

**REGULAR MEETING  
OF THE VINEYARD PLANNING COMMISSION,  
Wednesday, October 20, 2021, at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream channel](#).

**REGULAR SESSION**

**CALL TO ORDER**

**1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**

**2. OPEN SESSION** - Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

**3. MINUTES REVIEW AND APPROVAL:**

**3.1 No Minutes for Approval**

**4. BUSINESS ITEMS**

**4.1 Public Hearing – POSTPONED – Site Plan and Conditional Use Permit Application for a place of assembly (Church). The place of assembly will be located at 212 N 220 W. Parcel Number 41:914:0058. This property is located in the Hampton Subdivision and zoned SFD-15000.**

- This item and public hearing is being postponed due to a conflict with the applicant.

**5. WORK SESSION**

**5.1 Holdaway Farms Development**

- The Planning Commission will discuss the details of the upcoming Holdaway Farms Development applications. These applications seek to accommodate a new residential development known as Holdaway Farms containing approximately 102 acres of property. This development proposes a mix of age restricted homes, standard single family detached homes and two church parcels. The proposal seeks to change the general plan land use map from Low Density to Low/Medium Density and zoning map from A-1 Agriculture to Holdaway Farms: Special Purpose Zoning District, a new zoning district being proposed by the applicant. No action may be taken by the Planning Commission.

**6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

**7. ADJOURNMENT**

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Cache Hancey, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at [cacheh@vineyardutah.org](mailto:cacheh@vineyardutah.org).

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

**AGENDA NOTICING COMPLETED ON:** October 15, 2021

**NOTICED BY:** /s/ Cache Hancey

Cache Hancey, Planning Technician



**VINEYARD**  
STAY CONNECTED

## General Plan & Re-zone: Application Exhibits

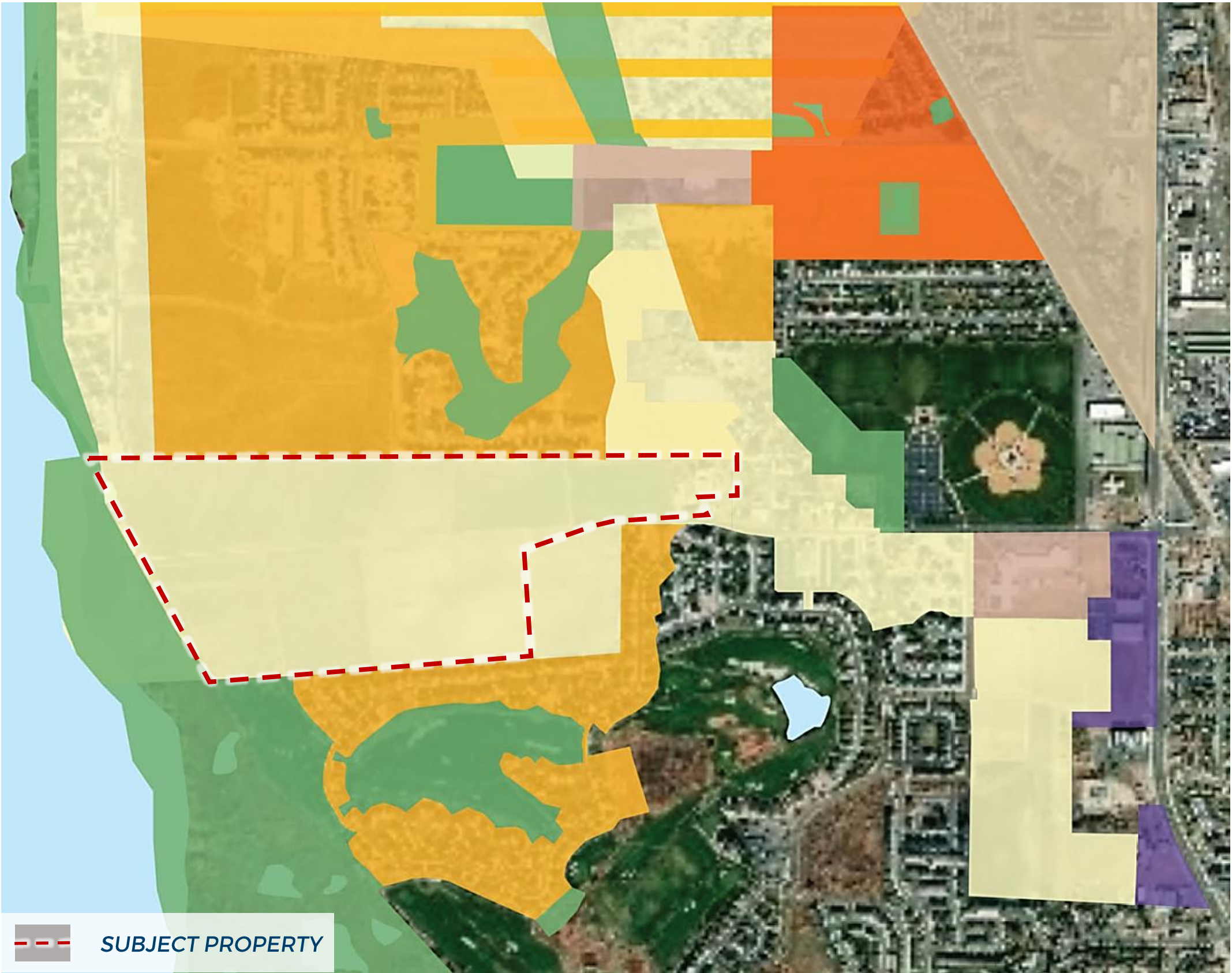
Submitted: October 1, 2021



# GENERAL PLAN – LAND USE: CURRENT

## LEGEND

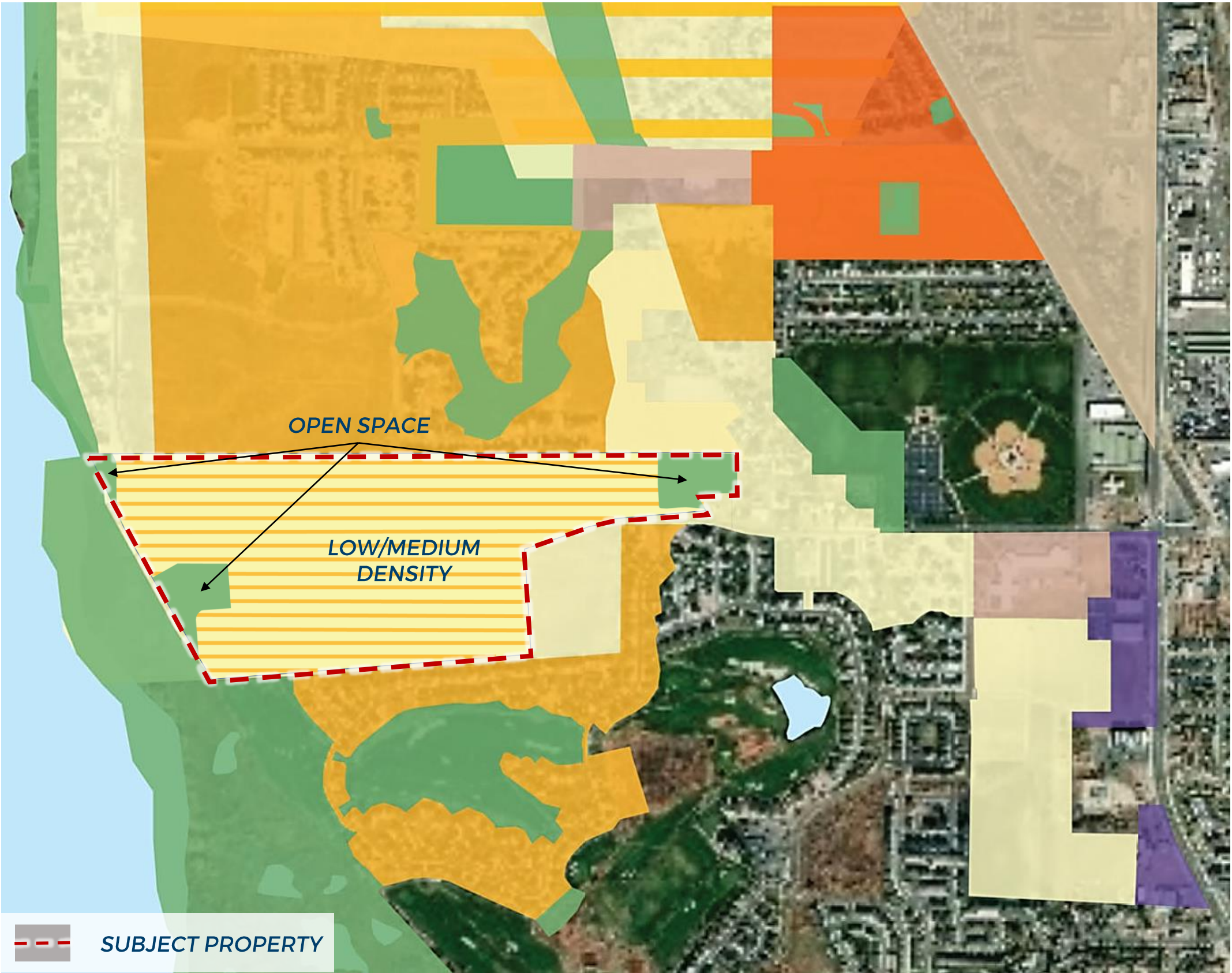
- OPEN SPACE
- TOWN CENTER
- HIGH DENSITY
- MEDIUM DENSITY
- LOW/MEDIUM DENSITY
- LOW DENSITY
- PUBLIC FACILITY
- NEIGHBORHOOD CENTER
- UNIVERSITY
- RESIDENTIAL MIXED USE
- VINEYARD COMMERCE CENTER
- REGIONAL COMMERCIAL



# GENERAL PLAN – LAND USE: PROPOSED

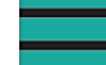
## LEGEND

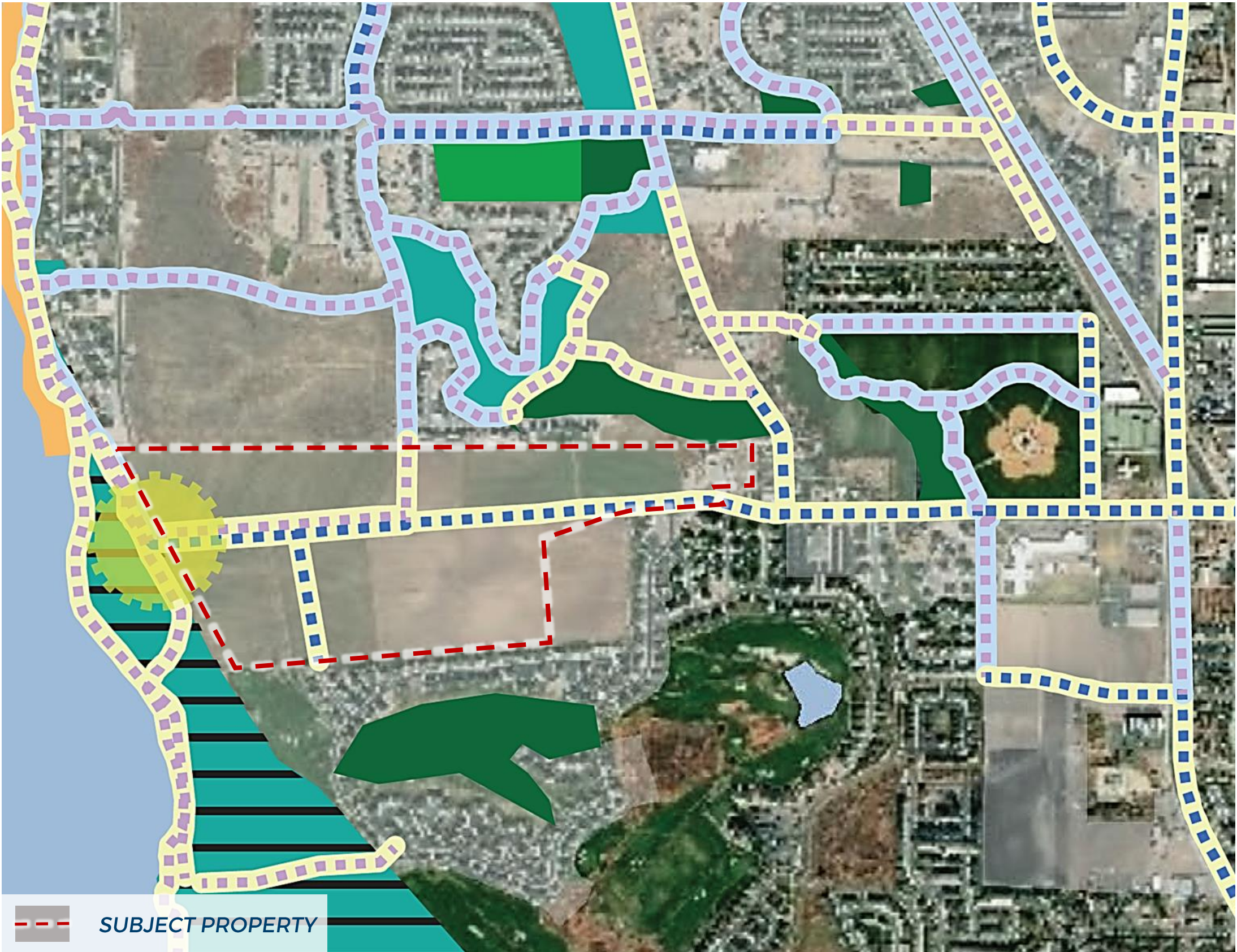
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- REGIONAL COMMERCIAL



# GENERAL PLAN – OPEN SPACE, PARKS AND TRAILS: CURRENT

## LEGEND

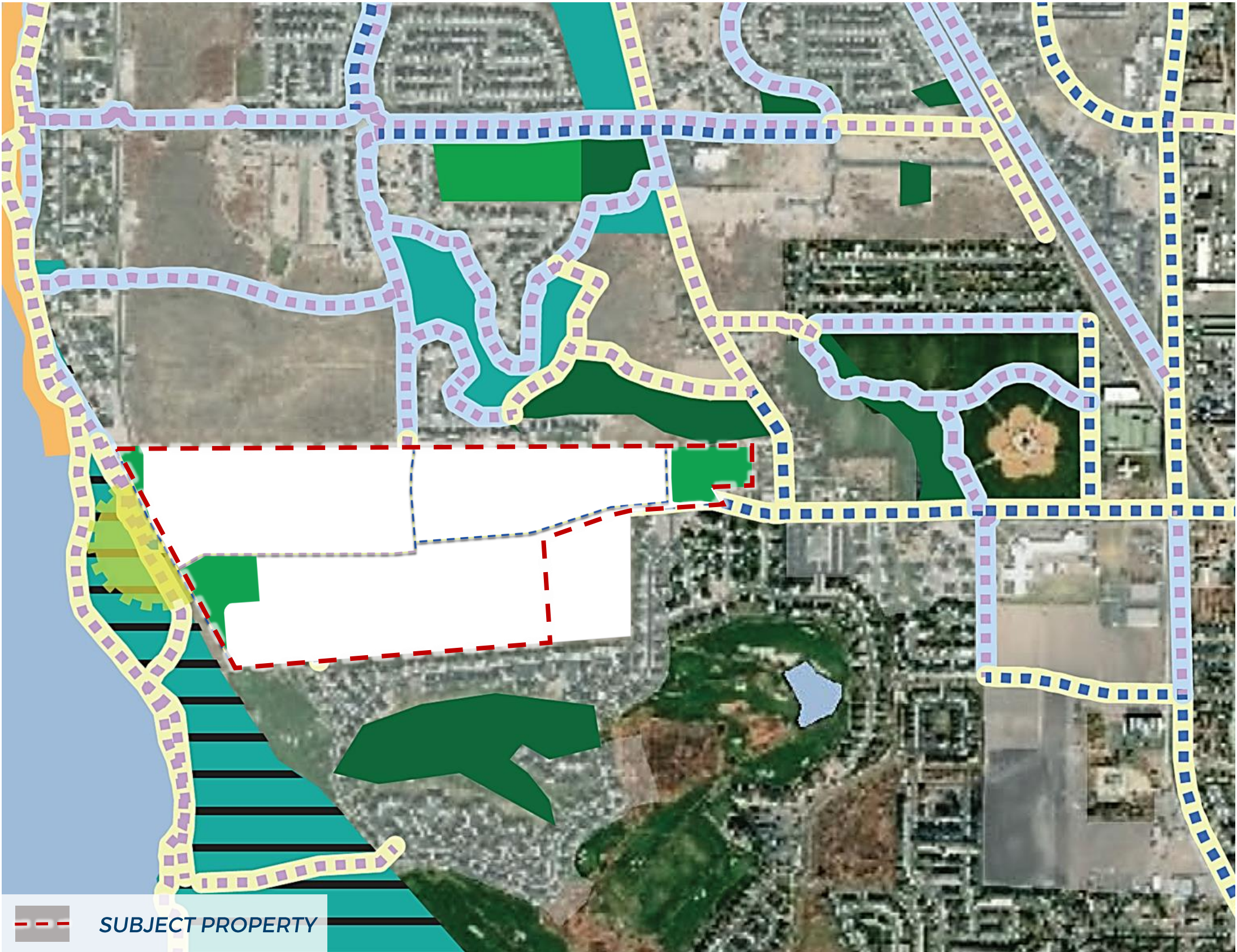
-  FUTURE LAKE/ BEACH IMPROVEMENTS
-  BEACH SHORE
-  EXISTING PARK
-  FUTURE PARK
-  WETLANDS
-  CONSERVATION AREA
-  EXISTING MULTIUSE
-  FUTURE MULTIUSE
-  EXISTING BIKE
-  FUTURE BIKE
-  SUBJECT PROPERTY



# GENERAL PLAN – OPEN SPACE, PARKS AND TRAILS: PROPOSED

## LEGEND

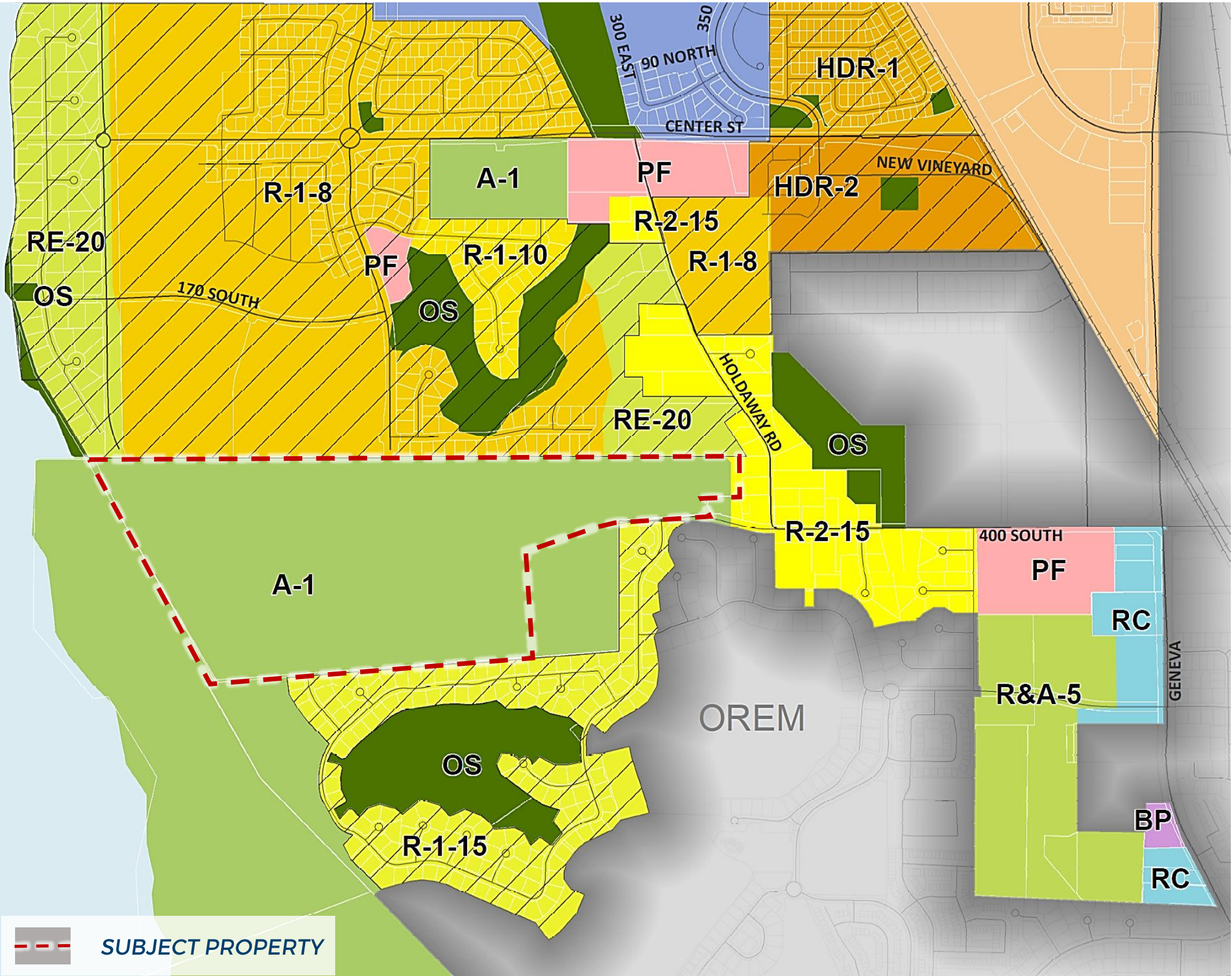
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-  WETLANDS
-  CONSERVATION AREA
-  EXISTING MULTIUSE
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-  EXISTING BIKE
-  FUTURE BIKE
-  SUBJECT PROPERTY



# ZONING: CURRENT

## ZONES

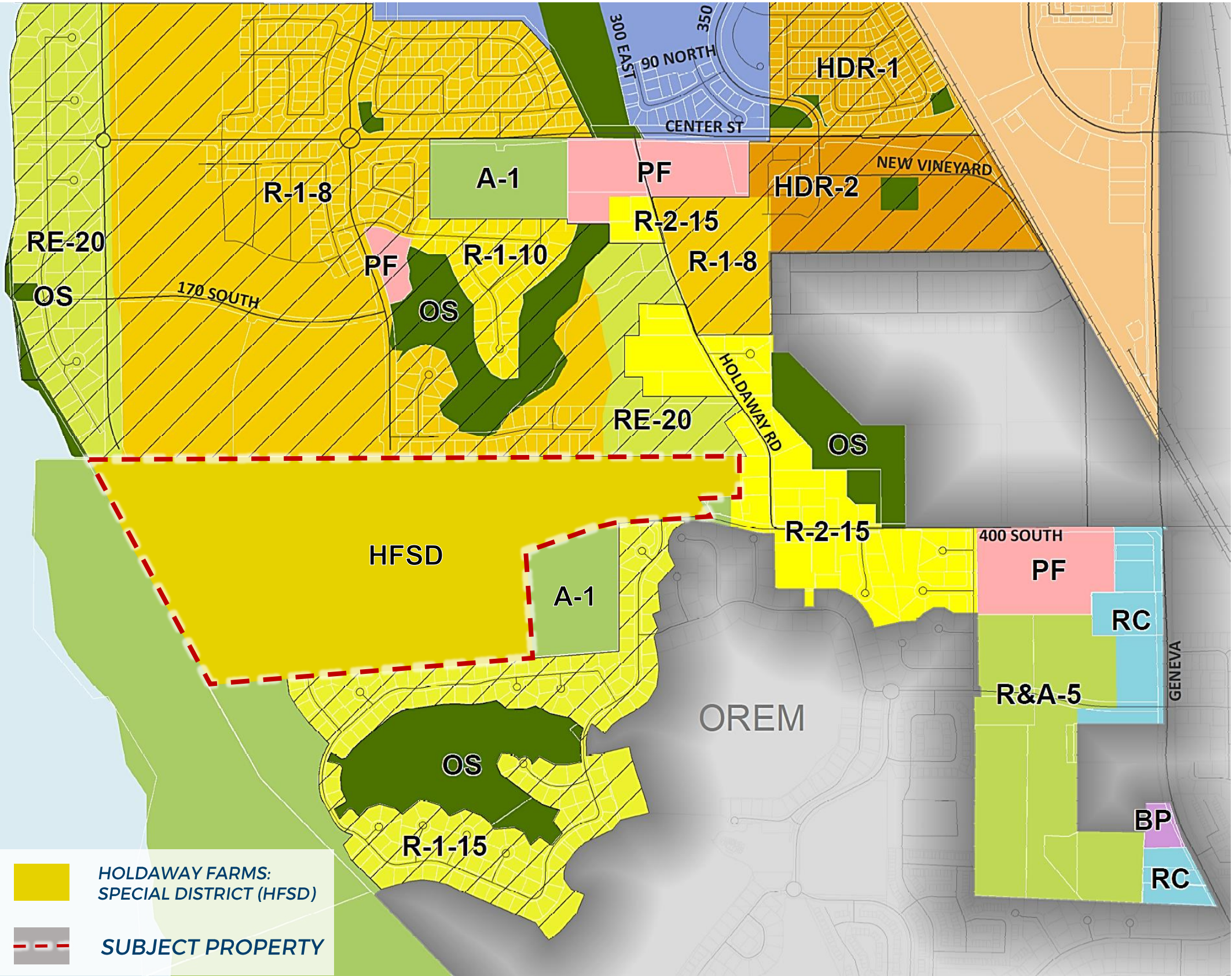
- PD Overlay
- OS: Open Space
- A-1: Agriculture
- R&A-5: Residential Agricultural
- RE-20: Residential Estates
- R-1-15: Single-Family Residential
- R-2-15: Residential
- R-1-10: Single-Family Residential
- R-1-8: Single-Family Residential
- HDR-1: High Density Residential
- HDR-2: High Density Residential
- BP: Buisness Park
- FOI: Flex Office & Industry
- M: Manufacturing
- I-1: Industrial
- PF: Public Facility
- RC: Regional Commercial
- RMU: Regional Mixed Use
- TC: Town Center
- The Forge: Mixed Use
- Waters Edge: Special Purpose



# ZONING: PROPOSED

## ZONES

- PD Overlay
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**VINEYARD**  
STAY CONNECTED

## Neighborhood Plan: Application Exhibits

Submitted: October 1, 2021



CHARACTER AND THEME PLAN

HOLDAWAY FARMS NEIGHBORHOOD



**CHARACTER AND THEME PLAN: GENERAL ARCHITECTURE**

**ESTATE LOTS**

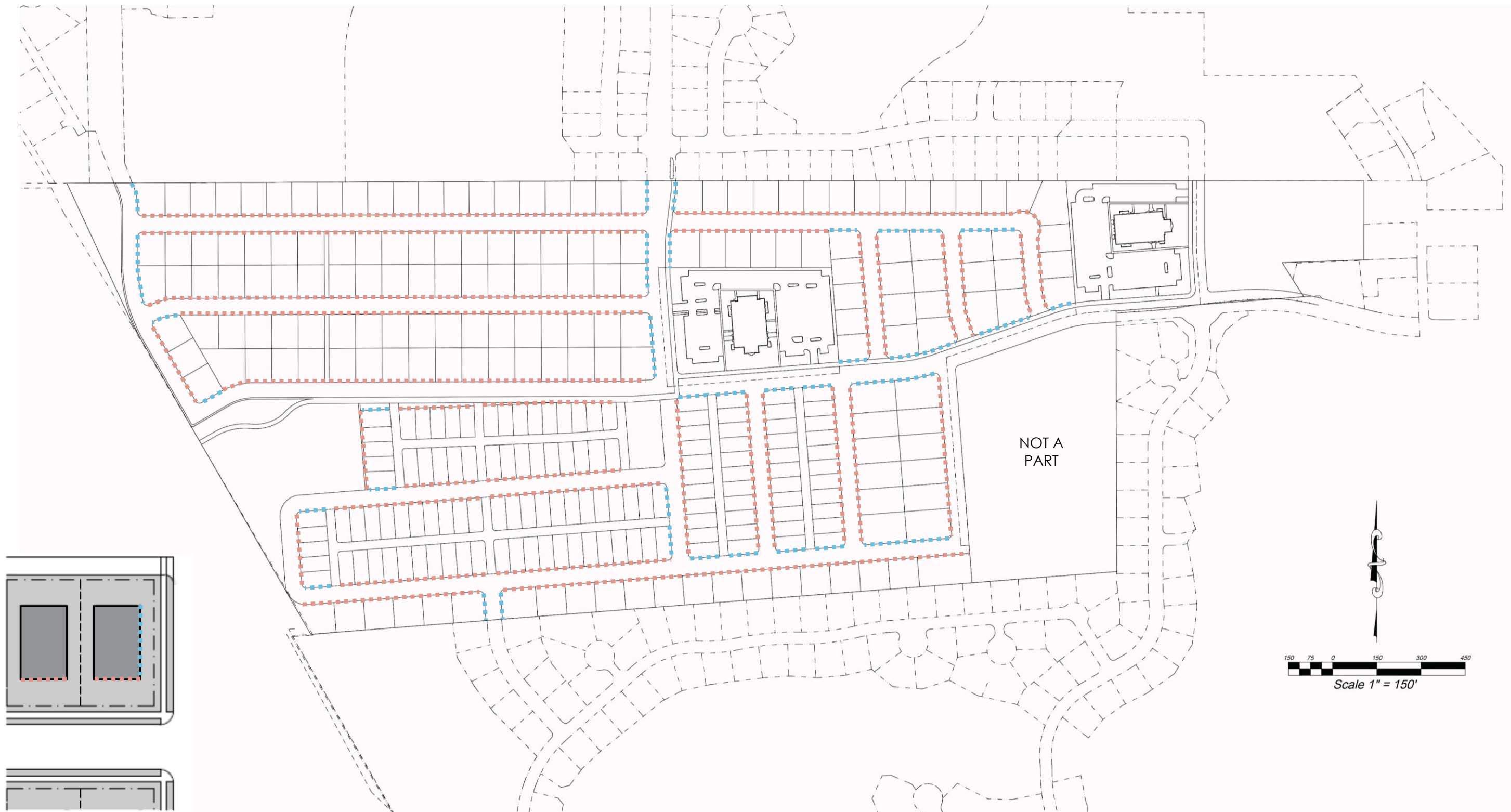




COTTAGE STREET ELEVATION

HOLDAWAY FARM  
COTTAGE COLLECTION  
VINEYARD ~ UTAH

# CHARACTER AND THEME PLAN: ARCHITECTURAL FRONTAGE PLAN



- Primary Frontage (façade)
- Secondary Frontage (elevation)

# CHARACTER AND THEME PLAN: TYPICAL FRONT YARD LANDSCAPING

## Waterwise Landscape

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

## Typical Front Yard Plan - Option 1



# CHARACTER AND THEME PLAN: TYPICAL FRONT YARD LANDSCAPING

## Traditional, Low Maintenance

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

## Typical Front Yard Plan - Option 2



# CHARACTER AND THEME PLAN: TYPICAL FRONT YARD LANDSCAPING

## Traditional, Gardens

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

## Typical Front Yard Plan - Option 3



# CHARACTER AND THEME PLAN: COMMUNITY SIGNAGE

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

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



# CHARACTER AND THEME PLAN: STREET NAMING PLAN

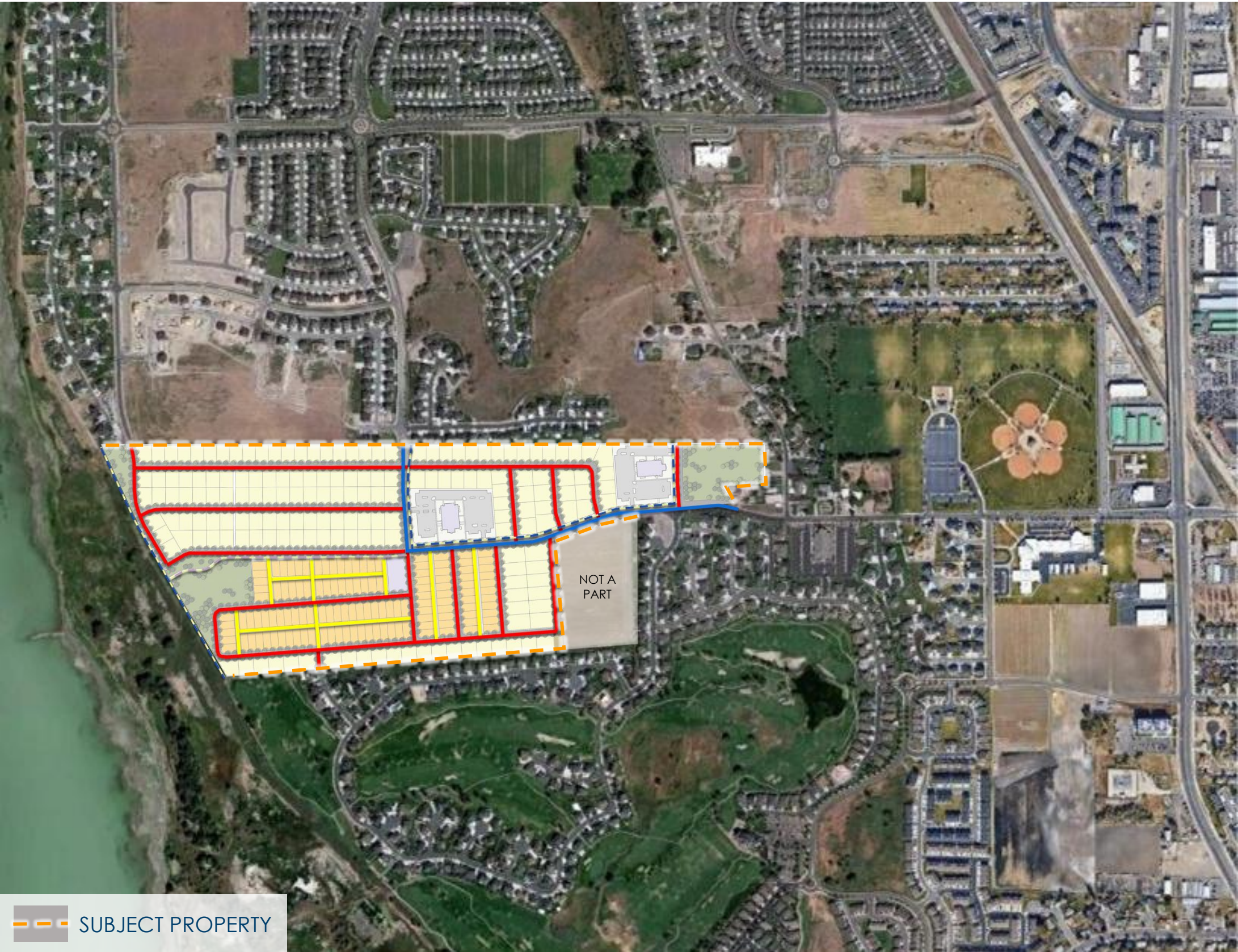


# PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

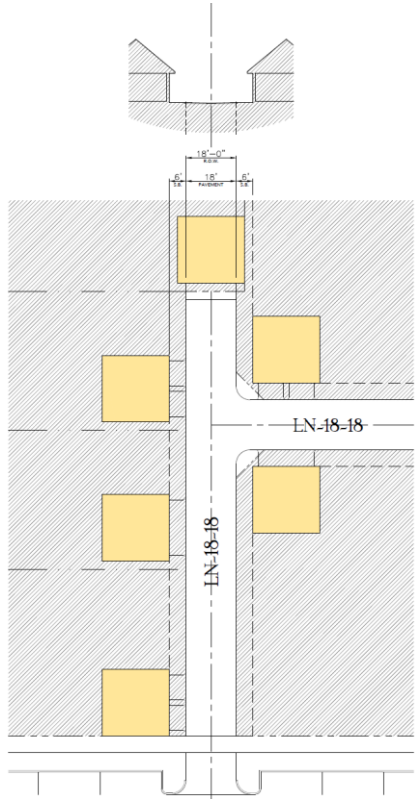
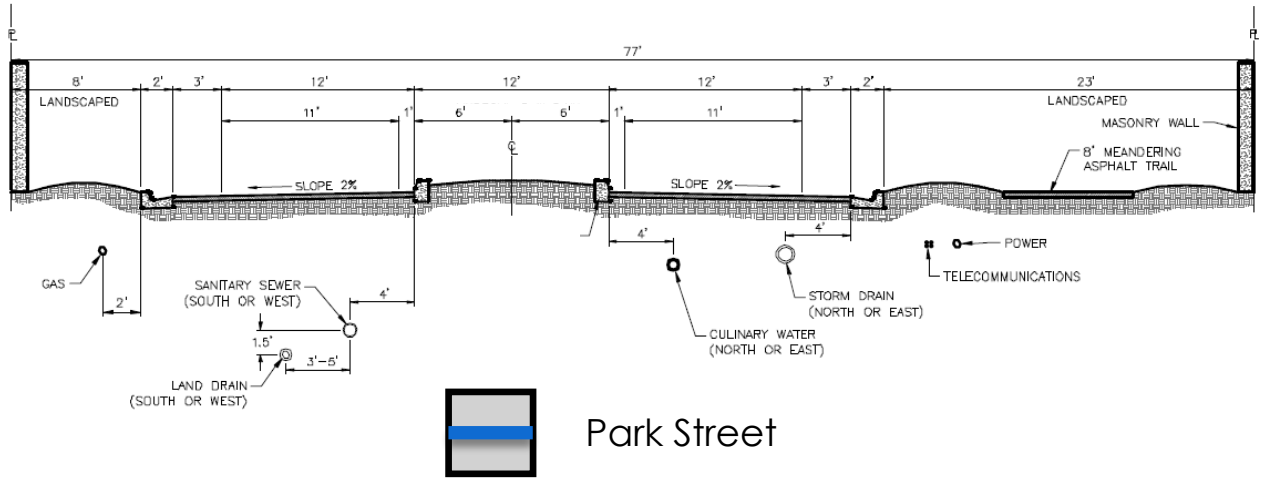
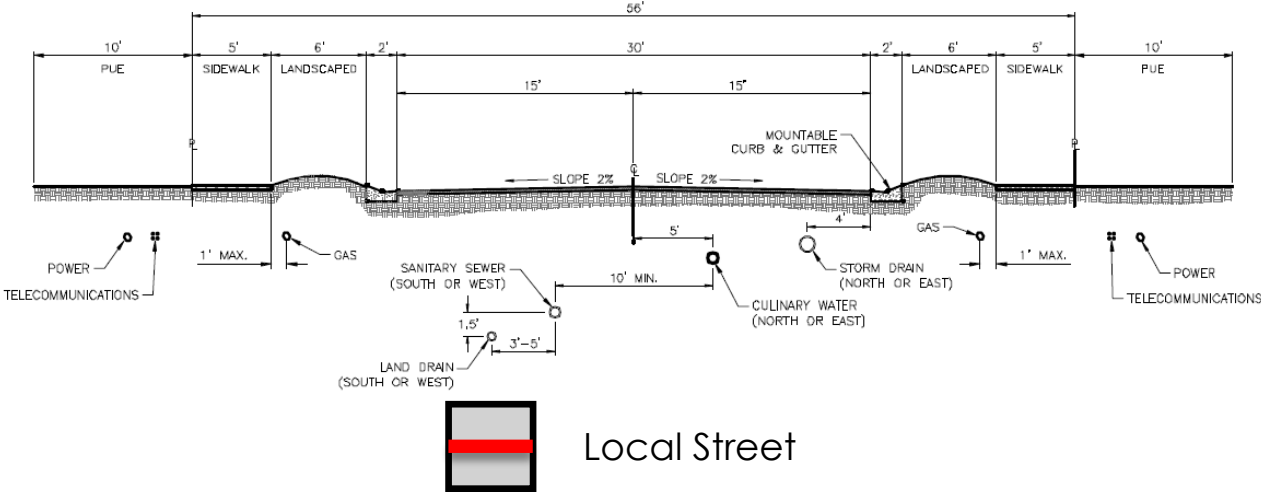


# PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

-  Park Street
-  Local Street
-  Rear Lane
-  Bike Trail
-  Multi-Use Trail



# PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN



| LANE LN-18-18        |                      |
|----------------------|----------------------|
| TYPE                 | Lane/Alley           |
| MOVEMENT             | Yield                |
| DESIGN SPEED         | 15 MPH               |
| R.O.W. WIDTH         | 18'                  |
| PAVEMENT WIDTH       | 18' (concrete)       |
| TRAFFIC FLOW         | 2-way                |
| NO. OF PARKING LANES | None                 |
| CURB TYPE            | Flat                 |
| CURB RADIUS          | 5'                   |
| PLANTER WIDTH        | 0' (vegetation type) |
| PLANTER TYPE         | Continuous           |
| PLANTING PATTERN     | N/A                  |
| TREE TYPE            | N/A                  |
| STREETLIGHT TYPE     | TBD                  |
| STREETLIGHT SPACING  | TBD                  |
| BIKEWAY TYPE         | N/A                  |
| BIKEWAY WIDTH        | N/A                  |
| SIDEWALKS            | N/A                  |
| SIDEWALK WIDTH       | N/A                  |
| SETBACK ENCROACHMENT | Prohibited           |

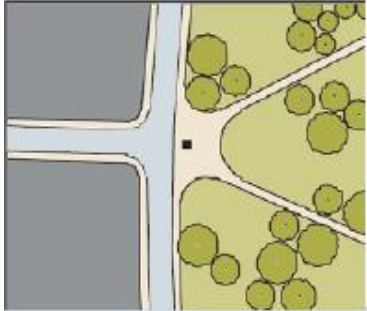
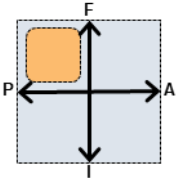


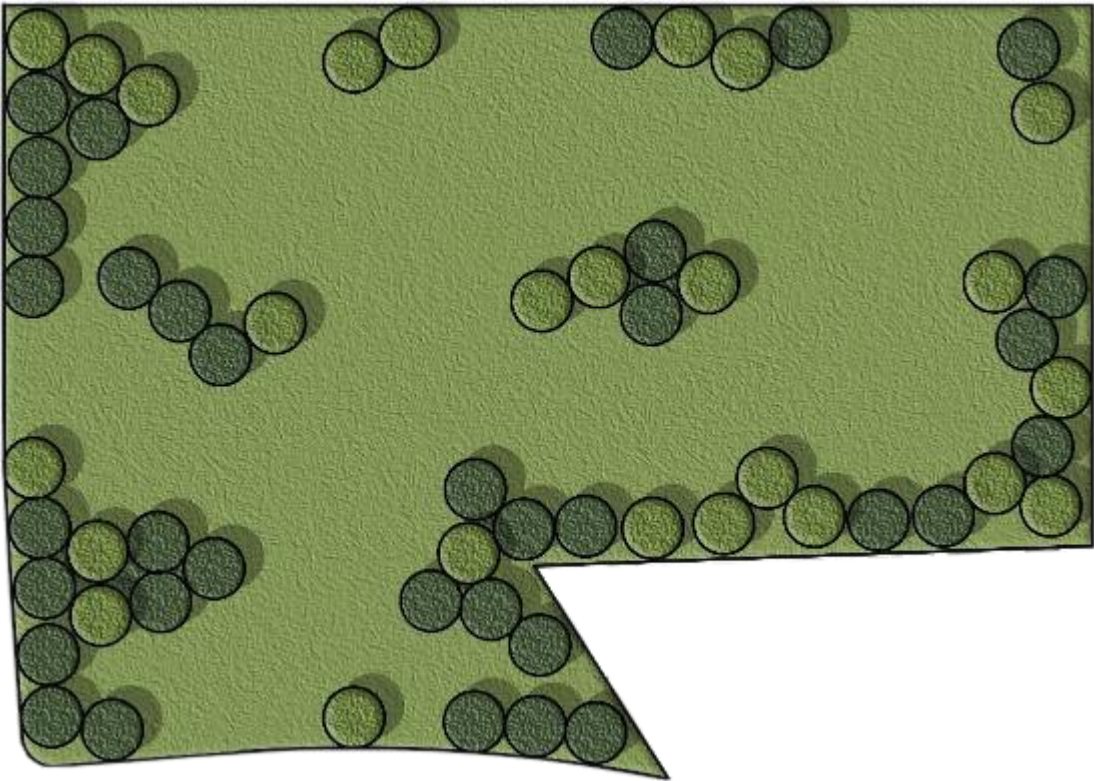
\* To be updated by city (median to be removed).

# PRELIMINARY PHASING PLAN



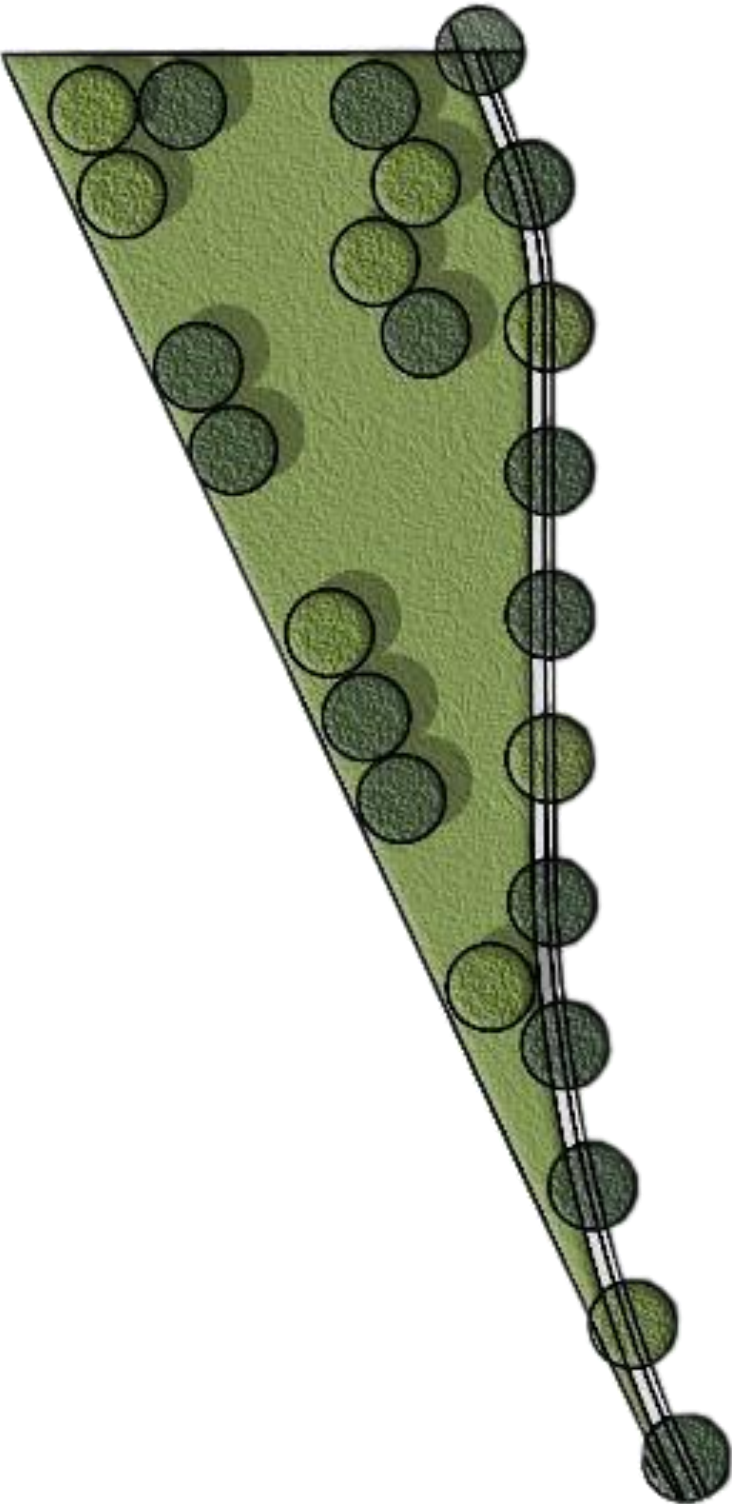
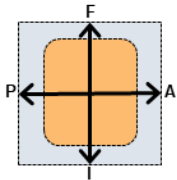
# OPEN SPACE PLAN

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

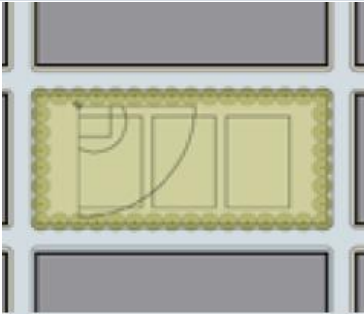


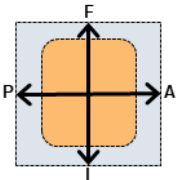
# OPEN SPACE PLAN

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



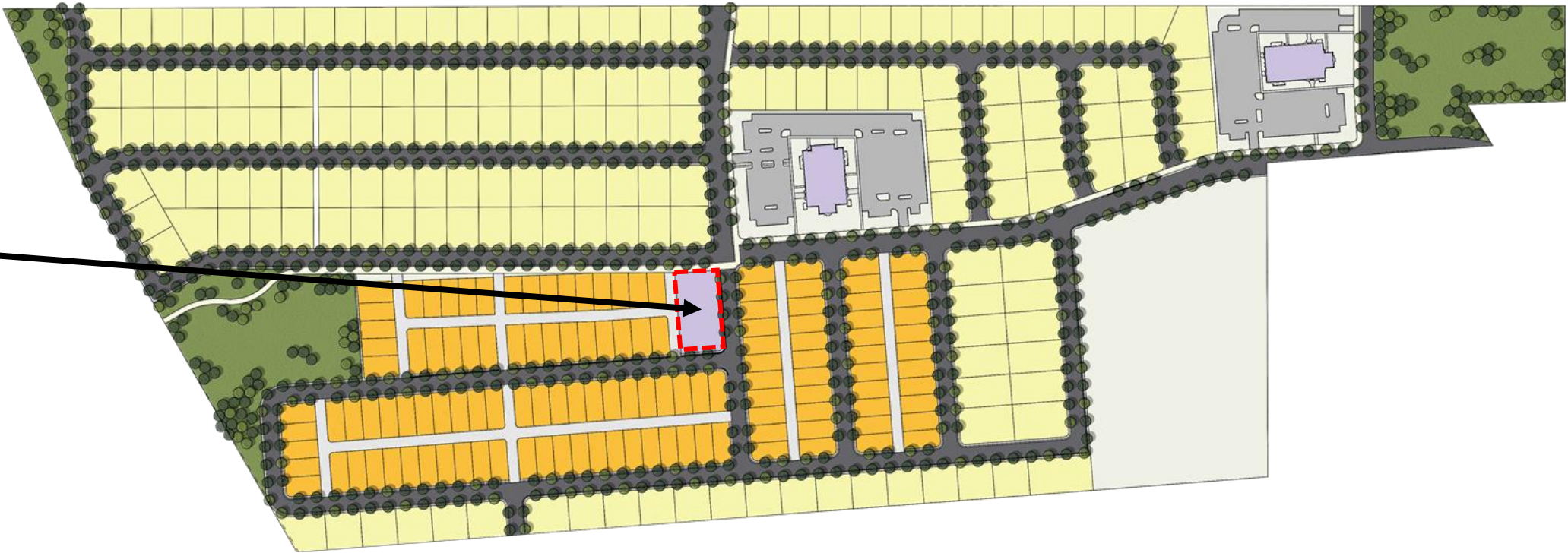
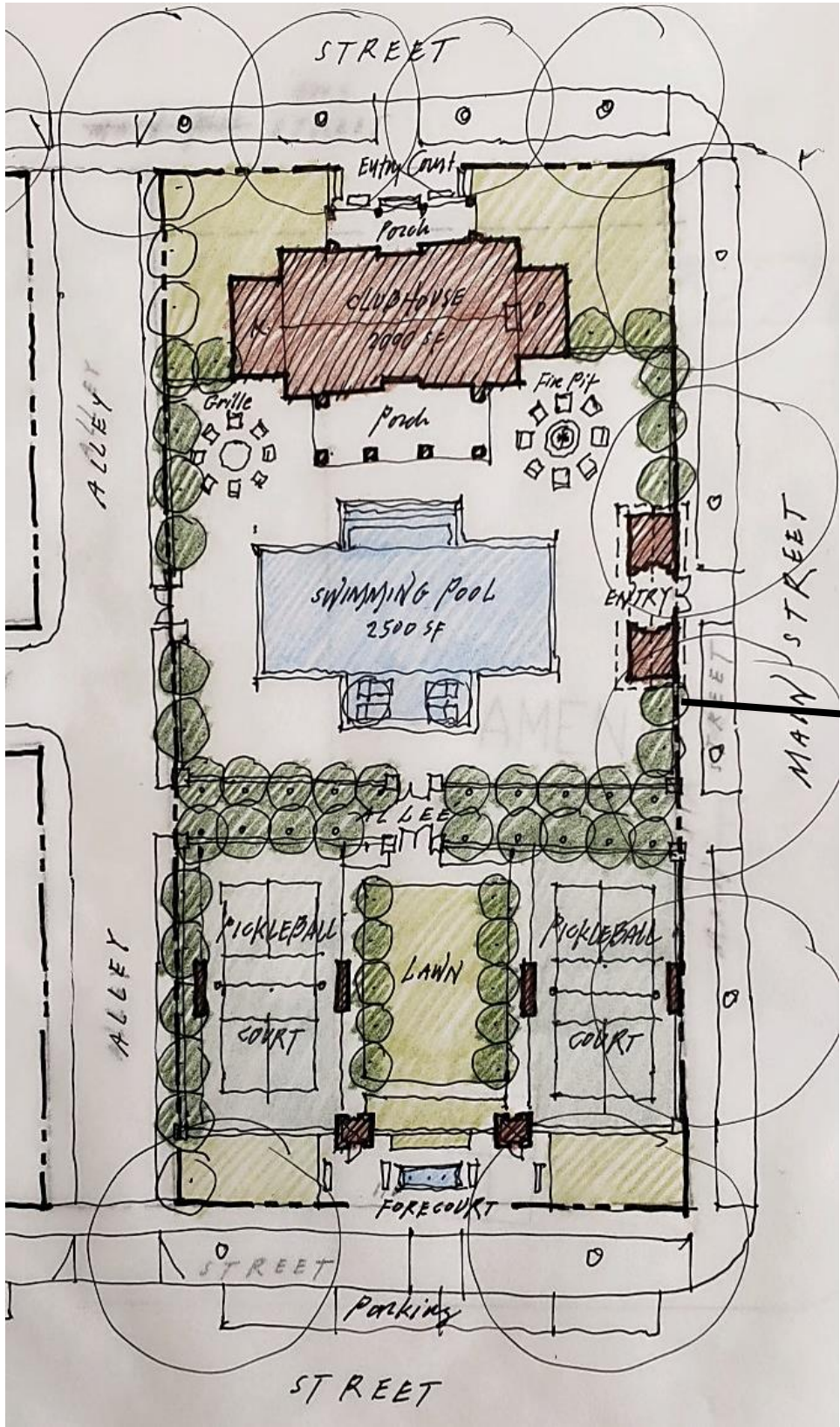
# OPEN SPACE PLAN

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



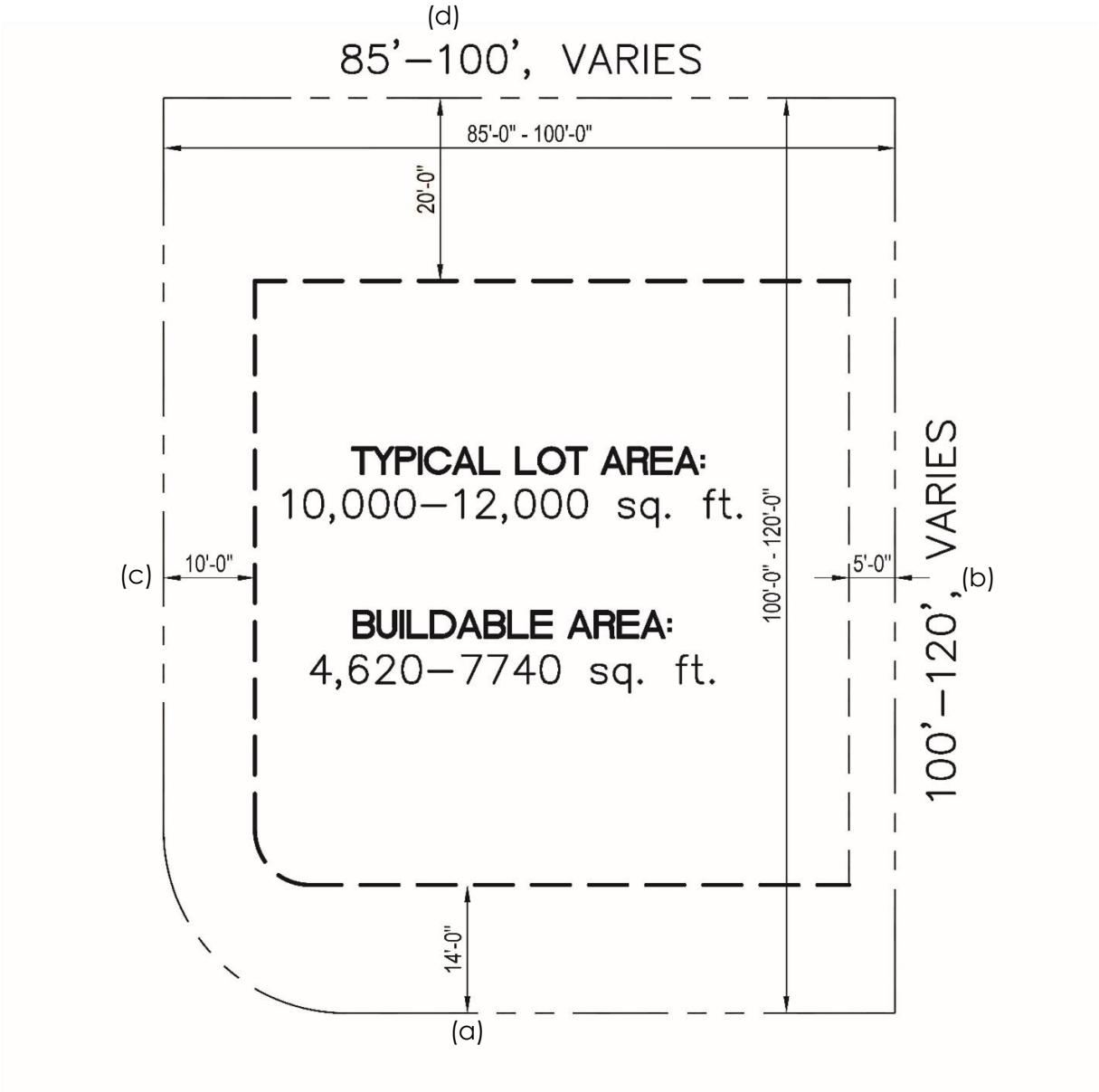
NEIGHBORHOOD AMENITIES

COTTAGE LOTS

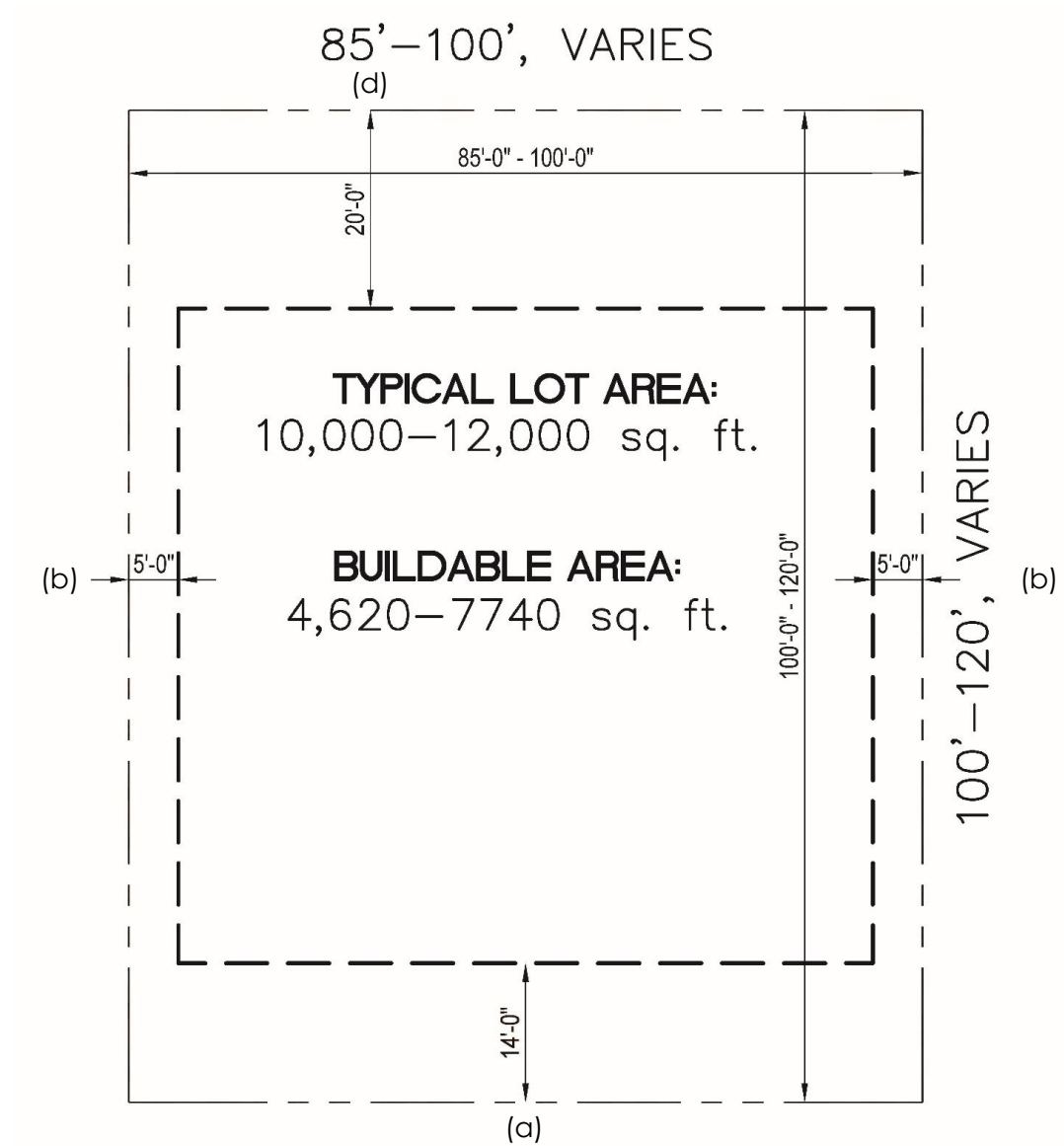


# LOTING PLAN: ESTATE LOTS

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



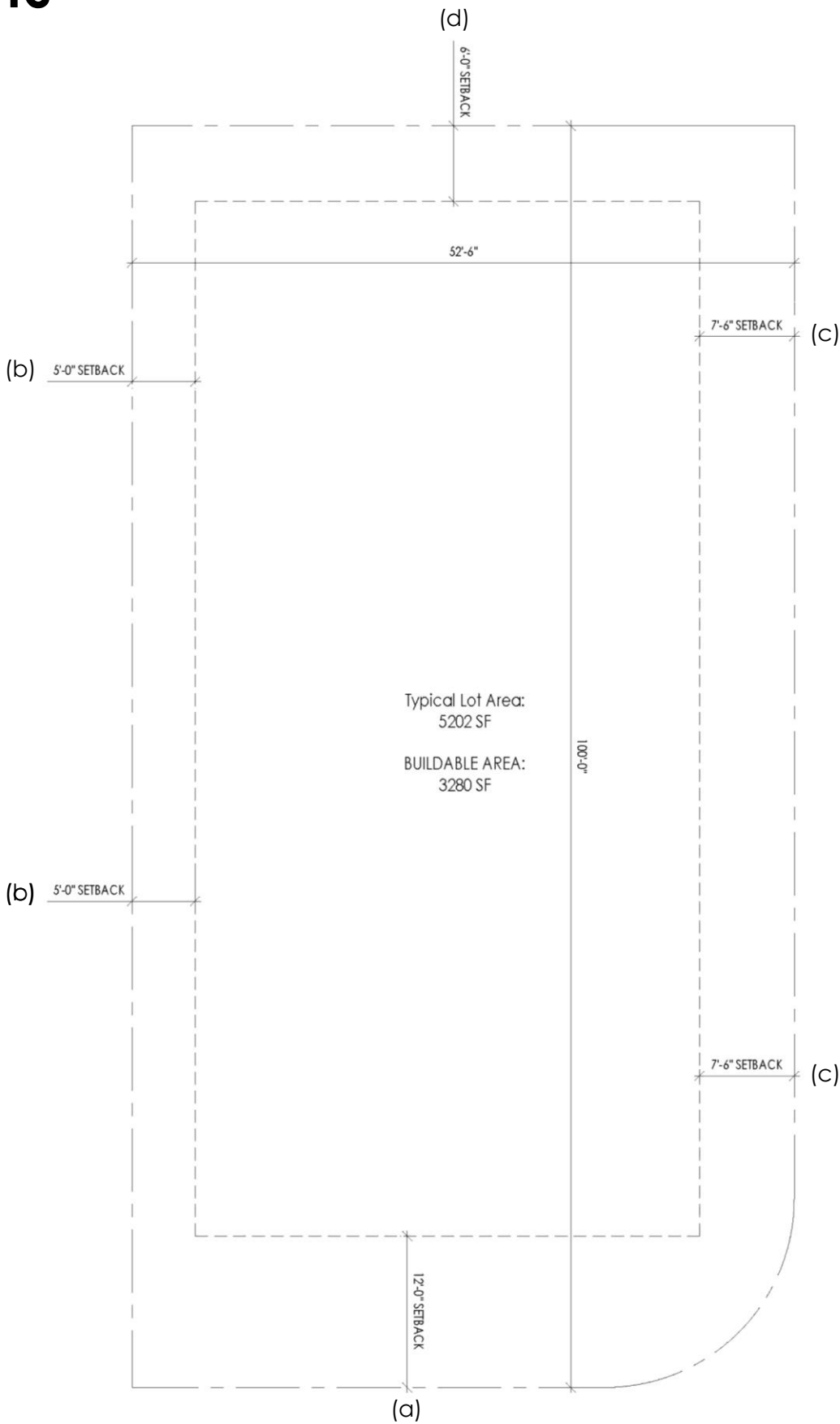
CORNER LOT



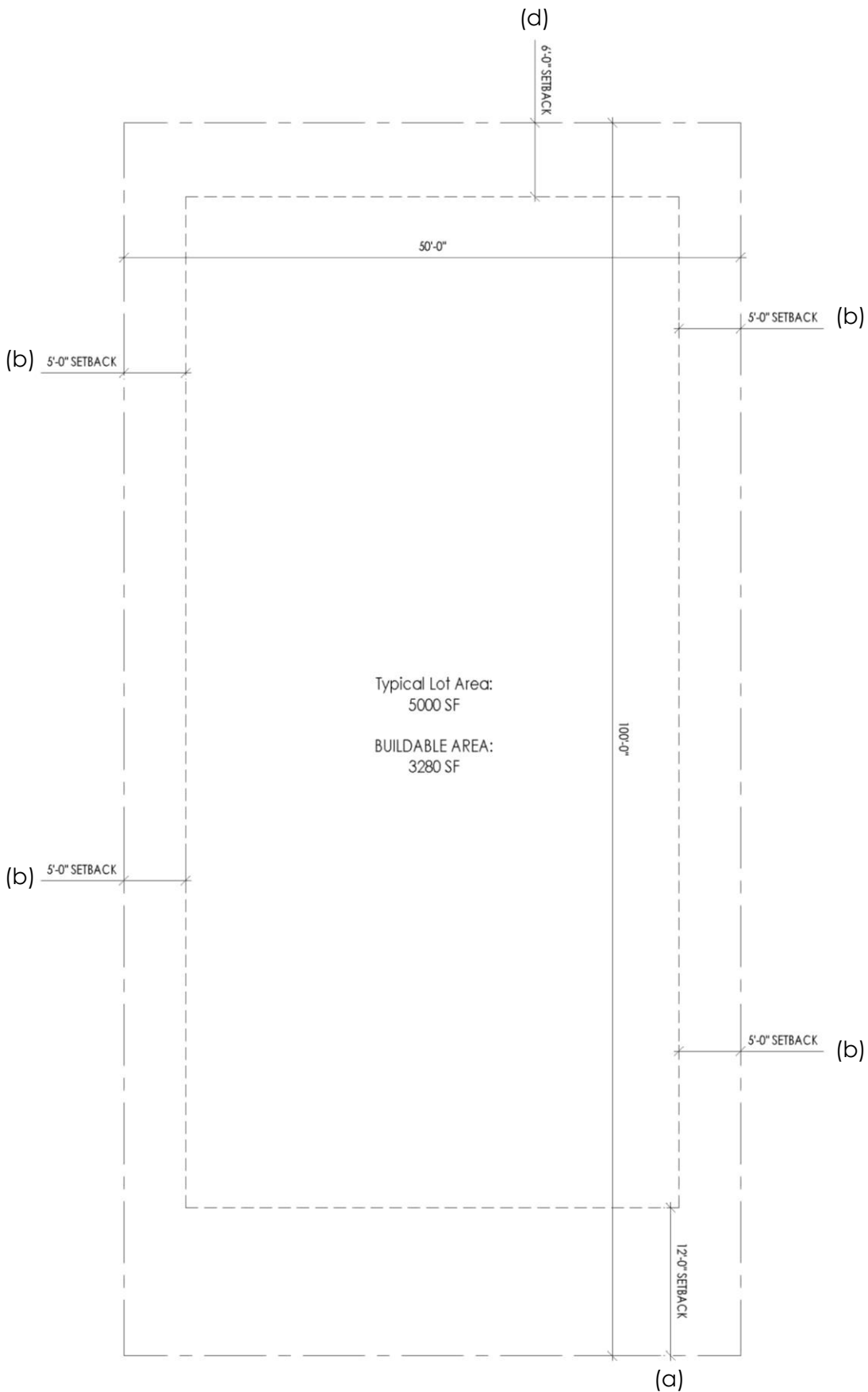
INTERIOR LOT

# LOTTING PLAN: COTTAGE LOTS

| COTTAGE LOTS                |                |
|-----------------------------|----------------|
| BUILDING CONFIGURATION      |                |
| Building Height             | 2 stories max. |
| Lot Coverage                | 80% max.       |
| Lot Frontage                | 45 - 52.5 ft.  |
| Lot Depth                   | 100 - 115 ft.  |
| Off-Street Parking          | 2 stalls       |
| SETBACKS                    |                |
| (a) Front Setback           | 12 ft. min.    |
| (b) Side Setback (interior) | 5 ft. min.     |
| (c) Side Setback (corner)   | 7.5 ft. min.   |
| (d) Rear Setback            | 6 ft. min.     |

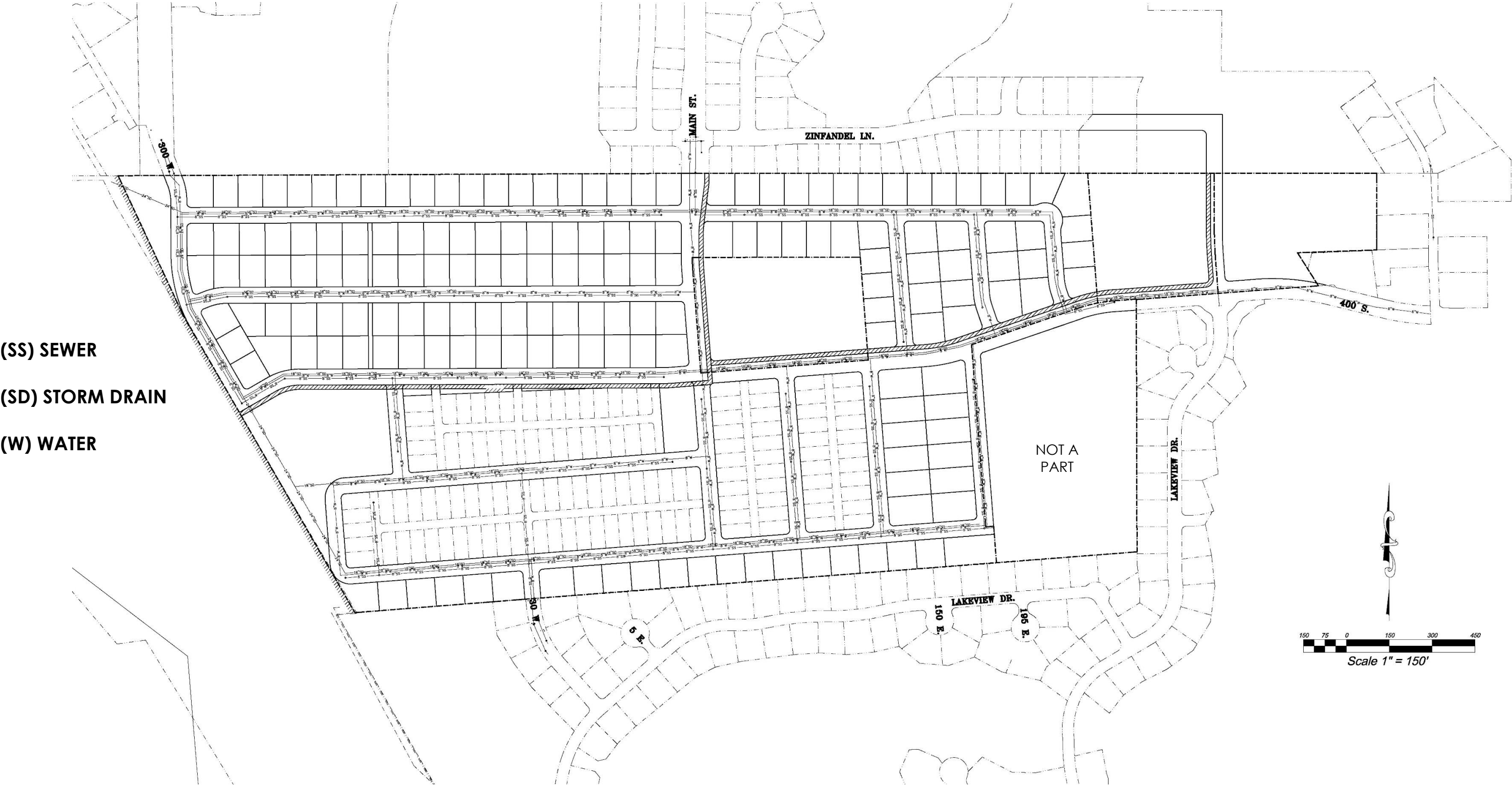


CORNER LOT



INTERIOR LOT

# CONCEPTUAL UTILITY PLAN



## Holdaway Farms Special District

1. **Purpose and Intent.** The purpose of the Holdaway Farms Special District (HFSD) is to allow for the establishment of residential neighborhoods, which display a mix of housing and open space types that facilitate lifestyle choices and opportunities for a broad range of demographics and socio-economics. Developments in the HFSD shall be designed to integrate a blended community of households made possible through the allowable housing mix, which generates more complete and authentic neighborhoods.
2. **Neighborhood Plan Required.** A Neighborhood Plan will be required to guide future development in the HFSD. The submission requirements for a Neighborhood Plan are outlined in Section 7. Neighborhood Plans include the identification and placement of lot types, open space types, and infrastructure, utilities, and other aspects for future construction.
  - a. Neighborhood Plans typically include new streets and trails, ensuring the resulting blocks and the urban fabric are walkable and bikeable.
  - b. Neighborhood Plans identify the overall theme of a community. All elements of the development shall follow a unified theme.
3. **Density.**
  - a. This land use zone recognizes that in order for the City to be a well-rounded community, a variety of different housing styles, types and sizes should be permitted. Residential densities within a project utilizing this zone shall not exceed an overall blended density of 3.25 units per acre.
  - b. Project design should be context sensitive. Proposed uses adjacent to existing development should be compatible in terms of density and provide an appropriate transition to higher intensity areas when applicable.
  - c. Project (or neighborhood) size shall be 85 acres at a minimum.
4. **Process.** The process for the review, approval, and implementation of a Neighborhood Plan in the HFSD will be as follows, unless otherwise specified:
  - a. The Planning Commission shall conduct a public hearing on a Neighborhood Plan and shall make a recommendation to the City Council.
  - b. The City Council is the Land Use Authority for Neighborhood Plans and must approve a Neighborhood Plan.
  - c. A Development Agreement, which is compliant with an approved Neighborhood Plan, shall be required and shall meet the relevant provisions of City Code. A Development Agreement may be submitted simultaneously with, or after the approval of, a Neighborhood Plan.
  - d. Preliminary Plats, Final Plats, and site plans may be approved by Staff if the accompanying lotting plan and/or site plan conforms with the lotting plan in the

Neighborhood Plan or, if it does not conform precisely, only a minor amendment is proposed. An amendment shall be considered minor if it falls within the list of minor amendments in Section 5. b. An amendment shall be considered major if it falls within the list of major amendments in Section 5.a., in which case it shall be approved by the City Council. Plats are approved as a separate action following approval of a Neighborhood Plan and a Development Agreement. Plats may be submitted simultaneously with, or after the approval of, a Neighborhood Plan and a Development Agreement.

5. **Amendments to approved Neighborhood Plans.** Modifications to the Neighborhood Plan text or exhibits may occur in accordance with the following amendment process:
  - a. Major Amendments: If an amendment is deemed major by the Planning Director, the required approval process will be the same as that of the original Neighborhood Plan. Major amendments are modifications that change the intent of the Neighborhood Plan such as:
    - i. Those that significantly change the character or architecture of the Neighborhood Plan;
    - ii. Those that increase residential density and non-residential intensity; and
    - iii. Those that materially reduce the amount of land dedicated to parks, trails, public use space, natural areas, or public facilities as shown on the approved Neighborhood Plan.
  - b. Minor Amendments. Minor amendments are accomplished administratively by the Planning Director. Minor amendments include simple modifications to text or exhibits such as:
    - i. Minor changes in the conceptual location of streets, public improvements, or infrastructure;
    - ii. Minor changes in the configuration or size of parcels;
    - iii. Transfers of density as described within the Neighborhood Plan;
    - iv. Changes in the Phasing Plan that don't impact the delivery of Open Space and arterial Right of Ways.
    - v. Minor modifications of land use boundaries; and
    - vi. Interpretations that facilitate or streamline the approval of unlisted uses that are similar in nature and impact to listed uses.
6. **Submission Requirements.** Neighborhood Plans shall be required to include the following:
  - a. Character and Theme Plan - identifying the organizational design framework, showing a clearly recognizable neighborhood character and theme, while also distinguishing the neighborhood from others and cohesively unifying the

neighborhood through its distinctive design elements. Community character and theme elements may include the following:

- i. General Architecture – Identifying the proposed architectural styles and themes.
- ii. Architectural Frontage Plan identifying the primary and secondary frontage for each building lot.
- iii. Open space, landscaping, and recreational design concepts.
- iv. Conceptual community signage and place identification.
- v. Street Naming Plan.

b. Transportation Network and Street Plan that shall include:

- i. Adjacent streets;
- ii. Modifications to existing streets, if any;
- iii. A key for the street network;
- iv. Existing, new, and modified streets, rear lanes, and/or shared drives including:
  1. Centerline radius, and a
  2. Data table indicating ownership,
  3. Right-of-way width,
  4. Number of vehicular lanes,
  5. Street type; and
  6. Transportation provisions;
- v. Any public existing or proposed bicycle ways, and trails within and adjacent to the Neighborhood Plan area; and
- vi. Local street network consisting of all new streets within the neighborhood.

c. Phasing Plan - including phase boundaries, acreages, and sequence of the identified phases.

d. Open Space Plan - for each area assigned as open space including:

- i. General type, use, and programming concepts of all open spaces;
- ii. Conceptual landscape treatment, proposed activities; and
- iii. Recreational amenity concepts (public vs. private and active vs. passive).

e. Lotting Plan – including a conceptual plan for Lot Types and Parking to include:

- i. Layout and Description of all lot and unit types.
  - ii. Building configurations including number of buildings per lot, lot dimensions, building height, and parking.
  - iii. Setbacks for principal and accessory buildings.
  - iv. Lot coverage.
  - v. Lot frontage.
  - vi. Off-street parking.
- f. Conceptual Utility Plan - schematic with existing and proposed utility alignments and sizes sufficient to show how property will be served including drainage, sewer, culinary and secondary water connections and any other existing or proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project.

## **7. Development Standards.**

- a. Lot Standards - The Lotting Plan shall contain a variety of housing types and shall address the following:
  - i. Lot types, sizes, configurations, and neighborhood compatibility. Transitions should be proposed from uses and development standards on adjacent developments.
  - ii. Lots for neighborhood support uses, including but not limited to, churches and schools, if deemed necessary, which are adequate to serve the future population of the neighborhood. In a manner consistent with state and federal law, the applicant will coordinate with applicable organizations (such as the school board) to determine the future demand for such facilities.
- b. Transportation and Street Networks. - The street network plan must map streets and intersections as follows:
  - i. All streets must connect to other streets with intersections, forming a network.
  - ii. New streets must connect wherever possible to streets outside of the neighborhood.
  - iii. The right-of-way (ROW) width of new streets is subject to approval by the City Engineer and subject to compliance with all current engineering and public safety standards.
  - iv. New street types may be presented but require review by the City Engineer and approval by the City Council as part of a specific Neighborhood Plan.

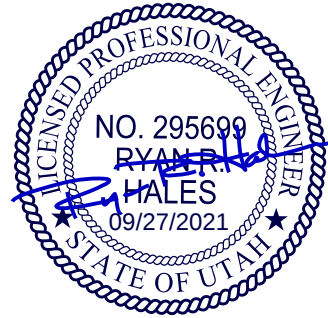
- v. Rear lanes and shared drives must comply with public safety standards.
  - vi. Rear lanes must be accessed by a minimum of two points along the edge of the block and may be dedicated as private Right of Ways or Access Easements for the benefitted users.
  - vii. Shared drives are accessed by one point along the edge of the block and may be dedicated as private Right of Ways or Access Easements for the benefitted users.
- c. Open Space.
  - i. Objectives of open spaces in a Neighborhood Plan shall consist of the following:
    - 1. Create neighborhood gathering places.
    - 2. Promote the character and theme of the neighborhood.
    - 3. Create a comprehensive open space system within the neighborhood based on a hierarchy of activity (active -vs- passive), programming (formal -vs- informal), and users (children, teenagers, and/or adults).
    - 4. Provide distribution/proximity of open space within a short walking distance of every home.
    - 5. May provide dual purpose(s) with ecological functions (when appropriate) within the open space type.
  - ii. Some variation of the required amenities will be considered when necessary to achieve the desired neighborhood theme and character.
- d. Signage and Entry Features. - All signs shall comply with City Code Sign Regulations with the following exceptions:
  - i. In establishing a strong neighborhood theme and character, an architectural entry structure will be permitted. The sign portion of an Entry Structure for a residential development containing fewer than 100 dwelling units shall not exceed 7.5 feet in height; the sign portion of an Entry Structure for a residential development containing 100 or more units shall not exceed 10 feet in height.
  - ii. The architectural structure will require review and approval by the City Council. An artistic feature may be placed above the 10 foot maximum height for signs. The artistic feature will not be allowed to be illuminated.
- e. Architectural Standards.
  - i. HFSD should provide a variety of home styles, textures, and colors on each street to create a diverse and varied street scene. Neighborhoods with

minimal visual variation, and homogenous application of the approved architectural styles are not permitted in order to ensure that street scenes are non-repetitive. Variation shall be achieved through a combination of architectural styles, materials, material textures, colors, and floor plans. Guidelines for style and color shall be given equal weight when evaluating compliance with this standard.

- ii. All facades facing public roadways will be considered a primary frontage requiring architectural detailing.
  - f. Landscaping and Fencing. - Landscaping and Fencing must comply with City Code. Exceptions or modifications may be considered at the time of Neighborhood Plan approval if the modification does not result in less landscaping. For example, in some cases, it may be beneficial to slightly reduce plant size in exchange for more plants. Landscaping and fencing definitions may be modified as a part of the Neighborhood Plan, if necessary, for compliance with the Character and Theme Plan.
  - g. Building Height.
    - i. The maximum building height in the HFSD is 35 feet.
    - ii. Additional building height of up to 5 feet over the maximum building height can be considered if a finding can be made that the additional height is to create architectural interest and will not result additional usable or habitable square footage. In no case will a maximum height over 40 feet be considered.
  - h. Parking.
    - i. Parking shall comply with Neighborhood Plan. Opportunities for reductions in parking requirements may be sought when justification for the reductions can be identified and approved by the City Council.
8. **Support Uses.** The Neighborhood Plan may include uses that are necessary for the development to function as a Neighborhood and Community, and such uses shall be determined as specified in Section 7.a.ii.

## MEMORANDUM

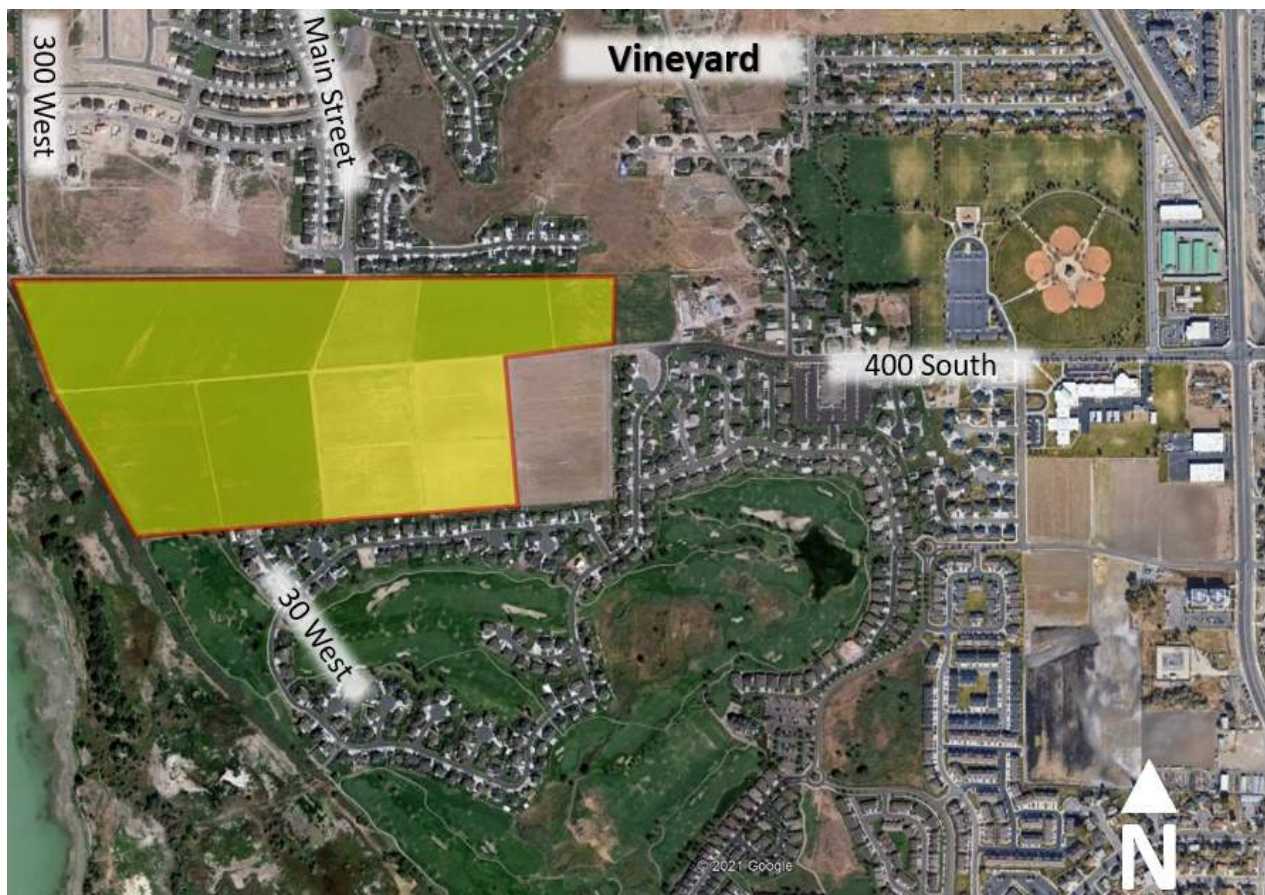
Date: September 27, 2021  
To: Nate Birchall  
From: Hales Engineering



**Subject: Vineyard Holdaway Farms Trip Generation Study**

UT21-2014

This memorandum discusses the trip generation study completed for the proposed Holdaway Farms residential development in Vineyard, Utah. A vicinity map of the proposed development is shown in Figure 1.



**Figure 1: Vicinity map of the proposed development in Vineyard, Utah**

## Background

The proposed Holdaway Farms development is located along the west end of 400 South and the south end of Main Street. The project includes 170 residential single-family residential detached units and 126 active adult residential detached units (55+). It is anticipated that the project will access 400 South to the east, 30 West to the south, and Main Street and 300 West to the north. A site plan for the proposed development is included in Appendix A.

The proposed land use for the development has been identified as follows:

- Single-Family Detached Housing 170 units
- Senior Adult Housing-Detached 126 units

## Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) *Trip Generation (10th Edition, 2017)*. Trip generation for the proposed project is included in Table 1.

As shown in Table 1, it is anticipated that the residential development will generate approximately 2,386 trips on an average weekday, including 175 trips during the morning peak hour, and 228 trips during the evening peak hour.

**Table 1: Trip Generation**

| Trip Generation<br>Vineyard - Holdaway Farms                                                                       |               |                |                    |               |              |                   |                  |                          |
|--------------------------------------------------------------------------------------------------------------------|---------------|----------------|--------------------|---------------|--------------|-------------------|------------------|--------------------------|
| Weekday Daily<br>Land Use <sup>1</sup>                                                                             | # of<br>Units | Unit Type      | Trip<br>Generation | %<br>Entering | %<br>Exiting | Trips<br>Entering | Trips<br>Exiting | Total New<br>Daily Trips |
| Single-Family Detached Housing (210)                                                                               | 170           | Dwelling Units | 1,696              | 50%           | 50%          | 848               | 848              | 1,696                    |
| Senior Adult Housing-Detached (251)                                                                                | 126           | Dwelling Units | 690                | 50%           | 50%          | 345               | 345              | 690                      |
| <b>Total</b>                                                                                                       |               |                | <b>2,386</b>       |               |              | <b>1,193</b>      | <b>1,193</b>     | <b>2,386</b>             |
| Morning Peak Hour<br>Land Use <sup>1</sup>                                                                         | # of<br>Units | Unit Type      | Trip<br>Generation | %<br>Entering | %<br>Exiting | Trips<br>Entering | Trips<br>Exiting | Total New<br>AM Trips    |
| Single-Family Detached Housing (210)                                                                               | 170           | Dwelling Units | 126                | 25%           | 75%          | 32                | 94               | 126                      |
| Senior Adult Housing-Detached (251)                                                                                | 126           | Dwelling Units | 49                 | 33%           | 67%          | 16                | 33               | 49                       |
| <b>Total</b>                                                                                                       |               |                | <b>175</b>         |               |              | <b>48</b>         | <b>127</b>       | <b>175</b>               |
| Evening Peak Hour<br>Land Use <sup>1</sup>                                                                         | # of<br>Units | Unit Type      | Trip<br>Generation | %<br>Entering | %<br>Exiting | Trips<br>Entering | Trips<br>Exiting | Total New<br>PM Trips    |
| Single-Family Detached Housing (210)                                                                               | 170           | Dwelling Units | 170                | 63%           | 37%          | 107               | 63               | 170                      |
| Senior Adult Housing-Detached (251)                                                                                | 126           | Dwelling Units | 58                 | 61%           | 39%          | 35                | 23               | 58                       |
| <b>Total</b>                                                                                                       |               |                | <b>228</b>         |               |              | <b>142</b>        | <b>86</b>        | <b>228</b>               |
| 1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 10th Edition, 2017. |               |                |                    |               |              |                   |                  |                          |
| SOURCE: Hales Engineering, September 2021                                                                          |               |                |                    |               |              |                   |                  |                          |

## Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. The resulting distribution of project generated trips during the evening peak hour is shown in Table 2.

**Table 2: Trip Distribution**

| Direction   | % To/From Project |
|-------------|-------------------|
| 30 West     | 5%                |
| Main Street | 35%               |
| 400 South   | 55%               |
| 300 West    | 5%                |

These trip distribution assumptions were used to assign the evening peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 2.

## Conclusions

The findings of this study are as follows:

- The proposed development includes 170 single-family detached residential units and 126 active adult detached units (55+). It is anticipated that the project will access each 400 South to the west, 30 West to the south, and Main Street and 300 West to the north.
- It is anticipated that the proposed project will generate approximately 2,386 trips on an average weekday, including 175 trips during the morning peak hour, and 228 trips during the evening peak hour. These are the trips that will use the project access points.

## **Vineyard Holdaway Farms TGS Trip Assignment**

## Evening Peak Hour Figure 2



# APPENDIX A

## Site Plan



300 W.

MAIN ST.

ZINFANDEL LN.

4.7988 ACRES

3.4034 ACRES

400 S.

LAKEVIEW DR.

LAKEVIEW DR.

300 W.

6 E.

160 E.

196 E.

PARK  
177,531 SF

AMENITY  
27,132 S.F.