



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

**MIDVALE PLANNING AND ZONING COMMISSION MEETING
AGENDA
JULY 27, 2016**

**WORKSHOP MEETING
ALEXANDER DAHL CONFERENCE ROOM
6:30 PM**

- STAFF BRIEFING OF AGENDA ITEMS AND UPDATES

**GENERAL SESSION
COUNCIL CHAMBERS
7:00 PM**

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING(S)

1. REZ-27-01-201-057 & 058; WATCHMAN/DRAPER REZONE; 179-189 WEST 8600 SOUTH; REZONE FROM REGIONAL COMMERCIAL TO SINGLE FAMILY RESIDENTIAL (SF-1); LAWRENCE WATCHMAN AND DAVID DRAPER (APPLICANTS)
2. TXT-16-04; TEXT AMENDMENT TO CLARIFY LANGUAGE FOR PARKING AND LANDSCAPING REQUIREMENTS ASSOCIATED WITH SINGLE FAMILY AND DUPLEX LOTS IN THE SF-1, SF-2, RM-12 AND RM-25 ZONES; CITY STAFF (APPLICANT)

ACTION ITEM(S)

3. CONSIDERATION OF PROPOSED MIDVALE CITY GENERAL PLAN 2016; CITYWIDE; RECOMMENDATION TO CITY COUNCIL; LOGAN SIMPSON DESIGN INC. (CONSULTANT)
4. SSMP-21-26-476-112 (FORMERLY -001); FOUNDERS POINT SINGLE FAMILY RESIDENTIAL (FORMERLY KIMPTON SQUARE); SMALL SCALE MASTER PLAN AMENDMENT TO ADD HOUSING MODELS TO PROJECT; BINGHAM JUNCTION ZONE/SILVER REFINERY OVERLAY; TODD AMBERRY/CENTURY COMMUNITIES (APPLICANT)

MINUTES

5. REVIEW AND APPROVE MINUTES OF APRIL 27, 2016; MAY 11, 2016; MAY 25, 2016; JUNE 8, 2016; JUNE 22, 2016; AND JULY 13, 2016

ADJOURN

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

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

Lesley Burns, City Planner

Dated this 21st Day of July, 2016

Midvale City
Department of Community Development
Planning and Zoning

Planning and Zoning Commission Staff Report

APPLICATION: Watchman/Draper Rezone

LOCATION: 179-189 West 8600 South

APPLICANT: Lawrence Watchman and David Draper

FILE #: REZ-27-01-201-057 & 058

REQUEST: Rezone

MEETING DATE: July 27, 2016

ZONING DESIGNATION: Regional Commercial (RC)

AUTHOR: Lesley Burns, City Planner

APPLICABLE ORDINANCE (S): 17-3-1

AGENDA #: 1

SUMMARY:

The applicants, Lawrence Watchman and David Draper, are requesting that their two properties located at 179 and 189 West 8600 South be rezoned from Regional Commercial (RC) to Single Family Residential (SF-1). These properties each have a single family house and are each approximately 0.30 acres in size. The applicants are making this request in order to have zoning that matches the existing use on the properties, and to be able to make residential improvements.

Under Section 17-3-1 of the Zoning Ordinance, the Planning Commission may recommend, and the City Council may grant, a rezoning application if it determines the rezoning is consistent with the goals and policies of the Midvale City General Plan, and the following:

1. The proposed rezoning is necessary either to comply with the Midvale City General Plan Proposed Land Use Map, or to provide land for a community need that was not anticipated at the time of the adoption of the Midvale City General Plan;
2. Existing zoning was either the result of a clerical error or a mistake of fact, or that it failed to take into account the constraints on development created by natural characteristics of the land, including but not limited to steep slopes, floodplain, unstable soils, and inadequate drainage; or
3. Land surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changed character of the area.

The General Plan Proposed Land Use Map designates these properties as a low density residential use. The current RC zoning designation is not consistent with the General Plan Proposed Land Use Map; the proposed rezone to SF-1 would make the zoning on the properties consistent with the current land use designation. The property directly east, although zoned RC, is currently being used as single family residential. The property directly west has been recently rezoned to SF-1. With the exception of the properties to the west of 193 West 8600 South, 8600 South is primarily a single family residential neighborhood west of the canal near State Street to Harrison Street. 8600 South functions and is designed as a neighborhood road. The location is not conducive to most commercial uses with its lack of visibility and traffic. It is better suited for a residential type development.

The Planning Commission will need to consider the appropriateness of the rezone request, and forward a recommendation to the City Council for its consideration. The City Council will make a final decision on this legislative request.

STAFF RECOMMENDATION:

Based on compliance with the Midvale City General Plan and existing development in the area, Staff recommends that the property at 193 West 8600 South be rezoned from Regional Commercial (RC) to Single Family Residential (SF-1).

RECOMMENDED MOTION:

“Based on compliance with the Midvale City General Plan and existing development in the area and on these properties, I move that we forward a positive recommendation to the City Council to rezone the properties at 179 and 189 West 8600 South from Regional Commercial (RC) to Single Family Residential (SF-1).”

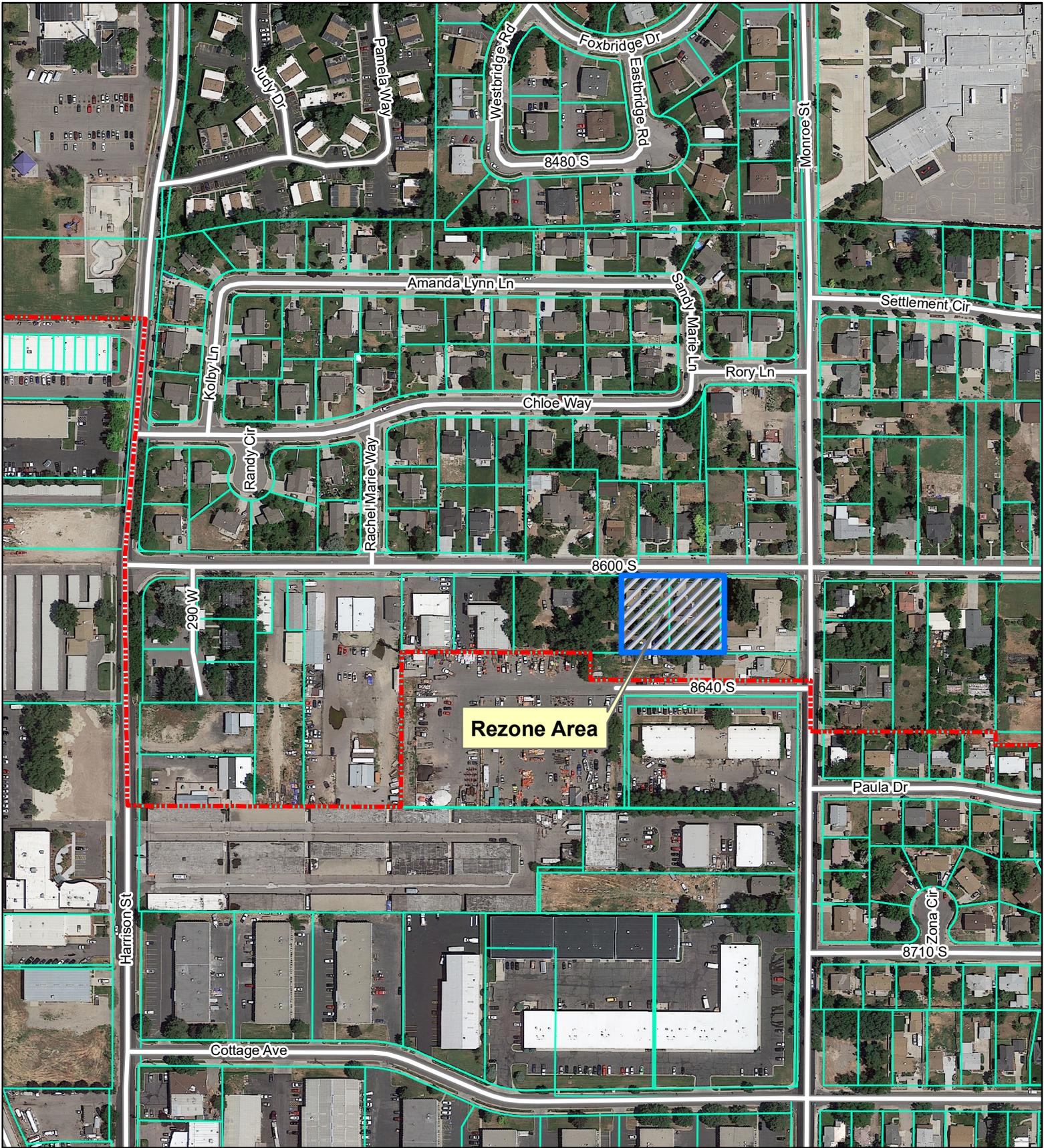
ADJACENT LAND USES:

- North:** SF-1 (residential)
- South:** Sandy City (commercial)
- East:** RC (residential)
- West:** SF-1 (residential)

ATTACHMENTS:

- Vicinity Map
- General Plan Proposed Land Use Map
- Zoning Map

PUBLIC NOTICE: No Yes



179-189 West 8600 South

FIGURE 4-6



MIDVALE CITY

MIDVALE CITY GENERAL PLAN

PROPOSED LAND USE MAP

LEGEND

- RESIDENTIAL (LOW)
- RESIDENTIAL (MEDIUM)
- RESIDENTIAL (HIGH)
- RESIDENTIAL (MOBILE HOME PARK)
- OFFICE
- MIXED USE
- COMMERCIAL
- GOVERNMENT AND PUBLIC AGENCIES
- HEALTH FACILITIES
- SCHOOLS
- CHURCHES
- PARKS AND OPEN SPACE
- INDUSTRIAL
- UTILITY
- SEE ALTERNATIVES FOR PROPOSED LAND USE
- APPROXIMATE POSSIBLE REDEVELOPMENT AREAS
- CIVIC CENTER/TOWN CENTER

- EXISTING TRAX STATION
- PROPOSED TRAX STATION AND 1/4 MILE TRANSIT ORIENTED DEVELOPMENT POTENTIAL

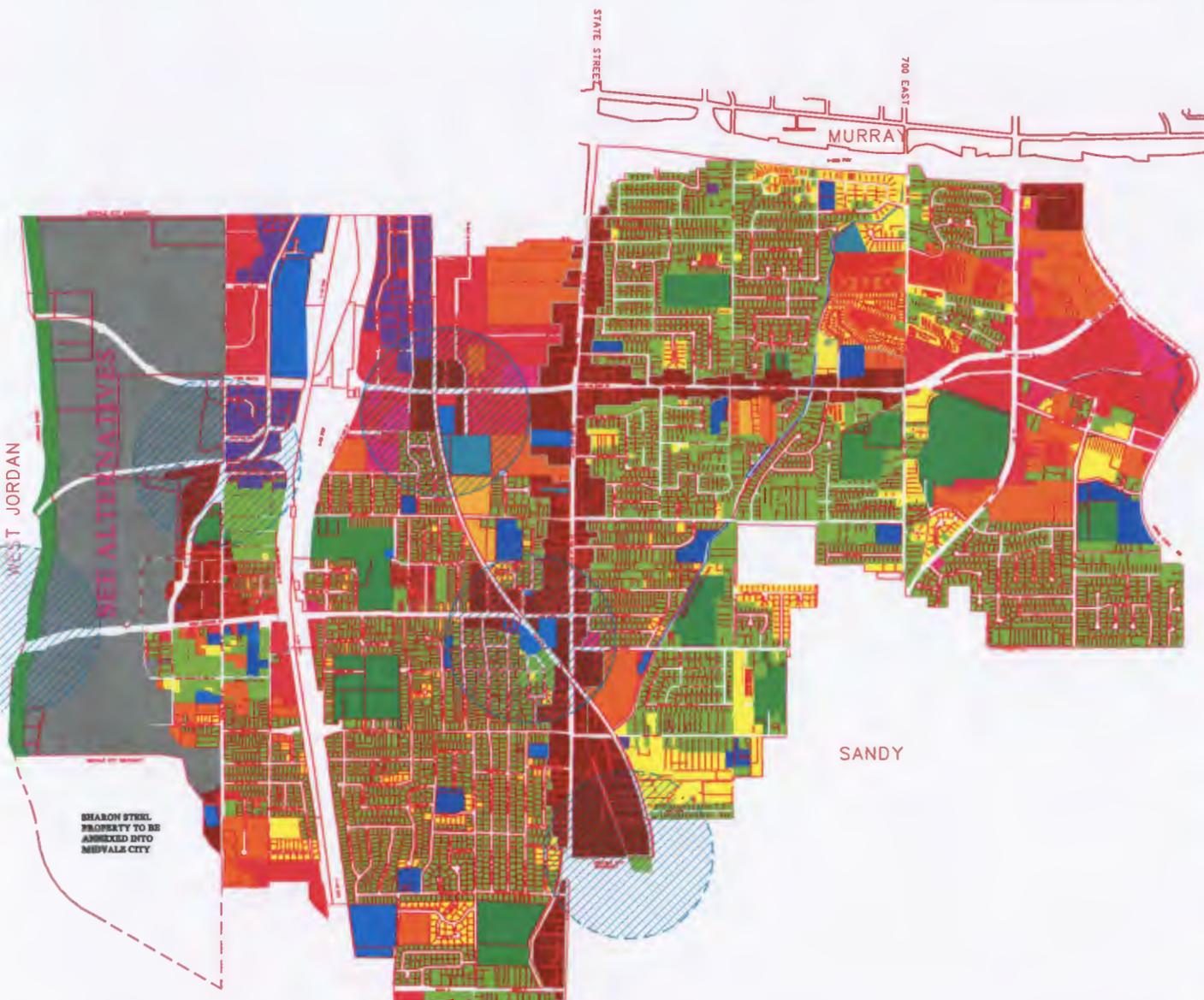


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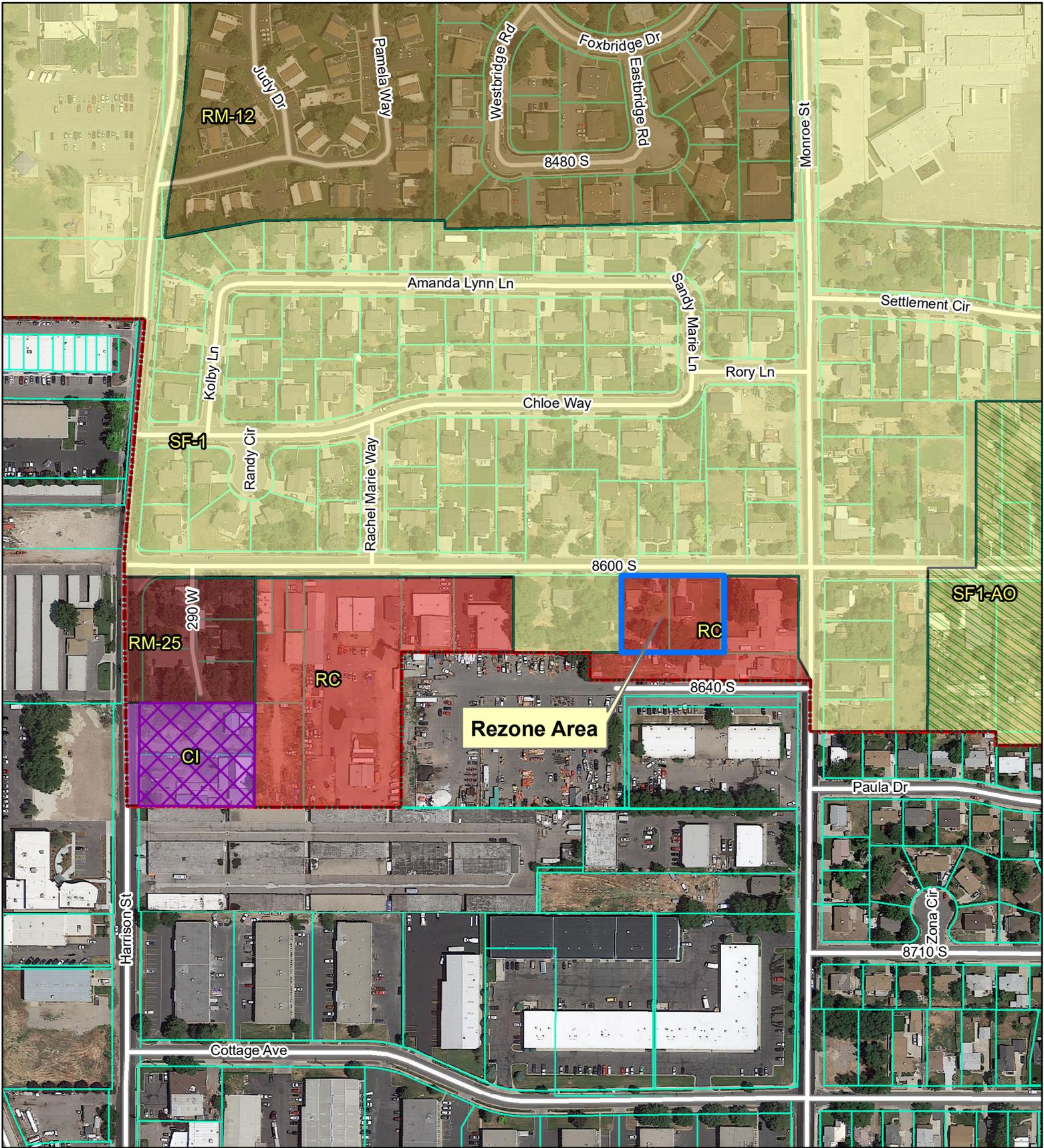


LANDMARK LANDMARK ARCHITECTURE AND ARTS PLANNING

DESIGN 2004 BRUNNEN DRIVE
SUITE 1000
SANDY, UT 84070
PHONE (801) 476-8800
FAX (801) 476-8800



Rezone Area



179-189 West 8600 South

Midvale City
Department of Community Development
Planning and Zoning

Planning and Zoning Commission Staff Report

APPLICATION: Zoning Ordinance Text Amendment – Clarify language for parking and landscaping requirements for single family and duplex lots

LOCATION: SF-1; SF-2; RM-12 and RM-25 Zone Districts

APPLICANT: City Staff

FILE #: TXT-16-04

REQUEST: Text Amendment

MEETING DATE: July 27, 2016

ZONING DESIGNATION: SF-1; SF-2; RM-12 and RM-25 Zone Districts

AUTHOR: Lesley Burns, City Planner

APPLICABLE ORDINANCE (S): 17-7-1; 17-7-2; 17-7-3; 17-7-4

AGENDA #: 2

SUMMARY:

After receiving some comments from Midvale residents indicating they had trouble understanding where and what improvements are required for parking on single family lots, the City Council requested that Staff review the current language and see if it could be clarified and written to be more easily understood by everyone. In reviewing the current language, Staff found the required information to be in both parking and landscaping subsections with wording that is difficult to follow. To address this issue, Staff has prepared a text amendment to add clarifying language to the parking improvement provision. This provision is included in all four of the City's residential zoning chapters. The intent of this text amendment is to keep the requirements that have been in place, i.e. requiring parking to occur on an improved surface (driveway) with limitations on how much area a driveway can cover to ensure there is a balance of landscaping and hard surface areas in front yards, but make it more understandable. To do this, Staff is suggesting the changes included in Attachment A. To better understand how this proposed language fits into the overall chapter, Staff has included the full text with the proposed changes included.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission considers the proposed amendment, including any public comment received. The Planning Commission can approve the amendment as proposed, make specific changes to the language proposed, or recommend no changes be made to the current ordinance.

RECOMMENDED MOTIONS:

“I move that we forward a recommendation to the City Council to:

Option 1: *clarify the parking and landscape requirements for single family and duplex lots in the SF-1, SF-2, RM-12 and RM-25 zone districts as proposed in Attachment A.”*

Option 2: *clarify the parking and landscape requirements for single family and duplex lots in the SF-1, SF-2, RM-12 and RM-25 zone districts as proposed in Attachment A, but with the following changes:*

1. . . .
2. . . .”

Option 3: *make no changes to the existing ordinance with regard to parking and landscaping requirements for single family and duplex lots.”*

ATTACHMENTS:

- Attachment A – proposed text amendment
- Full text for SF-1 zone with proposed amendments incorporated

PUBLIC NOTICE: No Yes

ATTACHMENT A

SF-1, SF-2, RM-12 and RM-25 Zone Districts – Clarification for Parking and Landscaping Requirements for Single Family and Duplex Lots

Text Additions
Text Deletions

Chapter 17-7-1 SINGLE FAMILY RESIDENTIAL ZONE (SF-1)

17-7-1.4 Development standards.

- E. ~~Parking/Driveway Access.~~ Each lot shall provide two parking spaces in accordance with Section 17-7-1.8 A. ~~a garage or the side or rear yard of the property. The driveway shall have a maximum paved width of twenty feet, or forty percent of the lot frontage, whichever is greater. The driveway may extend an additional ten feet in width behind the sidewalk.~~
- F. ~~Landscaping.~~ Each lot shall be landscaped in accordance with Section 17-7-1.7 A.
- FG. Utilities. Each dwelling must be serviced by a public water and sewer system.

17-7-1.8 Parking.

- A. All residential lots shall provide a minimum of two improved off-street parking spaces for personal automobiles in a driveway, garage or carport, or in the side or rear yard. ~~The driveway shall be paved with concrete or asphalt and shall have a maximum width of twenty feet, or forty percent of the lot frontage, whichever is greater. This measurement shall be taken at the drive approach and sidewalk. The paved driveway may extend an additional ten feet in width behind the sidewalk. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. With the exception of the driveway and approved side yard parking, no other portion of the front or side yards shall be surfaced or used for parking. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. Landscaping areas in front of the dwelling space in excess of the permitted driveway width shall not be surfaced for parking.~~
- B. Storage of individual recreational vehicles (RVs), travel trailers, boat trailers and utility trailers shall occur in an improved off-street location a minimum of five feet behind the sidewalk. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. ~~With the exception of the driveway and approved side yard parking, no other portion of the front or side yards shall be surfaced or used for parking. Landscaped areas in front of the dwelling space shall not be surfaced for parking.~~

Chapter 17-7-2
SINGLE FAMILY RESIDENTIAL ZONE (SF-2)

17-7-2.4 Development standards.

- E. ~~Parking/Driveway Access.~~ Each lot shall provide two parking spaces in accordance with Section 17-7-2.8 A. ~~a garage or the side or rear yard of the property. The driveway shall have a maximum paved width of twenty feet, or forty percent of the lot frontage, whichever is greater. The driveway may extend an additional ten feet in width behind the sidewalk.~~
- F. ~~Landscaping.~~ Each lot shall be landscaped in accordance with Section 17-7-2.7 A.
- FG. ~~Utilities.~~ Each dwelling must be serviced by a public water and sewer system.

17-7-2.8 Parking.

- A. All residential lots shall provide a minimum of two improved off-street parking spaces for personal automobiles in a driveway, garage or carport, or in the side or rear yard. ~~The driveway shall be paved with concrete or asphalt and shall have a maximum width of twenty feet, or forty percent of the lot frontage, whichever is greater. This measurement shall be taken at the drive approach and sidewalk. The paved driveway may extend an additional ten feet in width behind the sidewalk. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. With the exception of the driveway and approved side yard parking, no other portion of the front or side yards shall be surfaced or used for parking. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. Landscaping areas in front of the dwelling space in excess of the permitted driveway width shall not be surfaced for parking.~~
- B. Storage of individual recreational vehicles (RVs), travel trailers, boat trailers and utility trailers shall occur in an improved off-street location a minimum of five feet behind the sidewalk. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. ~~With the exception of the driveway and approved side yard parking, no other portion of the front or side yards shall be surfaced or used for parking. Landscaped areas in front of the dwelling space shall not be surfaced for parking.~~

Chapter 17-7-3

MULTIFAMILY RESIDENTIAL—MEDIUM DENSITY ZONE (RM-12)

17-7-3.7 Parking.

A. All residential lots shall provide a minimum of two improved off-street parking spaces for personal automobiles in a driveway, garage or carport, or in the side or rear yard. The driveway shall be paved with concrete or asphalt and shall have a maximum width of twenty feet, or forty percent of the lot frontage, whichever is greater. This measurement shall be taken at the drive approach and sidewalk. The paved driveway may extend an additional ten feet in width behind the sidewalk. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. With the exception of the driveway and approved side yard parking, no other portion of the front or side yards shall be surfaced or used for parking. ~~Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. Landscaping areas in front of the dwelling space in excess of the permitted driveway width shall not be surfaced for parking.~~

B. Storage of individual recreational vehicles (RVs), travel trailers, boat trailers and utility trailers shall occur in an improved off-street location a minimum of five feet behind the sidewalk. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. With the exception of the driveway and approved side yard parking, no other portion of the front or side yards shall be surfaced or used for parking. ~~Landscaped areas in front of the dwelling space shall not be surfaced for parking.~~

Chapter 17-7-4

MULTIFAMILY RESIDENTIAL—MEDIUM TO HIGH DENSITY ZONE (RM-25)

17-7-4.7 Parking.

A. All residential lots shall provide a minimum of two improved off-street parking spaces for personal automobiles in a driveway, garage or carport, or in the side or rear yard. The driveway shall be paved with concrete or asphalt and shall have a maximum width of twenty feet, or forty percent of the lot frontage, whichever is greater. This measurement shall be taken at the drive approach and sidewalk. The paved driveway may extend an additional ten feet in width behind the sidewalk. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. With the exception of the driveway and approved side yard parking, no other portion of the front or side yards shall be surfaced or used for parking. ~~Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. Landscaping areas in front of the dwelling space in excess of the permitted driveway width shall not be surfaced for parking.~~

B. Storage of individual recreational vehicles (RVs), travel trailers, boat trailers and utility trailers shall occur in an improved off-street location a minimum of five feet behind the sidewalk. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. With the exception of the driveway and approved side yard parking, no other portion of the front or side yards shall be surfaced or used for parking. ~~Landscaped areas in front of the dwelling space shall not be surfaced for parking.~~

Chapter 17-7-1
SINGLE FAMILY RESIDENTIAL ZONE (SF-1)

17-7-1.4 Development standards.

The following development standards apply to all new development in the zone:

A. Setbacks. The minimum setbacks in the zone are as follows:

1. Front. The minimum front yard setback is thirty feet. If fifty percent or more of the lots on the block are developed with a front yard setback of twenty-five feet or less, the front yard setback shall be twenty feet.
 - a. Corner Lot Rule. Corner lots have two front yards.
 - b. Exceptions. The following exceptions apply to all front yard setbacks in the zone:
 - i. Front Porch. An open, front entry porch may encroach eight feet into the front yard setback.
 - ii. Projections. Sills, cornices, chimneys, flues, eaves and ornamental features may project into the front yard up to two and one-half feet.
 - iii. Impervious Surfaces. A driveway with a width of twenty feet or forty percent of the lot frontage, whichever is greater, and a sidewalk of up to five feet in width from the driveway or street to the front door. The driveway may extend an additional ten feet in width behind the sidewalk.
2. Side. The minimum side yard setback is eight feet, subject to the following exceptions:
 - a. Projection. Sills, cornices, chimneys, flues, eaves and ornamental features may project into the side yard up to two and one-half feet.
 - b. Stairs and Landings. Outside stairways and landings required by building code for exterior doorways may project into the side yard up to three feet.
 - c. Single Family Attached Structure. In the case of a preexisting single family attached structure, the structure shall be exempt from the interior side yard setback.
 - d. Attached Single-Car Garages and Carports. In the case where an existing single family residence has an attached garage or carport that accommodates less than two cars

because of its width, the garage or carport may be extended to four feet from the side property line provided the following items are satisfied. (For purposes of this provision, "existing" is defined as structures built before the adoption of this provision.)

- i. The extended structure area is for a garage use only; the encroachment into the side yard setback cannot be used as habitable space.
- ii. The extended structure shall not exceed one story, and shall not extend above the roofline of the existing residential structure.
- iii. The width of the garage or carport shall not exceed twenty-four feet.
- iv. The depth of the garage or carport shall not exceed twenty-four feet or the depth of the existing garage or carport, whichever is greater. The existing depth of the garage shall not include storage areas or additions that are outside the existing roofline of the garage.
- v. Eaves may extend an additional one foot beyond the outside wall of the garage or carport; no other projections, including stairs and landings, shall be allowed within the four-foot setback.
- vi. All building codes shall be addressed.
- vii. This exception is intended to provide a property owner of an older home with an attached single-car garage or carport the ability to have a standard attached two-car garage or carport where it otherwise would not be allowed because of the eight-foot side yard setback.
- viii. All new home construction shall comply with the eight-foot side yard setback. This includes situations where the existing house is demolished and replaced with a new structure.

3. Rear. The minimum rear yard setback is twenty-five feet, subject to the following exceptions:

- a. Corner Lot Rule. On corner lots, there is no rear yard.
- b. Projection. Sills, cornices, chimneys, flues, eaves and ornamental features may project into the rear yard up to two and one-half feet.

c. Stairs and Landings. Outside stairways and landings required by building code for exterior doorways may project into the rear yard up to three feet.

B. Build-To Line. The front yard setback is the build-to line. At least fifty percent of the front elevation must be built within three feet of the build-to line. This provision does not apply to the development of cul-de-sac lots.

C. Height. The maximum height for a structure in the zone is twenty-eight feet to the midpoint for a sloping roof and twenty-five feet to the cornice for flat roofs.

D. Stories. All buildings must be from one to two and one-half stories.

E. Parking/Driveway. Each lot shall provide two parking spaces in accordance with Section 17-7-1.8 A.

F. Landscaping. Each lot shall be landscaped in accordance with Section 17-7-1.7 A.

G. Utilities. Each dwelling must be serviced by a public water and sewer system.

17-7-1.7 Landscaping.

Applicants for new development and existing residential property owners shall comply with the following landscaping standards:

A. Landscaping Required. Yard and setback areas visible from street access, including park-strips, that are not utilized as approved parking or access for vehicles, trailers, etc., shall be landscaped. Landscaping shall include the treatment of the ground surface with live materials such as, but not limited to, sod, grass, ground cover, trees, shrubs, vines and other growing horticultural plant material. In addition, a combination of xeriscape plantings and designs that may include other decorative surfacing such as bark chips, crushed stone, mulch materials, decorative concrete or pavers shall also meet landscaping requirements. Structural features such as fountains, pools, statues, and benches shall also be considered part of the landscaping, but such objects alone shall not meet the requirements of landscaping.

B. Installation Time Frame Requirements. Landscape materials must be installed within six months of occupancy/notice of violation. This shall apply to all new or existing residential structures that are in a blighted condition, which do not comply with this chapter. This time frame will allow the owner to plant trees and other landscaping to ensure the survival of the plant material. Typically, installation of landscaping occurs in the spring or fall.

C. Maintenance. Individual(s) whether as the owner, lessee, tenant, occupant or otherwise shall be responsible for the continued proper maintenance of all landscaping materials. Landscaping shall be maintained in good condition so as to present a healthy, neat, and orderly appearance at all times.

Landscaping shall be mowed, groomed, trimmed, pruned and watered according to water-wise conservation

guidelines to maintain healthy growing conditions and not detract from the appearance of the immediate neighborhood. Landscaping shall be kept visually free of insects and disease, and shall be kept free from weeds and other volunteer plants. Irrigation systems shall be maintained so as to eliminate water loss due to damaged, missing, or improperly operating sprinkler system components. All unhealthy or dead plant material shall be removed or replaced within six months, or the next planting period (spring or fall), whichever comes first, while other defective landscaping features shall be removed, replaced or repaired within three months. Permanent, semi-permanent, and regular parking on landscaped areas is prohibited.

D. Hazards. Landscaping shall be maintained to minimize property damage and public safety hazards, including the removal/replacement of dead or decaying plant material, removal of low hanging branches and those obstructing street lighting, sidewalks and traffic sight distance requirements. Trees planted in the public right-of-way must be selected from the city's street tree selection guide. In the event a tree, shrub, or other plant causes damage to streets, sidewalks, trails, or other public improvements, the community development director and/or public works director or designee may order the removal of the offending vegetation and/or other landscape features.

E. Vegetation Protection. Development plans must show all significant vegetation within twenty feet of any proposed new development. The applicant must protect all significant vegetation during any new development activity.

F. Enforcement. Follow-up inspections and enforcement activities will be through the city's code enforcement ACE program. (Ord. 6/20/2006O-8 § 1 (part), 2006: Ord. 11-13-2001 § 2 (part), 2001)

17-7-1.8 Parking.

A. All residential lots shall provide a minimum of two improved off-street parking spaces for personal automobiles in a driveway, garage or carport, or in the side or rear yard. The driveway shall be paved with concrete or asphalt and shall have a maximum width of twenty feet, or forty percent of the lot frontage, whichever is greater. This measurement shall be taken at the drive approach and sidewalk. The paved driveway may extend an additional ten feet in width behind the sidewalk. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. With the exception of the driveway and approved side yard parking, no other portion of the front or side yards shall be surfaced or used for parking.

B. Storage of individual recreational vehicles (RVs), travel trailers, boat trailers and utility trailers shall occur in an improved off-street location a minimum of five feet behind the sidewalk. Parking in the side or rear yard shall be improved with concrete, asphalt, concrete pavers or gravel. Parking areas surfaced with either concrete pavers or gravel must be maintained to ensure that no weeds grow in these areas. With the exception

of the driveway and approved side yard parking, no other portion of the front or side yards shall be surfaced or used for parking.

C. An applicant for new development shall propose on-site parking as follows:

Table 17-7-1.8

Parking

Uses	Parking Requirement
Accessory Apartment	1 space
Accessory Structure— Occupied	1 space in addition to requirements for primary structure
Child Care Facility/Center	1 space per on-duty employee and 1 per 6 children
Group Home	The greater of: 1 space per 2 bedrooms plus 1 space per employee per shift, or 2 per 3 employees per shift
Master Planned Development	As determined by planning commission, based on the proposed uses and the potential for shared parking
Neighborhood Commercial	2 spaces per 1,000 s.f. of leasable area
Public and Quasi-Public Institution, Church and School; Public Utility; Municipal Facility	The greater of: 1 space per 5 seats, or 2 spaces per 3 employees, or 1 space per 1,000 s.f.
Single Family/Duplex	2 spaces per dwelling unit (may be comprised of pavers or gravel)

D. Off-street parking, as required herein, must be installed within six months of occupancy, change of occupancy, or notice of violation. Parcels existing at the time of the adoption of the ordinance codified in this section for which the installation of two off-street parking spaces is impossible due to lack of front or side yard area adequate for the installation of off-street parking spaces in accordance with Midvale City standards are exempt from the off-street parking requirements only to the extent that compliance is impossible. A parcel exempted by this section must install as much off-street parking as possible. (Ord. 6/20/2006O-8 § 1 (part), 2006: Ord. 11-13-2001 § 2 (part), 2001)

Midvale City
Department of Community Development
Planning and Zoning

Planning and Zoning Commission Staff Report

APPLICATION: Founders Point Single Family Residential

LOCATION: approx. 7612 S. Holden Street

APPLICANT: Todd Amberry/Century Communities

FILE #: SSMP-21-26-476-112

REQUEST: Small Scale Master Plan/Site Plan Amendment

MEETING DATE: July 27, 2016

ZONING DESIGNATION: Bingham Junction Zone/Silver Refinery Overlay

AUTHOR: Lesley Burns, City Planner

APPLICABLE ORDINANCE (S): 17-7-9.12.3.7

AGENDA #: 4

SUMMARY:

On June 24, 2015, the Planning Commission approved a Small Scale Master Plan for the single family detached and public open space areas of the Founders Point Development located near the northwest corner of 7800 South and Holden Street. This project is part of the Bingham Junction Zone and Silver Refinery Overlay. The single family detached project includes 67 detached residential units with four housing model types, a private road system with five-foot sidewalks and guest off-street parking, and open space/landscape area with recreation amenities. See attached plans. The City Council approved a Development Agreement for the overall project on August 18, 2015 and the Preliminary Subdivision Plat for the single family area on November 17, 2015. Staff approved the Final Site Plan for the single family area on May 9, 2016, and is currently reviewing the Final Subdivision Plat for this area.

A new home builder, Century Communities, has been brought into the project. It is the intent of Century Communities to build the four house models approved by the Planning Commission as part of the Small Scale Master Plan; however, they have requested three new house models be added into the project mix. These proposed models include two models with side-by-side two car garages and one model with a two car tandem garage. These proposed house model elevations are attached.

The Development Agreement provides for additional house models to be incorporated into the development, provided the new models comply with the architectural standards of the zoning ordinance, are complementary to each other, and are approved by the Planning Commission.

DEVELOPMENT AGREEMENT
(FOUNDERS POINT PROJECT, fka
KIMPTON SQUARE PROJECT)
Midvale City, Utah

- 3.5.3 *Housing Product and Architecture.* The approved Small Scale Master Plan includes specific housing models that were reviewed and approved by the Planning Commission as part of the Single Family Development and shown in **Exhibit I**. All units constructed within the project shall be an approved housing model including revisions to comply with the Planning Commission's applicable conditions in Exhibit D, and included in the approved Final Site Plan.
- 3.5.3.1 All primary exterior materials and colors used in the project shall be chosen from the materials and colors included in **Exhibit J**. The exterior materials and colors shall be included on the building plans for each unit and addressed as part of the individual Building Permit Application review.
- 3.5.3.2 It is the intent of the Zoning Ordinance and this Development Agreement to allow a variety of housing models within the Kimpton Square Project, provided these types comply with the architectural standards of the Zoning Ordinance and are complementary to each other. The Planning Commission may approve additional housing models to be incorporated into the Single Family Development. Additional housing models shall be reviewed and approved as an amendment to the original Small Scale Master Plan.
- 3.5.3.3 In order to ensure adequate interior parking space, tandem garages shall have a minimum depth of 36.5 feet and all garage man doors shall be constructed to swing to the outside of the structure.
- 3.5.3.4 A fenced garbage can enclosure and walkway to access said enclosure shall be constructed in the side yard of each unit (or adjacent unit in some instances) as shown on the Final Site Plan.

The required architectural standards of the Silver Refinery Overlay for this product type include the following:

- All elevations, with the exception of elevations between structures in close proximity and of a similar height, are required to include form variations and architectural treatments to provide interest and dimensional changes in plane, color and detail. The Planning Commission will need to determine if the proposed elevations provide the required interest and dimensional changes in the visible facades.
- At least 25% of any elevation facing a street or common area is required to be made up of window, door, porch, or balcony areas. The applicant has provided the percentages of openings on each proposed elevation. Each of the proposed models includes three elevations (front, one side and rear) that comply with this requirement.
- Where garage doors face a street, the garage door is required to be recessed a minimum of two feet behind the front line of the building living area, porches, balconies or similar projections. The proposed building elevations include a secondary roof element that projects beyond the garage doors on each of the proposed model types.

The proposed house models fit within the other Small Scale Master Plan requirements which include:

- Same footprint area as approved models and site plan.
- Tandem garage model has minimum depth of 36.5 feet.
- Garage man doors swing to outside of structures.
- Fenced garage can enclosure in side yard has been incorporated.
- New models will utilize approved exterior colors (Exhibit J of Development Agreement).

The Planning Commission will need to review the three new proposed housing models and determine if they comply with the required development standards, and are appropriate to be included in the Founders Point Single Family Project.

STAFF RECOMMENDATION:

Based on the proposed models complying with the architectural standards of the zone, as well as the additional requirements of the Small Scale Master Plan, Staff recommends the Planning Commission approves the request to amend the Founders Point Small Scale Master Plan by adding the three new proposed house models into the approved housing model mix.

RECOMMENDED MOTION:

“Based on the models complying with the Silver Refinery Overlay architectural standards and the conditions of the project’s development permit, I move that we approve the proposed amendment to the Founders Point Single Family Residential Project Small Scale Master Plan, allowing Saltus housing models 1700, 1900 and 2100 to be included in the project’s approved housing model mix with the following conditions:

1. *The primary exterior materials and colors shall be chosen from the materials and colors included in Exhibit J of the Founders Point Project Development Agreement.*
2. *All building setbacks, fencing, landscaping, and site requirements of the Small Scale Master Plan shall remain as originally approved.”*

ATTACHMENTS:

- Vicinity Map
- Approved Small Scale Master Plan/House Models
- Approved Exterior Colors
- Proposed New Housing Model Elevations

PUBLIC NOTICE: No Yes



**Kimpton Square Single Family & Public Open Space
7612 S. Holden Street**



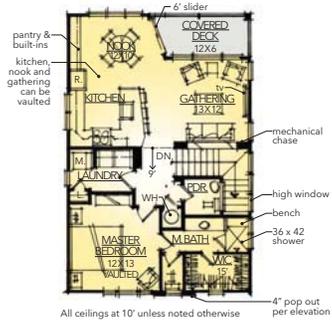
First Level Plan
1/8" 362 sf



Optional First Level Plan
1/8" W/ sleeping alcove and full bath. Adds 205 sf

Square Footage

First Level	362 sf
Second Level	950 sf
Total	1312 sf



Second Level Plan
1/8" 950 sf

FLOOR PLANS



12896 S. Pony Express Road, Suite 400
Draper, UT 84020

950 spruce street, louisville, colorado 80027

o 303.442.5882

f 303.442.5888

www.kgarch.com

May 15, 2015 © kga



SIERRA PACIFIC UTAH MOUNTAIN





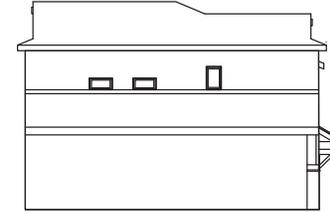
1312 Sierra Pacific-Front
 total area 496.0 SQ. FT.
 windows 60.7 SQ. FT.
 garage door 72.0 SQ. FT.
 front porch vertical 69.6 SQ. FT.
 enhanced elevation area 202.3 SQ. FT.
 percentage of total area 40.7%



1312 Sierra Pacific-Right
 total area 778.5 SQ. FT.
 windows 147.0 SQ. FT.
 front porch vertical 56.7 SQ. FT.
 rear porch vertical 58.0 SQ. FT.
 rear deck vertical 59.3 SQ. FT.
 enhanced elevation area 321 SQ. FT.
 percentage of total area 41.2%



1312 Sierra Pacific-Rear
 Shown as Standard Plan
 total area 513.7 SQ. FT.
 windows 183.0 SQ. FT.
 rear porch vertical 125.7 SQ. FT.
 rear deck vertical 128.5 SQ. FT.
 enhanced elevation area 437.2 SQ. FT.
 percentage of total area 85.1%



1312 Sierra Pacific-Left
 total area 781.7 SQ. FT.
 windows 14.8 SQ. FT.
 enhanced elevation area 14.8 SQ. FT.
 percentage of total area 1.9%



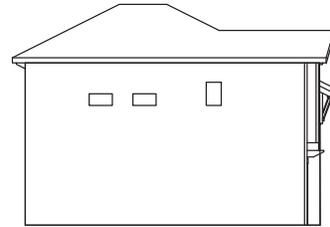
1312 Mountain Rustic
 total area 490.3 SQ. FT.
 windows 70.7 SQ. FT.
 garage door 72.0 SQ. FT.
 front porch vertical 70.0 SQ. FT.
 enhanced elevation area 212.7 SQ. FT.
 percentage of total area 43.4%



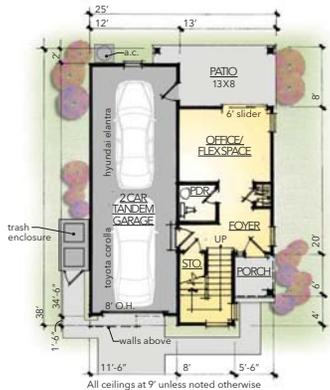
1312 Sierra Pacific-Right
 total area 801.1 SQ. FT.
 windows 147.0 SQ. FT.
 front porch vertical 57.6 SQ. FT.
 rear porch vertical 58.0 SQ. FT.
 rear deck vertical 61.9 SQ. FT.
 enhanced elevation area 324.5 SQ. FT.
 percentage of total area 40.5%



1312 Sierra Pacific-Rear
 Shown w/ Optional BR @ First Level
 total area 513.7 SQ. FT.
 windows 142.0 SQ. FT.
 rear porch vertical 125.7 SQ. FT.
 rear deck vertical 134.3 SQ. FT.
 enhanced elevation area 402.0 SQ. FT.
 percentage of total area 78.3%



1312 Sierra Pacific-Left
 total area 801.5 SQ. FT.
 windows 14.8 SQ. FT.
 enhanced elevation area 14.8 SQ. FT.
 percentage of total area 1.8%



First Level Plan
1/8" 340 sf



Second Level Plan
1/8" 796 sf



Third Level Plan
1/8" 772 sf

Square Footage

First Level	340 sf
Second Level	796 sf
Third Level	772 sf
Total	1908 sf



**SIERRA PACIFIC
UTAH MOUNTAIN**



FLOOR PLANS



12896 S. Pony Express Road, Suite 400
Draper, UT 84020

950 spruce street, louisville, colorado 80027

o 303.442.5882

f 303.442.5888

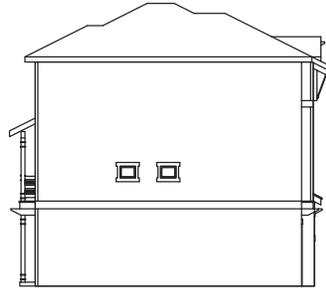
www.kgarch.com

May 15, 2015 © kga





1908 Mountain Rustic – Front
 total area 725.9 SQ. FT.
 windows 86.4 SQ. FT.
 garage door 72.0 SQ. FT.
 front porch vertical 45.9 SQ. FT.
 enhanced elevation area 204.3 SQ.FT.
 percentage of total area 28.1%



1908 Mountain Rustic – Left
 total area 1045.8 SQ. FT.
 windows 6.0 SQ. FT.
 enhanced elevation area 6.0 SQ.FT.
 percentage of total area 0.57%



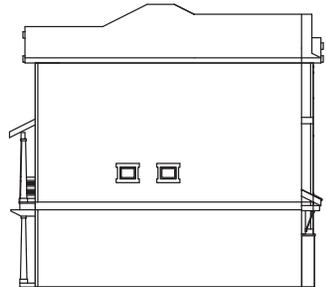
1908 Mountain Rustic – Rear
 total area 725.0 SQ. FT.
 windows/doors 221.5 SQ. FT.
 rear deck vertical 125.0 SQ. FT.
 rear porch vertical 123.5 SQ. FT.
 enhanced elevation area 470 SQ.FT.
 percentage of total area 64.8%



1908 Mountain Rustic – Right
 total area 1043.5 SQ. FT.
 windows/doors 111.0 SQ. FT.
 front porch vertical 80.8 SQ. FT.
 rear deck vertical 80.4 SQ. FT.
 rear porch vertical 76.0 SQ. FT.
 enhanced elevation area 348.2 SQ.FT.
 percentage of total area 33.4%



1908 Sierra Pacific – Front
 total area 734.8 SQ. FT.
 windows 106.8 SQ. FT.
 garage door 72.0 SQ. FT.
 front porch vertical 46.4 SQ. FT.
 enhanced elevation area 225.2 SQ.FT.
 percentage of total area 30.6%



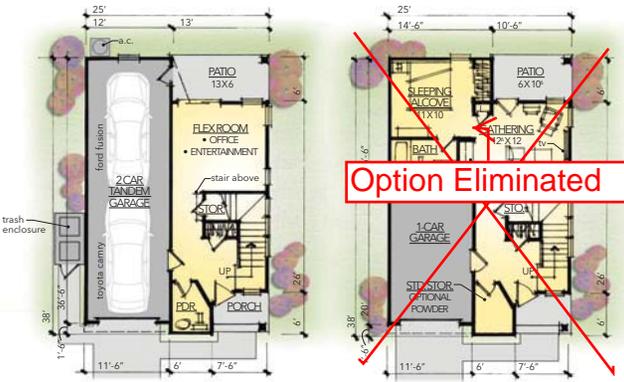
1908 Sierra Pacific – Left
 total area 1045.2 SQ. FT.
 windows 6.0 SQ. FT.
 enhanced elevation area 6.0 SQ.FT.
 percentage of total area 0.57%



1908 Sierra Pacific – Rear
 total area 756.1 SQ. FT.
 windows/doors 221.5 SQ. FT.
 rear deck vertical 125.0 SQ. FT.
 rear porch vertical 123.5 SQ. FT.
 enhanced elevation area 470 SQ.FT.
 percentage of total area 62.2%



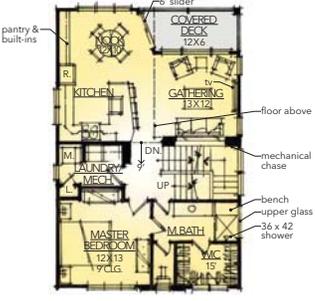
1908 Sierra Pacific – Right
 total area 1044.7 SQ. FT.
 windows/doors 111.0 SQ. FT.
 front porch vertical 80.8 SQ. FT.
 rear deck vertical 78.0 SQ. FT.
 rear porch vertical 76.0 SQ. FT.
 enhanced elevation area 345.8 SQ.FT.
 percentage of total area 33.1%



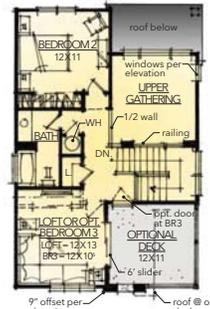
Option Eliminated

First Level Plan
1/8" 362 sf

Optional First Level Plan
1/8" W/ sleeping alcove and full bath. Adds 205 sf



Second Level Plan
1/8" 950 sf



Third Level Plan
1/8" 518 sf

Square Footage

First Level	362 sf
Second Level	950 sf
Third Level	518 sf
Total	1830 sf
Opt. First Level	567 sf
Opt. Total	2035 sf

FLOOR PLANS



12896 S. Pony Express Road, Suite 400
Draper, UT 84020



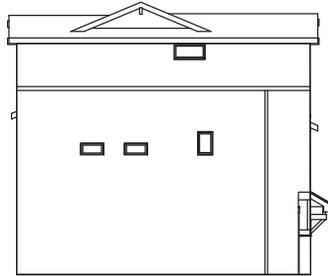
SIERRA PACIFIC UTAH MOUNTAIN



May 15, 2015 © kga



2035 Sierra Pacific
 total area 771.1 SQ. FT.
 windows 114.2 SQ. FT.
 garage door 72.0 SQ. FT.
 front porch vertical 63.3 SQ. FT.
 enhanced elevation area 249.5 SQ.FT.
 percentage of total area 32.4%



2035 Sierra Pacific-Left
 total area 1138.1 SQ. FT.
 windows 14.8 SQ. FT.
 enhanced elevation area 14.8 SQ.FT.
 percentage of total area 1.3%



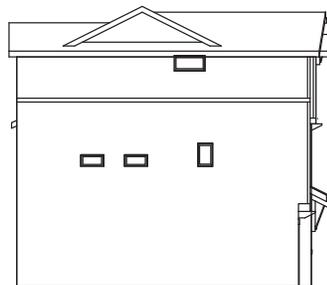
2035 Sierra Pacific-Rear
 Shown as Standard Plan
 total area 767.9 SQ. FT.
 windows 220.0 SQ. FT.
 rear porch vertical 125.7 SQ. FT.
 rear deck vertical 128.5 SQ. FT.
 enhanced elevation area 474.2 SQ.FT.
 percentage of total area 61.8%



2035 Sierra Pacific-Right
 total area 1137.3 SQ. FT.
 windows 167.0 SQ. FT.
 front porch vertical 56.7 SQ. FT.
 rear porch vertical 58.0 SQ. FT.
 rear deck vertical 59.3 SQ. FT.
 enhanced elevation area 341 SQ.FT.
 percentage of total area 30.0%



2035 Mountain Rustic
 total area 791.6 SQ. FT.
 windows 99.7 SQ. FT.
 garage door 72.0 SQ. FT.
 front porch vertical 67.5 SQ. FT.
 enhanced elevation area 239.2 SQ.FT.
 percentage of total area 30.2%



2035 Mountain Rustic-Left
 total area 1137.3 SQ. FT.
 windows 14.8 SQ. FT.
 enhanced elevation area 14.8 SQ.FT.
 percentage of total area 1.3%



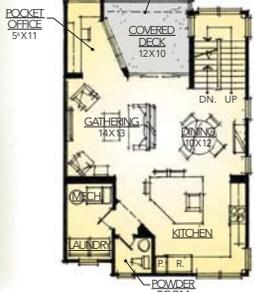
2035 Mountain Rustic-Rear
 Shown as Standard Plan
 total area 770.3 SQ. FT.
 windows 219.0 SQ. FT.
 rear porch vertical 125.7 SQ. FT.
 rear deck vertical 128.5 SQ. FT.
 enhanced elevation area 473.2 SQ.FT.
 percentage of total area 61.4%



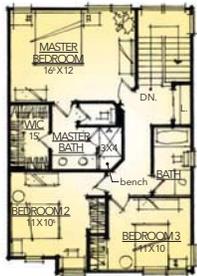
2035 Mountain Rustic-Right
 total area 1204.4 SQ. FT.
 windows 207.0 SQ. FT.
 front porch vertical 56.7 SQ. FT.
 rear porch vertical 58.0 SQ. FT.
 rear deck vertical 59.3 SQ. FT.
 enhanced elevation area 381 SQ.FT.
 percentage of total area 31.6%



First Level Plan
1/8" 428 sf



All ceilings at 10' unless noted otherwise
Second Level Plan
1/8" 796 sf



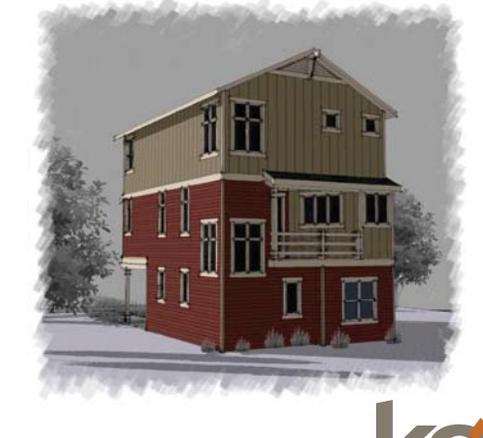
All ceilings at 8' unless noted otherwise
Third Level Plan
1/8" 884 sf

Square Footage

First Level	428 sf
Second Level	796 sf
Third Level	884 sf
Total	2108 sf



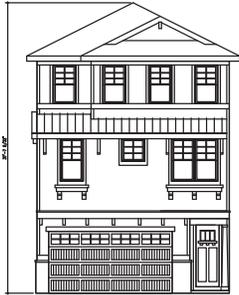
**SIERRA PACIFIC
UTAH MOUNTAIN**



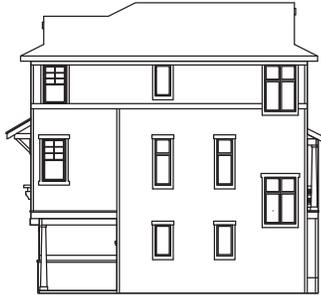
FLOOR PLANS



12896 S. Pony Express Road, Suite 400
Draper, UT 84020



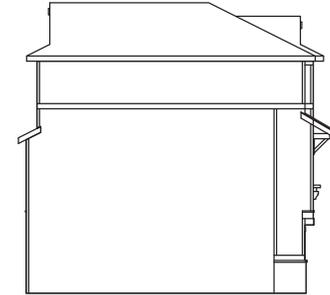
2108 Sierra Pacific – Front
 total area 748.9 SQ. FT.
 windows 118.2 SQ. FT.
 garage door 128.0 SQ. FT.
 front porch vertical 47.1 SQ. FT.
 enhanced elevation area 202.3 SQ.FT.
 percentage of total area 27.0%



2108 Sierra Pacific – Right
 total area 1094.7 SQ. FT.
 windows 127.5 SQ. FT.
 front porch vertical 94.5 SQ. FT.
 rear deck vertical 13.1 SQ. FT.
 enhanced elevation area 353 SQ.FT.
 percentage of total area 32.2%



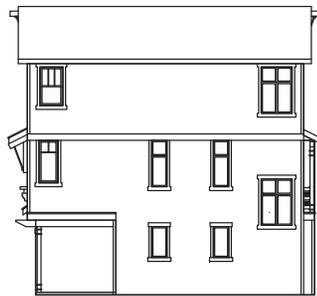
2108 Sierra Pacific – Rear
 total area 749.0 SQ. FT.
 windows 169.0 SQ. FT.
 rear deck vertical 109.2 SQ. FT.
 enhanced elevation area 278.2 SQ.FT.
 percentage of total area 37.1%



2108 Sierra Pacific – Left
 total area 1094.3 SQ. FT.
 enhanced elevation area 0 SQ.FT.
 percentage of total area 0.0%



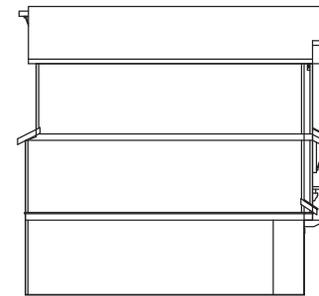
2108 Mountain Rustic – Front
 total area 837.4 SQ. FT.
 windows 99.2 SQ. FT.
 garage door 128.0 SQ. FT.
 front porch vertical 47.8 SQ. FT.
 enhanced elevation area 275 SQ.FT.
 percentage of total area 32.8%



2108 Mountain Rustic – Right
 total area 1088.9 SQ. FT.
 windows 116.7 SQ. FT.
 front porch vertical 96.9 SQ. FT.
 rear deck vertical 13.1 SQ. FT.
 enhanced elevation area 226.7 SQ.FT.
 percentage of total area 20.8%



2108 Mountain Rustic – Rear
 total area 837.4 SQ. FT.
 windows 177.0 SQ. FT.
 rear deck vertical 109.2 SQ. FT.
 enhanced elevation area 286.2 SQ.FT.
 percentage of total area 34.2%



2108 Mountain Rustic – Left
 total area 1088.7 SQ. FT.
 enhanced elevation area 0 SQ.FT.
 percentage of total area 0.0%

EXHIBIT J

KIMPTON SQUARE

FIELDSTONE HOMES

Prepared by: STELLA COLOR + DESIGN: 15MAY15

KIMPTON SQUARE: FIELDSTONE HOMES

Prepared by: STELLA COLOR + DESIGN: 15MAY15

	SCHEME1	SCHEME2	SCHEME3	SCHEME4	SCHEME5
ROOF	TAMKO THUNDERSTORM GREY	TAMKO THUNDERSTORM GREY	TAMKO THUNDERSTORM GREY	TAMKO NATURAL TIMBER	TAMKO NATURAL TIMBER
METAL ROOF	SHEFFIELD METALS DARK BRONZE	SHEFFIELD METALS DARK BRONZE	SHEFFIELD METALS DARK BRONZE	SHEFFIELD METALS DARK BRONZE	SHEFFIELD METALS DARK BRONZE
FASCIA+ SOFFIT	ALSIDE B5: GLACIER WHITE	ALSIDE V5: MONTEREY SANDS	ALSIDE B5: GLACIER WHITE	ALSIDE V5: MONTEREY SANDS	ALSIDE B5: GLACIER WHITE
BODY1	JAMES HARDIE NIGHT GRAY (SHERWIN WILLIAMS SW7075)	JAMES HARDIE MONTEREY TAUPE (SHERWIN WILLIAMS SW7045)	JAMES HARDIE LIGHT MIST (SHERWIN WILLIAMS SW7065)	JAMES HARDIE BOOTHBAY BLUE (SHERWIN WILLIAMS SW6235)	JAMES HARDIE MOUNTAIN SAGE (SHERWIN WILLIAMS SW2851)
TRIM	JAMES HARDIE ARCTIC WHITE (SHERWIN WILLIAMS SW7006)	JAMES HARDIE COBBLE STONE (SHERWIN WILLIAMS SW7547)	JAMES HARDIE ARCTIC WHITE (SHERWIN WILLIAMS SW7006)	JAMES HARDIE COBBLE STONE (SHERWIN WILLIAMS SW7547)	JAMES HARDIE ARCTIC WHITE (SHERWIN WILLIAMS SW7006)
BODY2	JAMES HARDIE GREY SLATE (SHERWIN WILLIAMS SW7067)	JAMES HARDIE AGED PEWTER (SHERWIN WILLIAMS SW7019)	JAMES HARDIE GREY SLATE (SHERWIN WILLIAMS SW7067)	JAMES HARDIE IRON GRAY (SHERWIN WILLIAMS SW7062)	JAMES HARDIE HEATHERED MOSS (SHERWIN WILLIAMS SW7727)
ACCENT	SHERWIN WILLIAMS SW6258: TRICORN BLACK	SHERWIN WILLIAMS SW6988: BOHEMIAN BLACK	SHERWIN WILLIAMS SW7062: ROCK BOTTOM	SHERWIN WILLIAMS SW6006: BLACK BEAN	SHERWIN WILLIAMS SW7020: BLACK FOX
STONE	DUTCH QUALITY STONE PRESTIGE WEATHER LEDGE	DUTCH QUALITY STONE SAGEWOOD WEATHER LEDGE	DUTCH QUALITY STONE PRESTIGE WEATHER LEDGE	DUTCH QUALITY STONE SIENNA WEATHER LEDGE	DUTCH QUALITY STONE SIENNA WEATHER LEDGE
WINDOWS	AMSCO WINDOWS WHITE	AMSCO WINDOWS TAUPE	AMSCO WINDOWS WHITE	AMSCO WINDOWS TAUPE	AMSCO WINDOWS WHITE
	SCHEME6	SCHEME7	SCHEME8	SCHEME9	
ROOF	TAMKO NATURAL TIMBER	TAMKO BLACK WALNUT	TAMKO BLACK WALNUT	TAMKO BLACK WALNUT	
METAL ROOF	SHEFFIELD METALS DARK BRONZE	SHEFFIELD METALS DARK BRONZE	SHEFFIELD METALS DARK BRONZE	SHEFFIELD METALS DARK BRONZE	
FASCIA+ SOFFIT	ALSIDE V5: MONTEREY SANDS	ALSIDE V5: MONTEREY SANDS	ALSIDE B5: GLACIER WHITE	ALSIDE V5: MONTEREY SANDS	
BODY1	JAMES HARDIE TIMBER BARK (SHERWIN WILLIAMS SW0038)	JAMES HARDIE COUNTRYLANE RED (SHERWIN WILLIAMS SW7594)	JAMES HARDIE KHAKI BROWN (SHERWIN WILLIAMS SW7508)	JAMES HARDIE AGED PEWTER (SHERWIN WILLIAMS SW7019)	
TRIM	JAMES HARDIE COBBLE STONE (SHERWIN WILLIAMS SW7547)	JAMES HARDIE COBBLE STONE (SHERWIN WILLIAMS SW7547)	JAMES HARDIE ARCTIC WHITE (SHERWIN WILLIAMS SW7006)	JAMES HARDIE COBBLE STONE (SHERWIN WILLIAMS SW7547)	
BODY2	JAMES HARDIE MONTEREY TAUPE (SHERWIN WILLIAMS SW7045)	JAMES HARDIE WOODSTOCK BROWN (SHERWIN WILLIAMS SW6151)	JAMES HARDIE AUTUMN TAN (SHERWIN WILLIAMS SW7539)	JAMES HARDIE RICH ESPRESSO (SHERWIN WILLIAMS SW7020)	
ACCENT	SHERWIN WILLIAMS SW6006: BLACK BEAN	SHERWIN WILLIAMS SW7069: IRON ORE	SHERWIN WILLIAMS SW6272: PLUM BROWN	SHERWIN WILLIAMS SW7580: CARNELIAN	
STONE	DUTCH QUALITY STONE SAGEWOOD WEATHER LEDGE	DUTCH QUALITY STONE SAGEWOOD WEATHER LEDGE	DUTCH QUALITY STONE SIENNA WEATHER LEDGE	DUTCH QUALITY STONE PRESTIGE WEATHER LEDGE	
WINDOWS	AMSCO WINDOWS TAUPE	AMSCO WINDOWS TAUPE	AMSCO WINDOWS WHITE	AMSCO WINDOWS TAUPE	

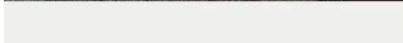
KIMPTON SQUARE: FIELDSTONE HOMES

Prepared by: STELLA COLOR + DESIGN: 15MAY15

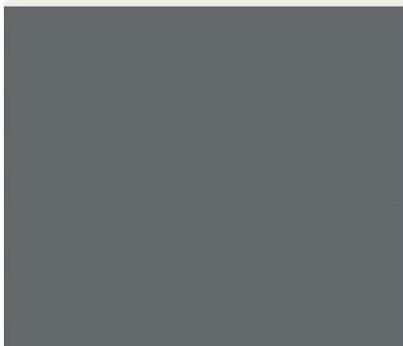
SCHEME1
ROOF
TAMKO
THUNDERSTORM GRAY



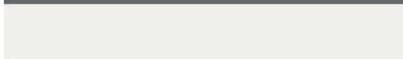
FASCIA+ SOFFIT
ALSIDE
B5: GLACIER WHITE



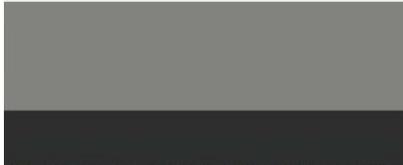
BODY1
JAMES HARDIE
NIGHT GRAY
(SHERWIN WILLIAMS SW7075)



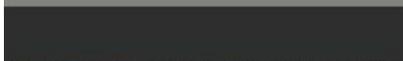
TRIM
JAMES HARDIE
ARCTIC WHITE
(SHERWIN WILLIAMS SW7006)



BODY2
JAMES HARDIE
GREY SLATE
(SHERWIN WILLIAMS SW7067)



ACCENT
SHERWIN WILLIAMS
SW6258: TRICORN BLACK



STONE
DUTCH QUALITY STONE
PRESTIGE
WEATHERED LEDGE



METAL ROOF
SHEFFIELD
DARK BRONZE

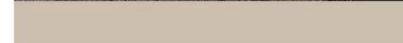
KIMPTON SQUARE: FIELDSTONE HOMES

Prepared by: STELLA COLOR + DESIGN: 15MAY15

SCHEME2
ROOF
TAMKO
THUNDERSTORM GRAY



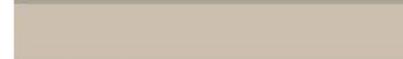
FASCIA+ SOFFIT
ALSIDE
V5: MONTEREY SANDS



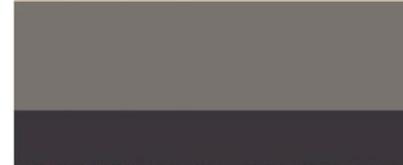
BODY1
JAMES HARDIE
MONTEREY TAUPE
(SHERWIN WILLIAMS SW7045)



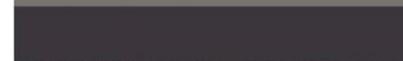
TRIM
JAMES HARDIE
COBBLE STONE
(SHERWIN WILLIAMS SW7547)



BODY2
JAMES HARDIE
AGED PEWTER
(SHERWIN WILLIAMS SW7019)



ACCENT
SHERWIN WILLIAMS
SW6988: BOHEMIAN BLACK



STONE
DUTCH QUALITY STONE
SAGEWOOD
WEATHERED LEDGE



METAL ROOF
SHEFFIELD
DARK BRONZE

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KIMPTON SQUARE: FIELDSTONE HOMES

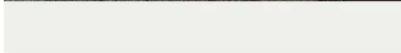
Prepared by: STELLA COLOR + DESIGN: 15MAY15

SCHEME3

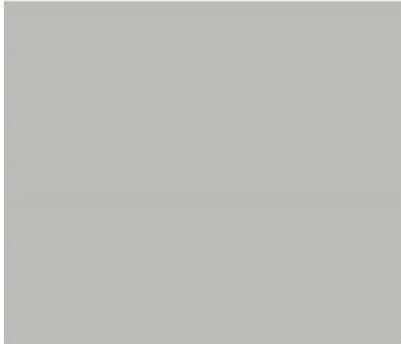
ROOF
TAMKO
THUNDERSTORM GRAY



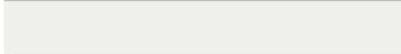
FASCIA+ SOFFIT
ALSIDE
B5: GLACIER WHITE



BODY1
JAMES HARDIE
LIGHT MIST
(SHERWIN WILLIAMS SW7065)



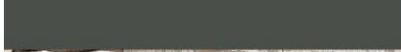
TRIM
JAMES HARDIE
ARCTIC WHITE
(SHERWIN WILLIAMS SW7006)



BODY2
JAMES HARDIE
GREY SLATE
(SHERWIN WILLIAMS SW7067)



ACCENT
SHERWIN WILLIAMS
SW7062: ROCK BOTTOM



STONE
DUTCH QUALITY STONE
PRESTIGE
WEATHERED LEDGE



METAL ROOF
SHEFFIELD
DARK BRONZE

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KIMPTON SQUARE: FIELDSTONE HOMES

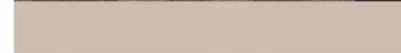
Prepared by: STELLA COLOR + DESIGN: 15MAY15

SCHEME4

ROOF
TAMKO
NATURAL TIMBER



FASCIA+ SOFFIT
ALSIDE
V5: MONTEREY SANDS



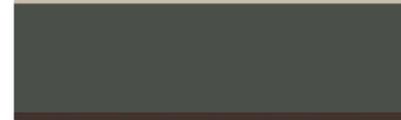
BODY1
JAMES HARDIE
BOOTHBAY BLUE
(SHERWIN WILLIAMS SW6235)



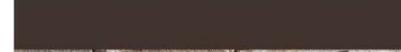
TRIM
JAMES HARDIE
COBBLE STONE
(SHERWIN WILLIAMS SW7547)



BODY2
JAMES HARDIE
IRON GRAY
(SHERWIN WILLIAMS SW7062)



ACCENT
SHERWIN WILLIAMS
SW6006: BLACK BEAN



STONE
DUTCH QUALITY STONE
SIENNA
WEATHERED LEDGE



METAL ROOF
SHEFFIELD
DARK BRONZE

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KIMPTON SQUARE: FIELDSTONE HOMES

Prepared by: STELLA COLOR + DESIGN: 15MAY15

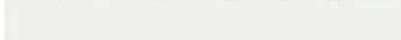
SCHEMES

ROOF
TAMKO
NATURAL TIMBER



METAL ROOF
SHEFFIELD
DARK BRONZE

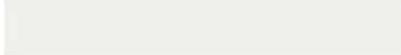
FASCIA + SOFFIT
ALSIDE
BS: GLACIER WHITE



BODY1
JAMES HARDIE
MOUNTAIN SAGE
(SHERWIN WILLIAMS SW2851)



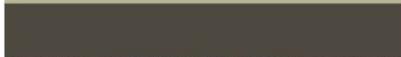
TRIM
JAMES HARDIE
ARCTIC WHITE
(SHERWIN WILLIAMS SW7006)



BODY2
JAMES HARDIE
HEATHERED MOSS
(SHERWIN WILLIAMS SW7727)



ACCENT
SHERWIN WILLIAMS
SW7020: BLACK FOX



STONE
DUTCH QUALITY STONE
SIENNA
WEATHERED LEDGE



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KIMPTON SQUARE: FIELDSTONE HOMES

Prepared by: STELLA COLOR + DESIGN: 15MAY15

SCHEMES

ROOF
TAMKO
NATURAL TIMBER



METAL ROOF
SHEFFIELD
DARK BRONZE

FASCIA + SOFFIT
ALSIDE
V5: MONTEREY SANDS



BODY1
JAMES HARDIE
TIMBER BARK
(SHERWIN WILLIAMS SW0038)



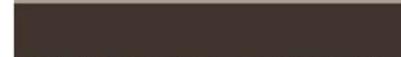
TRIM
JAMES HARDIE
COBBLE STONE
(SHERWIN WILLIAMS SW7547)



BODY2
JAMES HARDIE
MONTEREY TAUPE
(SHERWIN WILLIAMS SW7045)



ACCENT
SHERWIN WILLIAMS
SW6006: BLACK BEAN



STONE
DUTCH QUALITY STONE
SAGEWOOD
WEATHERED LEDGE



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KIMPTON SQUARE: FIELDSTONE HOMES

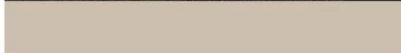
Prepared by: STELLA COLOR + DESIGN: 15MAY15

SCHEME7

ROOF
TAMKO
BLACK WALNUT



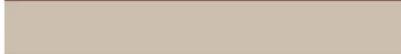
FASCIA+ SOFFIT
ALSIDE
VS: MONTEREY SANDS



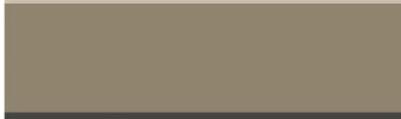
BODY1
JAMES HARDIE
COUNTRYLANE RED
(SHERWIN WILLIAMS SW7594)



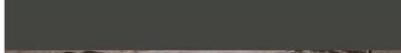
TRIM
JAMES HARDIE
COBBLE STONE
(SHERWIN WILLIAMS SW7547)



BODY2
JAMES HARDIE
WOODSTOCK BROWN
(SHERWIN WILLIAMS SW6151)



ACCENT
SHERWIN WILLIAMS
SW7069: IRON ORE



STONE
DUTCH QUALITY STONE
SAGEWOOD
WEATHERED LEDGE



METAL ROOF
SHEFFIELD
DARK BRONZE

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KIMPTON SQUARE: FIELDSTONE HOMES

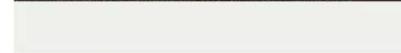
Prepared by: STELLA COLOR + DESIGN: 15MAY15

SCHEME8

ROOF
TAMKO
BLACK WALNUT



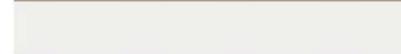
FASCIA+ SOFFIT
ALSIDE
B5: GLACIER WHITE



BODY1
JAMES HARDIE
KHAKI BROWN
(SHERWIN WILLIAMS SW7508)



TRIM
JAMES HARDIE
ARCTIC WHITE
(SHERWIN WILLIAMS SW7006)



BODY2
JAMES HARDIE
AUTUMN TAN
(SHERWIN WILLIAMS SW7539)



ACCENT
SHERWIN WILLIAMS
SW6272: PLUM BROWN



STONE
DUTCH QUALITY STONE
SIENNA
WEATHERED LEDGE



METAL ROOF
SHEFFIELD
DARK BRONZE

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KIMPTON SQUARE: FIELDSTONE HOMES

Prepared by: STELLA COLOR + DESIGN: 15MAY15

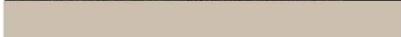
SCHEME9

ROOF
TAMKO
BLACK WALNUT

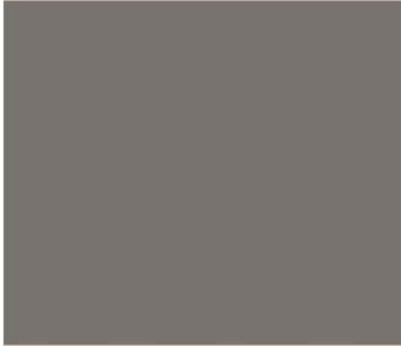


METAL ROOF
SHEFFIELD
DARK BRONZE

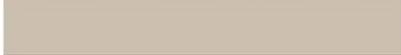
FASCIA + SOFFIT
ALSIDE
VS. MONTEREY SANDS



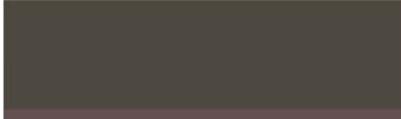
BODY1
JAMES HARDIE
AGED PEWTER
(SHERWIN WILLIAMS SW7019)



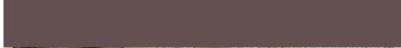
TRIM
JAMES HARDIE
COBBLE STONE
(SHERWIN WILLIAMS SW7547)



BODY2
JAMES HARDIE
RICH ESPRESSO
(SHERWIN WILLIAMS SW7020)



ACCENT
SHERWIN WILLIAMS
SW7580: CARNELIAN

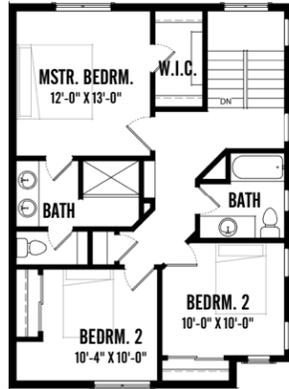


STONE
DUTCH QUALITY STONE
PRESTIGE
WEATHERED LEDGE

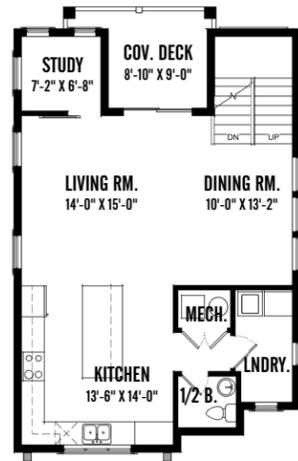


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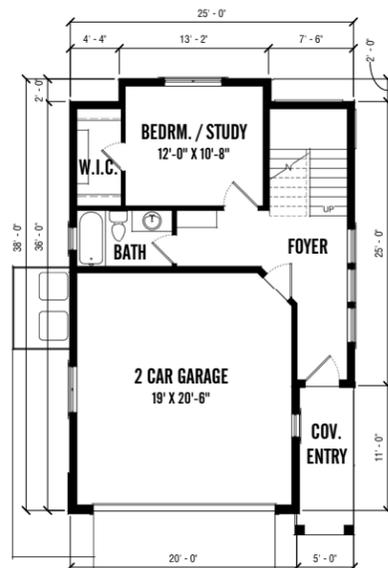
THIRD LEVEL PLAN
858 SQ FT



SECOND LEVEL PLAN
841 SQ FT



FIRST LEVEL PLAN
399 SQ FT



TOTAL SQUARE FOOTAGE

FIRST LEVEL	399 SQ FT
SECOND LEVEL	841 SQ FT
THIRD LEVEL	858 SQ FT
TOTAL	2098 SQ FT



SIERRA PACIFIC

UTAH MOUNTAIN

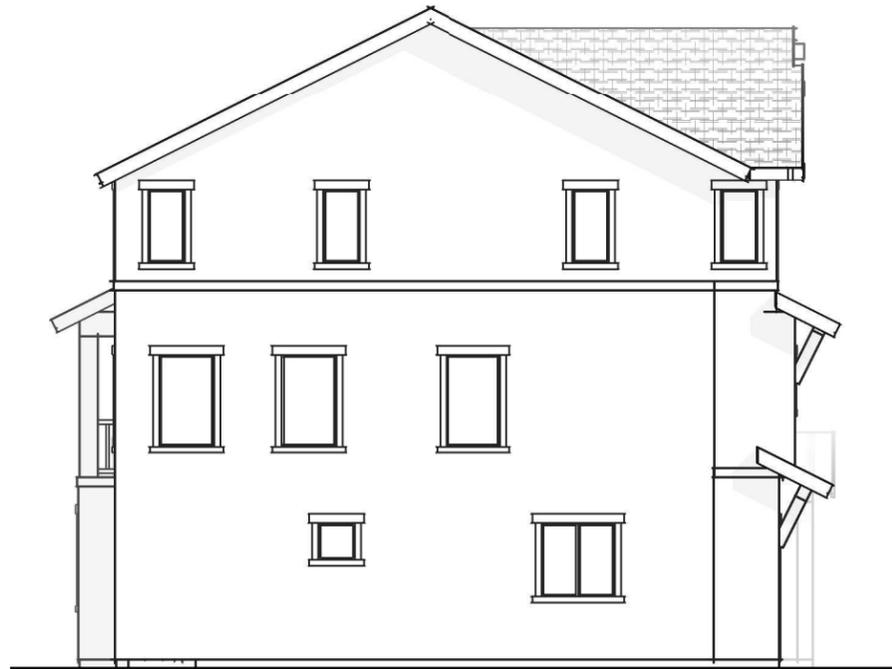




FRONT ELEVATION	
TOTAL AREA	758 SQ FT
TOTAL OPENINGS	206 SQ FT
PERCENTAGE OF TOTAL	27%



REAR ELEVATION	
TOTAL AREA	653 SQ FT
TOTAL OPENINGS	215 SQ FT
PERCENTAGE OF TOTAL	33%



LEFT ELEVATION	
TOTAL AREA	1105 SQ FT
TOTAL OPENINGS	97 SQ FT
PERCENTAGE OF TOTAL	9%

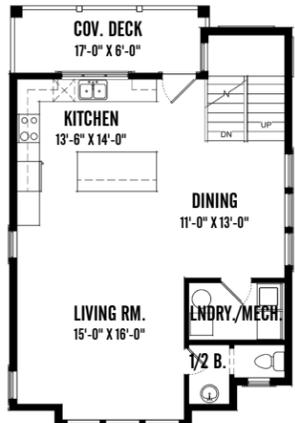


RIGHT ELEVATION	
TOTAL AREA	1062 SQ FT
TOTAL OPENINGS	288 SQ FT
PERCENTAGE OF TOTAL	27%

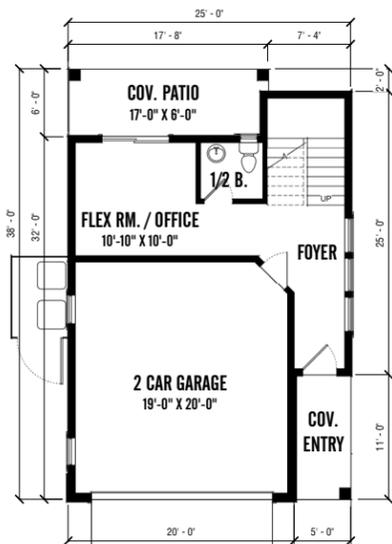
THIRD LEVEL PLAN
818 SQ FT



SECOND LEVEL PLAN
788 SQ FT

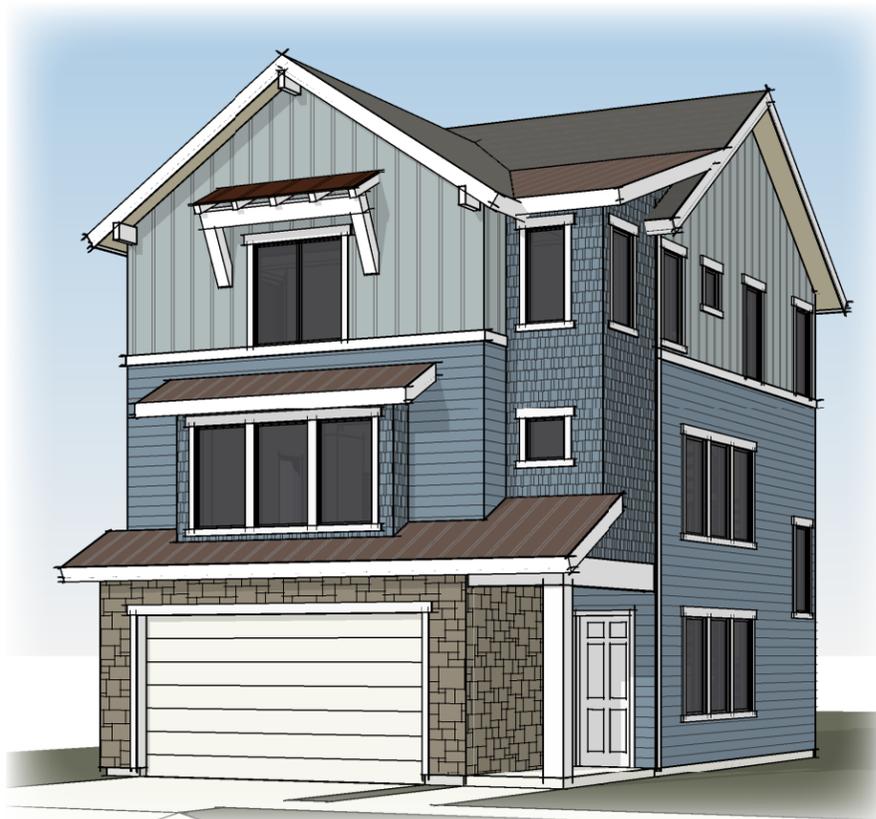


FIRST LEVEL PLAN
301 SQ FT



TOTAL SQUARE FOOTAGE

FIRST LEVEL	301 SQ FT
SECOND LEVEL	788 SQ FT
THIRD LEVEL	818 SQ FT
TOTAL	1907 SQ FT



SIERRA PACIFIC

UTAH MOUNTAIN





FRONT ELEVATION	
TOTAL AREA	752 SQ FT
TOTAL OPENINGS	240 SQ FT
PERCENTAGE OF TOTAL	32%



REAR ELEVATION	
TOTAL AREA	653 SQ FT
TOTAL OPENINGS	385 SQ FT
PERCENTAGE OF TOTAL	59%

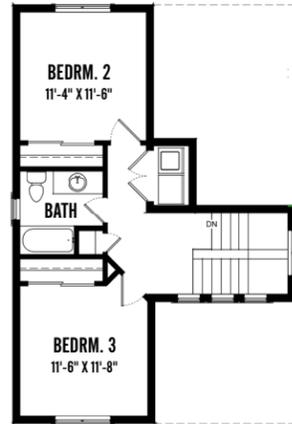


LEFT ELEVATION	
TOTAL AREA	1082 SQ FT
TOTAL OPENINGS	164 SQ FT
PERCENTAGE OF TOTAL	15%

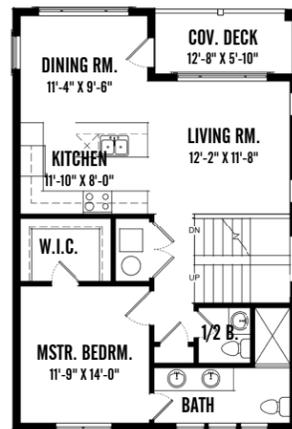


RIGHT ELEVATION	
TOTAL AREA	1014 SQ FT
TOTAL OPENINGS	273 SQ FT
PERCENTAGE OF TOTAL	27%

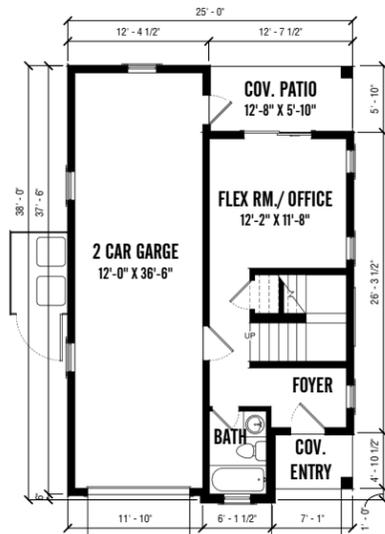
THIRD LEVEL PLAN
560 SQ FT



SECOND LEVEL PLAN
849 SQ FT



FIRST LEVEL PLAN
301 SQ FT



TOTAL SQUARE FOOTAGE

FIRST LEVEL	301 SQ FT
SECOND LEVEL	849 SQ FT
THIRD LEVEL	560 SQ FT
TOTAL	1710 SQ FT



SIERRA PACIFIC

UTAH MOUNTAIN

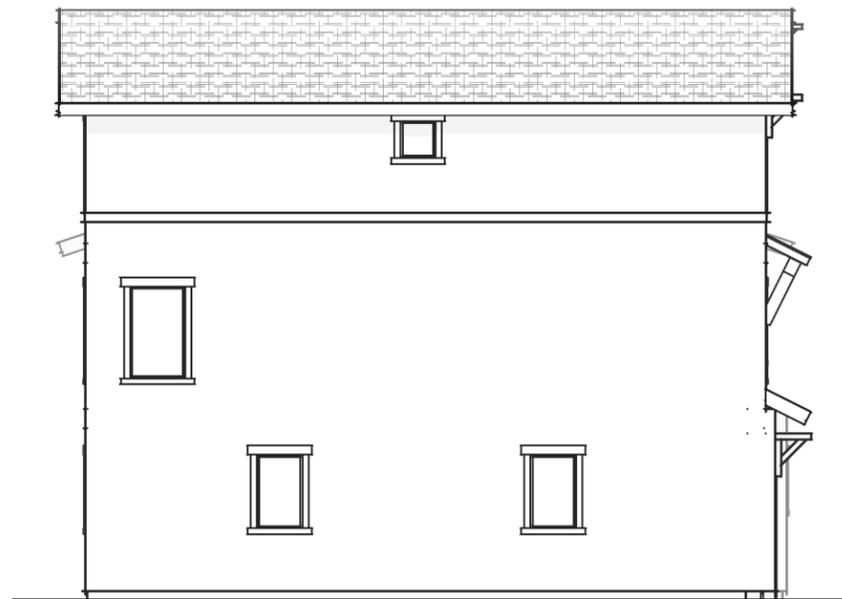




FRONT ELEVATION	
TOTAL AREA	692 SQ FT
TOTAL OPENINGS	237 SQ FT
PERCENTAGE OF TOTAL	34%



REAR ELEVATION	
TOTAL AREA	594 SQ FT
TOTAL OPENINGS	302 SQ FT
PERCENTAGE OF TOTAL	51%



LEFT ELEVATION	
TOTAL AREA	966 SQ FT
TOTAL OPENINGS	39 SQ FT
PERCENTAGE OF TOTAL	4%



RIGHT ELEVATION	
TOTAL AREA	849 SQ FT
TOTAL OPENINGS	228 SQ FT
PERCENTAGE OF TOTAL	27%