

Traverse Mountain Development Summary

Traverse Mountain is envisioned to be a spectacular master planned community that allows existing and future residents to be as connected or as secluded as they desire. There are 5,812 dwelling units included in the master plan with condominiums, apartments and dwelling units priced for the first-time buyers, a series of mid- to high-level dwelling units will be built for those with larger families and higher incomes, and finally luxury custom dwelling units will be provided at the high end. Density ranges from 1 to 20 units per acre. Retail, offices, restaurants, schools and civic buildings will be creating jobs for the area. There are currently 1900 existing or platted dwelling units within Traverse Mountain.

The Highway Commercial area of Traverse Mountain is approved for 3,700,000 square feet of commercial uses and includes the following:

- 150,00-square-foot Cabellas store
- 370,000-square-foot Outlet Mall (first phase under construction which comprises 260,000 square feet)

Approximately 971.4 acres, more than a third of the project's size, will be set aside as an undeveloped open space. There will be nature trails and bike paths throughout the project. The community will have trails connecting residents to parks, stores, offices and the natural preserve. Church sites, active parks, and natural open spaces are distributed throughout the community.

The grading and Open Space area shown on this Area Plan is preliminary and shall be refined during the final plat and site plan approval process. Should a future elementary school(s) or church sites be developed within Traverse Mountain, the residential densities attributable to these sites will not transfer to any other property but shall be forfeited, reducing the total number of dwelling units that can be developed.

Exhibit 1: Traverse Mountain Area Plan identifies the various development types proposed throughout Traverse Mountain. Actual units and density may vary, but the total number of dwelling units will not exceed 5,812 dwelling units.

The following table describes land uses in throughout Traverse Mountain Area Plan.

Traverse Mountain Development Summary					
Land Use	AC	Proposed Units	Existing/Platted Units	Total Units	Density
Existing Residential	474.2		1,900	1,900	
Non Canyon MDR (1-6 du/ac)	48.6	108		108	2.7
Non Canyon HDR (6.1-20 du/ac)	58.6	510		510	8.6
Existing Active Parks*	18.5				
Jordan Narrows**	12.45				
Future Active Parks	81.2				
Manufactured Slopes	172.4				
Open Space (Non Canyon Areas)	25.7				
Highway Commercial (net)	242.2				
Canyon Open Space	971.4				
Highway Commercial/HDR (6.1-20 du/ac)	27.3	546***		546***	
Perry Dwelling units	153.6	968		968	6.3
East Canyon	113.0	826		826	7.3
Central Canyon	134.3	900		900	6.7
West Canyon	72.1	600		600	8.3
Miscellaneous Road/Open Space	69.8				
Total	2,662.9	3,912***	1,900	5812***	2.2

*Includes 3.7 acres of community trails

**Jordan Narrows is an off-site park that Mountain Home assisted with the acquisition of the park/detention basin property. Jordan Narrows is a dual use soccer park facility (multiple soccer fields) and detention basin. This acreage is not included in the total acreage for Traverse Mountain.

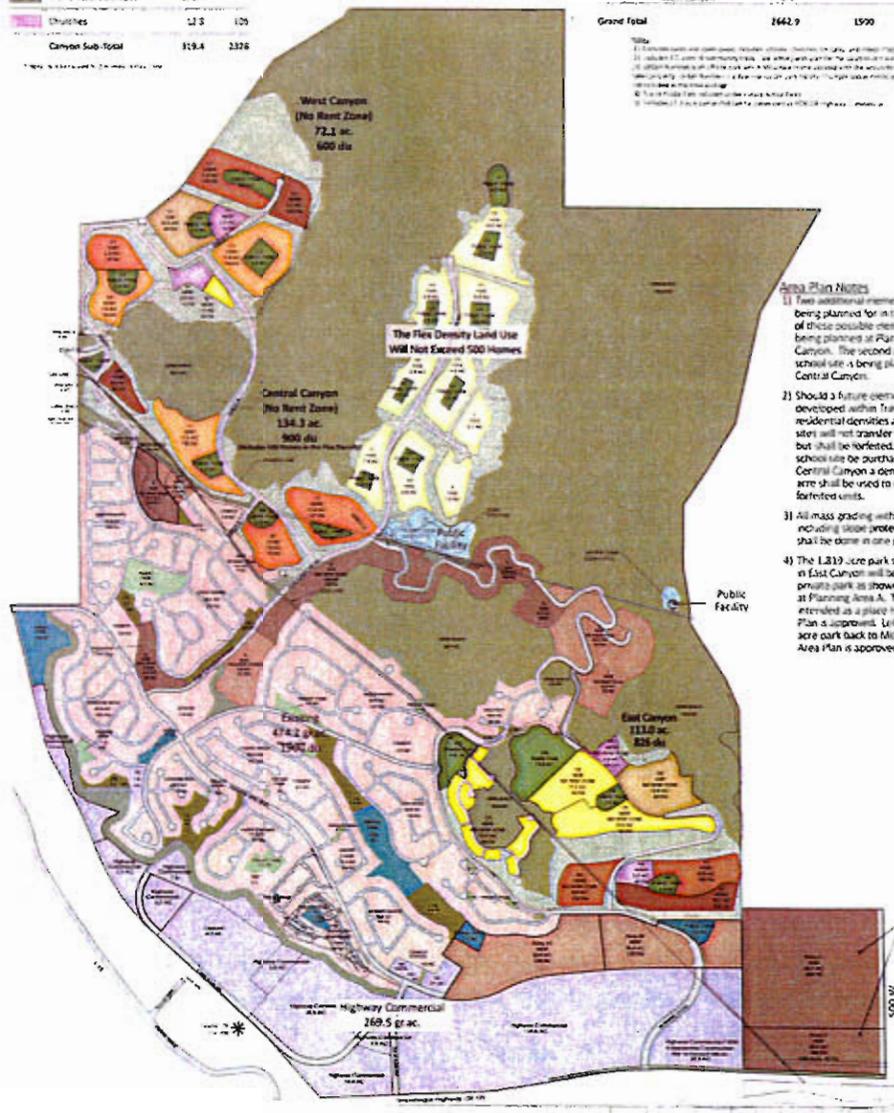
*** The 546 dwelling units in the Highway Commercial/HDR zone are not calculated in the 5,812 total dwelling units. Should dwelling units be built in this area it will not exceed 546 dwelling units. Any dwelling units built in the area will be transferred from the 900 dwelling units designated for Central Canyon. In no case will the dwelling units in Traverse Mountain exceed 5,812 dwelling units.

Summary

	Gross Acres	Proposed Units
Low Density (1-4)	24.2	82
Medium Density (5-9)	43.1	204
High Density 1 (5-10)	12.1	262
High Density 2 (9-1-13)	27.1	238
High Density 3 (14-1-18)	10.0	491
High Density 4 (18-1-20)	19.4	181
Resilient Density (1-10)	76.4	500*
Future Active Parks	51.10	-
Manufactured Homes	172.4	-
Churches	12.5	10
Canyon Sub-Total	319.4	2326

Summary

	Gross Acres	Existing Units	Proposed Units	Total Units
Existing SFD	271.2	-	-	1434
Spas/Hotels	-	1124	-	1124
Apartment	-	144	-	144
Mobile (1-2-20)	188.4	-	1220	1408
Mobile (1-1-1)	18.4	-	128	146
Existing Active Parks	183.1	-	-	183
Future Active Parks	28.1	-	-	28
Mobile Homes	14.85	-	-	14
Open Space	25.1	-	-	25
Heavy Homes	153.4	-	968	968
Highway Commercial	269.5	-	-	269
Manufactured Homes	172.4	-	-	172
Current Open Space	921.6	-	-	921
Mobile Home/Open Space	89.6	-	-	89
East Canyon	113.0	-	125	125
Central Canyon	134.8	-	300	300
West Canyon	72.1	-	600	600
Grand Total	2642.9	1590	2512	3182



- Area Plan Notes**
- 1) Two additional elementary school sites are being planned for in this Concept Plan. One of these possible elementary school sites is being planned at Planning Area A or B in East Canyon. The second possible elementary school site is being planned at the Flex Area of Central Canyon.
 - 2) Should a future elementary school be developed within Traverse Mountain the residential densities attributable to these sites will not transfer to another property but shall be forfeited. Should an elementary school site be purchased in the Flex Area of Central Canyon a density yield of six units per acre shall be used to calculate the number of forfeited units.
 - 3) All mass grading within the East Canyon Area including slope protection and revegetation shall be done in one phase.
 - 4) The 1.219 acre park shown at Planning Area A in East Canyon will be replaced with the 2 acre private park as shown on the Concept Plan at Planning Area A. The 1.219 acre park was included as a placeholder until the new Area Plan is approved. Lehi City will deed the 1.219 acre park back to Mountain Home once the Area Plan is approved.

Area Plan



Traverse Mountain
Lehi, Utah
Mountain Home Development



EXHIBIT 1: TRAVERSE MOUNTAIN AREA PLAN

DEVELOPMENT AREAS (REFER TO DEVELOPMENT MAPS – FIGURE XX TO XX)**Highway Commercial Zone**

The Highway Commercial zone is located to the southern portion of the master plan nearest to Timpanogos Highway (SR-92) and includes 269.5 acres (excludes major roads). The Highway Commercial zone contains all the commercial uses planned for Traverse Mountain. The Highway Commercial zone is located in close proximity to the residential areas of Traverse Mountain and provides viable live-work options for the community. The Highway Commercial zone is linked to the other phases of the project by the pedestrian/cyclist paths found on many major arterials throughout Traverse Mountain.

Within the Highway Commercial zone there is a 27.3-acre parcel designated Highway Commercial/HDR. This parcel may be developed under both Highway Commercial and High Density Residential (HDR 6.1-20 dwelling units per acre) standards. If the parcel is developed with residential there is a maximum of 546 dwelling units permitted. Should dwelling units be built in this area they will not exceed 546 dwelling units. Any dwelling units built in this area will be transferred from the 900 dwelling units designated in Central Canyon. The dwelling units constructed will be deducted from Central Canyon and shall not transfer to another property but shall be deducted from the total number of dwelling units permitted in Central Canyon and the total dwelling units allowed within Traverse Mountain. In no case will the residential dwelling units at Traverse Mountain exceed 5,812 dwelling units.

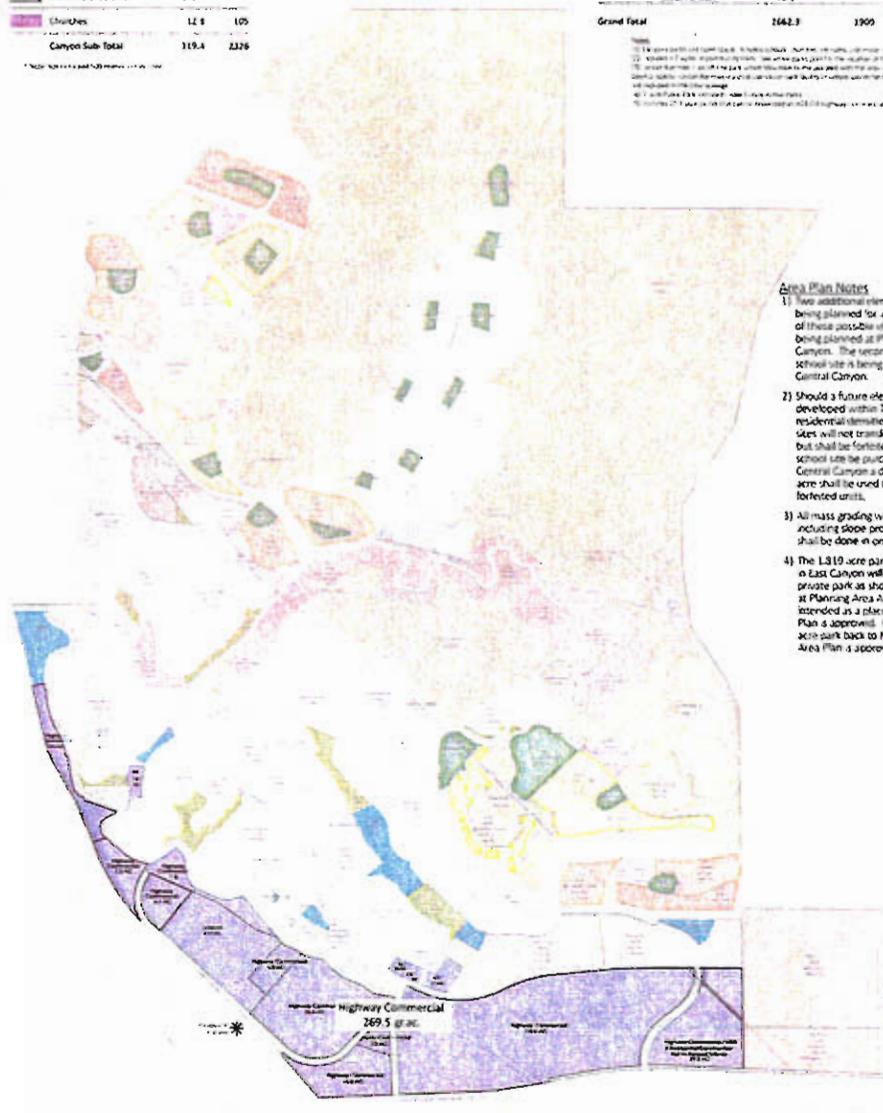
Of the 3,700,000 square feet of permitted commercial uses, 3,180,000 square feet may still be developed.

Summary

	Gross Acres	Proposed Units
Low Density (1-4)	24.2	82
Medium Density (4-14)	48.1	204
High Density (18-38)	32.3	263
High Density 2 (3-124)	22.3	235
High Density 3 (14-128)	40.0	493
High Density 4 (58-120)	19.9	185
Flexible Density (1-10)	76.6	500*
Future Active Parks	53.0	-
Manufactured Homes	172.1	-
Churches	12.8	105
Canyon Sub-Total	319.4	2326

Summary

	Gross Acres	Existing Units	Proposed Units	Total Units
Residential	474.2	-	-	-
RD	-	1431	-	1434
Apartment	-	122	-	122
Apartment	-	144	-	144
TRM (1-2-20)	18.6	-	110	110
TRM (1-4)	58.6	-	108	108
Existing Active Parks	18.7	-	-	-
Future Active Parks	28.2	-	-	-
Jordan Warren	12.05	-	-	-
Open Space	25.9	-	-	-
Penny Homes	153.0	-	968	968
Highway Commercial	269.5	-	-	-
Manufactured Homes	172.4	-	-	-
Canyon Open Space	97.4	-	-	-
Active Mts/Open Space	69.8	-	-	-
East Canyon	113.0	-	826	826
Central Canyon	134.8	-	900	900
West Canyon	72.1	-	600	600
Grand Total	2642.8	1909	2912	5812



- Area Plan Notes**
- Two additional elementary school sites are being planned for in this Concept Plan. One of these possible elementary school sites is being planned at Planning Area A or B in East Canyon. The second possible elementary school site is being planned at the Flex Area of Central Canyon.
 - Should a future elementary school(s) be developed within Traverse Mountain the residential densities attributable to these sites will not transfer to another property but shall be forfeited. Should an elementary school site be purchased in the Flex Area of Central Canyon a density yield of six units per acre shall be used to calculate the number of forfeited units.
 - All mass grading within the East Canyon Area including slope protection and revegetation shall be done in one phase.
 - The 1.810 acre park shown at Planning Area A in East Canyon will be replaced with the 2 acre private park as shown on the Concept Plan at Planning Area A. The 1.810 acre park was intended as a placeholder until the new Area Plan is approved. Area C will deed the 1.810 acre park back to Mountain Home once the Area Plan is approved.

Highway Commercial Plan



Traverse Mountain
Lehi, Utah
Mountain Home Development



EXHIBIT 2: HIGHWAY COMMERCIAL AREA

Perry Homes Development

The Perry Homes Development is located in the southeast portion of the Traverse Mountain community. The Perry Dwelling units Development contains 158.6 acres of development, including 250 dwelling units located in the Medium Density Residential (MDR) zone (1 to 6 units per acre) and 718 housing units located in the High Density Residential (HDR) zone (6.1 to 20 units per acre).

Within the Perry Homes property dwelling units may be transferred between other Perry Homes Planning Areas provided the total number of dwelling units does not exceed the number of dwelling units permitted within the zoning assigned to the Planning Area.

There are two public parks planned totaling 5 acres.

Land uses for Perry Homes Dwelling units Development are as follows:

Perry Homes Development			
Land Use	Acres	Dwelling Units	Density
MDR (1-6 du/ac)	58.3	250	4.3
HDR (6.1-20 du/ac)	95.3	718	7.5
Public Parks	5.0		
Total	158.6	968	6.1

Summary

	Gross Acres	Proposed Units
Low Density (1-9)	14.2	52
Medium Density (R-1-5)	43.1	104
High Density 1 (R-2-8)	12.1	251
High Density 2 (R-3-14)	47.3	255
High Density 3 (R-4-20)	40.0	591
High Density 4 (R-5-25)	19.5	185
Flexible Density (1-12)	16.8	500*
Future Active Parks	13.20	
Manufactured Homes	173.4	
Churches	12.8	105
Canyon Sub-Total	319.4	2326

Summary

	Gross Acres	Existing Units	Proposed Units	Total Units
Existing	272.2			
SFD		1434		1434
Apartment		112		112
Apartment		184		184
MDR (R-3-20)	48.6		510	559
MDR (R-4)	18.6		208	227
Existing Active Parks	18.3			
Future Active Parks	28.2			
Urban Homes	12.45			
Open Space	15.7			
Perry Homes	133.4		564	698
Highways/Commercial	289.5			
Manufactured Homes	173.4			
Canyon Open Space	171.4			
Misc. Active/Open Space	99.9			
East Canyon	113.0		826	939
Central Canyon	124.8		500	625
WPH Canyon	72.1		500	600
Grand Total	2642.9	1900	3912	5812

NOTES:
 1) Future parks are not included in units totals. (Includes 1.14 acres of land)
 2) Includes 22 acres of urban homes, as well as 100 units in the future of this
 3) Other homes in the Perry Homes Mountain Home would be in the jurisdiction of the city.
 4) Some property is not included in this report due to the fact that it is not within the city limits.
 5) In the future, the city will be able to use the Perry Homes Mountain Home
 6) In the future, the city will be able to use the Perry Homes Mountain Home



- Area Plan Notes**
- Two additional elementary school sites are being planned for in this Concept Plan. One of these possible elementary school sites is being planned at Planning Area A or B in East Canyon. The second possible elementary school site is being planned at the Flex Area of Central Canyon.
 - Should a future elementary school(s) be developed within Traverse Mountain the residential densities attributable to these sites will not transfer to another property but shall be forfeited. Should an elementary school site be purchased in the Flex Area of Central Canyon a density yield of 34 units per acre shall be used to calculate the number of forfeited units.
 - All mass grading within the East Canyon Area including slope protection and revegetation shall be done in one phase.
 - The 1.319 acre park shown at Planning Area A in East Canyon will be replaced with the 2 acre private park as shown on this Concept Plan at Planning Area A. The 1.319 acre park was intended as a place holder until the new Area Plan is approved. Lehi City will deed the 1.319 acre park back to Mountain Home once the Area Plan is approved.

Perry Homes Properties:
 1) Not to exceed 968 du.

Perry Homes Development Plan



Traverse Mountain
 Lehi, Utah
 Mountain Home Development



EXHIBIT 3: PERRY DWELLING UNITS DEVELOPMENT AREA

Existing or Platted Residential Development Area

The existing or platted residential development is located in the southern area of the Traverse Mountain community between the Highway Commercial zone and the canyon areas. This area currently encompasses 474.2 acres of residential development with 1,900 existing or platted dwelling units and 18.5 acres of parks including 3.7 acres of community trails.

The City will develop the 9.6-acre park at the west end of Traverse Mountain Boulevard, the 1.7-acre park at Chapel Ridge Road and Traverse Mountain Boulevard. The park impact fees collected from the Crest Haven Apartments are to be used by the City to construct the 9.6-acre park. The dedication of park impact fees collected by the City from the Crest Haven Apartments is a part of the motion to approve the rezone of the Crest Haven Apartments as approved in the City Council meeting dated, August 10, 2010. The City will construct the 1.7-acre park when sufficient park impact fees from Traverse Mountain have been collected to fund the construction of the park.

Land uses for the existing or platted residential development are as follows:

Existing Residential		
Land Use	Acreage	Dwelling Units
SFD		1,434
Townhomes		122
Apartments		344
Subtotal	474.2	1,900
Open Space	25.7	
Existing Parks	18.5*	
Jordan Narrows	12.45**	
Proposed Parks	23.1	
Total	541.5**	1,900

* Includes 3.7 acres of community trails (8' asphalt trails at Traverse Mountain Bl., Chapel Ridge Rd & Morning Glory Rd.)

** Jordan Narrows is an off-site park that Mountain Home assisted with the acquisition of the park/detention basin property. Jordan Narrows is a dual use soccer park facility (multiple soccer fields) and detention basin. This acreage is not included in the total acreage.

Proposed Residential Development

Within this existing/platted residential development, 99 additional dwelling units are planned as shown on the following table:

Proposed Residential			
Land Use	Acreage	Units	Density
MDR	3.9	9	2.3
HDR A 24 & HDR B 66	14.6	90	6.2
Total	18.5	99	5.4

The HDR B property has been identified as a potential civic use. Should Lehi City decide to construct a civic use facility on this site Lehi City will be required to purchase the property for the fair market value as 66 dwelling units zoned HDR.

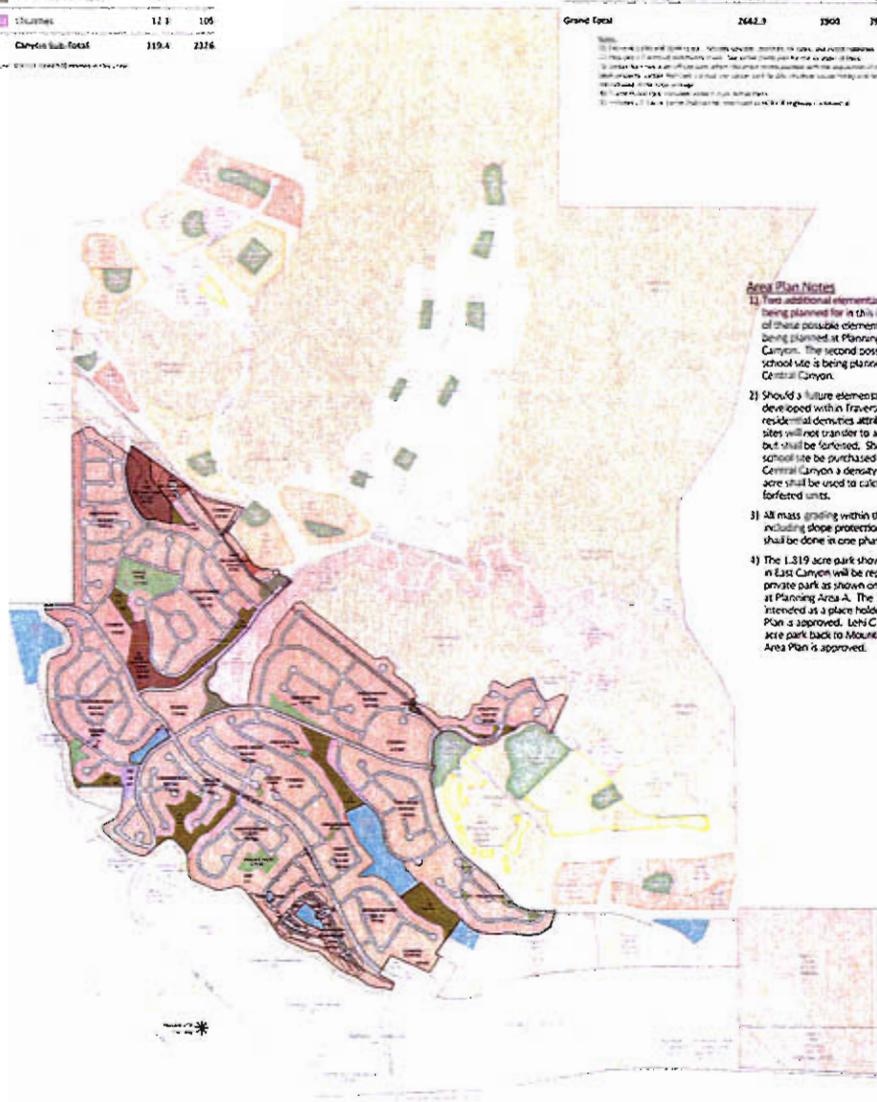
Should Lehi City acquire the property the 66 dwelling will deducted from the 5,812 total dwelling units allowed at Traverse Mountain.

Summary

Community	Gross Acres	Proposed Units
Low Density (1-4)	74.2	82
Medium Density (4-20)	49.1	204
High Density 1 (16-1-9)	32.5	261
High Density 2 (15-5-14)	25.3	298
High Density 3 (124-2-18)	30.0	491
High Density 4 (128-6-28)	29.8	385
Flexible Density (2-20)	79.6	500*
Future Active Parks	53.10	
Manufactured Homes	172.4	
Chualar	12.8	105
Overall Sub-Total	319.4	2376

Summary

	Gross Acres	Existing Units	Proposed Units	Total Units
Existing	174.2			
SPD		1434		1434
Scenic Views		322		322
Scenic Views		144		144
High Density 1 (16-1-9)	32.5		261	261
High Density 2 (15-5-14)	25.3		298	298
Existing Active Parks	53.1			53.1
Future Active Parks	28.1			28.1
Urban Renewal	22.45			22.45
Open Space	25.7			25.7
Heavy Homes	151.0		368	368
Highway Commercial	289.5			289.5
Manufactured Homes	172.4			172.4
Campus Open Space	97.4			97.4
Major Policy Open Space	99.8			99.8
East Canyon	113.0		825	825
Central Canyon	134.8		900	900
West Canyon	72.1		600	600
Grand Total	2642.9	2900	2912	5812



Notes:
 1) Existing units and gross area include existing units, lots, and vacant lots.
 2) Proposed units include units planned for future development.
 3) Units are based on an assumed unit density based on the density of the surrounding area.
 4) Units are based on a unit density of 10 units per acre for all residential units and 10 units per acre for all commercial units.
 5) Units are based on a unit density of 10 units per acre for all units.
 6) Units are based on a unit density of 10 units per acre for all units.
 7) Units are based on a unit density of 10 units per acre for all units.

- Area Plan Notes**
- 1) Two additional elementary school sites are being planned for in this Concept Plan. One of these possible elementary school sites is being planned at Planning Area A or B in East Canyon. The second possible elementary school site is being planned at the Fox Area of Central Canyon.
 - 2) Should a future elementary school(s) be developed within Traverse Mountain the residential densities attributable to these sites will not transfer to another property but shall be forfeited. Should an elementary school site be purchased in the Fox Area of Central Canyon a density yield of six units per acre shall be used to calculate the number of forfeited units.
 - 3) All mass grading within the East Canyon Area including slope protection and revegetation shall be done in one phase.
 - 4) The 1.819 acre park shown at Planning Area A in East Canyon will be replaced with the 2 acre private park as shown on this Concept Plan at Planning Area A. The 1.819 acre park was intended as a place holder until the new Area Plan is approved. Lehi City will deed the 1.819 acre park back to Mountain Home once the Area Plan is approved.

Existing, Platted & Proposed



Traverse Mountain
 Lehi, Utah
 Mountain Home Development



EXHIBIT 4: EXISTING/PLATTED DEVELOPMENT AREA

Riverbend

Riverbend is located in the middle portion of Traverse Mountain development. Riverbend contains 88.7 acres of development, including 119 dwelling units located in the Medium Density Residential (MDR) zone (1 to 6 dwelling units per acre) and 400 dwelling units located in the High Density Residential (HDR) zone (6.1 to 20 dwelling units per acre).

Within the Riverbend property dwelling units may be transferred between other Riverbend Planning Areas provided the total number of dwelling units does not exceed the number of dwelling units permitted within the zoning assigned to the Planning Area.

Density transfer is not allowed within the two properties along Fox Canyon Road in Riverbend (Planning Areas A and B). These two properties can only be developed as shown on the Area Plan Map. The property located north of the existing Traverse Mountain Elementary School (Planning Area A) can be developed up to 107 medium density dwelling units.

The four Riverbend Development properties (Planning Areas A, C, D, and E) are a part of a "No Rent Zone." A "No Rent Zone" precludes single entity ownership or the intent of single entity ownership of all the dwelling units within a final plat or site plan. The "No Rent Zone" does not preclude an individual owner from renting their dwelling unit.

Land uses for the Riverbend area are as follows:

Riverbend Development			
Land Use	Acres	Dwelling Units	Density
MDR (1-6 du/ac)	54.2	175	3.2
HDR (6.1-20 du/ac)	34.5	344	10
Total	88.7	519	5.9

Summary

	Gross Acres	Proposed Units
Low Density (1-4)	24.2	32
Medium Density (4.1-8)	43.1	204
High Density 1 (8.1-14)	32.3	281
High Density 2 (14.1-21)	27.3	254
High Density 3 (21.1-28)	30.0	491
High Density 4 (28.1-35)	19.8	385
Variable Density (1-20)	36.0	500*
Future Active Parks	53.10	
Manufactured Homes	22.4	
Churches	12.0	105
Canyon Sub-Total	319.4	2326

* Units: 1000 sq ft/lot = 1000 sq ft/lot

Summary

	Gross Acres	Existing Units	Proposed Units	Total Units
Existing	874.2**			
TRD		1434		1434
Apartment		122		122
TRD		144		144
MCR (1.1-10)	46.6		510	510
MCR (1.1-8)	58.6		108	108
Existing Active Parks	18.5			
Future Active Parks	28.2			
Open Space	12.15			
Open Space	25.2			
Future Homes	151.5**		368	368
Highway Commercial	289.5**			
Manufactured Homes	17.4			
Central Open Space**	912.4			
Other Open Space	89.8			
East Canyon	113.0		825	825
Central Canyon	134.8		900	900
West Canyon	72.3		500	500
Grand Total	2842.3	1900	3912	5812



Notes:

- 1) TRD units are TRD units - include schools, recreation, and other facilities
- 2) TRD units are TRD units - include schools, recreation, and other facilities
- 3) TRD units are TRD units - include schools, recreation, and other facilities
- 4) TRD units are TRD units - include schools, recreation, and other facilities
- 5) TRD units are TRD units - include schools, recreation, and other facilities
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- 8) TRD units are TRD units - include schools, recreation, and other facilities
- 9) TRD units are TRD units - include schools, recreation, and other facilities
- 10) TRD units are TRD units - include schools, recreation, and other facilities

- Area Plan Notes**
- 1) Two additional elementary school sites are being planned for in this Concept Plan. One of these possible elementary school sites is being planned at Planning Area A or B in East Canyon. The second possible elementary school site is being planned at the Flex Area of Central Canyon.
 - 2) Should a future elementary school(s) be developed within Traverse Mountain the residential densities attributable to these sites will not transfer to another property but shall be forfeited. Should an elementary school site be purchased in the Flex Area of Central Canyon a density yield of 30 units per acre shall be used to calculate the number of forfeited units.
 - 3) All mass grading within the East Canyon Area including slope protection and revegetation shall be done in one phase.
 - 4) The 1.319 acre park shown at Planning Area A in East Canyon will be replaced with the 2 acre private park as shown on the Concept Plan at Planning Area A. The 1.319 acre park was intended as a place holder until the new Area A Plan is approved. Lehi City will deed the 1.319 acre park back to Mountain Home once the Area A Plan is approved.

Riverbend Plan



Traverse Mountain
Lehi, Utah
Mountain Home Development



EXHIBIT 5: RIVERBEND DEVELOPMENT AREA

East Canyon

East Canyon is located in the middle eastern portion of Traverse Mountain community. East Canyon contains 113 acres of development, including 42 dwelling units located in the Low Density (LDR) zone (1 to 4 dwelling units per acre), 194 dwelling units located in the medium density (MDR) zone (4.1 to 6 dwelling units per acre), 315 dwelling units located in the high density 3 (HDR3) zone (14.1 to 18 dwelling units per acre), 202 dwelling units located in the high density 4 (HDR4) zone (18.1 to 20 dwelling units per acre), 17 acres of public parks and a 5.4-acre private park. An elementary school is planned within either Planning Areas A or B. An additional 73 dwelling units have been allocated to two church sites in planning areas A or D. If the elementary school or churches are developed, the number of dwelling units on these sites will not transfer to another property but shall be deducted from the total number of dwelling units permitted in East Canyon and the total dwelling units allowed within Traverse Mountain.

East Canyon dwelling units may be transferred between other East Canyon Planning Areas provided the total number of dwelling units does not exceed the number of dwelling units permitted within the zoning assigned to the Planning Area.

The number of dwelling units attributable to the development of a church or school site will be deducted from the 826 units planned for East Canyon.

The 2-acre park shown in Planning Area A replaced the 1.819-acre public park in Planning Area A shown on the Traverse Mountain Concept Plan. The 1.819-acre park was intended as a placeholder by the City until this Area Plan is approved. Lehi City will deed the 1.819-acre park back to Mountain Home Development when this Area Plan is approved.

All development within Planning Areas C and D is located in a “No Rent Zone”. A “No Rent Zone” precludes single entity ownership or the intent of single entity ownership of all the dwelling units within a final plat or site plan. The “No Rent Zone” does not preclude an individual owner from renting their dwelling unit.

Land uses for East Canyon are as follows:

East Canyon			
Land Use	Acreage	Dwelling Units	Density
LDR (1-4 du/ac)	13.9	42	3.0
MDR (4.1-6 du/ac)	41.2	194	4.7
HDR 3 (14.1-18 du/ac)	19.0	315	16.6
HDR 4 (18.1-20 du/ac)	10.1	202	20.0
Public Parks	17.0		
Private Park	5.4		
Church (MDR)	3.2	15	4.7
Church (HDR4)	3.2	58	18.1
	113.0	826	7.3
MFG Slopes surrounding East Canyon	39.0		

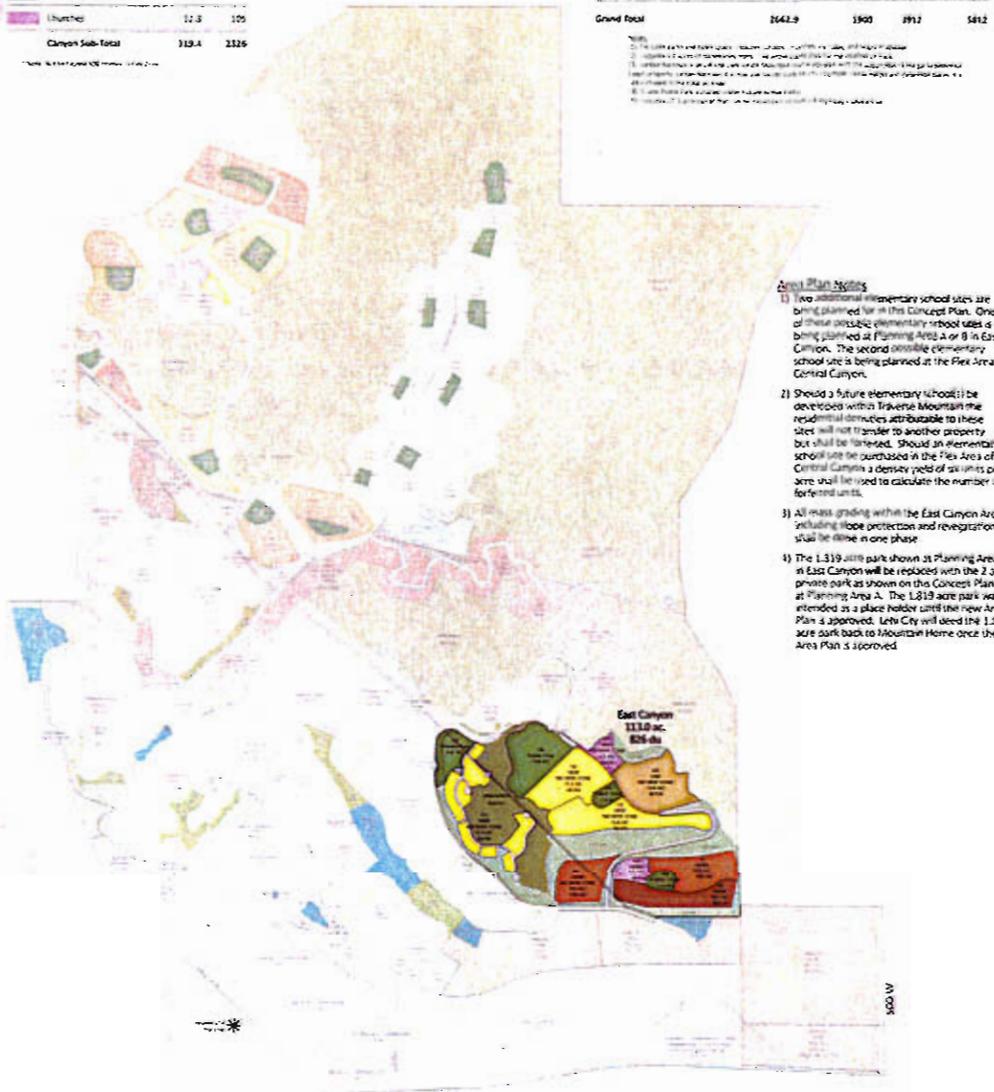
Summary

	Gross Acres	Proposed Units
Low Density (1-4)	24.2	92
Medium Density (4.1-6)	43.1	204
High Density 1 (6.1-7)	32.3	261
High Density 2 (7.1-8)	37.3	238
High Density 3 (8.1-10)	30.0	191
High Density 4 (10.1-20)	19.8	185
Flexible Density (1-10)	16.5	500*
Future Active Parks	53.10	
Manufactured Homes	172.1	
Churches	12.5	100
Canyon Sub-Total	319.4	2326

*Note: 100 units per acre (100,000 sq ft)

Summary

	Gross Acres	Existing Units	Proposed Units	Total Units
Existing	174.2			
SPD	-	1,414		1,414
Transpenn	-	122		122
Residential	-	158		158
MSM (1-10)	28.4		140	140
MSM (11-15)	18.0		304	304
Existing Active Parks	16.7			
Future Active Parks	36.2			
Central Canyon	22.54			
Open Space	23.4			
Heavy Industry	153.0		168	168
Highway Commercial	288.0			
Manufactured Homes	172.1			
Central Canyon (Open)	172.4			
MSM (MSM Open Space)	99.8			
East Canyon	113.0		826	826
Central Canyon	134.5		900	900
West Canyon	72.1		600	600
Grand Total	2642.9	1900	2912	5812



- Area Plan Notes**
- Two additional elementary school sites are being planned for in this Concept Plan. One of these possible elementary school sites is being planned at Planning Area A or B in East Canyon. The second possible elementary school site is being planned at the Flex Area of Central Canyon.
 - Should a future elementary school(s) be developed within Traverse Mountain the residential densities attributable to these sites will not transfer to another property but shall be forfeited. Should an elementary school site be purchased in the Flex Area of Central Canyon a density yield of six units per acre shall be used to calculate the number of forfeited units.
 - All mass grading within the East Canyon Area including slope protection and revegetation shall be done in one phase.
 - The 1,319 acre park shown at Planning Area A in East Canyon will be replaced with the 2 acre private park as shown on this Concept Plan at Planning Area A. The 1,819 acre park was intended as a place holder until the new Area Plan is approved. Levi City will deed the 1,819 acre park back to Mountain Home once the Area Plan is approved.

East Canyon Plan

Traverse Mountain
Lehi, Utah
Mountain Home Development



EXHIBIT 6: EAST CANYON DEVELOPMENT AREA

Central Canyon

Central Canyon is located in the north middle portion of the Traverse Mountain development. Central Canyon contains 134.8 acres of development, including 100 dwelling units located in the High Density 1 (HDR1) zone (6.1 to 9 dwelling units per acre), 220 dwelling units located in the High Density 2 (HDR2) zone (9.1 to 14 dwelling units per acre), and 80 dwelling units located in the High Density 4 (HDR4) zone (18.1 to 20 dwelling units per acre). An additional maximum of 500 dwelling units may be located in the Flex zone (1 to 20 dwelling units per acre). The development standards for the Flex zone will depend on the density proposed for development. An elementary school is planned for Planning Area H in the Flex zone of Central Canyon. If the elementary school is developed, a density yield of six dwelling units per acre shall be used to calculate the number of dwelling units which will not transfer to another property but shall be deducted from the total dwelling units permitted in Central Canyon and within the total Traverse Mountain community.

Central Canyon dwelling units may be transferred between other Central Canyon Planning Areas provided the total number of dwelling units does not exceed the number of dwelling units permitted within the zoning assigned to the Planning Area.

The Flex Area of Central Canyon cannot exceed 500 units.

There are 20.2 acres of public parks planned for in Central Canyon.

All development within Central Canyon is located in a “No Rent Zone.” A “No Rent Zone” precludes single entity ownership or the intent of single entity ownership of all the dwelling units within a final plat or site plan. The “No Rent Zone” does not preclude an individual owner from renting their dwelling unit.

Fox Canyon Road, the central access road for Central Canyon, will be constructed as a 66-foot asphalt road in its built out condition from Traverse Mountain Boulevard through the intersection of the road that connects to West Canyon. From this point north, Fox Canyon Road will be developed with 48 feet of asphalt in width in its built out condition to the end of Fox Canyon Road in Central Canyon. If traffic counts and reasonable public safety concerns are adequately addressed, the 48-foot asphalt portion of Fox Canyon Road may be reduced in size if fewer than 500 units are built in Central Canyon. Lehi City and the developer of the Flex Area shall jointly consider any reduction in the pavement section of Fox Canyon Road as a result of fewer units being built in the Flex Area of Central Canyon.

Land uses for Central Canyon are as follows:

Central Canyon			
Land Use	Acreage	Dwelling Units	Density
HDR 1 (6.1-9 du/ac)	12.5	100	8.0
HDR 2 (9.1-14 du/ac)	20.8	220	10.6
HDR 4 (18.1-20 du/ac)	4.0	80	20.0
Flex (1-20 du/ac)*	76.8	500	6.5
Public Parks	20.2		
*Not to exceed	134.3	900	6.7
MFG Slopes surrounding Central Canyon	74.5		

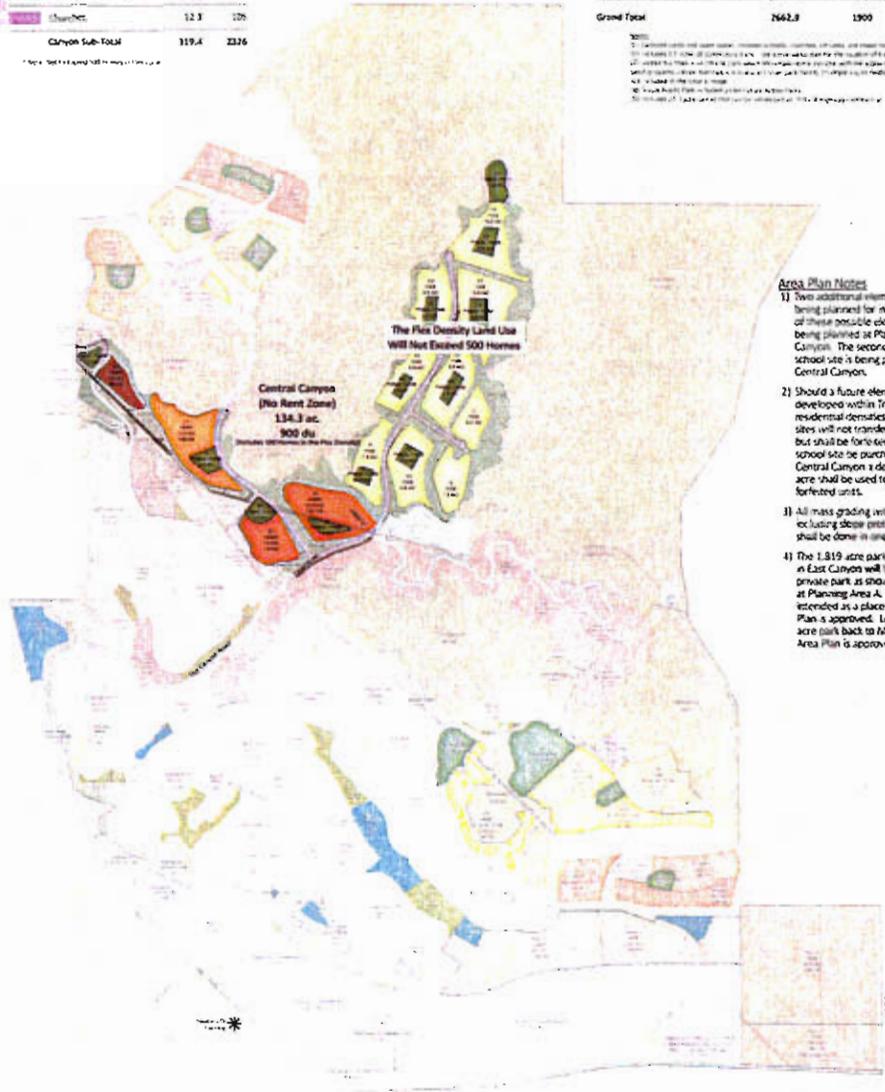
Summary

	Gross Acres	Proposed Units
Low Density (12-4)	28.2	32
Medium Density (18-1-4)	43.1	204
High Density 1 (18-1-8)	12.3	251
High Density 2 (18-1-14)	27.1	298
High Density 3 (24-2-18)	40.0	491
High Density 4 (18-1-20)	19.8	355
Flexible Density (1-20)	76.3	900*
Public Active Parks	53.00	
Manufactured Storage	172.4	
Churches	12.3	126
Canyon Sub-Total	319.4	2326

Summary

	Gross Acres	Existing Units	Proposed Units	Total Units
Existing	374.2*			
SRD	-	1434	-	1434
Apartment	-	122	-	122
MDR (12-4)	26.5	168	-	168
MDR (18-1)	18.9	-	510	510
Existing Active Parks	28.3**	-	208	208
Future Active Parks	25.2	-	-	-
Jordan Meadows	12.65	-	-	-
Open Space	25.7	-	-	-
Pony Pasture	153.6**	-	948	948
Highway Commercial	288.5**	-	-	-
Manufactured Storage	172.4	-	-	-
Canyon Open Space	751.4	-	-	-
Minor Retail/Open Space	69.5	-	-	-
East Canyon	113.0	-	526	526
Central Canyon	134.8	-	500	500
West Canyon	72.1	-	500	500
Grand Total	2642.8	1900	2912	5812

* Includes all land in the canyon sub-area, including existing, proposed, and vacant land.
 ** Includes all land in the canyon sub-area, including existing, proposed, and vacant land.
 *** Includes all land in the canyon sub-area, including existing, proposed, and vacant land.
 **** Includes all land in the canyon sub-area, including existing, proposed, and vacant land.
 ***** Includes all land in the canyon sub-area, including existing, proposed, and vacant land.



- Area Plan Notes**
- Two additional elementary school sites are being planned for in this Concept Plan. One of these possible elementary school sites is being planned at Planning Area A of 8 in East Canyon. The second possible elementary school site is being planned at the Flex Area of Central Canyon.
 - Should a future elementary school(s) be developed within Traverse Mountain the residential densities attributable to these sites will not transfer to another property but shall be forfeited. Should an elementary school site be purchased in the Flex Area of Central Canyon a density yield of six units per acre shall be used to calculate the number of forfeited units.
 - All mass grading within the East Canyon Area excluding slope protection and revegetation shall be done in one phase.
 - The 1.819 acre park shown at Planning Area A in East Canyon will be replaced with the 2 acre private park as shown on this Concept Plan at Planning Area A. The 1.819 acre park was intended as a place holder until the new Area Plan is approved. Lehi City will need the 1.819 acre park back to allow HOME Home once the Area Plan is approved.

Central Canyon Plan



Traverse Mountain
 Lehi, Utah
 Mountain Home Development



EXHIBIT 7: CENTRAL CANYON DEVELOPMENT AREA

West Canyon

West Canyon is located at the northwesterly portion of the Traverse Mountain development. West Canyon contains 72.1 acres of development, including 40 dwelling units in the Low Density (LDR) zone (1 to 4 units per acre), 10 dwelling units in the Medium Density (MDR) zone (4.1- 6 units per acre), 161 dwelling units located in the High Density 1 (HDR1) zone (6.1 to 9 units per acre), 78 dwelling units located in the High Density 2 (HDR2) zone (9.1 to 14 units per acre), 176 dwelling units located in the High Density 3 (HDR3) zone (14.1 to 18 units per acre), and 103 dwelling units located in the High Density 4 (HDR4) zone (18.1 to 20 units per acre), and 10.5 acres of public parks. If the churches are developed, the number of units on these sites will not transfer to another property but shall be deducted from the total number of dwelling units permitted in West Canyon and the total dwelling units allowed within Traverse Mountain.

West Canyon dwelling units may be transferred between other West Canyon Planning Areas provided the total number of dwelling units does not exceed the number of dwelling units permitted within the zoning assigned to the Planning Area. The number of dwelling units attributable to the development of a church site will be deducted from the 600 units planned for West Canyon.

All development within West Canyon is located in a “No Rent Zone.” A “No Rent Zone” precludes single entity ownership or the intent of single entity ownership of all the dwelling units within a final plat or site plan. The “No Rent Zone” does not preclude an individual owner from renting their dwelling unit.

The following chart shows land use and acreage details for West Canyon:

West Canyon			
Land Use	Acreage	Dwelling Units	Density
LDR	10.3	40	3.9
MDR	1.9	10	5.3
HDR 1	19.8	161	8.1
HDR 2	6.5	78	12.0
HDR 3	11.0	176	16.0
HDR 4	5.7	103	18.1
Public Parks	10.5		
Churches (MDR)	6.4	32	5.0
	72.1	600	8.3
MFG Slopes surrounding West Canyon	58.9		

Summary

	Gross Acres	Proposed Units
Low Density (1-4)	24.2	52
Medium Density (5-6)	41.1	204
High Density 1 (7-10)	32.3	261
High Density 2 (11-14)	27.1	258
High Density 3 (15-18)	30.0	493
High Density 4 (19-22)	19.9	355
Flexible Density (23)	26.8	500*
Future Active Parks	58.10	
Manufactured Homes	172.4	
Utilities	12.3	109
Canyon Sub-Total	318.4	2326

*New, to be approved by Council in the future

Summary

	Gross Acres	Existing Units	Proposed Units	Total Units
Existing	674.2**	1224		1224
Residential		122		122
Apartment		144		144
MDR (6-1-20)	88.6		100	100
MDR (1-1)	18.8		108	108
Existing Active Parks	38.3*			
Future Active Parks	20.2			
Urban Form	12.45*			
Open Space	25.7			
Family Homes	253.8		168	168
Highway Commercial	289.1			
Manufactured Homes	172.4			
Community Open Space	171.4			
Misc. Retail/Open Space	98.6			
East Canyon	122.0		825	825
Central Canyon	134.6		903	903
West Canyon	72.1		600	600
Grand Total	2642.9	1900	1912	3812

Notes:
 1) Includes land and open space between lots 1-1000, 1001-1000, and 1001-1000.
 2) Includes 1000 sq ft of open space for each lot 1-1000 and 1001-1000.
 3) Central Canyon land use plan which is shown in the map of the area.
 4) Future active parks and future active parks are shown in the map of the area.
 5) Future active parks and future active parks are shown in the map of the area.
 6) Future active parks and future active parks are shown in the map of the area.



- Area Plan Notes**
- 1) Two additional elementary school sites are being planned for in this Concept Plan. One of these possible elementary school sites is being planned at Planning Area A or B in East Canyon. The second possible elementary school site is being planned at the Planning Area of Central Canyon.
 - 2) Should a future elementary school be developed within Traversa Mountain the residential densities attributable to these sites will not transfer to another property but shall be forfeited. Should an elementary school site be purchased in the Planning Area of Central Canyon a density yield of six units per acre shall be used to calculate the number of forfeited units.
 - 3) All mass grading within the East Canyon Area including slope protection and revegetation shall be done in one phase.
 - 4) The 1.819 acre park shown at Planning Area A in East Canyon will be replaced with the 3 acre private park as shown on the Concept Plan at Planning Area A. The 1.819 acre park was intended as a place holder until the new Area Plan is approved. Leto City will deed the 1.819 acre park back to Mountain Home once the Area Plan is approved.

West Canyon Plan

Traverse Mountain
 Lehi, Utah
 Mountain Home Development



EXHIBIT 8: WEST CANYON DEVELOPMENT AREA

Canyon Summary

Canyon	Gross Acres	Proposed Units
Low Density (1-4)		
Medium Density (4.1-6)	66.3	295
High Density 1 (6.1-9)	33.8	261
High Density 2 (9.1-14)	27.8	298
High Density 3 (14.1-18)	32.0	482
High Density 4 (18.1-20)	19.8	385
Flexible Density (1-20)	89.3	500*
Future Parks		
Public 23.0 Acres	38.6	
Private 15.6 Acres		
Manufactured Slopes	172.4	
Churches	12.8	105
Canyon Sub-Total	493.8	2,326

* Note: Not to Exceed 500 Homes in Flex Zone

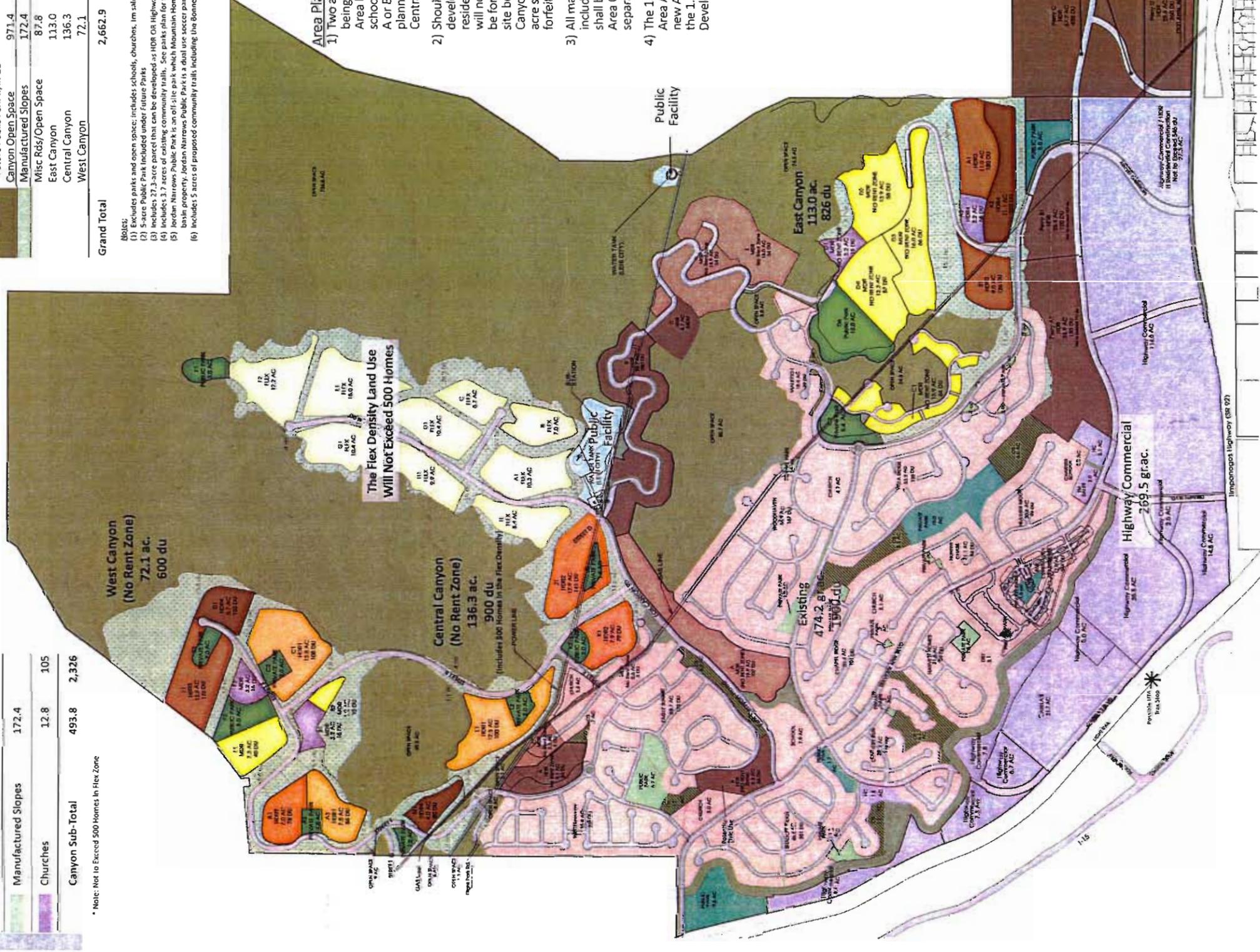
Parks Summary

Private	Gross Acres	Parks Subtotal
Total Private Parks	24.5	7.1
Existing		
Proposed		17.4
Total Trails	8.7	3.7
Existing		
Proposed		5.0
Total Public Parks	46.0	6.7
Existing		
Proposed		39.3
Future Public Park w/in OS	45.0	
Jordan Narrows Public Park	12.5	
Total Public Parks	112.2	39.3
Grand Total	136.7	

Summary

Existing	Gross Acres	Parks Subtotal	Existing Units	Proposed Units	Total Units
Existing SFD	474.2 ⁽¹⁾		1,434	--	1,434
TownHomes	--		122	--	122
Apartment	--		344	--	344
MDR (1-6)	58.7		--	184	184
HDR (6.1-20)	49.0		--	434	434
Perry Homes	153.6 ⁽²⁾		--	--	--
Highway Commercial	269.5 ⁽³⁾		--	968	968
Open Space	25.7		--	--	--
Existing Parks	17.5 ⁽⁴⁾		--	--	--
Public		6.7			
Private		7.1			
Trails		3.7			
Jordan Narrows Public Park		12.5 ⁽⁵⁾			
Future Parks	66.7 ⁽⁶⁾				
Public		39.3			
Private		17.4			
Trails		5.0			
Future Public Park w/in OS		45.0			
Canyon Open Space	971.4				
Manufactured Slopes	172.4				
Misc Rds/Open Space	87.8				
East Canyon	113.0		--	826	826
Central Canyon	136.3		--	900	900
West Canyon	72.1		--	600	600
Grand Total	2,662.9	136.7	1,900	3,912	5,812

Notes:
 (1) Excludes parks and open space; includes schools, churches, im sales, and major roadways
 (2) 5-acre Public Park included under Future Parks
 (3) Includes 27.3-acre parcel that can be developed as HDR OR Highway Commercial
 (4) Includes 3.7 acres of existing community trails. See parks plan for the location of trails.
 (5) Jordan Narrows Public Park is an off-site park which Mountain Home assisted with the acquisition of the park/donation basin property. Jordan Narrows Public Park is a dual use soccer park facility (multiple soccer fields) and detention basin.
 (6) Includes 5 acres of proposed community trails, including the Bonneville Trail. See parks plan for the location of trails.



Area Plan Notes

- Two additional elementary school sites are being planned for in the Traverse Mountain Area Plan. One of these possible elementary school sites is being planned at Planning Area A or B in East Canyon. The second is being planned at Planning Area H at the Flex Area of Central Canyon.
- Should a future elementary school(s) be developed within Traverse Mountain the residential densities attributable to these sites will not transfer to another property but shall be forfeited. Should an elementary school site be purchased in the Flex Area of Central Canyon a density yield of six units per the acre shall be used to calculate the number of forfeited units.
- All mass grading within East Canyon Area including slope protection and revegetation shall be done in one phase except Planning Area C1 in East Canyon which shall be graded separately.
- The 1.819-acre park at East Canyon Planning Area A is intended as a place holder until the new Area Plan is approved. Lehi City will deed the 1.819-acre park back to Mountain Home Development once the Area Plan is approved.

Perry Homes Properties:
 1) Not to exceed 968 du.
 2) Road alignments are conceptual in nature
 3) Park location is conceptual

Area Plan

Traverse Mountain
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 Mountain Home Development