



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
April 3, 2025, at 9:00 AM

PUBLIC NOTICE is hereby given that the Vineyard Development Review Committee will hold a regularly scheduled Development Review Committee meeting on Thursday, April 3, 2025, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

- 1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**
- 2. CONSENT ITEMS**
 - 2.1. Approval of the November 7th, 2024 Development Review Committee Meeting Minutes**
 - 2.2. Approval of the December 19th, 2024 Development Review Committee Meeting Minutes.**
- 3. BUSINESS ITEMS**
- 4. WORK SESSION**

Holdaway Fields – Proposed Amendment to Approved Landscaping Plan
- 5. STAFF AND COMMISSION REPORTS**
- 6. ADJOURNMENT**

The next regularly scheduled meeting is April 17th, 2025

This meeting may be held in a way that will allow a committee member to participate electronically.

The public is invited to participate in all public meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Planning Department at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, delivered electronically to city staff and each member of the DRC

AGENDA NOTICING COMPLETED ON:

April 1, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



**MINUTES OF OF A DEVELOPMENT
REVIEW COMMITTEE MEETING
November 7, 2024, at 9:00 AM**

ATTENDENCE:

COMMITTEE MEMBERS: Chair Naseem Ghandour, Public Works Director and City Engineer; Brandon Valley, Deputy Fire Marshall; Cris Johnson, Building Official; Brian Vawdrey, Parks and Recreation Director

STAFF PRESENT: Anthony Fletcher, Planner; Madison Reed, Planning Technician; and Patrick James, Assistant City Engineer.

OTHERS PRESENT:

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Chair Naseem Ghandour called the meeting to order at 9:03am. Roll call was prompted.

2. CONSENT ITEMS

2.1. Approval of the May 2nd, 2024 Development Review Committee Draft Minutes

 **Motion:** DEPUTY FIRE MARSHALL BRANDON VALLEY MOTIONED TO APPROVE THE MAY 2ND, 2025 DEVELOPMENT REVIEW COMMITTEE DRAFT MINUTES AT 9:05AM. BUILDING OFFICIAL CRIS JOHNSON SECONDED. ALL IN FAVOR VOTED YES: GHANDOUR, VALLEY, JOHNSON, AND VAWDREY. THE VOTE CARRIED UNANIMOUSLY.

3. BUSINESS ITEMS

3.1. Holdaway Fields Plat 1B - Request for 6-Month Plat Recording Extension

 The applicant was not present. Planner Anthony Fletcher discussed his absence. Chair Ghandour stressed that there were questions to ask the applicant so we can not approve or deny the extension. Building Official Johnson agreed.

 Parks and Recreation Director Brian Vawdrey asked if he knew the reasons why.

Planner Fletcher noted that the applicant has been calling.

Chair Ghandour challenged if a phone call would be sufficient.

 Deputy Fire Marshall Valley asked if there was a precedent in the past with online attendance.

Chair Ghandour said that it has been an option for staff.

Planner Fletcher agreed that a phone call may not be sufficient.

 Chair Ghandour asked if we should continue the item so that the committee members can ask questions. He wanted to continue the item.

 **Motion:** DEPUTY FIRE MARSHALL VALLEY MOTIONED TO POSTPONE BUSINESS ITEM 3.1 HOLDAWAYA FIELDS PLAT 1B- REQUEST FOR 6-MONTH PLAT RECORDING EXTENSION TO A FUTURE MEETING AT 9:10AM. BUILDING OFFICIAL JOHNSON SECONDED. ALL IN FAVOR VOTED YES: GHANDOUR, VALLEY, JOHNSON, AND VAWDREY. THE VOTE CARRIED UNANIMOUSLY.

4. WORK SESSION

No work items were submitted.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

 Planner Fletcher provided information on the extension for the 6-month extension on recording the approved Holdaway Fields Phase 1b plat. He briefed the legalities behind the timeline. The applicant withheld the recordation until they had a buyer for the plat.

 Chair Ghandour clarified that the extension was for a sales need. He noted that they would need a more liable reason to extend the recordation.

 Building Official Johnson asked if they are requiring a bond for the improvements of the 5 lots.

Planner Fletcher said no because it is a part of Holdaway fields.

Building Official Johnson asked if the improvements have not been installed.

Planner Fletcher discussed the background.

 Deputy Fire Marshall Valley asked if there was anything in the code that regulates the extension.

Planner Fletcher clarified his question.

Deputy Fire Marshall Valley verified.

Planner Fletcher said the code said it is allowed based on the judgement of the Development Review Committee.

 Chair Ghandour requested more information on the code allowance of extensions.

There were no more comments.

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6. **ADJOURNMENT**

The meeting as adjourned at 9:20.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician



**MINUTES OF A DEVELOPMENT
REVIEW COMMITTEE MEETING
December 19, 2024, at 9:00 AM**

ATTENDENCE:

COMMITTEE MEMBERS PRESENT: Chair Naseem Ghandour, City Engineer and Public Works Director; Brian Vawdrey, Parks and Recreation Director; Brandon Valley, Deputy Fire Marshall; Cris Johnson, Building Official; Morgan Brim, Community Development Director; and Eric Ellis, City Manager,

STAFF PRESENT: Madison Reed, Planning Technician; and Anthony Fletcher, Planner.

OTHERS PRESENT:

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Chair Naseem Ghandour called the meeting to order at 9:02am. He prompted roll call.

2. CONSENT ITEMS

2.1. Approval of June 20th, 2024 Development Review Committee Meeting Draft Minutes

2.2. Approval of July 11th, 2024 Development Review Committee Meeting Draft Minutes

2.3. Approval of July 25th, 2024 Development Review Committee Meeting Draft Minutes

 Motion: COMMUNITY DEVELOPMENT DIRECTOR MORGAN BRIM MOVED TO APPROVE CONSENT ITEMS 2.1, 2.2, AND 2.3 AT 9:04AM. BUILDING OFFICIAL CRIS JOHNSON SECONDED. ALL IN FAVOR VOTED YES: ELLIS, BRIM, GHANDOUR, JOHNSON, VALLEY, AND VAWDREY.

3. BUSINESS ITEMS

3.1. DRC By-laws Discussion and Approval

46
47  Planner Anthony Fletcher asked if the committee members had reviewed the bylaws
48 prior to the meeting.
49

50 Chair Ghandour asked Planner Fletcher to summarize them.
51

52  Planner Fletcher provided an introduction and summary of the by-laws.
53

54  Director Brim noted that he would like to look into state code on the in person
55 attendance.
56

57 Building Official Johnson asked if it was 3 members last year for voting purposes.
58

59 Planner Fletcher noted that it has been 4 members.
60

61 Planner Fletcher made notes on corrections and suggestions.
62

63  Planner Fletcher continued to brief the by-laws.
64

65  Chair Ghandour appreciated the summary. He made comments about the technical
66 plan reviews for clarity.
67

68 Planner Fletcher noted that it could be a preliminary technical review or to change the
69 wording.
70

71 Chair Ghandour noted that it may be more clear to remove the word technical.
72

73  Chair Ghandour addressed another comment on the wording for the reports to the
74 city council.
75

76  Chair Ghandour discussed his comments on the seven members to call for revisions
77 on wording.
78

79  City Manager Eric Ellis asked if it will retain the subsequent words as well.
80

81 Chair Ghandour re-read the sentence of his suggestion.
82

83 Director Brim clarified where the edits were suggested.
84

85  Chair Ghandour asked about the media requirements for these meetings.
86

87 Planner Fletcher noted that the City Recorder said that it was not a requirement.
88

89 Director Brim clarified this intent.
90

91  Chair Ghandour added suggestions on wording for who is included in voting
92 members.

City Manager Ellis noted a suggestion on repetition of definitions and wording clarity.

 Director Brim asked if that was the state code.

City Manager Ellis noted that that was what was described in the by-laws.

Director Brim asked for clarity on how many affirmative votes are needed.

City Manager Ellis clarified that the majority is needed of the members present.

Chair Ghandour noted that those were his comments as well.

 Deputy Fire Marshall Brandon Valley asked if there was a section for a split vote.

Director Brim noted that if there was not a majority, it would be denied.

 City Manager Ellis described this for clarity.

Planner Fletcher asked if this needs to be added or if it is implied.

Director Brim noted that it is implied.

Chair Ghandour asked for further comments.

 Planner Fletcher asked about the secretary section.

Director Brim asked what the standard for other cities.

Chair Ghandour noted that he is okay with the way it is written.

Director Brim added that he does not want the wording to restrict who can work the secretary responsibilities.

Discussion ensued.

There were no further comments

 **Motion:** DIRECTOR BRIM MOTIONED TO APPROVE THE DRC BYLAWS WITH AMENDMENTS AS NOTED IN THE RECORD AT 9:29AM. BUILDING OFFICIAL JOHNSON SECONDED.

 **Motion:** THERE WAS AN AMENDMENT TO THE MOTION THAT ADDED THAT THE EFFECTIVE DATE OF THE APPROVAL IS THE DATE OF THE MEETING, DECEMBER 19TH. BUILDING OFFICIAL JOHNSON ACCEPTED THE AMENDMENT AND SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: ELLIS, BRIM, GHANDOUR, JOHNSON, VALLEY, AND VAWDREY. THE MOTION PASSED UNANIMOUSLY.

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143 **3.2. 2025 Calendar**
144

145  Planner Fletcher discussed the formatting and scheduling of the Development
146 Review Committee meetings for 2025.
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148 Chair Ghandour clarified the first and Thursdays of each month at 9am with the
149 allowance of special sessions.
150

151  **Motion:** FIRE MARSHALL VALLEY MOTIONED TO APPROVE THE 2025
152 DEVELOPMENT REVIEW COMMITTEE CALENDAR AT 9:32AM. DIRECTOR
153 BRIM SECONDED. ROLL CALL WEENT AS FOLLOWS: ELLIS, BRIM,
154 GHANDOUR, JOHNSON, VALLEY, AND VAWDREY. THE VOTE PASSED
155 UNANIMOULSY.
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157 **3.3. Election of Chair and Vice-Chair for 2025**
158

159 Chair Ghandour appreciated the work DRC has done in 2024.
160

161  Planner Fletcher briefed the requirements for elections and prompted the election
162 decisions.
163

164  Chair Ghandour nominated Parks and Recreation Director Brian Vawdrey as the
165 chair.
166

167  Director Brim agreed with the nomination. He asked if the committee was missing a
168 member. Director Brim announced his vice-chair nomination for Building Official
169 Johnson.
170

171 Planner Fletcher noted that the planning commission representative.
172

173 Chair Ghandour agreed to the nominations.
174

175 City Manager Ellis seconded these nominations.
176

177  Planner Fletcher noted that we will start with the chair.
178

179 Director Brim and Chair Ghandour decided to make it one motion.
180

181  Chair Ghandour prompted Director Vawdrey to accept the nomination.
182

183 Director Vawdrey accepted.
184

185 Fire Marshall Valley agreed with Director Vawdrey's nomination.
186

Building Official Johnson agreed with Director Vawdrey for chair and nominated Director Brim for vice-chair.



Chair Ghandour briefed the nominations.



Motion: DIRECTOR BRIM MOTIONED TO APPOINT DIRECTOR VAWDREY AS CHAIR AND BUILDING OFFICIAL JOHNSON AS VICE CHAIR OF THE DEVELOPMENT REVIEW COMMITTEE FOR 2025 AT 9:39AM. CITY MANAGER ELLIS SECONDED. ROLL CALL WENT AS FOLLOWS: ELLIS, BRIM, GHANDOUR, JOHNSON, VALLEY, AND VAWDREY. THE VOTE PASSED UNANIMOUSLY.

4. WORK SESSION

No work items were submitted.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

There were no comments.

6. ADJOURNMENT

The meeting was adjourned at 9:40am.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician



STAFF REPORT

Meeting Date: April 3, 2025

Date:

Agenda Item: Holdaway Fields – Proposed Amendment to Approved Landscaping Plan

Department: Community Development

Presenter: Anthony Fletcher

Background/Discussion:

The developer of Holdaway Fields is currently exploring the possibility of amending the approved landscaping plan as outlined in the Holdaway Fields Development Agreement. Specifically, the developer is proposing an additional option for the front yard landscaping layout that includes the use of a new variant of water-wise sod within the park strip area—a treatment that is currently considered non-compliant with existing standards.

The attached documentation outlines the proposed amendment in detail. According to the developer, Mr. Eric Magleby, the proposed sod variety is expected to result in a 20%–30% reduction in water consumption for lawn areas compared to the other plant options currently permitted.

Kindly use this link to access more information about the grass being proposed: <https://www.fox13now.com/news/great-salt-lake-collaborative/a-special-turf-that-uses-less-water-in-utahs-drought-is-growing-in-popularity>.

Staff seeks direction on whether to proceed with further review and consideration of this proposed modification.

Fiscal Impact:

Recommendation:

Staff is recommending that the Commission engage in a discussion to determine whether the applicant should be permitted to proceed with the process of amending the approved and recorded development agreement.

Sample Motion:

No motion required

Attachments:

1. Holdaway_Farms_-_Neighborhood_Plan_-_FINAL_11-01-21
2. Proposed Amendment_ Addition -Typical Front Yard Plan w Streetscape - Option 2B (1)



VINEYARD
STAY CONNECTED

Holdaway Farms District
Neighborhood Plan: Application Exhibits

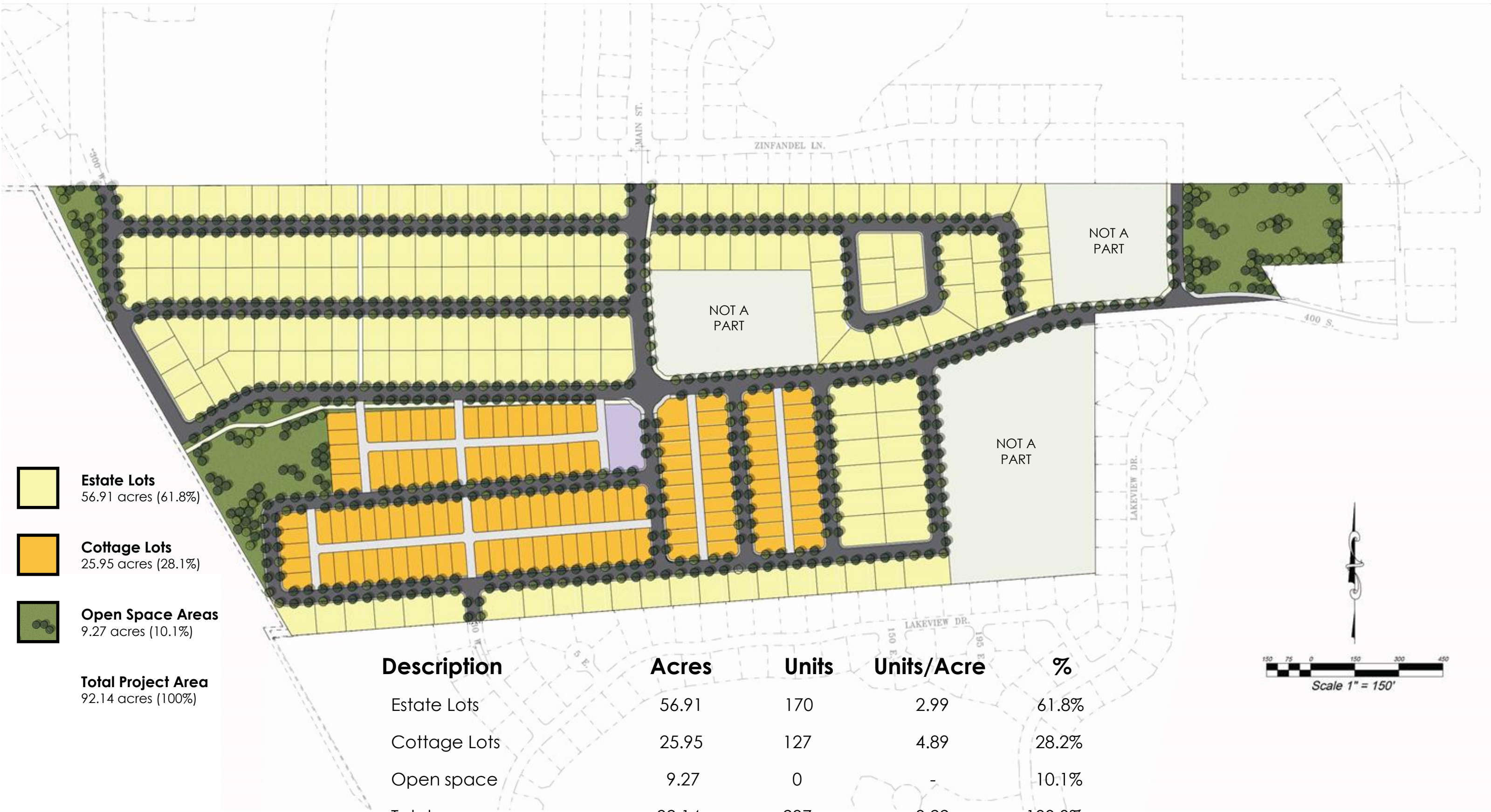
Submitted: October 1, 2021

REVISED: November 1, 2021



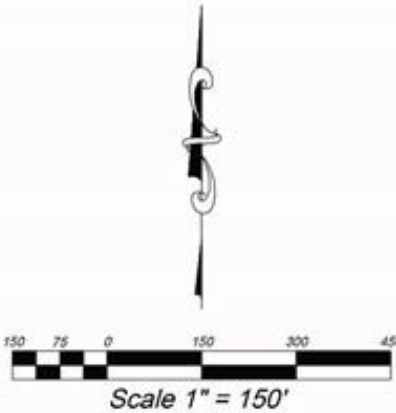
CHARACTER AND THEME PLAN

HOLDAWAY FARMS NEIGHBORHOOD



-  **Estate Lots**
56.91 acres (61.8%)
-  **Cottage Lots**
25.95 acres (28.1%)
-  **Open Space Areas**
9.27 acres (10.1%)
- Total Project Area**
92.14 acres (100%)

Description	Acres	Units	Units/Acre	%
Estate Lots	56.91	170	2.99	61.8%
Cottage Lots	25.95	127	4.89	28.2%
Open space	9.27	0	-	10.1%
Total	92.14	297	3.22	100.0%







COTTAGE STREET ELEVATION

HOLDAWAY FARM
COTTAGE COLLECTION
VINEYARD ~ UTAH

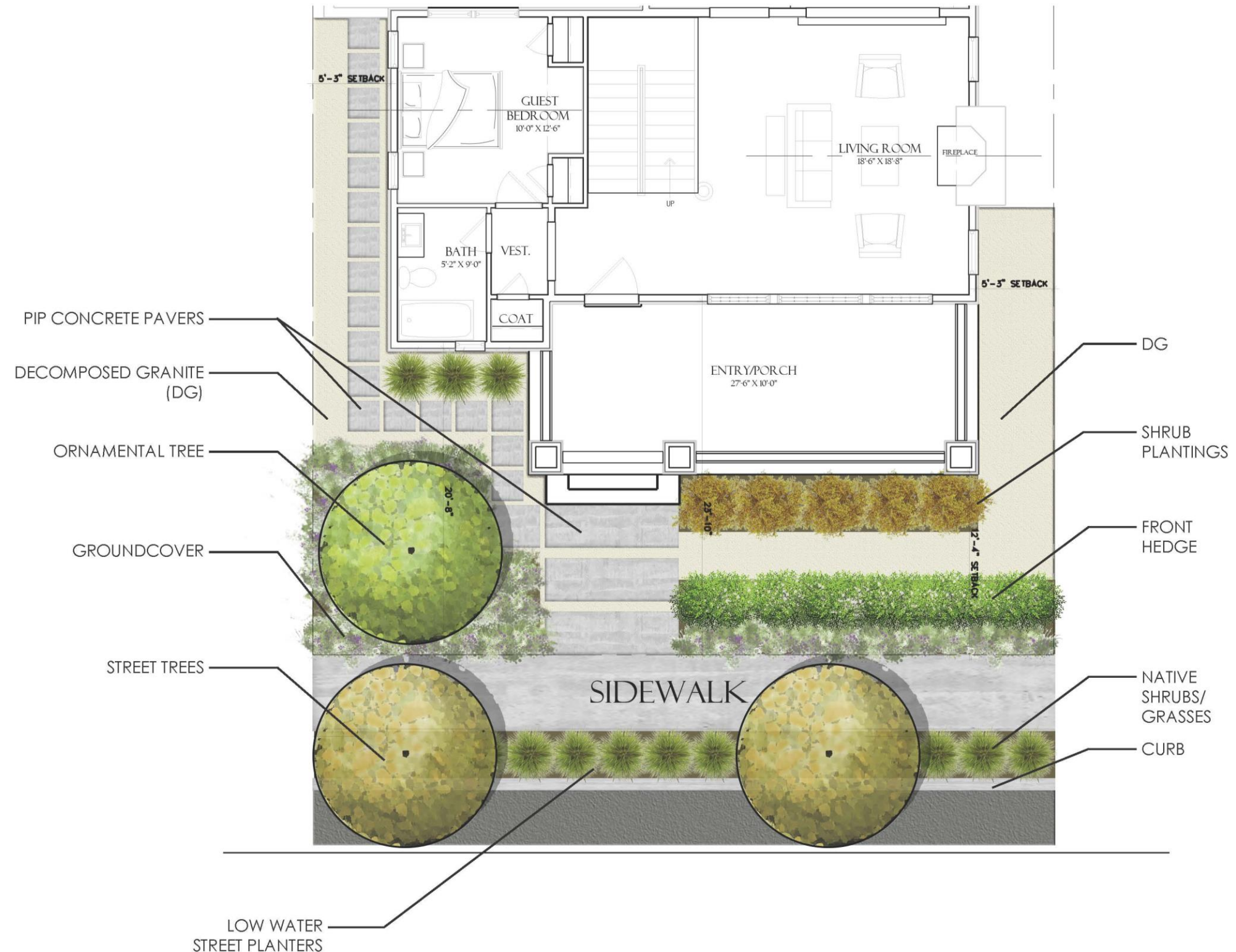
CHARACTER AND THEME PLAN: ARCHITECTURAL FRONTAGE PLAN



Waterwise Landscape

- Utilize native and/or drought tolerant trees, shrubs, grasses, and ground covers.
- Eliminate unnecessary turf, especially in areas with low usage (e.g. under trees, sidewalk strips, etc.).
- Utilize efficient irrigation systems with elements such as drip lines, smart controllers, or scheduled watering.
- Increase permeability wherever possible by hardscape materials such as decomposed granite, pavers, and gravel instead of putting impermeable concrete everywhere.
- Encourage on-site water retention with proper grading and aesthetic elements such as dry creek beds or rain gardens.
- Use proper mulching to retain moisture, prevent site degradation, and add aesthetic appeal.

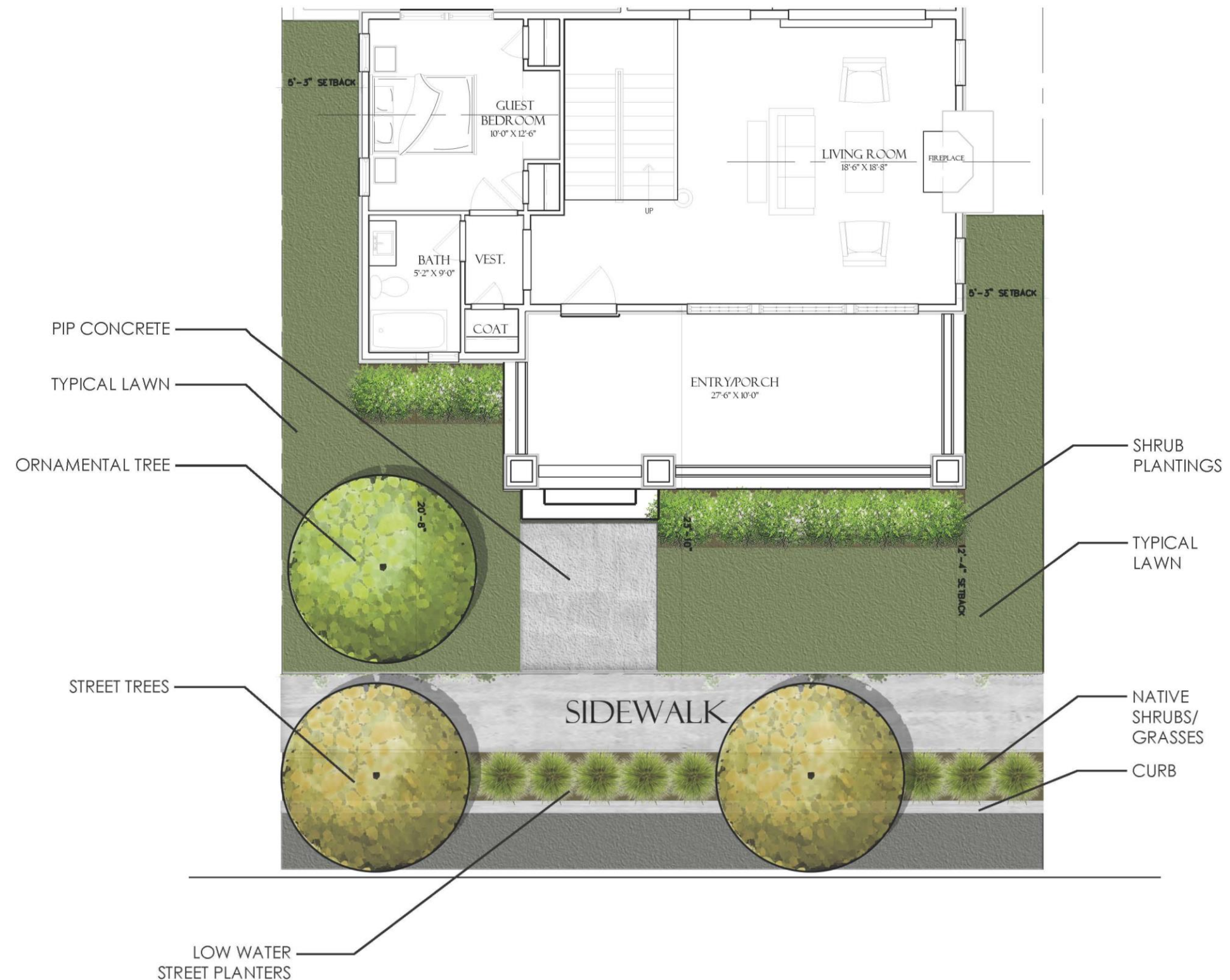
Typical Front Yard Plan w/ Streetscape - Option 1



Traditional, Low Maintenance

- Utilize native, drought tolerant, or low maintenance shrubs for front hedges
- Install turf that is well suited for walking/ playing and is adapted to arid Intermountain West conditions.
- Utilize efficient irrigation systems with elements such as drip lines, smart controllers, or scheduled watering.
- Utilize waterwise principles where possible for plantings.

Typical Front Yard Plan w/ Streetscape - Option 2



Traditional, Gardens

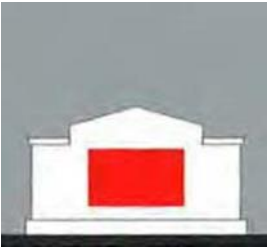
- Utilize waterwise principles where possible for shrubs and hedges.
- Install turf that is well suited for walking/ playing and is adapted to arid Intermountain West conditions.
- Utilize efficient irrigation systems with elements such as drip lines, smart controllers, or scheduled watering.
- Provide elements such as mixed planting beds and raised boxes for homeowners who are more “hands-on” in the garden.

Typical Front Yard Plan w/ Streetscape - Option 3



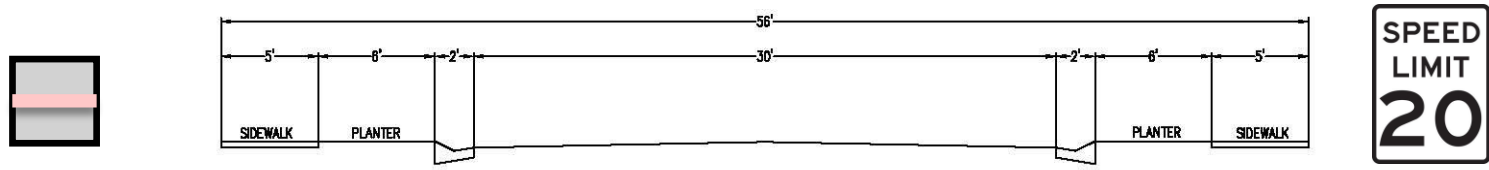
CHARACTER AND THEME PLAN: COMMUNITY SIGNAGE

SIGNAGE TYPE	SPECIFICATIONS	
ADDRESS SIGN 	Quantity	1 per address
	Area	2 sqft max
	Width	24 inch max
	Height	12 inch max
	Depth / Projection	3 inch max
	Clearance	4.5 ft min
	Apex	N/A
	Letter Height	6 inch max

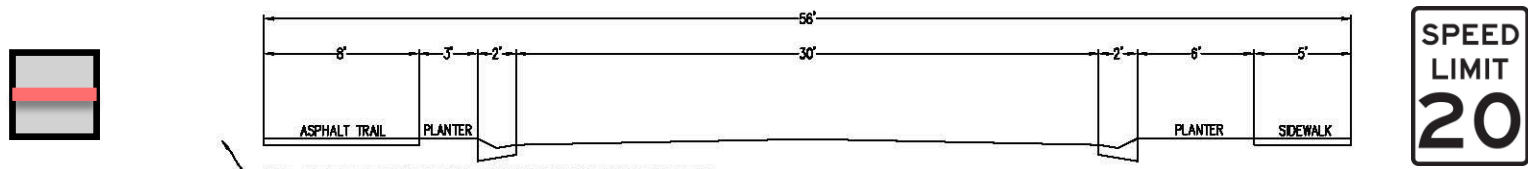
SIGNAGE TYPE	SPECIFICATIONS	
MONUMENT SIGN 	Quantity	1 per vehicular entrance
	Area	Sign - 36 sqft max.
	Width	Sign - 6 foot max.
	Height	Sign - 6 foot max.
	Depth / Projection	N/A
	Clearance	N/A
	Apex	Sign - 8 foot max.
	Letter Height	N/A



PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

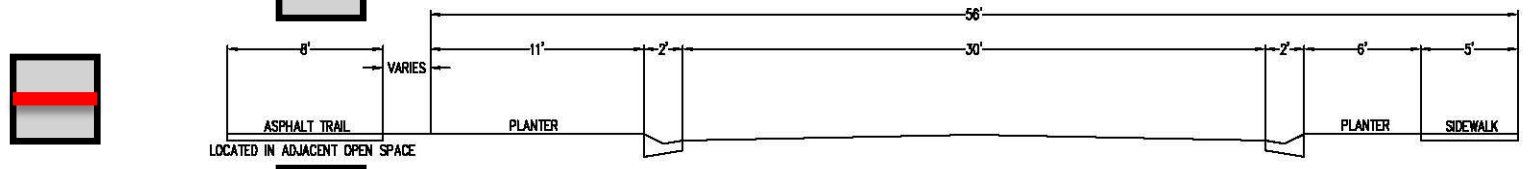


56' LOCAL STREET CROSS-SECTION



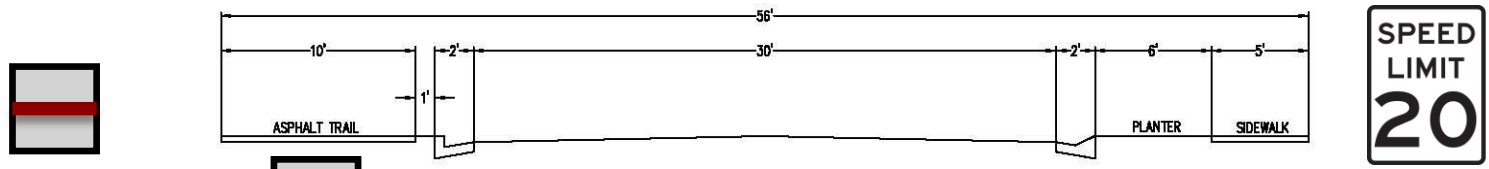
NOTE: STREET TREES WILL BE PLACED ON THE ADJACENT CHURCH PROPERTY

56' LOCAL STREET CROSS-SECTION WITH TRAIL ON LAKEVIEW DR.

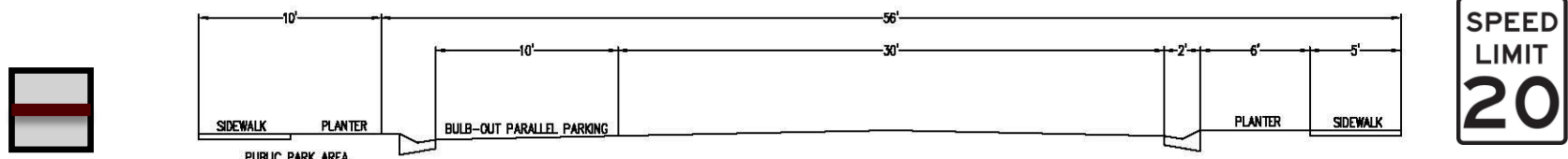


LOCATED IN ADJACENT OPEN SPACE

56' LOCAL STREET CROSS-SECTION WITH TRAIL ON 400 SOUTH



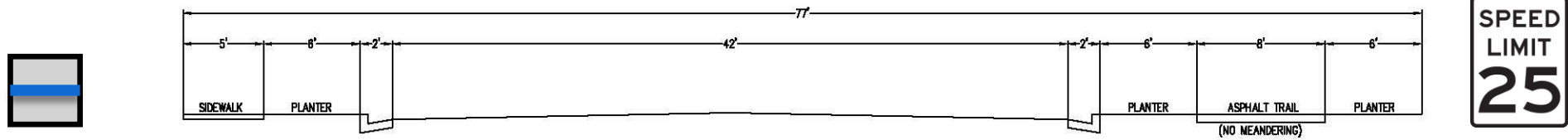
56' LOCAL STREET CROSS-SECTION WITH LAKESIDE TRAIL



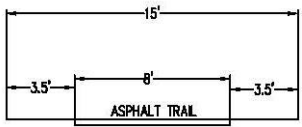
PUBLIC PARK AREA

56' LOCAL STREET CROSS-SECTION WITH BULBOUT PARKING ADJACENT TO PARK

* Parking attributable to this cross section is for the direct purpose of serving the adjacent park(s)



77' PARKWAY STREET CROSS-SECTION



TRAIL CROSS-SECTION



LANE LN-30-20	
TYPE	Lane/Alley
MOVEMENT	Yield
DESIGN SPEED	15 MPH
R.O.W. WIDTH	30'
PAVEMENT WIDTH	20' (TBD)
TRAFFIC FLOW	2-way
NO. OF PARKING LANES	None
CURB TYPE	Flat
CURB RADIUS	5'
PLANTER WIDTH	5'
PLANTER TYPE	Continuous
PLANTING PATTERN	N/A
TREE TYPE	N/A
STREETLIGHT TYPE	TBD
STREETLIGHT SPACING	TBD
BIKEWAY TYPE	N/A
BIKEWAY WIDTH	N/A
SIDEWALKS	N/A
SIDEWALK WIDTH	N/A
SETBACK ENCROACHMENT	Prohibited



Rear Lane



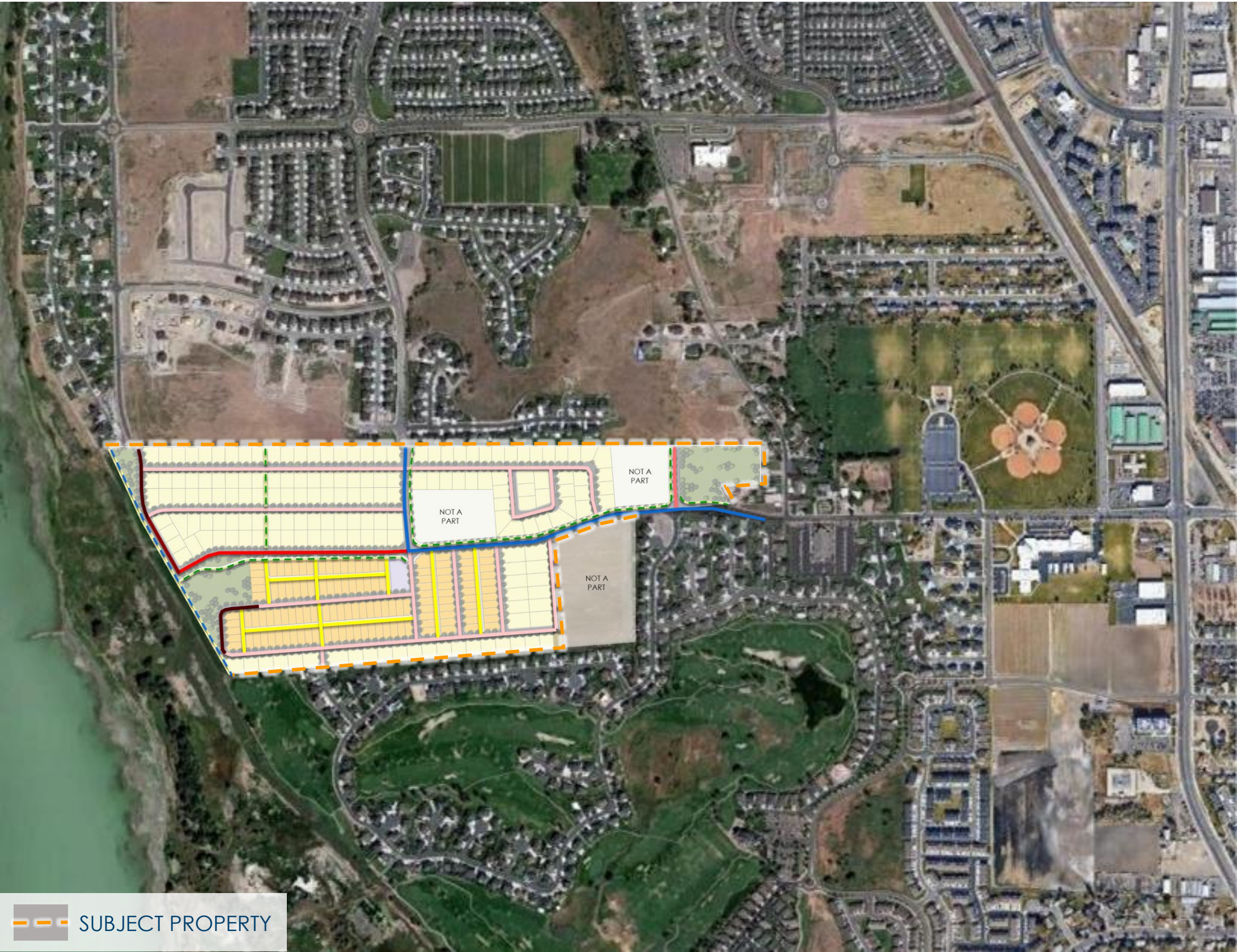
PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN



* On-street public parking is allowed on all streets except for Rear Lanes.

PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

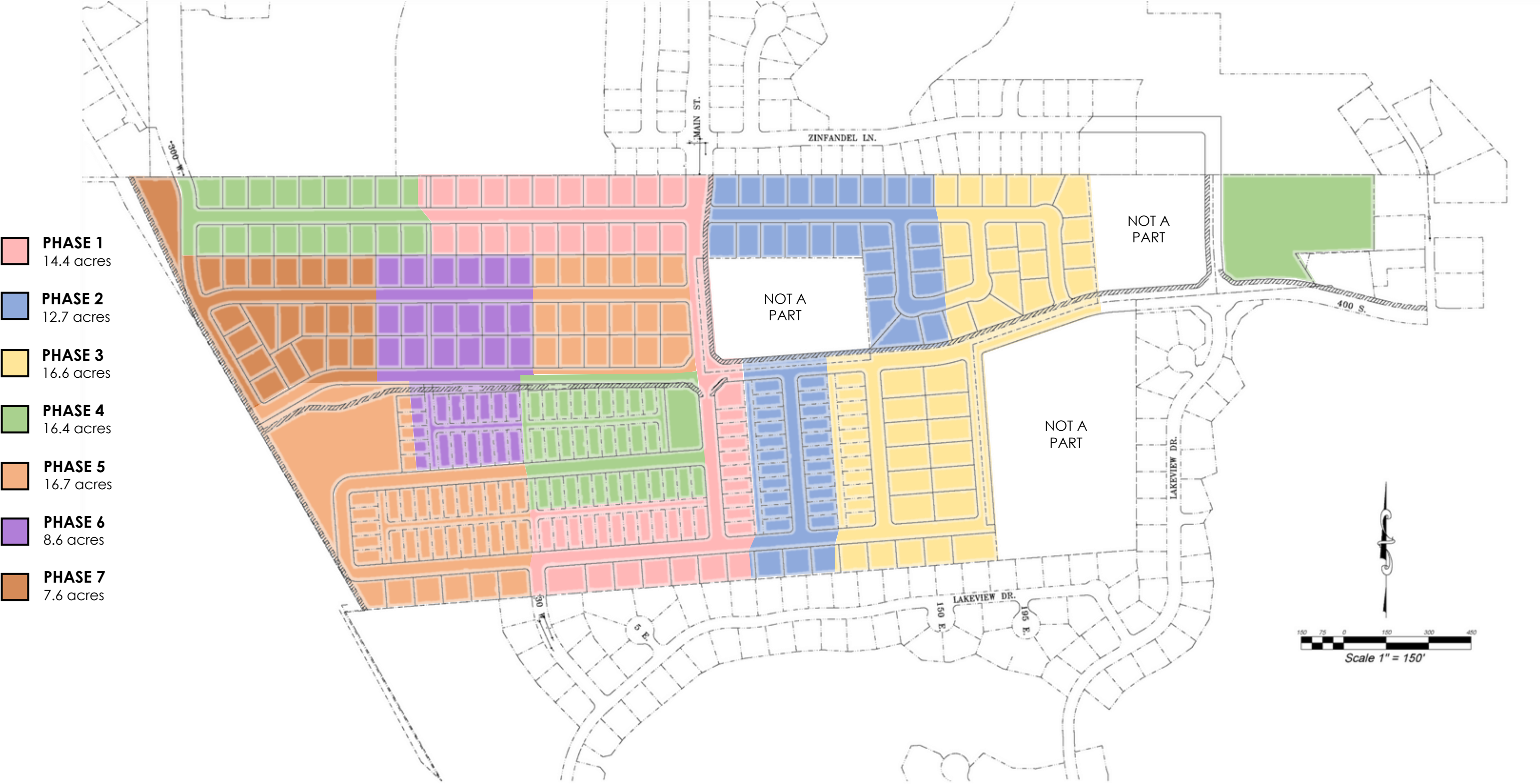
-  Parkway Street
-  Local Street
-  Local Street
-  Local Street
-  Local Street
-  Local Street
-  Rear Lane
-  Multi-Use Trail
-  Lakeside Trail



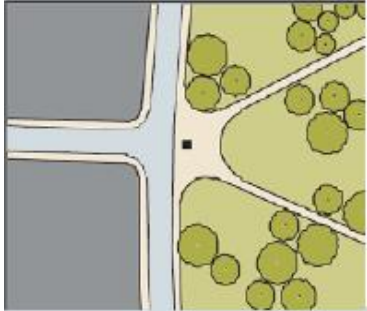
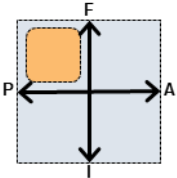
CHARACTER AND THEME PLAN: STREET NAMING PLAN

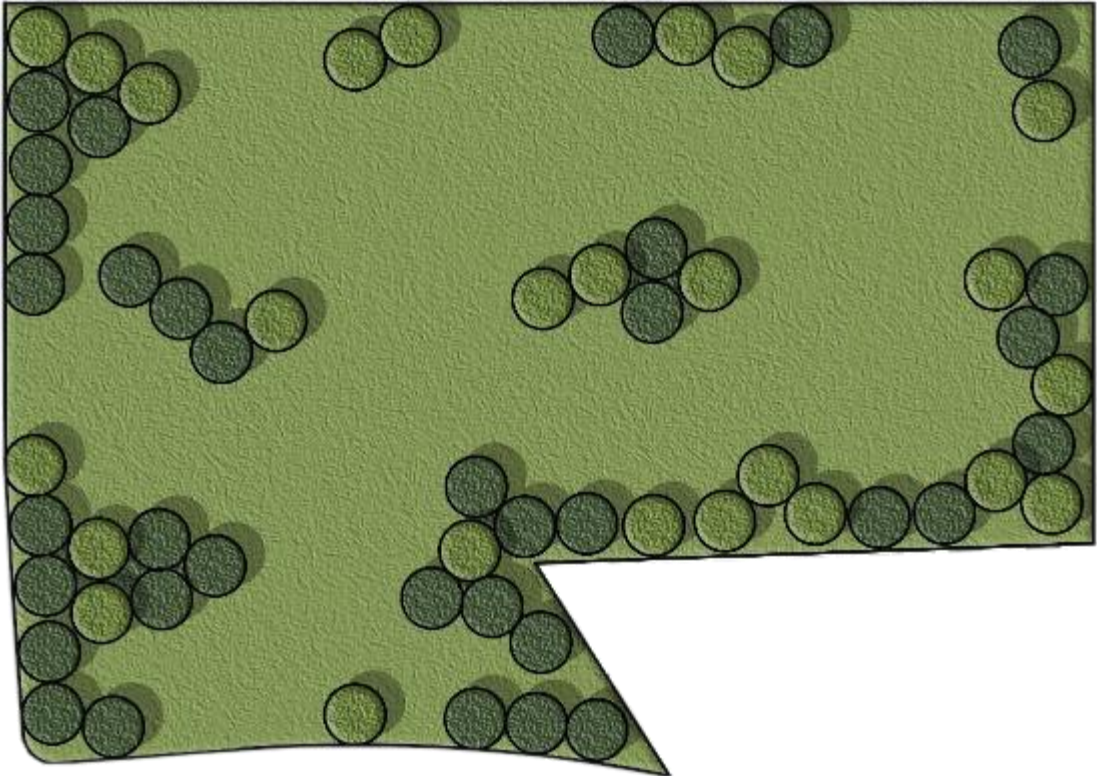


PRELIMINARY PHASING PLAN



OPEN SPACE PLAN

CIVIC OPEN SPACE TYPE	ENTRANCE PARK
DIAGRAM	
DESCRIPTION	Formal delineation of a residential community entrance through landscaping and monumentation. It provides passive uses and creates neighborhood identity
SERVICE AREA	1/2 mile to 2 mile radius
SIZE	Up to 5 acres
FRONTAGE	Building
TYPICAL FACILITIES	Recreation, accessory structures, water fountains, paths and trails
DISPOSITION AND USAGE	Formal, Passive 

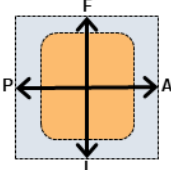


Park Programming

- Playground
- Pavilion
- Maintenance and restroom facility
- Bike station and inverted U bike racks at both parks

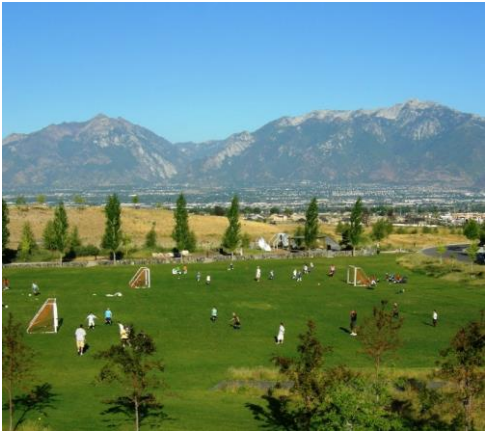
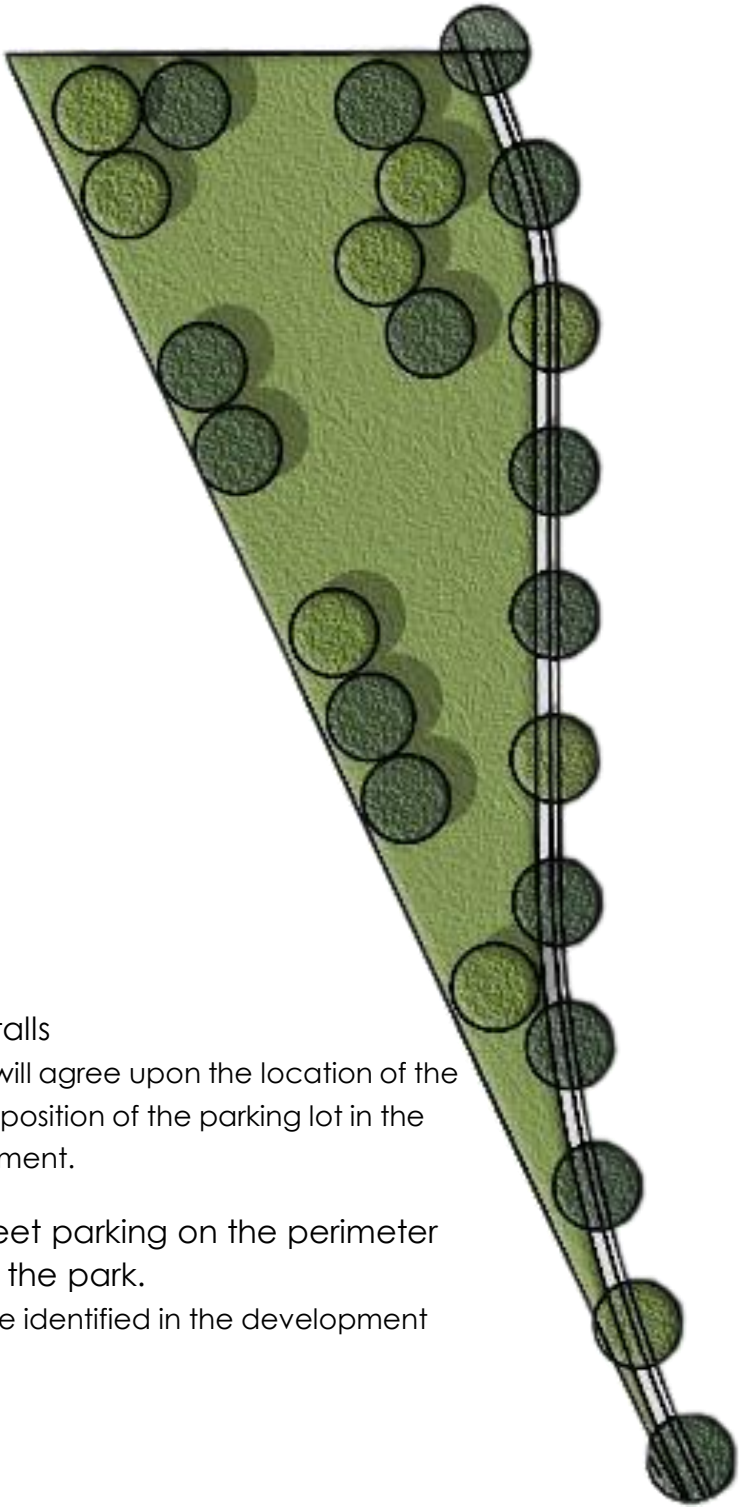


OPEN SPACE PLAN

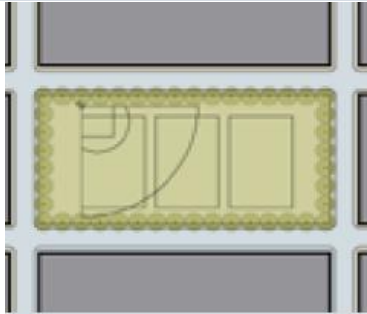
CIVIC OPEN SPACE TYPE	NEIGHBORHOOD PARK
DIAGRAM	
DESCRIPTION	The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. The focus is on informal active and passive recreation. The park should be centrally located within the neighborhood. Frequently these parks are developed adjacent to civic uses such as an elementary school.
SERVICE AREA	1/4 to 1/2 mile radius
SIZE	0.5 to 2 acres
FRONTAGE	Building
TYPICAL FACILITIES	Recreation, accessory structure, water fountains, paths and trails
DISPOSITION AND USAGE	Formal, Informal, Active, or Passive 

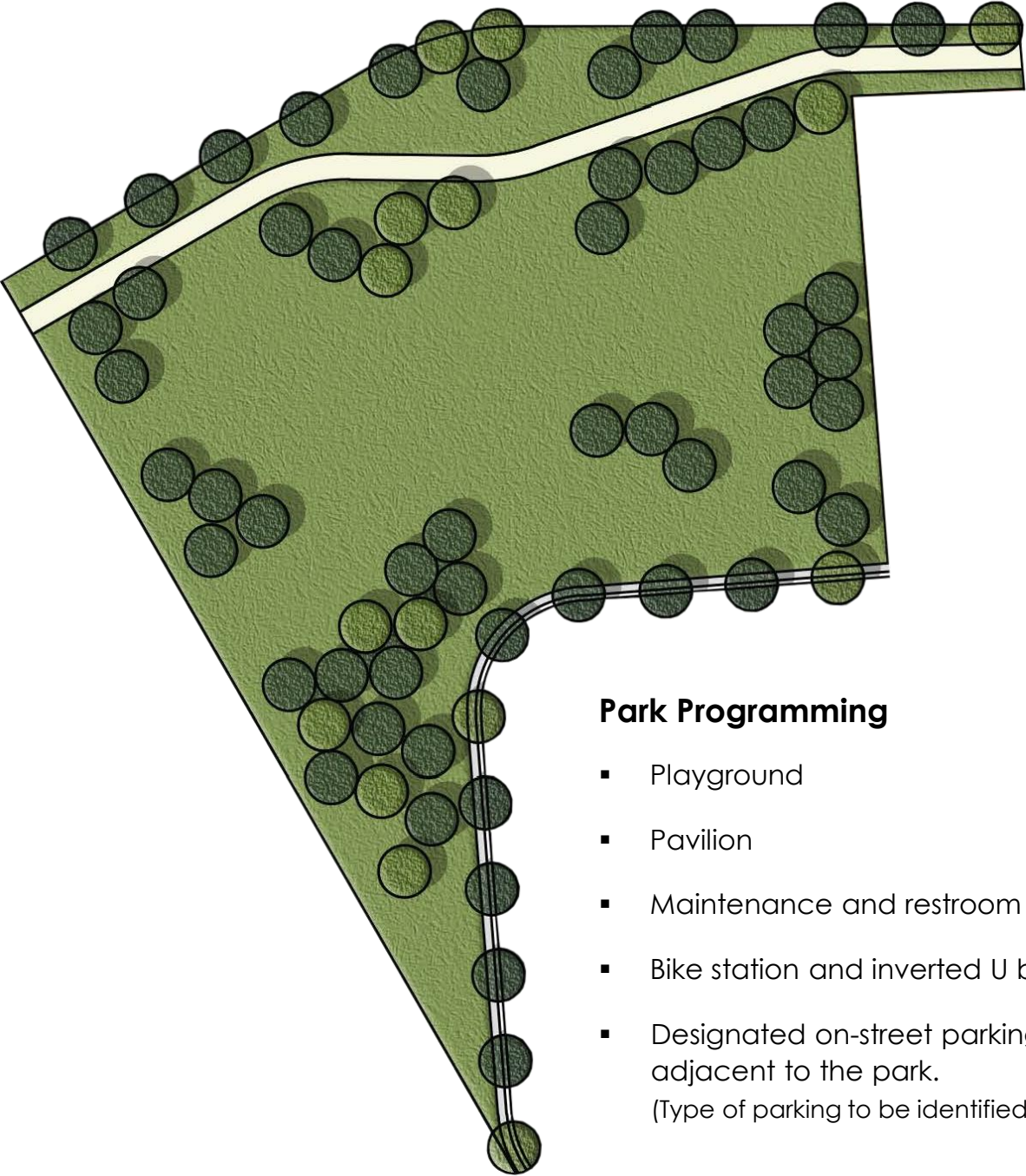
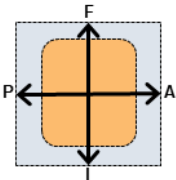
Park Programming

- Up to 14 parking stalls
Developer and City will agree upon the location of the entrance to and the position of the parking lot in the Development Agreement.
- Designated on-street parking on the perimeter roads adjacent to the park.
(Type of parking to be identified in the development agreement)



OPEN SPACE PLAN

CIVIC OPEN SPACE TYPE	COMMUNITY PARK
DIAGRAM	
DESCRIPTION	The focus of this park classification is on meeting community based recreational needs, as well as preserving unique landscapes and open spaces. They allow group activities and offer other recreational opportunities not feasible at the neighborhood level. They should be developed for both active and passive recreation activities and serve two or more neighborhoods. Regardless of size, parks will be deemed Community Parks if they provide restroom facilities, parking lots, or other amenities that would service patrons who travel to the park.
SERVICE AREA	1/2 to 2 mile radius
SIZE	2 to 5 acres
FRONTAGE	Building
TYPICAL FACILITIES	Recreation, accessory structure, water fountains, paths and trails
DISPOSITION AND USAGE	Formal, Informal, Active, or Passive



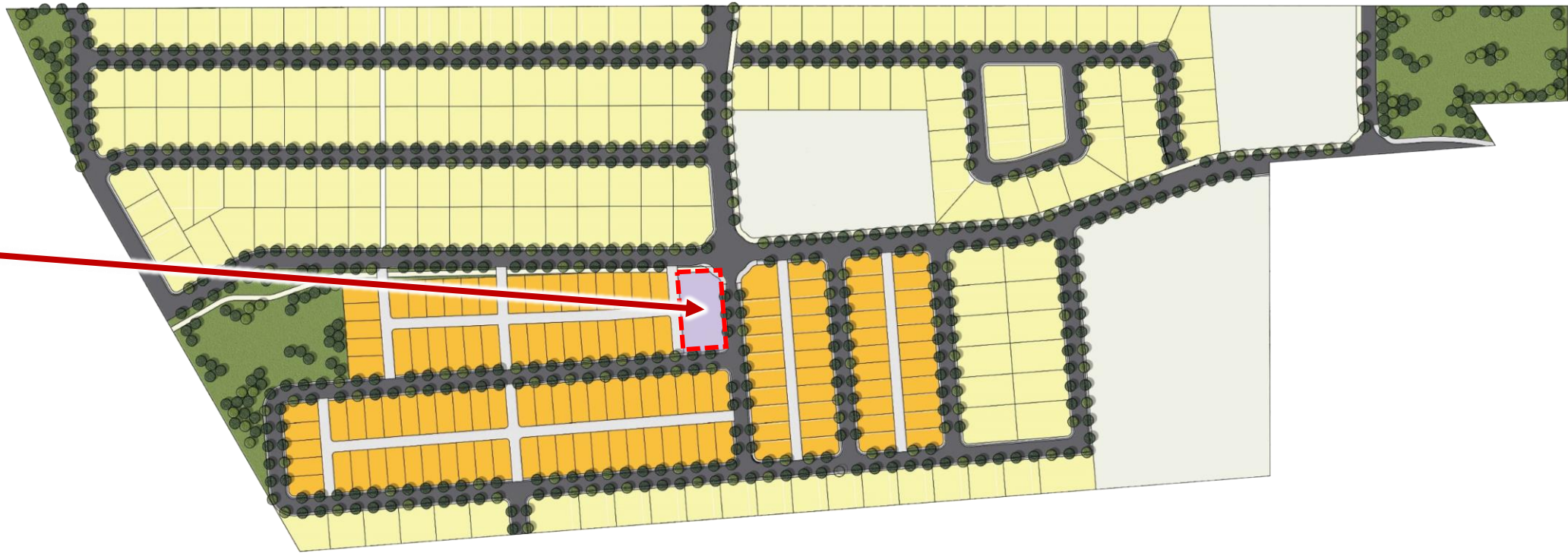
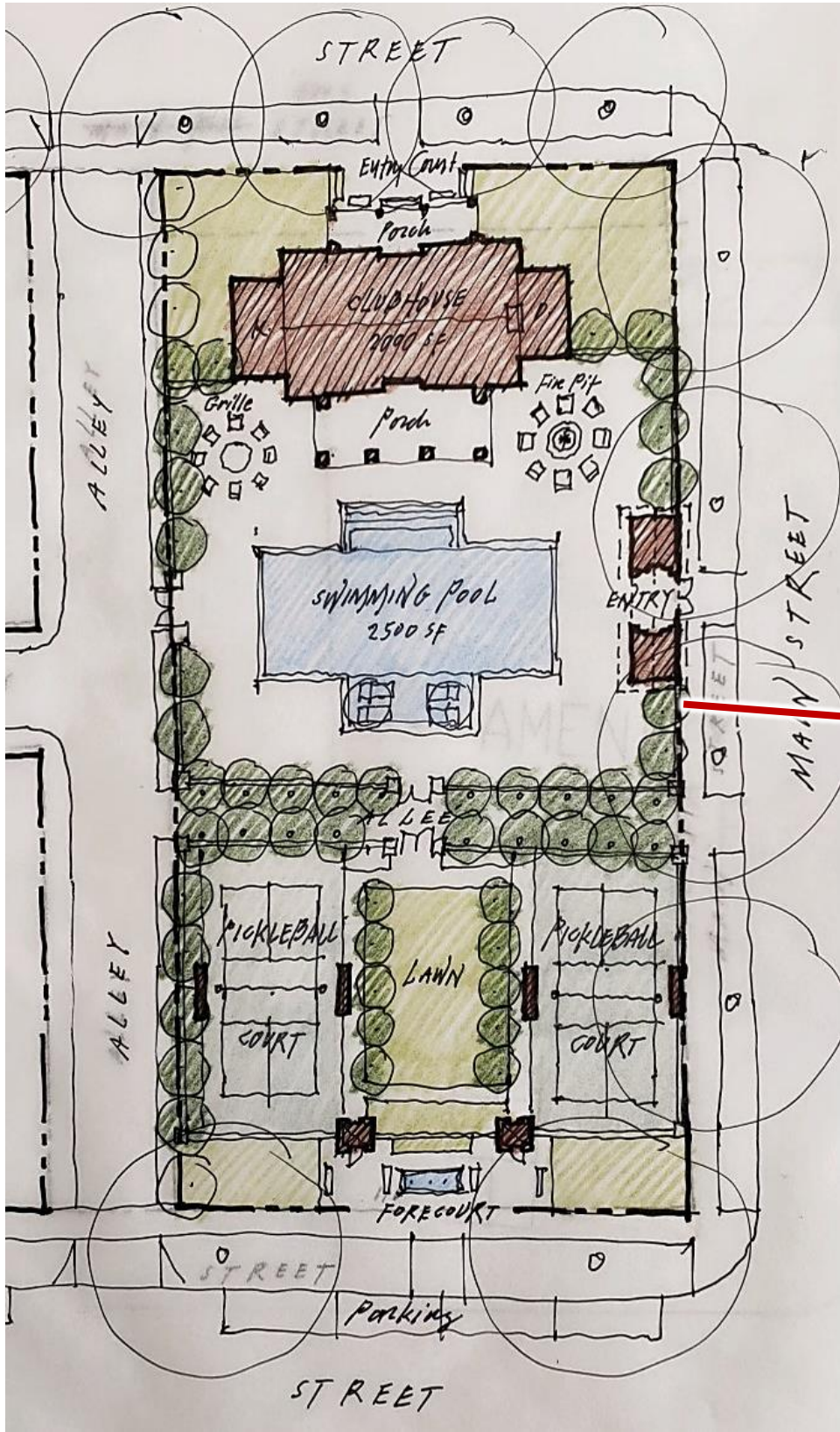
Park Programming

- Playground
- Pavilion
- Maintenance and restroom facility
- Bike station and inverted U bike racks
- Designated on-street parking on the perimeter roads adjacent to the park.
(Type of parking to be identified in the development agreement)



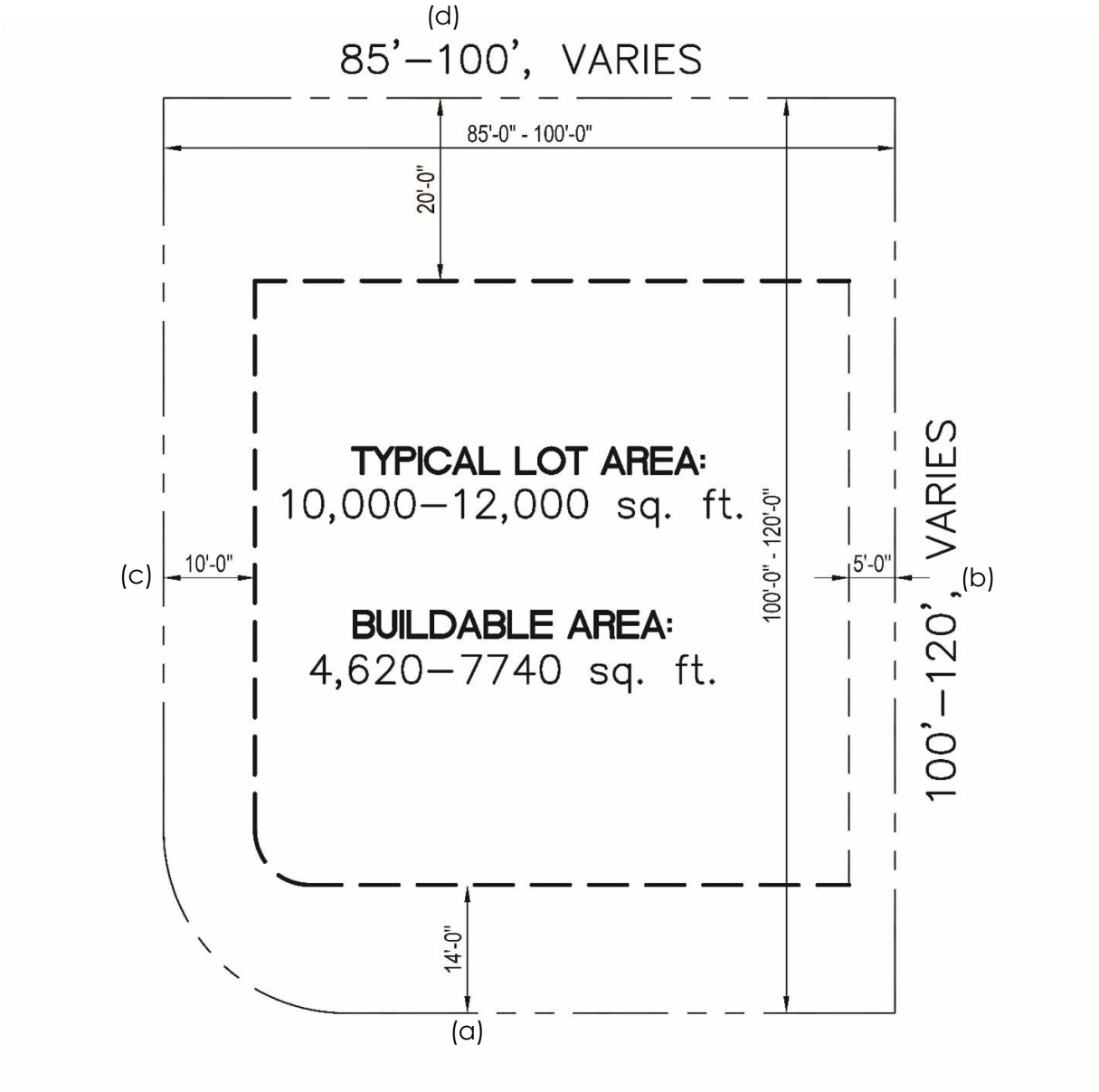
NEIGHBORHOOD AMENITIES

COTTAGE LOTS

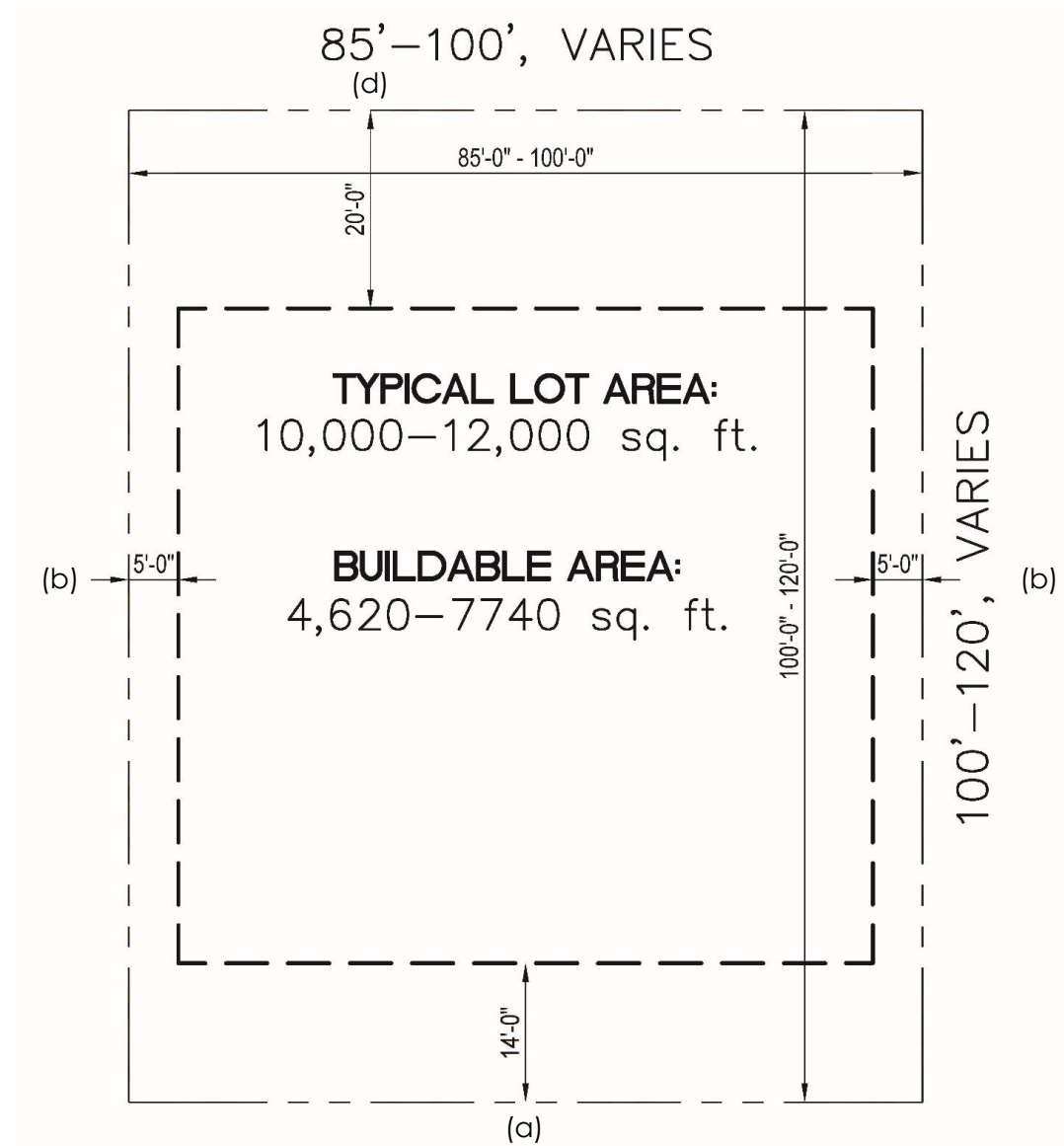


LOTING PLAN: ESTATE LOTS

ESTATE LOTS	
BUILDING CONFIGURATION	
Building Height	2 stories max.
Lot Coverage	60% max.
Lot Frontage	85 – 100 ft.
Lot Depth	100 - 120 ft.
Off-Street Parking	4 stalls
SETBACKS	
(a) Front Setback	14 ft. min.
(b) Side Setback (interior)	5 ft. min.
(c) Side Setback (corner)	10 ft. min.
(d) Rear Setback	20 ft. min.



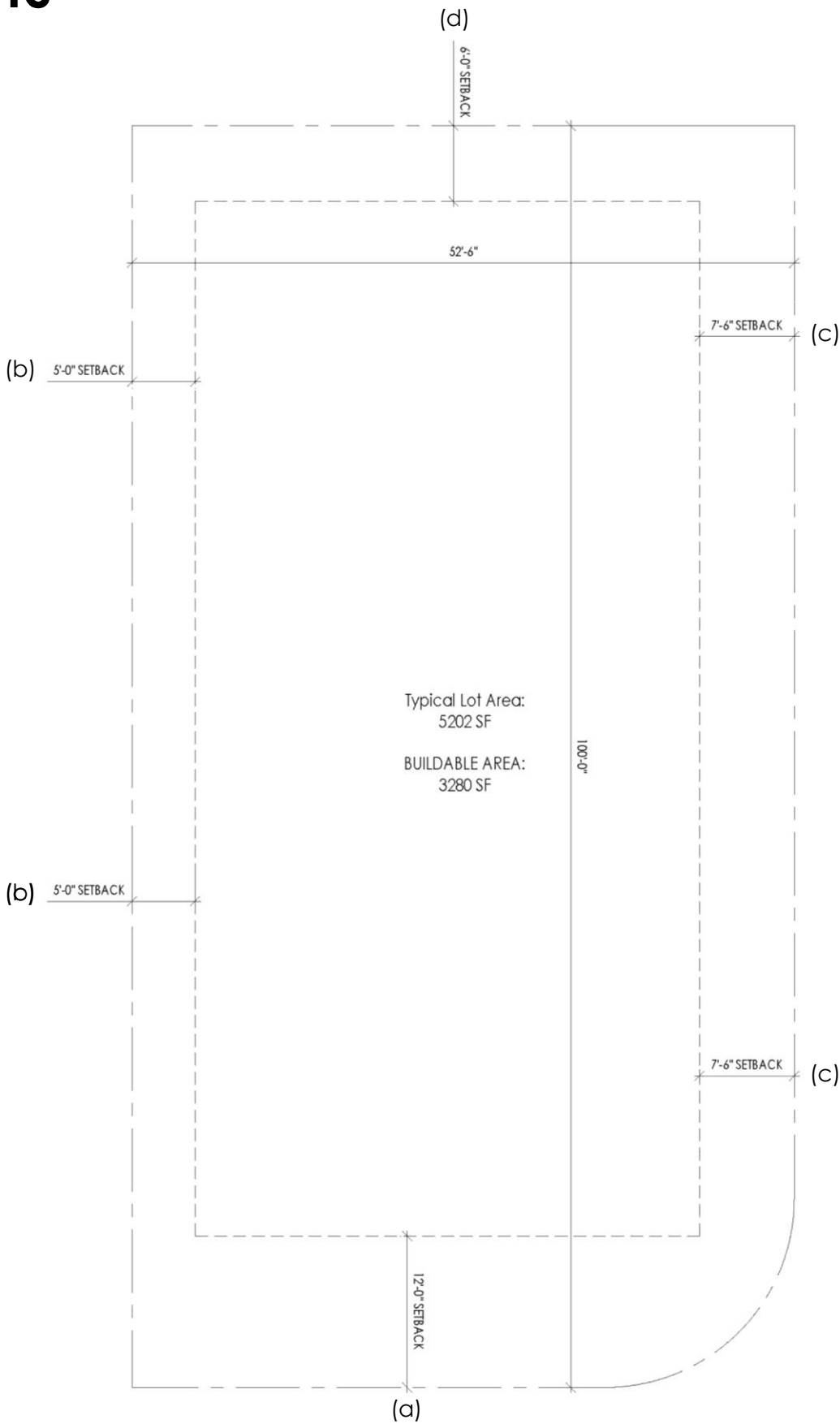
CORNER LOT



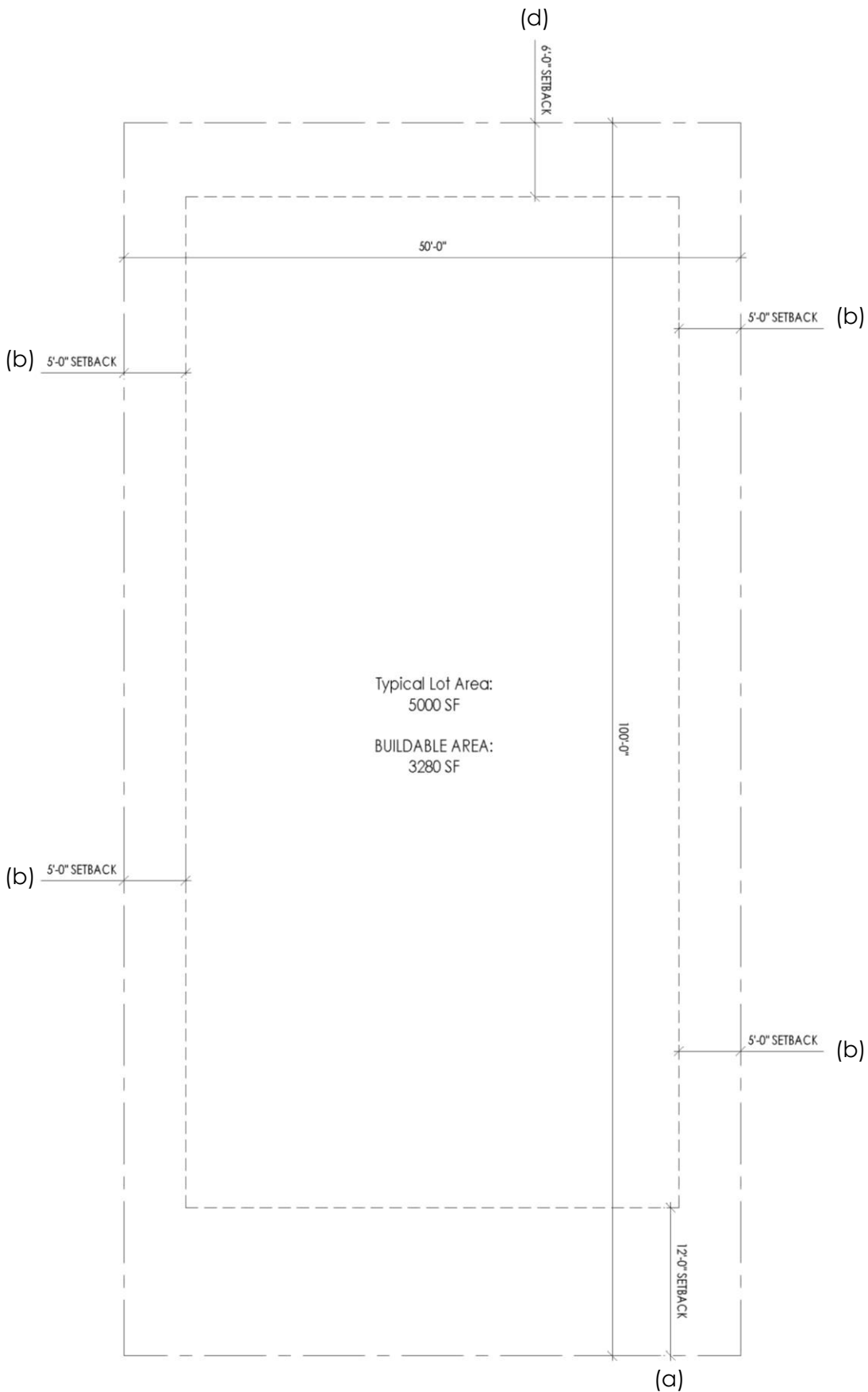
INTERIOR LOT

LOTTING PLAN: COTTAGE LOTS

COTTAGE LOTS	
BUILDING CONFIGURATION	
Building Height	2 stories max.
Lot Coverage	80% max.
Lot Frontage	45 - 61 ft.
Lot Depth	100 - 130 ft.
Off-Street Parking	3 stalls
SETBACKS	
(a) Front Setback	12 ft. min.
(b) Side Setback (interior)	5 ft. min.
(c) Side Setback (corner)	7.5 ft. min.
(d) Rear Setback	6 ft. min.

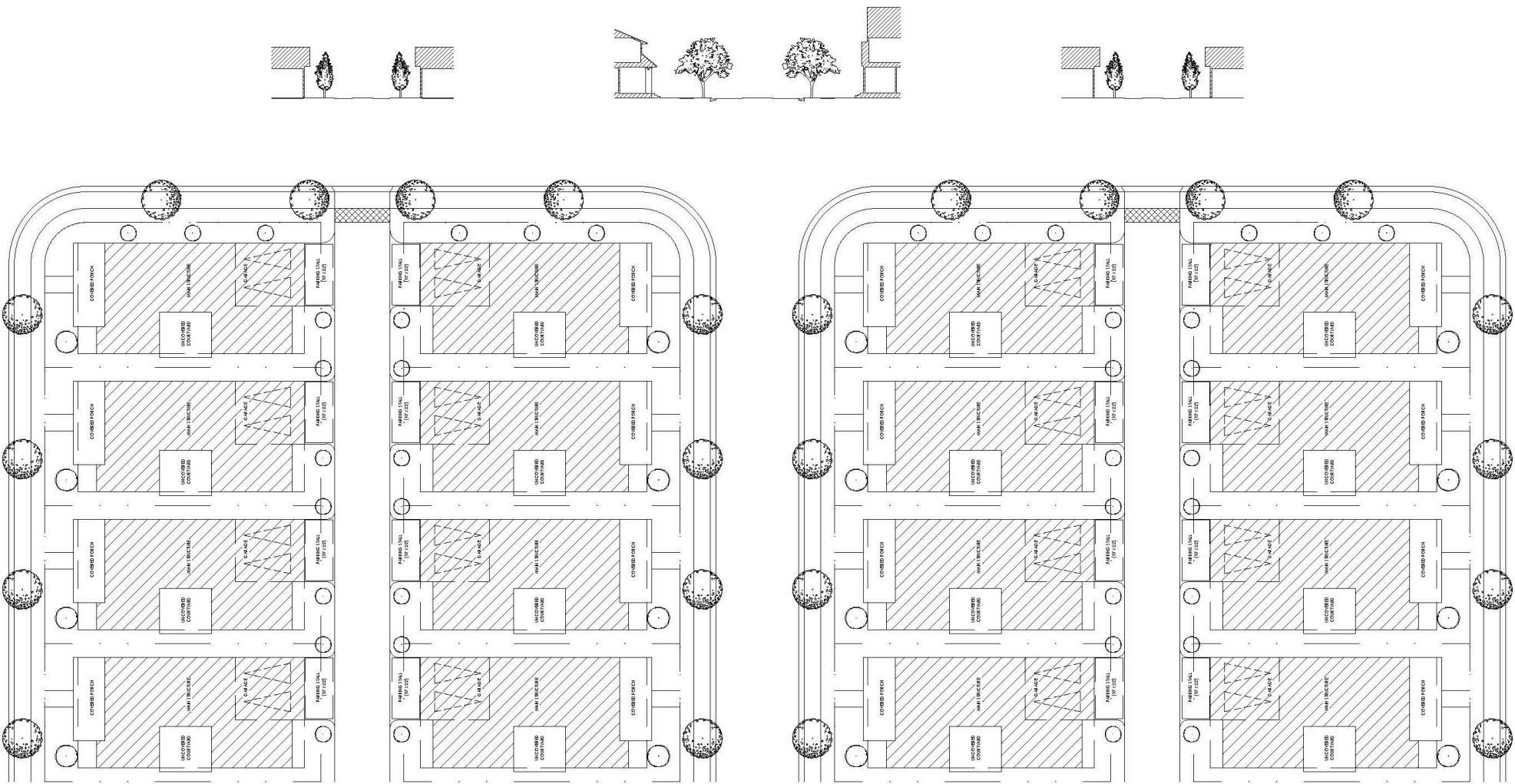


CORNER LOT

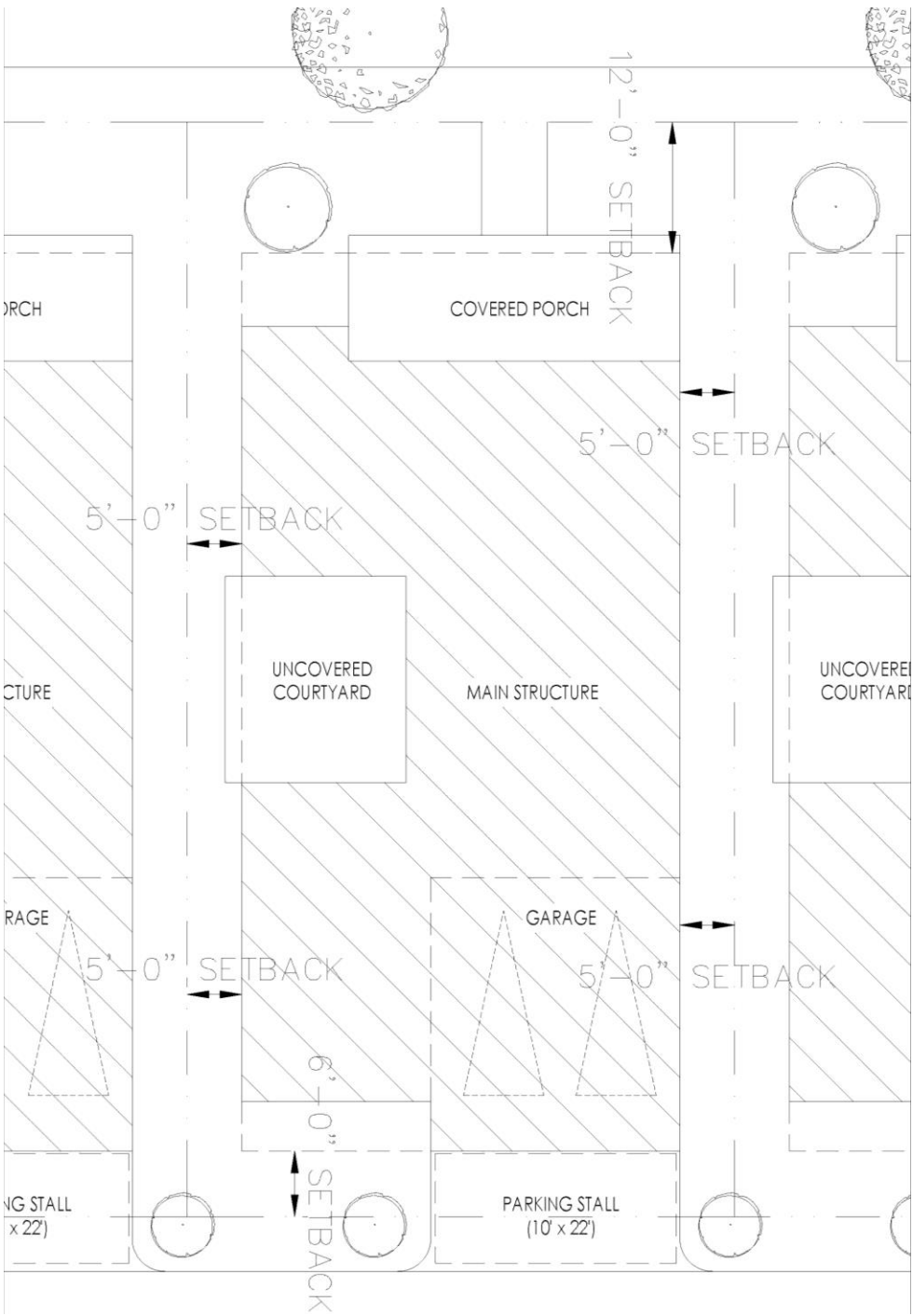


INTERIOR LOT

PARKING PLAN: COTTAGE LOTS



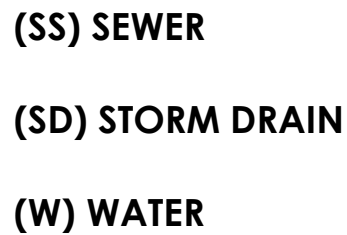
BLOCK LAYOUT



LOT LAYOUT

Description	Units	Stalls/Unit	Total Stalls
Parking provided	127	3.0	381.0
Parking required	127	2.5	317.5
Excess parking		0.5	63.5

CONCEPTUAL UTILITY PLAN

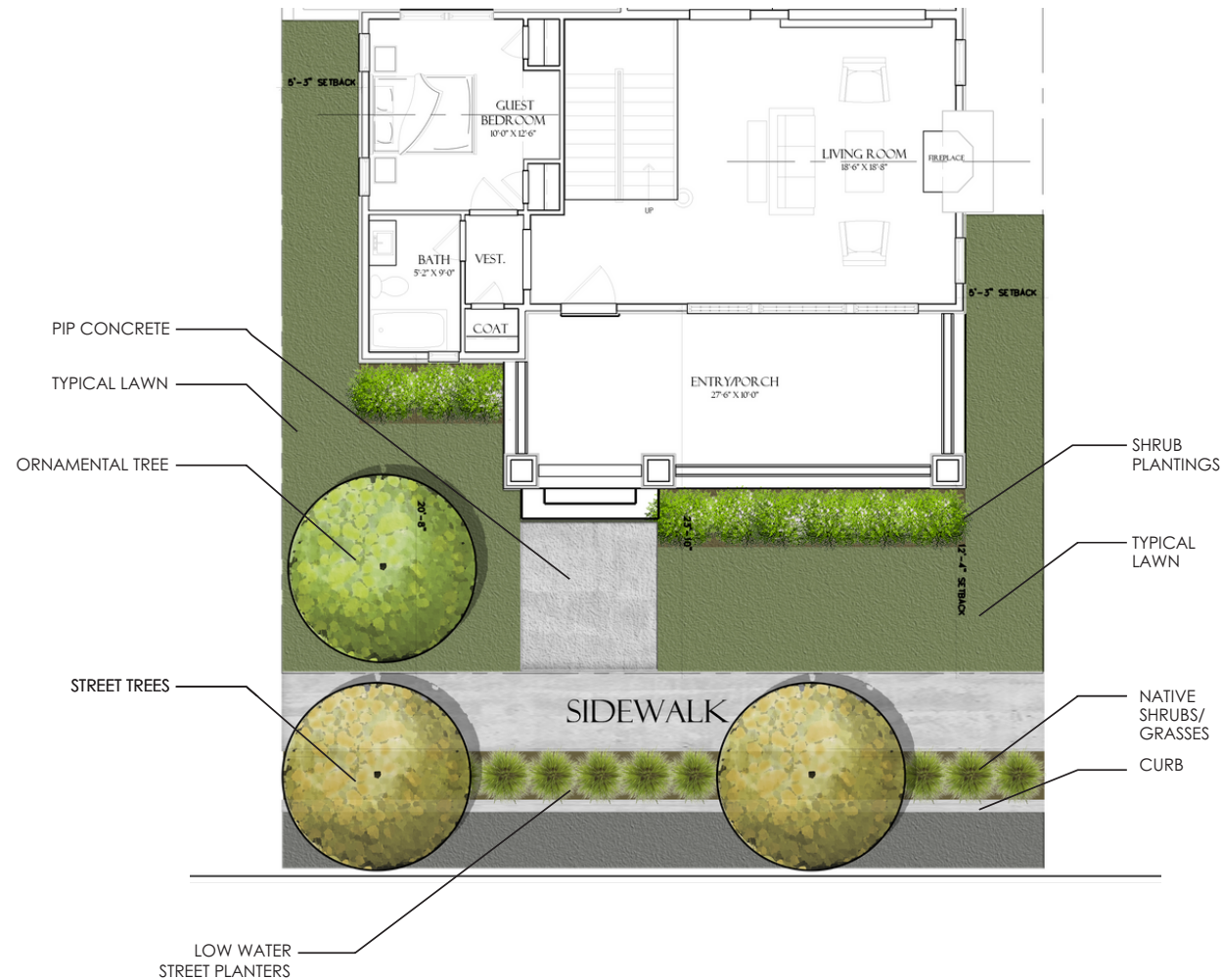


The City and Developer will agree in the Development Agreement upon the detailed phasing and timing of utilities, which phasing shall be consistent with the Phasing Plan in the Neighborhood Plan

Traditional, Low Maintenance

- Utilize native, drought tolerant, or low maintenance shrubs for front hedges.
- Install turf that is suited for walking/playing and is adapted to arid Intermountain West conditions.
- Utilize efficient irrigation systems with elements such as drip lines, smart controllers, or scheduled watering.
- Utilize waterwise principles where possible for plantings.

Typical Front Yard Plan w/ Streetscape - Option 2



Traditional, Low Maintenance w/Waterwise Sod

- Utilize native, drought tolerant, or low maintenance shrubs for front hedges.
- Install waterwise lawn that is suited for walking/playing and is adapted to arid Intermountain West conditions.
- Utilize efficient irrigation systems with elements such as drip lines, smart controllers, or scheduled watering.
- Utilize waterwise principles where possible for plantings.

Typical Front Yard Plan w/ Streetscape - Option 2b

