

County Recorder's Office Only
Above the Line

14262028 B: 11503 P: 3069 Total Pages: 104
07/09/2024 12:18 PM By: zjorgensen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To WEST JORDAN CITY
8000 S REDWOOD RD WEST JORDAN, UT 84088



THE CITY OF WEST JORDAN, UTAH

ORDINANCE NO. 24-26

**AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE
MASTER DEVELOPMENT AGREEMENT, WHICH APPROVES
A MAJOR VARIATION AND REVISIONS TO THE PRELIMINARY
DEVELOPMENT PLAN FOR COPPER RIM,
LOCATED AT APPROXIMATELY 7516 SOUTH COPPER RIM DRIVE**

WHEREAS, CW Land Co., LLC, and the City of West Jordan (“**City**”) previously entered into that certain Master Development Agreement, dated November 7, 2018, and recorded November 11, 2018, as Entry No. 12892584 in Book 10773 at Page 4678 with the Salt Lake County Recorder’s Office as amended by that certain First Amendment to Master Development Agreement, dated August 3, 2021, and recorded September 3, 2021, as Entry No. 13764073 in Book 11233 at Page 7060 with the Salt Lake County Recorder’s Office (as amended, the “**Master DA**”) for the Copper Rim development, located at approximately 7516 South Copper Rim Drive in West Jordan (“**Property**”); and

WHEREAS, the Master DA included an attached preliminary development plan “**Original PDP**”);

WHEREAS, an application has been made by CW Land Co., LLC (“**Applicant**”) to amend the Master DA, by requesting a major variation and revisions to the Original PDP (“**Application**” and “**Amended MDA/PDP**”); and

WHEREAS, on May 7, 2024, the Application was considered by the West Jordan Planning Commission (“**Planning Commission**”), which held a public hearing and which made a recommendation to the West Jordan City Council (“**City Council**”) concerning the Amended MDA/PDP; and

WHEREAS, a public hearing was held before the City Council on June 26, 2024 concerning the Amended MDA/PDP; and

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to approve the Amended MDA/PDP.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

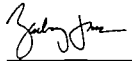
Section 1. Approval and Applicability. The Amended MDA/PDP (for Copper Rim), attached collectively as Attachment 1, is approved. Therefore, the Property shall hereafter be subject to the Amended MDA/PDP.

Section 2. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

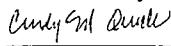

Section 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 26TH DAY OF JUNE 2024.

CITY OF WEST JORDAN

By: 
Zach Jacob
Council Chair

ATTEST:


Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

	"YES"	"NO"
Council Chair Zach Jacob	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Vice-Chair Chad Lamb	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Bob Bedore	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Pamela Bloom	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kelvin Green	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kent Shelton	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kayleen Whitelock	<input checked="" type="checkbox"/>	<input type="checkbox"/>

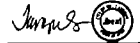
PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON JULY 3, 2024.

Mayor's Action: X Approve Veto

By: 
Mayor Dirk Burton

Jul 5, 2024
Date

ATTEST:

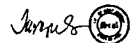

Tangee Sloan, CMC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

 X The Mayor approved and signed Ordinance No. 24-26.

 The Mayor vetoed Ordinance No. 24-26 on _____ and the
City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

 Ordinance No. 24-26 became effective by operation of law without the
Mayor's approval or disapproval.


Tangee Sloan, CMC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 8th day of July 2024. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.


Tangee Sloan, CMC
City Recorder

(Attachment on the following page)

**Attachment 1 to
ORDINANCE NO. 24-26**

**AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE
MASTER DEVELOPMENT AGREEMENT, WHICH APPROVES
A MAJOR VARIATION AND REVISIONS TO THE PRELIMINARY
DEVELOPMENT PLAN FOR COPPER RIM,
LOCATED AT APPROXIMATELY 7516 SOUTH COPPER RIM DRIVE**

**The Second Amendment to the Master Development Agreement,
Including a Revised Preliminary Development Plan for Copper Rim
(See the attached pages.)**

***Recording Requested By and
When Recorded Return to:***

City of West Jordan
Attention: City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

For Recording Purposes
Do Not Write Above This Line

**SECOND AMENDMENT TO
MASTER DEVELOPMENT AGREEMENT
FOR COPPER RIM**

This Second Amendment to Master Development Agreement (“**Amendment**”) is entered into by and between **CW Land Co., LLC**, a Utah limited liability company (“**Developer**”), and the **City of West Jordan**, a municipality and political subdivision of the State of Utah (the “**City**”). Developer and City are collectively referred to herein as “**Parties**,” and each may be referred to individually as “**Party**.”

RECITALS

A. CW Land Co., LLC, and the City previously entered into that certain Master Development Agreement, dated November 7, 2018, and recorded November 11, 2018, as Entry No. 12892584 in Book 10773 at Page 4678 with the Salt Lake County Recorder’s Office as amended by that certain First Amendment to Master Development Agreement, dated August 3, 2021, and recorded September 3, 2021, as Entry No. 13764073 in Book 11233 at Page 7060 with the Salt Lake County Recorder’s Office (as amended, the “**Master DA**”) for the Copper Rim development, located at approximately 7516 South Copper Rim Drive in West Jordan (“**Property**” or “**Project**”); and

B. The Master DA contemplates the development of the Project as described and depicted in the Master DA.

C. The Master DA included an attached preliminary development plan (“**Original PDP**”).

D. An application has been made by Developer to amend the Master DA, by requesting a major variation and revisions to the Original PDP, called a “Revised Preliminary Development Plan for Copper Rim” (also called “**Application**” and “**Amended MDA/PDP**”), which is attached hereto as **Exhibit A**.

E. On May 7, 2024, the Application was considered by the West Jordan Planning Commission (“**Planning Commission**”), which held a public hearing and which made a recommendation to the West Jordan City Council (“**City Council**”) concerning the Amended MDA/PDP.

F. A public hearing is being held before the City Council on June 26, 2024 concerning the Amended MDA/PDP.

AMENDMENT

1. **Recitals.** The Recitals above are incorporated herein by reference.
2. **Amendment; Amended MDA/PDP (Exhibit A).** The Master DA is amended by and in favor of the Amended MDA/PDP (Exhibit A), which is incorporated herein by reference. In the event of any inconsistency between the provisions of this Amendment and the provisions of the Master DA, the provisions of this Amendment shall control. The Master DA continues in full force and effect as amended by this Amendment.
3. **Counterparts.** This Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one and the same instrument. In order to expedite matters, electronic signatures may be used in place of original signatures on this Amendment. The Parties hereto intend to be bound by the signatures on the electronic document, and hereby waive any defenses to the enforcement of the terms of this Amendment based on the use of an electronic signature; provided, however, that the Parties hereby agree to execute and provide to each other original signatures, upon the request made by either party to the other.
4. **Binding Effect.** This Amendment shall be binding upon the Parties hereto and their respective officers, employees, representatives, agents, members, successors, and assigns.
5. **Validity and Severability.** In the event a court, governmental agency, or regulatory agency with proper jurisdiction determines that any provision of this Amendment is unlawful, that provision shall terminate. If a provision is terminated, but the parties can legally, commercially, and practicably continue to perform this Amendment without the terminated provision, the remainder of this Amendment shall continue in effect. The failure of either Party to exercise in any respect a right provided for in this Amendment shall not be deemed to be a subsequent waiver of the same right or of any other right.
6. **Further Amendment.** The Master DA, as amended by this Amendment, may only be further amended in a written document signed by the parties hereto.

(See following page for signatures.)

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first hereinabove written.

CITY:

ATTEST:

By: Dirk Burton
Mayor Dirk Burton

Janus
City Recorder

Date: 7.1.2024



DEVELOPER:

CW Land Co., LLC, a Utah limited liability company

By: Colin H. Wright

Print Name, Title: Colin H. Wright / Manager

Date: 6-11-24

ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF Davis)

On this 19 day of June, 2024, before the undersigned notary public in and for the said state, personally appeared Colin H. Wright, known or identified to me to be the Manager of (or other authorized individual for) **CW Land Co., LLC**, a Utah limited liability company, and the person who executed the foregoing instrument and acknowledged to me that said company executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Stephanie Heiner
Notary Public for Utah

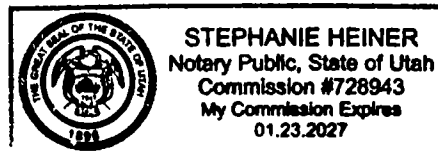


Exhibit A to

**SECOND AMENDMENT TO
MASTER DEVELOPMENT AGREEMENT
FOR COPPER RIM**

**The Revised Preliminary Development Plan for Copper Rim
(See the attached pages.)**



PRELIMINARY DEVELOPMENT PLAN

March 2024



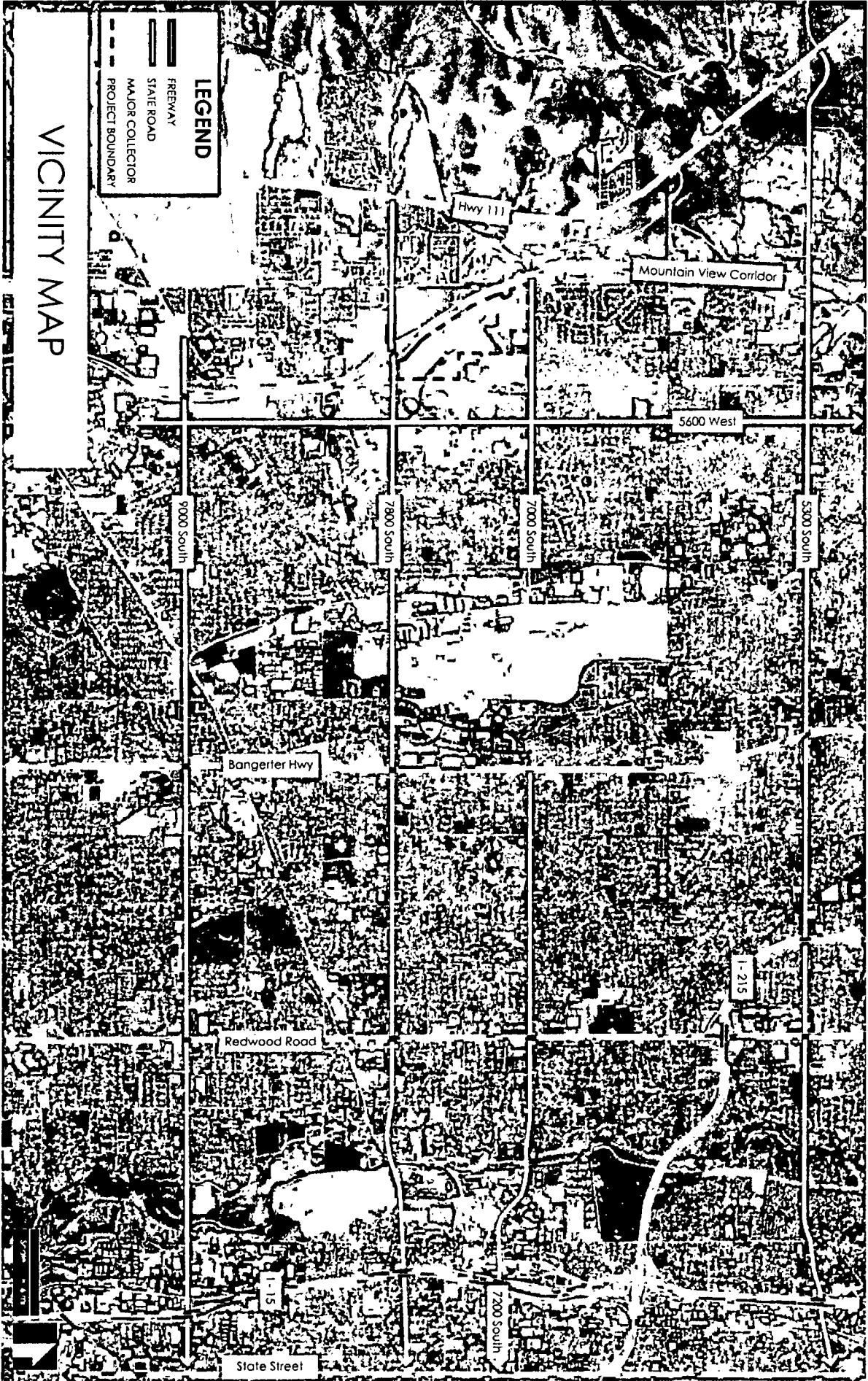
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PRELIMINARY DEVELOPMENT PLAN OVERVIEW

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SCOPE



VICINITY MAP

- LEGEND**
- FREEWAY
 - STATE ROAD
 - MAJOR COLLECTOR
 - PROJECT BOUNDARY

Zoning & Land Use

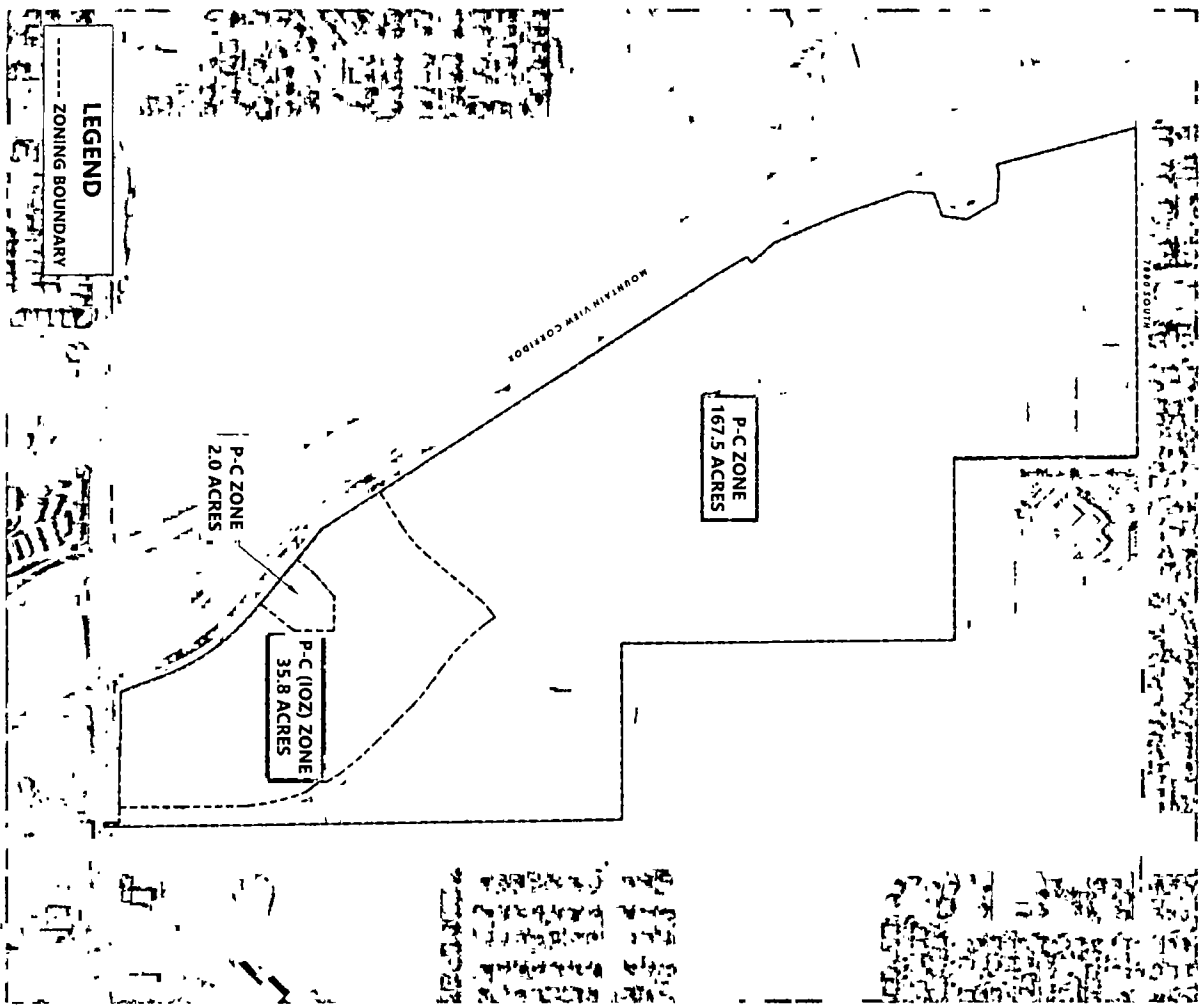
The Copper Rim project is a 205-acre mixed use development located in West Jordan City between 7000 South and 7800 South. From approximately 5900 West to the Mountain View Corridor. The land was historically zoned A-20 agriculture and was changed to Planned Community (PC). This zone change brings the property more in line with other adjacent properties that have recently been developed and/or approved as commercial or residential development. The construction of Mountain View Corridor (MVC) has significantly altered the character of the property in terms of visibility, land use potential, and access. The close proximity to MVC creates both opportunities and challenges for future land uses within the property. As a result, the master plan includes a mix of medium density residential products, along with a commercial center on 7800 South.

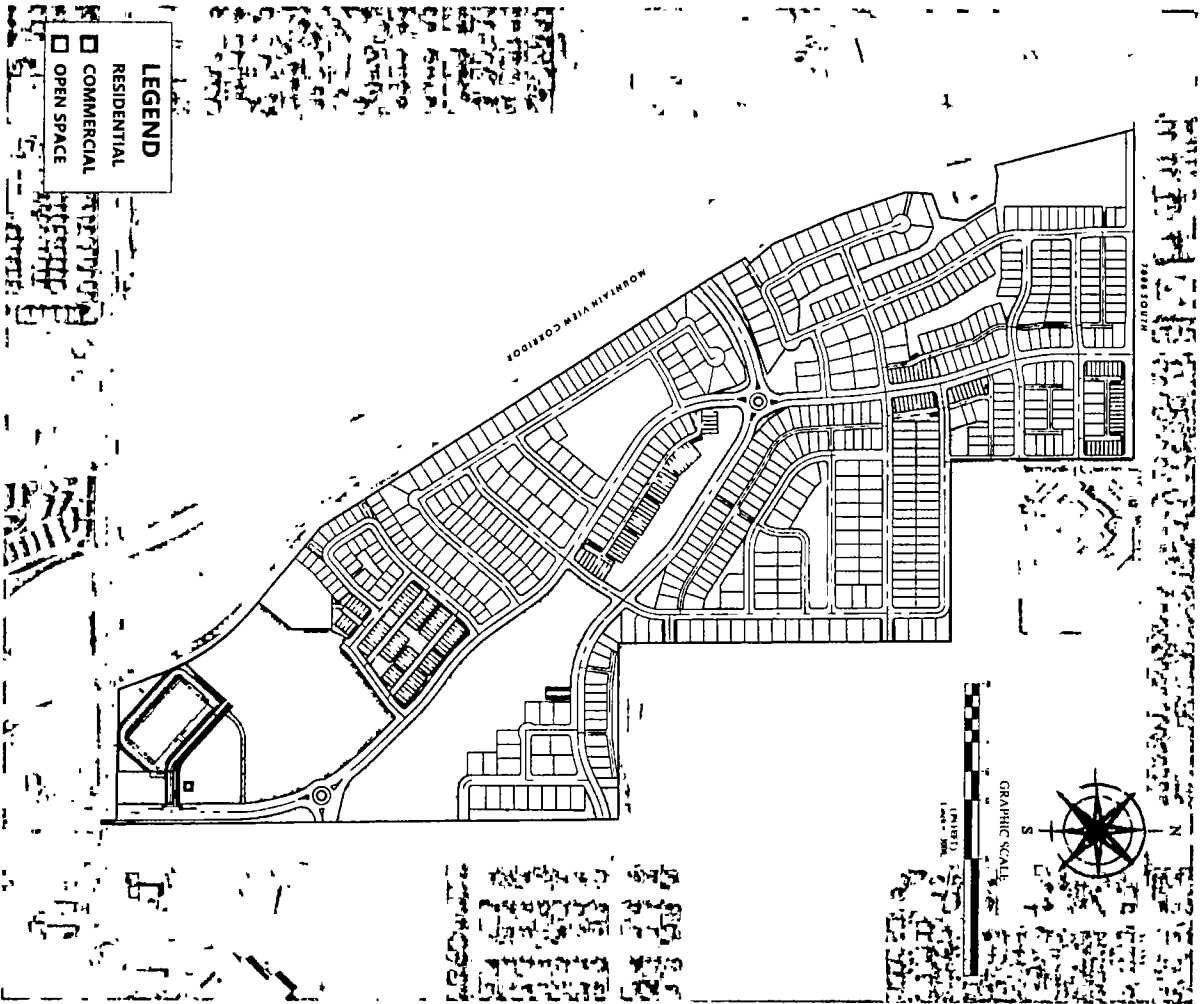
The Preliminary Development Plan calls for 731 residential units, comprised of Preserve Lots, Cottage Lots, and Townhomes. The Copper Rim project also includes a 22.8-acre commercial parcel and a 4.3-acre church site. The density for the overall Copper Rim master plan is 3.56 du/acre (731 dwelling units / 205.29 acres).

Open space is the central unifying feature within the plan with multiple open spaces that are visually prominent from collector streets. A few of the local streets within the project are also single loaded in order to preserve visual exposure of open space for the majority of residents. Neighborhoods are organized around the open space network that includes a community clubhouse, an amphitheater, a community garden, lot lots, passive and active recreation areas, pocket parks, passes, greens, miles of trails, and the natural open space drainage corridor associated with Dry Wash.

A great deal of planning effort went into making sure that residential units adjacent to collector streets don't have any driveway curb-cuts onto the collector. All residential units fronting onto collector streets are either alley-loaded, or have a side-on condition taking access from an intersecting local street. This will create an enhanced pedestrian experience along all collector streets within the project.

The Copper Rim project is comprised of 9 development phases. Proposed phase boundaries were designed to provide adequate infrastructure and access to development parcels that are large enough to sustain construction for a reasonable period. No new schools will be provided in the plan. Negotiations with the school district determined that residents within the projects can be adequately served by existing nearby schools.





Use Map and Buildout Allocation

TABLE 1 - BUILDOUT ALLOCATION	
RESIDENTIAL	176.2 AC
COMMERCIAL	22.8 AC
TOTAL ACRES	199.0 AC

Project Density

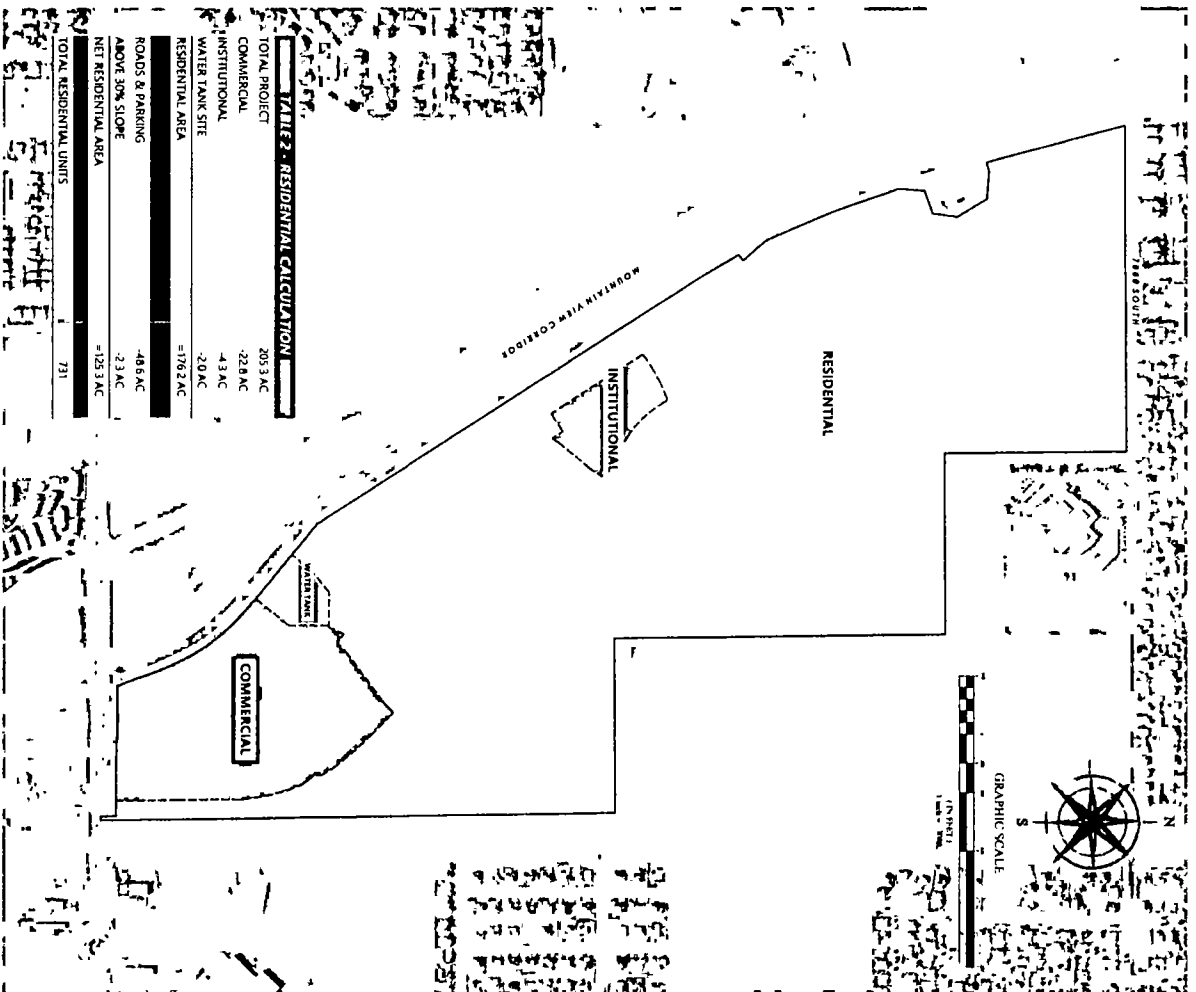
As seen in the diagram to the right, Copper Rim is broken up into two distinct areas: Commercial and Residential. The following paragraphs break down each area by acreage, total units, roads, area above 30% slope, and other undevelopable acreage.

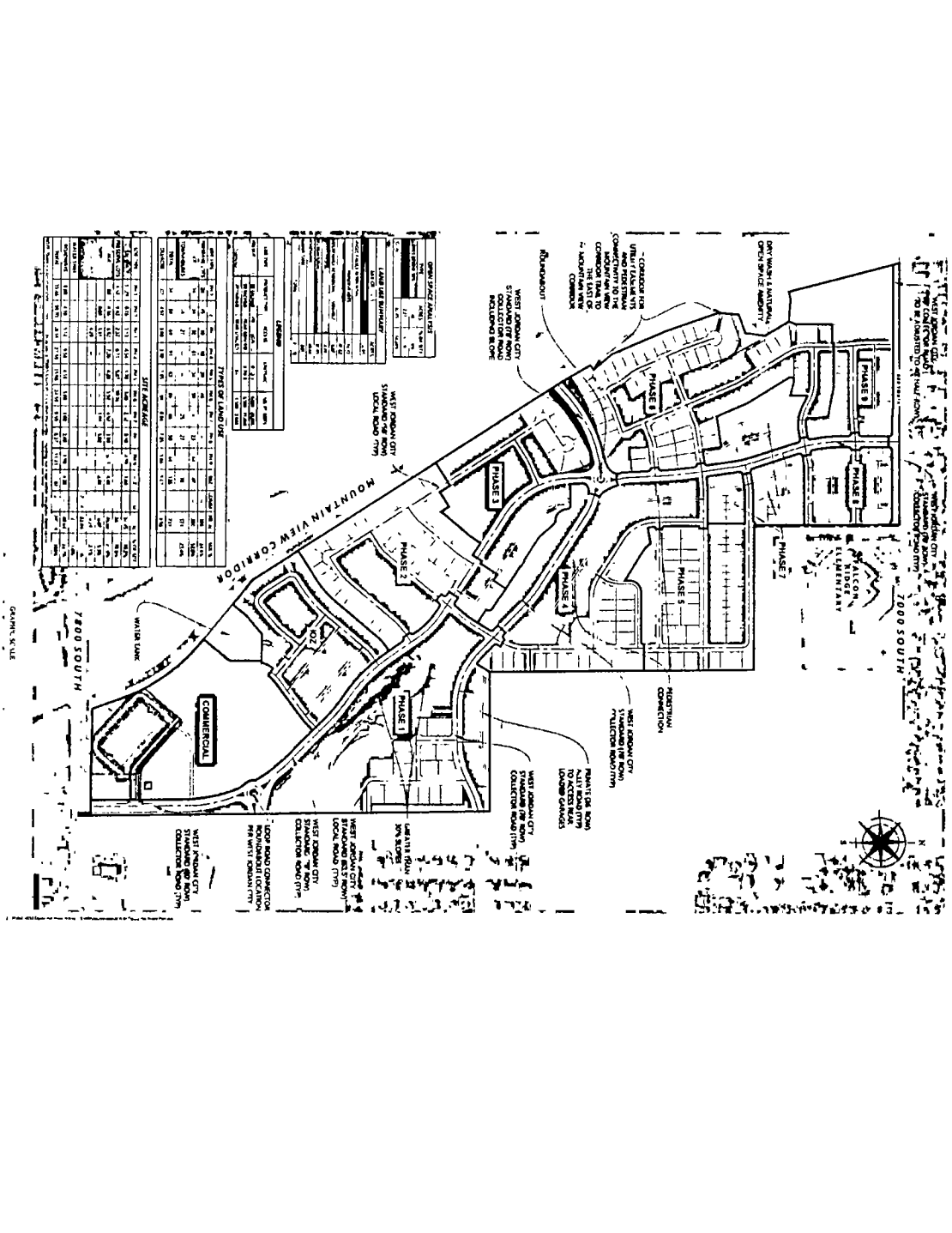
Commercial:
The area shown as commercial is 22.8 acres in size. Within this area there are no residential units, therefore the density is zero units per acre.

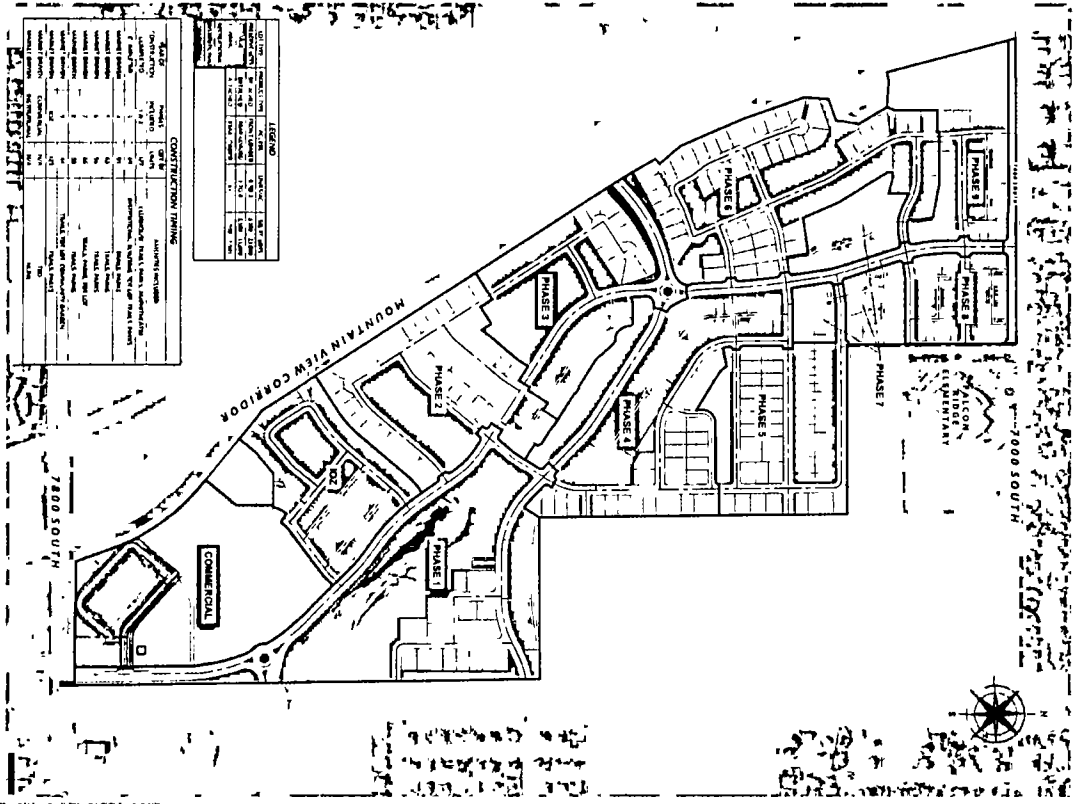
Residential:
The residential area is 176.2 acres. There are 48.64 acres of road, and 2.3 acres of area above 30% slope, which leaves 125.3 acres of developable land. Within the residential area are 180 preserve lots, 380 cottage lots, and 171 townhome lots for a total unit count of 731. The net density for the area shown as residential is 5.8 du/ac (731 units/125.3 acres). Both the gross and net residential densities are consistent with the medium and high density residential designations shown on the Future Land Use Map.

Overall Density:
The overall density is calculated by dividing the total number of units by the total area of the entire development. There are 731 units in the development and 205.3 acres, which yields 3.56 du/ac for the entire development. Townhomes constitute 23.4% of the total unit count.

Lot Types:
Copper Rim contains 180 preserve lots, 380 cottage lots, and 171 townhomes. The product types and density designation listed in this preliminary concept development plan are in harmony with the goals set forth by the West Jordan Comprehensive General Plan which are vibrant economic development, efficient transportation, sustainable growth, infrastructure and quality design, and responsive, transparent and trusted communication. The plan includes an extensive trail system and cluster design scenarios which allow for larger areas of open space. It also seeks to give a range of residential housing types in order to provide housing opportunities for all age groups and income levels.



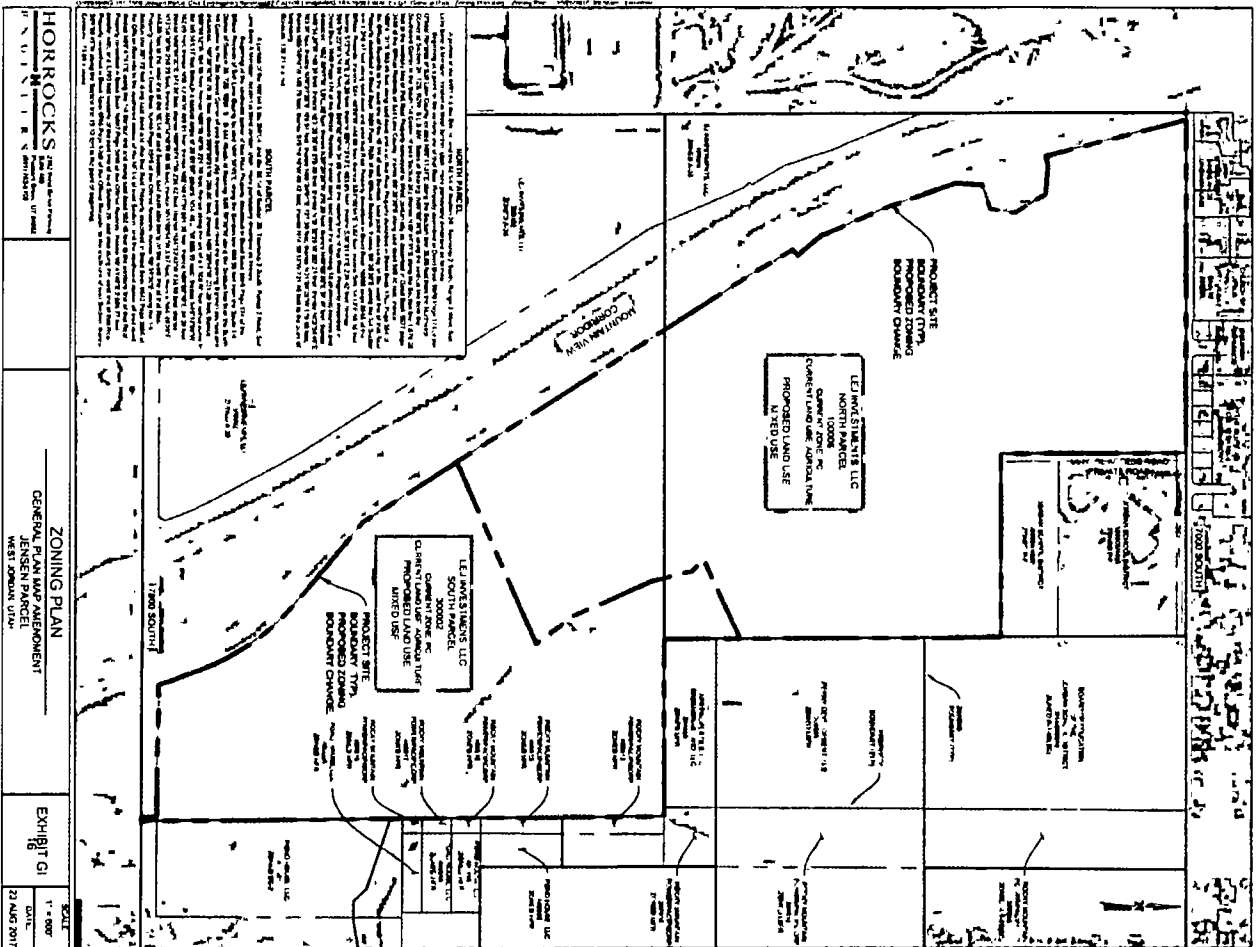




LEGEND	
PHASE 1	PHASE 2
PHASE 3	PHASE 4
PHASE 5	PHASE 6
PHASE 7	COMMERCIAL

CONSTRUCTION TIMING	
PHASE 1	PHASE 2
PHASE 3	PHASE 4
PHASE 5	PHASE 6
PHASE 7	COMMERCIAL

COPPER RIM construction timing plan (exhibit CT1)
 WEST JORDAN CITY, SALT LAKE COUNTY
 2/29/2024
 LAND
 ERICUS



RESIDENTIAL STANDARDS

Overall Design Principles

Principle 1: Connect to the Environment

Principle 2: Provide Mobility Choices

Principle 3: Provide a Community for All Generations

Design Principles

0 3

The consultant team proposed the following Design Principles based on the agreed upon project goals:

PRINCIPLE 1: Connect to the Environment

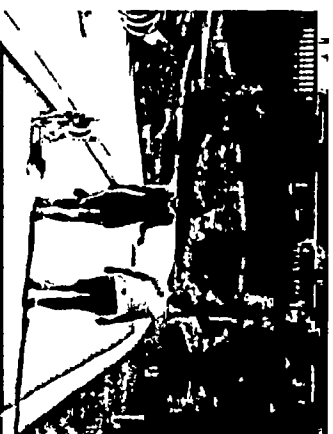
- Promote outdoor living
- Create safe routes to school
- Connect new trails to regional trails

PRINCIPLE 2: Provide Mobility Choices

- Design safe, calm streets that serve bikes and pedestrians as well as they do the automobile

PRINCIPLE 3: Provide a Community for All Generations

- Provide housing choices for people at various stages of life
- Design a live/work/play environment



Concept Elevations of Structures

Product 1: Single-Family Preserve Lots

Product 2: Single-Family Cottage Lots

Product 3: Townhouse Lots

Product 4: Commercial

Single-Family Preserve Lots



SINGLE FAMILY PRESERVE LOT
This is an example of a house that may be constructed as a Preserve Lot. The houses are single, front-loaded with garages to the side. In this example, and those that will be built on this property, the front door and porch are prominent, while the garage and driveway are de-emphasized.

- » Largest lot type
- » 24.6% of total unit mix
- » 70' width (average)
- » 120' depth
- » Front-loaded
- » 2 Car Garage

Single-Family Preserve Lots



Single-Family Preserve Lots



Single-Family Cottage Lots

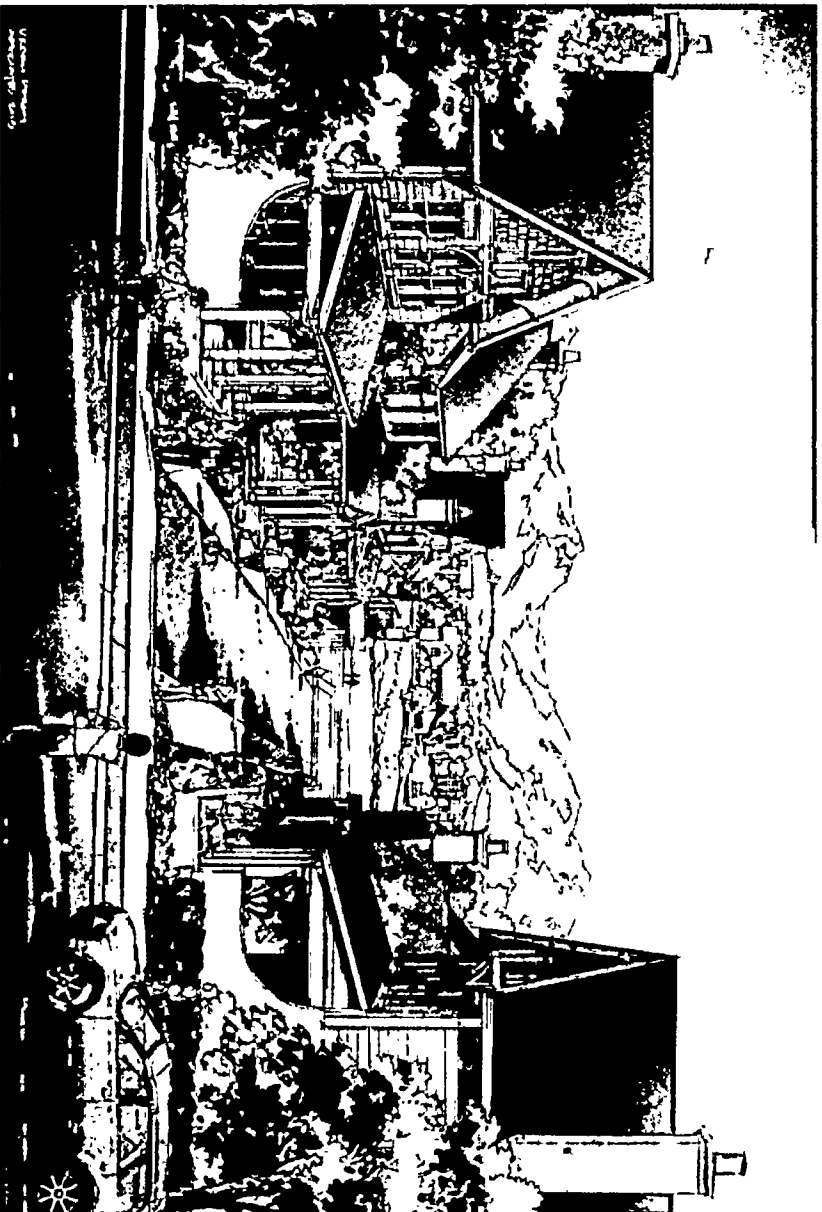


SINGLE FAMILY COTTAGE LOT

This is an example of a house that may be constructed as a Cottage Lot. The houses are smaller and are rear-loaded from an alley, allowing for a streetscape that is uninterrupted by driveways and garage doors.

- » Smaller, detached lot type
- » 52% of total unit mix
- » 45' width (average)
- » 100' - 120' depth
- » Alley-loaded or Front-loaded
- » 2 Car Garage

Single-Family Cottage Lots



Preliminary Development Plan Submittal

Single-Family Cottage Lots



Preliminary Development Plan Submittal

Single-Family Cottage Lots



Preliminary Development Plan Submittal

Townhouse Lots



TOWNHOUSE LOT

This is an example of a 'transition' townhouse at nearby Daybrook, a community in South Jordan. These townhouses are grouped together under one roof form, creating the scale and look of a large single house. These types are effective starter homes for young families.

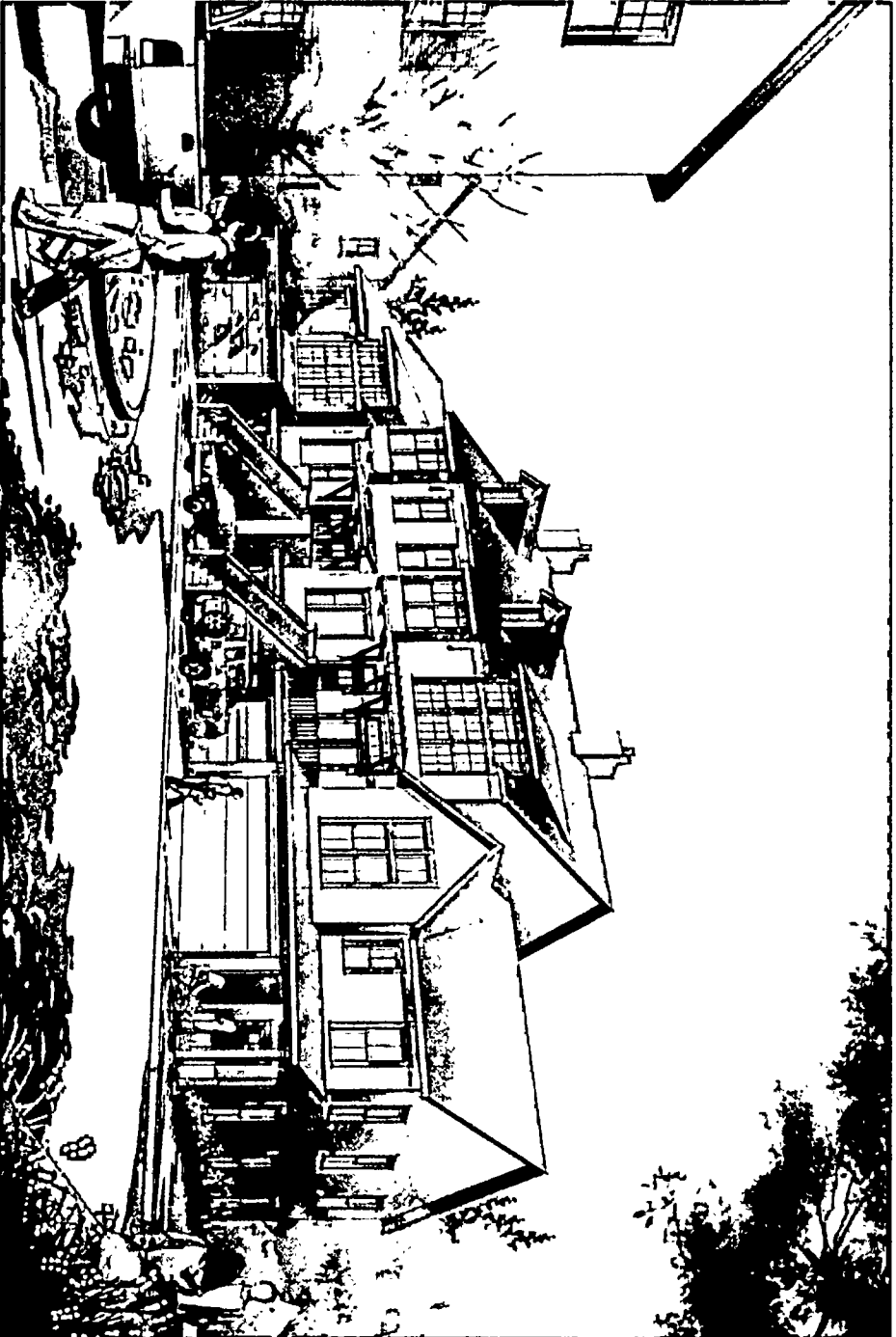
- » Attached, fee-simple units
- » 23.4% of total unit mix
- » 20' width (average)
- » 75' - 100' depth
- » Alley-loaded
- » 2 Car Garage

Townhouse Lots



Preliminary Development Plan Submittal

Townhouse Lots



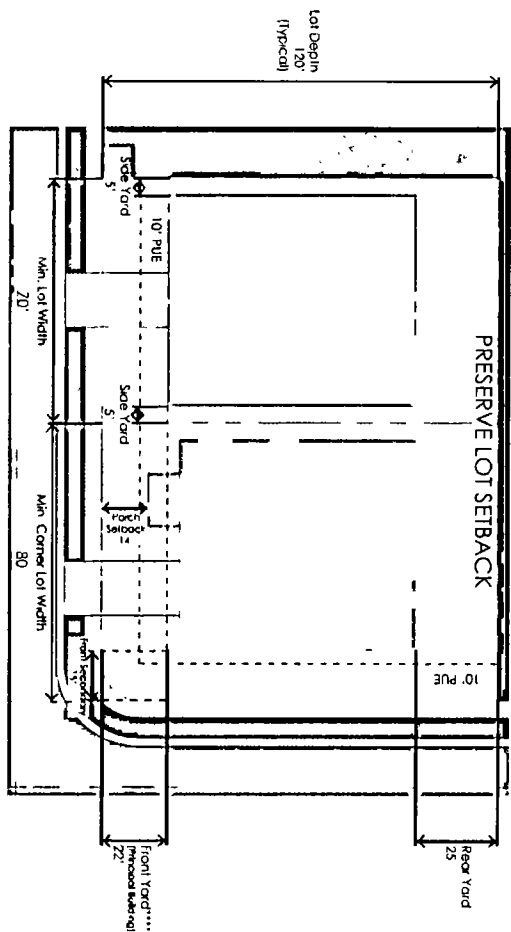
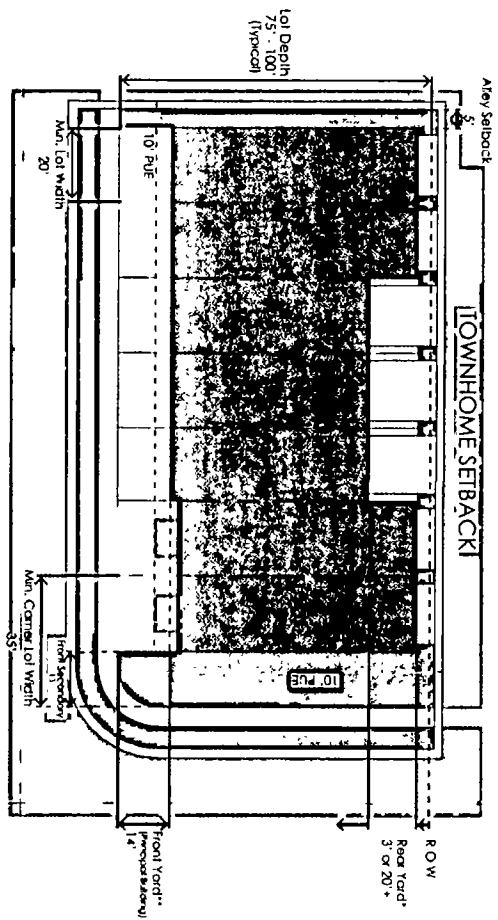
Preliminary Development Plan Submittal

Townhouse Lots



Preliminary Development Plan Submittal

GUIDING DEVELOPMENT STANDARDS - RESIDENTIAL



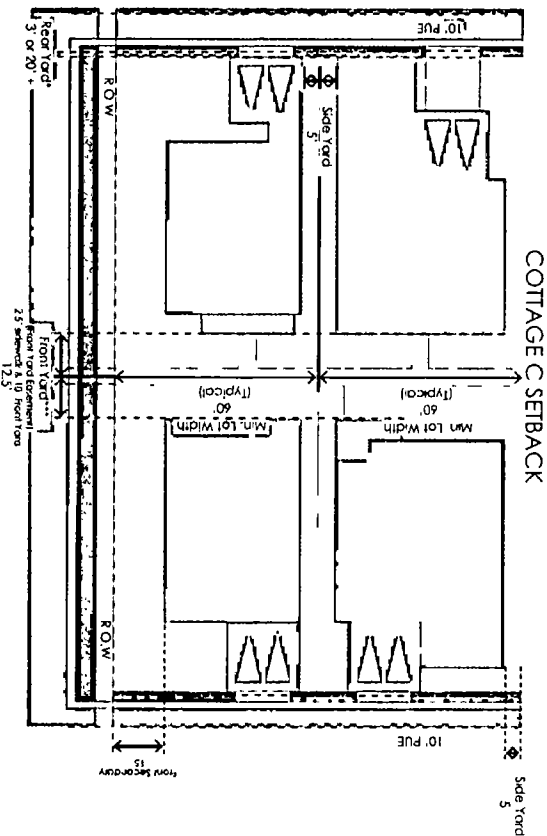
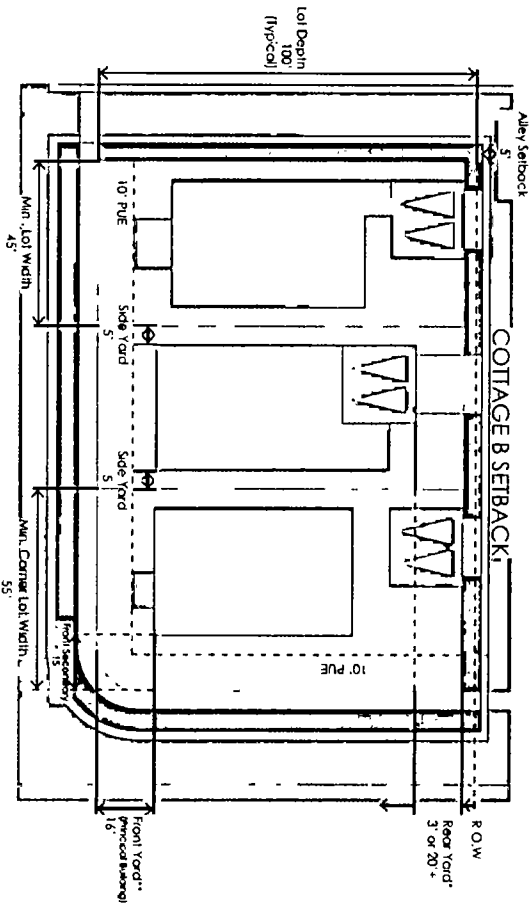
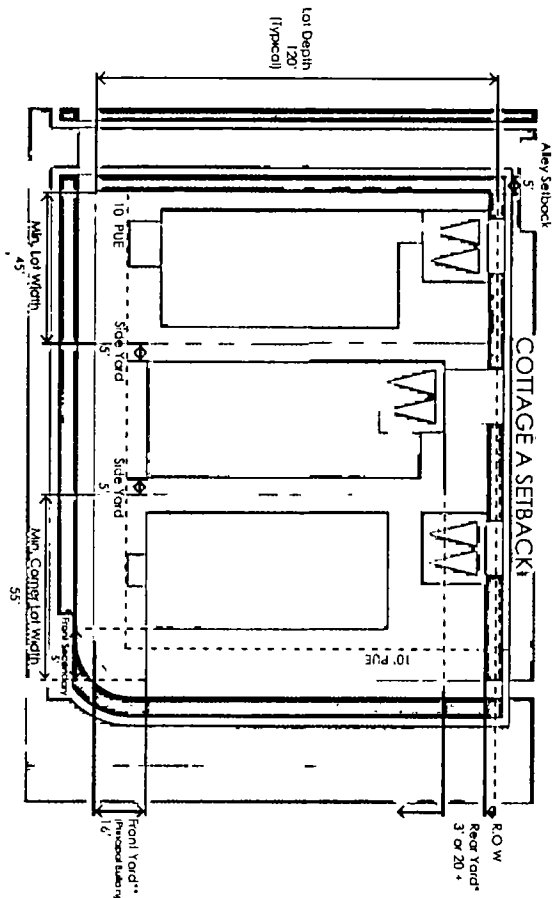


TABLE 3 - RESIDENTIAL SETBACKS (MINIMUM)

TOWNHOME	FRONT YARD	FRONT SECONDARY	SIDE YARD	REAR YARD
COTTAGE A	14' **	15'	-	3' or 20' + *
COTTAGE B	16' **	15'	5'	3' or 20' + *
COTTAGE C	12.5' ***	15'	5'	3' or 20' + *
PRESERVE LOT	22' ****	15'	5'	25'

TABLE 4 - RESIDENTIAL DIMENSIONS (TYPICAL)

TOWNHOME	DEPTH	WIDTH	HEIGHT	MIN. LIVING AREA
COTTAGE A	75' - 100'	20'	40' MAX.	1,000 s.f.
COTTAGE B	120'	45'	35' MAX.	1,500 s.f.
COTTAGE C	100'	45'	35' MAX.	1,500 s.f.
PRESERVE LOT	120'	70'	35' MAX.	1,900 s.f.

* - Where slopes are greater than 10%, 8' or 18' + will be the required setback. For all other situations the 3' or less, and 16' or more will be the setback.

** - Porches can encroach into front setback up to 10' from edge of R.O.W.

*** - Porches cannot encroach within front yard setback.

**** - Porches can encroach into front setback up to 14' from edge of R.O.W.

Note - All setbacks shall be measured from lot line to the portion of the foundation wall closest to the lot line. Overhangs, roof eaves, vent shrouds, etc are permitted to protrude into setback area. Any retaining walls needed to protrude into setback area.

Any retaining walls needed to protrude into setback area.

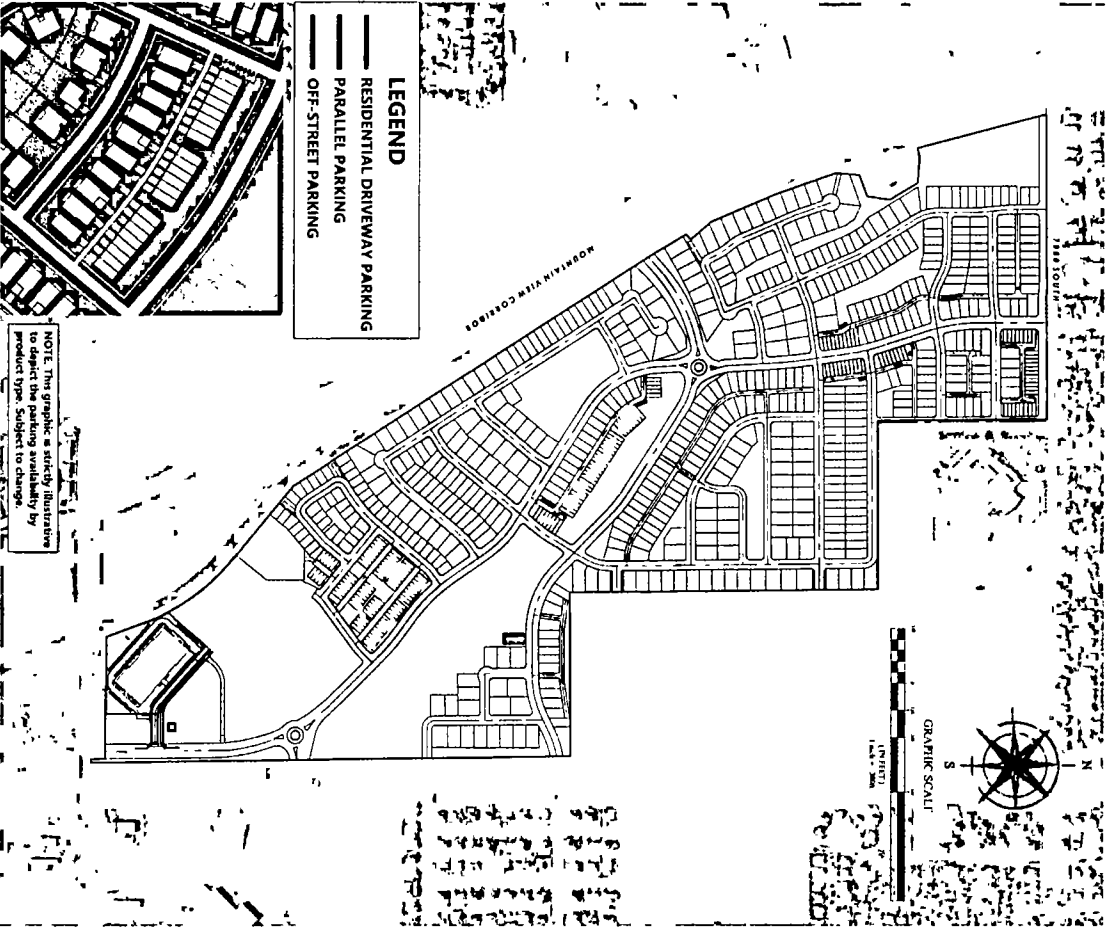
Any retaining walls needed to protrude into setback area.

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Any retaining walls needed to protrude into setback area.

Any retaining walls needed to protrude into setback area.



COPPER RIM parking exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
27-0281

TABLE 5 - PARKING

SINGLE-FAMILY DWELLINGS	2 spaces/unit
TOWNHOMES UNITS	2 spaces/unit
GUEST PARKING (TOWNHOMES)	.25 spaces/unit
TOTAL UNITS	731
TOTAL REQUIRED PARKING (2/UNIT)	1,462
TOTAL GUEST PARKING REQUIRED (.25/TOWNHOME UNIT)	43
TOTAL PARKING REQUIRED	1,505
GARAGES	1,462
DRIVEWAYS	1,462
OFF STREET STALLS*	57
PARALLEL PARKING	1,580
TOTAL PARKING PROVIDED	4,561
SURPLUS PARKING	3,056

8

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AMENITIES & IMPROVEMENTS

Amenities, General Landscape, and Open Space Areas

Amphitheater

Community Gardens

Pool/Clubhouse

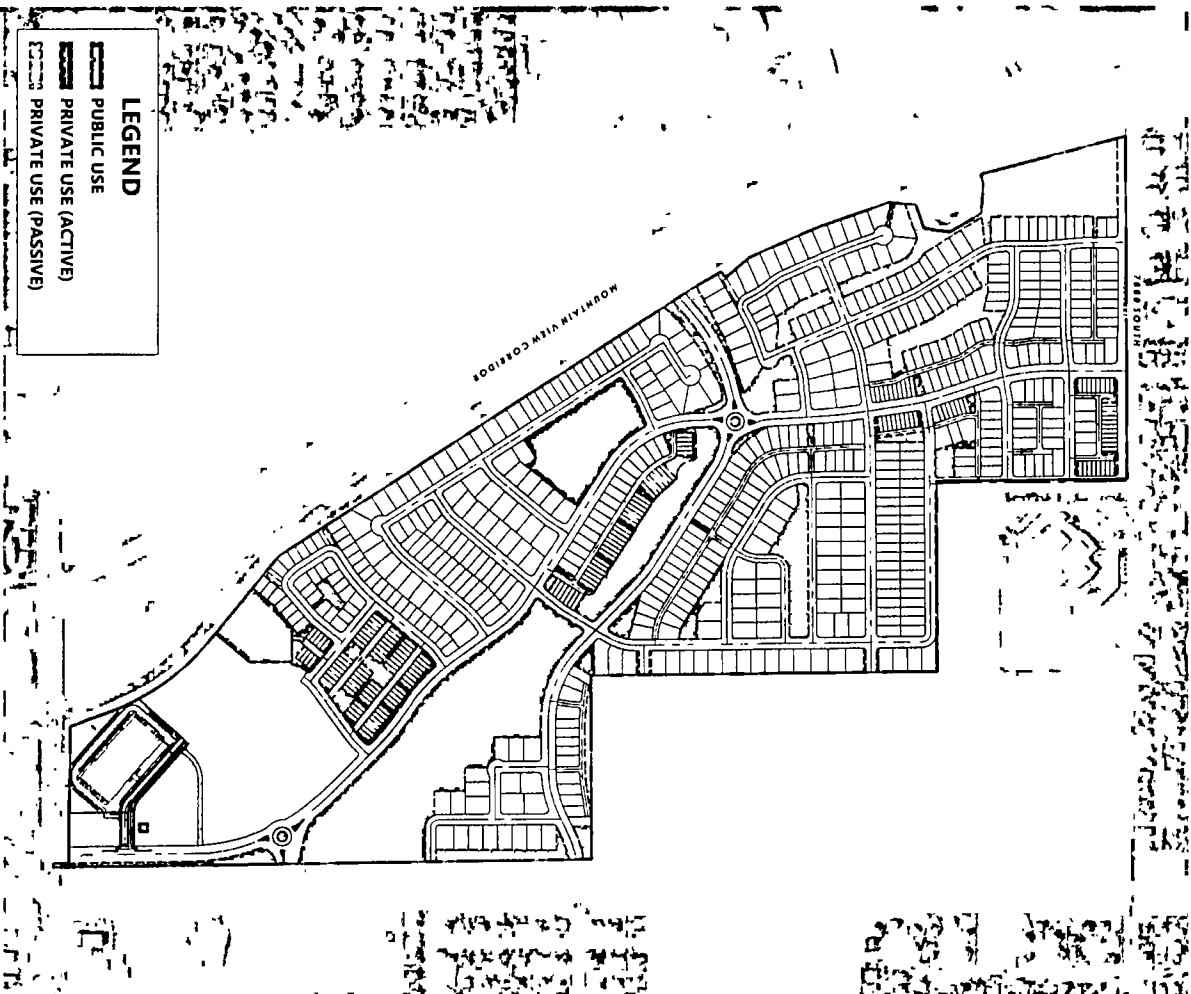
Parks

Playgrounds

Trails

Natural Open Space

Preliminary Development Plan Submittal



Public and Private Use Areas

The Copper Rim project is arranged around its open space network, having the phases organized in a way as to allow for open space to be built in connection with, and in many cases prior to, residential properties. Each residential unit is no more than 500 feet away from multiple open space areas giving residents close proximity to outdoor recreational opportunities. These areas are situated in earlier phases and in visibly apparent locations to ensure access to active and passive recreational opportunities for residents to enjoy. The active and passive recreational areas include a club house, amphitheater, community garden, tot lots, pocket parks, passos, greens, miles of trails, and the natural open space drainage corridor running the length of the development. The trail system and sidewalks connect all open space amenities to all residential units. This system of trails also connects residents to Falcon Ridge Elementary situated on the northeast corner of the development, the church in the western middle of the development, and the commercial area located on the southern portion of the development.

Over 35 acres of the 205.3-acre site are dedicated to open space and connecting residents to the open space amenities. In Title 13-5C-6-A2 of the PC Zone it states that a "minimum of fifteen percent (15%) of the gross area of a planned community shall be retained in permanent open space." The Copper Rim project contains 37.5 acres of gross open space (area in blue and green on public and private use area diagram to the left). Section 13-5C-6-B further clarifies the computation of gross area as "Land proposed to be devoted to vehicular streets or roads, parking, driveways, required setbacks, commercially paved areas and slopes greater than thirty percent (30%) shall not be included in computations of permanent open space." Removing these areas from the total acreage results in a net project area of 123.3 total acres, and 35.2 acres of net open space. The resulting open space percentage for the Copper Rim project is 28.5% (35.2 net acres / 123.3 net acres), significantly more than the minimum 15% required by the PC Zone.

If calculations for open space included all areas excluded by section 13-5C-6-B, the Copper Rim project would still attain the minimum requirement of 15% open space for the project having 18.3% of the gross project area being gross open space.

LANDSCAPE / SPECIAL AMENITY PLAN

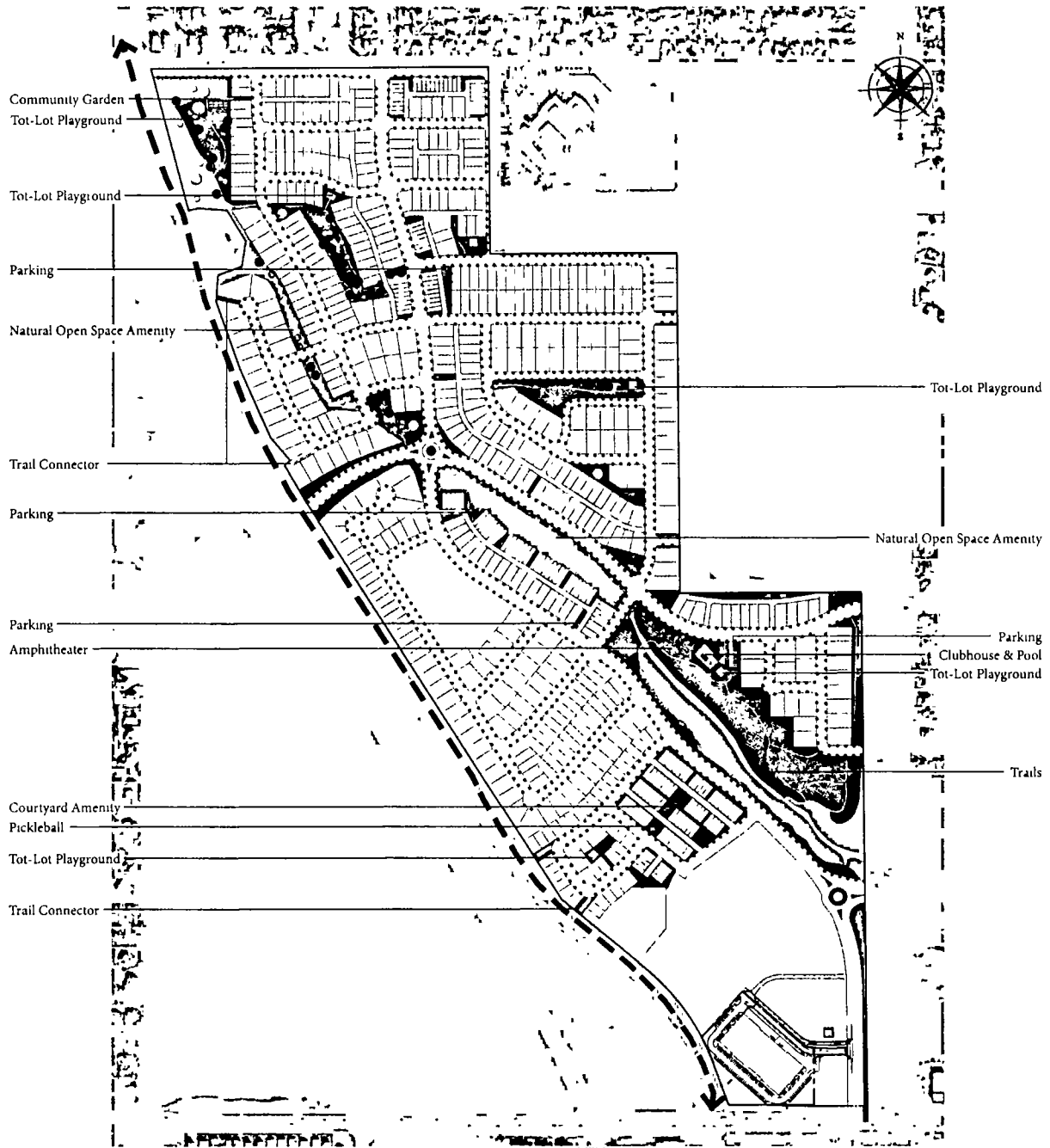
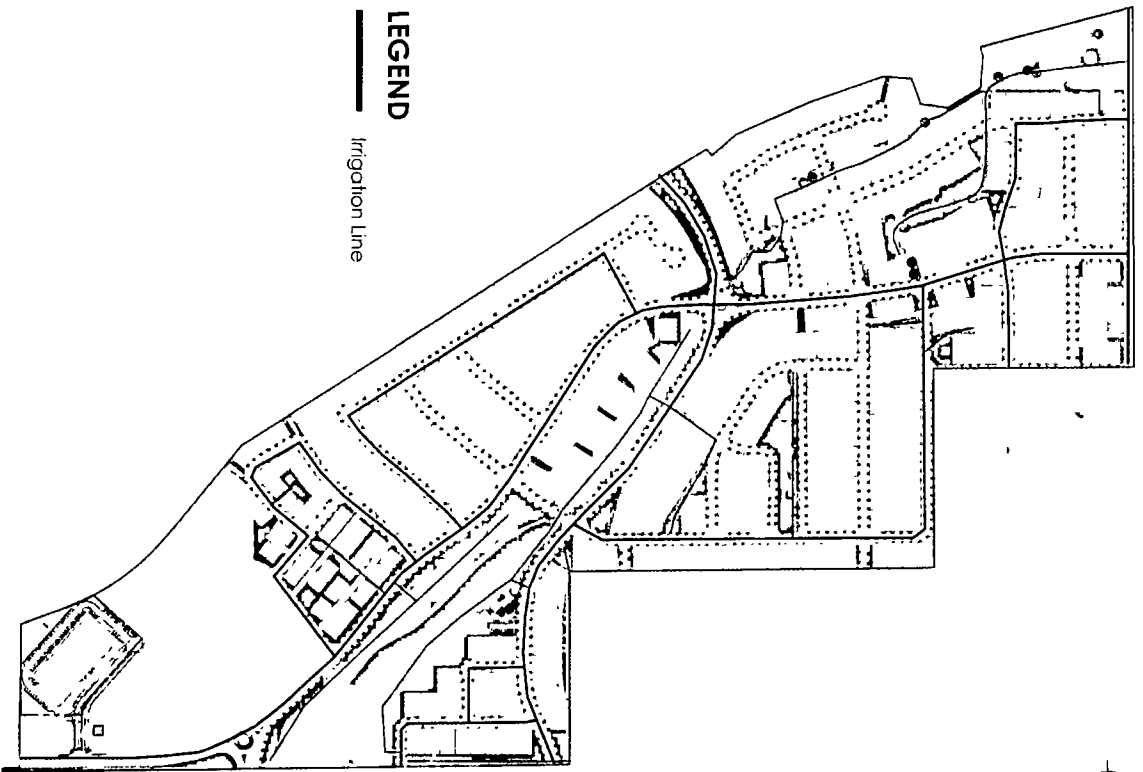


TABLE 6 - OPEN SPACE SUMMARY

OPEN SPACE	ACRES
COMMUNITY PLAN	205.3 ac
TOTAL OPEN SPACE	37.45 ac
OPEN SPACE GROSS %	18.3%
NET OPEN SPACE	35.2ac
OPEN SPACE NET %	28.5 %

← - - - → REGIONAL TRAIL

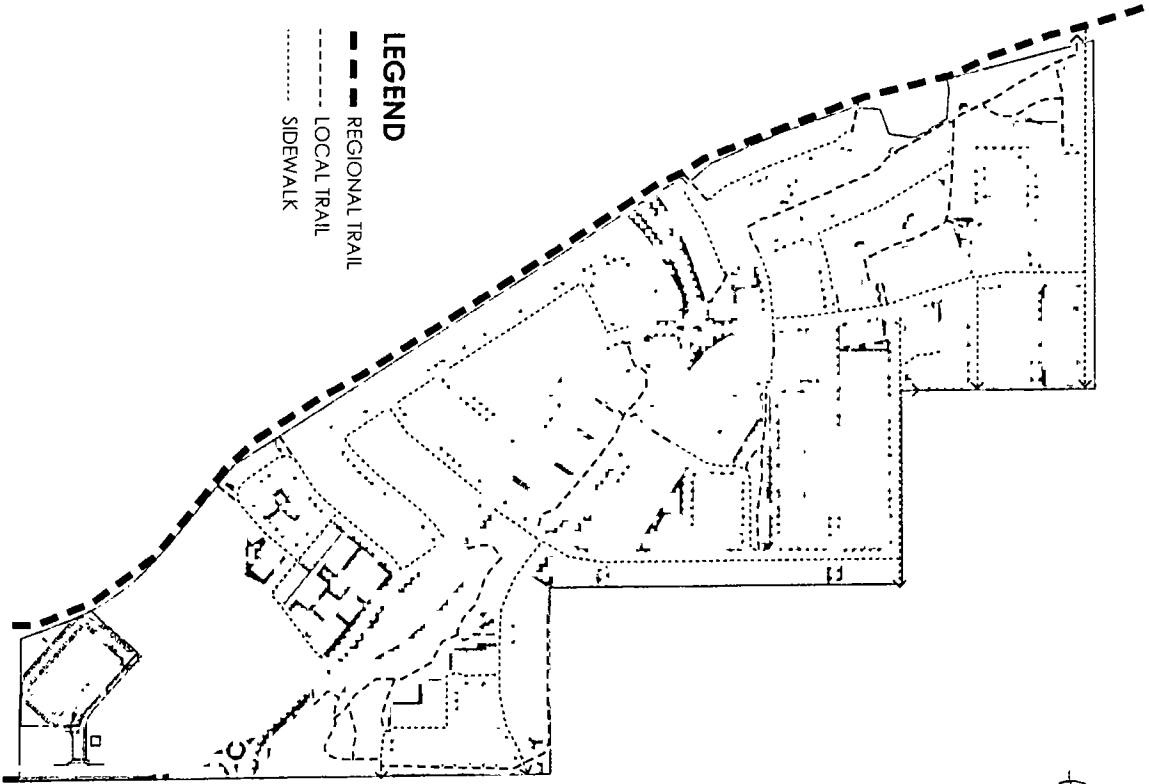
Conceptual Irrigation Plan



LEGEND
Irrigation Line

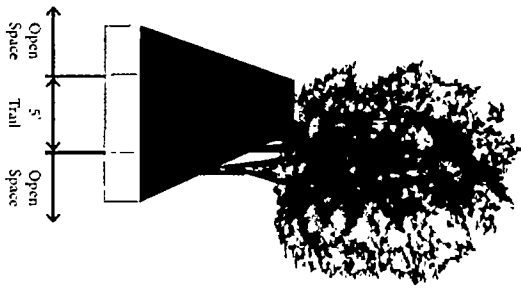


Trail Plan

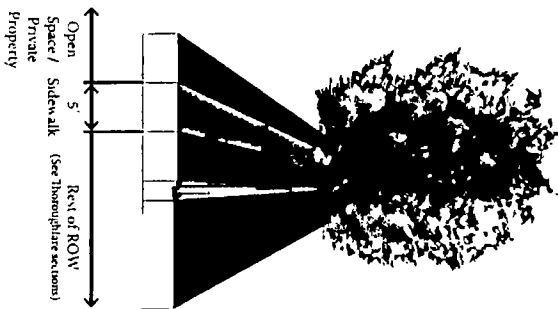


- LEGEND**
- REGIONAL TRAIL
 - - - LOCAL TRAIL
 - SIDEWALK

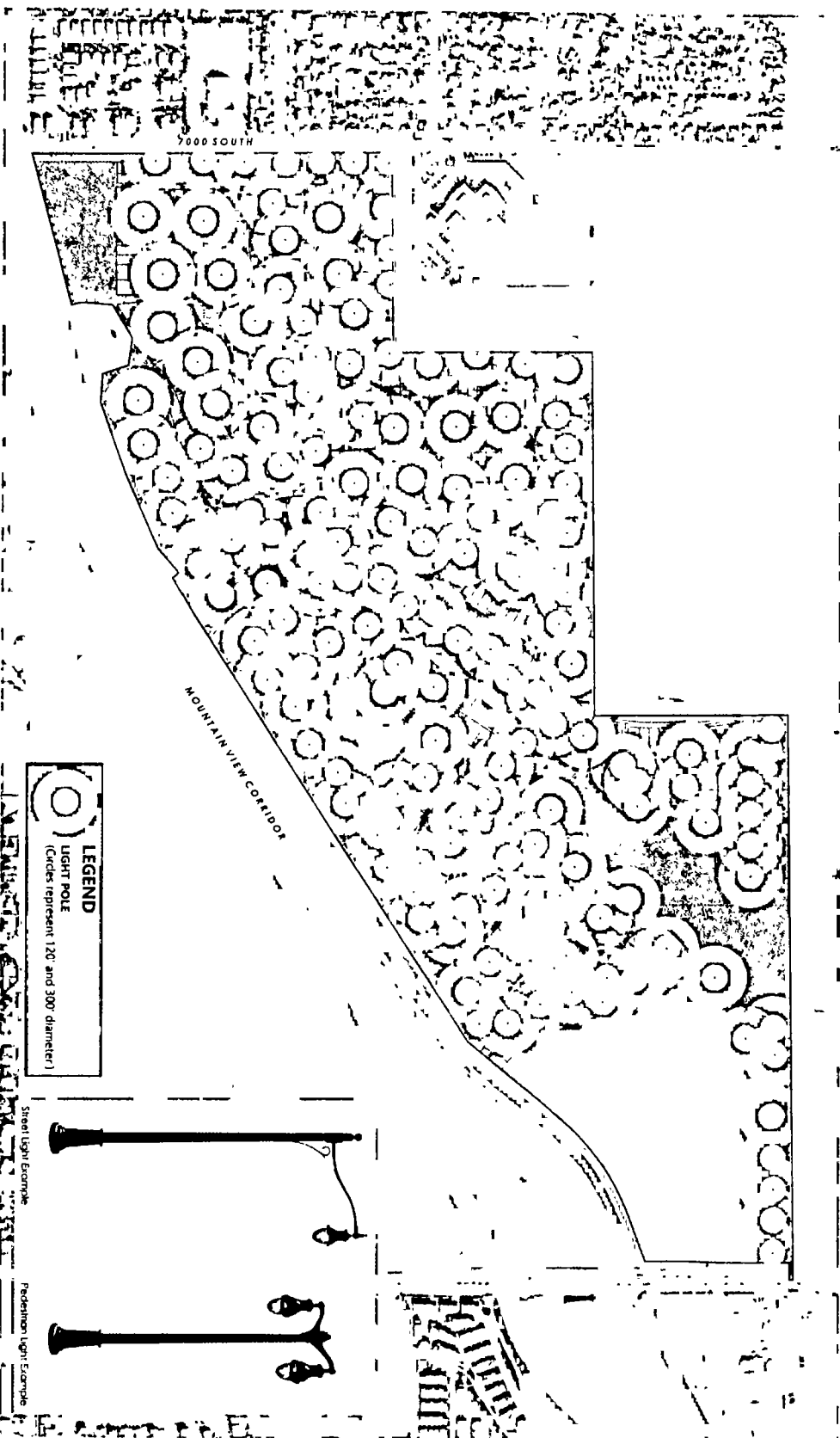
--- Local Trail Cross Section



--- Sidewalk Cross Section



Conceptual Lighting Plan



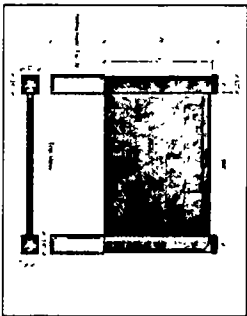
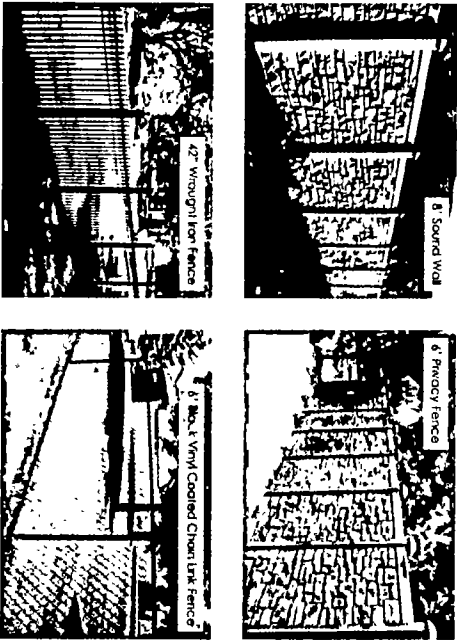
Fencing Plan

The Copper Run project will have fencing around the perimeter of the project in areas where residential development interfaces directly with off-site areas, according to the fencing and walls plan. A decorative or pre-cast concrete sound wall (8' height min.) will be installed by the Master Developer along the property boundary where residential units interface directly with the Mountain View Corridor. Sound walls will not be installed along those portions of Mountain View Corridor where the proposed church, open space and commercial uses abut the corridor. In these locations a 6' black vinyl coated chain link fence or a 6' decorative aluminum picket fence will be installed to allow penetrable areas into the development from the regional trail which runs along Mountain View Corridor.

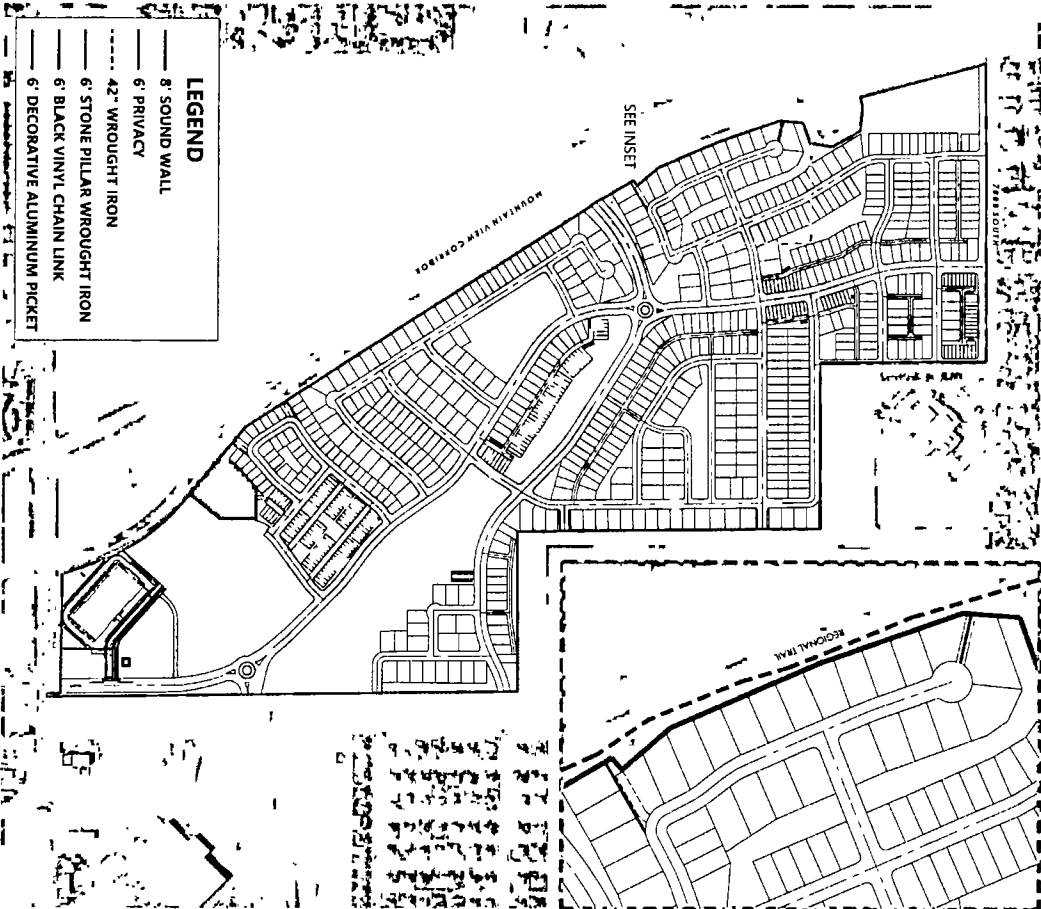
6' high decorative privacy fence will be installed by the home builder along the property boundary where residential units interface directly with 7000 South, 6101 West, and the eastern edge of the project.

A 42" high wrought iron fence will be installed by the home builder where residential units front 7000 South, and along the back of the alley loaded units that are directly adjacent to the project boundary. It will also be installed along the open space to the north of the alley loaded cottages on the north side of the eastern most copper run development entrance.

The close up of the 8' sound wall north of the institutional phase, shows the penetrability of residents to access the regional trail while still providing an 8' sound wall barrier.



RHINOROCK FENCE SPECIFICATIONS	
1. FENCE TYPE	8' SOUND WALL
2. HEIGHT	8' MIN.
3. MATERIAL	PRECAST CONCRETE
4. FINISH	SMOOTH
5. COLOR	GREY
6. GATE TYPE	SLIDING
7. GATE HEIGHT	8' MIN.
8. GATE MATERIAL	PRECAST CONCRETE
9. GATE FINISH	SMOOTH
10. GATE COLOR	GREY
11. GATE LOCK	MANUAL
12. GATE LOCK TYPE	SLIDING
13. GATE LOCK HEIGHT	8' MIN.
14. GATE LOCK MATERIAL	PRECAST CONCRETE
15. GATE LOCK FINISH	SMOOTH
16. GATE LOCK COLOR	GREY
17. GATE LOCK LOCK	MANUAL
18. GATE LOCK LOCK TYPE	SLIDING
19. GATE LOCK LOCK HEIGHT	8' MIN.
20. GATE LOCK LOCK MATERIAL	PRECAST CONCRETE
21. GATE LOCK LOCK FINISH	SMOOTH
22. GATE LOCK LOCK COLOR	GREY
23. GATE LOCK LOCK LOCK	MANUAL
24. GATE LOCK LOCK LOCK TYPE	SLIDING
25. GATE LOCK LOCK LOCK HEIGHT	8' MIN.
26. GATE LOCK LOCK LOCK MATERIAL	PRECAST CONCRETE
27. GATE LOCK LOCK LOCK FINISH	SMOOTH
28. GATE LOCK LOCK LOCK COLOR	GREY
29. GATE LOCK LOCK LOCK LOCK	MANUAL
30. GATE LOCK LOCK LOCK LOCK TYPE	SLIDING
31. GATE LOCK LOCK LOCK LOCK HEIGHT	8' MIN.
32. GATE LOCK LOCK LOCK LOCK MATERIAL	PRECAST CONCRETE
33. GATE LOCK LOCK LOCK LOCK FINISH	SMOOTH
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35. GATE LOCK LOCK LOCK LOCK LOCK	MANUAL
36. GATE LOCK LOCK LOCK LOCK LOCK TYPE	SLIDING
37. GATE LOCK LOCK LOCK LOCK LOCK HEIGHT	8' MIN.
38. GATE LOCK LOCK LOCK LOCK LOCK MATERIAL	PRECAST CONCRETE
39. GATE LOCK LOCK LOCK LOCK LOCK FINISH	SMOOTH
40. GATE LOCK LOCK LOCK LOCK LOCK COLOR	GREY
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42. GATE LOCK LOCK LOCK LOCK LOCK LOCK TYPE	SLIDING
43. GATE LOCK LOCK LOCK LOCK LOCK LOCK HEIGHT	8' MIN.
44. GATE LOCK LOCK LOCK LOCK LOCK LOCK MATERIAL	PRECAST CONCRETE
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47. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK	MANUAL
48. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK TYPE	SLIDING
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53. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK	MANUAL
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56. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK MATERIAL	PRECAST CONCRETE
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59. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK	MANUAL
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76. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK COLOR	GREY
77. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK	MANUAL
78. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK TYPE	SLIDING
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80. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK MATERIAL	PRECAST CONCRETE
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82. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK COLOR	GREY
83. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK	MANUAL
84. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK TYPE	SLIDING
85. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK HEIGHT	8' MIN.
86. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK MATERIAL	PRECAST CONCRETE
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88. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK COLOR	GREY
89. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK	MANUAL
90. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK TYPE	SLIDING
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93. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK FINISH	SMOOTH
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95. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK	MANUAL
96. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK TYPE	SLIDING
97. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK HEIGHT	8' MIN.
98. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK MATERIAL	PRECAST CONCRETE
99. GATE LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK LOCK FINISH	SMOOTH
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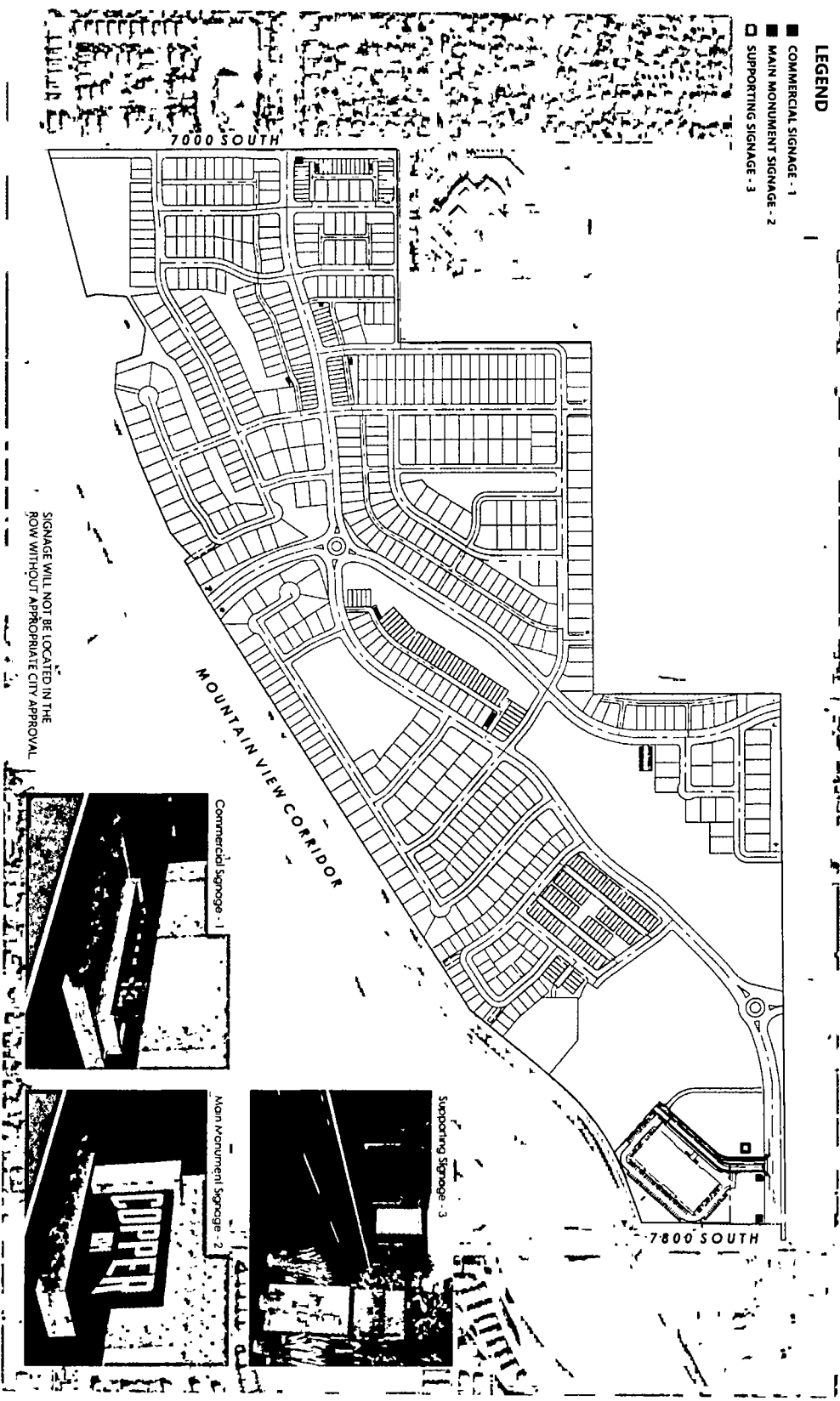


LEGEND	
—	8' SOUND WALL
—	6' PRIVACY
—	42" WROUGHT IRON
—	6' STONE PILLAR WROUGHT IRON
—	6' BLACK VINYL CHAIN LINK
—	6' DECORATIVE ALUMINUM PICKET

Monument Placement Plan

LEGEND

- COMMERCIAL SIGNAGE - 1
- MAIN MONUMENT SIGNAGE - 2
- SUPPORTING SIGNAGE - 3



SIGNAGE WILL NOT BE LOCATED IN THE ROW WITHOUT APPROPRIATE CITY APPROVAL.

Amenities
Amphitheater
Community Gardens
Pool/Clubhouse



Preliminary Development Plan Submittal

Amenities
Amphitheater
Community Gardens
Pool/Clubhouse



Preliminary Development Plan Submittal

Amenities
Amphitheater
Community Gardens
Pool/Clubhouse



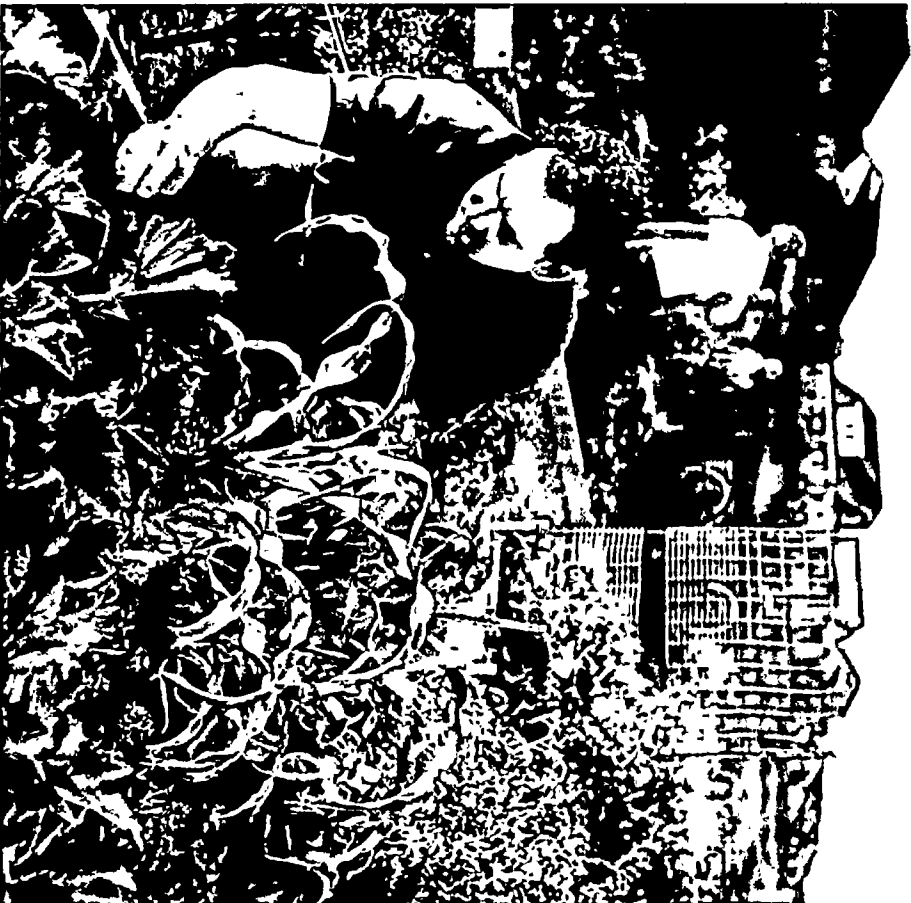
Preliminary Development Plan Submittal

Amenities
Amphitheater
Community Gardens
Pool/Clubhouse



Preliminary Development Plan Submittal

Amenities
Amphitheater
Community Gardens
Pool/Clubhouse



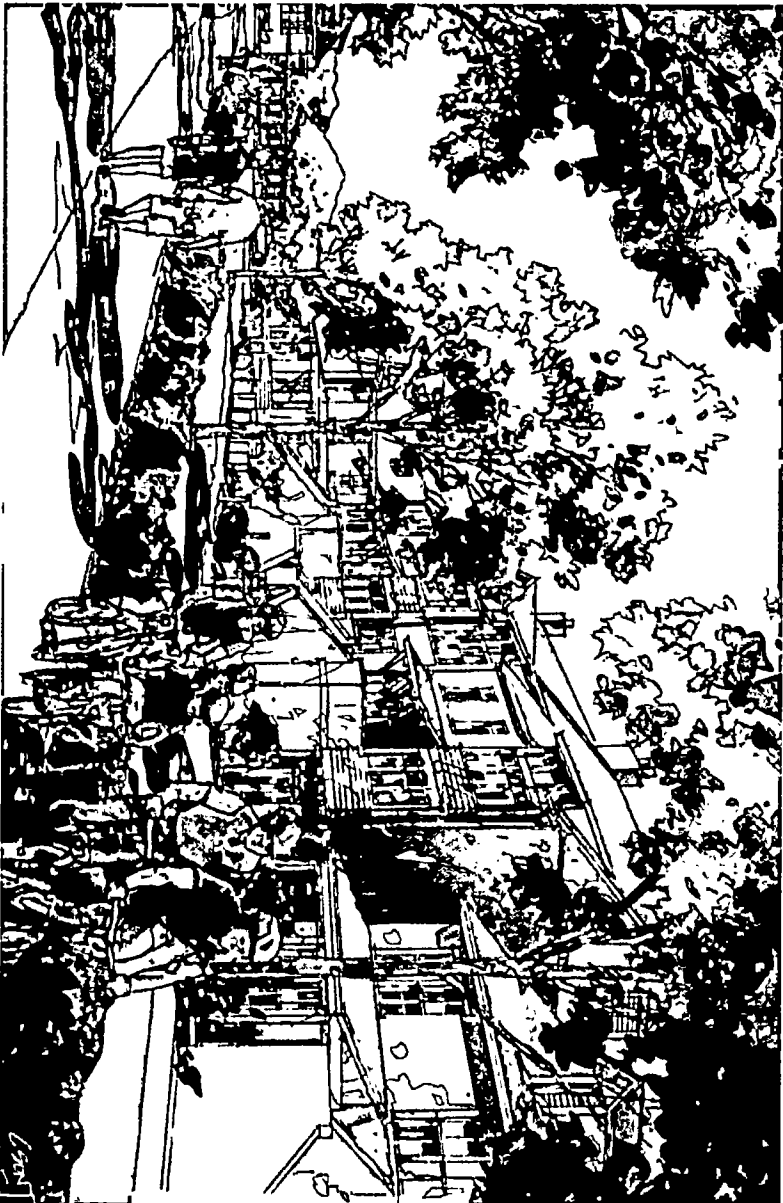
Preliminary Development Plan Submittal

Amenities
Amphitheater
Community Gardens
Pool/Clubhouse



Preliminary Development Plan Submittal

Amenities
Parks
Playgrounds



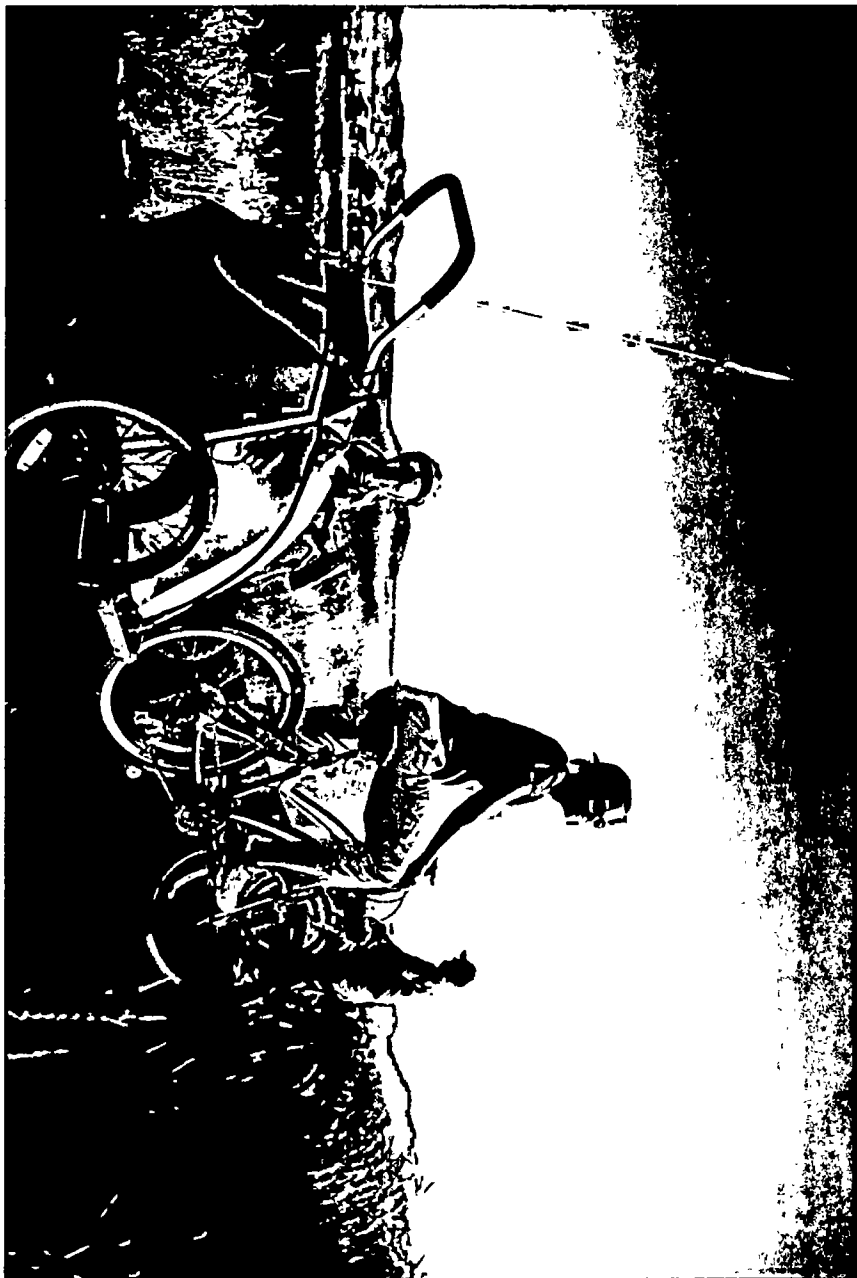
Preliminary Development Plan Submittal

Amenities
Parks
Playgrounds



Preliminary Development Plan Submittal

Amenities
Parks
Playgrounds



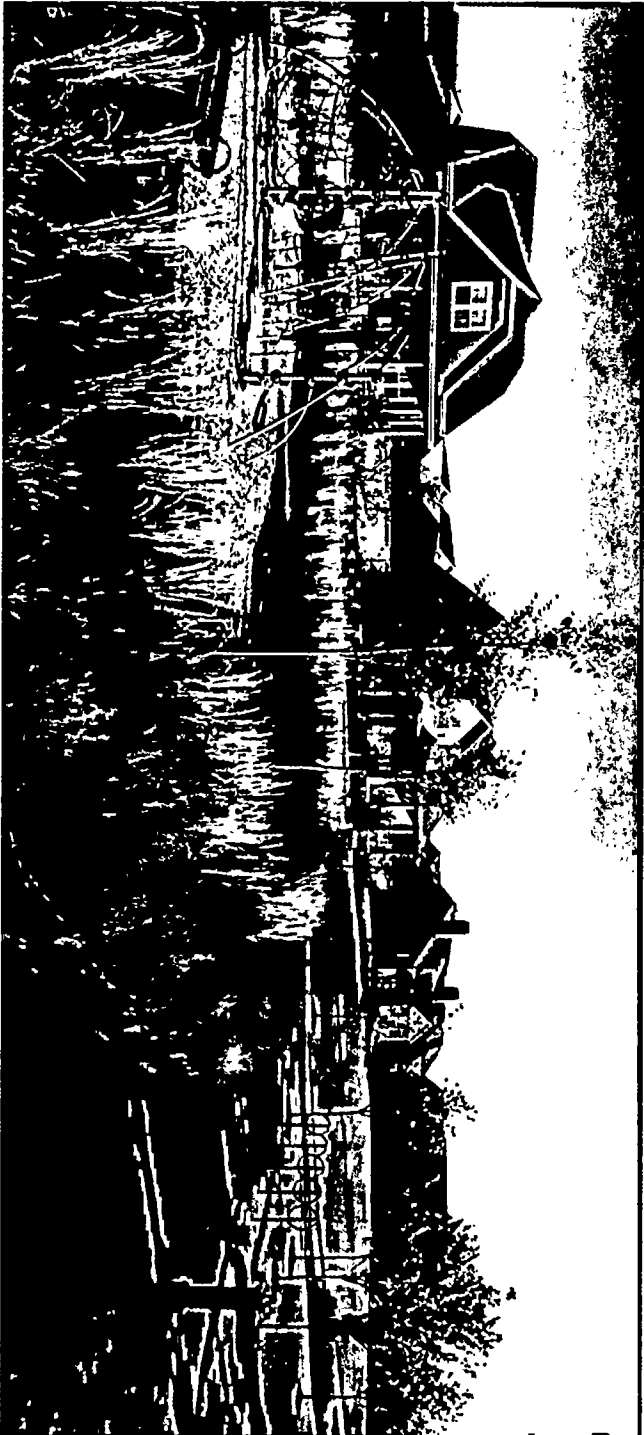
Preliminary Development Plan Submittal

Amenities
Trails
Natural Open Space



Preliminary Development Plan Submittal

Amenities
Trails
Natural Open Space



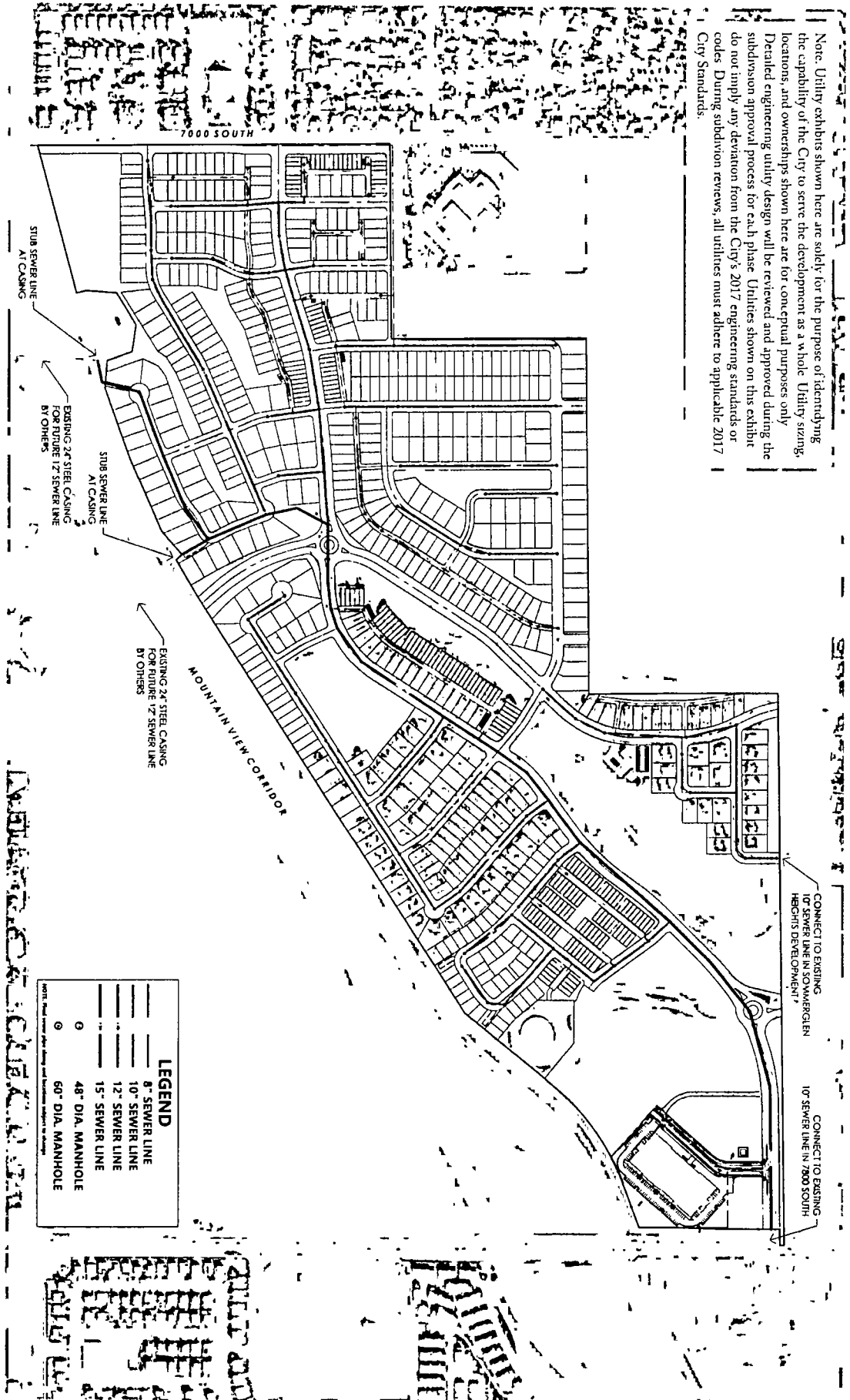
Preliminary Development Plan Submittal

Amenities
Trails
Natural Open Space



Preliminary Development Plan Submittal

Note: Utility exhibits shown here are solely for the purpose of identifying the capability of the City to serve the development as a whole. Utility sizing, locations, and ownerships shown here are for conceptual purposes only. Detailed engineering utility design will be reviewed and approved during the subdivision approval process for each phase. Utilities shown on this exhibit do not imply any deviation from the City's 2017 engineering standards or codes. During subdivision reviews, all utilities must adhere to applicable 2017 City Standards.



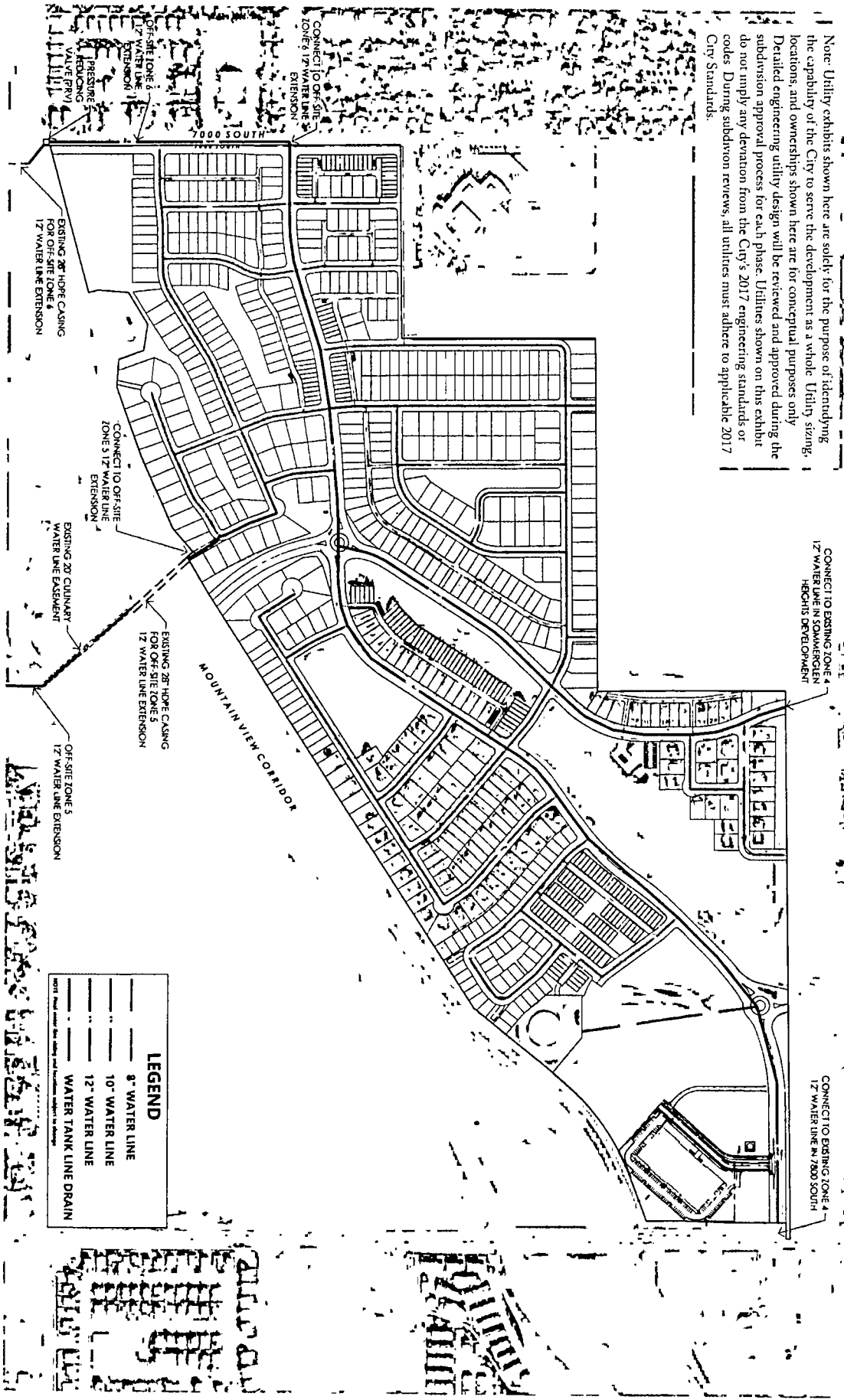
LEGEND

	8" SEWER LINE
	10" SEWER LINE
	12" SEWER LINE
	15" SEWER LINE
	48" DIA. MANHOLE
	60" DIA. MANHOLE

COPPER RIM sewer utility exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
 2/29/2024
 22-0083

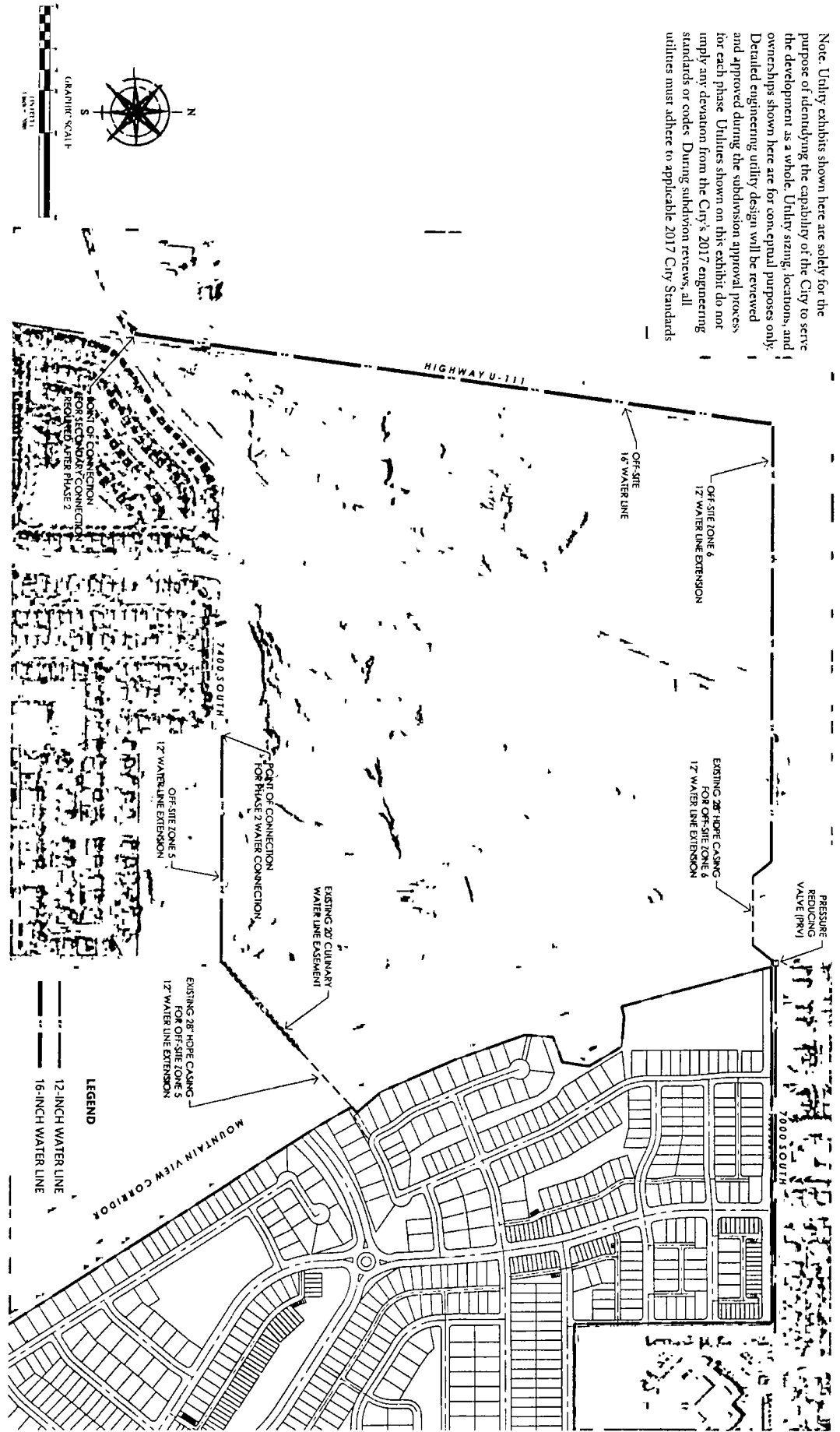
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COPPER RIM water utility exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
 2/28/2024
 ZJ-0483

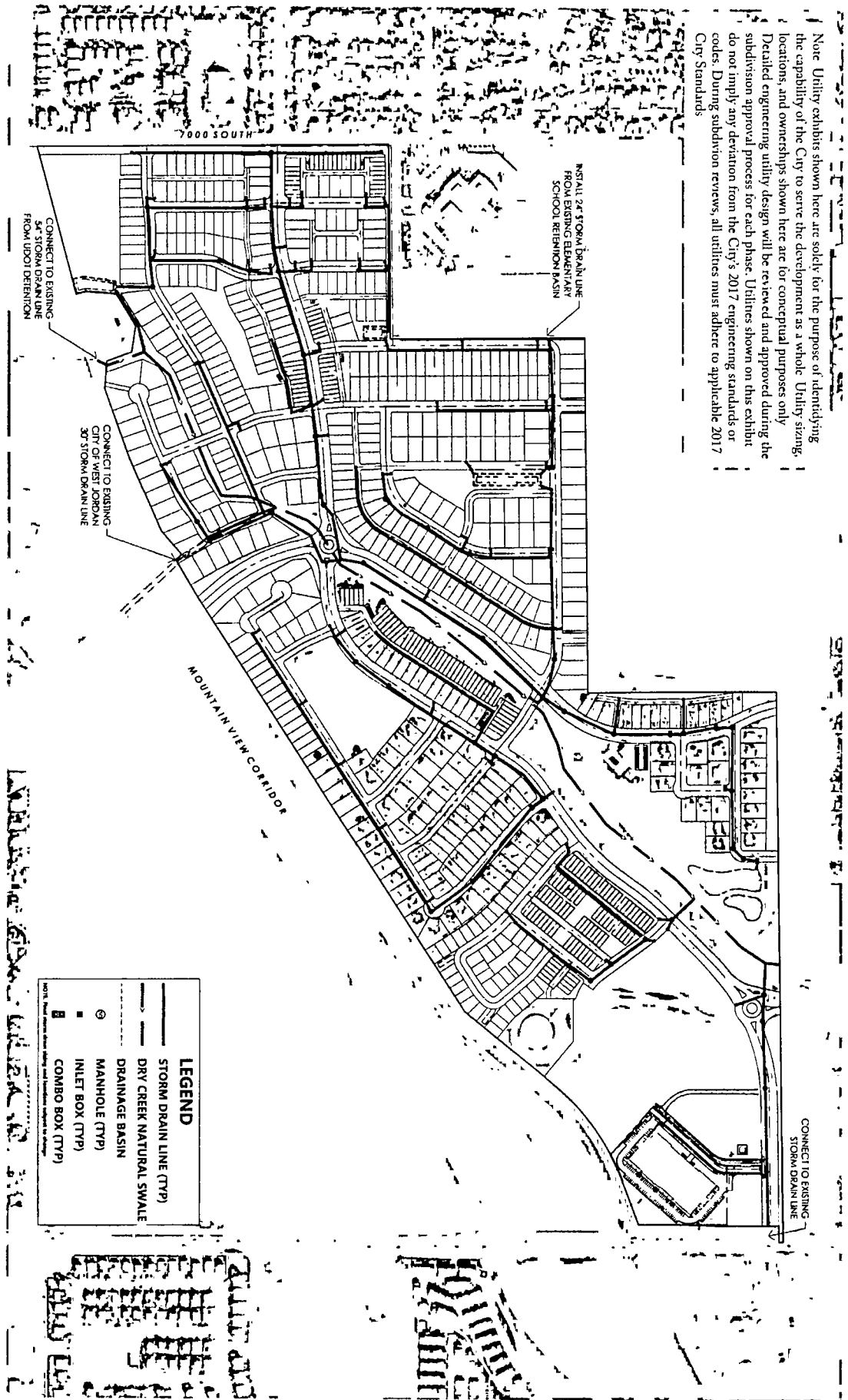
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COPPER RIM off-site water exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
 2/28/2024
 22-0489

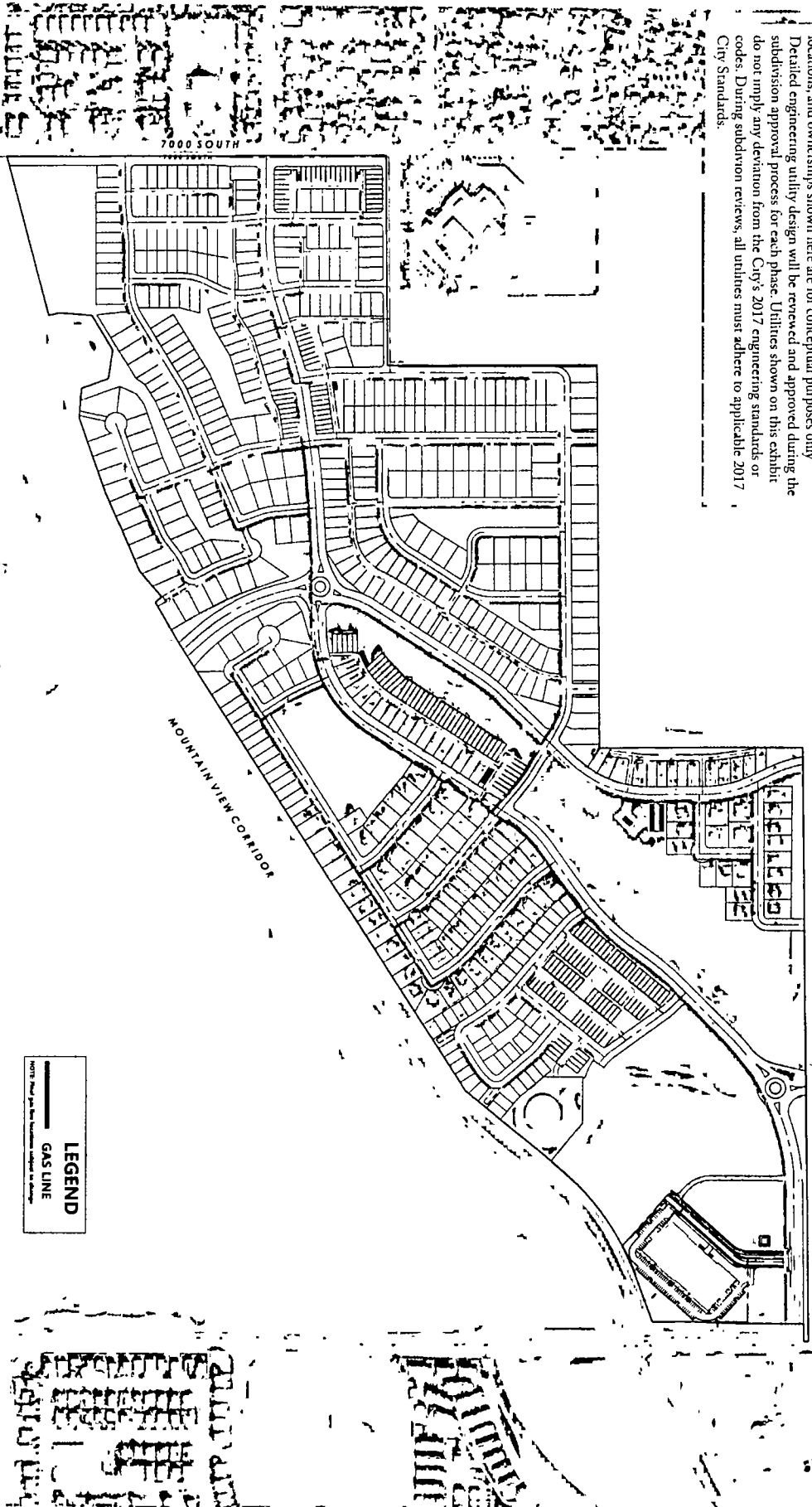
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COPPER RIM storm drain utility exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
 2/29/2024
 24-0483

Note: Utility exhibits shown here are solely for the purpose of identifying the capability of the City to serve the development as a whole. Utility sizing, locations, and ownerships shown here are for conceptual purposes only. Detailed engineering utility design will be reviewed and approved during the subdivision approval process for each phase. Utilities shown on this exhibit do not imply any deviation from the City's 2017 engineering standards or codes. During subdivision reviews, all utilities must adhere to applicable 2017 City Standards.

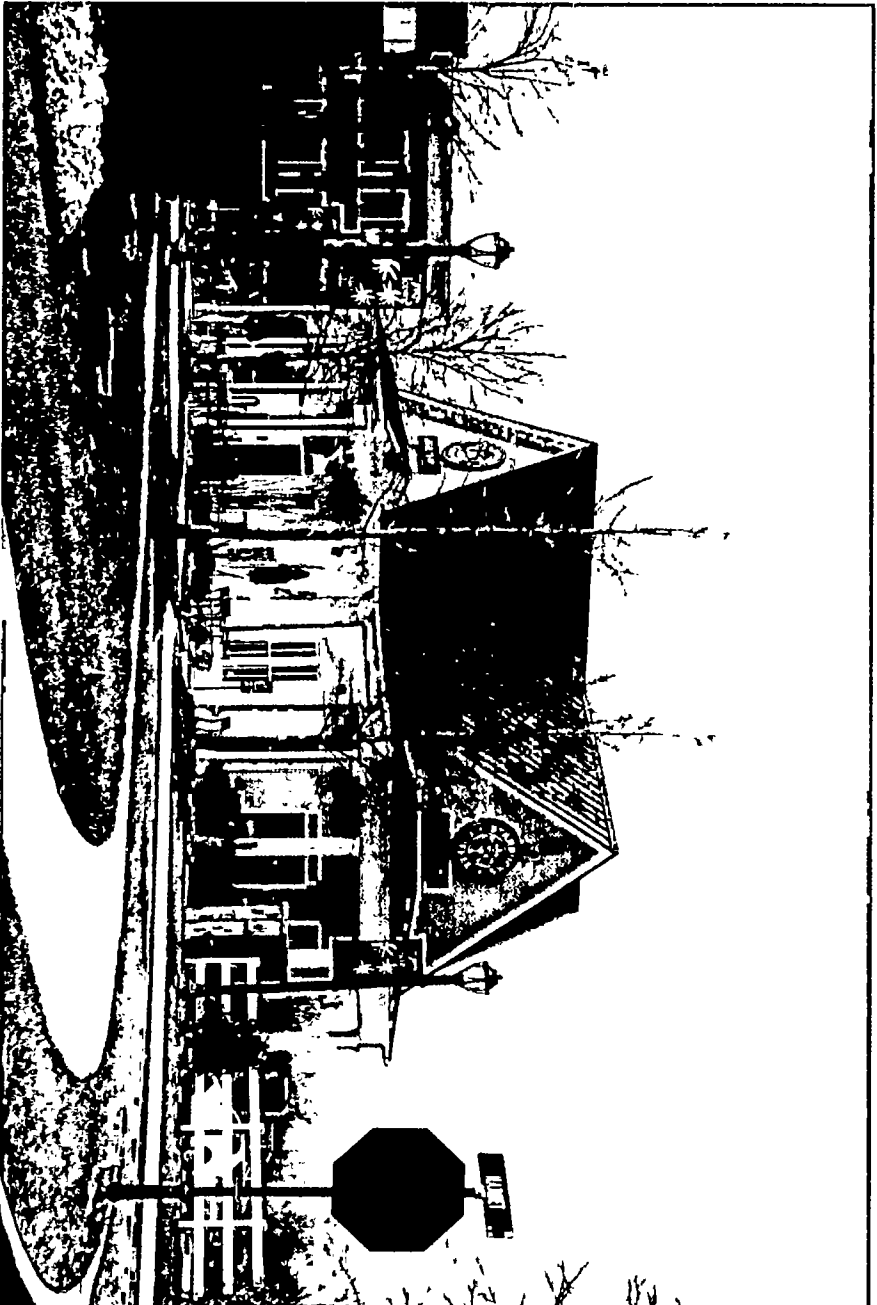


COPPER RIM gas utility exhibit

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0283

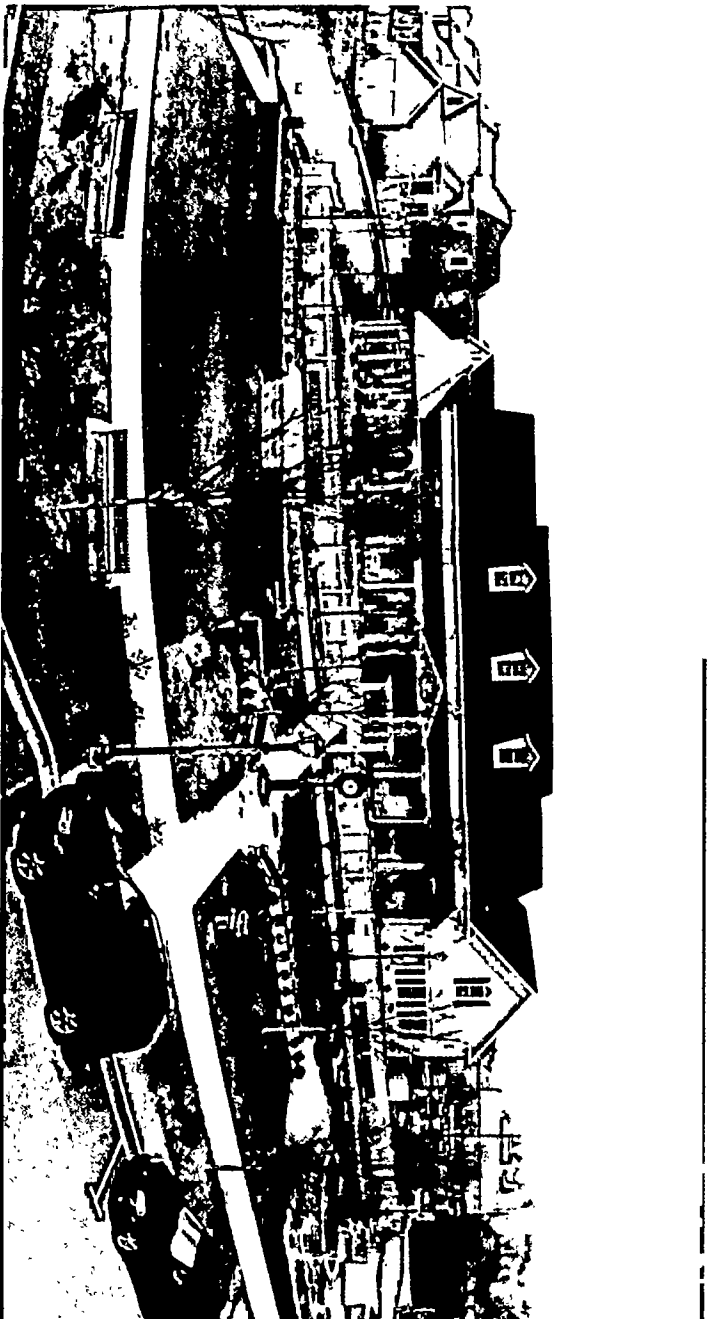
COMMERCIAL STANDARDS

Commercial Character



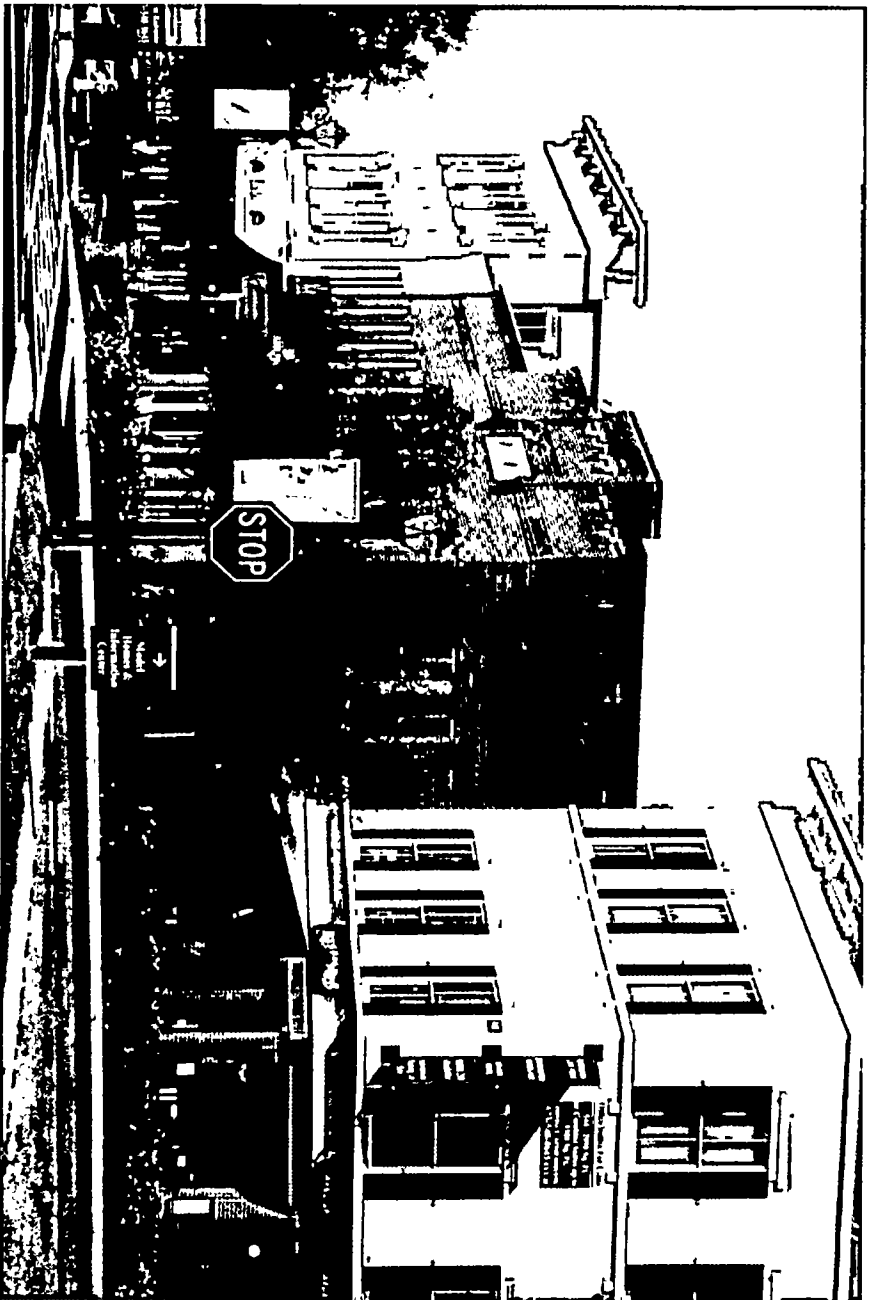
Preliminary Development Plan Submittal

Commercial Character



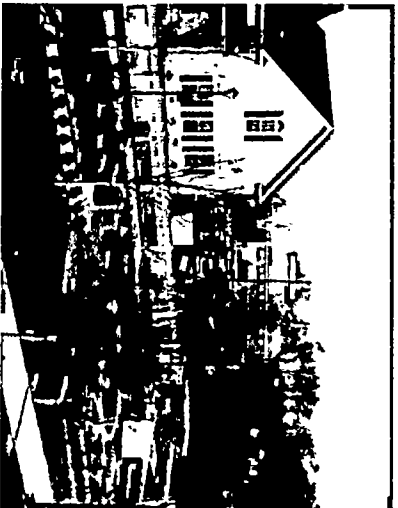
Preliminary Development Plan Submittal

Commercial Character



Preliminary Development Plan Submittal

Commercial Character

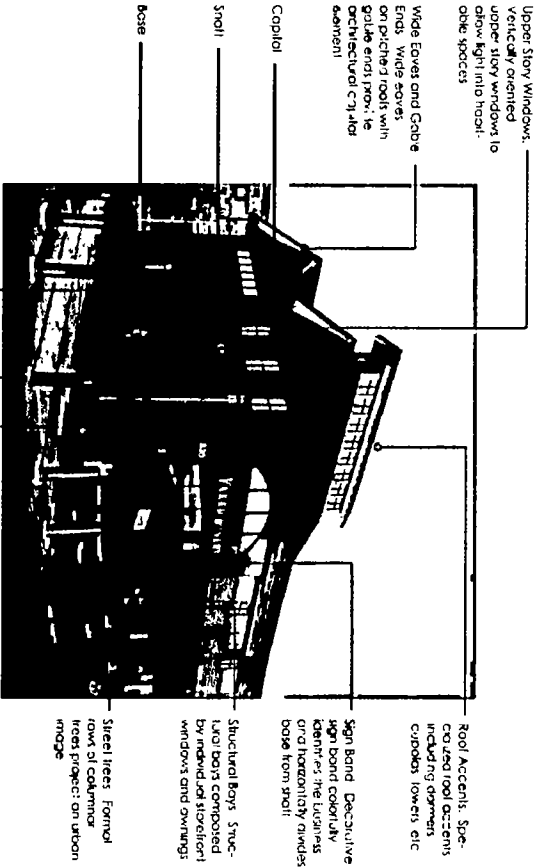


Preliminary Development Plan Submittal

ARCHITECTURAL COMPOSITION GUIDELINES

a. Building Massing

- i. Two and three story building masses next to the street create a streetwall that frames the streetscape, improving the pedestrian experience.
- ii. Building masses are greater at areas with more pedestrians such as street corners.
- iii. Building masses frequently defined by a discernible base, shell and capitol.
- iv. Load-bearing materials should touch the ground.



Building Massing
Frontal corner accentuated by load bearing material and slight fall toward foreground

Steel Ribs
Formal rows of columnar ribs project on urban facade

Structural Bays
Structural bays composed by individual storefront windows and openings

Sign Band
Decorative identifies the building or a horizontal guide base from shell

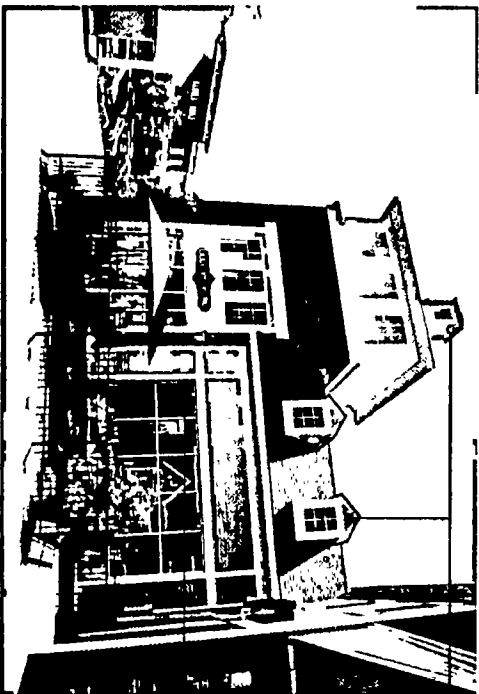
Roof Accents
Spec-coated roof accents including gables, cornices, towers, etc.

Upper Story Windows
Vertically oriented upper story windows to draw light into mass

Wide Eaves and Gable Ends
Wide eaves on pitched roofs with gables and roofs, to define eave line and decorative CTJ and details

b. Roof Form

- i. Commercial buildings should incorporate a variety of roof forms (flat, stepped, or pitched) to provide direct sun, facade type and/or add visual interest. Roof shapes for accent/icon buildings should be slightly pitched with gable ends where appropriate to serve as a focal point.
- ii. Roof pitches should be typically low (2:12 to 6:12).
- iii. Moderate overhangs up to 3 feet should be supported by substantial dimensional eaves that define the top of the building.



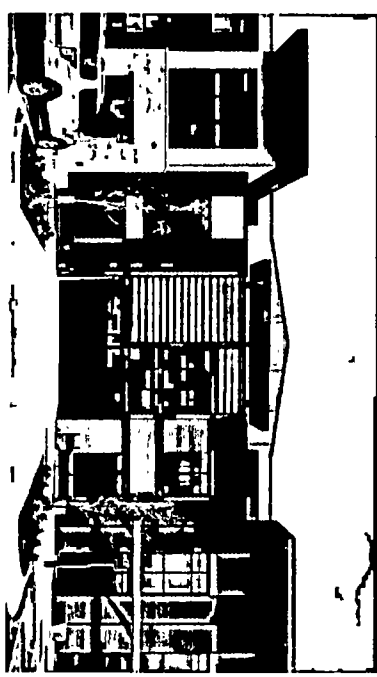
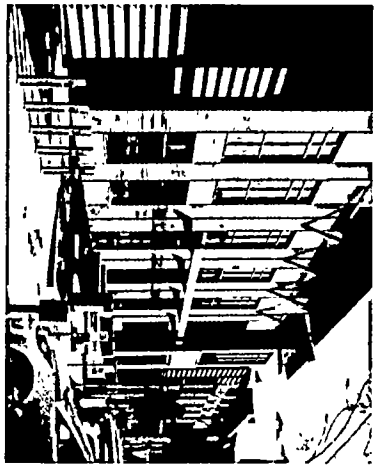
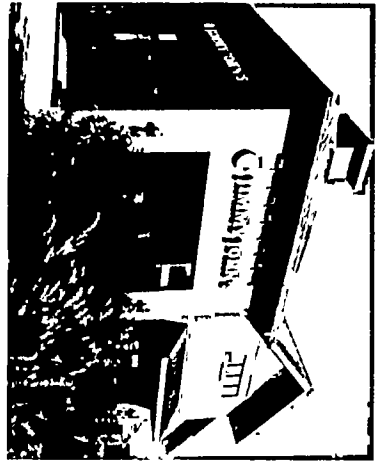
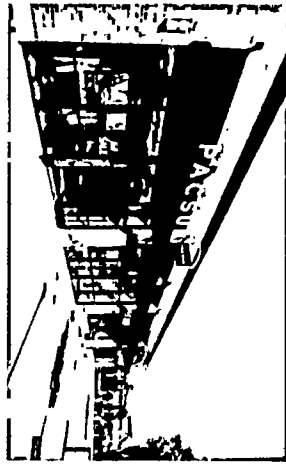
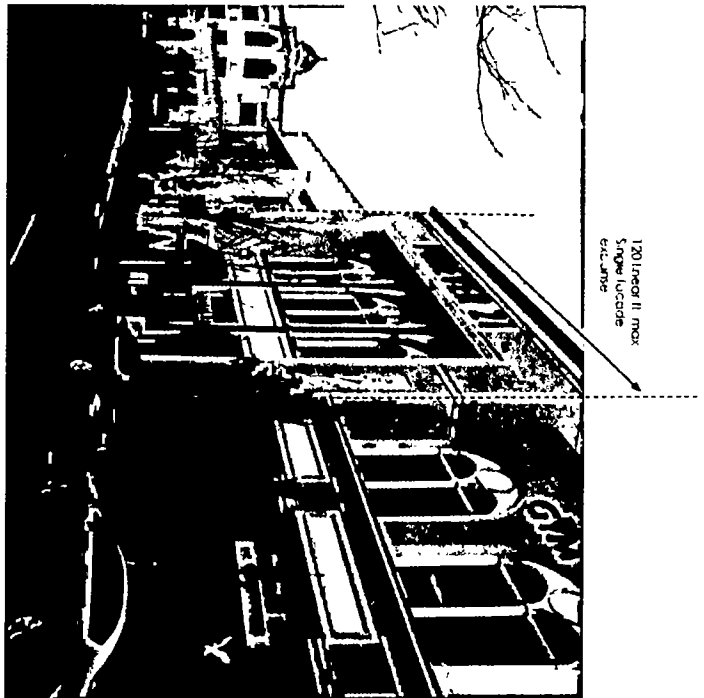
Sign Band
Decorative sign band colorfully identifies the business and accentuates the profile element.

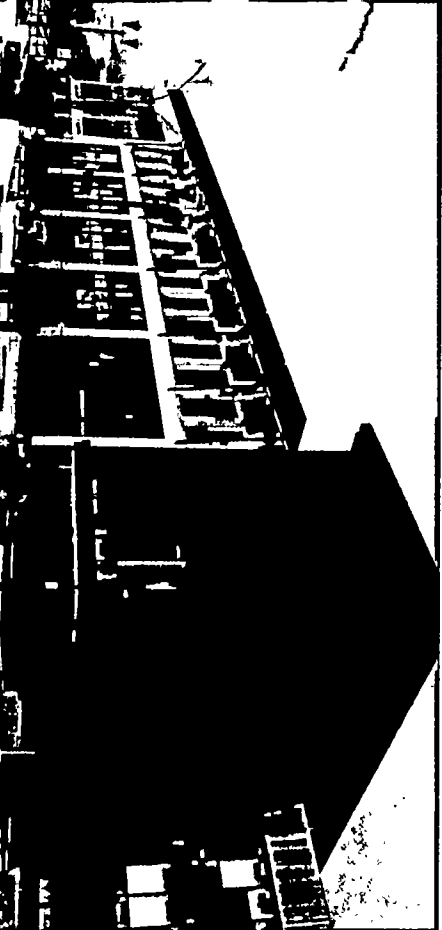
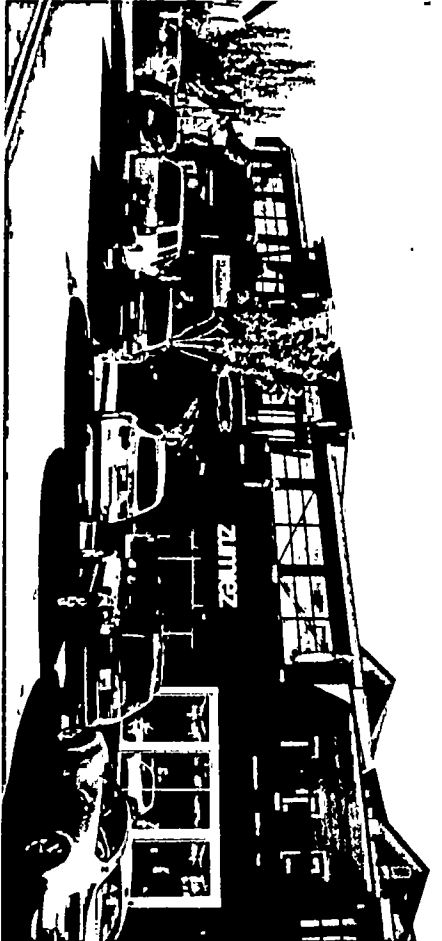
Capitol

Shell

Base
Material applied to base creates a feeling of architectural stickiness.

- c. Arcades and Storefront Structural Bays
 - i. Storefront structural bays are commonly orchestrated to appear as photos construction over a long period of time
 - ii. Substantial structural bays should be composed of vertically oriented piers and horizontal spannels with interlocking storefront windows
 - iii. Ground-floor storefronts should be very different from upper-story facades with windows scaled and oriented for pedestrian interest
 - iv. Arcades are encouraged as semi-public spaces between the street and storefront, sheltering pedestrians from the elements
 - v. Multiple storefronts with separate storefront windows can be mixed together within a single facade exposure with the same architectural style. The maximum length of a single facade exposure is 120 feet

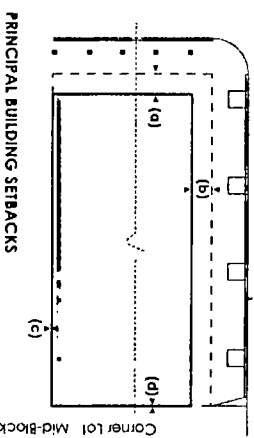
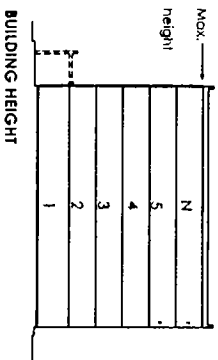




GUIDING DEVELOPMENT STANDARDS - COMMERCIAL

TABLE 9 - DEVELOPMENT CRITERIA

BUILDING CONFIGURATION	
Principal Building (Non-Residential)	6 stories max *
Parking Structures	3 levels max **
PARCEL OCCUPATION	
Maximum Floor Area Ratio	1.25
SETBACKS - PRINCIPAL BUILDING	
Front - Primary (a)	5 ft. min
Front - Secondary (b)	15 ft. min
Side (c)	0 ft. min
Rear (d)	10 ft. min
BUILDING PLACEMENT/SEPARATION (STRUCTURE TO STRUCTURE)	
Front to Front	min. distance = 80% of building height
Side to Side***, or Side to Rear	min. distance = 40% of building height
Rear to Rear	min. distance = 50% of building height



* One story equals 15'
 ** One parking level equals 10'
 *** Commercial buildings that are attached are exempted from the standards
 All buildings must comply with IFC. All buildings that exceed 35 feet in height as measured in the City Code must be sprinkled and meet all additional fire and building Department requirements

OFF-STREET PARKING - COMMERCIAL

TABLE 10 - MINIMUM REQUIRED OFF-STREET PARKING

OFFICE	
-Professional Office/Services	2.5 / 1000 sq.ft
-Professional Office (Multi-story)	1 / 350 sq.ft
MEDICAL OFFICE	
-Up to 15,000 sq.ft.	5.25 / 1000 sq.ft
-Above 15,000 sq.ft.	4.5 / 1000 sq.ft.
RETAIL	
-General Use	4.5 / 1000 sq.ft.
-Restaurants	10 / 1000 sq.ft
SENIOR HOUSING	
-Independent Living	1 space per unit
-Assisted Living	0.5 spaces per unit
-Memory Care	0.35 spaces per unit
-Guest Parking	1 space per 8 units
-Employee Parking	1 space per employee on the maximum shift
OTHER	1.5 / 1000 sq.ft

* Parking ratios in this table are minimums. Additional parking may be provided based upon market/tenant demand

TABLE 11 - PARKING CONFIGURATION

Off-Street Parking	ANGLE OF ACCESSIBLE WIDTH	ONE WAY SINGLE LOADED	ONE WAY DOUBLE LOADED	TWO WAY DOUBLE LOADED	On-Street Parking	ANGLE OF PARKING	STALL SIZE
90	24 ft	24 ft	24 ft	24 ft	Angled		8.5 ft x 18 ft minimum
60	15 ft	15 ft	15 ft	20 ft	Perpendicular		8.5 ft x 18 ft minimum
45	12 ft	12 ft	12 ft	20 ft	Parallel		8 ft x 22 ft minimum
Standard Stall	10 ft	10 ft	10 ft	20 ft	Standard Stall		8.5 ft x 18 ft minimum

* Parking angles used to access a fire hydrant must be compliant with IFC standards.

SIGNAGE

1. All permanent signage must be configured as specified in Table 12A. Signage Standards.
2. Signage can only be used for business on premises. No off-site advertising is allowed.
3. Billboards are prohibited.
4. Sign types not included in Table 12A shall be governed by the West Jordan Sign Ordinance 13-3-2 Sign Standards.
5. Residential functions
 - a. One address number, no more than 6 inches measured vertically, may be attached to the building in proximity to the principal entrance or at a mailbox.
 - b. Entrances to buildings, including multi-family housing, may install one directory sign, no more than 4 square feet at each entry.
6. Non-residential functions
 - a. Monument signs must be separated by a minimum distance of 100 feet.
 - b. Marquee signs may be located only above the principal entrance of a building and may encroach into the public heritage to within two feet of the curb.
 - c. A-frame signs must be located adjacent to the principal entrance of business. A-frame signs must be removed from the sidewalk or the edge of business each day.

Note: signage to be coordinated with engineering department.

TABLE 12A SIGNAGE STANDARDS



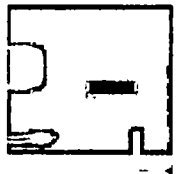
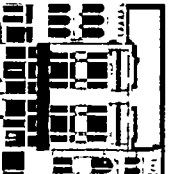
ADDRESS SIGN		SPECIFICATIONS	
	Quantity	1 per address	
	Area	2 sq. max.	
	Width	24 in. max.	
	Height	12 in. max.	
	Depth / Projection	3 in. max.	
	Clearance	4.5 ft. min.	
	Apex	N/A	
	Letter Height	6 in. max.	
AWNING AND SIGN BANNER		SPECIFICATIONS	
	Quantity	1 per window	
	Area	N/A	
	Width	width of Awning	
	Height	5 ft.	
	Depth / Projection	4 ft. min.	
	Clearance	8 ft. max.	
	Apex	N/A	
	Letter Height	5 in. min., 10 in. max.	
Notes: Banner signs may be installed on private or City owned lighting fixtures. Banners on City owned fixtures require a time-limited permit and site restrictions are determined by the City according to the lighting fixture. Banner signs on private fixtures must correspond to the overall scale of the fixture.			
BUILDING BANNER		SPECIFICATIONS	
	Quantity	2 per building facade	
	Area	48 sq. max.	
	Width	24 ft. max.	
	Height	24 ft. max.	
	Depth / Projection	3 ft. max.	
	Clearance	12 ft. min.	
	Apex	N/A	
	Letter Height	N/A	
BAND SIGN		SPECIFICATIONS	
	Quantity	1 per building facade	
	Area	1.5 sq. ft. per linear ft.	
	Width	90% of width of facade max.	
	Height	3 ft. max.	
	Depth / Projection	7 in. max.	
	Clearance	7 ft. max.	
	Apex	N/A	
	Letter Height	18 in. max.	

TABLE 12B SIGNAGE STANDARDS


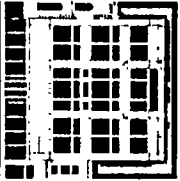
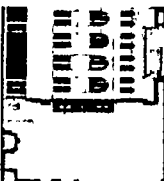

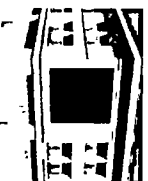
SUSPENDED SIGN		SPECIFICATIONS	
	Quantity	1 per business	
	Area	16 sq. max.	
	Width	4 ft. max.	
	Height	4 ft. max.	
	Depth / Projection	4 ft. max.	
	Clearance	10 ft. min.	
	Apex	N/A	
	Letter Height	8 in. max.	
BUILDING SIGN		SPECIFICATIONS	
	Quantity	1 per building elevation	
	Area	1.5 sq. ft. per linear ft.	
	Width	80% building width max.	
	Height	7 ft. max.	
	Depth / Projection	6 in. max.	
	Clearance	N/A	
	Apex	N/A	
	Letter Height	48 in. max.	
CORNER SIGN		SPECIFICATIONS	
	Quantity	1 per building at corner lot.	
	Area	72 sq. max.	
	Width	3 ft. max.	
	Height	24 ft. max.	
	Depth / Projection	4 ft. max.	
	Clearance	12 ft. min.	
	Apex	N/A	
	Letter Height	N/A	
HANGING SIGN		SPECIFICATIONS	
	Quantity	1 per vertical entrance	
	Area	N/A	
	Width	90% entrance width max.	
	Height	2 ft. max.	
	Depth / Projection	0 ft. max. projection	
	Clearance	8 ft. min.	
	Apex	N/A	
	Letter Height	18 in. max.	
WALL MURAL SIGN		SPECIFICATIONS	
	Quantity	1 per block face	
	Area	25% of facade max.	
	Width	N/A	
	Height	N/A	
	Depth / Projection	5 ft. max.	
	Clearance	8 in. max. depth	
	Apex	N/A	
	Letter Height	N/A	

TABLE 112C - SIGNAGE STANDARDS

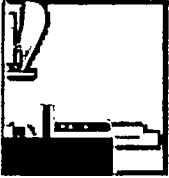



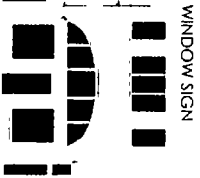
SPECIFICATIONS	
	<p>MARQUEE AND SIGN</p> <p>Quantity: 1 per building</p> <p>Area: N/A</p> <p>Width: width of entrance plus 4' o.c.</p> <p>Height: 50% story height max</p> <p>Depth / Projection: 4 ft min, 10 ft max</p> <p>Clearance: N/A</p> <p>Apex: N/A</p> <p>Letter Height: 3 ft min</p>
	<p>NAMEPLATE SIGN</p> <p>Quantity: 1 per business</p> <p>Area: 3 sq ft max</p> <p>Width: 18 in max</p> <p>Height: 2 ft max</p> <p>Depth / Projection: 3 in max</p> <p>Clearance: 4 ft max</p> <p>Apex: 7 ft max</p> <p>Letter Height: N/A</p>
	<p>OUTDOOR DISPLAY CASE</p> <p>Quantity: 1 per business</p> <p>Area: 6 sq ft max</p> <p>Width: 3.5 ft max</p> <p>Height: 3.5 ft max</p> <p>Depth / Projection: 5 in max</p> <p>Clearance: 4 ft max</p> <p>Apex: N/A</p> <p>Letter Height: N/A</p>
	<p>A-FRAME SIGN</p> <p>Quantity: 1 per business</p> <p>Area: 12 sq ft max</p> <p>Width: 36 in max</p> <p>Height: 48 in max</p> <p>Depth / Projection: N/A</p> <p>Clearance: N/A</p> <p>Apex: 48 in max</p> <p>Letter Height: N/A</p>
	<p>WINDOW SIGN</p> <p>Quantity: 1 per window</p> <p>Area: 25% of glass max</p> <p>Width: varies</p> <p>Height: varies</p> <p>Depth / Projection: N/A</p> <p>Clearance: 4 ft</p> <p>Apex: N/A</p> <p>Letter Height: N/A</p>

TABLE 112D - SIGNAGE STANDARDS


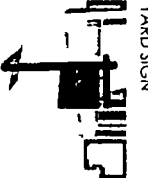
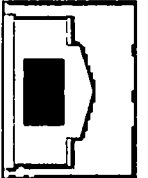
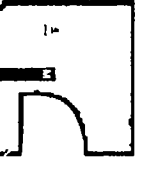
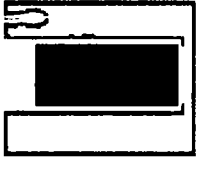

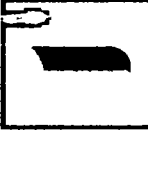
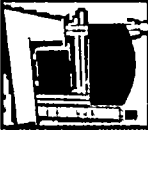
SPECIFICATIONS	
	<p>KIOSK</p> <p>Quantity: 1 per block face</p> <p>Area: 24 sq ft max</p> <p>Width: 4.5 ft max</p> <p>Height: 12 ft max</p> <p>Depth / Projection: 4 ft max depth</p> <p>Clearance: N/A</p> <p>Apex: 12 ft max</p> <p>Letter Height: 12 in max within sign, 18 in max to identify sign</p>
	<p>YARD SIGN</p> <p>Quantity: 1 per lot max</p> <p>Area: 6 sq ft max</p> <p>Width: 3 ft max (not counting post)</p> <p>Height: 2 ft max (not counting post)</p> <p>Depth / Projection: N/A</p> <p>Clearance: 3 ft to sign edge min</p> <p>Apex: 6 ft to top of post max</p> <p>Letter Height: 8 in max</p>
	<p>MONUMENT SIGN</p> <p>Quantity: 1 per vehicular entrance max</p> <p>Area: Sign - 78 sq ft max</p> <p>Width: Monument - 30 ft max</p> <p>Height: Sign - 12 ft max</p> <p>Depth / Projection: N/A</p> <p>Clearance: N/A</p> <p>Apex: Sign - 12 ft max</p> <p>Letter Height: N/A</p>
	<p>PYLON SIGN</p> <p>Notes: Pylon signs are not subject to specific regulations on quantity, size, or design. They are permitted in the public realm where managed by the city and on private non-residential properties consisting of multiple buildings. Where on private lots Pylon signs should be sized for pedestrian legibility, consistent with the Planning Department.</p> <p>Quantity: 1 per lot max</p> <p>Area: N/A</p> <p>Width: 30 ft max</p> <p>Height: 20 ft max</p> <p>Depth / Projection: N/A</p> <p>Clearance: N/A</p> <p>Apex: 30 ft to top of structure</p> <p>Letter Height: N/A</p>
	<p>SPECIAL USE</p> <p>Quantity: 1 per lot max</p> <p>Area: N/A</p> <p>Width: 30 ft max</p> <p>Height: 20 ft max</p> <p>Depth / Projection: N/A</p> <p>Clearance: N/A</p> <p>Apex: 30 ft to top of structure</p> <p>Letter Height: N/A</p>

TABLE 112E - SIGNAGE STANDARDS

SPECIFICATIONS	
	<p>TEMPORARY SIGN</p> <p>Quantity: 1 per block face</p> <p>Area: 24 sq ft max</p> <p>Width: 16 ft max</p> <p>Height: 8 ft max</p> <p>Depth / Projection: 2 ft max depth</p> <p>Clearance: N/A</p> <p>Apex: 20 ft max</p> <p>Letter Height: N/A</p> <p>Details: Temporary signage is permitted upon application for a 9 month period. Sign permits may be extended for an additional 6-month period with Planning Director approval.</p>
	<p>TEMPORARY FLAGS AND BANNERS</p> <p>Quantity: 6 per lot</p> <p>Area: 150 sq ft max</p> <p>Width: 6 ft max</p> <p>Height: 25 ft max</p> <p>Depth / Projection: N/A</p> <p>Clearance: N/A</p> <p>Apex: 25 ft max</p> <p>Letter Height: N/A</p> <p>Details: Temporary signage is permitted upon application for a 6-month period. Sign permits may be extended for an additional 6-month period with Planning Director approval.</p>
	<p>FREEWAY ORIENTED SIGNS</p> <p>Quantity: 1 per 600 ft of freeway frontage</p> <p>Area: 1000 sq ft max</p> <p>Width: N/A</p> <p>Height: 50 ft max</p> <p>Depth / Projection: 15 ft max depth</p> <p>Clearance: N/A</p> <p>Apex: 50 ft max</p> <p>Letter Height: N/A</p> <p>Details: Community logos/signage painted on water tanks must conform to area criteria but do not count toward the quantity maximum of 1 sign per 600 linear feet.</p> <p>(Sign not defined in West Jordan City Standards)</p>




















LIGHTING

Public lighting in parking lots and along the peripheral oriented roadways 7800 So. and Mountain View Corridor will comply with West Jordan City Standard Street Light Details. Public lighting for all public and private thoroughfares extend to the Commercial Area will comply with the standards contained in Table 10. The aesthetic style of light fixtures within Copper Rim will be consistent with the style of fixtures prescribed by West Jordan City lighting standards.

Only full cut-off fixtures are permitted. No uplight for area and street lighting is allowed to reduce glare, light trespass, and skyglow. Lumen levels should not exceed 1.25 foot candles, or 3.979 foot candles per site. Uplighting may be used for safety and convenience but it is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.

Uplighting from low-voltage landscape light fixtures is permitted to illuminate vegetation, tree canopy and architectural interest. The term low-voltage landscape and architectural lighting, for the purpose of these standards refers to permanently installed outdoor lighting fixtures operating at 12 volts or less, which illuminate landscape environments and exterior structures.

TABLE 13 - PUBLIC LIGHTING

TYPE	HEIGHT	SPACING	TYPE	SIZE/HEIGHT	SPACING
COLUMN		10 - 14 ft.		12	300 ft. on center min.
				13	300 ft. on center min.
				14	300 ft. on center min.
				14	300 ft. on center min.
POST		12 - 16 ft.		13	200 ft. on center min.
				12	200 ft. on center min.
				13	300 ft. on center min.
BOLLARD		8 - 10 ft.		14-R	200 ft. on center min.
				14	200 ft. on center min.
				13	300 ft. on center min.
				12	300 ft. on center min.
WALL MOUNT		10 - 14 ft.		13	300 ft. on center min.
				14-R	300 ft. on center min.
				14	300 ft. on center min.
				13	200 ft. on center min.

Note: Where possible, lights should be located in line with side lot lines.

BUILDING FORM

ARCHITECTURAL MATERIALS

o The following are the acceptable predominant materials for non-residential development



Stone



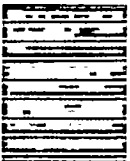
Brick



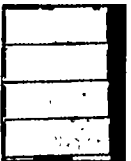
Wood



Lap Siding
(No Vinyl)



Metal Panel

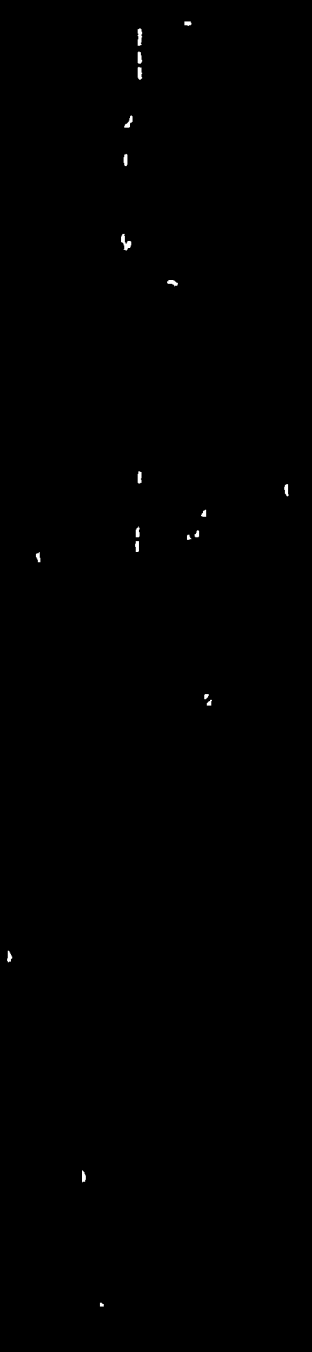


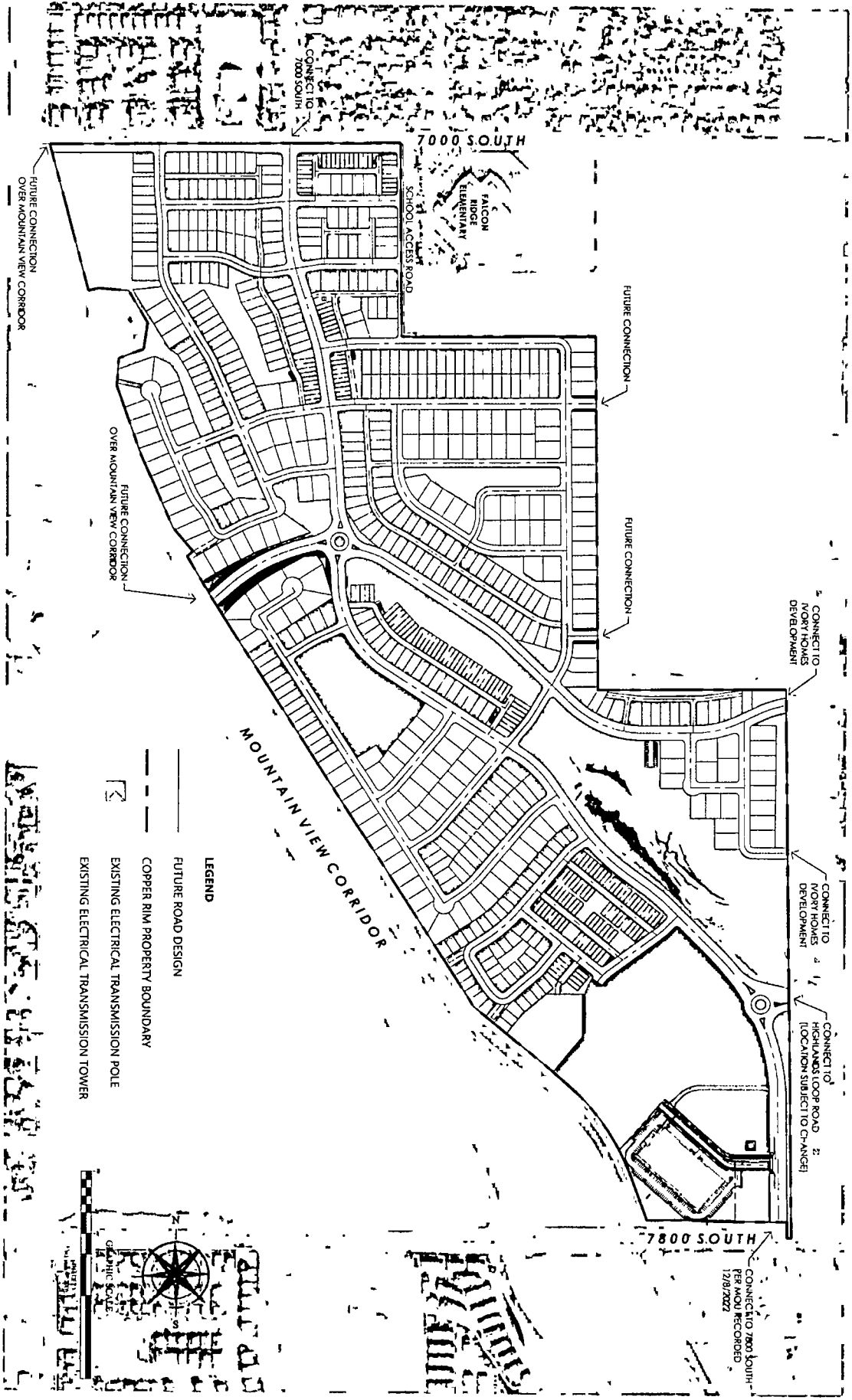
Roll and Board Siding
(No Vinyl)



Concrete

ROAD STANDARDS



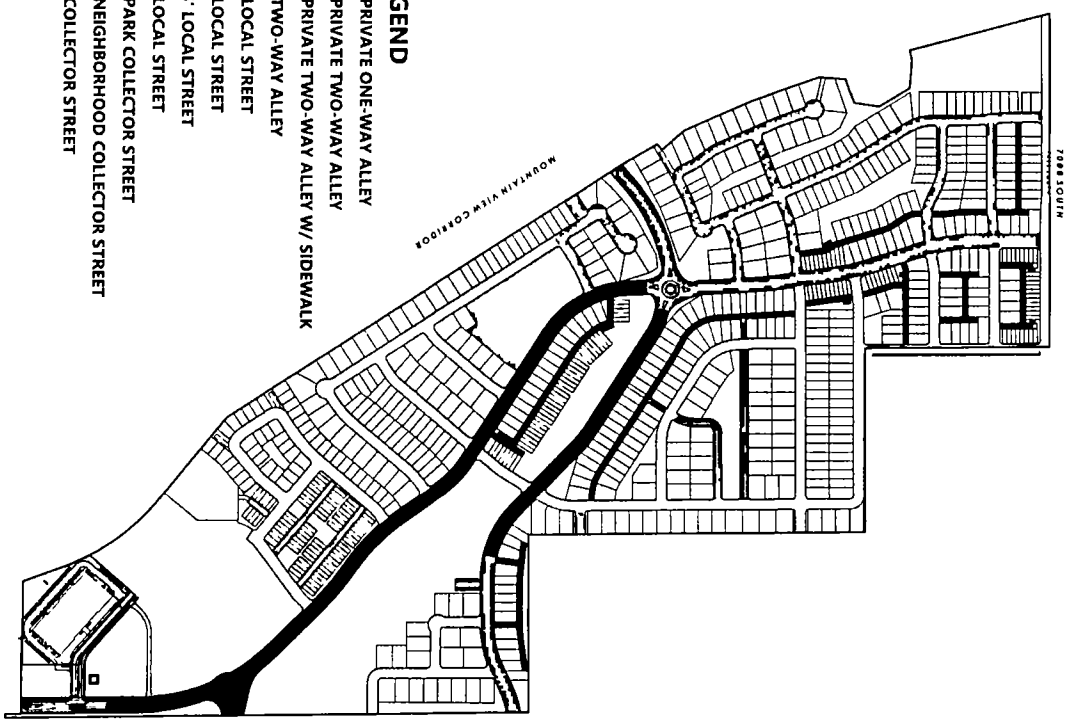


COPPER RIM transportation access plan (exhibit G3)

WEST JORDAN CITY, SALT LAKE COUNTY
 2/29/2024
 22-0283

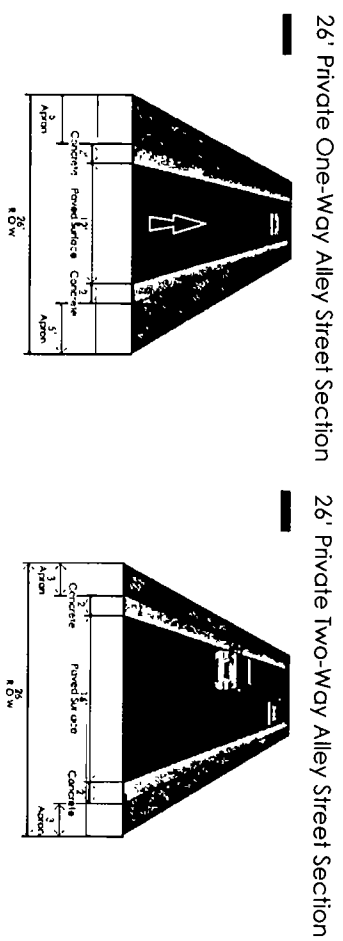
PROTOTYPICAL THOROUGHFARE SECTIONS

Throughout sections on this page demonstrate proposed configurations for the major collectors, local streets, and alleys within this community plan.

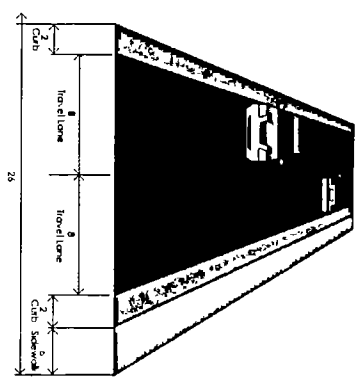


- LEGEND**
- 26' PRIVATE ONE-WAY ALLEY
 - 26' PRIVATE TWO-WAY ALLEY
 - 26' PRIVATE TWO-WAY ALLEY W/ SIDEWALK
 - 30' TWO-WAY ALLEY
 - 40' LOCAL STREET
 - 50' LOCAL STREET
 - 53.5' LOCAL STREET
 - 58' LOCAL STREET
 - 70' PARK COLLECTOR STREET
 - 70' NEIGHBORHOOD COLLECTOR STREET
 - 80' COLLECTOR STREET

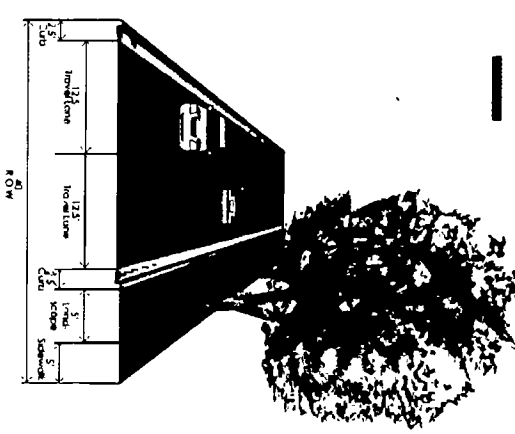
The following street sections were developed in conjunction with West Jordan City Staff in order to accommodate the potential for on-street parking. The prescribed asphalt section for minor collectors in the existing City standards is 37'. Bill Baranowski suggested that we increase the pavement section slightly to 39' in order to provide enough room for on-street parallel parking. Collector streets also have a 5' min. sidewalks and 8' park strips.



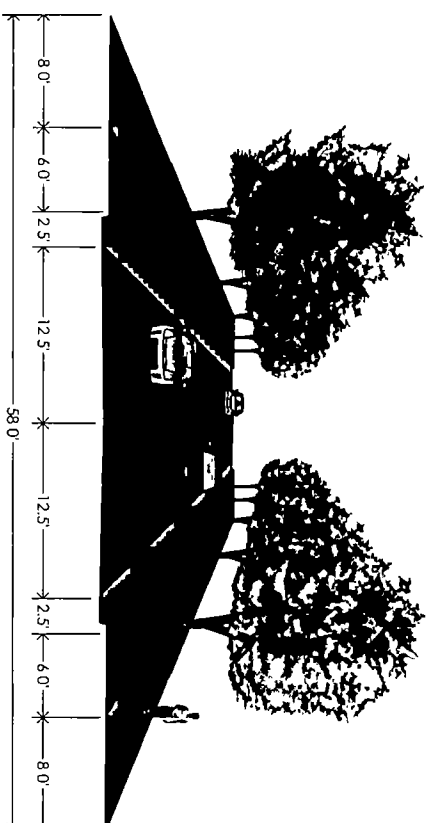
26' Private Two-Way Alley Street Section with Sidewalk



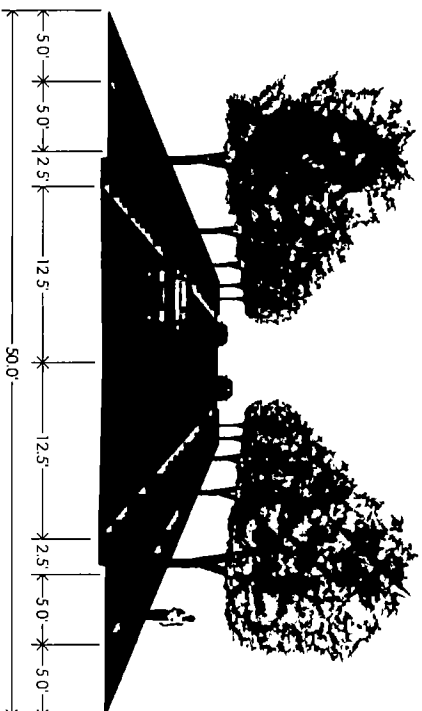
40' Local Street Section



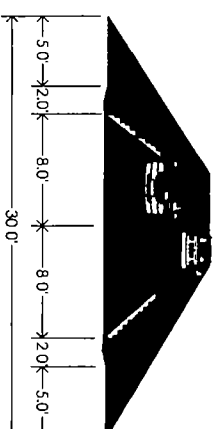
58' Local Street Section



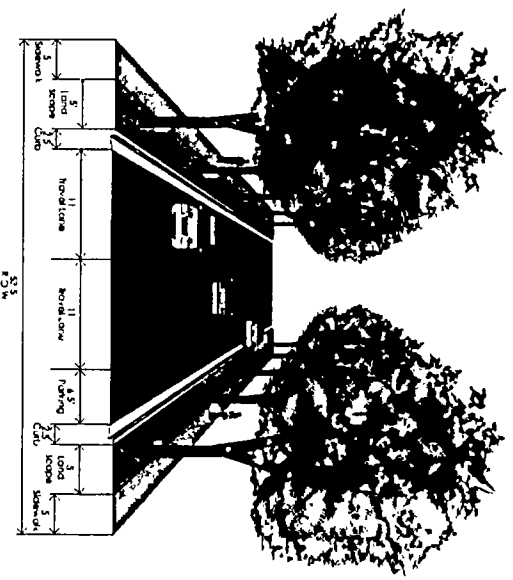
50' Local Street Section



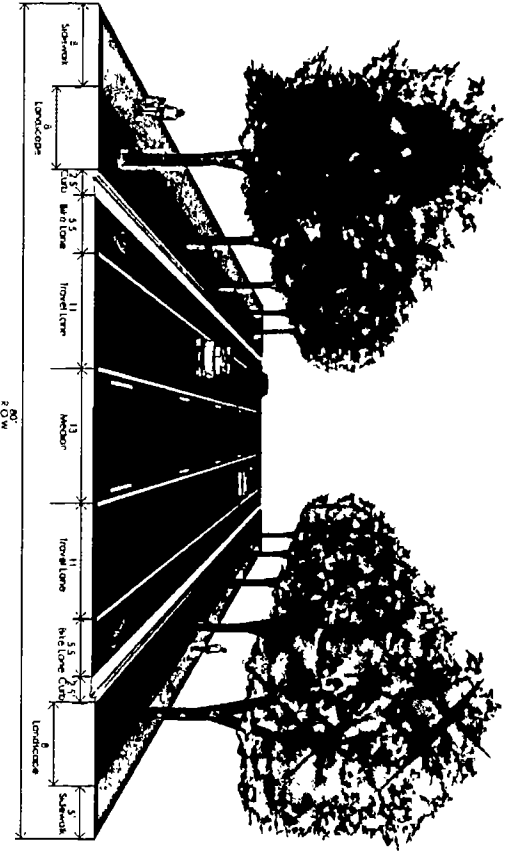
30' Private Alley Street Section



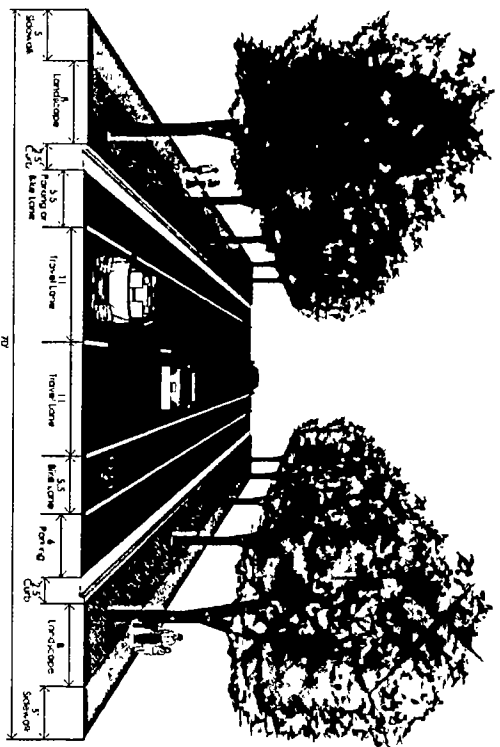
53.5' Local Street Section



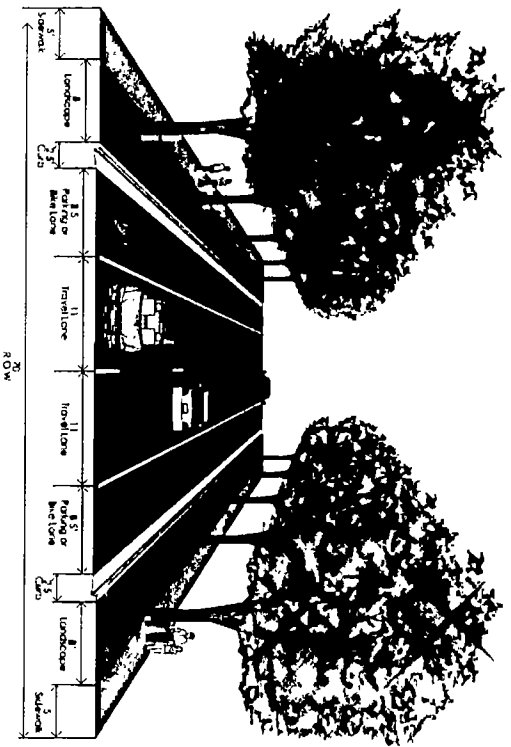
80' Collector Street Section



70' Park Collector Street Section



70' Neighborhood Collector Street Section



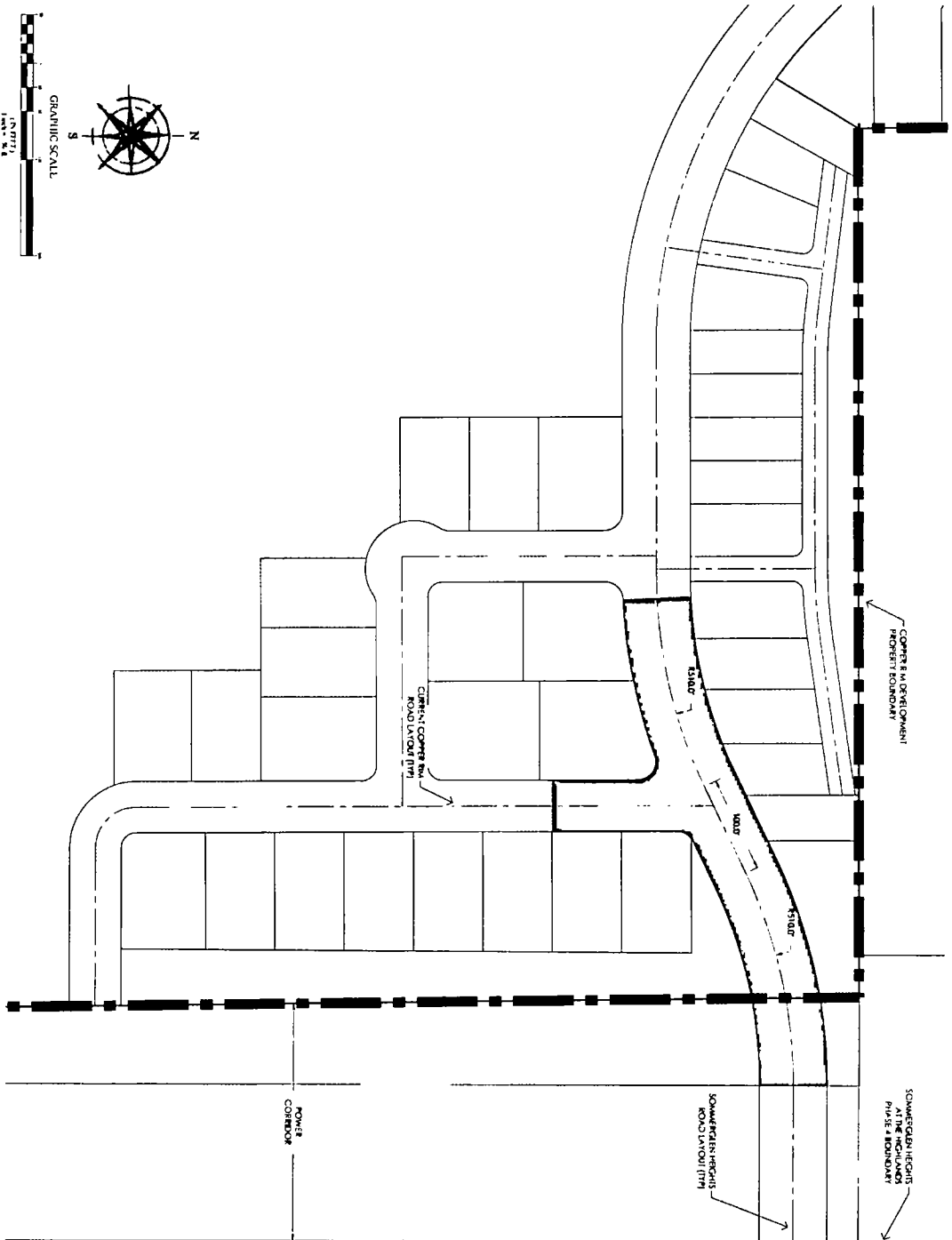


Table 2-3
Schedules for Street Grades

Street Name	Grade (%)	Notes
1-301 BROAD	3.0	See Schedule 2-4
1-302 BROAD	3.0	See Schedule 2-4
1-303 BROAD	3.0	See Schedule 2-4
1-304 BROAD	3.0	See Schedule 2-4
1-305 BROAD	3.0	See Schedule 2-4
1-306 BROAD	3.0	See Schedule 2-4
1-307 BROAD	3.0	See Schedule 2-4
1-308 BROAD	3.0	See Schedule 2-4
1-309 BROAD	3.0	See Schedule 2-4
1-310 BROAD	3.0	See Schedule 2-4
1-311 BROAD	3.0	See Schedule 2-4
1-312 BROAD	3.0	See Schedule 2-4
1-313 BROAD	3.0	See Schedule 2-4
1-314 BROAD	3.0	See Schedule 2-4
1-315 BROAD	3.0	See Schedule 2-4
1-316 BROAD	3.0	See Schedule 2-4
1-317 BROAD	3.0	See Schedule 2-4
1-318 BROAD	3.0	See Schedule 2-4
1-319 BROAD	3.0	See Schedule 2-4
1-320 BROAD	3.0	See Schedule 2-4

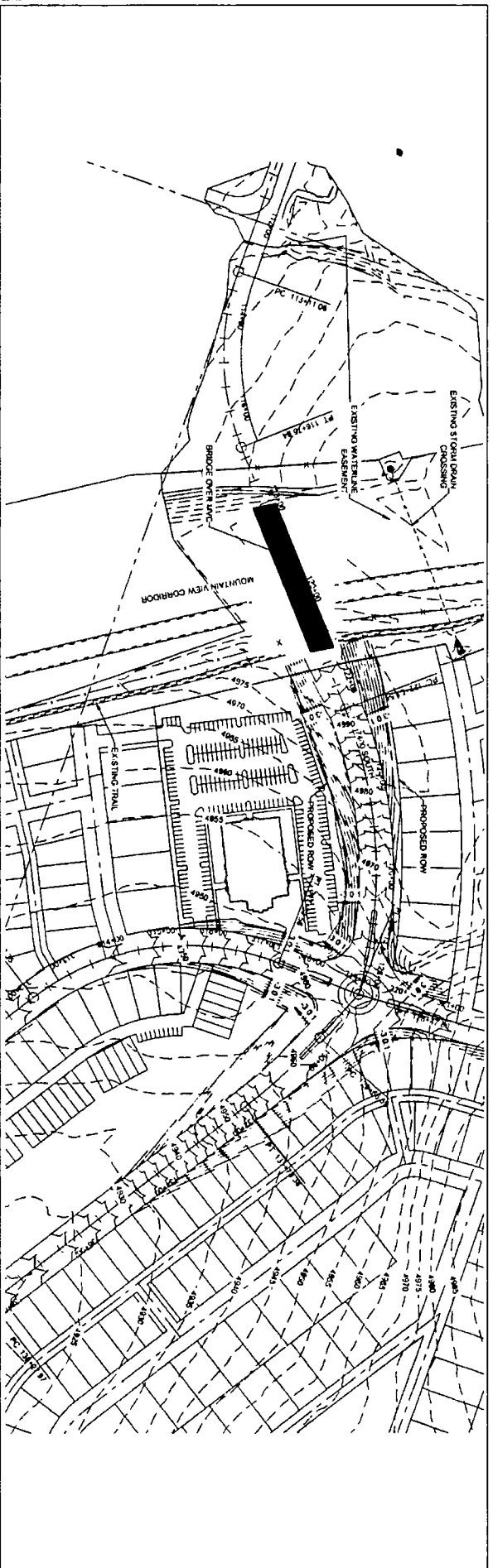
Table 2-4
Schedule for Street Grades

Street Name	Grade (%)	Notes
1-321 BROAD	3.0	See Schedule 2-4
1-322 BROAD	3.0	See Schedule 2-4
1-323 BROAD	3.0	See Schedule 2-4
1-324 BROAD	3.0	See Schedule 2-4
1-325 BROAD	3.0	See Schedule 2-4
1-326 BROAD	3.0	See Schedule 2-4
1-327 BROAD	3.0	See Schedule 2-4
1-328 BROAD	3.0	See Schedule 2-4
1-329 BROAD	3.0	See Schedule 2-4
1-330 BROAD	3.0	See Schedule 2-4
1-331 BROAD	3.0	See Schedule 2-4
1-332 BROAD	3.0	See Schedule 2-4
1-333 BROAD	3.0	See Schedule 2-4
1-334 BROAD	3.0	See Schedule 2-4
1-335 BROAD	3.0	See Schedule 2-4
1-336 BROAD	3.0	See Schedule 2-4
1-337 BROAD	3.0	See Schedule 2-4
1-338 BROAD	3.0	See Schedule 2-4
1-339 BROAD	3.0	See Schedule 2-4
1-340 BROAD	3.0	See Schedule 2-4

Table 2-5
Schedule for Street Grades

Street Name	Grade (%)	Notes
1-341 BROAD	3.0	See Schedule 2-4
1-342 BROAD	3.0	See Schedule 2-4
1-343 BROAD	3.0	See Schedule 2-4
1-344 BROAD	3.0	See Schedule 2-4
1-345 BROAD	3.0	See Schedule 2-4
1-346 BROAD	3.0	See Schedule 2-4
1-347 BROAD	3.0	See Schedule 2-4
1-348 BROAD	3.0	See Schedule 2-4
1-349 BROAD	3.0	See Schedule 2-4
1-350 BROAD	3.0	See Schedule 2-4
1-351 BROAD	3.0	See Schedule 2-4
1-352 BROAD	3.0	See Schedule 2-4
1-353 BROAD	3.0	See Schedule 2-4
1-354 BROAD	3.0	See Schedule 2-4
1-355 BROAD	3.0	See Schedule 2-4
1-356 BROAD	3.0	See Schedule 2-4
1-357 BROAD	3.0	See Schedule 2-4
1-358 BROAD	3.0	See Schedule 2-4
1-359 BROAD	3.0	See Schedule 2-4
1-360 BROAD	3.0	See Schedule 2-4

COPPER RIM sommersden connection exhibit
 WEST JORDAN CITY, SALT LAKE COUNTY
 5/1/2023
 22 0283



5280	111-00		
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5280	113-00		
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5280	200-00		

HORROCKS
ENGINEERS

2102 West Grand Ave., Suite 402
Pueblo, CO 81002
Phone: (719) 785-1100
www.horrockse.com

OWNER: CITY

WARNING: 1/2" = 100'-0"

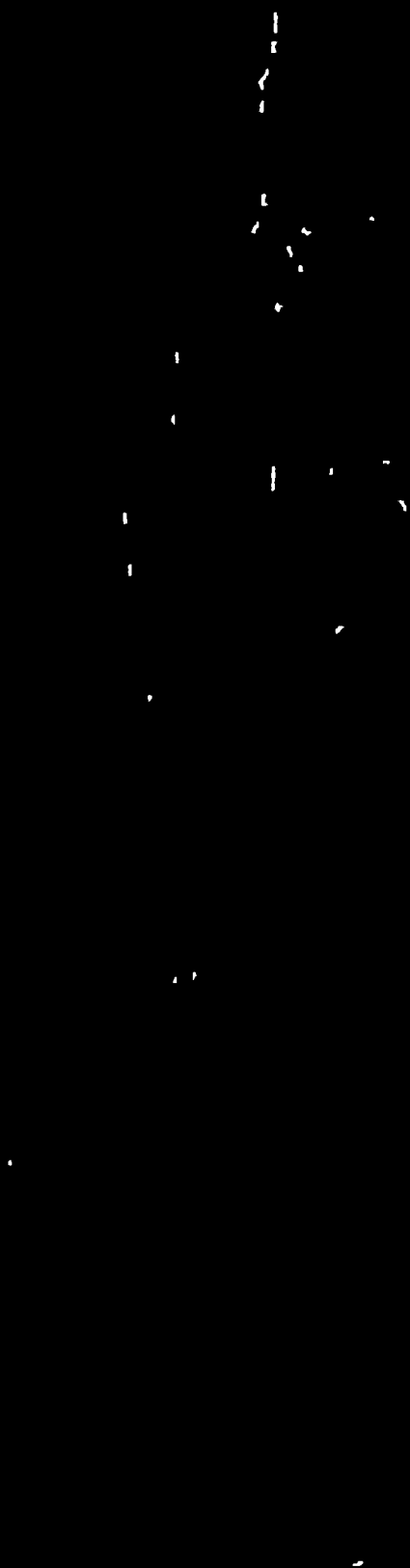
COPPER RIM

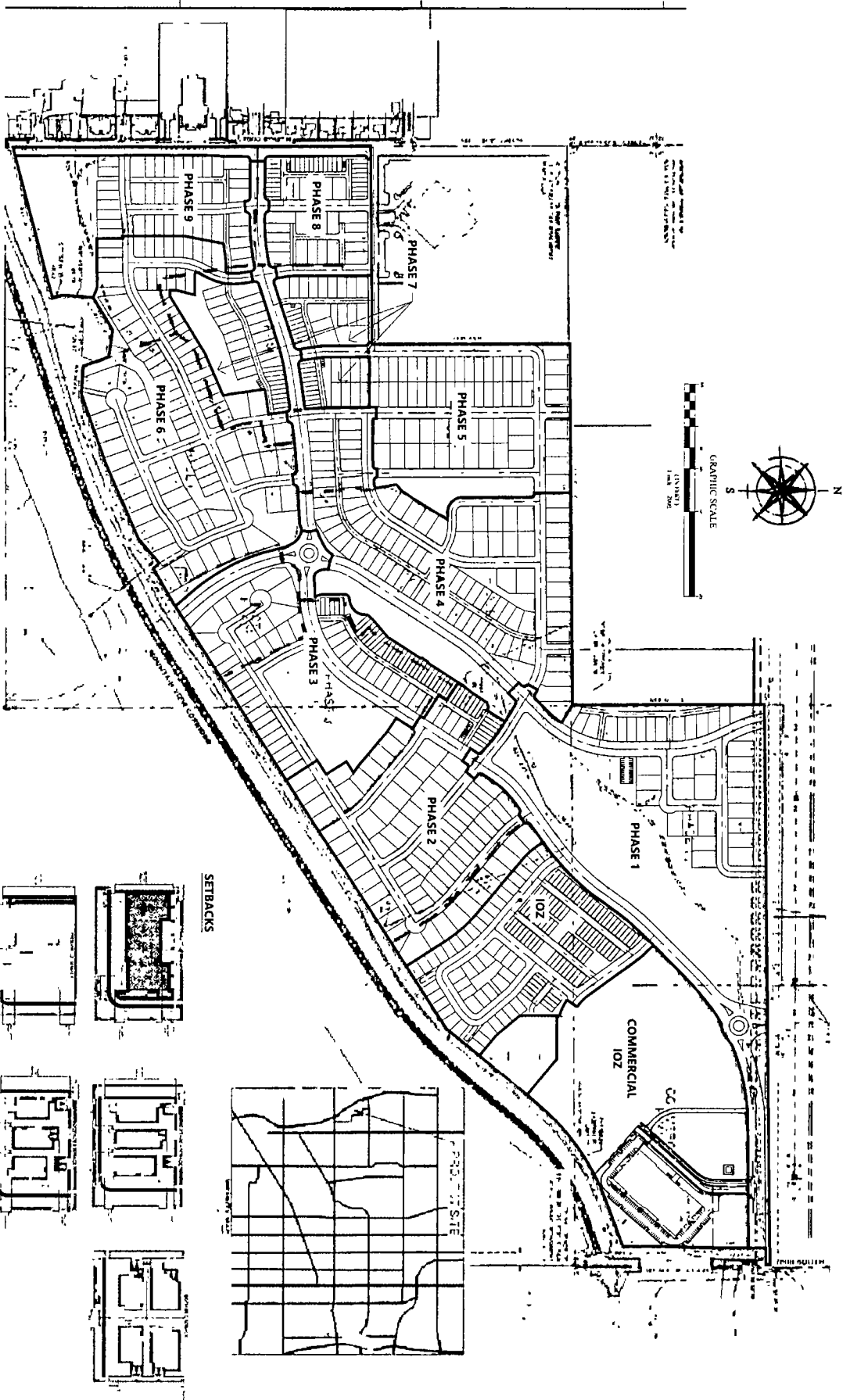
7400 S. BRIDGE OVER MVC

DATE: 03/04/16
SCALE: 1" = 50'
DRAWN BY: [Signature]
CHECKED BY: [Signature]

PP101
75 PAGE

CONCEPT PLAT AND PROJECT PHASING

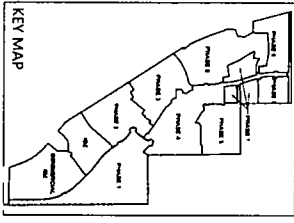
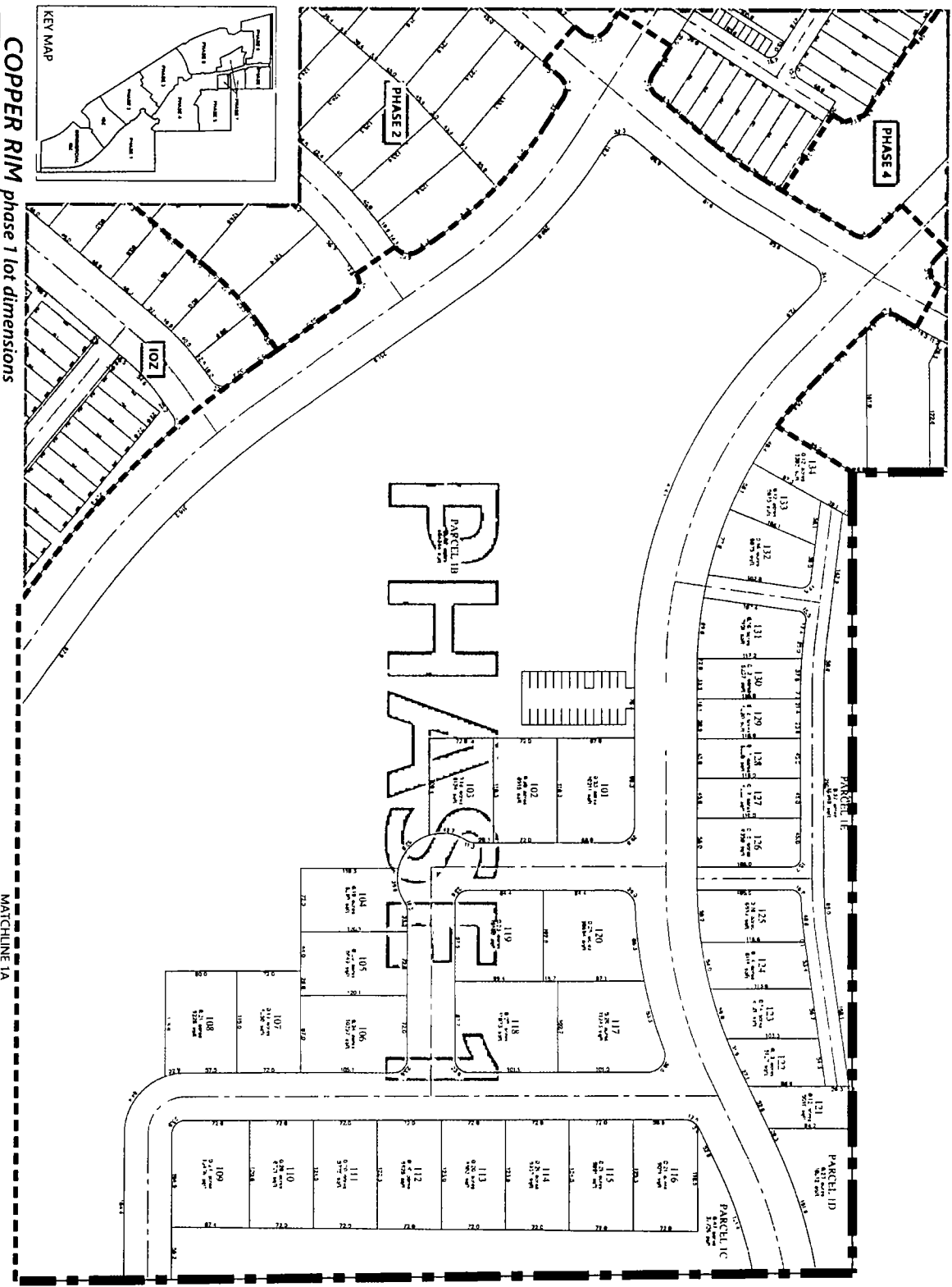




COPPER RIM preliminary plat

WEST JORDAN CITY, SALT LAKE COUNTY
 2/28/2024
 22 0283

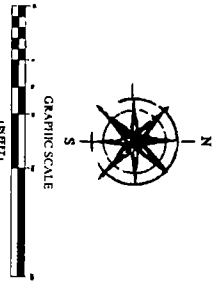
Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm its accuracy. It is recommended that a boundary survey be performed to determine actual boundary, size and dimensions, as well as other potential boundary conflicts.



COPPER RIM phase 1 lot dimensions

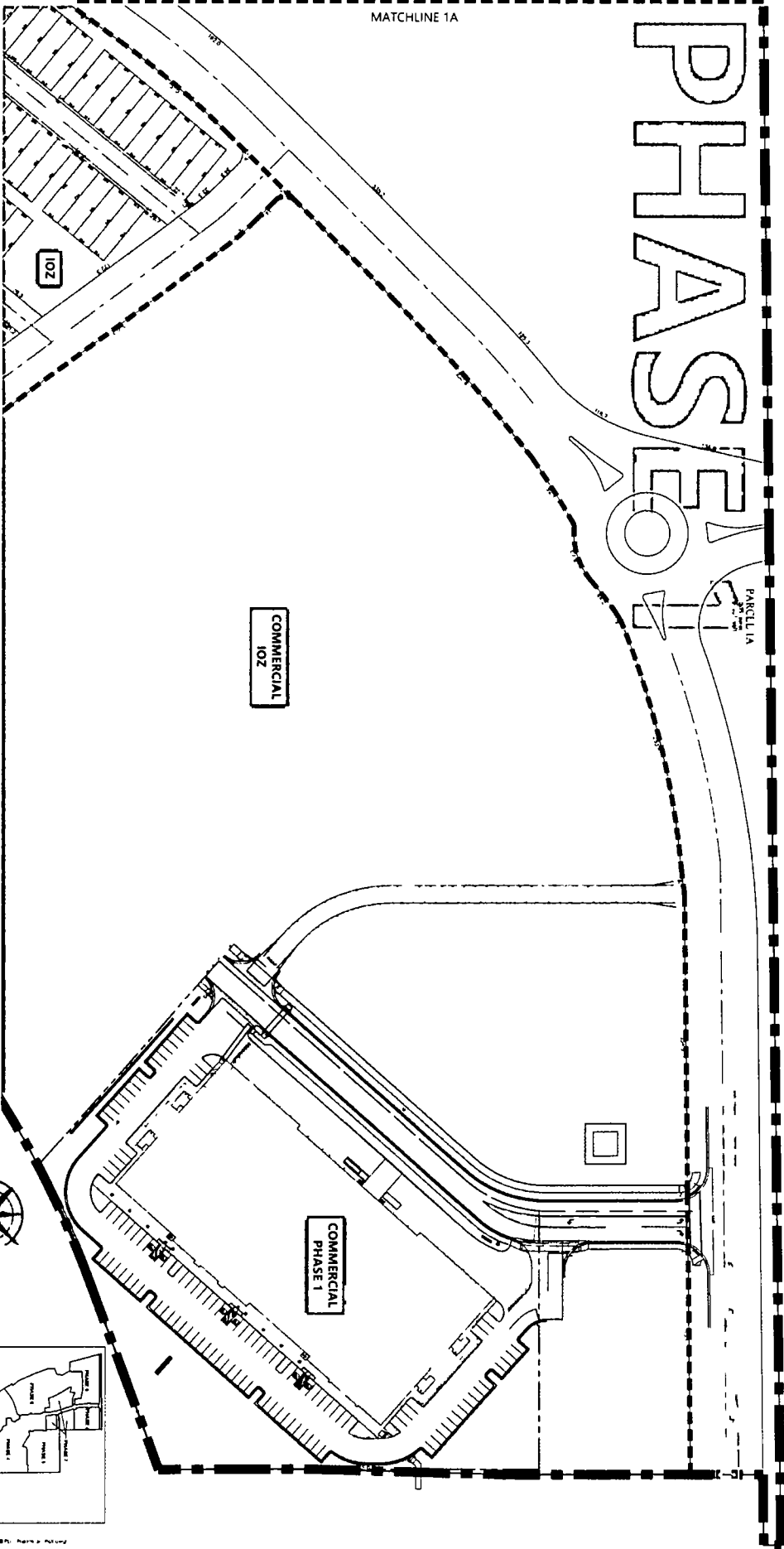
WEST JORDAN CITY, SALT LAKE COUNTY
 2/28/2024
 22.0283

MATCHLINE 1A



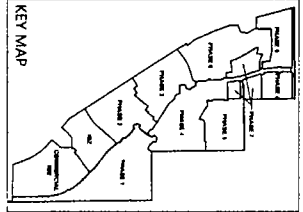
PHASE 1

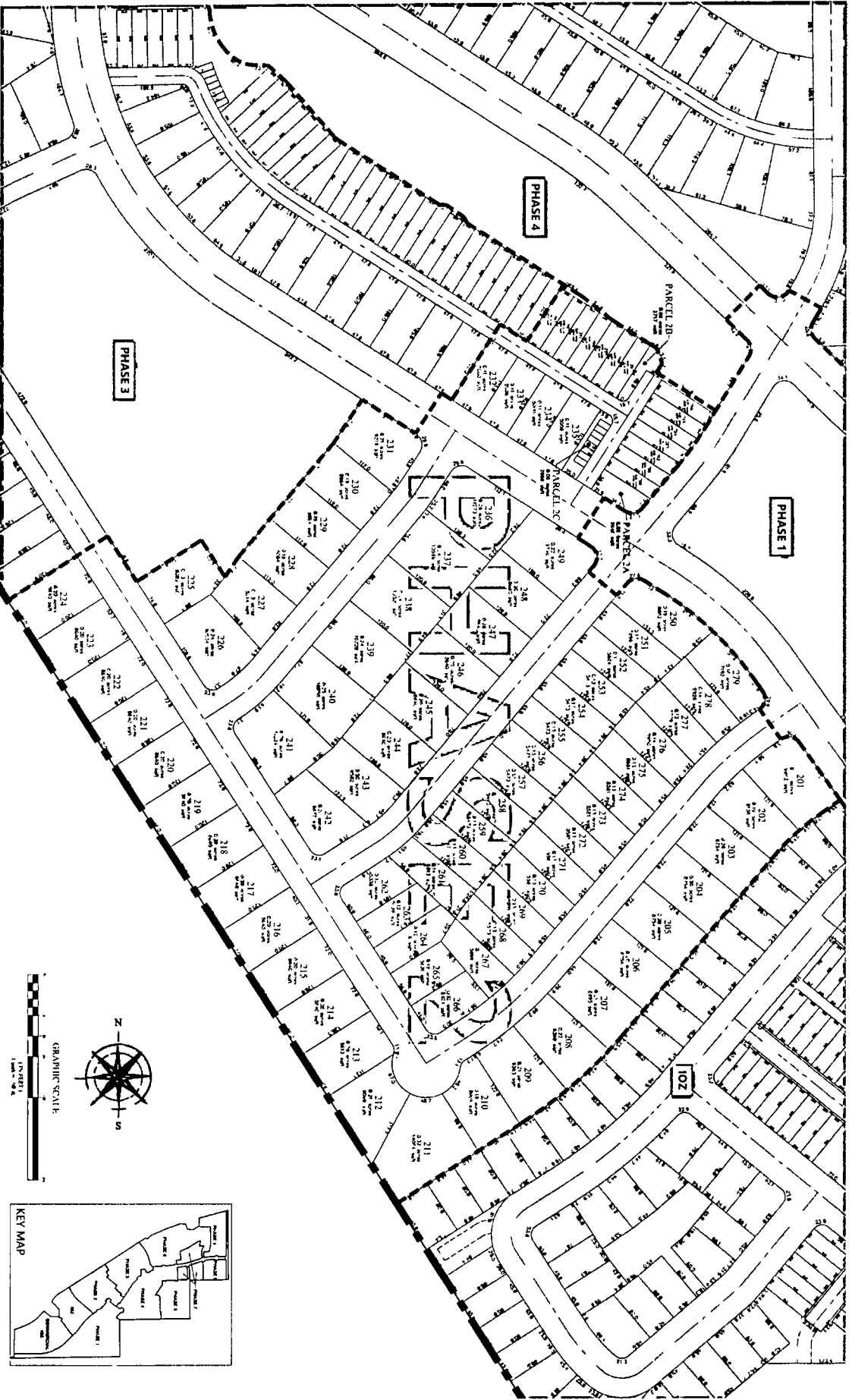
MATCHLINE 1A



COPPER RIM phase 1 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0083

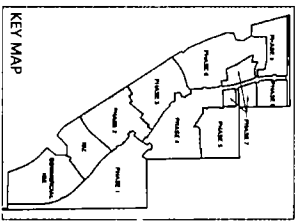
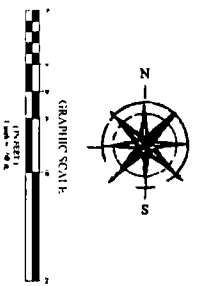


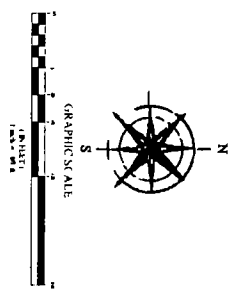
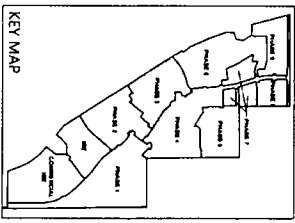
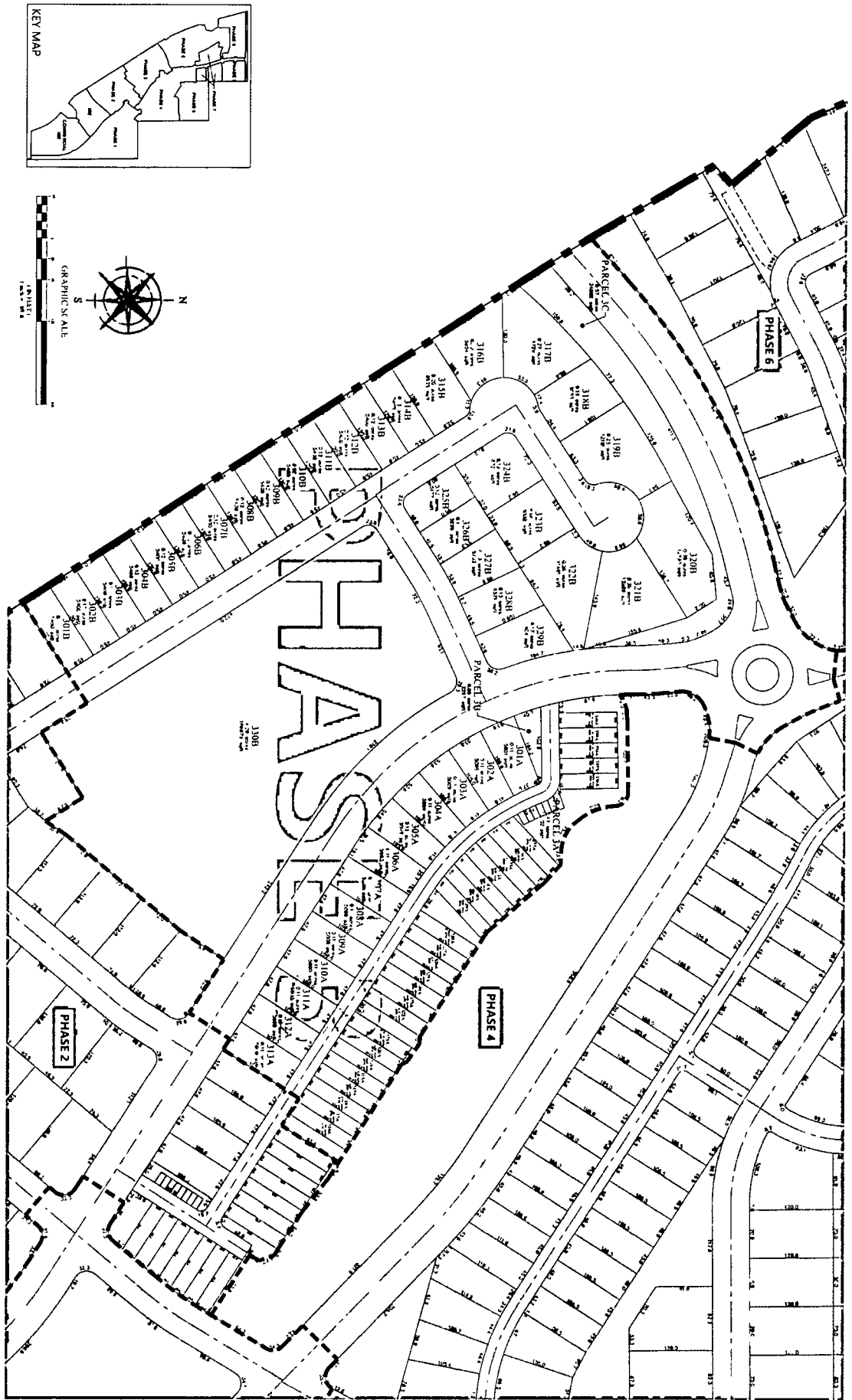


COPPER RIM phase 2 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY

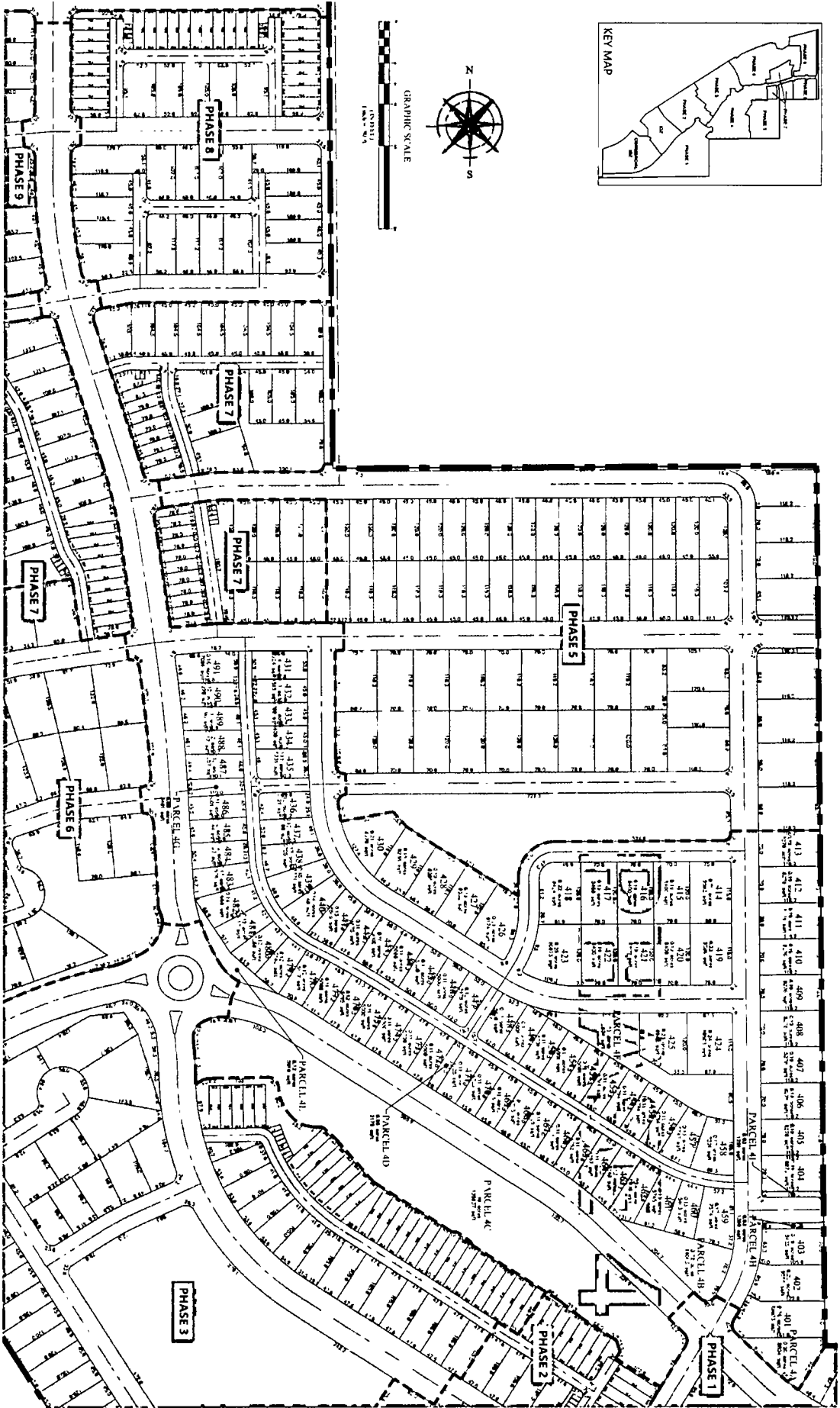
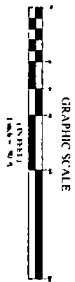
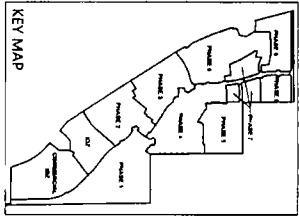
2/28/2024
22 0483





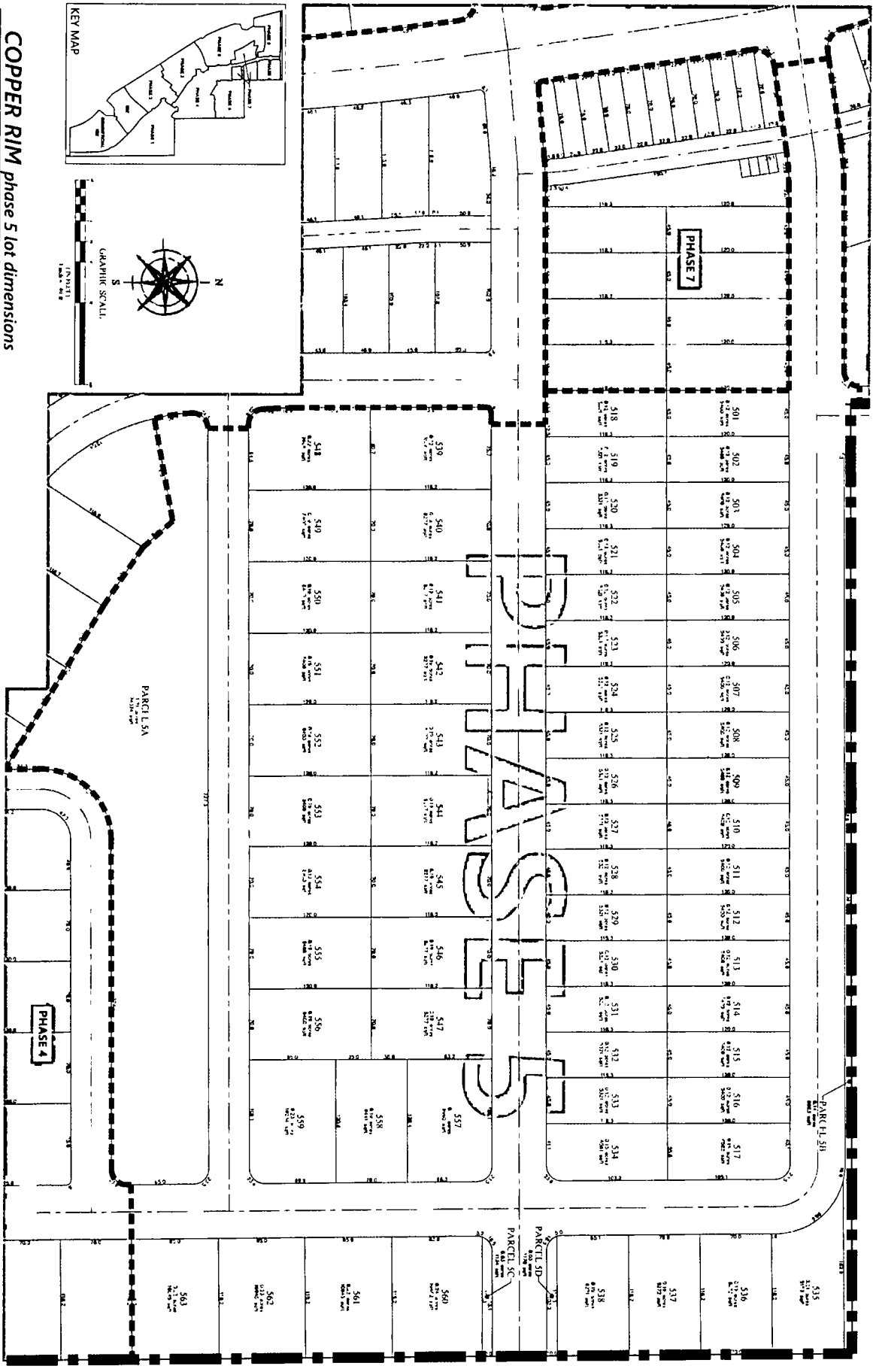
COPPER RIM phase 3 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
 2/28/2024
 22-0283



COPPER RIM phase 4 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0248



COPPER RIM Phase 5 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY

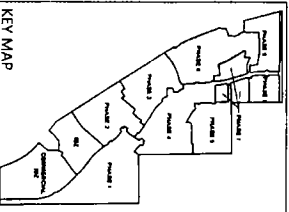
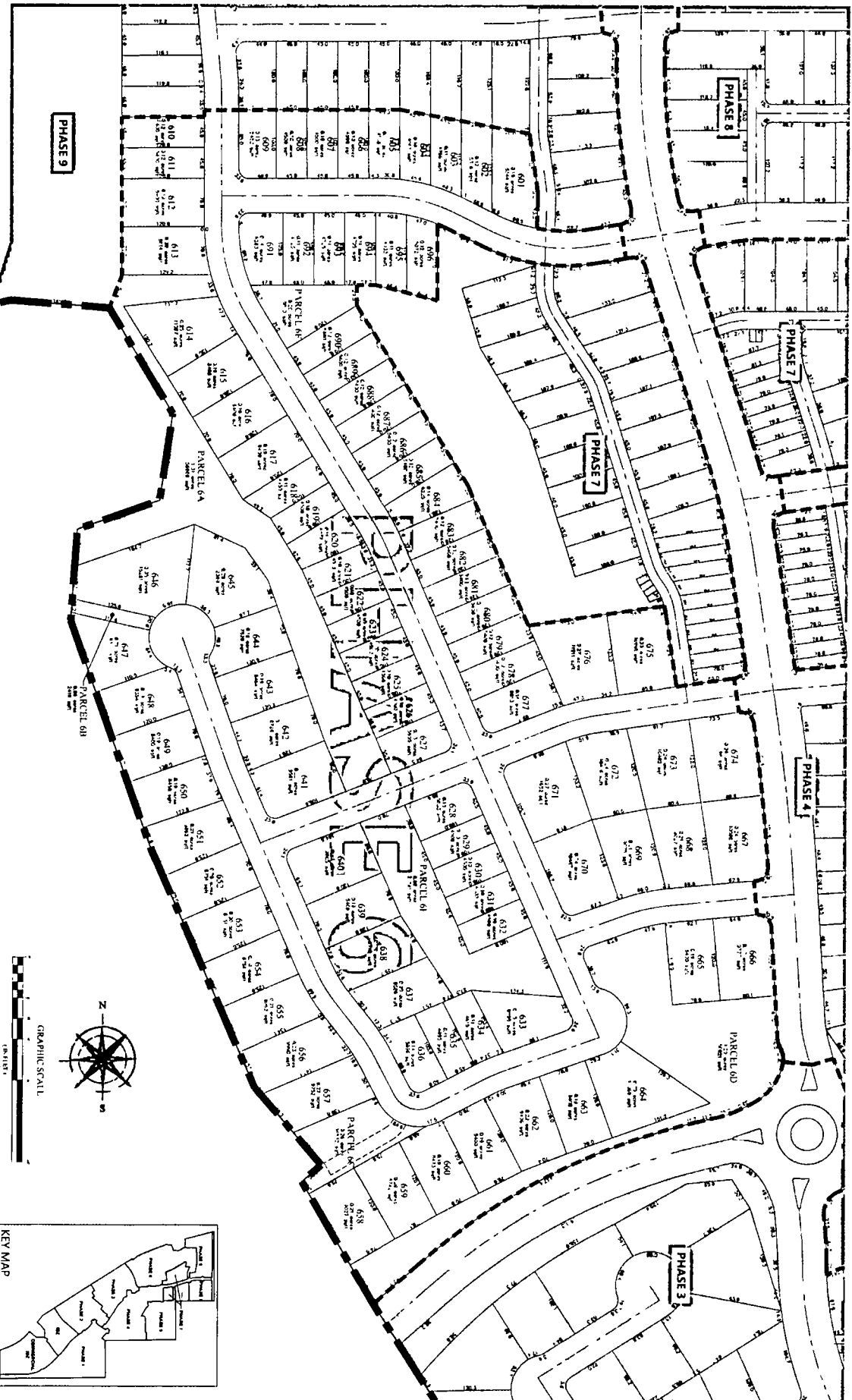
2/28/2024
27 0283

COPPER RIM phase 6 lot dimensions

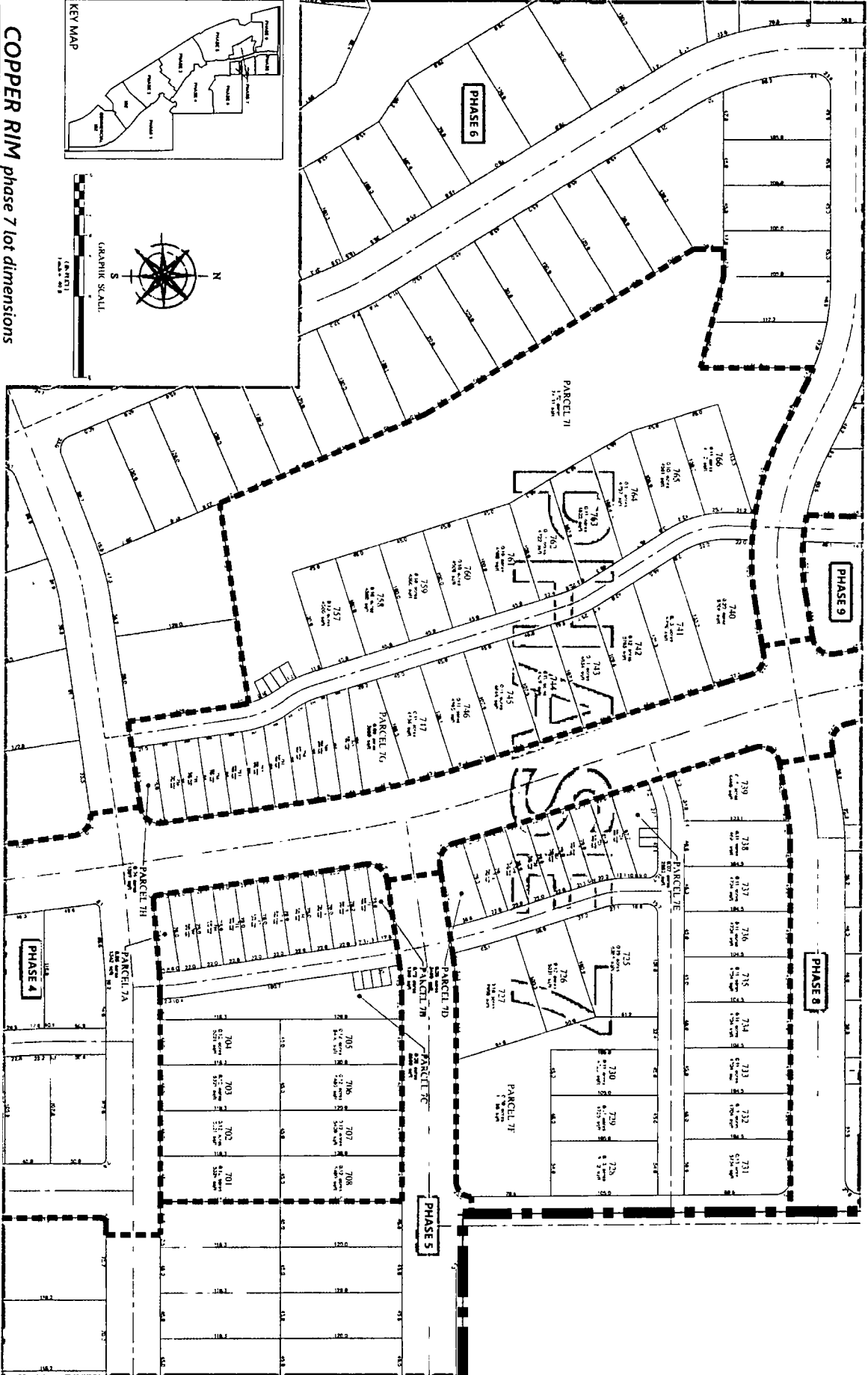
WEST JORDAN CITY, SALT LAKE COUNTY

2/28/2024

27-0283

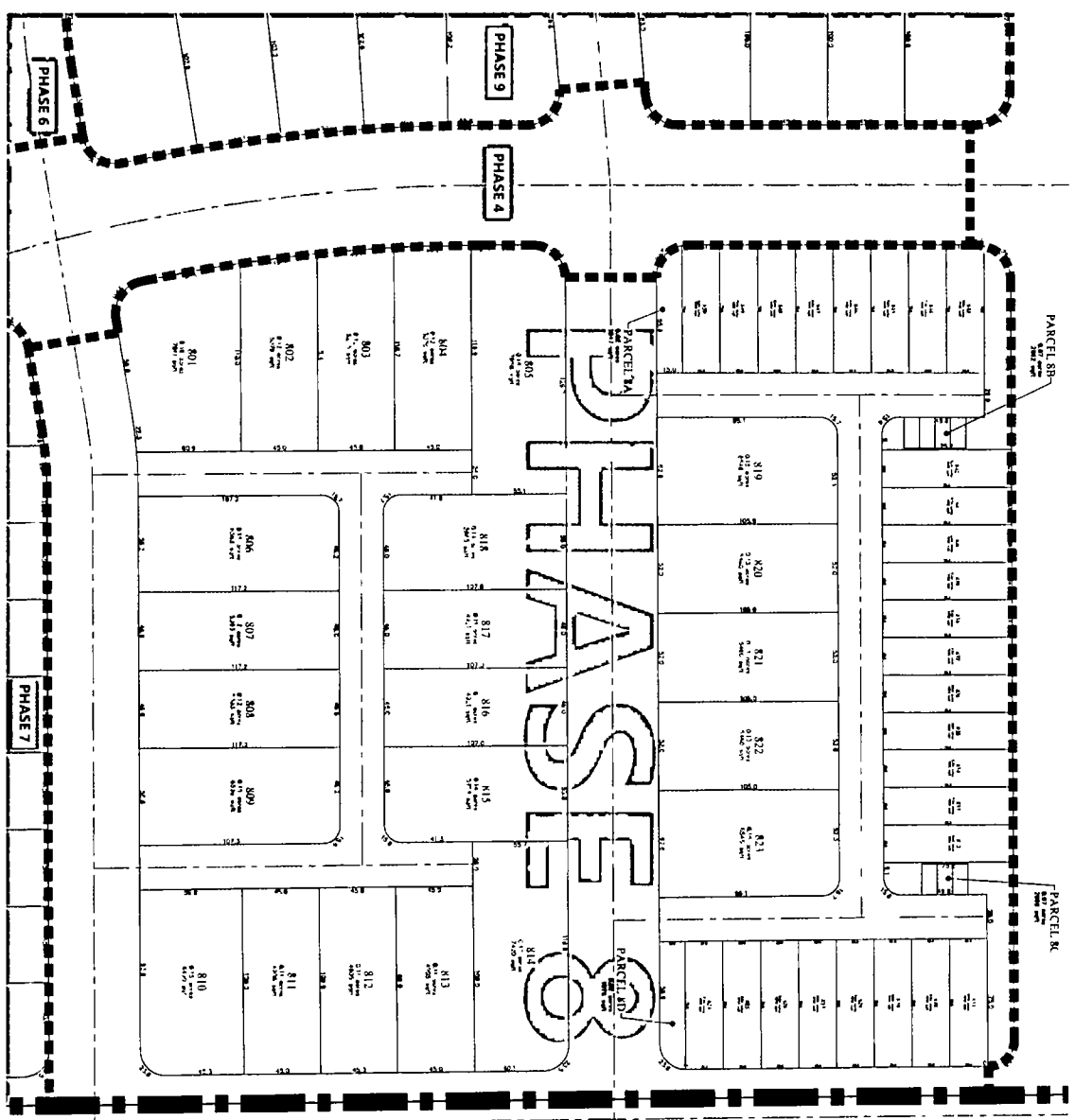
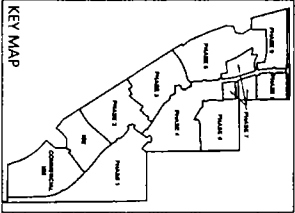
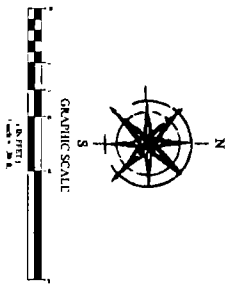


1. ALL LOT DIMENSIONS ARE APPROXIMATE. ALL DIMENSIONS ARE TO CENTER OF LOT.



COPPER RIM phase 7 lot dimensions

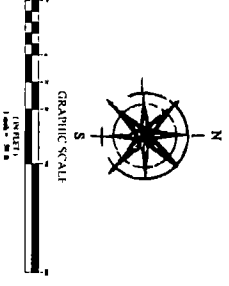
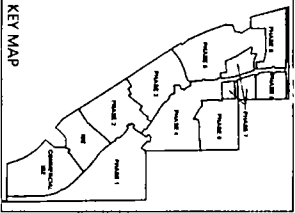
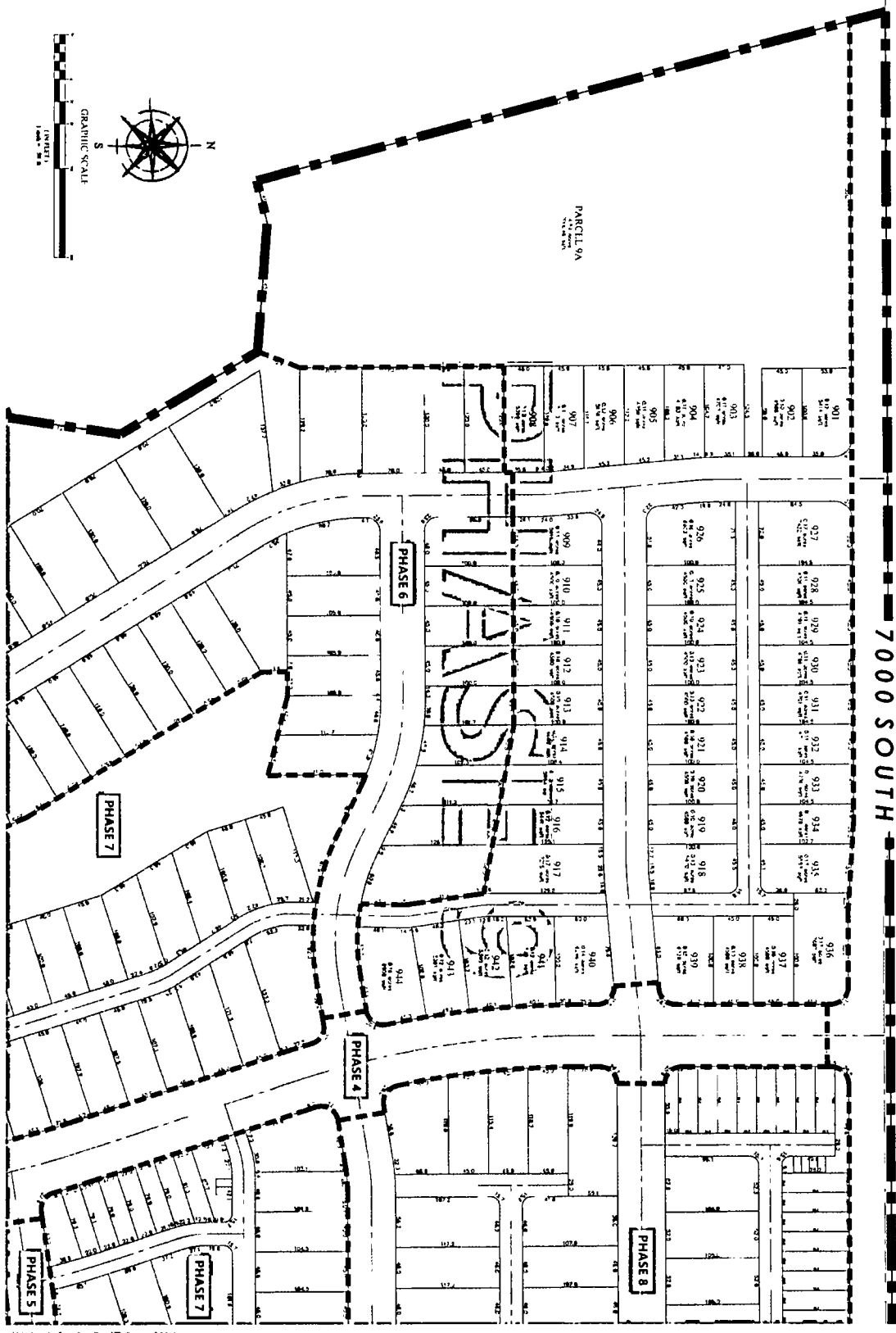
WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22 0283



COPPER RIM phase 8 lot dimensions

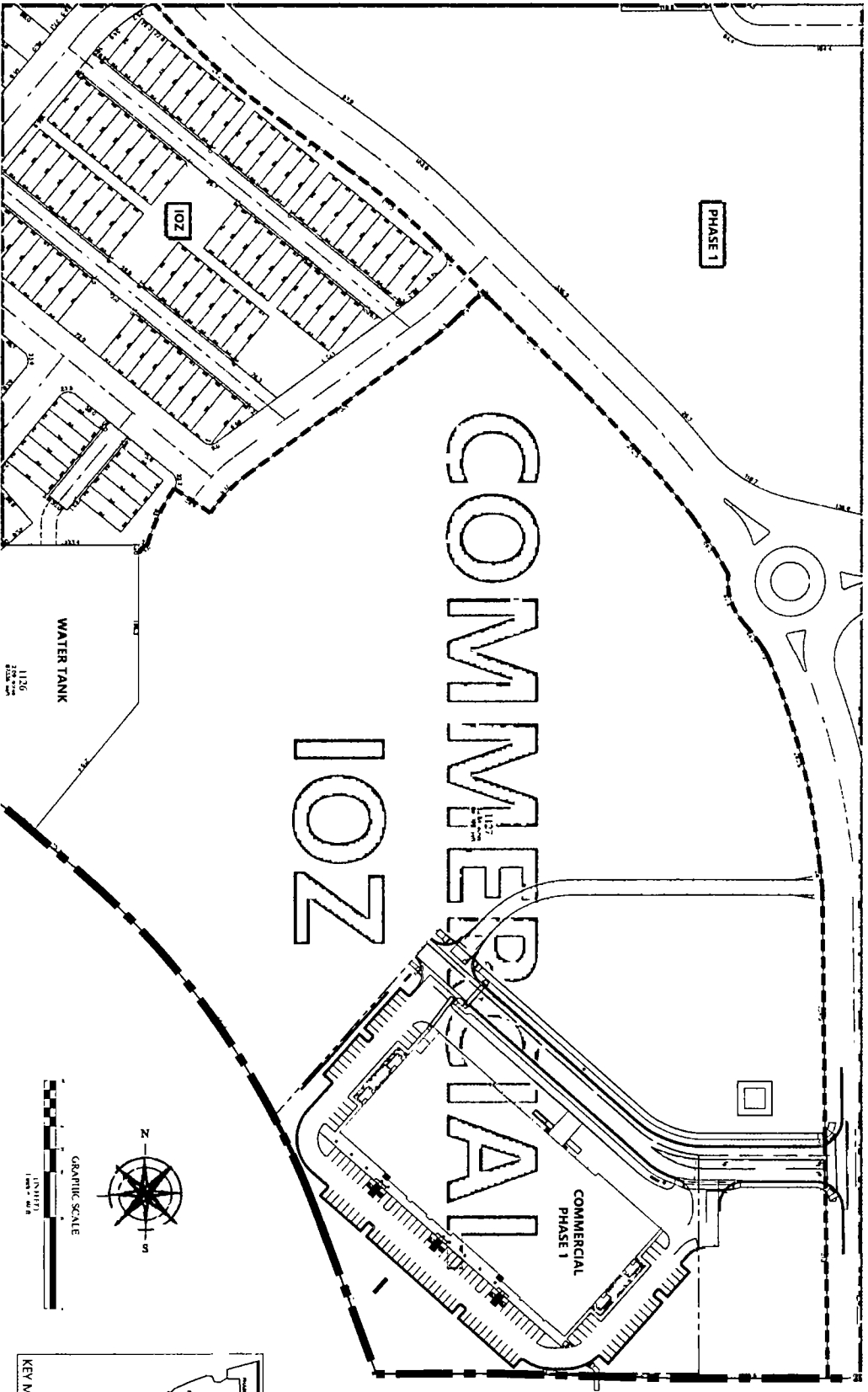
WEST JORDAN CITY, SALT LAKE COUNTY
 2/28/2024
 27 0281

7000 SOUTH



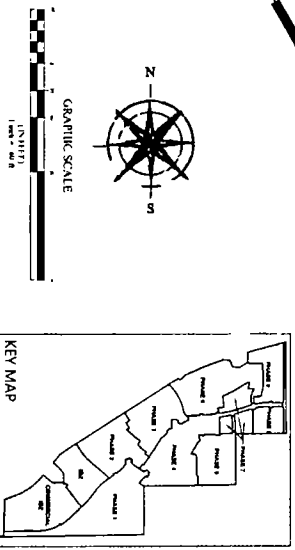
COPPER RIM phase 9 lot dimensions

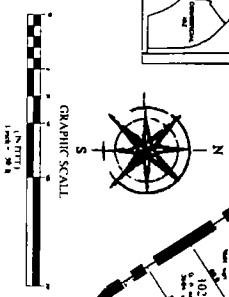
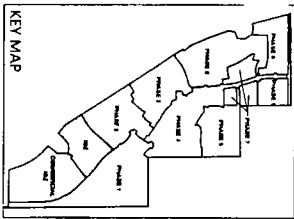
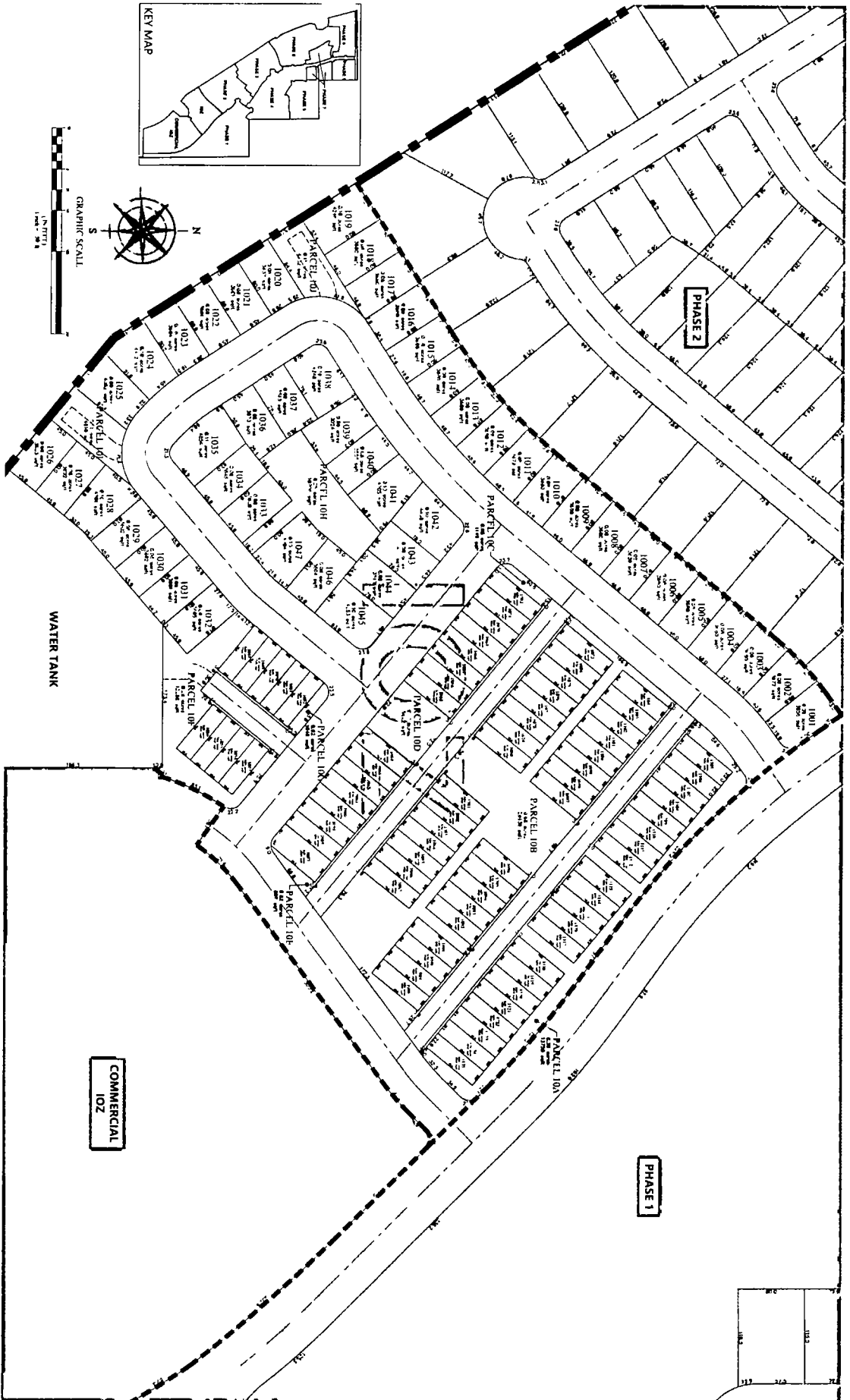
WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0083



COPPER RIM commercial phase 1 lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
 2/28/2024
 22-0283



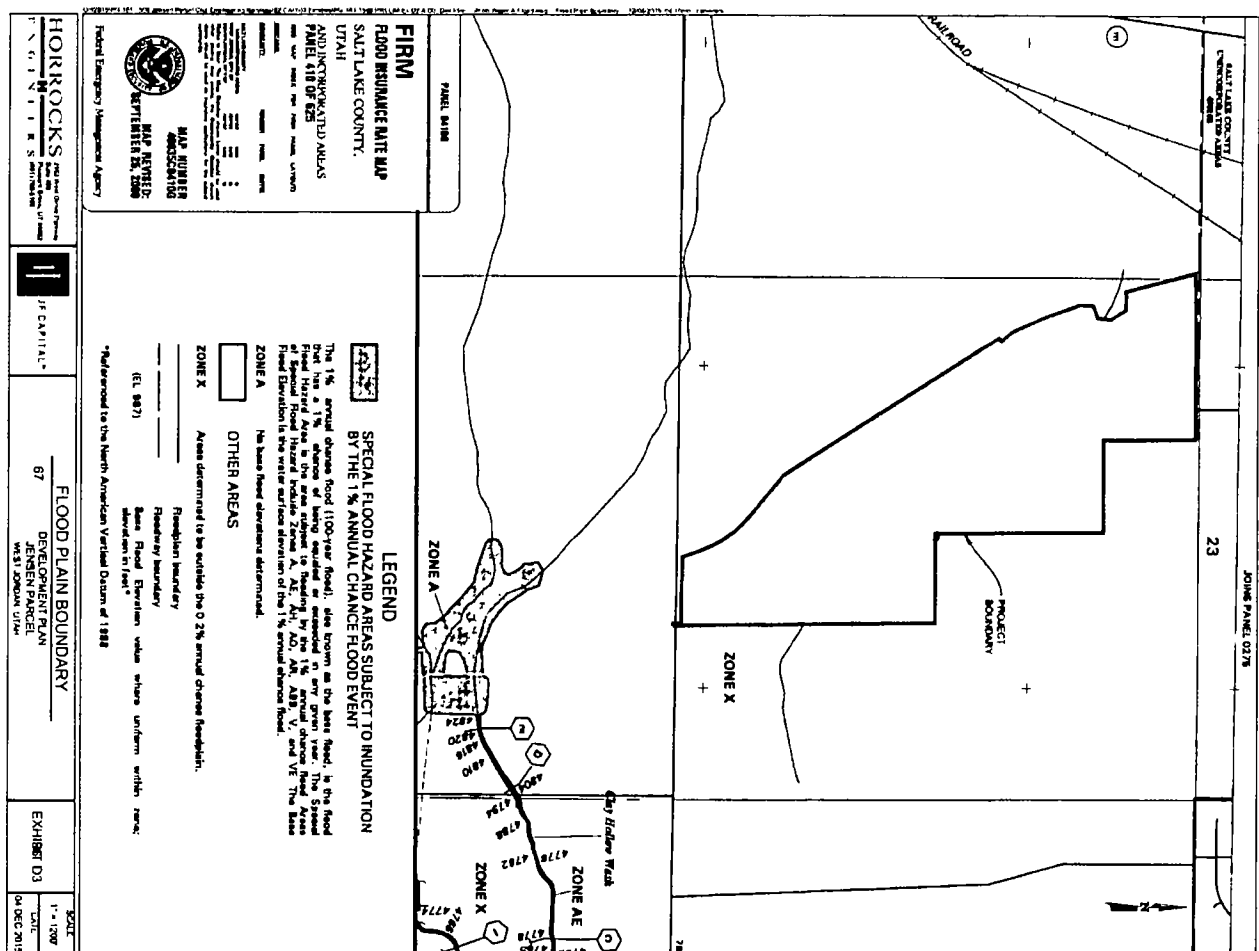


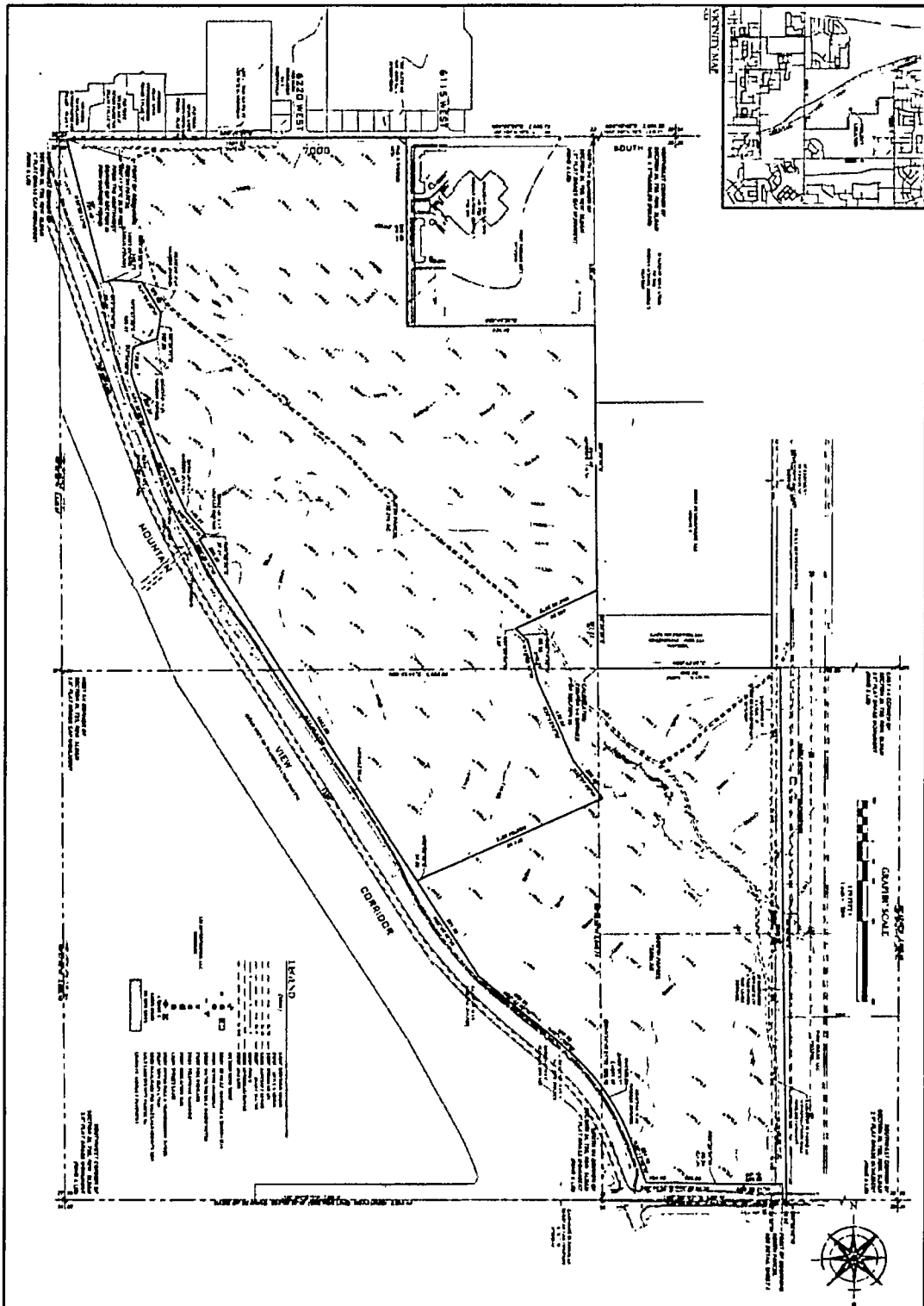
COPPER RIM IOZ lot dimensions

WEST JORDAN CITY, SALT LAKE COUNTY
 2/28/2024
 22-0283

LAND FEATURES





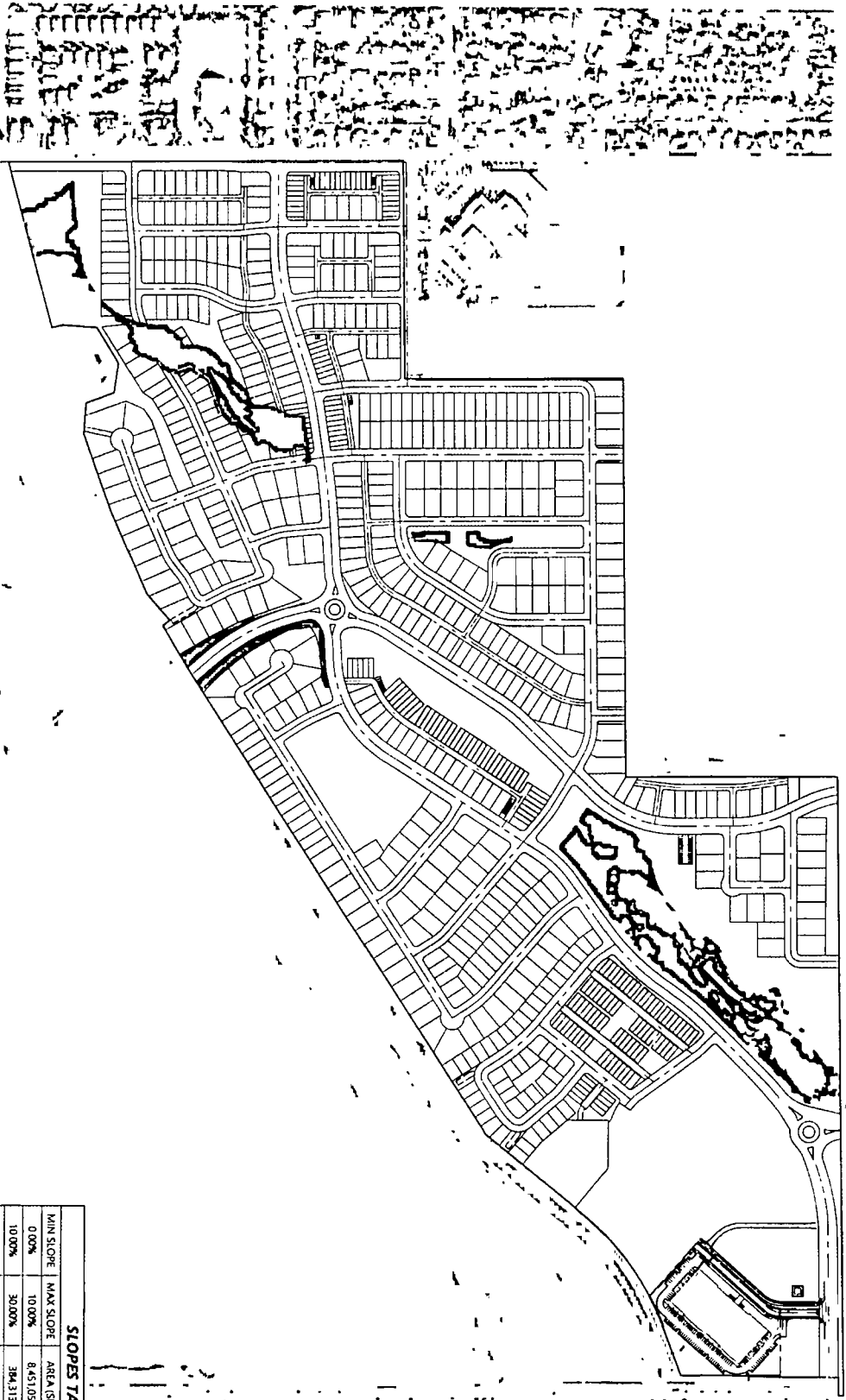


1 OF 2	<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>...</td> <td>...</td> </tr> <tr> <td>2</td> <td>...</td> <td>...</td> </tr> <tr> <td>3</td> <td>...</td> <td>...</td> </tr> <tr> <td>4</td> <td>...</td> <td>...</td> </tr> <tr> <td>5</td> <td>...</td> <td>...</td> </tr> <tr> <td>6</td> <td>...</td> <td>...</td> </tr> <tr> <td>7</td> <td>...</td> <td>...</td> </tr> <tr> <td>8</td> <td>...</td> <td>...</td> </tr> <tr> <td>9</td> <td>...</td> <td>...</td> </tr> <tr> <td>10</td> <td>...</td> <td>...</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	2	3	4	5	6	7	8	9	10
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BOUNDARY/TOPOGRAPHY SURVEY
 LOCATION: NW1/4, SW1/4, & SE1/4 SECTION 26, T25, R2W, S10&M
 WEST JORDAN, UTAH
 PROPERTY OF CRAIG D. & RICHARD H. JENSEN
 PREPARED FOR: JI CAPITAL



FOCUS.
 SURVEYING AND SERVICE, LLC
 200 WEST 400 SOUTH
 SALT LAKE CITY, UT 84143
 PHONE: 801.466.0000



SLOPES TABLE

MIN SLOPE	MAX SLOPE	AREA (SF)	AREA (AC)	COLOR
0.00%	10.00%	8,451,052	194.00	...
10.00%	30.00%	304,313	8.82	...
30.00%	100.00%	98,881	2.27	...

COPPER RIM site slope analysis exhibit (exhibit S1)

WEST JORDAN CITY, SALT LAKE COUNTY
2/28/2024
22-0283

HORROCKS ENGINEERS

To: Project Folder
Prepared: Marley Haupt
By: Field Biologist
Horrocks Engineers
Date: December 1, 2015
Subject: Jensen Parcel – Wetlands / Threatened and Endangered Species

Memorandum

Introduction

The project proposes to design and construct a new residential neighborhood on the Jensen parcel which is a 200 acre site located between 7800 South and 7000 South just east of Mountain View Corridor in West Jordan. Marley Haupt of Horrocks Engineers conducted a field visit of the project site on November 23, 2015 in an effort to identify any wetlands, threatened and endangered species, and/or wildlife resources which could be impacted by the project. The purpose of this memo is to report the findings of that field visit and detail any future actions which may need to be taken. For example, if a wetland or wildlife resource was identified further surveying and/or coordination with the appropriate federal agency may be required.

General Conditions

The weather on the date of the site visit was mostly sunny with a high of 46°F and a low of 23°F. There was no snow on the site on the date of the visit. No precipitation was recorded in West Valley on the date of the visit.

The project site was mostly unvegetated farmland which had recently been plowed (see Photo 1). The site is sloped with the southern portion of the site at the lowest elevation and the northern portion of the site at the highest elevation. Small discontinuous portions of the site did contain vegetation. Dominant vegetation in these areas consisted of weedy upland species, including, Kochia (*Kochia scarpata*), Russian thistle (*Kali tragus*), common sunflower (*Helianthus annuus*), and cheat grass (*Bromus tectorum*). Sage brush (*Artemisia tridentata*) and rubber rabbit brush (*Eriogonum fasciculatum*) were also observed. The field visit was conducted outside the growing season and vegetation observed onsite was brown and no longer flowering.

Photo 1. General Site Conditions – Looking Northwest



2162 West Grove Parkway Suite 400 Pheasant Grove, UT 84042 Telephone (801) 743-5100

Field Visit Observations

Potential Wetlands of the U.S. and Wetlands

A small dry drainage was observed onsite. The drainage was previously known to be onsite and is sometimes called Dry Wash, although it is not named on U.S. Geological Survey (USGS) topography maps. The drainage is approximately 6,800 feet long and cuts through the center of the site from the northwest corner to the southeast corner. It is connected to a storm water detention basin for Mountain View Corridor. The drainage contains no water except when water from the storm water system is released into the drainage or during heavy storm events. No evidence of an ordinary high water mark for the drainage was observed (see Photo 2 and Photo 3).

No wetlands were observed onsite.

Photo 2. Drainage – Northwest Corner Looking Southeast



Photo 3. Drainage – Southeast Corner Looking Northwest



Threatened & Endangered Species/ Wildlife

No evidence of threatened and endangered species or suitable habitat for threatened and endangered species was observed onsite during the field visit. As stated above, the site is largely unvegetated and has been heavily utilized for agriculture. Where vegetation is present it mainly consists of weedy species. Given these conditions, it is unlikely that any listed species are present on the project site (see Photo 4)

A red tail hawk (*Buteo jamaicensis*) was observed flying near several large power line structures located on the project site (see Photo 5). The hawk, and potentially other raptors or migratory birds, may use the structures as roosts or nesting sites. No nests were observed on the project site during the field visit. However, future surveys may need to be conducted prior to construction to identify any potential nesting sites or newly constructed nests

No other wildlife was observed on the project site

Photo 5. Power Line Structures on the Project Site

