with the same type, size and quantity of plant material as originally installed unless incompatible with the soil or weather conditions.

7. Site Furniture and Features: Site furnishings, including benches, waste receptacles, exterior lighting, planters, railings and bollards, shall be visually consistent throughout including color, materials, and design style based on Figure 11: Site Furnishings. All components of outdoor site furniture shall be low maintenance, highly durable and resistant to weather, vandalism, graffiti, and theft.

F. Utilities and Mechanical Equipment: The visual and noise impacts of utilities and mechanical equipment shall be mitigated in the following manner and shall apply to all public and private rights-of-way and pedestrian areas within the development:

1. All new permanent utility lines shall be installed underground;
2. Abandoned utility boxes, meters and pedestals shall be removed;
3. Damaged utility boxes, meters, and pedestals shall be repaired;
4. Utility box and pedestals shall be placed such that they do not block pedestrian travel or required visibility triangles at street intersections and driveways;
5. Utility boxes, pedestals, and meter panels shall be painted to blend in with its immediate surroundings. All utility boxes and meter panels on walls shall be painted to match the building walls (subject to utility company approvals); and
6. All utility boxes and pedestals shall be screened from view by means of vegetation or enclosures to minimize visual and auditory impacts. Such enclosures or landscaping treatments shall be consistent with the design theme of the development.

G. Service, Refuse, and Storage Areas: Service, delivery, refuse and storage areas shall not be visually obtrusive. The visual impact of such areas shall be minimized; especially views of such areas from roadways, pedestrian walkways, adjacent properties and dwelling units. Refuse collection areas shall be designed and located consistent with Figure 9: Site Plan.



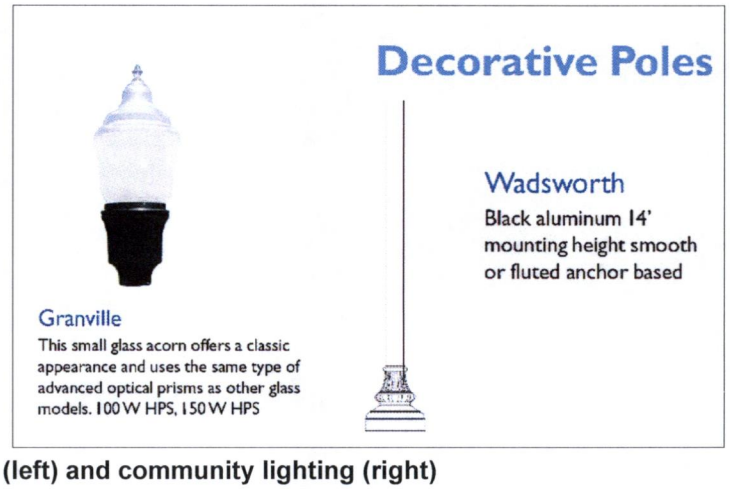
Arbor design (various locations)





Park picnic tables (left) and park barbeques (right)



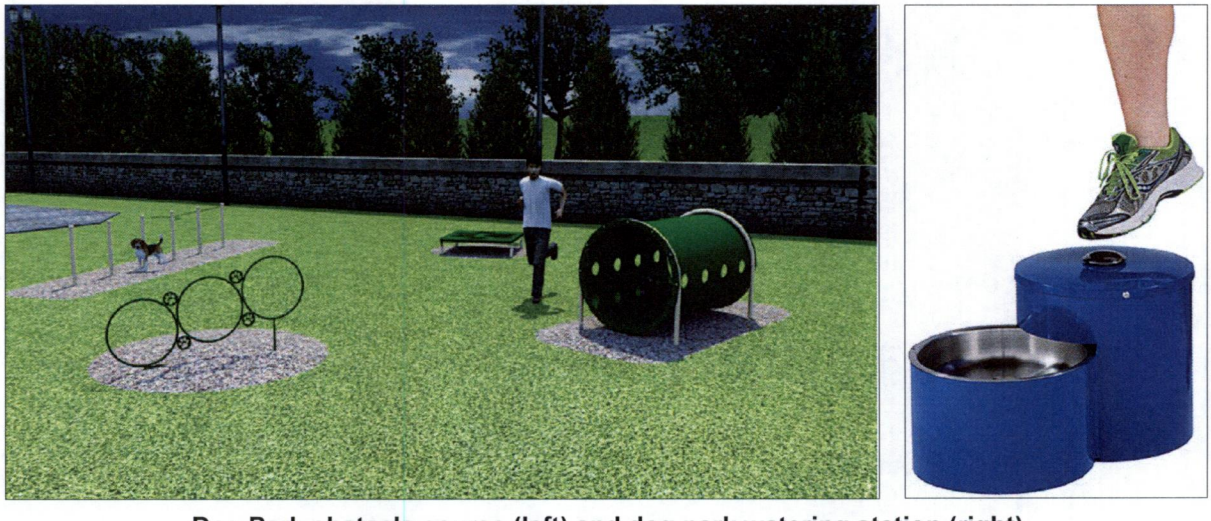


Park garbage cans (left) and community lighting (right)

FIGURE 11: Site Furnishings—Park and Community Features



Dog Park waste station



Dog Park obstacle course (left) and dog park watering station (right)

FIGURE 11: Site Furnishings—Dog Park

13.38.060: Grading and Drainage

A. Water Quality Control and Drainage: The project shall implement appropriate measures to mitigate negative impacts on the storm sewer system and adjacent waterways and properties. Storm water retention is encouraged on site when possible. Water quality control and drainage proposals shall be approved by the City Engineer.

B. Site Grading and Excavation: Buildings shall be designed to relate to existing grade conditions and to minimize cut-and-fill on-site. The following shall apply:

1. Site grading designs shall allow for easy pedestrian access from sidewalks, pathways, trails, and parking areas.
2. Modification to existing site topography shall be permitted where and to the extent that it contributes to good design and shall be executed in such a manner as to avoid drainage impacts (such as erosion and road damage), both on-site and downstream.

C. Grading and Drainage improvements shall be consistent with Figure 12: Grading and Drainage Plan

13.38.070: Vehicular Circulation and Parking

A. Purpose and Intent: The on-site vehicular circulation and parking system is deemed a critical factor in the safety and success of any development. The parking/access/circulation systems provide for the safe, efficient, convenient, and functional movement of multiple modes of transportation both on and off the site where pedestrian/bicycle/vehicle conflicts are minimized.

B. Vehicular Access: Roadway location and widths shall be consistent with Figure 9: Site Plan.

C. Service/Delivery and Emergency Access: Service circulation within a development shall be designed to provide safe movements for all anticipated vehicles. The design of individual lots to accommodate truck access shall meet all regulatory requirements for turning radii without sacrificing other standards.

1. Lots shall include the necessary dimensions for the on-site maneuvering of refuse vehicles and firetrucks as determined by the city engineer and applicable fire authority; a minimum twenty foot (20) wide, unobstructed driveway, lane, or other access way and turnaround may be required for this purpose;

D. Vehicle parking shall be provided as illustrated in Figure 9: Site Plan:

1. Each dwelling unit shall provide an attached two car garage with direct access to a public or private roadway.
2. Additional and guest parking shall be provided as illustrated on Figure 9: Site Plan. Minimum parking dimensions shall be 9' x 18'.
3. An appropriate number of handicap spaces shall be provided on the building site as provided in 13.24.070 of the City Code.
4. All parking or roadway areas shall be paved with a solid surface and shall be arranged and striped to provide orderly and safe loading, unloading, and parking of vehicles. The city engineer and community development director shall review and may approve or deny other types of surfacing materials.
5. Parking lot and road striping shall be maintained on a regular basis so that striping is visible for the safe ingress/egress and parking of vehicles.

13.38.080: Pedestrian Mobility and Circulation

A. Purpose and Intent: Pedestrian systems shall be designed to be safe and to encourage walking throughout the project. Individual lots shall be integrated with adjacent properties designed to form a comprehensive system and to provide convenient access to public right of ways. Pedestrian spaces and

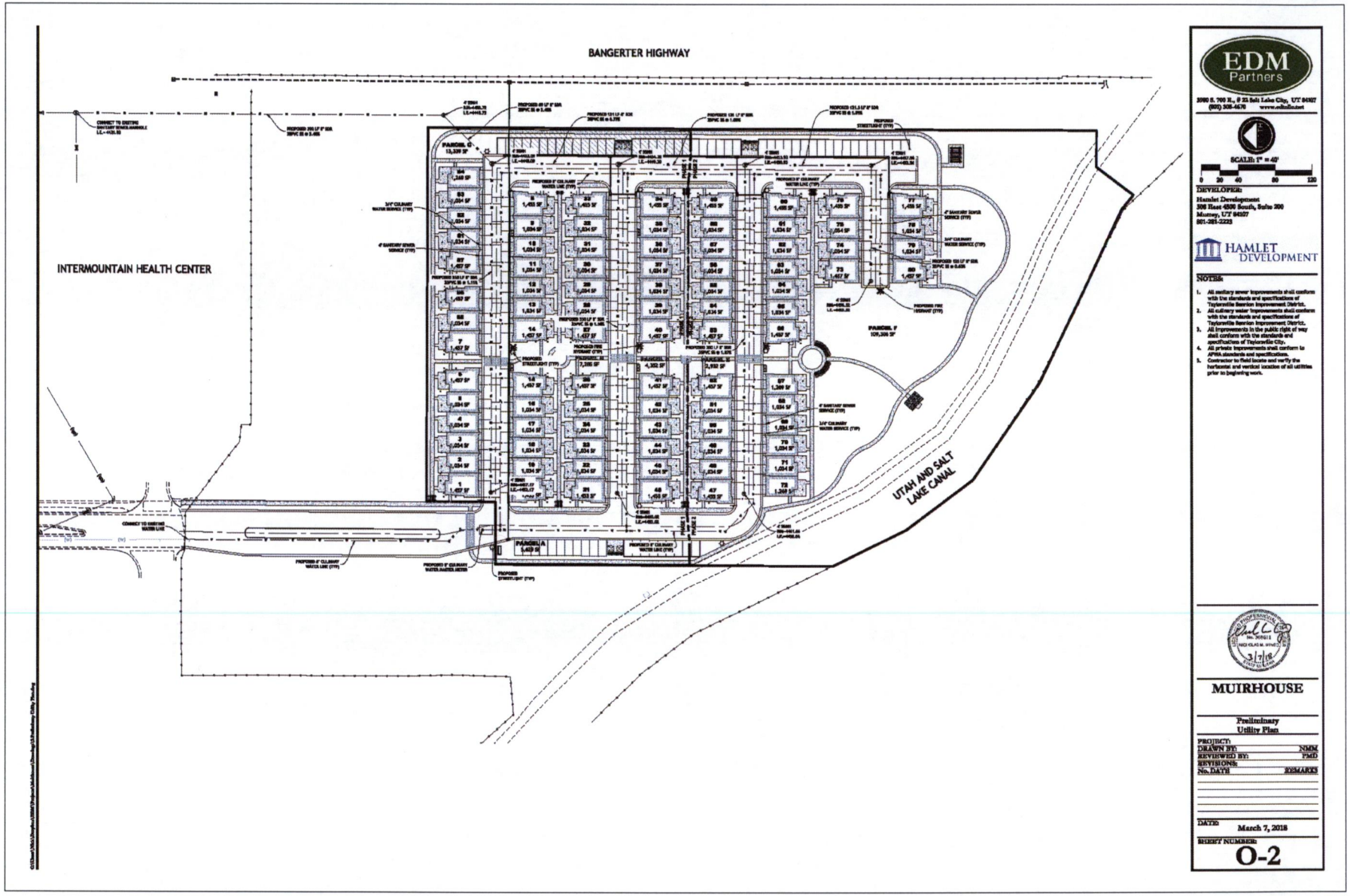


FIGURE 12: Grading and Drainage Plan Part 1

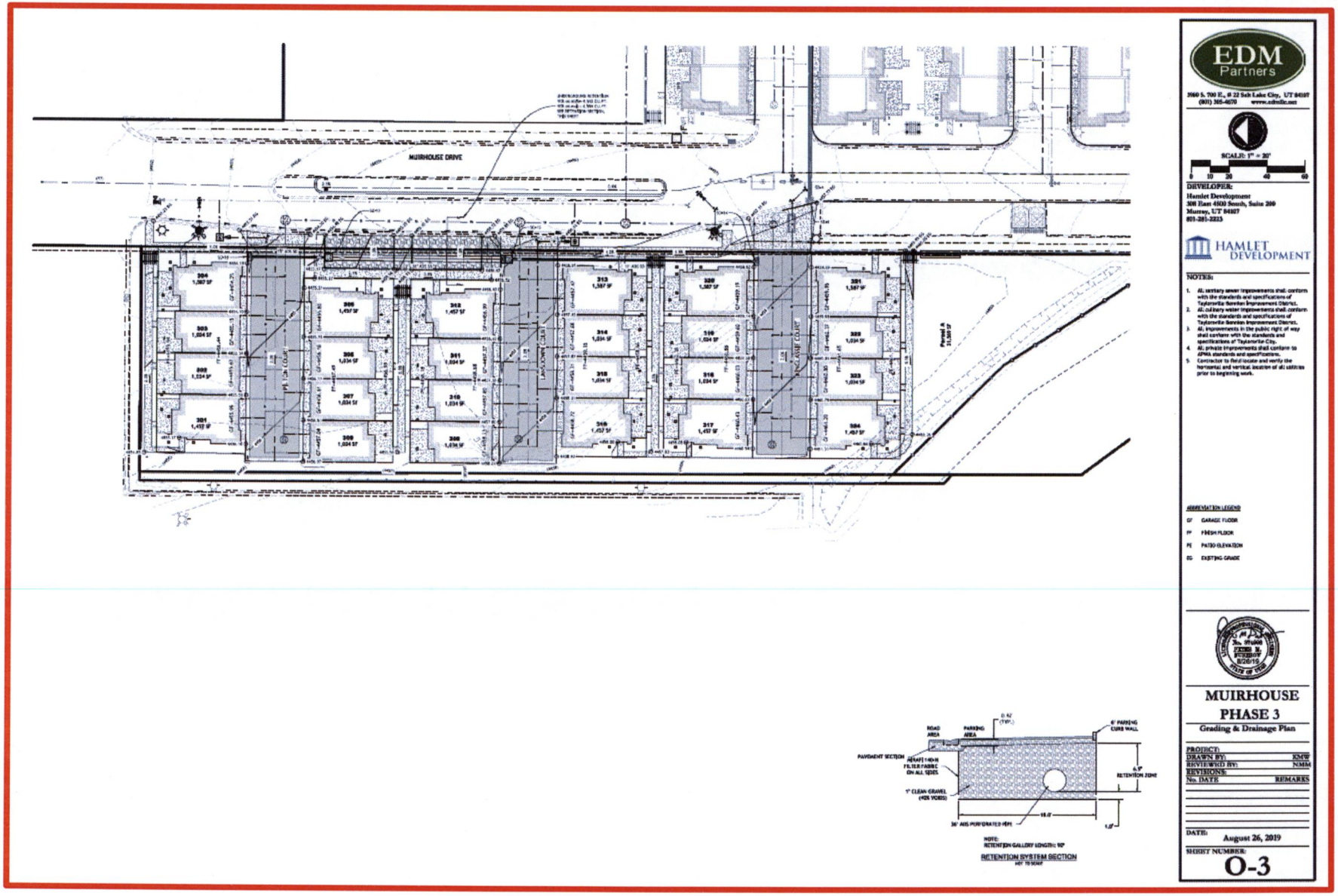


FIGURE 12: Grading and Drainage Plan Part 2

routes shall be designed to invite walking throughout the development. Routes shall be integrated to form a comprehensive circulation system, providing convenient, safe and visually attractive access to all destinations on the site.

13.38.090: Screen Walls and Fences

A. Purpose and Intent: All fences and walls shall be decorative and contribute to the visual quality of the development, used to screen service areas, loading areas, and outdoor storage areas. When not required for security, screening, or grade transitions, fences and walls shall be as inconspicuous and low as possible.

B. Wall and Fence Design and Materials: All fences and walls within the SSD-R Muirhouse District shall be constructed of high-quality materials and be consistent with Figure 13: Fence Design.

C. Screening Requirements: The development shall include screening of service areas, refuse and waste removal areas.

1. Uses being screened shall not be visible above the screen wall enclosure as viewed from the public right(s) of way and shall be constructed of materials and finishes to complement the primary structure;
2. Gates and/or access doors shall have self-latching mechanisms and shall be opaque metal or another acceptable material which is durable. Chain link gates with slats are not permitted; and
3. Screening shall block views to these areas from both on site as well as from public rights of way, pedestrian walkways, pedestrian bikeways and adjacent properties.

13.38.100: Sign Design

A landscaped entrance monument sign shall be installed at the main entrance of the community consistent with Figure 14: Entrance Sign.

13.38.110: Exterior Site Lighting

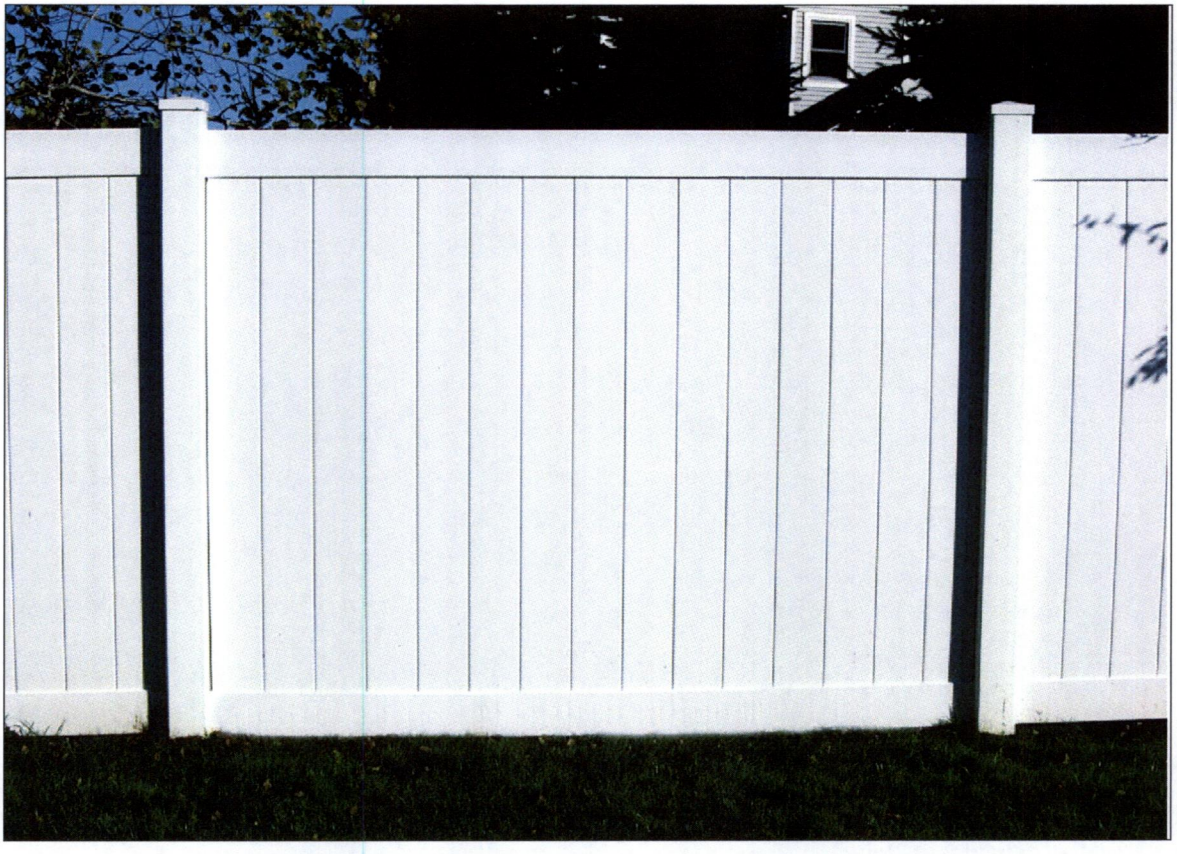
A. Purpose and Intent: Exterior lighting shall be used to provide illumination for the security and safety of entry drives, parking, service and loading areas, pathways, and park space, without intruding on adjacent properties. Site lighting shall be architecturally compatible and consistent in design throughout the development.

B. Fixture Design: Exterior light fixtures shall be compatible and relate to the architectural character of the buildings on a site. Site lighting shall be provided at the minimum level to accommodate safe pedestrian and vehicle movements, without causing any off-site glare.

1. Metal halide or other white light fixtures may be used. High-pressure sodium is prohibited in any application.
2. The maximum height of poles within landscaped and park areas is 20 feet, measured from finished grade. Poles within these areas may be set on bases no more than eight (8) inches in height.

C. Decorative Architectural Lighting: Special lighting that accents building features and creates visual interest is permitted, provided that design continuity is maintained among buildings.

1. Neon tubing is not acceptable as a building accent or to accentuate the building's form.
2. Lighting fixtures mounted directly on structures may be allowed when utilized to enhance specific architectural elements or to help establish scale or provide visual interest.



Perimeter fence (except adjacent to canal): 6' white vinyl



Canal Fence (adjacent to canal): 6' black or dark green vinyl coated chain link

Dog Park Fence: 4' black or dark green vinyl coated chain link

FIGURE 13: Fence Design

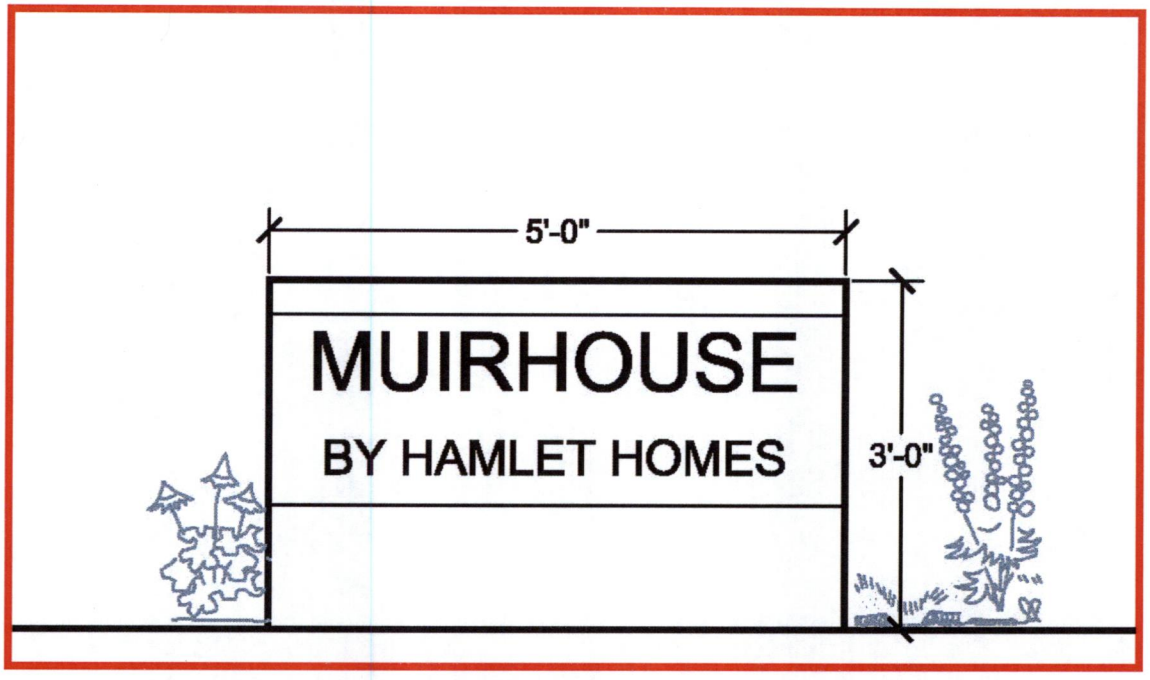


FIGURE 14: Entrance Sign

3. "Wall pack lights" are not permitted.

4. Using lighting to highlight entrances, art, terraces, and special landscape features is highly recommended.

D. Pedestrian Area Lighting: Walkway lighting shall be scaled to the pedestrian to provide for safe use of pathways and pedestrian areas. Any walks, stairs, or ramps shall be lighted for the safe passage of pedestrians. The use of lighted bollards or other low-level fixtures is strongly encouraged to identify pedestrian walkways.

E. Landscape Lighting: Landscape lighting which enhances and complements the landscape materials is permitted. Where landscape lighting is used, fixtures shall be concealed where possible (i.e. in trees, behind rocks or shrubs) to control glare.

F. Site Security Lighting: Security lighting may be necessary in some areas, but it may not negatively impact the site and building architecture or adjacent parcels. No light source (bulb) shall be directly visible from adjacent parcels.

13.38.120: Other Development Standards

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