CITY COUNCIL
AGENDA SUMMARY FORM

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE:	October 16, 2019
AGENDA ITEM:	A Resolution of the City of Taylorsville Approving a Development Agreement for the Muirhouse Multi-Family Development Project.
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:	The proposed development agreement between Hamlet Development Corporation and the City of Taylorsville is amending their original development agreement (Resolution 18-10) that was approved by the City Council in 2018.
BACKGROUND:	On April 18, 2018 the City Council approved a development agreement (Resolution 18-10) between Hamlet Development Corporation and the City, which facilitated the development of the Muirhouse Subdivision. The applicant has entered into an agreement with the property owner of 4782 S Muirhouse Drive to purchase the property for a Phase 3, contingent on City approval. Resolution 19-34 is amending the original development agreement for the Muirhouse Subdivision and is accompanied by Ordinances 19-11, 19-12 and 19-13. The applicant has requested approval of a General Plan Map amendment (Ordinance 19-11), Zoning Map amendment (Ordinance 19-12) and Zoning Text amendment (Ordinance 19-13) to Chapter 13.39 SSD-R-Muirhouse Zoning District. If approved, the property located at 4782 S Muirhouse Drive will be zoned SSD-R-Muirhouse. Per Taylorsville Municipal Code 13.19, All Site Specific Development (SSD) Districts are required to have a development agreement to ensure the property is developed as proposed.
STAFF RECOMMENDATION:	Staff recommends approval of the resolution for the development agreement as provided.
PLANNING COMMISSION RECOMMENDATION:	☐ Approve ☐ Deny ☑ Other Resolutions are not required to go before the Planning Commission.
PLANNING COMMISSION VOTE:	The Planning Commission voted 6-0 to approve Ordinances 19-11, 19-12 and 19-13 that accompany Resolution 19-34.
SUMMARY OF PUBLIC COMMENTS:	N/A
ATTORNEY'S OFFICE [APPROVED AS TO FORM]:	☑ Yes ☐ No

ATTACHMENTS:	▪ **Exhibit A:** Resolution 19-34 ▪ **Exhibit B:** Development Agreement

CITY OF TAYLORSVILLE, UTAH
RESOLUTION NO. 19-34

A RESOLUTION OF THE CITY OF TAYLORSVILLE APPROVING AMENDMENTS TO THE DEVELOPMENT AGREEMENT FOR MUIRHOUSE, LLC, A HAMLET HOMES COMMUNITY.

WHEREAS, the Taylorsville City Council (the "Council") met in regular session on October 16 2019, to consider, among other things, approving amendments to the development agreement for Muirhouse, LLC, a Hamlet Homes Community; and

WHEREAS, the City and the County are public agencies as defined in the Interlocal Cooperation Act, UTAH CODE ANN. § 11-13-202 *et seq.*, (the "Act"); and

WHEREAS, the City and the County are authorized by the Act to enter into agreements with each other upon a resolution to do so by their respective governing bodies for the purpose of enabling them to make the most efficient use of their resources; and

WHEREAS, on or about May 2, 2018, the City and Muirhouse, LLC entered into a development agreement to facilitate the development of a multi-family subdivision within the boundaries of the City; and

WHEREAS, Muirhouse, LLC, through Hamlet Development Corporation, has subsequently acquired an additional 1.63 acres of real property located directly adjacent to the original property on which Muirhouse, LLC desires to construct an additional twenty-four (24) units as a Phase 3 to the original subdivision development; and

WHEREAS, the City and Muirhouse, LLC desire to amend the development agreement to incorporate the additional 1.63 acres as Phase 3; and

WHEREAS, although not required by City ordinances, the City Council heard courtesy public comment on the proposed agreement 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 amendments. .

NOW, THEREFORE, BE IT RESOLVED by the Taylorsville City Council that the First Amendment to the Development Agreement for Muirhouse, LLC, a Hamlet Homes Community, attached hereto as Exhibit "A" and incorporated herein by this reference, is hereby accepted and approved, and the Mayor is hereby authorized to execute the First Amendment on behalf of the City.

This Resolution, assigned Resolution No. 19-34, shall take effect immediately upon passage and acceptance as provided herein.

PASSED AND APPROVED by the Taylorsville City Council this _____ day of _____, 2019.

TAYLORSVILLE CITY COUNCIL

By: _____
Daniel Armstrong, Chairman

SEAL

VOTING:

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

PRESENTED to the Mayor of the City of Taylorsville for approval this ____ day _____, 2019.

APPROVED this ____ day of _____, 2019.

By: _____
Mayor Kristie S. Overson

ATTEST:

_____
Cheryl P. Cottle, City Recorder

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

RECORDED this ____ day of _____, 2019.

EXHIBIT A

First Amendment to Development Agreement for Muirhouse, LLC, a Hamlet Homes Community

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR MUIRHOUSE, LLC, A HAMELT HOMES COMMUNITY

THIS FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR MUIRHOUSE, LLC, A HAMLET HOMES COMMUNITY (this "Amendment") is entered into this _____ day of _____, 20___, by and between the **CITY OF TAYLORSVILLE**, a municipal corporation and political subdivision of Salt Lake County, State of Utah (the "City") and **MUIRHOUSE LLC**, a Utah LLC ("Developer"). The City and Developer are sometimes referred to herein individually as "Party" or collectively as the "Parties."

RECITALS

WHEREAS, on or about May 2, 2018, the Parties entered into a Development Agreement to facilitate the development of the Muirhouse Subdivision (the "Property"); and

WHEREAS, Hamlet Development Corporation has since acquired an additional 1.63 acres of real property located directly west of the Property on which Hamlet Development Corporation desires to develop an additional twenty-four (24) units as a Phase 3 to the Muirhouse Community Subdivision project; and

WHEREAS, the Parties now desire to amend certain terms contained in the Agreement pursuant to Paragraph 2 of the General Terms and Conditions of the Agreement to incorporate Phase 3; and

WHEREAS, the Parties hereby consent to amend the Agreement as follows:

AGREEMENT

NOW, THEREFORE, in consideration of the premises, the mutual covenants and undertakings of the Parties hereto, and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

1. Recital A of the Agreement is hereby amended by deleting the phrase "(the "Muirhouse Community Property").

2. Recitals B, C and D shall be re-numbered to Recital C, D, and E, respectively.

3. A new Recital B shall be added between Recital A and re-numbered Recital C as follows:

   "Recital B. Developer has also entered into an agreement with the owner of certain real property for the purchase of an additional 1.63 acres of real property located within the boundaries of the City as more particularly described in Exhibit A (together with the property described in Recital A, the "Muirhouse Community Property").

4. Paragraph 5 of the Agreement is hereby amended by deleting the word "two" thereto and inserting the word "three" in lieu thereof.

5. All other provisions of the Original Agreement shall remain unchanged.

IN WITNESS WHEREOF, the City has caused this Amendment to be signed by its mayor and attested by its city recorder and delivered, and Muirhouse LLC has caused the same to be signed and delivered.

CITY OF TAYLORSVILLE

By: _____
Mayor Kristie S. Overson

ATTEST:

By: _____
Cheryl P. Cottle, City Recorder

APPROVED AS TO FORM:

By: _____
City Attorney

MUIRHOUSE, LLC

By: _____

Its: _____

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.

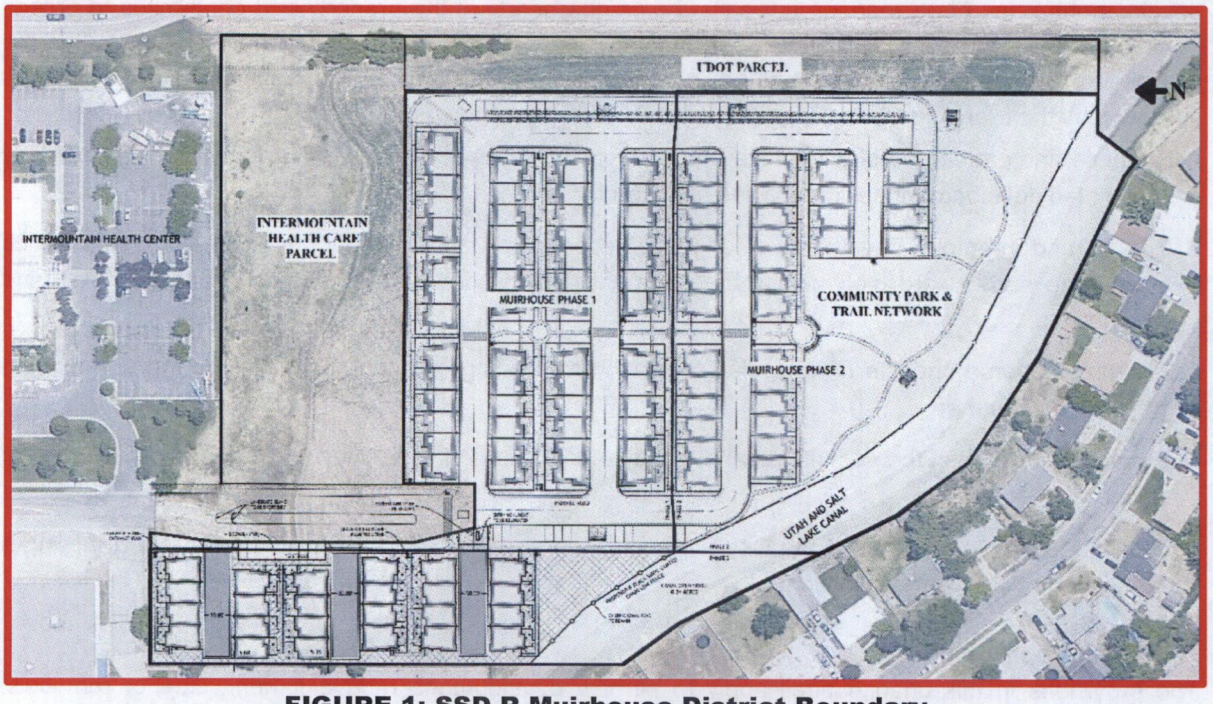


FIGURE 1: SSD-R Muirhouse District Boundary

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.

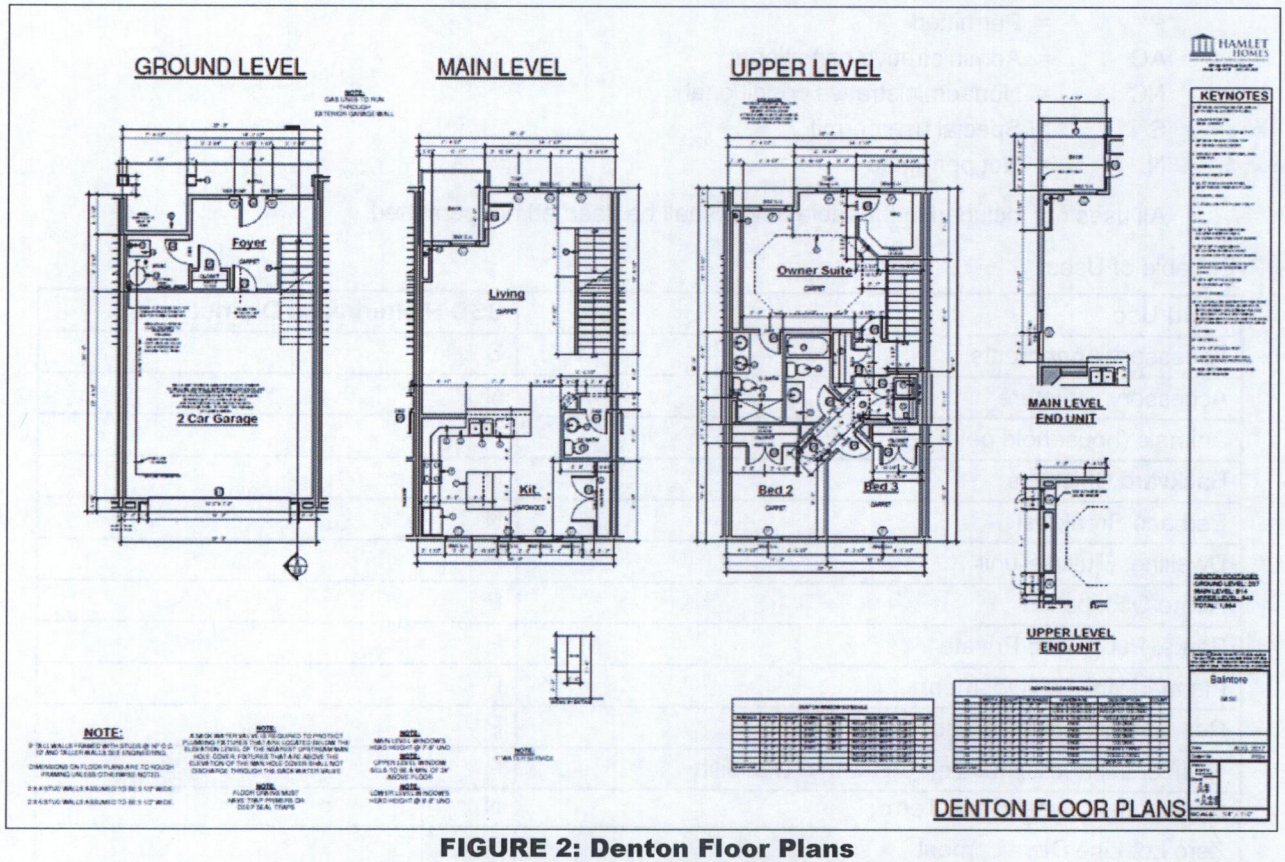


FIGURE 2: Denton Floor Plans

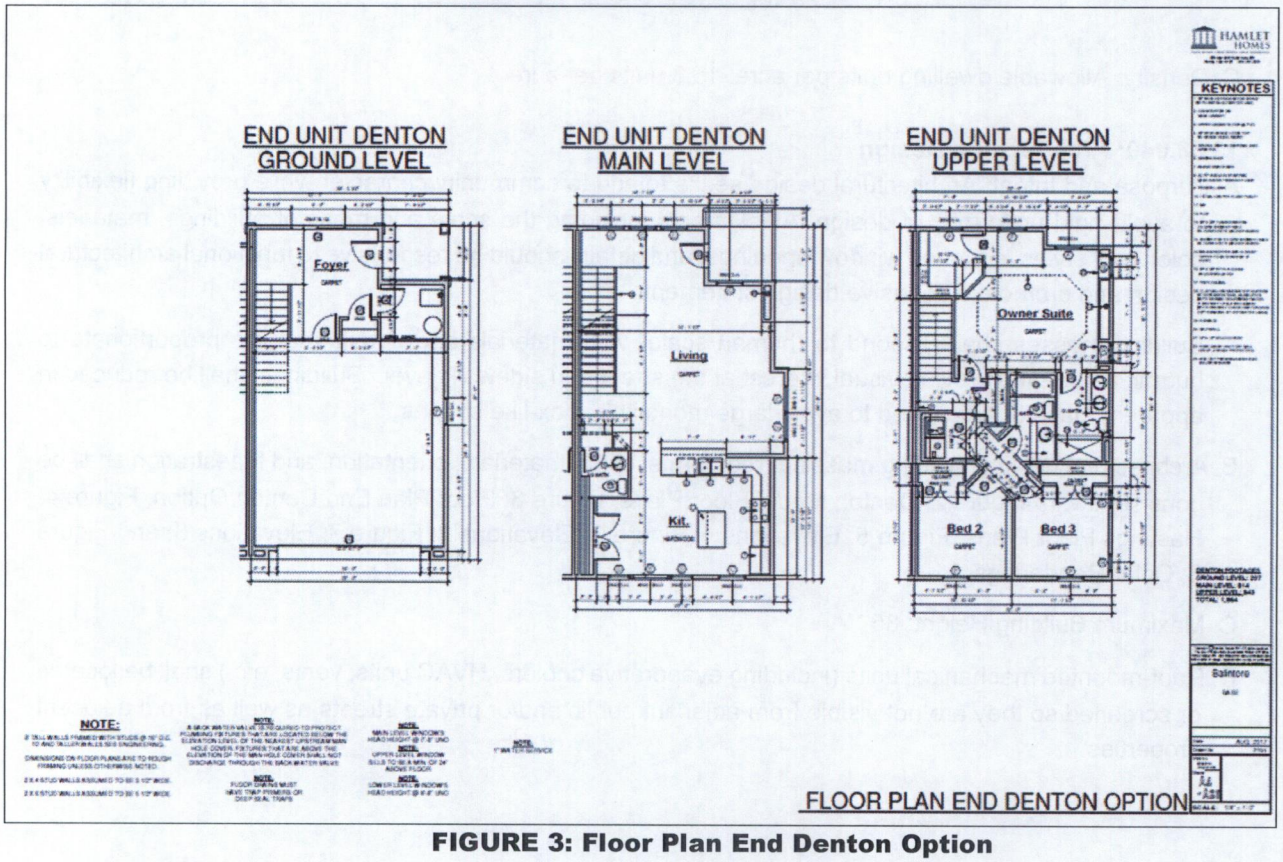


FIGURE 3: Floor Plan End Denton Option

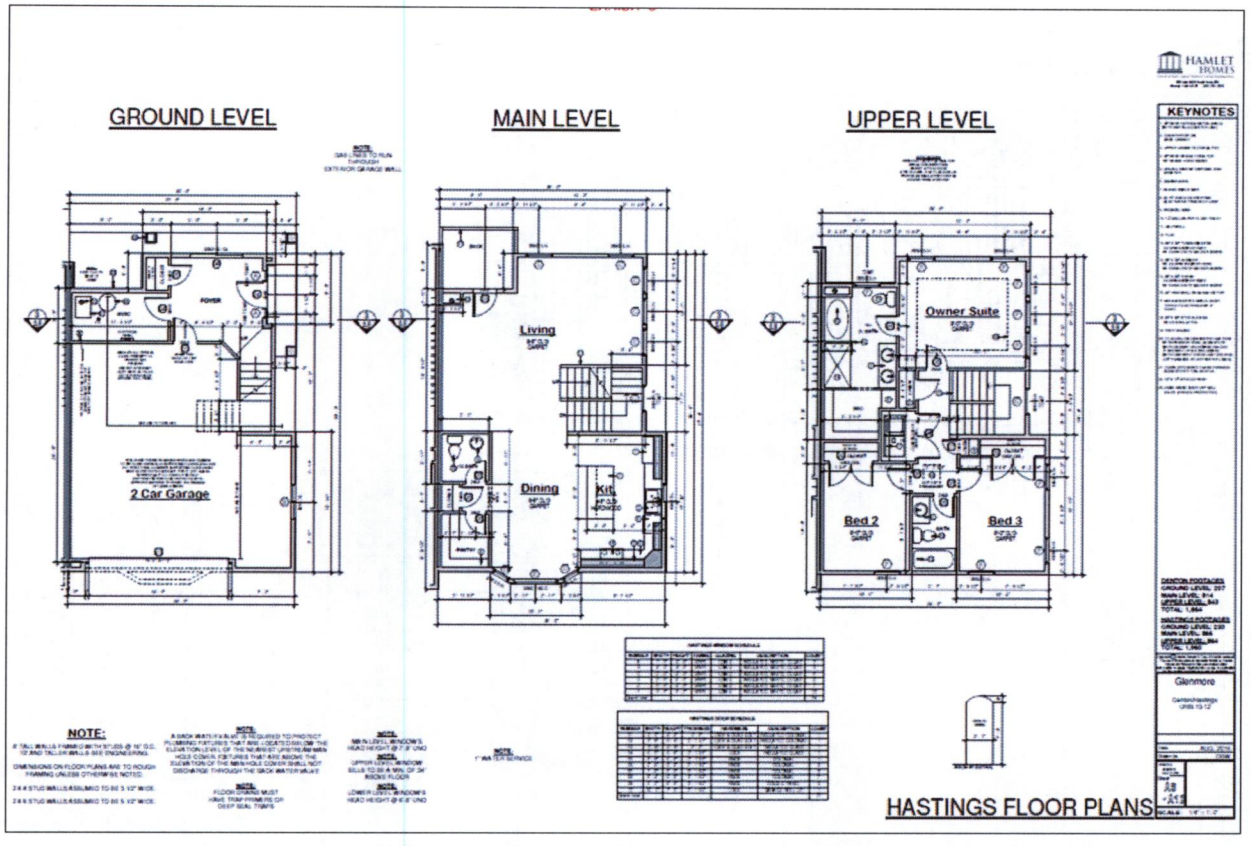


FIGURE 4: Hastings Floor Plans

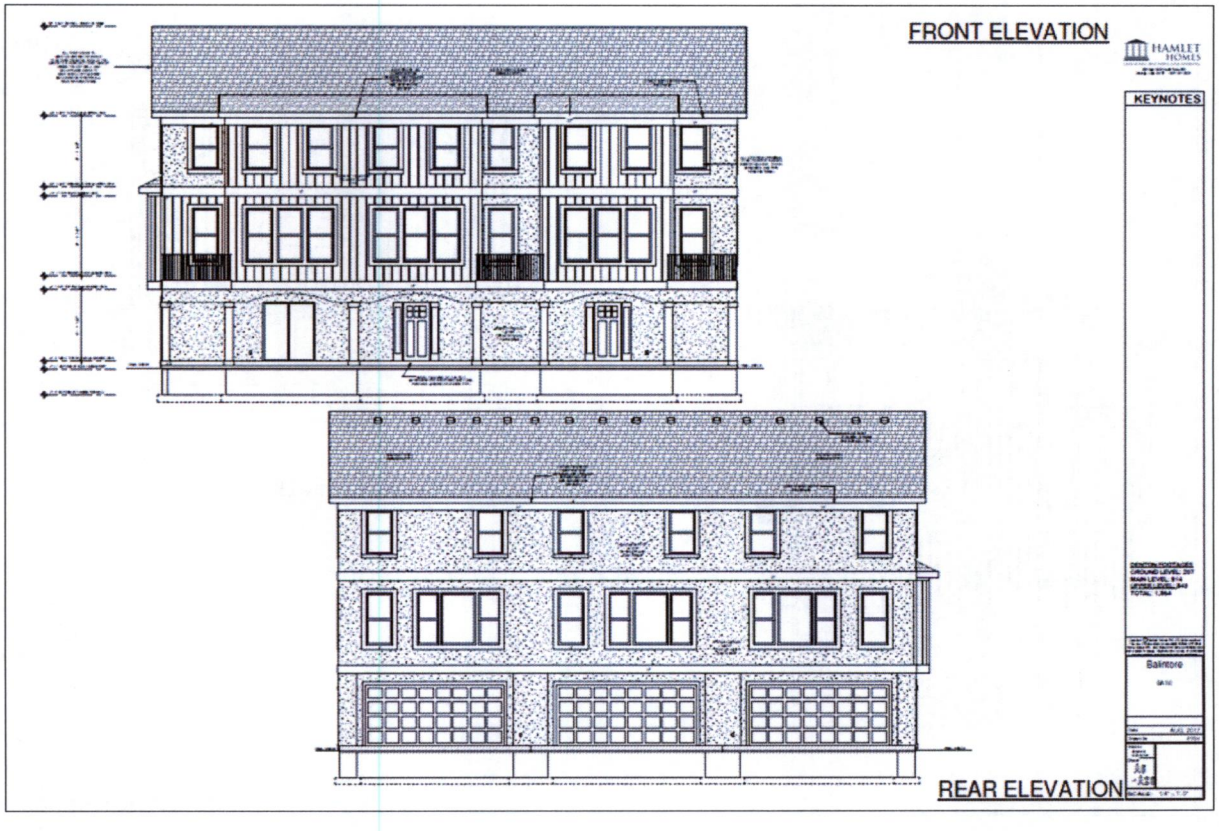


FIGURE 5: Elevations 1



FIGURE 6: Elevations 2

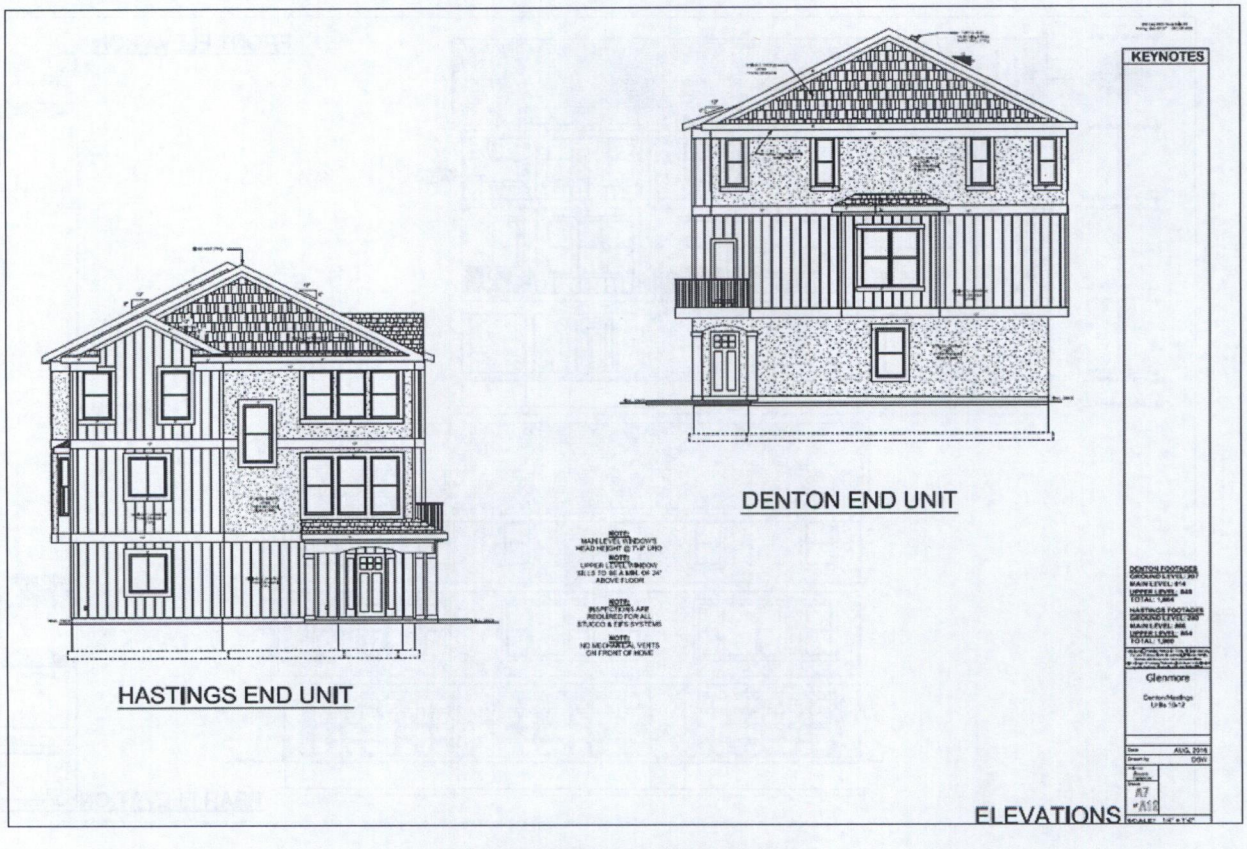


FIGURE 7: Elevations 3

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:

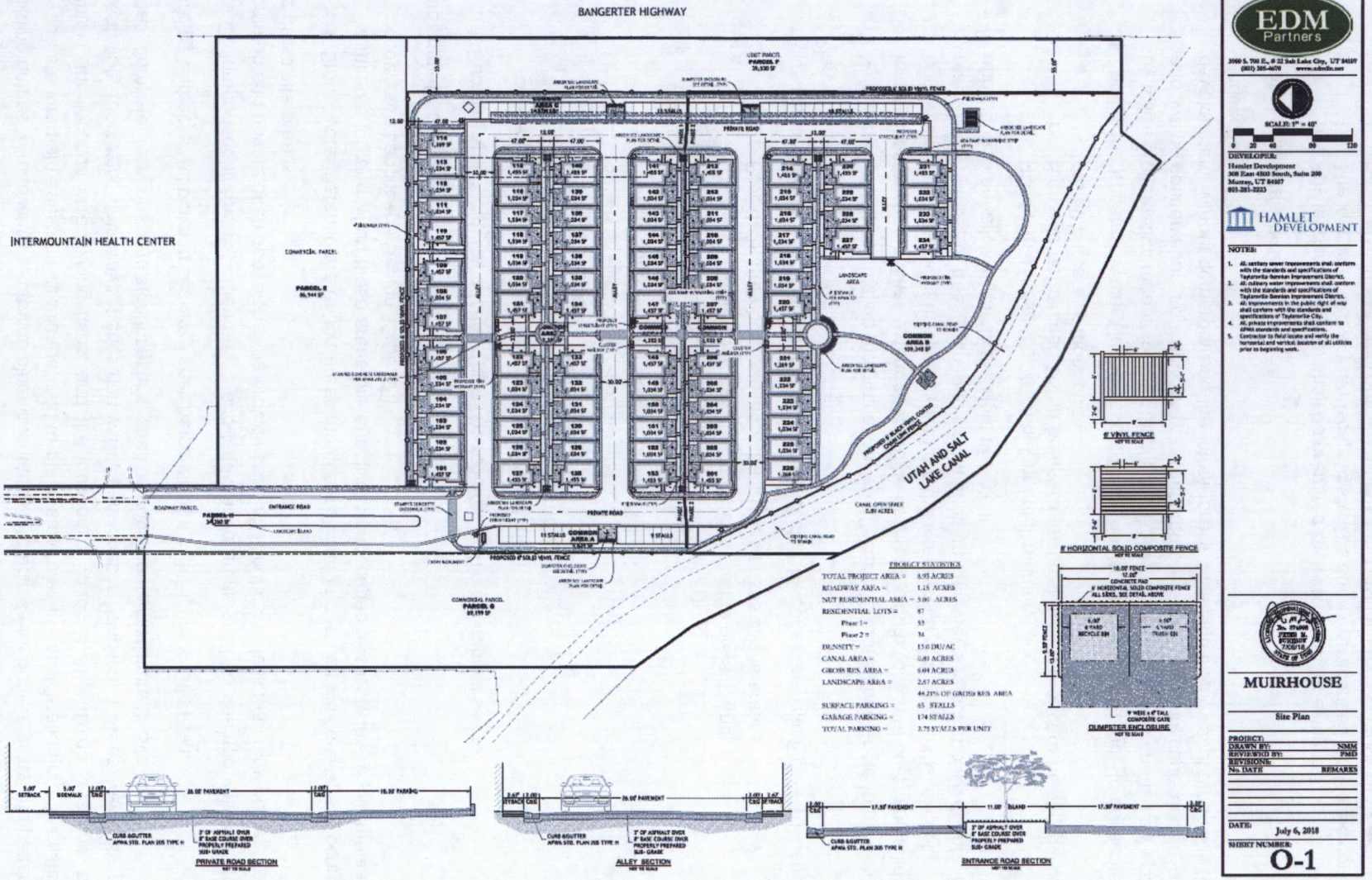
    a. Plants do not exceed 36" in height at full maturity; and
    b. Signs do not exceed 36" in height (measured from top of curb height) unless they are 80 percent or more open.

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

3960 S. 700 E., # 22 Salt Lake City, UT 84107
(801) 365-4670 www.edmllc.net

SCALE: 1" = 40'

DEVELOPER:
Hamlet Development
308 East 4800 South, Suite 200
Murray, UT 84107
801-281-2223

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

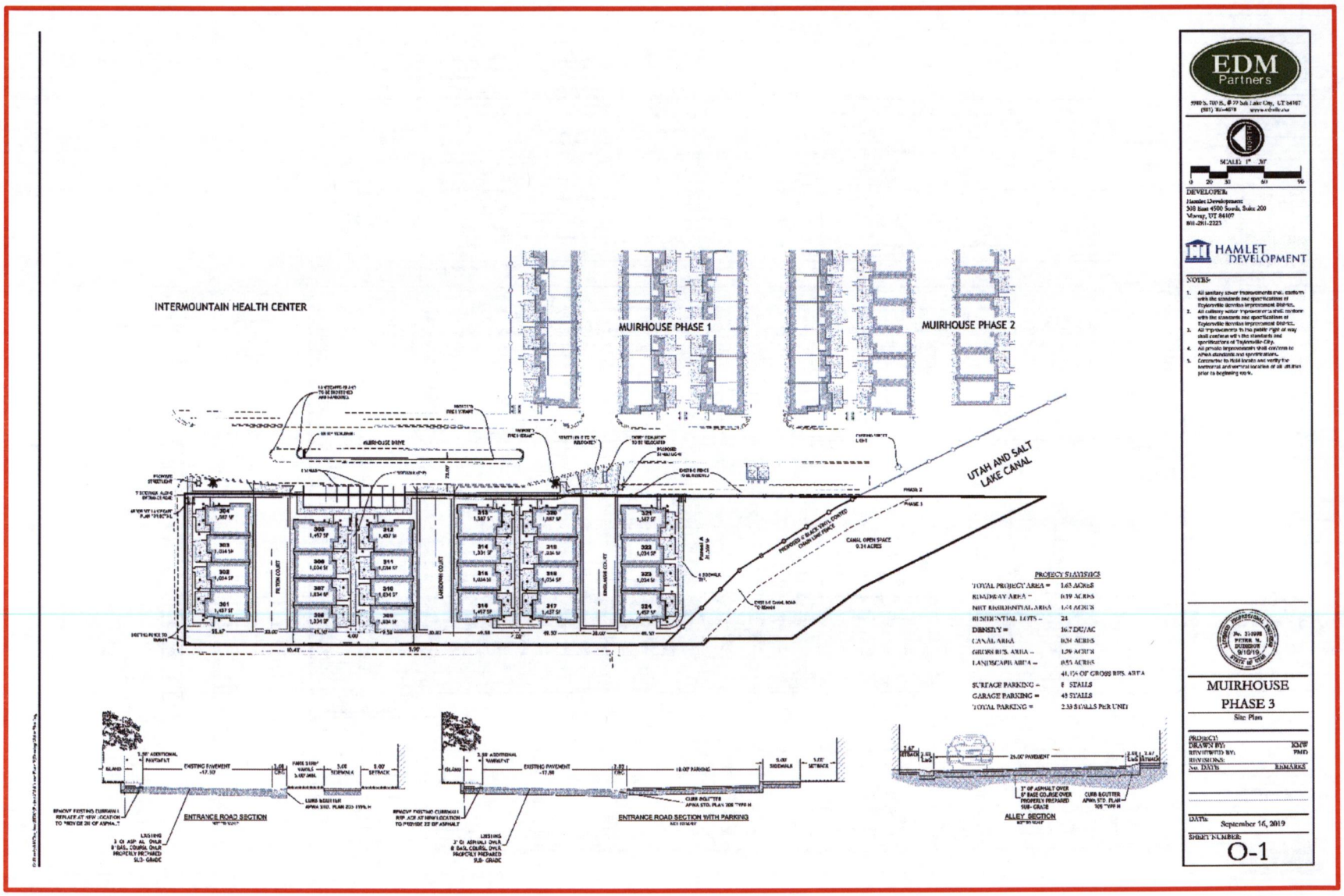
Site Plan

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



EDM Partners

5980 S. 700 E., # 39 Salt Lake City, UT 84107
(801) 281-4079 www.edmlv.com

SCALE: 1" = 30'

0 20 30 60 90

DEVELOPER:
Hamlet Development
360 East 4500 South, Suite 200
Murray, UT 84107
801-261-2323

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.

No. 319698
PETER N. PEDERSEN
9/16/19
STATE OF UTAH

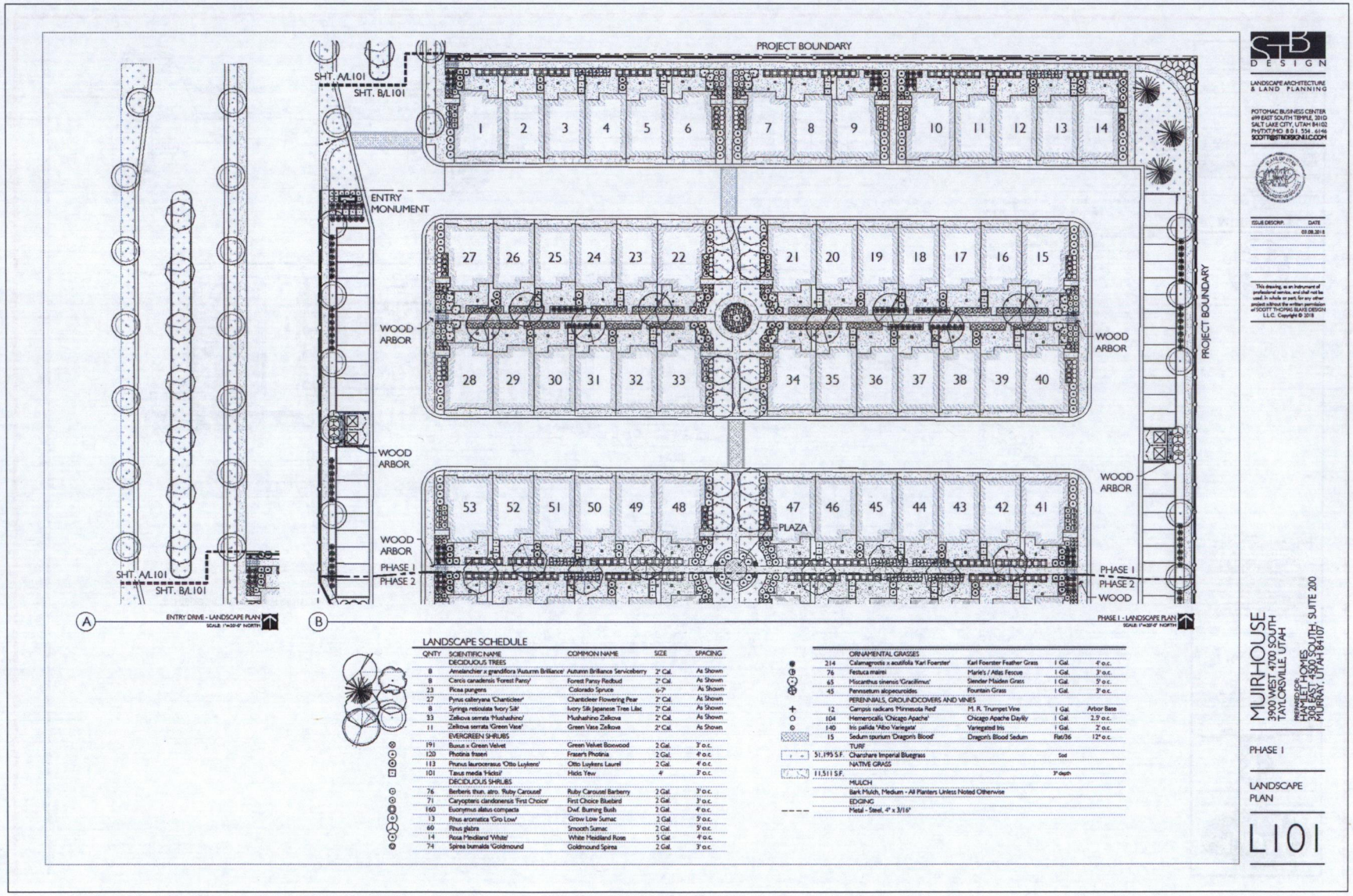
MUIRHOUSE PHASE 3

Site Plan

PROJECT:
DRAWN BY: KSW
REVIEWED BY: PNP
REVISIONS:
No. DATE REMARKS

DATE: September 16, 2019

SHEET NUMBER:
O-1



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 'Hicksi'	Hicks Yew	4'	3' o.c.
	DECIDUOUS SHRUBS			
76	Berberis thun. atro. 'Ruby Carousel'	Ruby Carousel Barberry	3 Gal.	3' o.c.
71	Caryopteris clandonensis 'First Choice'	First Choice Bluebird	3 Gal.	3' o.c.
160	Euonymus alatus compacta	Dwf. Burning Bush	3 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	Marie'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
499 EAST SOUTH TEMPLE, 201D
SALT LAKE CITY, UTAH 84102
PHONE/FAX: 801.534.6146
SCOTT@STBDESIGN.LLC.COM

ISSUE DESCRIP.	DATE
	03.08.2018

This drawing, as an instrument of professional service, and shall not be used in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2018

MUIRHOUSE
3900 WEST 4700 SOUTH
TAYLORSVILLE, UTAH

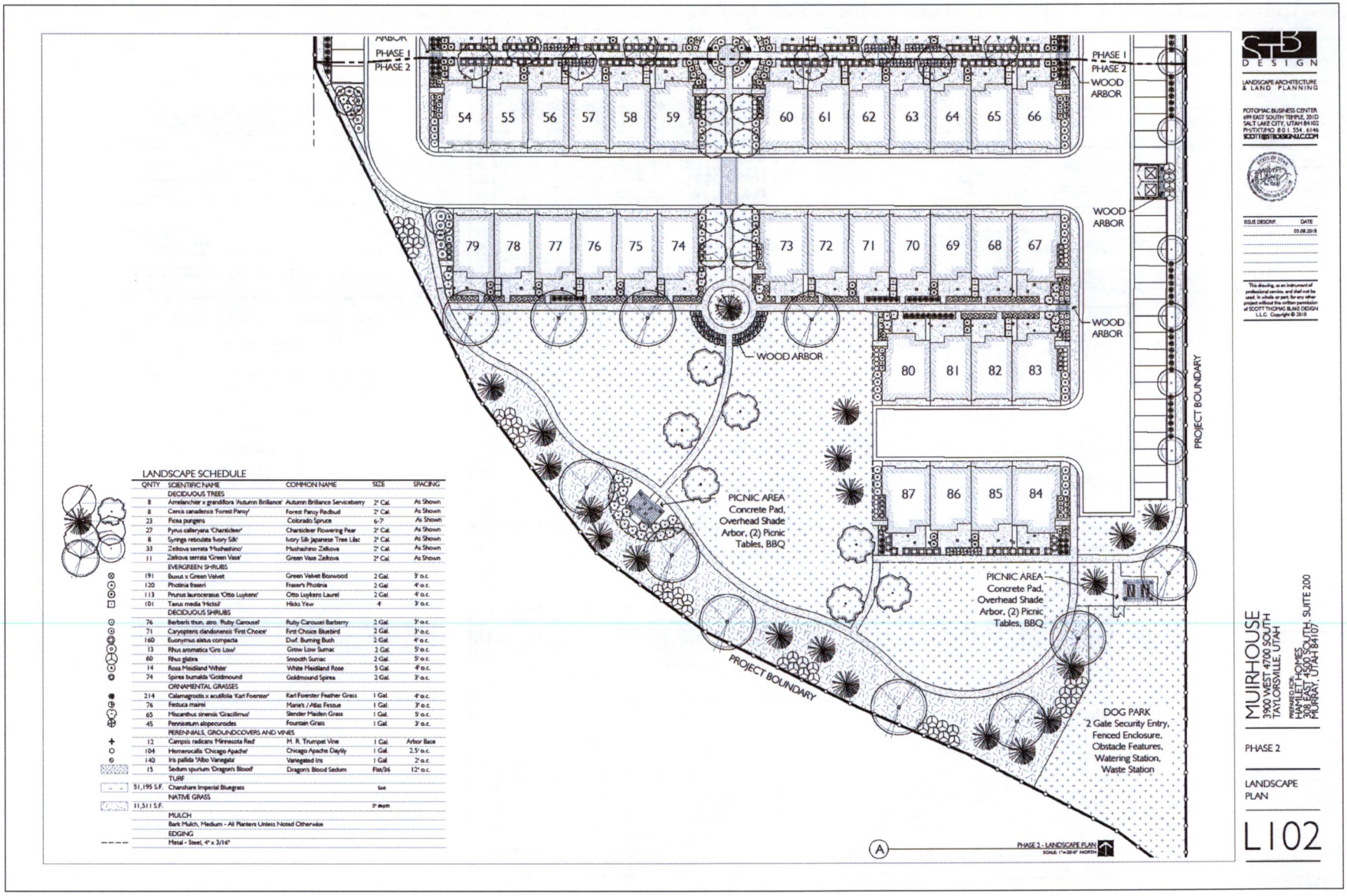
PREPARED FOR:
WOODSIDE HOMES
154 EAST 14000 SOUTH, SUITE 200
DRAPER, UTAH 84107

PHASE 1

LANDSCAPE PLAN

L101

FIGURE 10: Landscape Plan Part 1



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 'Musashino'	Musashino 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 clandonensis '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 acutiflola 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.	4' o.c.
76	Festuca mairei	Mairei'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			
11,311 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
PH/TXT/FAX: 801.554.6146
SCOTT@STBDESIGN-LLC.COM

ISSUE DESCRIP. DATE
03.08.2018

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2018

MUIRHOUSE
3900 WEST 4700 SOUTH
TAYLORSVILLE, UTAH

PREPARED FOR:
HAWLEY HOMES
5295 SOUTH 300 WEST, SUITE 200
MURRAY, UTAH 84107

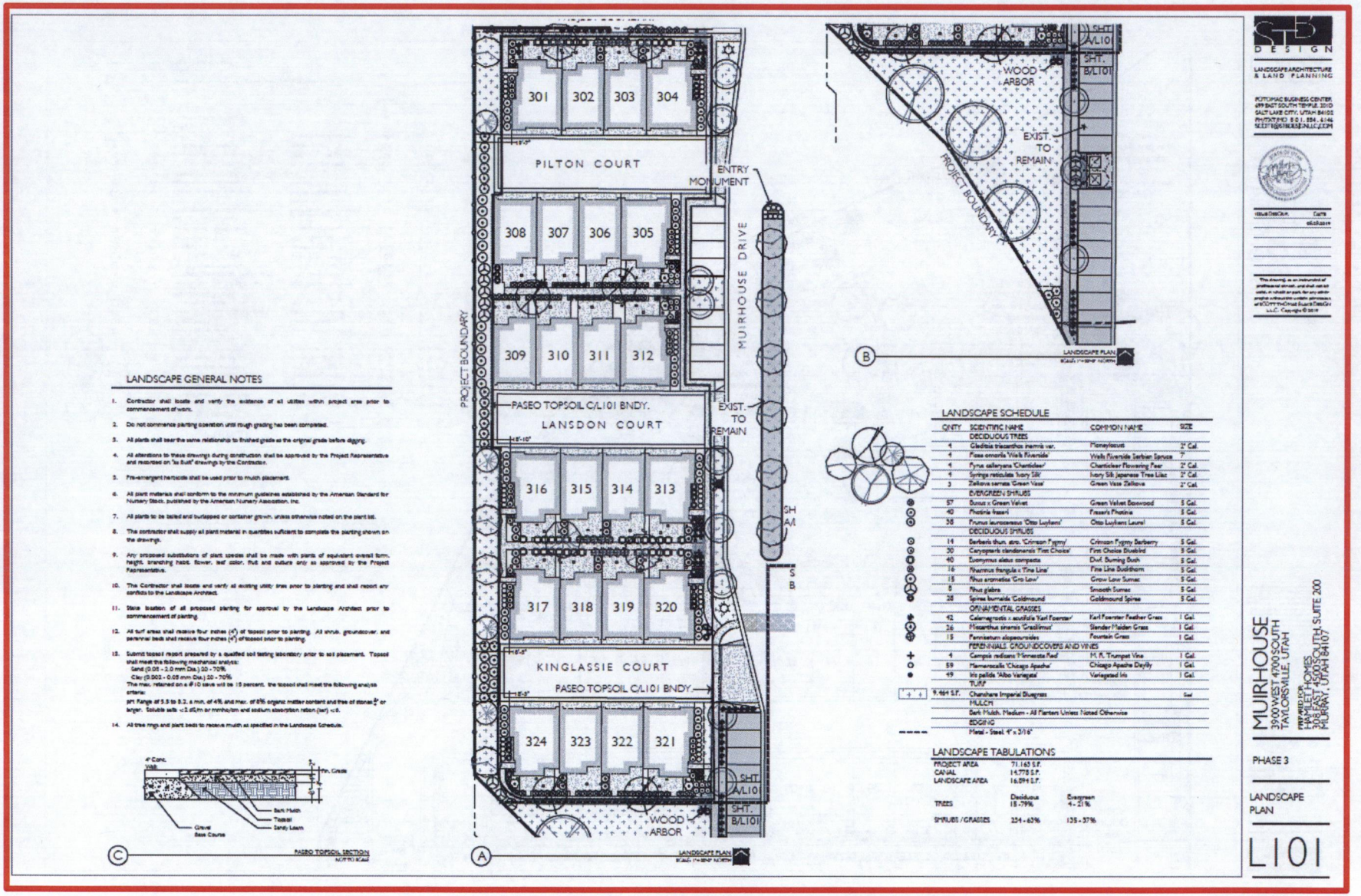
PHASE 2

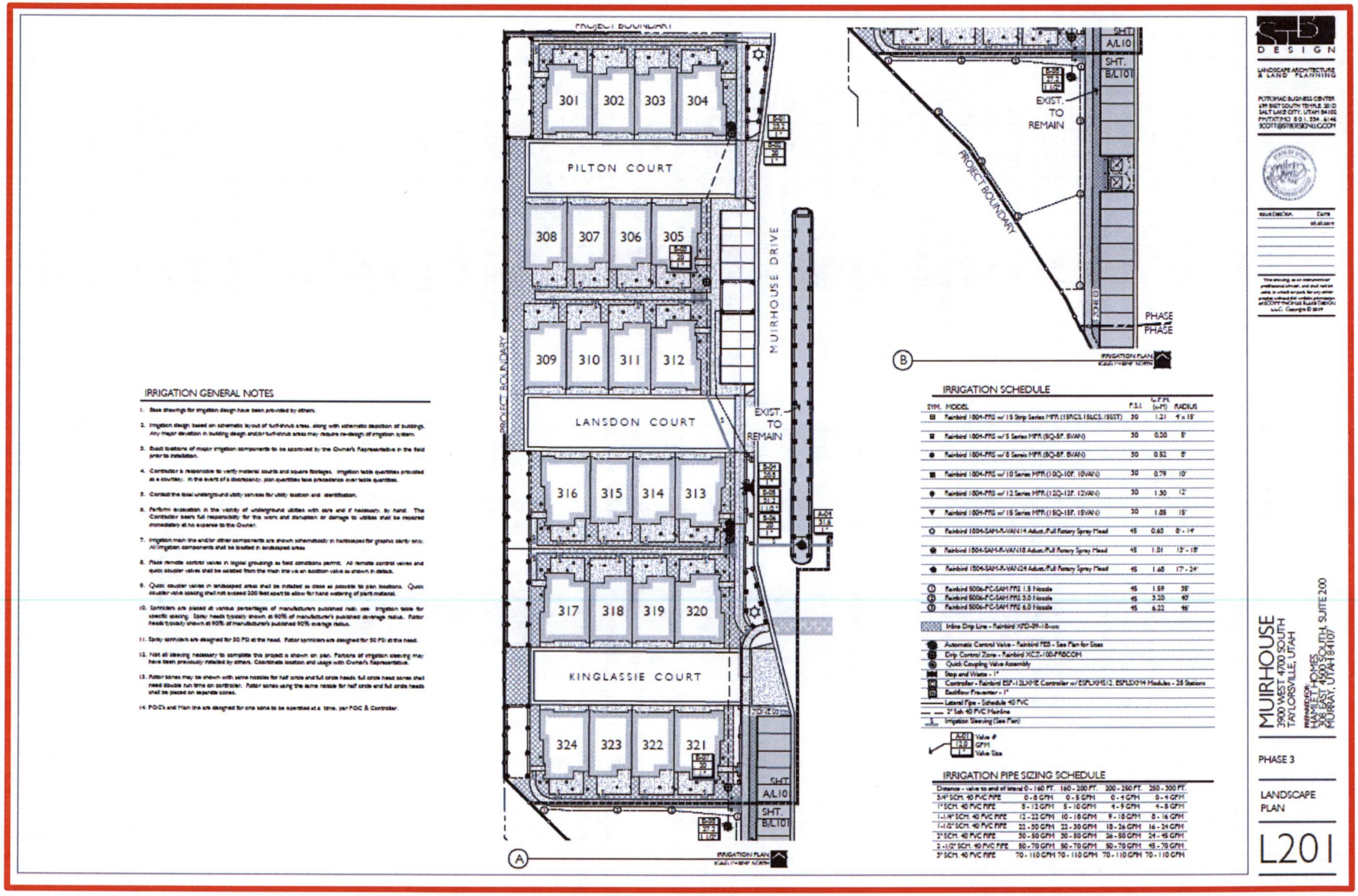
LANDSCAPE PLAN

L102

FIGURE 10: Landscape Plan Part 2

FIGURE 10: Landscape Plan Part 3





IRRIGATION GENERAL NOTES

1. Base drawings for irrigation design have been provided by others.
2. Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
3. Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
4. Contractor is responsible to verify material counts and square footages. Irrigation table quantities provided as a courtesy. In the event of a discrepancy, plan quantities take precedence over table quantities.
5. Contact the local underground utility services for utility location and identification.
6. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for the work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
7. Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All irrigation components shall be located in landscaped areas.
8. Place remote control valves in logical groupings as field conditions permit. All remote control valves and quick coupler valves shall be located from the main line via an isolation valve as shown in details.
9. Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
10. Sprinklers are placed at various percentages of manufacturers published radii. see Irrigation table for specific spacing. Spray heads typically shown at 90% of manufacturer's published coverage radius. Rotor heads typically shown at 90% of manufacturer's published 90% coverage radius.
11. Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
12. Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.
13. Rotor zones may be shown with same nozzles for half circle and full circle heads. full circle head zones shall need double run time on controller. Rotor zones using the same nozzle for half circle and full circle heads shall be placed on separate zones.
14. POC's and Main line are designed for one zone to be operated at a time, per POC & Controller.

IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-FT)	RADIUS
⊟	Rainbird 1804-PRS w/ 15 Strip Series MPR (15RCS,15LCS,15SST)	30	1.21	4' x 15'
■	Rainbird 1804-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	5'
●	Rainbird 1804-PRS w/ 8 Series MPR (8Q-8F, 8VAN)	30	0.52	8'
■	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10'
●	Rainbird 1804-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	12'
▼	Rainbird 1804-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.88	15'
○	Rainbird 1804-SAM-R-VAN14 Adjust./Full Rotary Spray Head	45	0.65	8' - 14'
●	Rainbird 1804-SAM-R-VAN18 Adjust./Full Rotary Spray Head	45	1.01	13' - 18'
●	Rainbird 1804-SAM-R-VAN24 Adjust./Full Rotary Spray Head	45	1.65	17' - 24'
⊙	Rainbird 5006-FC-SAM PRS 1.5 Nozzle	45	1.59	38'
⊙	Rainbird 5006-FC-SAM PRS 3.0 Nozzle	45	3.20	40'
⊙	Rainbird 5006-FC-SAM PRS 6.0 Nozzle	45	6.22	46'
	Inline Drip Line - Rainbird XFD-09-18-xxx			
	Automatic Control Valve - Rainbird PEB - See Plan for Sizes			
	Drip Control Zone - Rainbird XCZ-100-PRB-COM			
	Quick Coupling Valve Assembly			
	Stop and Waste - 1"			
	Controller - Rainbird ESP-12LXME Controller w/ ESPLXMS12, ESPLSX914 Modules - 26 Stations			
	Backflow Preventer - 1"			
	Lateral Pipe - Schedule 40 PVC			
	2" Sch 40 PVC Mainline			
	Irrigation Sleeving (See Plan)			

A-01 | 12.0 | 1" — Valve # | GPM | Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 15 GPM	8 - 16 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	23 - 30 GPM	18 - 26 GPM	16 - 24 GPM
2" SCH. 40 PVC PIPE	30 - 50 GPM	30 - 50 GPM	26 - 50 GPM	24 - 45 GPM
2-1/2" SCH. 40 PVC PIPE	50 - 70 GPM	50 - 70 GPM	50 - 70 GPM	45 - 70 GPM
3" SCH. 40 PVC PIPE	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM	70 - 110 GPM

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
POTOMAC BUSINESS CENTER
299 EAST SOUTH TEMPLE, 200
SALT LAKE CITY, UTAH 84102
PHONE/FAX 801.534.6146
SCOTT@STBDESIGN.COM

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS SLADE DESIGN, LLC. Copyright © 2019

MUIRHOUSE
2900 WEST 4700 SOUTH
TAYLORSVILLE, UTAH

DEVELOPER
MUIRHOUSE HOMES
306 EAST 4500 SOUTH, SUITE 200
MURRAY, UTAH 84107

PHASE 3

LANDSCAPE PLAN

L201

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.



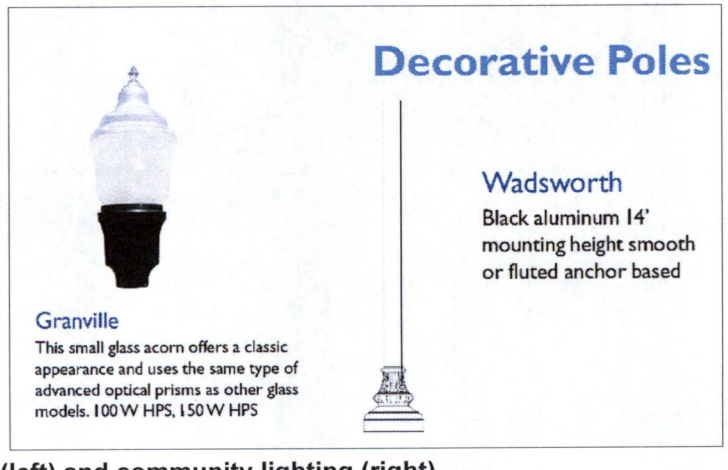
Arbor design (various locations)





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



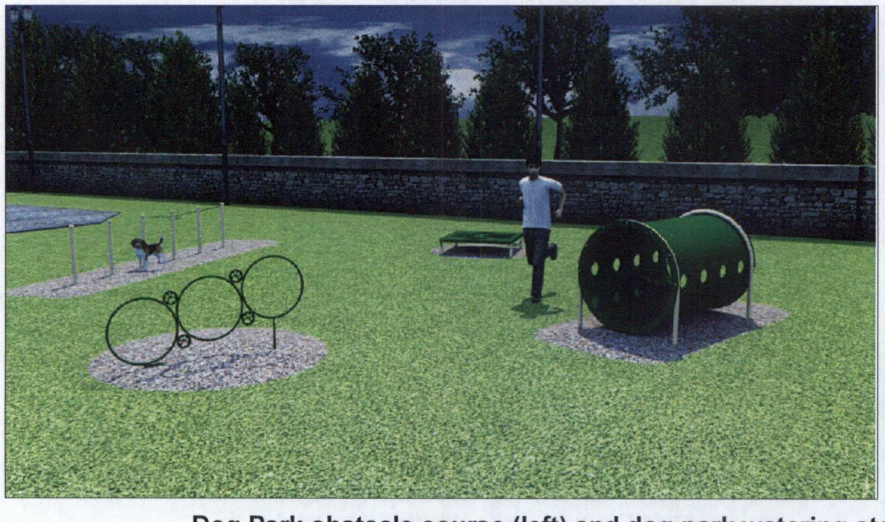


Park garbage cans (left) and community lighting (right)

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

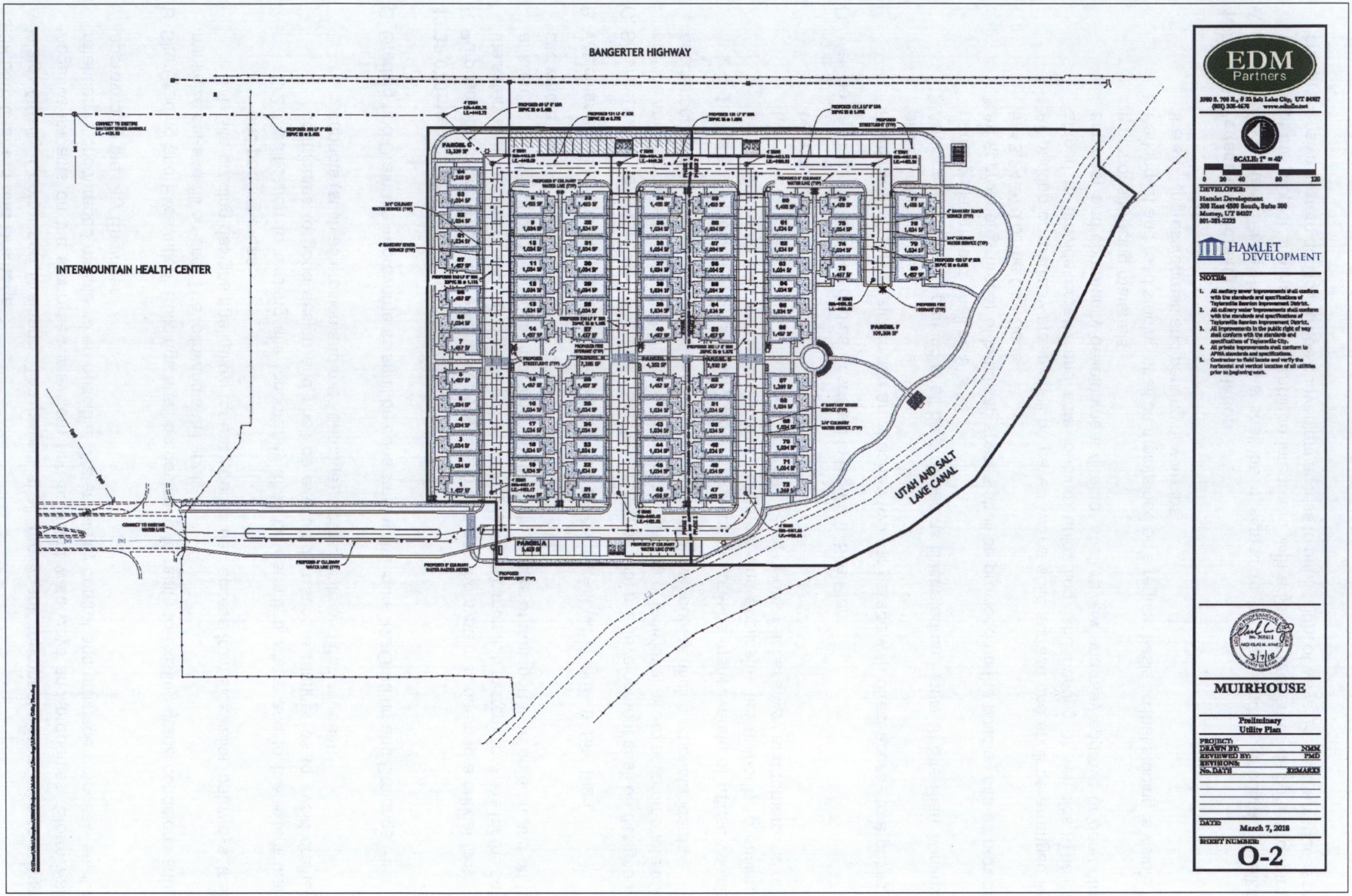


FIGURE 12: Grading and Drainage Plan Part 1

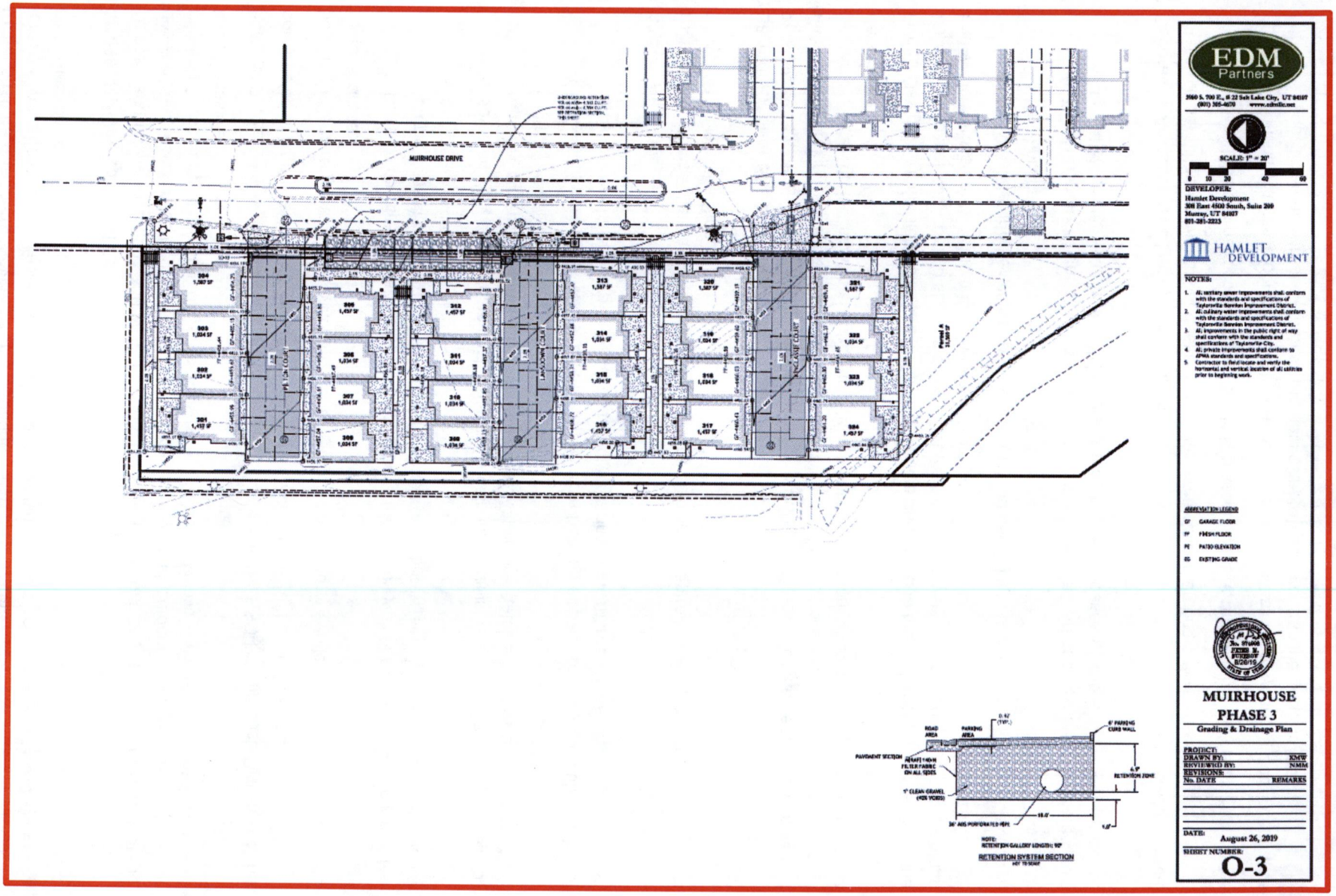


FIGURE 12: Grading and Drainage Plan Part 2

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

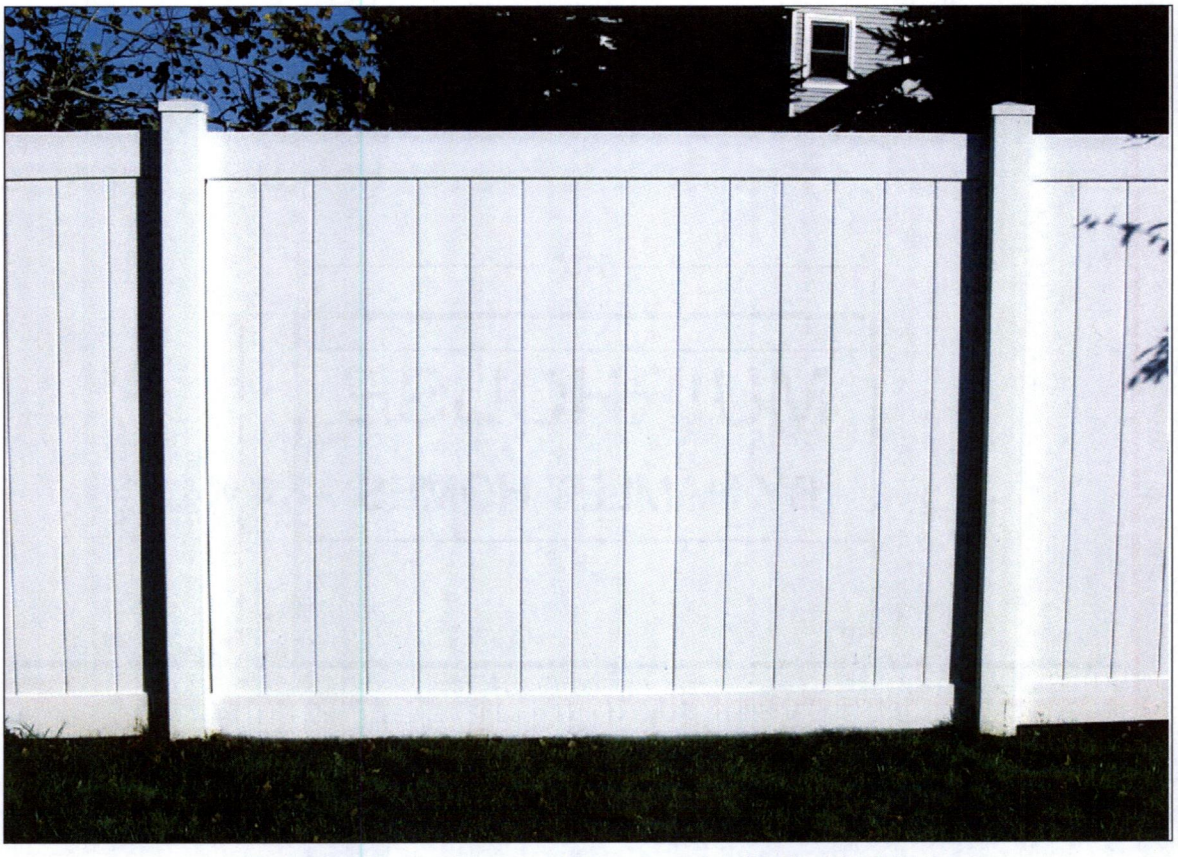
A. Purpose and Intent: Exterior lighting shall be used to provide illumination for the security and safety of entry drives, parking, service and loading areas, pathways, and park space, without intruding on adjacent properties. Site lighting shall be architecturally compatible and consistent in design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

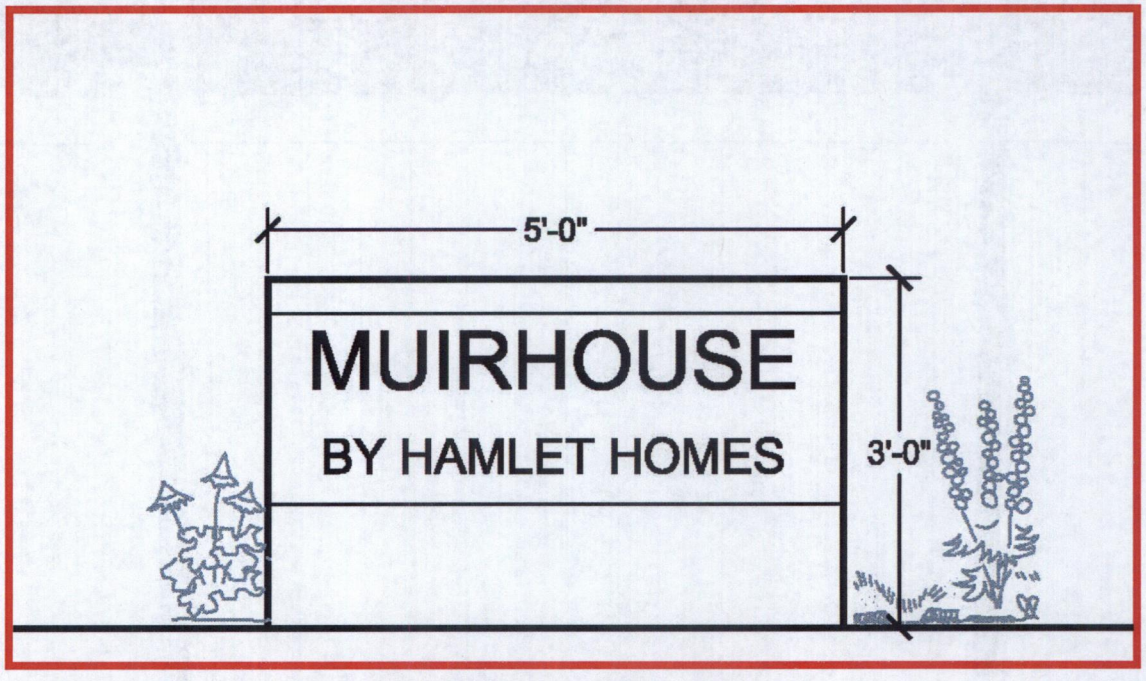


FIGURE 14: Entrance Sign

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.