

Project Narrative in Support of Mountainside Village Phases 6 Concept Plan Application

We are happy to submit Phases 6 of Mountainside Village to the City of Victor. Mountainside Village is a multi-phase mixed use development that was approved by the City pursuant to an Annexation Agreement, recorded as Instrument No. 165316, and a Master Development Agreement, recorded as Instrument No. 171687 (collectively, the “Development Agreements”). The Development Agreement approved a multi-phase rural urban transect development. Pursuant to the Development Agreements, Phases 1 and 2 have been approved and constructed and Phase 3 has been approved and will be constructed shortly. The Phase 4 Concept Plan was approved in April of 2021. That phase is expected to be built in 2022. A condition of approval of Phases 3A and 3B was that an updated Master Plan be submitted concurrent with Final Plat applications for Phase 3. This application along with the concurrent application for Phase 5 Concept Plan Review will allow us to submit the requested Master Plan update.

The submitted plans for Phase 6 of Mountainside Village includes 12 residential lots on approximately 12 acres for a density of approximately 1 acre/lot. The zoning for this property is RS-7 with a 7000 sf. minimum lot size. The lot sizes on this concept plan range from 8,850 sf. To 57,000 sf. There is approximately 7.5 acres of dedicated open space shown in phase 6. That represents an over 62% open space ratio. The primary feature of the open spaces of Phase 6 is the existing Sweet Hollow Farm. Phase 6 open spaces are contiguous with the East Commons of Phase 4, the open space corridor along the Kimball Canal and include trail links to the hillside trail network.

Transect and Hillside Planning

As on the original Master Plan, there is a transition to the lower density and larger lots in this Farm Loop portion of the community. From the outset, Mountainside Village was planned to follow an urban to rural transect. The Village Center area, is the highest density area in the community. This Farm Loop is at the low end of the density transect where City utilities are feasible. The open spaces are primarily to be dedicated to agricultural uses. Some of the open spaces adjacent to the hillside will be kept in a natural state. Walks are to be an unpaved trail network and exterior lighting will be minimal and be shielded to protect the night sky.

Trails

Mountainside Village has a large cohesive network of open spaces connected by a network of pathways. New pathways will be established with the development of this phase.

Design Standards, Lot and building Types

In this phase the bar will be set very high for healthy, super energy efficient structures. The emphasis on food production will extend beyond the farm to the code for residential properties. The landscape code for those lots will incentivize edible landscaping. Growing spaces such as greenhouses and sunrooms will also be incentivized in the design code. The farm will include a variety of agricultural buildings including barns and greenhouses. There will also be gathering spaces for education and Farm meals as part of a work share program and agricultural education initiative. There will be Standards to create attractive streetscapes typical of the Mountainside Village design Code. All structures in this phase will be subject to the same design review process as in other phases of Mountainside Village.

The Farm Loop of Mountainside Village will be exemplary in integrating sustainable design, construction and food growing practices.

Mountainside Village Phase 6 Concept Plan

City Water & Sewer

The area of this phase would be on the same water pressure zone as the existing phases of Mountainside Village and the Adjacent Mountainside Village Phase 4. The engineers concept utility drawings for this phase show Phase 6 public utilities connecting those that will be located in Phase 4.

Summary

Phase 6 of Mountainside Village will provide attractive, diverse and sustainable housing options in a neighborhood where people will be proud to call home. It will protect and enhance existing agricultural lands. It will become a significant asset to Victor and the greater Teton Valley Community. The submitted concept plan is in accord with City of Victor Zoning, the City of Victor Comprehensive Plan and the approved Mountainside Village Master Plan.