

**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, November 3, 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 – Conditional Use Permit Application for Vineyard Daycare. This home-based daycare will be located at 193 N 70 W. Parcel Number 41:971:0101. This property is located in the Hampton Subdivision and zoned SFD-10000.

- The Planning Commission will hold a public hearing and consider the proposed conditional use permit for this applicant.

4.2 Public Hearing – Conditional Use Permit and Site Plan Application for CMC Rock. This manufacturing facility is located at 1756 N Pioneer Lane. Parcel Number 38:559:0006. This property is zoned for manufacturing.

- The Planning Commission will hold a public hearing and consider the proposed conditional use permit for this applicant.

4.3 Public Hearing – General Plan Land Use Map Amendment, Zoning Text Amendment, Zoning Map Amendment, and Neighborhood Plan Applications for the site known as Clegg Farm, located west of the current 400 South Main Street termination, Parcel Numbers 18:021:0009 and 18:015:0163.

- The Planning Commission will hold a public hearing and consider the proposed applications.

5. WORK SESSION

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.

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.

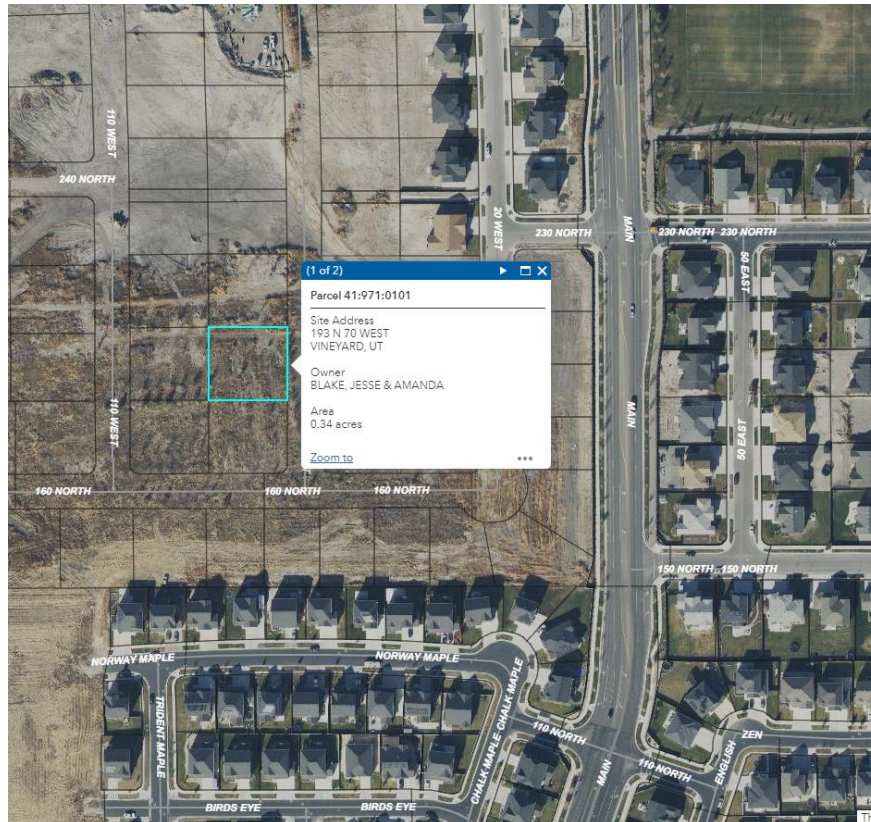
AGENDA NOTICING COMPLETED ON: October 29, 2021

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician

Community Development

Date: November 3, 2021
From: Cache Hancey, Planning Technician
To: Planning Commission
Item: Conditional Use Permit – Vineyard Daycare
Address: 193 n 70 w, The Hamptons Subdivision
Applicant: Jesse Blake



INTRODUCTION:

The applicant, Jesse Blake, is requesting a conditional use permit approval for a childcare facility which is located at 193 n 70 w. The applicant's home is located in the Hampton subdivision and is zoned SFD-10000 which allows a daycare as a conditional use.

ANALYSIS:

Vineyard Daycare meets all requirements set forth by the City and State Codes.

Vineyard Daycare

Narrative

Vineyard Daycare has an emphasis on providing new and unique interests for children, such as yoga, painting, math, reading, and more. There will be between 8-9 students enrolled with two caregivers present at all times. Classes will be held from 7:30am-6:15pm. The property owner and one-site employee will be the instructors.

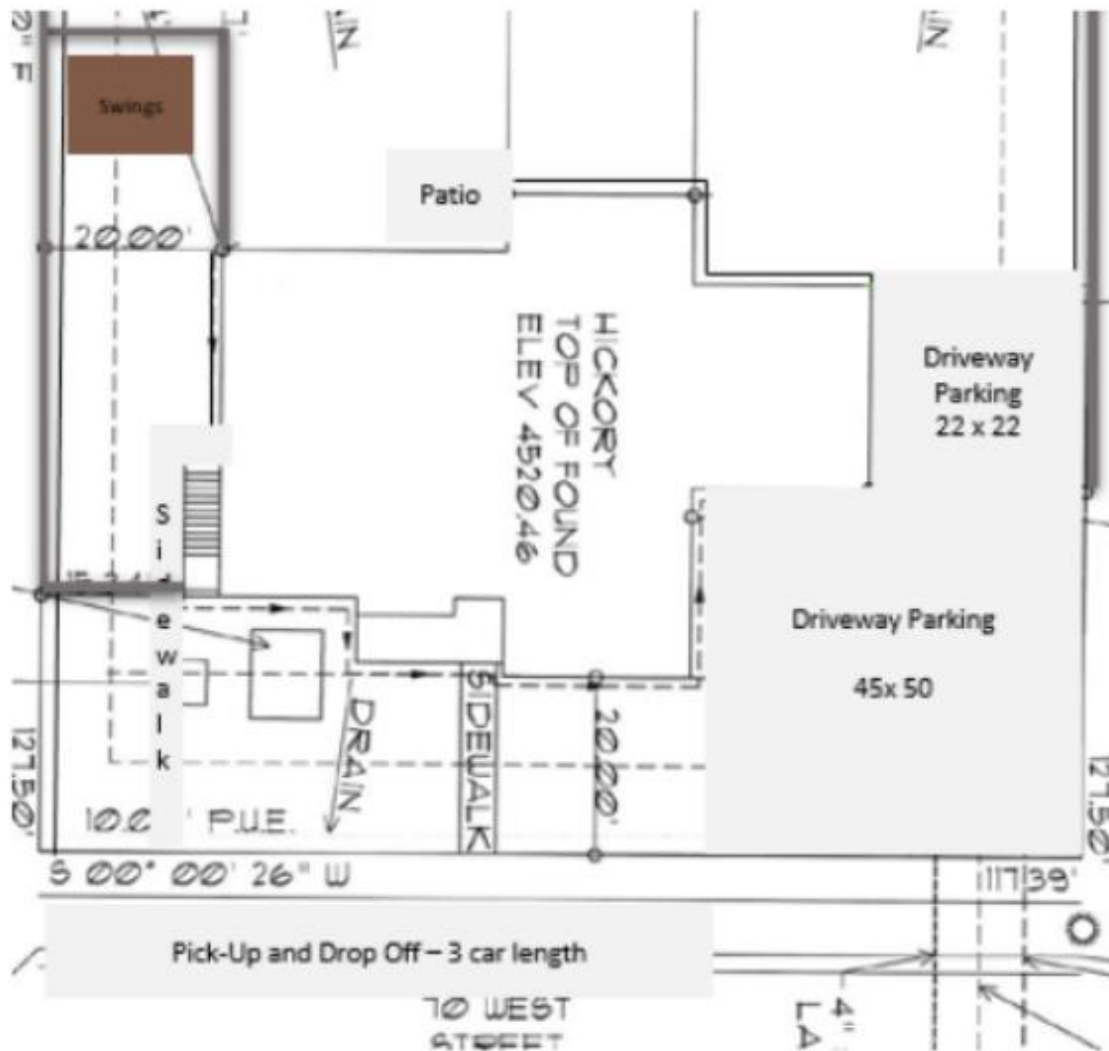
Class Schedule

- 7:30am – 6:15pm; Monday-Friday
- Two schedules available for the following groups
 - 3-4-5-Year-Old
 - 2-3-Year-Old

Safety & Parking

Parents will be instructed a drop off and pickup time. As they arrive, they will be drop off their children along the pick-up and drop-off location in front of the house or in the driveway as needed. An instructor will then escort the children to the basement through the walkout staircase. This will serve as the main entrance and exit. There is also a proper emergency exit protocol in place as suggested by the fire marshal, Russ Sneddon. There is a dedicated outdoor play area. The backyard play area is completely fenced in. There are 7 available parking spaces in the driveway. The pickup will be similar to the drop off where the instructor will bring the child up from the walkout entrance and to their car.

Site Plan: Parking, drop-off and pick-up plan



Square Footage and Site Plan

Property square footage: 11,292

Total home finished square feet: 5,000

Preschool square footage: 1000. (Allowed up to 1,250 sq/ft)

Site Plan: Floor plan





Community Development

FINDINGS:

The proposed conditional use meets the Home Occupation Zoning Ordinance.

RECOMMENDATION:

Staff recommends approval of the conditional use application with the following conditions.

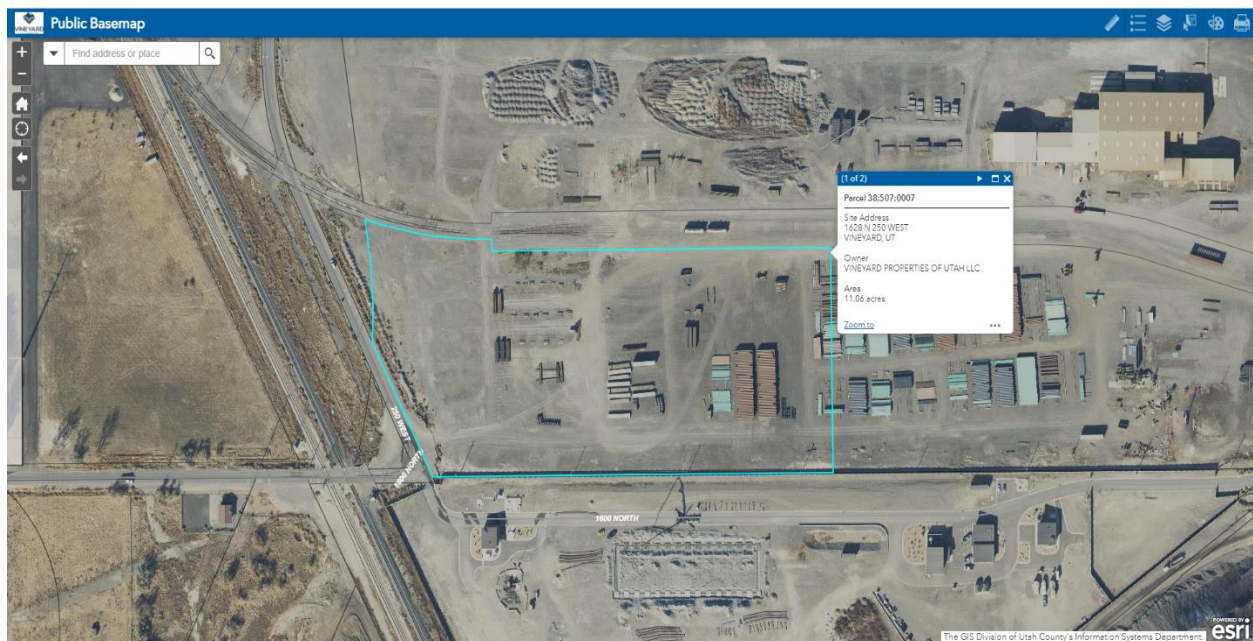
1. The applicant is subject to federal, state and local laws.
2. The applicant will finish any requirements to obtain a business license
3. The applicant will obtain any approvals needed from the Department of Health

PROPOSED MOTION:

"I move to approve the conditional use permit for the Vineyard Daycare with the conditions listed above."

Community Development

Date: November 3, 2021
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: CMC Rock; Site Plan and Conditional Use Permit
Permit: PLAN21-347 (CityInspect)
Address: 1628 North 250 West, Vineyard, Utah 84059
Applicant: Tod Cusick, CMC Rock
Owner: Tod Cusick, CMC Rock



ANALYSIS

The applicant, Todd Cusick, with CMC Ready Mix LLC (“CMC”), is requesting approval of a site plan and conditional use permit. CMC has reached a lease agreement with the property owner, Vineyard Properties of Utah, LLC, pending approval of a conditional use permit. CMC Ready Mix is a wholly owned subsidiary of Construction Materials Company, LLC. CMC has provided materials to some of Utah’s largest and most successful construction projects including FrontRunner, West Valley Light Rail expansion, and UDOT’s Mountainview Corridor. CMC supplies ready mix concrete for many of the major builders throughout Utah Valley including EdgeHomes, Flagship Homes, and Home Center Construction. They also supply concrete for many cities improvement projects, road construction, and commercial projects. Because CMC has outgrown their first concrete mixing batch plant near Saratoga Springs, they intend to expand to a second location on this site. They have identified Vineyard as the best location for an additional plant due to its proximity to major customers, regional transportation corridors, and rail infrastructure. This will reduce their cost for raw materials as well as the cost of delivery of their product allowing them to keep the increasing price of construction products down for the public.

The applicant is proposing to establish a portable concrete mixing batch plant at the above stated address within the 'Manufacturing (M)' district at Eastlake at Geneva. The word "portable" is used to describe their operation because, for all intents and purposes, the mixing batch plant can be relocated to different sites with relative ease. The applicant has stated that these types of plants are common to see along highway projects and usually sit for two to three years at a time. Though this may be true, building code requires that all mobile structures must be permanently affixed after 180 days. The applicant anticipates that the plant will remain on the site beyond that time. Therefore, City Staff have required the applicant to abide by the standards considered in a site plan application including parking, loading, landscaping, safety, circulation, etc. The property owner may have the applicant relocate their operation to another parcel within or after a five-year leasing period—this remains undetermined.

Currently, this parcel is used for the storing of steel pipes waiting to be processed. As stated, this parcel resides within the M district which was intended to establish manufacturing and industrial uses existing in the city and provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment. *Heavy Manufacturing* is listed as a conditional use within the 'District Use Table' found in section 15.12.050 of the Vineyard Zoning Code. Concrete mixing is considered to be heavy manufacturing, and as such, requires a conditional use permit. All conditional uses require a public hearing before the Planning Commission. A ten-day notice to the public has been provided.

To date, the applicant has submitted several iterations of the site plan. Staff has assisted the applicant in providing adequate parking (including ADA), safe places for pedestrian and vehicular circulation, fencing, water-wise landscaping, proper stormwater management, and more. This project will include 3,900 square feet of manufacturing area and 1,100 square feet of office space. The following staff report provides further details regarding the elements of their operation.

FINDINGS

1. The M District provides an appropriate location for such an operation.
2. Typical site operation hours shall be 5:00 am to 6:00 pm. The applicant anticipates they may have the need for night-time operation into the earlier hours of the morning.
3. The applicant will place a portable Liddell SQP concrete batch plant on the property (see drawings attached). This type of plan can be set up and taken down in under a week, often used for building highways or other projects with a need for a large amount of concrete.
4. Several ancillary buildings will form a part of this operation:
 - a. 1 pre-engineered portal plant operations trailer
 - b. 1 pre-engineered portable manager office trailer
 - c. 1 pre-engineered portable bathroom trailer connected to City water and sewer
 - d. 4-5 portable storage containers
5. In addition to the utilities of sewer, water, power, gas, and perimeter fencing, the project includes six (6) spot footings, a concrete pad, a concrete water evaporation pad, and waterproof concrete wash-out bins.
6. Raw materials for manufacturing shall be delivered by truck and rail. The northern property boundary is bordered by a Union Pacific rail spur which the applicant currently utilizes to receive cement powder. The western property boundary is bordered by 250 W which is adjacent to a

main Union Pacific rail line. These rail lines will allow the applicant to reduce overall truck traffic volumes in the area.

7. The entire manufacturing site shall be fenced in. No fencing shall exceed six (6) feet in height. Please see fencing details attached.
8. The applicant anticipates 20-30 trucks daily from this location. Nearly all trucks will drive directly onto 1600 N and then to I-15.
9. The property measures 11 AC, but the manufacturing use area shall be contained within 7.0 acres.
10. All areas for pedestrian and vehicular circulation shall be separated, paved, and marked to increase safety. Markers shall provide visual cues for visitors and authorized personnel traversing the site.
11. A 20-foot landscaping buffer along 1600 N shall be provided.
12. The height of the concrete batch plant shall measure 57.37'; structural height is measured from the top of the back of the curb.
13. The minimum 5% landscaping requirement has been met. 45,835 square feet of landscaping has been provided throughout the site.
14. Required minimum parking (including ADA) have been met. See parking calculations on site plan.
15. All minimum bicycle parking stall requirements have been met. Three (3) inverted-U bicycle parking stalls shall be provided in a convenient location to the primary office building.
16. Exterior mobile office elevations have been provided. See attached document.
17. All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with recycled asphalt. All required parking spaces shall not be further than 150 feet from a walkway leading to a building entrance.
18. Fencing and landscaping elements shall provide required screening from the public right of way.
19. No signage is intended to be installed on site.

STAFF RECOMMENDATION

Staff recommends approval of the site plan and conditional use permit.

CONDITIONS

1. All fencing shall meet City clear-view triangle requirements as stated in VZC 15.32 'General Property Development Standards'.
2. The applicant pays any outstanding fees and makes any redline corrections.
3. The applicant is subject to all federal, state, and local laws.

PROPOSED MOTION

"I move to approve the site plan and conditional use permit as requested by Todd Cusick, with CMC Ready Mix, LLC, with the proposed conditions...."

ATTACHMENTS

Scope of Work

Site Plan

Landscape Plan

Exterior Structure Elevations

Mixing Batch Plant Height Plan
 Floor Plans
 Photometric Plan
 Property Boundary Exhibit
 Fuel Tank Specs
 Propane Tank Specs
 Mobile Office and Restroom Elevations and Images

Analysis			
Zoning		Manufacturing (M) District	
Use		Manufacturing, Heavy	
Lot Size		481,773.6 SF (11.06 AC); 7 AC Manufacturing Area available	
Building Square Footage		3,900 SF of Manufacturing Area; 1,100 SF of Office Area	
Maximum Building Height		Allowed: 60’ Actual: 57.37’	
Minimum Front Yard		Required: 25’ Actual: 25’	
Minimum Rear Yard		Required: 20’ Actual: 28’	
Minimum Side Yard for Interior Lots		Required: 20’ Actual: NA	
Minimum Side Yard for Corner Lots		Required: 25’ Actual: NA	
Maximum Building Lot Coverage		Required: NA Actual: NA	
Minimum Open Space (OS)		Required: 5% Actual: 45,835 SF (over 5%)	
Parking Stalls		Required: 6 Stalls Actual: 24 stalls	
ADA Parking Stalls		Minimum Required: 1 stall Actual: 1 stall	
Bicycle Parking		Required: 3 or 10% of total required on-site parking Actual: 3	
VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Staff Comments	Compliance
15.36.030.1 Subdivision and Project Features	All subdivisions and other projects shall include subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the City. Such features may include		☒ Yes ☐ No ☐ N/A

	subdivision and project entry features, public art pieces, streetscape designs, and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and <i>useable</i> parks and open spaces.		
15.36.030.1.a Building Design	The City encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment.	The design of the batch plant is appropriate with its surrounding environment.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.i View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominate rooflines shall be avoided.	The project meets all maximum building/structure height requirements.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii Building massing	In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures		☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.1 Coherent building design	All sides of a building may have a visual or other impact and shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.	Please see attached exterior building elevations for further details.	☒ Yes ☐ No ☐ N/A

15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.		☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iii Reduced roof mass	The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only)		☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iv Varying Roofline	Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form.		☒ Yes ☐ No ☐ N/A
15.36.030.1.a.v Architectural details	Surface details, ornaments, and other building elements that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged: - Stonework - Exposed beams and columns - Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies - Enclosed courtyards and patios, trellises,		☒ Yes ☐ No ☐ N/A

	landscape areas and wide roof overhangs - Accessories such as art features, benches, pots, lamps, artwork, and sculptures.		
15.36.030.2. Building Additions	Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building		☒ Yes ☐ No ☐ N/A
15.36.030.3 Accessory Buildings and Structures	Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure.		☒ Yes ☐ No ☐ N/A
15.36.030.4 Mechanical Equipment	Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of all the buildings.		☒ Yes ☐ No ☐ N/A

15.36.030.5.a. Building Location	All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.		☒ Yes ☐ No ☐ N/A
15.36.030.5.b Building Location	All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.		☒ Yes ☐ No ☐ N/A
15.36.030.5.c Building Location	All project and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable	Paved and marked walkways and interior roadways have been provided. These provide adequate separation between moving vehicles and pedestrians.	☒ Yes ☐ No ☐ N/A
15.36.030.5.d Building Location	All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.		☒ Yes ☐ No ☐ N/A
15.36.030.6 Pedestrian Scale	Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye level.		☒ Yes ☐ No ☐ N/A
15.36.030.7 Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint		☒ Yes ☐ No ☐ N/A

	should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.		
15.36.030.8.a Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior buildings colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main buildings.		☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Finishes	High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down, spout, mechanical and electrical equipment, railings, window shading devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.		☒ Yes ☐ No ☐ N/A

15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable	There were no natural features in existence on the site.	☒ Yes ☐ No ☐ N/A
15.36.030.9.a.i.	All buildings and structures shall be arranged to preserve and provide open space and to protect views . The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and integrated into the subdivision or site plan design.	This project does not interrupt any existing viewsheds.	☒ Yes ☐ No ☐ N/A
15.36.030.9.a.ii.	Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located on adjacent properties.	The applicant has met the 5% minimum open space and landscaping requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.10 Site Access	The location and number of access points to the site, the interior circulation pattern , and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience , and should be harmonious with proposed and neighboring buildings.	Paved and marked walkways and interior roadways have been provided. These provide adequate separation between moving vehicles and pedestrians.	☒ Yes ☐ No ☐ N/A

15.36.030.11 Noise Impact	Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.	The mixing plant shall be located nearly 275' from the public right of way and shall be screened. The applicant does not anticipate that their operations shall exceed the allowable noise decibels for this area.	☒ Yes ☐ No ☐ N/A
15.36.030.12 Views	Due to the community quality and character created by the surrounding scenic beauty, it is essential that the Town and all subdivision and site plan designs preserve general access to significant views. These views include Mount Timpanogos, Provo Canyon, West Mountain, and Utah Lake	Significant views shall not be interrupted.	☒ Yes ☐ No ☐ N/A
15.36.030.13 Landscaping Design Standards	Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the architecture of all proposed buildings and structures and provide visual interest and variety, provide screening elements, provide year-round site beautification, blend with the natural landscape and highlight building design features.	Adequate water-wise and climate appropriate landscaping elements have been provided along the public right of way.	☒ Yes ☐ No ☐ N/A
15.36.030.13.a Landscape Buffers	Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.	A 20' landscaping buffer shall be observed.	☒ Yes ☐ No ☐ N/A

15.36.030.13.b Transitional Landscaped Areas	Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.		☒ Yes ☐ No ☐ N/A
15.36.030.13.c Landscape Materials	All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant “xeriscape” landscaping is encouraged. Landscaping improvements may also include berms, contouring, rocks, and boulders.		☒ Yes ☐ No ☐ N/A
15.36.030.13.d Plant Size, Spacing, and Scale	The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and space of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.		☒ Yes ☐ No ☐ N/A
15.36.030.13.e Streetscape Landscape Treatments	All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.	The proposed site plan provides an attractive street scape that includes appropriate street trees, shrubs, and grasses.	☒ Yes ☐ No ☐ N/A
15.36.030.14 Wall, Fences, and Other Visual Barriers	Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting	Fencing, not to exceed six (6) feet in height shall be provided. The proposed fence shall be constructed	☒ Yes ☐ No ☐ N/A

	durable materials. Walls, fences, and barriers that create a continuous surface greater than 30 feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be constructed of materials that are compatible with the residence.	of 9 or 10 gauge galvanized wire with double wall vinyl slats.	
15.36.030.15 Non-vegetative Ground Cover	Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken and interspersed with plant materials.		☒ Yes ☐ No ☐ N/A
15.36.030.16 Landscape Maintenance	All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.		☒ Yes ☐ No ☐ N/A
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	Lighting shall be down-lit and shall not trespass onto adjoining properties. Please see photometric plan attached.	☒ Yes ☐ No ☐ N/A
15.36.030.17. a.	Warming lighting colors are encouraged. Blue-white colors or fluorescent and mercury vapor lamps are prohibited.		☒ Yes ☐ No ☐ N/A

15.36.030.17. b.	All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.		☒ Yes ☐ No ☐ N/A
15.36.030.17. c. Parking Lot Lighting	Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.	Appropriate lighting shall be provided throughout the site. Lighting shall also come off the buildings onto adjoining parking lots.	☒ Yes ☐ No ☐ N/A
17.36.030.18.a. Project, Site and Building Sign Standards	The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.	No signs shall be approved as part of this application. Exterior wall signs or monument signs shall be approved separately through a sign permit application.	☒ Yes ☐ No ☐ N/A
17.36.030.18.b	Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein		☒ Yes ☐ No ☐ N/A
17.36.030.c	All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.		☒ Yes ☐ No ☐ N/A
VZC Chapter 15.38 Parking and Loading Requirements			
Category	Standard	Staff Comments	Compliance

15.38.030.1.e Parking Stall Dimensions	Type	Width	Length		☒ Yes ☐ No ☐ N/A
	Standard	9 ft	20 ft		
	Parallel	8 ft	24 ft		
	The front of the parking space may overhang 2 feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a 4 foot wide clearance for pedestrian access (a total of 6 feet from the curb face to the opposite edge of the walkway).				
15.38.030.1.f. Parking Aisle Dimensions	Angle	1way Aisle	2way Aisle		☒ Yes ☐ No ☐ N/A
	90 deg.	24 ft	24 ft		
	60 deg.	18 ft	22 ft		
	45 deg.	18 ft	20 ft		
	30 deg.	18 ft	20 ft		
15.38.030.1.g. Parking Lots	Parking lots shall be designed in groupings no larger than 200 spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.				☒ Yes ☐ No ☐ N/A
15.38.030.1.h. Within Structures	The off-street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street provisions of this Section				☒ Yes ☐ No ☐ N/A
15.38.030.1.i. Circulation Between Bays.	Parking areas shall be designed so that circulation between parking bays occur within the designated				☒ Yes ☐ No ☐ N/A

	parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except for one, two, or three-family dwellings.		
15.38.030.1.j. Surfacing	All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.	The applicant shall pave all driveway, access aisles, and pedestrian walkways with recycled asphalt. Please see attached site plan.	☒ Yes ☐ No ☐ N/A
15.38.030.1.k. Striping	Except for one, two, and three-family dwellings, all parking stalls shall be marked with painted lines not less than 4" wide		☒ Yes ☐ No ☐ N/A
15.38.030.1.l. Lighting	Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public rights-of-way and shall be a maximum of 20 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.	All parking lots used during hours of darkness shall be illuminated with appropriate lighting. Site lighting shall not exceed 20' in height. Light poles shall measure 12' 25". See attached photometric plan.	☒ Yes ☐ No ☐ N/A
15.38.030.1.m. Protruding Vehicles	All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.		☒ Yes ☐ No ☐ N/A
15.38.030.1.n. Screening	All off-street parking lots of 4 or more spaces shall be screened from the street	Fencing and landscaping elements around the street frontage and perimeter of	☒ Yes ☐ No ☐ N/A

	view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination there-of at 3 feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of 2.5 feet back from the edge of the parking stall.	the site shall provide adequate screening.	
15.38.030.1.o.i. Parking Area Landscaping	5% of the gross parking surface area shall be of disperse interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement. Acceptable interior landscaping designs: 1) 5' by 5' tree diamonds placed not more than 6 parking spaces apart and located at the intersection of parking stalls. Tree diamonds shall be used only with 90 degree parking spaces. 2) Min. 5' wide landscape medians with trees planted 40 feet apart 3) Min. 5' wide landscape islands and peninsulas with at least 1 tree 4) Other similar designs that disperse		☒ Yes ☐ No ☐ N/A

	landscaping throughout a parking area, to be determined by the Planning Commission.		
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent residential property and screened from streets, so automobiles are not visible below the average headlight height. Screen methods may include landscaped berms, low walls, and hedges		☒ Yes ☐ No ☐ N/A
15.38.030.1.o.iii.	Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.	This standard has been met.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.iv.	In projects greater than 1 acre, every parking space should be no greater than 150 feet from a walkway leading to a building entrance.	No required parking space is further than 150' from a walkway leading to the primary building entrance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.v.	Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should related to adopted area plans, planned parking area, or to existing area parking schemes. The Planning Commission may increase or reduce the		☒ Yes ☐ No ☐ N/A

	minimum required number of parking spaces required based on city approved parking studies.		
15.38.030.1.o.vi.	The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced .		☒ Yes ☐ No ☐ N/A
15.38.030.1.o.vii.	Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.	See photometric plan.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.viii.	All sites shall meet the requirements of the Americans with Disabilities Act ("ADA")		☒ Yes ☐ No ☐ N/A
15.38.030.1.o.ix.	Parking lot design shall consider development on adjacent sites. The City may require cross access connections/easements to improve traffic circulation and to enhance public safety.		☒ Yes ☐ No ☐ N/A
15.38.030.1.o.x.	Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.		☒ Yes ☐ No ☐ N/A
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.	This requirement has been met.	☒ Yes ☐ No ☐ N/A
15.38.030.1.p.i. Maintenance	It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the		☒ Yes ☐ No ☐ N/A

	parking space, access ways, striping, landscaping, and required fences or screening.		
15.38.030.1.p.ii. Maintenance	Shrubs within a landscape island shall be maintained to a maximum height of 3 feet and all trees at maturity within such planters shall maintain a minimum clearance of 6 feet from the lowest branch to the adjacent grade elevation.		☒ Yes ☐ No ☐ N/A
15.38.030.1.q. Use of Required Parking Areas for Parking Only	Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.		☒ Yes ☐ No ☐ N/A
15.38.030.1.r. Signs	No sign shall be located as to restrict the sight lines and orderly operation and traffic movement within any parking area.		☒ Yes ☐ No ☐ N/A
15.38.030.1.s.i. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses	Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.		☒ Yes ☐ No ☐ N/A
15.38.030.1.s.ii	Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.		
15.38.030.1.s.iii.	Height of such structures shall be limited to 10 feet		
15.38030.1.s.iv.	All canopies shall include a fascia		
15.38.030.1.s.v.	Setbacks are measured from property line to nearest edge of canopy.		

15.38.030.1.s.vi.	All required landscaping, parking or otherwise, shall be provided.		
15.38.030.2.c. Off-street Parking Requirements Non-residential uses.	Medical Offices and Clinics: 1 space per 200 SF of floor area.		☐ Yes ☐ No ☒ N/A
15.38.030.2.d.i. Mixed Uses	In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately.		☒ Yes ☐ No ☐ N/A
15.38.030.2.d.ii. Mixed Uses	A horizontal mixed-use development may reduce the amount of required parking by 10% if the project is a mixed-use development that includes, as part of an integrated development plan, both residential and non-residential uses or by 25 if the property is within a ¼ mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the property with a parking study submittal by a Registered Professional Engineer, to be approved through the development or site plan approval process.		☒ Yes ☐ No ☐ N/A
15.38.030.2.e. Calculation Spaces	In case of fractional results in calculating parking requirements, the required numbers of the sum of the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.		☒ Yes ☐ No ☐ N/A
15.38.030.2.f. Joint Use Parking			☒ Yes ☐ No

			☐ N/A
15.38.030.2.g. Offsite Parking			☒ Yes ☐ No ☐ N/A
15.38.040 Off-Street Loading Requirements			☒ Yes ☐ No ☐ N/A
VZC Chapter 15.40 Landscaping			
Category	Standard	Staff Comments	Compliance
15.40.080.1.a. Landscape Improvements and Guarantees	All landscape improvements (landscape materials, irrigation system, screening walls et.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit an amount sufficient to guarantee installation of the landscaping and irrigation system, the City Planner <i>may</i> approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed 6 months. In those instances where the City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape		☒ Yes ☐ No ☐ N/A

	improvements within the time period approved by the Town Planner.		
15.40.080.1.b. Minimum Size of Plantings	Unless otherwise specified herein, all required deciduous trees shall be a minimum of 2-inch caliper in size. All evergreen trees shall be a minimum of 6 feet in height. All shrubs shall be a minimum of 5 gallon in size.	2" caliper trees and 5 gallon shrubs shall be provided; see Landscaping Plan.	☒ Yes ☐ No ☐ N/A
15.40.080.1.c. Plant Installation	Plants installed pursuant to this Chapter shall conform to installation standards within the approved Vineyard Tree Manual		☒ Yes ☐ No ☐ N/A
15.40.080.1.d. Plant Materials	Plants shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide water requirements for all plant material. Plant materials shall be chosen from the approved Vineyard Tree Manual.	Plants selected for this project are water-wise and climate sensitive. See attached landscaping plan.	☒ Yes ☐ No ☐ N/A
15.40.080.1.e. Limitation on the Use of Turf.	Turf shall be limited to 60% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determine by the City Planner are subject to this limitation.		☒ Yes ☐ No ☐ N/A
15.40.080.1.f. Natural Topping of Landscape Areas	All landscaped areas shall be finished with a natural topping material which may include but not limited to the following: turf, groundcover, planting, decorative rock (2 inches minimum depth and a minimum size of ½ inch), or wood mulch (4 inches		☒ Yes ☐ No ☐ N/A

	minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.		
15.40.080.1.g. Irrigation Standards			☒ Yes ☐ No ☐ N/A
15.40.080.1.h. Separate Connection			☒ Yes ☐ No ☐ N/A
15.40.080.1.i. Soil Preparation			☒ Yes ☐ No ☐ N/A
15.40.080.1.j. Protection of Landscaped Areas	Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.		☒ Yes ☐ No ☐ N/A
15.40.080.1.k. Use of Landscaped Areas	No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.		☒ Yes ☐ No ☐ N/A
15.40.080.1.l. Detention Basins			☒ Yes ☐ No ☐ N/A
15.40.080.2.a. Onsite Landscaped Areas	For all development within the industrial zoning districts, landscaped areas shall be	This plan observes the 5% minimum landscaping requirement.	☒ Yes ☐ No ☐ N/A

	provided on the site in an amount equal to or greater than 5% of the net site area, whichever is greater.		
15.40.080.2.b.	For all development within all other zoning district, landscaped areas shall be provided on the site in an amount equal to or greater than 20% of the net site area. For the purposes of this section, landscape areas shall also include plazas.		☒ Yes ☐ No ☐ N/A
15.40.080.2.c.	All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Chapter. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-free in such a manner as may be approved by the City Planner.		☒ Yes ☐ No ☐ N/A
15.40.080.2.d.	The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.		☒ Yes ☐ No ☐ N/A
15.40.080.3.a. Landscaped Buffers	A minimum 10-foot-wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential		☒ Yes ☐ No ☐ N/A

	development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.		
15.40.080.3.b.	The landscape buffer areas shall be improved with a minimum of 1 screening tree spaced at each 15-foot interval of the property boundary being screened.	The applicant has provided a sufficient quantity of required trees and shrubs along the property boundary.	☒ Yes ☐ No ☐ N/A
15.40.080.4. Parking Lot Landscaping	Parking lot landscaping shall be as required in Title 15.38 Parking and Loading Requirements. The landscaped area within these planters may be used to satisfy, to the extent provided, the landscaped area requirements set forth in this Section.		☒ Yes ☐ No ☐ N/A
15.40.080.5. Building Foundations	For each elevation visible from a public or private street, a minimum of 5-foot foundation planting area shall be provided.		☒ Yes ☐ No ☐ N/A
15.40.080.6.a. Street Frontages	The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows: Arterial: 25 Feet Collector: 20 Feet Local Streets: 15 feet	The 20' required landscaping buffer has been observed.	☒ Yes ☐ No ☐ N/A
15.40.080.6.b. Street Frontages	The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows: Arterial: 20 feet		☒ Yes ☐ No ☐ N/A

	Collector: 15 feet		
15.40.080.6.c. Street Frontages	The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.		☒ Yes ☐ No ☐ N/A
15.40.080.6.d. Street Frontages	Turf shall be limited to 30% of the total landscape street frontage area. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.		☒ Yes ☐ No ☐ N/A
15.40.080.6.e. Street Frontages	The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than 1 tree and 10 shrubs for every 20 feet of street frontage. Or 1 tree and 10 shrubs for every 40 feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of 65% of	The applicant has provided a sufficient quantity of required trees and shrubs along the property boundary.	☒ Yes ☐ No ☐ N/A

	the total street frontage landscaped area.		
15.40.080.7. Cumulative Totals	Quantities of plants required by each of this Chapter which apply to that projected submitted to the town for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.		☒ Yes ☐ No ☐ N/A
Bicycle Parking			
Standard	Standard	Staff Comments	Compliance
15.38.040.2.h. Bicycle Parking	Required bicycle parking shall be convenient, secure, and readily accessible to shoppers, customers, visitors, employees, students, residents, commuters, and others on the site.	The applicant has met all minimum bicycle parking requirements.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.i. Bicycle Parking	Required Bicycle Parking Spaces: Bicycle parking spaces shall be required in all zones for each site to which this Title applies. The number of bicycle parking spaces to be provided shall be a minimum of three (3) or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater. The total number of bicycle parking spaces required by this Title shall not exceed thirty (30) spaces per building. Exception: The Community Development Director may reduce the bicycle parking requirements by fifty percent (50%) for developments that are not likely to attract bicycle traffic because of the nature, location, or other circumstances associated with the development.		☐ Yes ☒ No ☐ N/A

	Developments which are not likely to attract bicycle traffic, but are not limited to, a car wash and personal storage units.		
15.38.040.2.h.ii.1. Bicycle Rack General Requirements	Racks shall be of an “inverted-U” design or as approved by the Community Development Director. Other types of bicycle rack facilities may be provided with approval from the Community Development Director, so long as they meet the requirements list below.		☐ Yes ☒ No ☐ N/A
15.38.040.2.h.ii.2. Bicycle Rack General Requirements	Racks shall be securely anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws.		☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.3. Bicycle Rack General Requirements	Racks shall be located in a convenient, highly visible, active, and well-lit area.		☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.4. Bicycle Rack General Requirements	Racks may be located no more than fifty (50) feet from the primary entrance of each principal building. If there is more than one primary entrance to a building, the bicycle parking must be along all facades with a main entrance.		☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.5. Bicycle Rack General Requirements	Racks must hold the bicycle securely by means of the frame. The bicycle frame must be able to be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels. The rack should provide two (2) points of contact with the frame, a minimum of six (6) inches apart horizontally. The rack’s		☒ Yes ☐ No ☐ N/A

	high point should be at least thirty-two (32) inches.		
15.38.040.2.h.ii.6. Bicycle Rack General Requirements	Racks should be arranged so that the parking area for each bicycle is a minimum of two (2) feet wide and six (6) feet long.		☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.7. Bicycle Rack General Requirements	Racks should have a minimum of three (3) feet between rack elements (side by side).		☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.8. Bicycle Rack General Requirements	A minimum of five (5) feet of aisle width shall be provided between rows of bikes.		☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.9. Bicycle Rack General Requirements	Where two bikes can be locked on both sides without conflict, each side can be counted as one (1) required space.		☒ Yes ☐ No ☐ N/A

VINEYARD BATCH PLANT

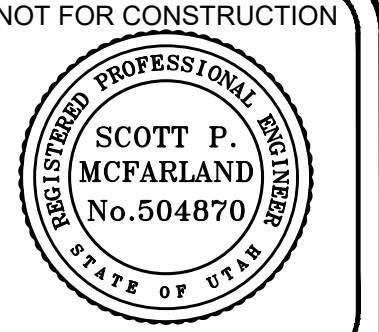
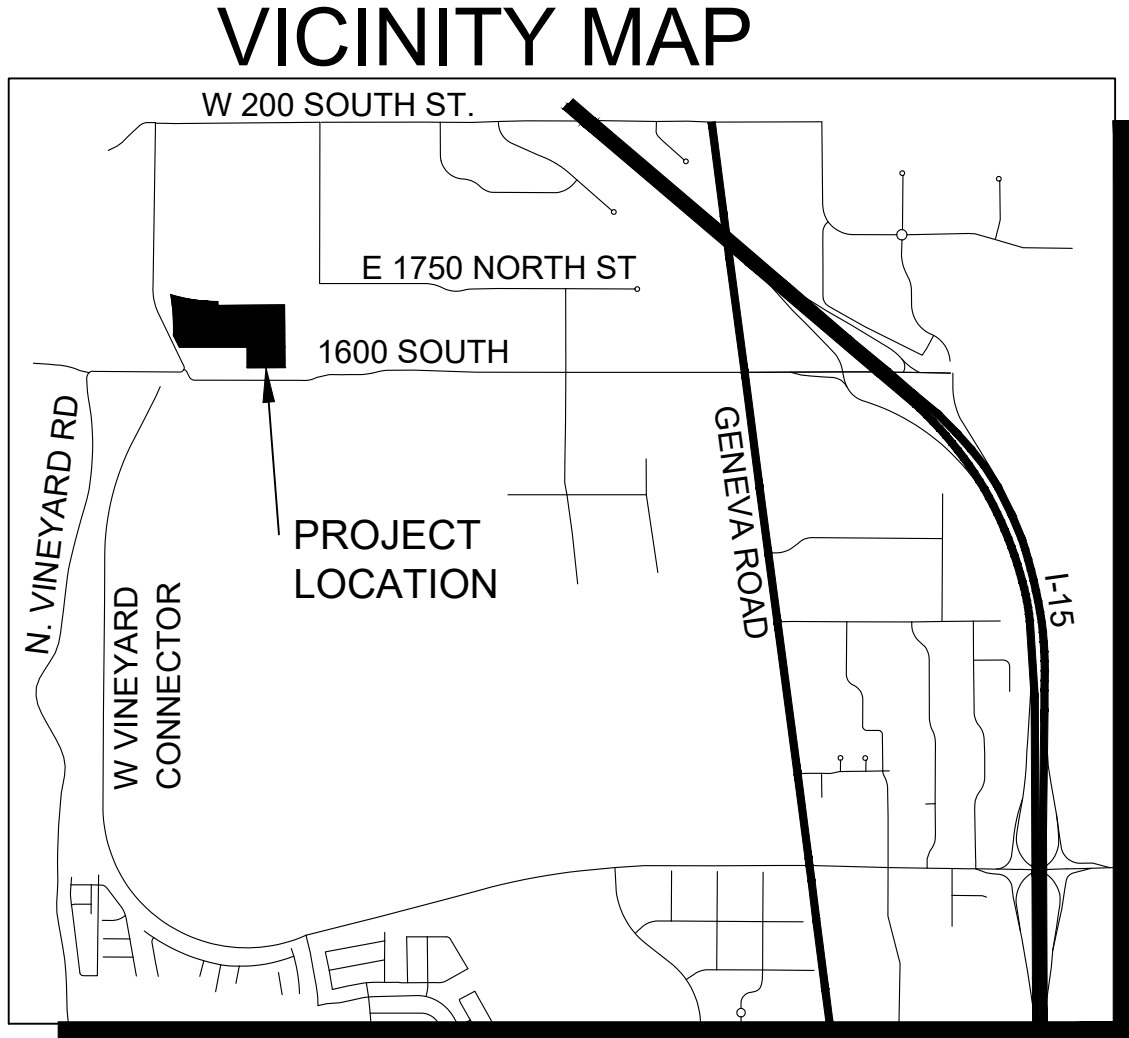
VINEYARD, UTAH COUNTY, UTAH

PARKING CALCULATIONS

3900 SQFT OF MANUFACTURING AREA = 6 PARKING STALLS.

1100 SQFT OF OFFICE AREA = 4 PARKING STALLS.

A TOTAL OF 24 PARKING STALL PROVIDED AND 1 ADA STALL.

[illegible]

SCALE (HORIZ): 1"=40'
SCALE (VERT): NA
DRAWN BY: DP
CHECKED BY: RHD
DATE: 10.28.2021
PROJECT No: 2461

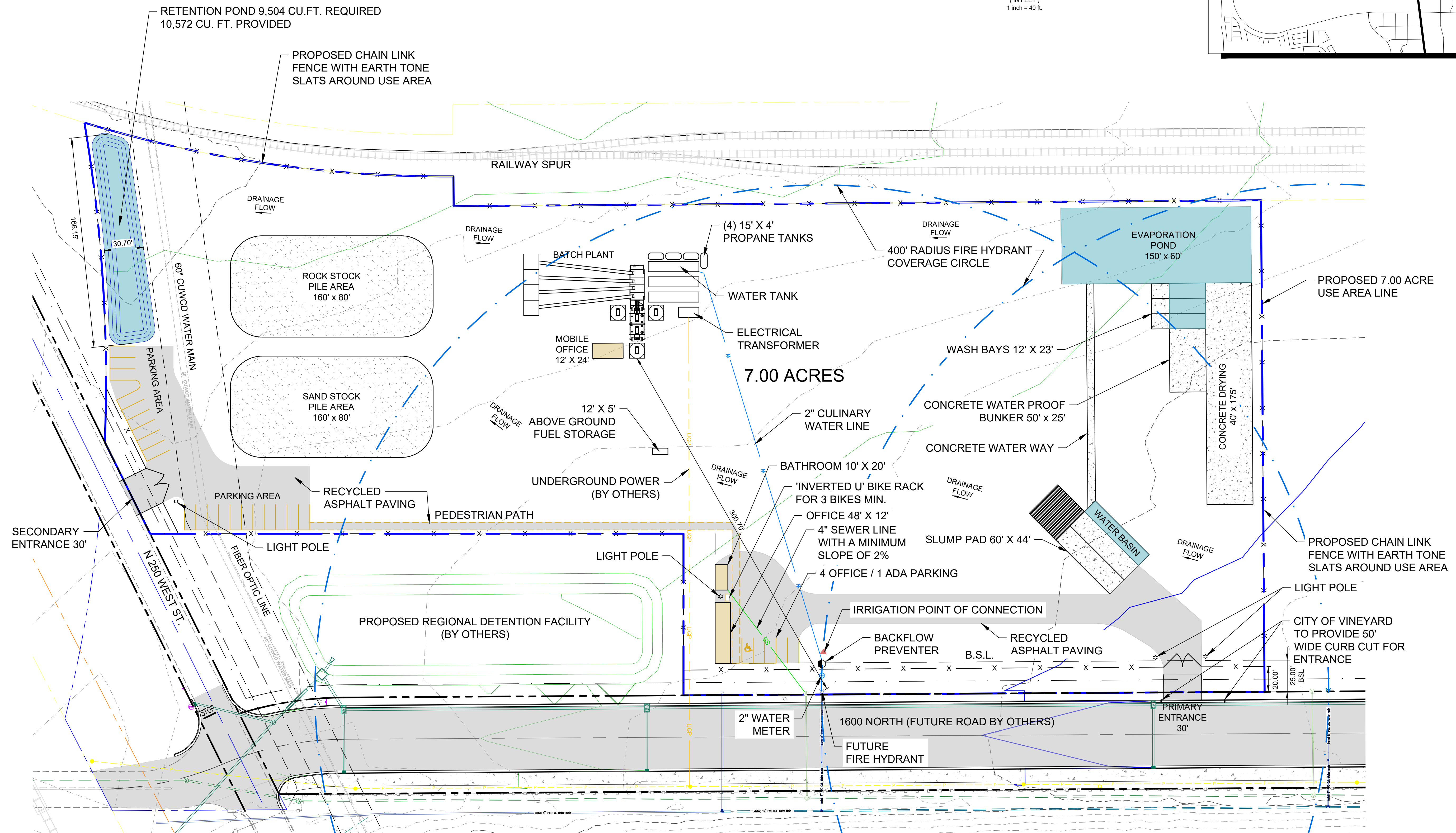


VINEYARD BATCH PLANT

PRELIMINARY SITE PLAN

VINEYARD, UTAH

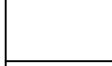
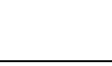
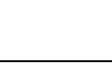
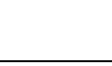
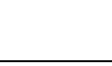
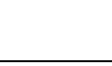
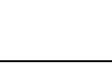
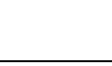
SHEET
SITE

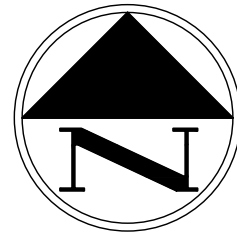


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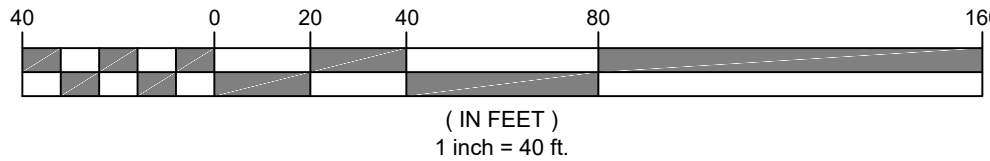
VINEYARD BATCH PLANT

VINEYARD, UTAH COUNTY, UTAH

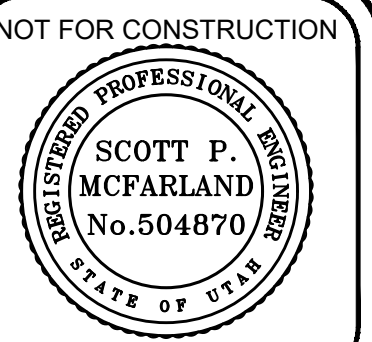
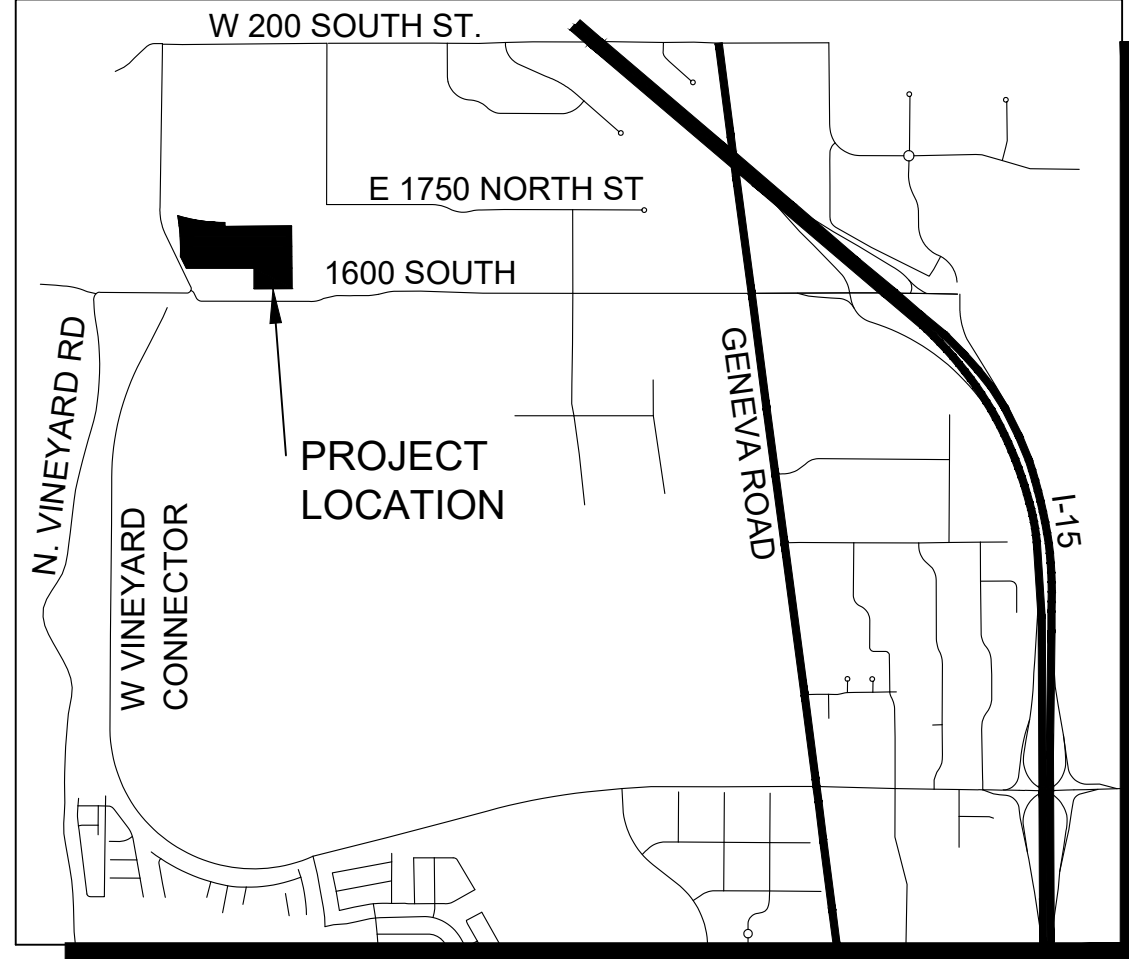
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GRAPHIC SCALE



VICINITY MAP

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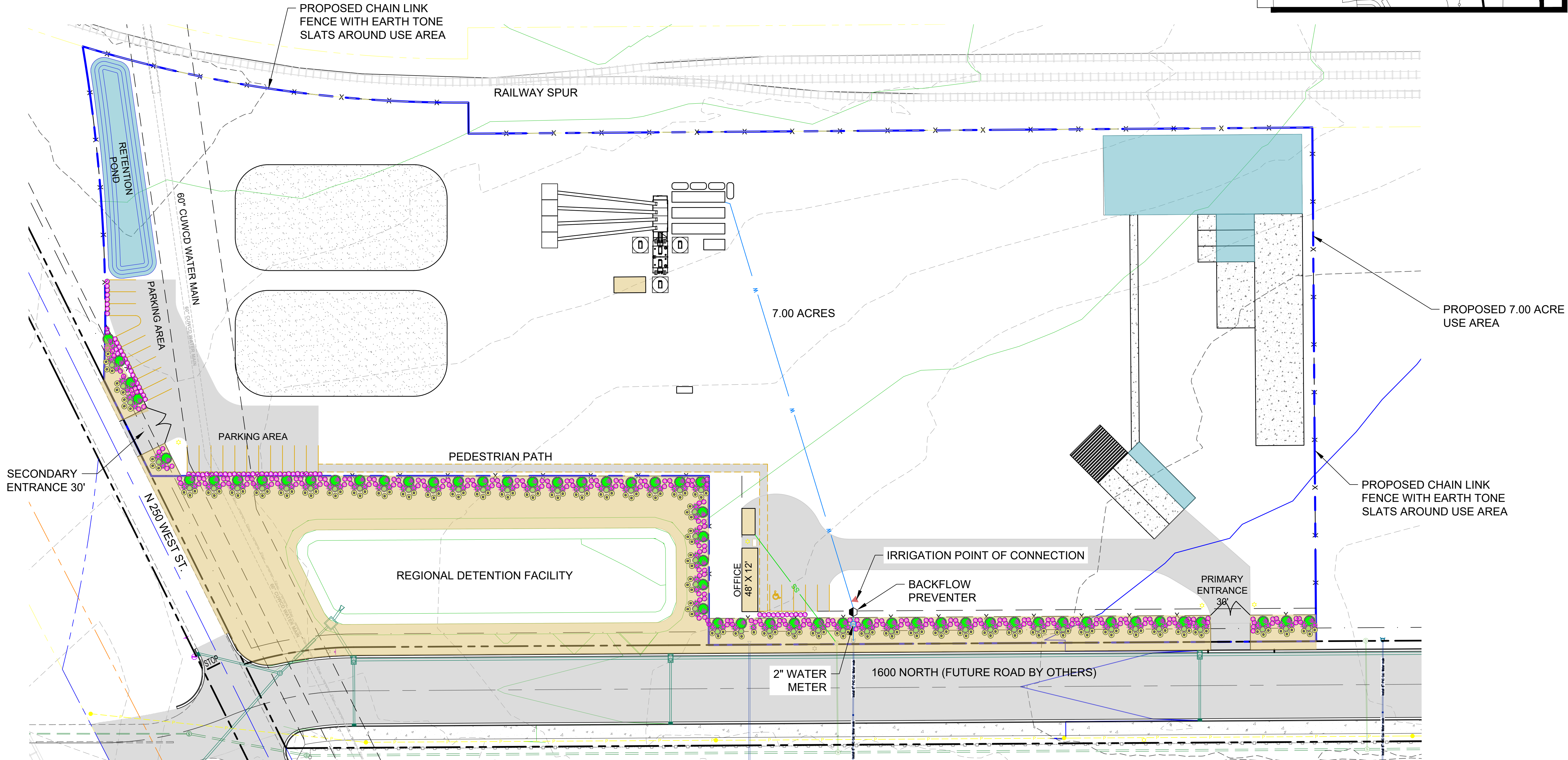
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SCALE (VERT): NA
DRAWN BY: DP
CHECKED BY: RHD
DATE: 10.28.2021
PROJECT No: 2461



VINEYARD BATCH PLANT

PRELIMINARY LANDSCAPE PLAN

SHEET
LS 1



NOTES

1. LOT LINES ARE ESTIMATED AREAS.

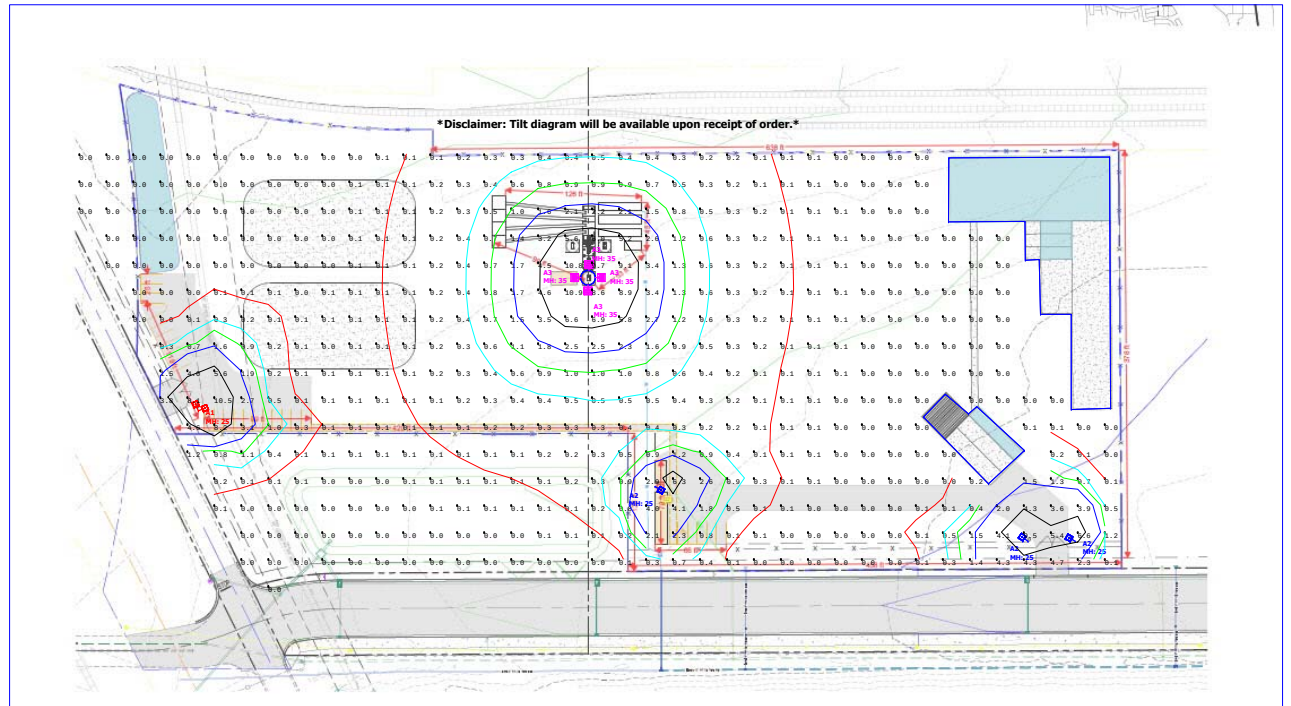
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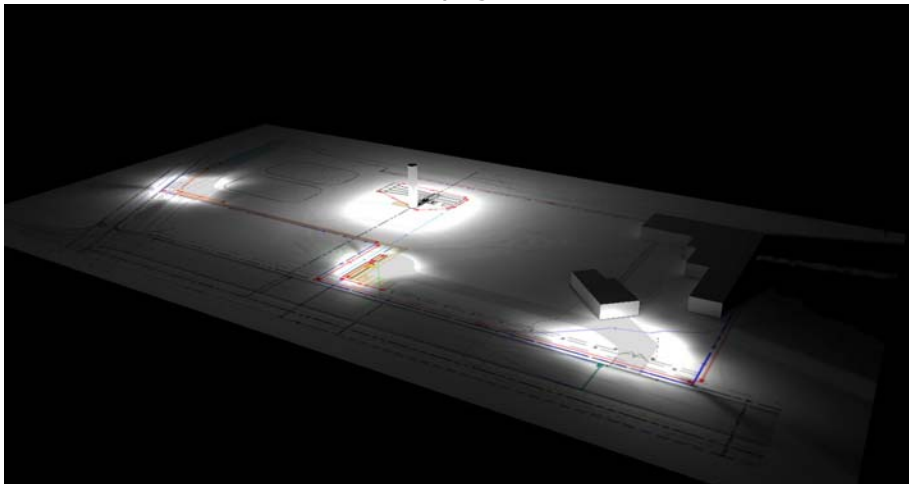
83530-Vineyard Site Plan



Scope of Work



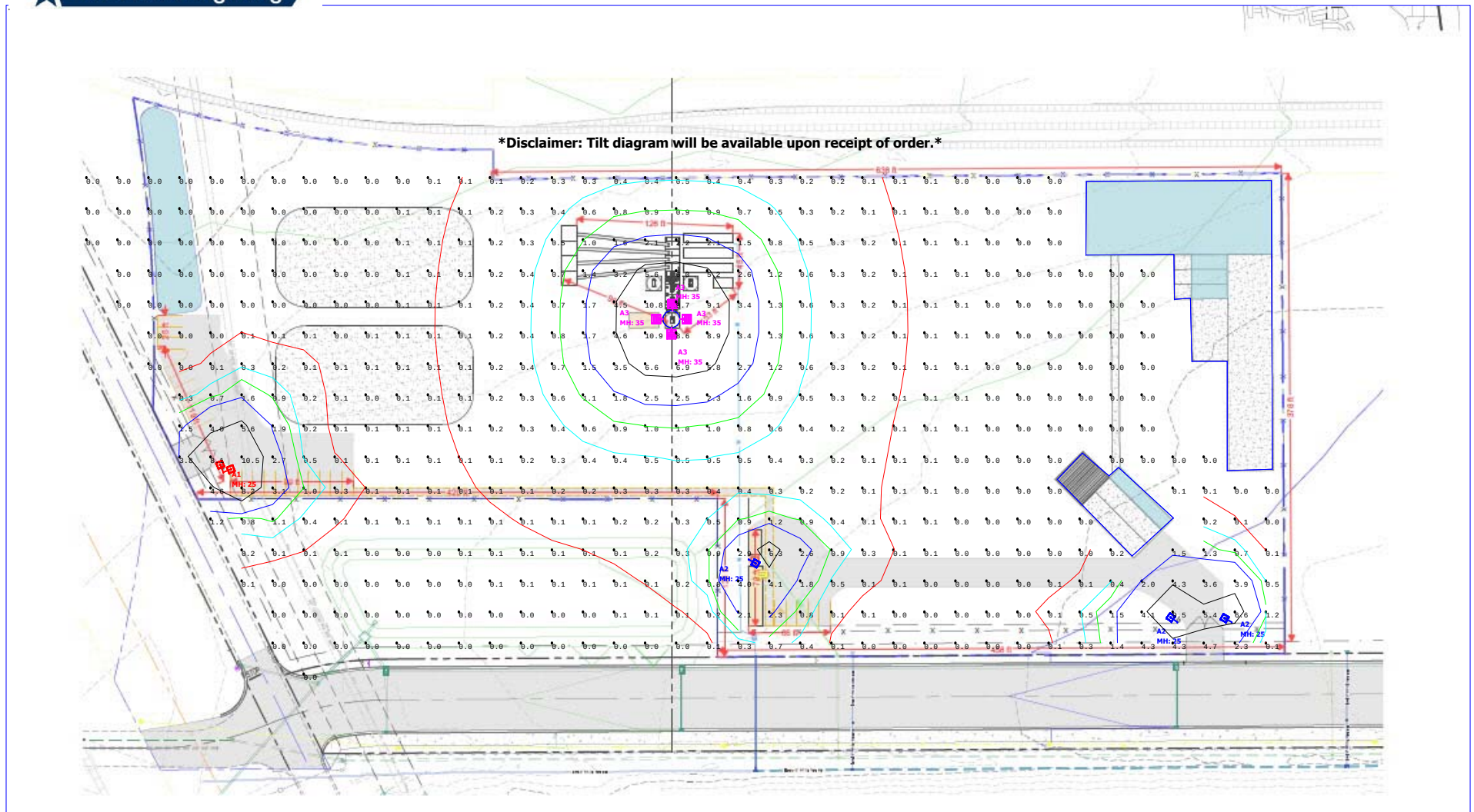
See full size on page 3 for Render



Luminaire Schedule			
Symbol	Label	Qty	Part #
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	A2	3	SLPM24LFT45K
	A3	4	PFXL2GXW50L

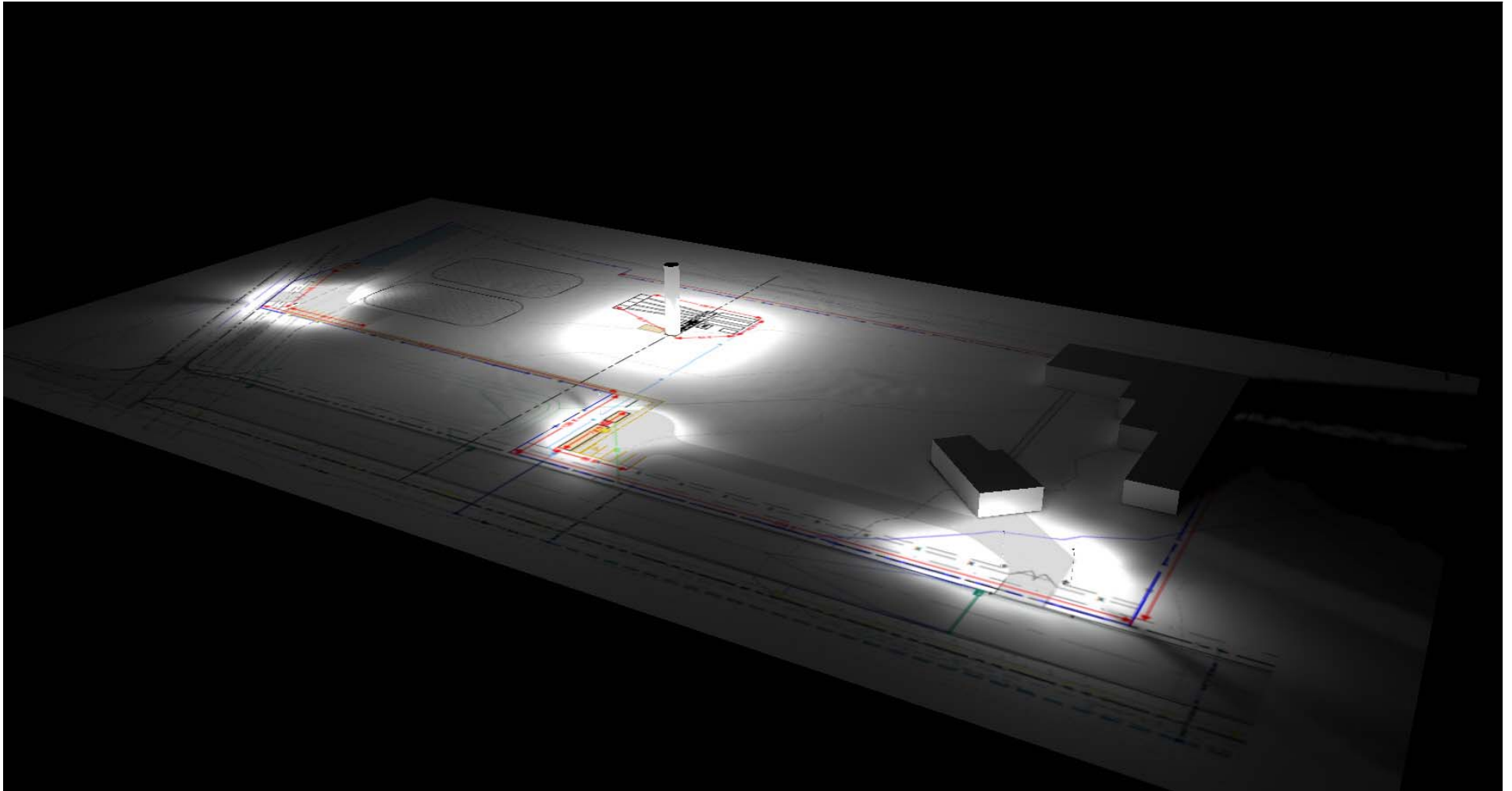
Calculation Summary				
Label	Avg	Max	Min	Height
ALL CALC PTS	0.71	10.9	0.0	0

Note: Layout is based on information provided and should not be used as an as-built construction document. A professional Architect, Engineer, or Contractor must determine if layout will work with current or future site conditions. Illumination levels can vary due to unforeseen site conditions such as major light obstructions. (i.e.-Trees, Indoor racking, etc.) Part #'s shown on this layout are standard and may not include additional options (i.e.-voltage, color, photocell, etc.) or mounting bracketry, those items should be addressed via quote before a order is placed.



Note: Layout is based on information provided and should not be used as an as-built construction document. A professional Architect, Engineer, or Contractor must determine if layout will work with current or future site conditions. Illumination levels can vary due to unforeseen site conditions such as major light obstructions. (i.e.-Trees, Indoor racking, etc.) Part #'s shown on this layout are standard and may not include additional options (i.e.-voltage, color, photocell, etc.) or mounting bracketry, those items should be addressed via quote before a order is placed.

3D Contrast Render





Optic Flood Light

PFXL2GH50L LED Optic Flood Light



SPECIFICATIONS:

	PFXL2GH50L3K	PFXL2GH50L4K	PFXL2GH50L45K	PFXL2GH50L5K
Lumens:	47390	49910	49910	50760
Watts:	359.21	355.26	355.26	356.52
Lumens/Watt:	131.9	140.5	140.5	142.4
CRI:	70	70	70	70
CCT:	3000	4000	4500	5000
DLC Prod. ID:	PI5RM3HT	PU2ZXSL3	PZ3Z2GVX	PUGH11KX

Construction:

Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. Apertures for field or factory installed photocontrol. Separate driver compartment for cooler operation and longer driver life. Removable back panel offers easy access to the driver compartment. Available with heavy duty trunnion or slipfitter.

Optics:

Atlas optic flood lights utilize individual lenses for maximum light intensity. These lenses are made of optical grade acrylic. This guarantees more footcandles, less glare and less wasted light.

Thermal Management:

Atlas optic flood lights are designed as a complete system to optimize LED life and light output. The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs¹) and component life and also allows for higher light output.

Listings:

Luminaire is certified to UL/cUL Standards for Wet Locations. DesignLights Consortium qualified luminaire, eligible for rebates from DLC member utilities. IP65 Rated

AC Input: 120/208/240/277 V

Driver:

Constant current, Class 2, 120-277 VAC, 50-60 Hz
High Efficiency – min. 88%
Off-State Power: 0 Watts
0-10 V Dimming

LEDs:

3000K, 4000K, 4500K, 5000K CCT
Epoxy Guard™ protective conformal coated boards
Atlas LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance. They are tested and binned at 700mA which is the actual operating current used in Atlas LED luminaires, giving a better representation of actual performance.

Reduced Glare:

Positioning of the LED modules within the housing result in light directed to desired locations and reduces offensive light.

Testing:

Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.

Warranty: Five-year limited warranty

Options:

Photo Control - For factory installed 120V button photo control add suffix PC to part number.
480 Volt - For 480V add suffix 4 to part number.

¹LED Life Span Based Upon LM-80 Test Results

Project Information

Job Name

Fixture Type LED Optic Flood Light

Catalog Number PFXL2GH50L

Approved by



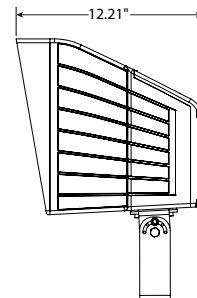
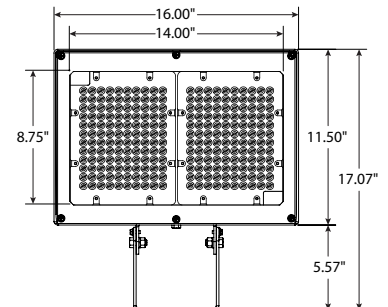
Optional Factory
Installed Slipfitter
Add Suffix S



DIMENSIONS:

Weight: (with Trunnion) 30 lbs.
(with Slipfitter) 31 lbs.

EPA: 1.29



**Rebates and Incentives are available in many areas.
Contact an Atlas Representative for more information.**

ATLAS LIGHTING PRODUCTS, INC.

PO BOX 2348 | BURLINGTON, NC 27216
800-849-8485 | FAX: 1-855-847-2794 | www.atlasled.com

*The majority of Atlas Lighting Products are assembled in USA facilities by an American Workforce utilizing both Domestic and Foreign components. Meets Buy American requirements within the ARRA.



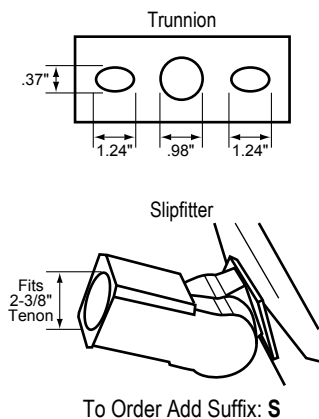
Optic Flood Light

PFXL2GH50L LED Optic Flood Light

ORDERING FORMAT

PFXL2GH PRODUCT SERIES PFXL2GH = Extra Large Flood (2nd Generation)	50L LUMEN PACKAGE 50L = 50,000 Lumens	45K COLOR TEMP. 3K = 3000K 4K = 4000K 45K = 4500K 5K = 5000K	CONTROLS Blank = Dimming (0-10V) PC = 120V Photocontrol PM = 208-277V Photocontrol PR = Photo Receptacle	VOLTAGE Blank = 120-277 4 = 347-480V	COLOR Blank = Bronze WT = White* BK = Black* SL = Silver* <i>*optional with adder</i>	OPTIONS SP = Surge Protection S = Slipfitter
--	--	---	--	--	---	--

MOUNTING DETAIL





Dual Deal Pole Combo

2nd Generation LED Site Lighter & Pole Combo



Project Information

Job Name

Fixture Type Dual Deal Pole Combo

Catalog Number

Approved by

EAGLE SPECIFICATIONS:

Construction:

Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life. The die cast aluminum housing utilizes external airflow fins allow for greater heat dissipation. The easy access driver compartment is a thermally independent compartment, separate from LED generated heat, for cooler operation and longer driver life.

Optics:

Atlas Site Lighter Pro fixtures utilize precision engineered individual lenses for maximum light intensity. The lens is made of optical grade polycarbonate. Advanced one piece optic board engineered for maximum light intensity. Types III, V and Forward Throw distributions are available.

Mounting:

The easy mount bracket makes installation to any style pole quick and easy. Tenon and other mounting accessories also available.

Thermal Management:

Atlas Site Lighter Pro fixtures are designed as a complete system to optimize LED life and light output. The thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and components. The lower temperatures result in long LED life (200,000+ hrs¹) and component life and also allows for higher light output.

AC Input:

120/208/240/277 V

Driver:

Constant current, 120-277 VAC, 50-60 Hz

High Efficiency – min. 88%

Off-State Power: 0 Watts

0-10 V Dimming

LEDs:

Available in 4000K, 4500K and 5000K, CCT

Epoxy Guard™ protective conformal coated boards

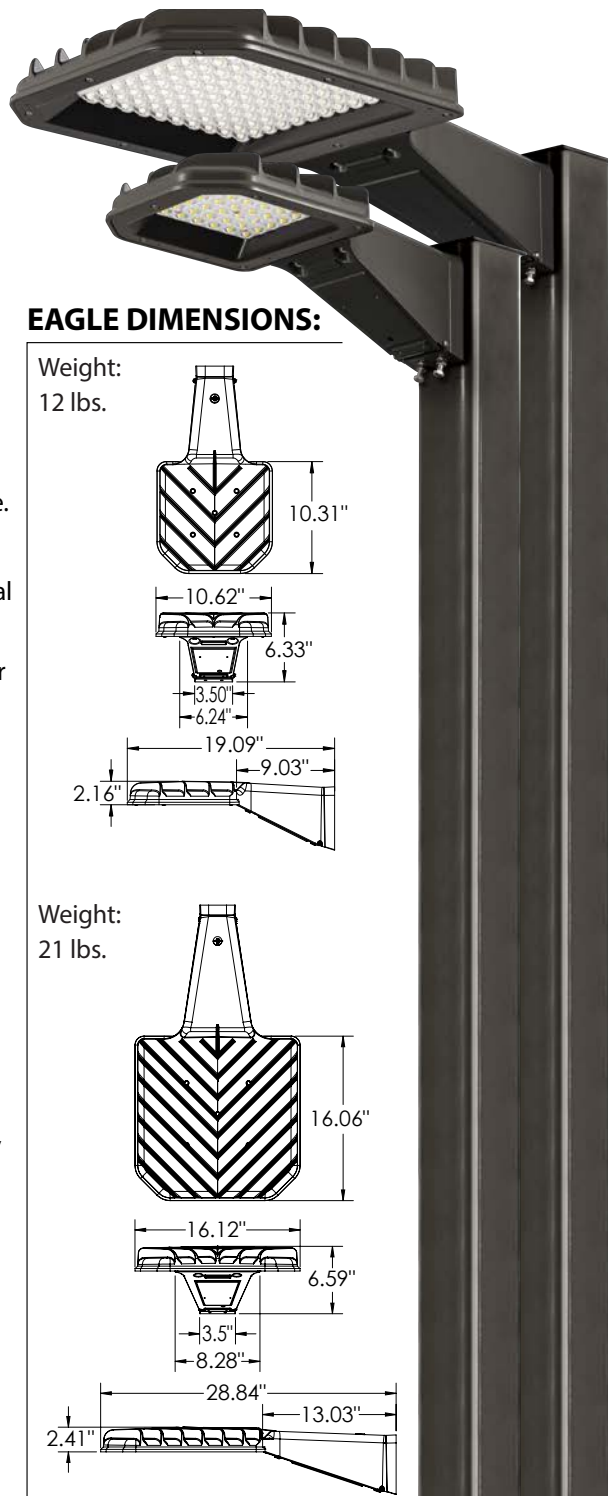
Reduced Glare:

Positioning of the LED modules within the housing result in light directed to desired locations and reduces offensive light.

Testing:

Atlas LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 & LM-80.

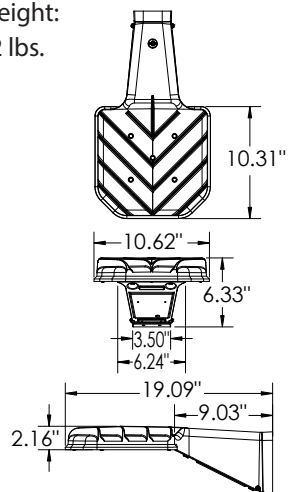
Warranty: Five-year limited warranty



EAGLE DIMENSIONS:

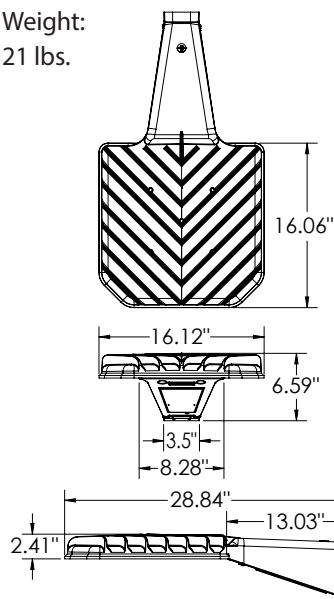
Weight:

12 lbs.



Weight:

21 lbs.



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¹LED Life Span Based Upon LM-80 Test Results

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Dual Deal Pole Combo

2nd Generation LED Site Lighter & Pole Combo



POLE SPECIFICATIONS:

Pole Shaft

- Straight pole is 4" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- 12' pole has a 2" x 4" non-reinforced hand-hole.
- 20' pole has a 2" x 4" non-reinforced hand-hole.
- 25' pole has a 3" x 6" reinforced hand-hole.

Base

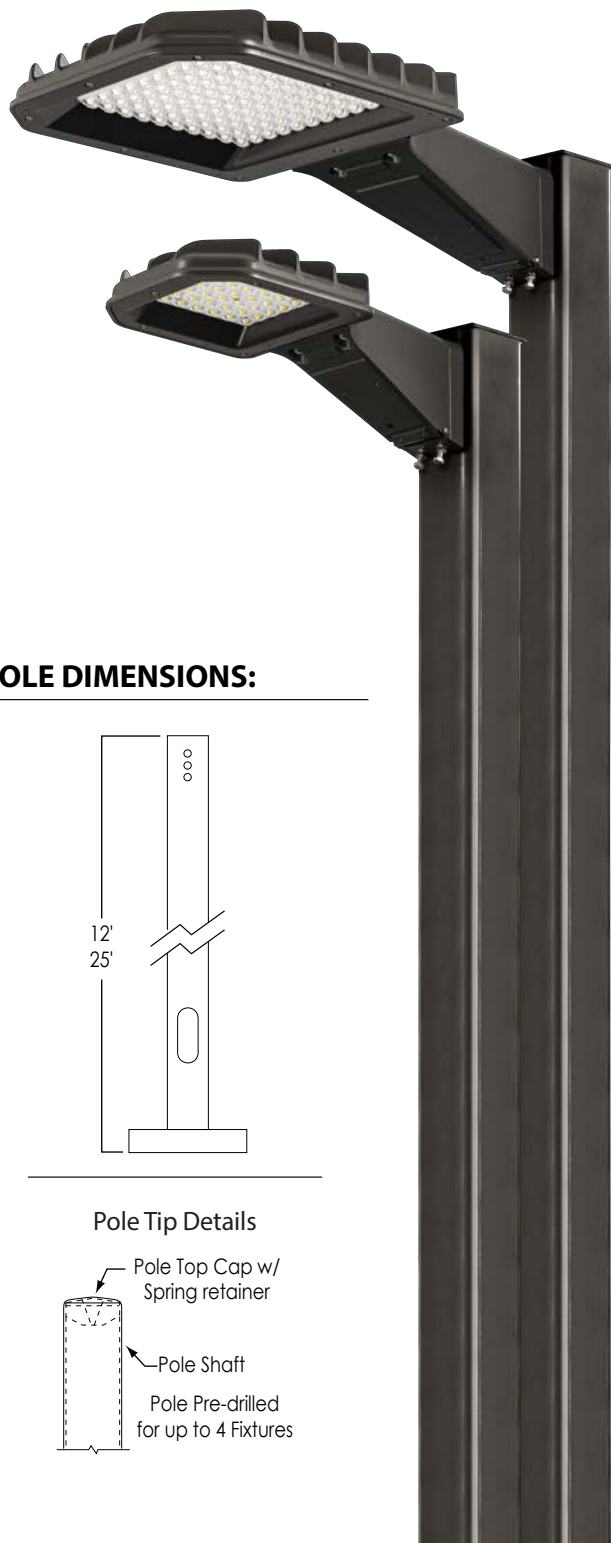
- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

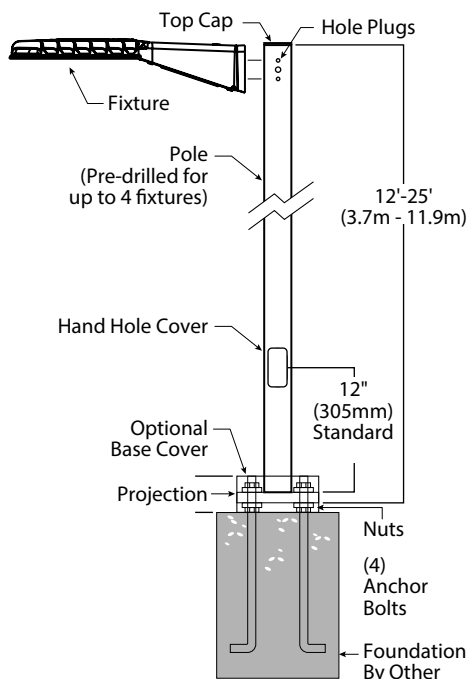
- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

Ground Lug

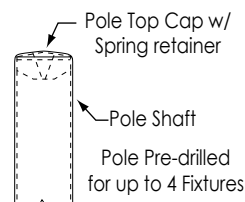
- Ground lug is standard.



POLE DIMENSIONS:



Pole Tip Details



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Dual Deal Pole Combo

2nd Generation LED Site Lighter & Pole Combo

ORDERING INFORMATION

PXSLPM	3	18L	1	40	4SQ20		
PRODUCT SERIES PXSLPS = Small Eagle/ Pole Combo PXSLPM = Medium Eagle/ Pole Combo		LUMEN PACKAGE 9L ¹ = 9,000 Lumens 12L ¹ = 12,000 Lumens 18L ² = 18,000 Lumens 24L ² = 24,000 Lumens 43L ² = 43,000 Lumens 50L ² = 50,000 Lumens ¹ PXSLPS only ² PXSLPM only		COLOR TEMP. 40 = 4000k 45 = 4500k 50 = 5000k		FIXTURE COLOR Blank = Bronze	
	DISTRIBUTION 3 ² = Type 3 5 = Type 5 FT = Forward Throw ² PXSLPM only		QUANTITY 1 - Single Head 2 - Double Head @ 180° 3 - Triple Head @ 90° 4 - Quad @ 90°		SQUARE STRAIGHT POLE 4SQ12 ¹ - 4", 12 feet steel 11-gauge 4SQ15 ¹ - 4", 15 feet steel 11-gauge 4SQ20 ² - 4", 20 feet steel 11-gauge 4SQ25 ² - 4", 25 feet steel 11-gauge ¹ PXSLPS only ² PXSLPM only	ANCHOR BOLTS Blank = with anchor bolts/template LAB = Less anchor bolts/template	

EAGLE PERFORMANCE DATA PXSLPS

LUMEN PACKAGE	DISTRIBUTION	CRI	4000K CCT		4500K CCT		5000K CCT		WATTAGE
			DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	
9L	FT	70	62.8	8541	136.0	62.8	8541	136.0	62.8
	T5	70	62.5	8465	134.8	62.8	8465	134.8	62.8
12L	FT	70	88.6	11222	126.7	88.6	11222	126.7	88.6
	T5	70	88.7	11380	128.9	88.3	11380	128.9	88.3

PXSLPM

LUMEN PACKAGE	DISTRIBUTION	CRI	4000K CCT		4500K CCT		5000K CCT		WATTAGE
			DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	DELIVERED LUMENS	EFFICACY (LPW)	
18L	T3	70	18289	159	18367	160	18546	161	115
	FT	70	17806	155	17883	156	18056	157	
	T5	70	18299	159	18378	160	18556	161	
24L	T3	70	24255	152	24359	153	24596	154	160
	FT	70	23650	148	23751	149	23981	150	
	T5	70	24296	152	24401	153	24637	154	
43L	T3	70	43068	124	43253	124	43672	125	348
	FT	70	42411	122	42593	122	43006	123	
	T5	70	43099	124	43284	124	43703	125	
50L	T3	70	49190	148	48324	145	48324	145	333
	FT	70	47891	144	47048	142	47048	142	
	T5	70	49524	149	48652	146	48652	146	

POLE DATA

MOUNTING HEIGHT LENGTH (FT)	CATALOG NUMBER	SHAFT			POLE BASE			MAXIMUM LOADING									
		BASE O.D. (IN)	WALL THK. (GA)	GROSS WEIGHT (LBS)	BOLT CIRCLE RANGE	PLATE WIDTH (IN)	PLATE THICK (IN)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH	
								EPA (FT²)	EPA (FT²)	EPA (FT²)	EPA (FT²)	EPA (FT²)	EPA (FT²)	EPA (FT²)	EPA (FT²)	EPA (FT²)	
12	SSS12411BZ	4	11	90	8" - 11"	10.125	0.75	13.9	12.5	11.3	9.2	7.6	6.3	5.2	4.3	3.6	
15	SSS15411BZ	4	11	113	8" - 11"	10.125	0.75	8.2	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0	
20	SSS20411BZ	4	11	150	8" - 11"	10.125	0.75	4.6	3.9	3.2	2.1	1.2	0.6	n/a	n/a	n/a	
25	SSS25411BZ	4	11	188	8" - 11"	10.125	0.75	4.6	3.7	3	1.7	0.7	n/a	n/a	n/a	n/a	

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BOLT CIRCLE

4" (102mm) square
10-1/8" (257mm) sq.



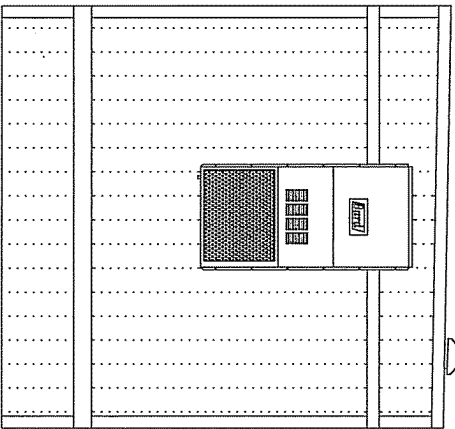
11" (279mm) Dia. Bolt Circle

Bolt Circle Designator	B
Bolt Circle	Slotted 8"-11" (203mm-279mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)
Anchor Bolt Projection	3-1/4" (83mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)
Pole Gauge	11

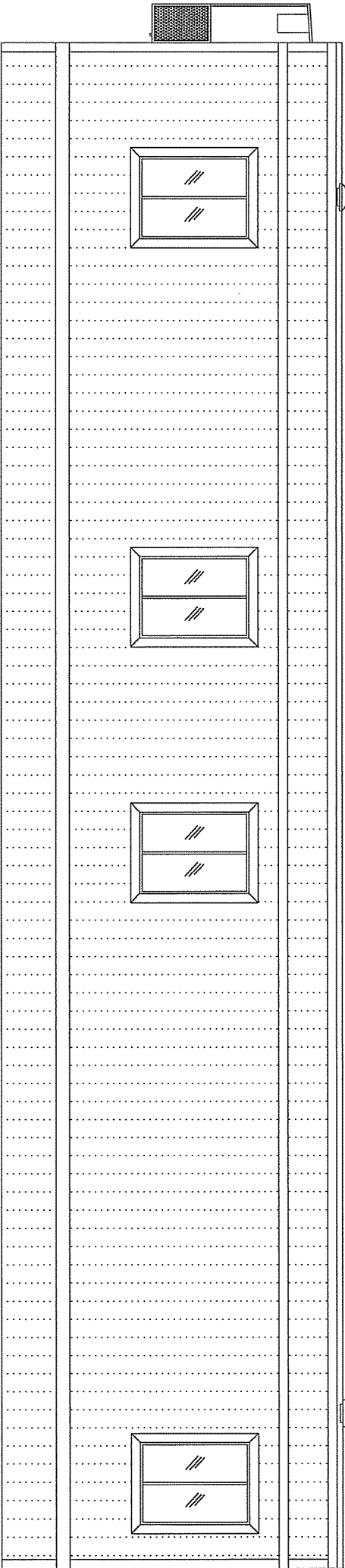
Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

EPA

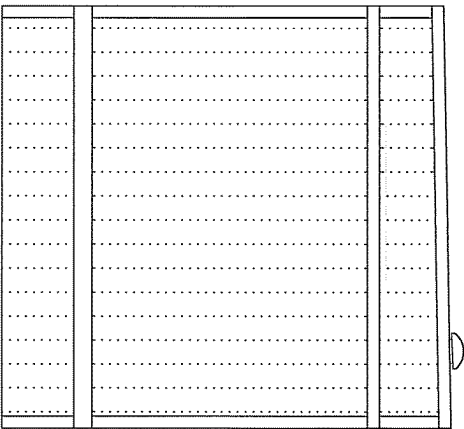
Figure 1	Configuration	EPA
	Single	0.6
	2 @ 180°	0.7
	3 @ 90°	2.1
	4 @ 90°	2.1



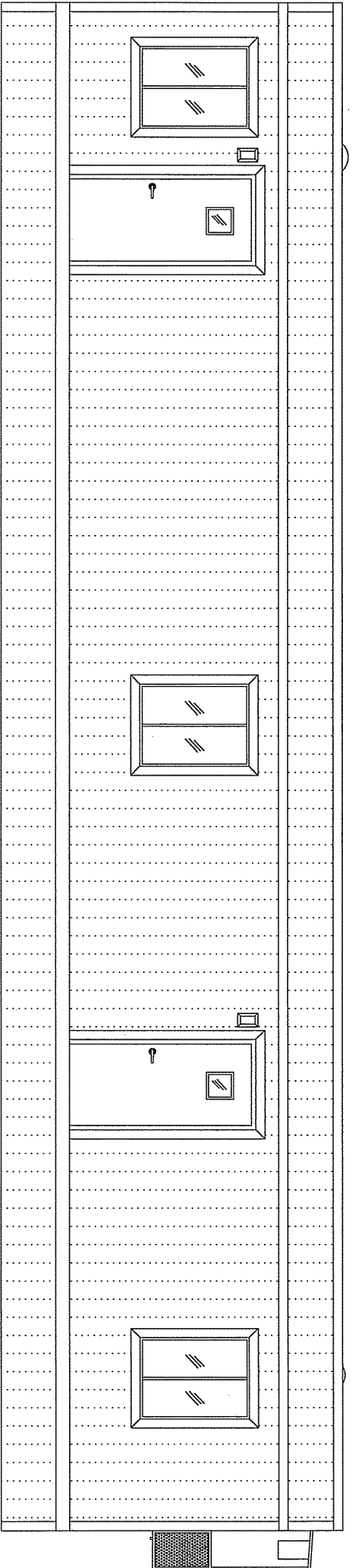
HITCH END ELEVATION



ROAD SIDE ELEVATION



REAR END ELEVATION



CURB SIDE ELEVATION

RELEASED
FOR
PRODUCTION

FOREST
RIVER
P remiere
S tructures Div.

2801 OAKLAND AVENUE
ELKHART, INDIANA 46517
(574) 522-4011

Δ UPDATED TO 70 PSF ROOF LIVE LOAD

CUSTOMER: WILLIAMS SCOTSMAN

CONTACT: ROB

MODEL: 1260 STOCK OFFICE

SCALE: 3/16" = 1'-0"

DRAWING BY: RUDY

DATE: 10/31/07

APPROVED #:

SERIAL #:

DRAWING #: WS1260HR (Rev 2)

SHEET

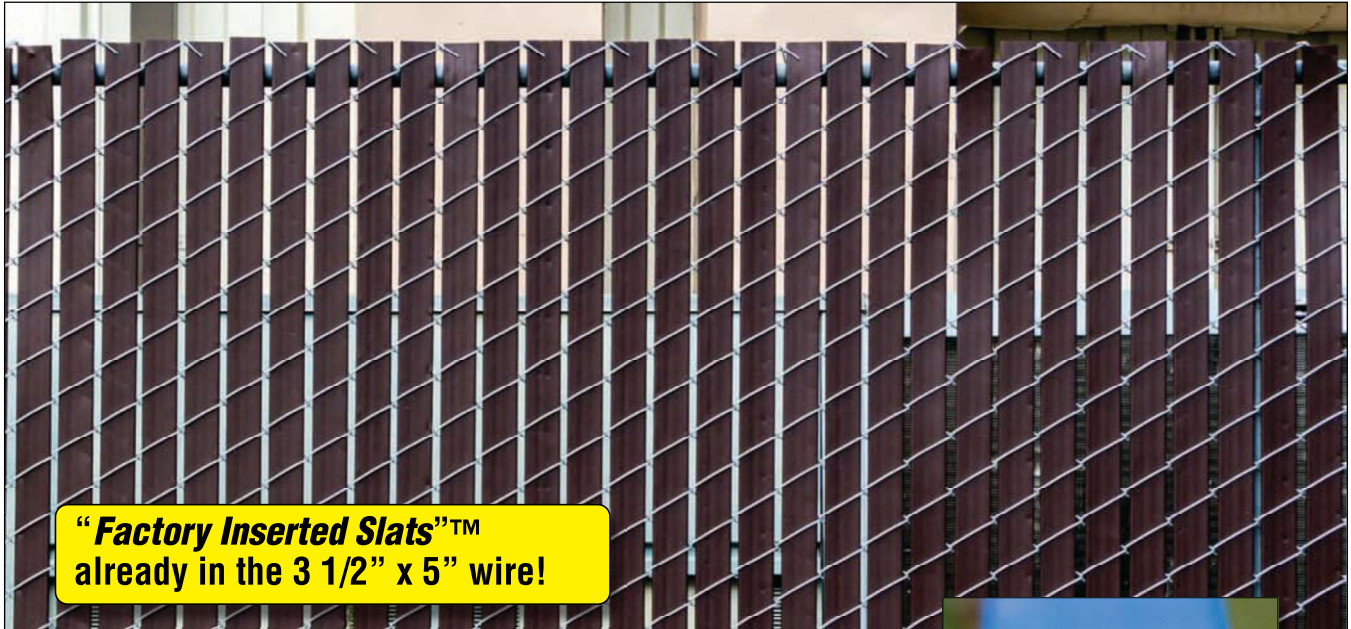
2 OF 8

IndustrialLink® (3 1/2" x 5" mesh – semi-privacy)

IndustrialLink® FENCE IS ALSO BUILT USING 9 OR 10 GAUGE GALVANIZED OR VINYL COATED WIRE and "Factory Inserted Slats"™. The slats have one additional center support for strength, are stapled into the chain link, and provide approximately 75 percent privacy. **IndustrialLink®** is an excellent choice for a boundary or security fence.



Chain Link Fence with "Factory Inserted Slats"™



"Factory Inserted Slats"™
already in the 3 1/2" x 5" wire!

General Features and Specifications:

- Double-wall "Factory Inserted Slats"™
- Approximately 75% wind load and privacy factor
(based on wire/mesh used-stretch tension)
- Available in 3 1/2" x 5" mesh
- Chain link manufactured up to 16' high
- Available in 9 or 10 gauge galvanized before weaving (GBW), Type II, class IV wire (1.20 oz.)
- Available in 9 gauge galvanized before weaving (GBW), Type II, class V wire (2.0 oz.)
- Available in 9 gauge finish 10 gauge core fused & bonded vinyl coated wire – 7 colors available
- Available in 8 gauge finish 9 gauge core fused & bonded vinyl coated wire – 7 colors available
- Available in 9 gauge aluminized before weaving wire per ASTM A491, Type 1
- Double wall slats with staples
- Slats meet ASTM F3000 and F3000M designations
- Available in 25' rolls, 5' minimum increments after that
- Fifteen year pro-rata limited warranty



ACCESS PRIVACYLINK
ARCHITECTURAL SUPPORT AT



Chain Link Wire Colors

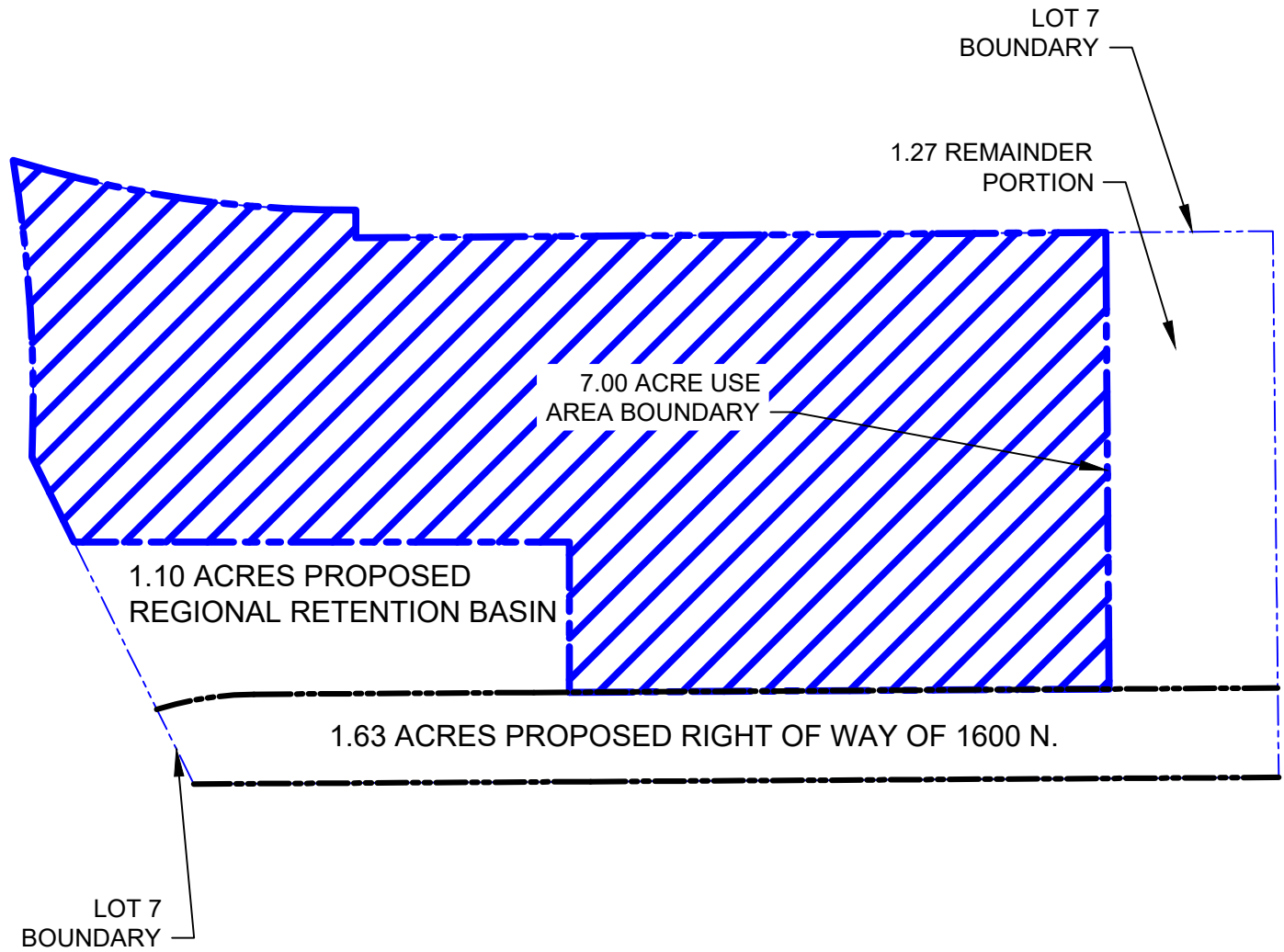


Slat Colors



Mix any color of slat with any color of wire. Colors are approximations. Exact representation of colors in printing is difficult. Please refer to actual color samples for accurate matching. **Samples available upon request.**

P:\Shared Files\Projects\2461 - Vineyard Plant\00-Cadd\04-Exhibits\2461 - VINEYARD BATCH PLANT BODY EXHIBIT.dwg Oct 25, 2021 - 7:05pm



7.00 ACRES
1.10 ACRES
1.63 ACRES
1.27 ACRES

11.00 ACRES

USE AREA BOUNDARY
RETENTION BASIN
R.O.W. 1600 S.
REMAINDER PORTION

LOT 7 OF THE PLAT



SCALE: 1" = 150'

DRAWN BY: DP

CHECKED BY: SPM

DATE: 10.25.2021

PROJECT No. 2461

VINEYARD BATCH PLANT
VINEYARD BATCH PLANT
BOUNDARY EXHIBIT
VINEYARD CITY, UTAH



infinity
CONSULTANTS

2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

SHEET

EX 1

NOT FOR CONSTRUCTION

[illegible]

SCALE (HORIZ): 1"=3'
SCALE (VERT): NA
DRAWN BY: DP
CHECKED BY: RHD
DATE: 10.27.2021
PROJECT No.: 2461



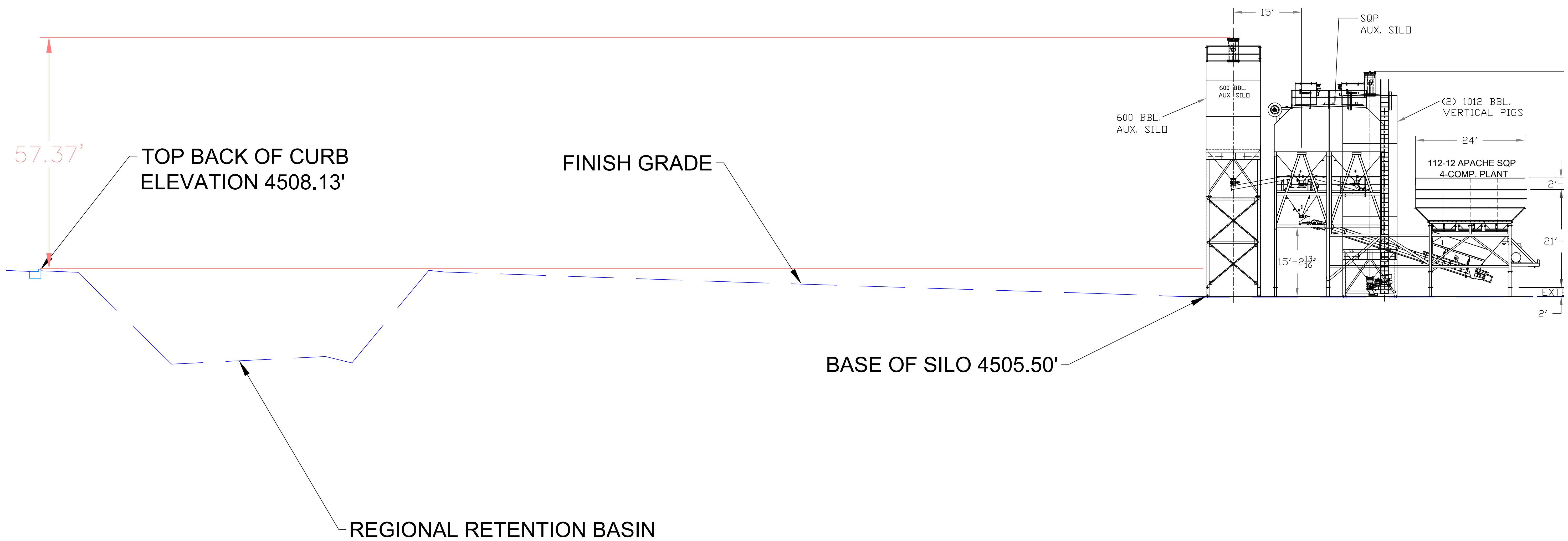
infinity
CONSULTANTS

2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

VINEYARD BATCH PLAN I

VINEYARD, UTAH

SHEET
HEIGHT



DEVELOPER
TODD CUSICK
CMC ROCK
(801)-850-3108

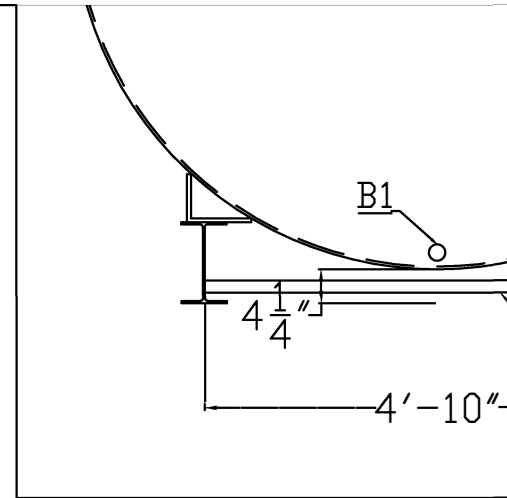
ENGINEER
INFINITY CONSULTANTS
2975 EXECUTIVE PARKWAY, STE. 300
LEHI, UT 84043
(801) 541-3040
REID H. DICKSON, P.E. / SCOTT P. MCFARLAND, P.E.
reid@infinityutah.com
scott@infinityutah.com

P:\Shared Files\Projects\2461 - Vineyard Plant\00-Cadd\04-Exhibits\EXHIBIT FOR SILO HIEGHT 10-27-2021\2461 - VINEYARD BATCH PLANT HEIGHT PLAN 10-27-2021.dwg October 27, 2021 - 8:09am

General Notes:

Tank Type: Double Wall
 Construction Code: U/L 142 Approved
 Estimated Weight: 8000 Gallon = 13,200 lbs
 10,000 Gallon = 16,400 lbs
 Material Type: Mild Carbon Steel A1011 or A-36 Type
 Tank Thickness: Inside 1/4", Outside 10 Gauge
 Structural Supports: I-Beams
 Design and Operating Temperature: Ambient Conditions
 Design and Operating Pressure: Atmospheric or 1.0 psi
 Radiography: N/A
 Corrosion Allowance: N/A
 Tested: 3-5 psi, soap and water
 Fitting Type: NPT Threadlet or Coupling (National Pipe Thread)
 Internal Seal-Weld: N/A
 Internal Coating: N/A (Bare Metal)
 External Coating: Red Oxide Primer

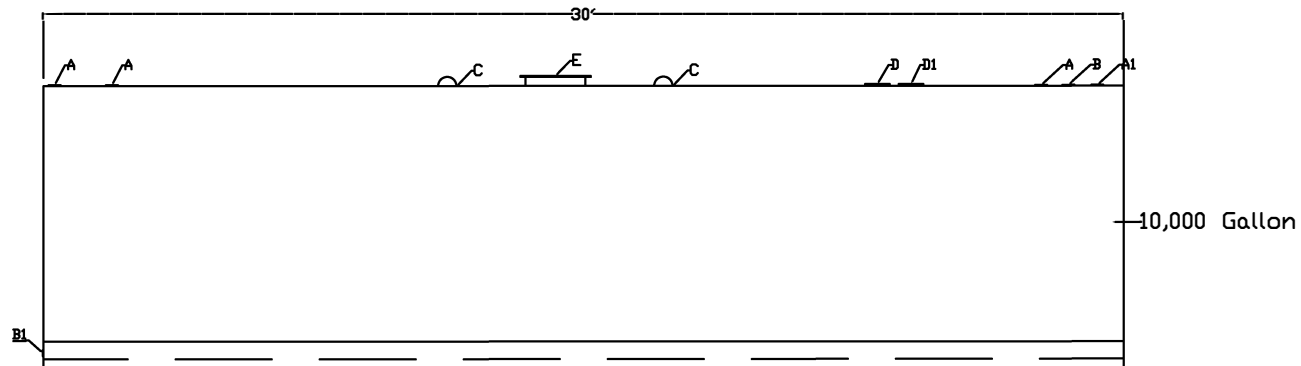
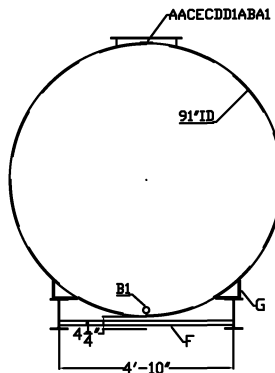
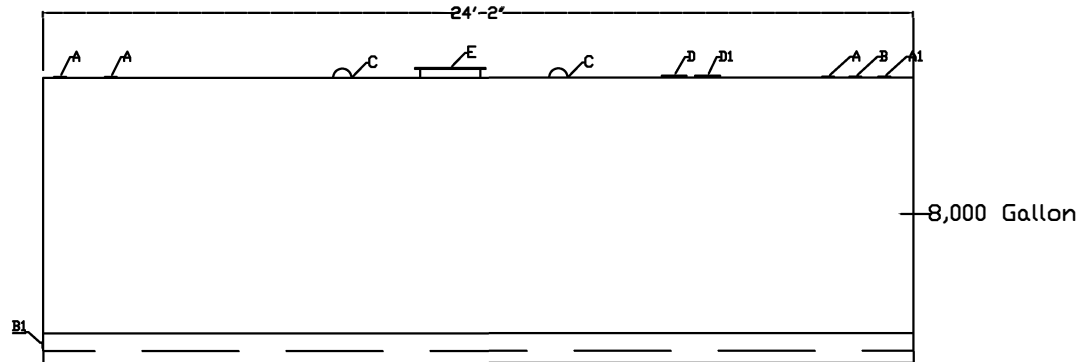
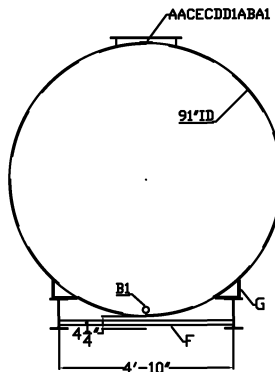
Additional Note: 1) All fittings may be spaced accordingly
 2) Stationary use only. Move/lift tanks while empty
 3) All primary tank openings located on top
 4) Outside tank is a tight wrap



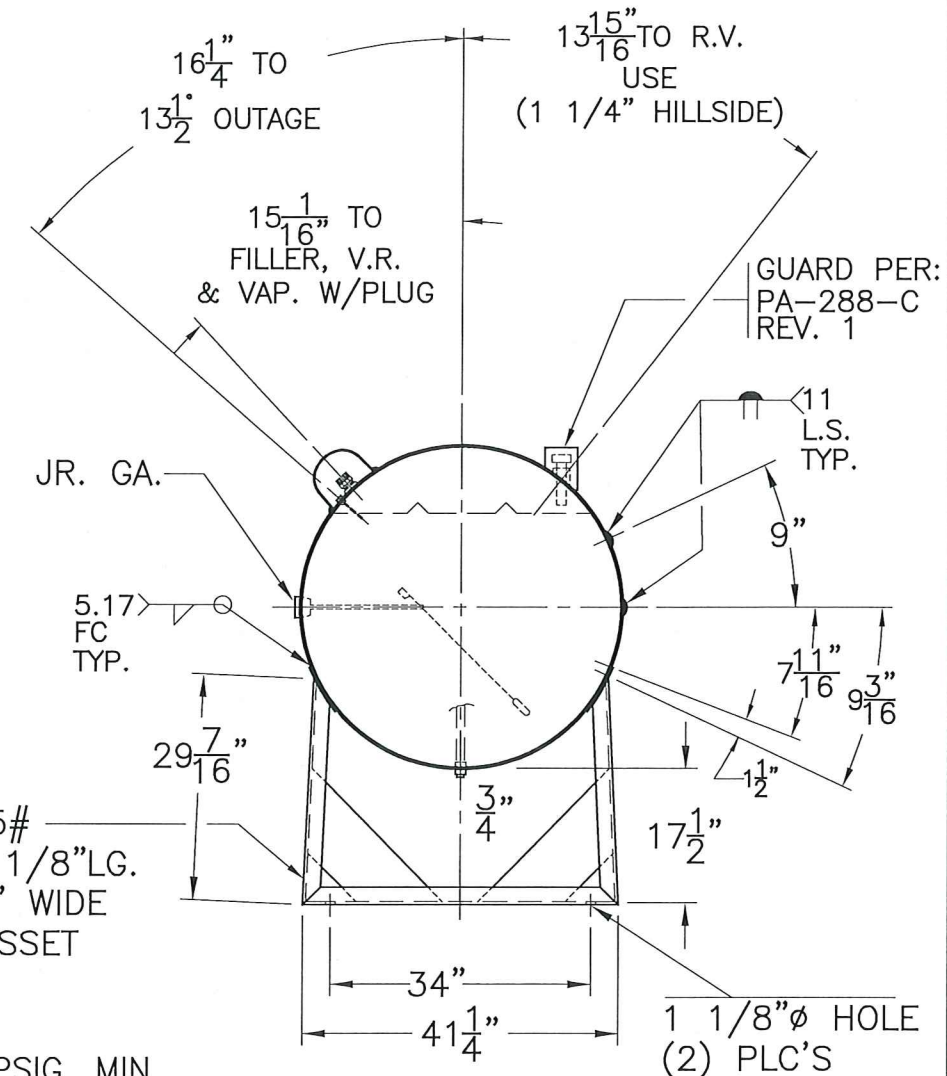
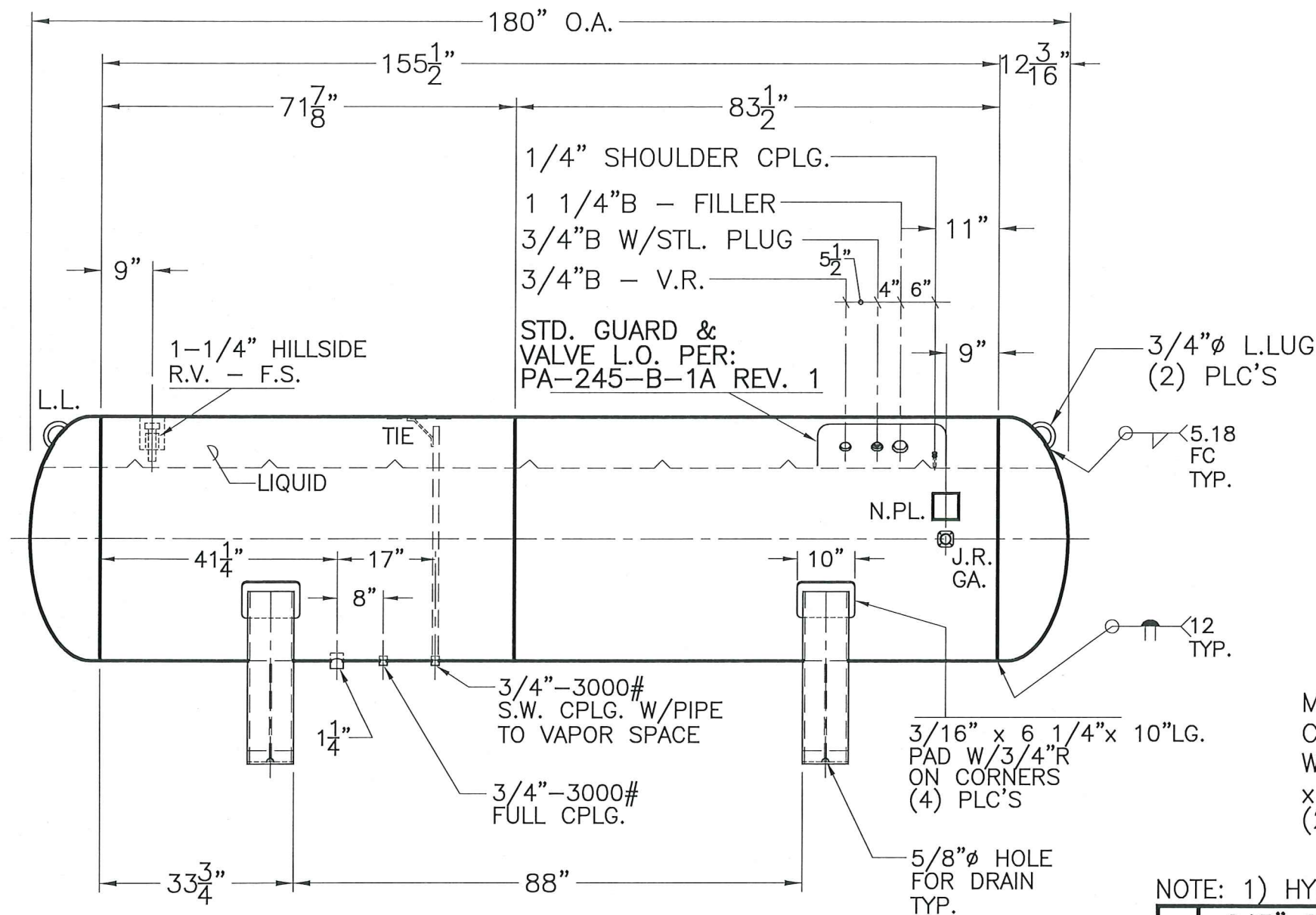
Schedule Of Fittings		
Ref	Qty	Description
A	3	4" NPT
A1	1	4" NPT + Fill Cap
B	1	Normal Vent
B1	1	2" Outer Shell Monitor
C	2	Lifting Lug
D	1	8" NPT + Inside EV
D1	1	8" NPT + Outside EV
E	1	18" Manhole
F	Varies	Braces
G	Varies	Angle Skid Pads

Front View

Elevation View

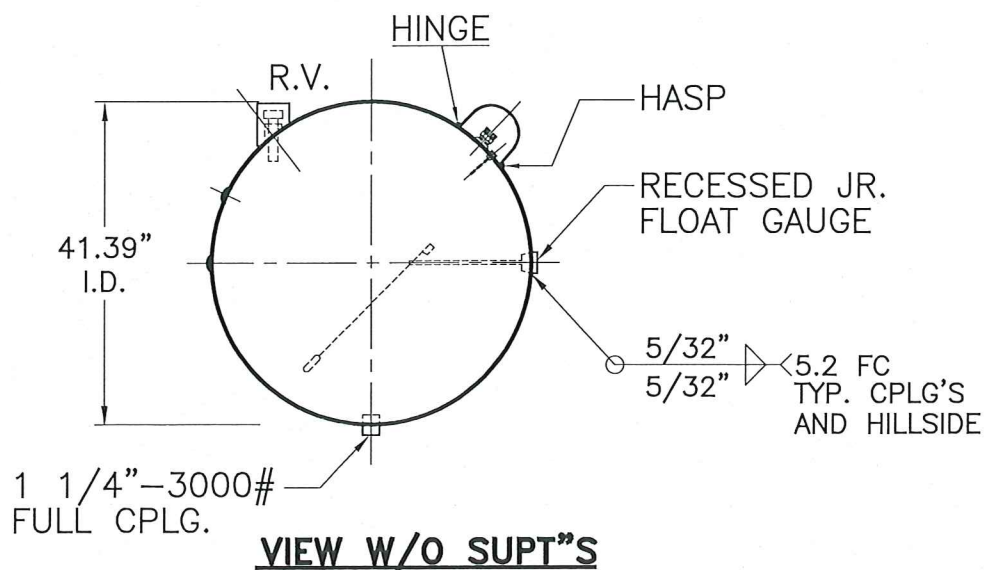


Date	4/14/2016	Size	Standard
Scale	N/A	DWG No.	DWUL91-1
Rev	0	File Name	N/A
Manufactured By	Delta Tank Inc.	REF	N/A

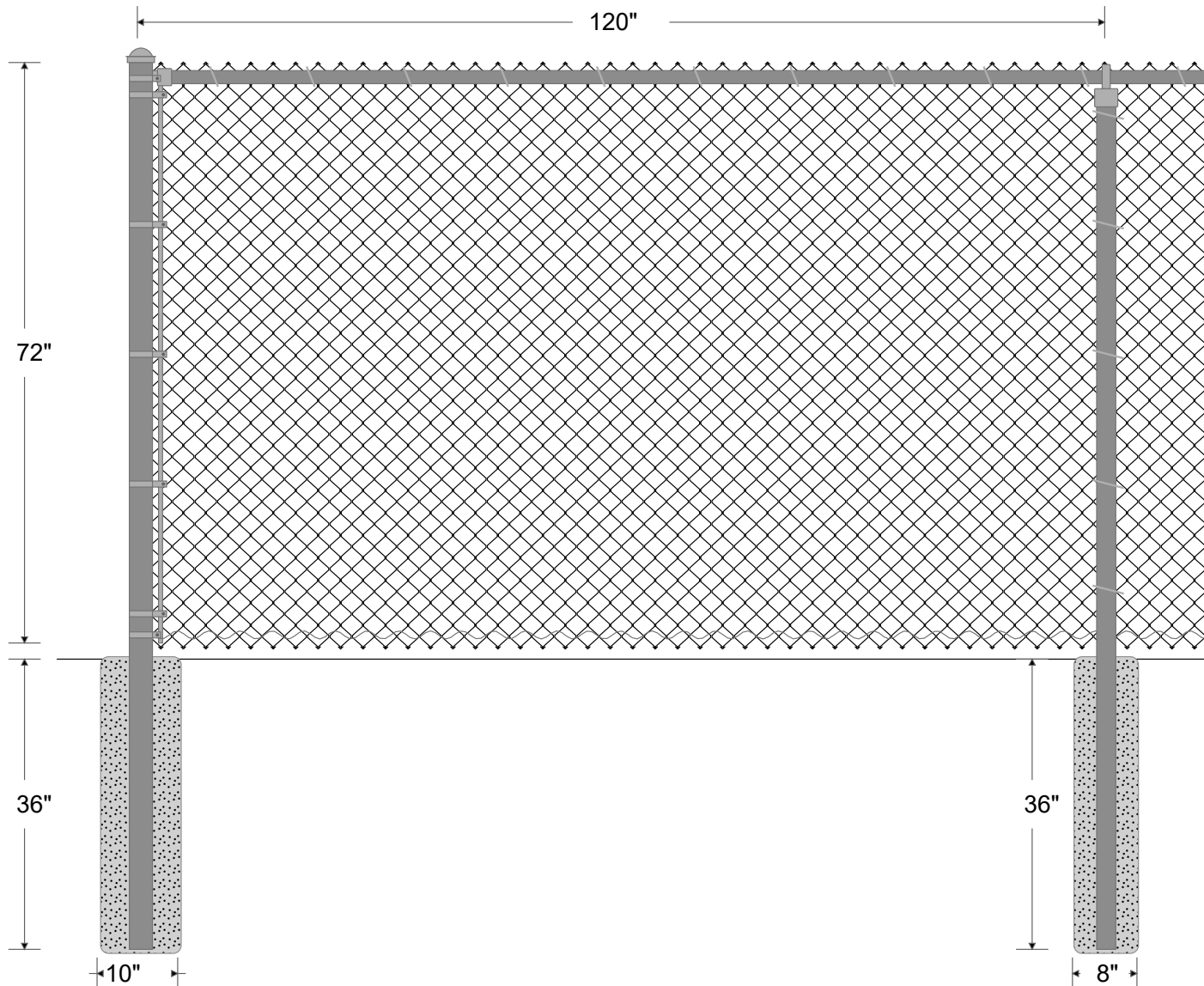


M/F. 8"x 11.5#
 CHAN. x 100 1/8" LG.
 W/5/16" x 8" WIDE
 x TO SUIT GUSSET
 (2) PLC'S

NOTE: 1) HYDRO @ 325 PSIG. MIN.



SHELL / HEADS	.245" SA-455 2:1 S.E.	PA-515-B	REV. 7-27-11
	JOGGLE - .289" OFFSET		DATE: 1-2-90
			FOR: HANSON STANDARD
			HORIZ. PROPANE TANK DISPENSER
SHELL / HEADS	.289" SA-455	BY: J.G.	CFM REQ. = 3654
			SURFACE AREA = 172.1 SQ. FT.
			INSIDE: UNPAINTED & DEHYDRATE
			OUTSIDE: PRIME & WHITE
M.A.W.P. 250 PSIG. @ 200 °F		SCALE: 1/2"=12"	
M.D.M.T. -20 °F @ 250 PSIG.			
ASME. SECTION VIII DIV. 1, 2010 ADD. 2010			
X-RAY: RT-4 SPOT L.S. & HDS. G.S.			
GALLONS: 1000	WT. 2329 LBS.	ROY E. HANSON JR. MFG.	
SERIAL NO.			
N.B.			
			1600 E. WASHINGTON BLVD. LOS ANGELES, CA 90021



FABRIC: Industrial Link

TOP RAIL: 1 5/8" O.D. SUPER-40 PIPE, 1.82 lbs. per foot. Top rail 21' in length, joined with 1 5/8" SLEEVE.

LINE POST: 2 3/8" O.D. SUPER-40 PIPE, 3.12 lbs. per foot. Line posts set 10' on center maximum spacing.

TERMINAL POST: 2 7/8" O.D. SUPER-40 PIPE, 4.64 lbs. per foot.

TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE attached to bottom of fence fabric with 12 1/2 GA. STEEL HOG RING spaced 12" on center.

FITTINGS: REGULAR BRACE BAND & CARRIAGE BOLT, GALV. IRON RAIL-END, GALV. IRON EYE-TOP, DIE-CAST ALUMINUM PAGODA CAP, 3/16" X 5/8" TENSION BAR, REGULAR TENSION BAND & CARRIAGE BOLT.

TIE WIRE: 11" 12 GA. STEEL TIE WIRE spaced 15" on center for line posts & 12" on center for rails.



**MOUNTAIN
STATES FENCE**

Mountain States Fence
3737 South 500 West
Salt Lake City, Utah 84115
(801) 261-4224

Universal Industrial Sales
Chris
808-779-5544,

LINE OF FENCE

Drawn: 07/01/2021
File: Universal Industrial Sales



Community Development

Date: November 3, 2021
From: Morgan Brim, Community Development Director
To: Planning Commission
Item: Public Hearing and Consideration of Ordinance 2021-15 General Plan, Zoning Text Amendment and Zoning Map Amendment to accommodate proposed Neighborhood Plan and development of property known as Clegg Farm (aka: Holdaway Farms).
Applicant: Cadence Homes and Goodboro Homes

OVERVIEW

The Holdaway Farms proposal seeks consideration of a residential development located on the property known as Clegg Farm. The project area contains two residential products, traditional single-family homes and age-restricted detached homes with a focus on a 55+ age category. The development proposes open space in the form of parks, trails and private amenities and two future church sites. However, the church sites are not technically apart of this development application. These sites were shown in the plan to provide context to full build-out conditions. The site is bounded by Utah Lake shoreline on the west, the Shores, Sycamores, Elms to the north, Holdaway Road neighborhood and portions of The Lakes at Sleepy Ridge to the east and south.



PROCESS

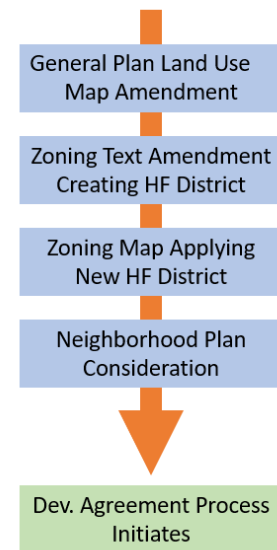
The applicant has proposed four land use applications to accommodate their project as follows:

1. General Plan Amendment to the Future Land Use Map from a Low Density to a Medium/Low Density designation;
2. Zoning Text Amendment to create a new Special Purpose Zoning District: Holdaway Farms (HF) District;
3. Zoning Map Amendment to apply the HF District to the proposed project area, and
4. Neighborhood Plan, which is a new application type created through the HF District.

The order above is the sequence in which the applications will need to be considered. The Vineyard Zoning Ordinance (VZO) Section 15.10 requires zoning ordinance and map changes to be consistent with the General Plan.

No amendment to any Land Use Ordinances, Zoning Districts Maps, or other Official Maps may be recommended by the Commission, or approved by the Council, unless such amendment is found to be consistent with the General Plan.

The proposed General Plan Land Use Map amendment provides a land use category supportive of the proposed HF District. The age-restricted lots as shown in the neighborhood plan, contain lots with a size as low as 5,000 square feet which demonstrates a land use designation not compliant with the current Low-Density map. The VCO policy of general plan conformity necessitates the Planning Commission to consider legislative decisions with alignment to the underlying land use designations. The land use map must be amended prior to other zoning map or ordinance considerations. Following this decision, the Planning Commission may then consider the new HF District, zoning map amendment and lastly the Neighborhood Plan. The applicant has indicated if these applications are approved, they will submit a development agreement for future consideration. The HF requires the Development Agreement to be approved prior to platting or other development permits. The Development Agreement, among other items, will provide further details relating to open space amenities, construction phasing, and infrastructure necessary for the project area and its impacts. However, the city should understand baseline amenities and improvements being provided by the applicant.



All four applications require a public hearing before the Planning Commission. The Planning Commission, following consideration of public comments and staff reviews, will provide a recommendation to the City Council. The City Council is authorized to make a final determination. The public notice for these applications provided meeting details as to the time, date, location and general applicant request. Likewise, this process will be used for the future Development Agreement and for any major modifications to the Neighborhood Plan as outlined in the HF District.

GENERAL PLAN AMENDMENT

The applicant is seeking a General Plan amendment to the Land Use map from Low Density to Low/Medium Density. The Planning Commission has discussed in the past that the General Plan does not provide detailed information regarding density or allowable districts for each of the land use categories of the General Plan. The General Plan, as the name implies provides a general guiding document and framework for making land use decisions. This means we should consider what land use categories mean specifically to Vineyard as delineated in the map. The smaller lots proposed in the age-restricted community are similar in size to those found in the Solstice (3,500-5,500 sf), Providence (5,200-9,500 sf) and Cascade (4,600-7,100 sf) neighborhoods. The HF District age-restricted community proposed lots within the range of 5,000 to 5,800 sf. The Low/Medium Density as opposed to the Low-Density designation appears appropriate for the proposed development. Three planned park spaces are designated as Open Space.

The project area is located in the Southwest Residential Planning District of the General Plan. The purpose of this district is to provide a range of housing types to support multiple age groups and a diverse population. The Walkara Way Conservation Area is located southwest of the project site and is listed as an opportunity for preservation and recreation in the General Plan. The proposed Lakeside Park further implements General Plan objectives by providing access and amenities for the public to enjoy near the lake. This park may also serve as a shoreline gateway to Walkara Way and the regional trail system. The trail plan reflected in the Neighborhood Plan will provide several planned trail segments plus creates trail access from the shoreline up 400 South, then orients north on Lakeside Road into the Elm Neighborhood. City staff is working with Home Center Development to extend this trail into the existing wetlands trail system that connects into Gammon Park. This means the public will be able to travel the full distance from the shoreline into our park system and eventually to the Vineyard Train Station primarily on a dedicated trail.



Road Network

Several road connections will be made possible as this project infills. The collector road of 300 West, 400 South and Main Street will become connected. The Lakes at Sleepy Ridge will receive a critical secondary connection through 30 West into the southern side of this project and the Elms neighborhood will receive a connection through an extension of Lake View. These roadway connections are necessary and will help with traffic flow as the city grows. Additionally, a fully connected road network will assist public safety with maintaining efficient response times.



General Plan Policy Compliance

The following strategies and policies appear supportive of the proposed project:

➤ Land Use Element

GOAL 1: ENHANCE VINEYARD'S IDENTITY AS A COMMUNITY WITH A HIGH STANDARD OF LIVING, A DIVERSE ECONOMY, AND RICH MIXTURE OF HOUSING AND RECREATION OPPORTUNITIES.

STRATEGY 1: Integrate the pattern of land uses and mobility systems in ways that allow for less automobile trips and more choices for transportation.

STRATEGY 2: Allow for a diversity of residential product types to fulfill the needs of the entire community.

STRATEGY 5: Integrate public land uses such as parks, schools and other civic uses to act as the nucleus of neighborhoods and promote community interaction.

➤ Open Space Element

GOAL 2: SUPPORT THE FORMATION AND DEVELOPMENT OF THE WALKARA WAY CONSERVATION AREA.

GOAL 3: INCREASE THE AMOUNT OF PUBLICLY ACCESSED OPEN SPACES PROVIDED THROUGHOUT VINEYARD.

STRATEGY 3: Consider requiring any new development to provide open space as a percentage of development area

GOAL 1: PROVIDE AN APPROPRIATE NUMBER AND SIZE OF PARKS AND OPEN SPACE FOR ALL VINEYARD RESIDENTS AND VISITORS.

STRATEGY 1: Pursue an active park and recreation acquisition and development program.

GOAL 2: ENSURE ALL RESIDENTS HAVE ACCESS TO WELLMANTAINED, CLEAN, AND SAFE OPEN SPACE, PARKS AND RECREATIONAL FACILITIES.

STRATEGY 4: Provide a system of community and neighborhood parks that are within walking distance of all residents and that are connected via a system of safe trails for pedestrians and bicyclists.

GOAL 3: PROVIDE A RANGE OF RECREATION AMENITY TYPES TO APPEAL TO ALL VINEYARD RESIDENTS AND VISITORS.

STRATEGY 4: In partnership with other entities, provide amenities the community desires that are not currently part of Vineyard's offerings

GOAL 1: ENHANCE, IMPROVE AND CONNECT EXISTING BICYCLE AND PEDESTRIAN TRAIL NETWORK THROUGHOUT THE CITY AND TO THE REGIONAL TRAIL NETWORK.

STRATEGY 1: Improve bike and walking access from all areas of Vineyard to the lakefront and the City's parks and open space network.

➤ Lakefront Element

GOAL 1: ENSURE THE LAKEFRONT IS AN ACTIVE, CELEBRATED, AND ENGAGING PLACE THAT RESIDENTS AND VISITORS ENJOY VISITING BY IMPROVING AND DEVELOPING SECTIONS OF THE SHORELINE AND MAKING NEEDED IMPROVEMENTS TO ADJACENT LANDS.

STRATEGY 5: Consider requiring shoreline trail easements for any future shoreline development in City's development guidelines.

ZONING TEXT & MAP AMENDMENT – HOLDAWAY FARMS DISTRICT

The Holdaway Farms (HF) District is proposed as a special zoning district classification. It applies specifically to 92.14 acres of land within the Clegg Farm area as shown in report attachments. This district seeks to accomplish several objectives for the developer by formalizing an allowable overall density of 3.25 units per acre, establishes a process for development approval through a Neighborhood Plan a new application process, and creating a land use category for age restricted housing. The current zoning district for the property is A-1 Agriculture. The property has historically been used for farming purposes.

The HF District provides flexibility through the Neighborhood Plan application by allowing the City Council to approve specific information regarding building setbacks, open space and amenities, phasing and improvements infrastructure and the transportation network. A development agreement is required prior to subdivision platting. The development provides an opportunity for the city to get greater details for the overall project development.

NEIGHBORHOOD PLAN

The HF District creates a new application process called the Neighborhood Plan. The Neighborhood Plan establishes a plan for the proposed development and provides a lotting plan, transitions density, programs park space and trails, and creates a street network. This plan is used to guide the creation of a development agreement which obligates the developer to meet specific benchmarks and includes finer level plan details than may be included in the Neighborhood Plan.

Residential Density

The project area contains 92.14 acres of land. The gross density being proposed is 3.21 units to the acre. The HF District allows for a total density of 3.25 units per acre. The project area contains 92.145 acres and the applicant is proposing 296 residential units: 170 traditional single-family homes and 126 age restricted homes. The traditional single family lots range in size from 16,210 sf at the largest and 9,362 sf at the smallest. There are 19 lots smaller than 10,000 sf. The majority of these lots contain a lot size between 10,000 sf and 11,000 sf. The age-restricted units contain a lot size between 5,000 sf and 6,430 sf.

Street and Trail Network

As described earlier the applicant is proposing street connections to Main Street, 400 South, 300 West, Lakeview and 30 West. These connections insert an important puzzle piece into a large gap in the city's current road network. Additionally, trail connections will run along 400 S, Lakeview, adjacent to the lake and on Main Street.

Parks

The HF District requires 10% of the project area to be dedicated towards open space. For this project, a minimum of 9.21 acres of open space is required to meet this requirement. The plan shows three park spaces and five segments of a trail corridor that would qualify for open space. The total provided is 9.273 acres. The applicant meets the minimum open space requirement providing 10.06%. The Neighborhood Plan indicates the following amenities will be provided by the developer as baseline improvements.

- Community Park (Lakeside Park) 3.79 acres
 - Playground
 - Pavilion
 - Maintenance and restroom facility
 - Bike station and inverted U-bike racks
 - Designated on-street parking on perimeter roads adjacent to the park
- Entrance Park (Eastside Park) 4.02 acres
 - Playground
 - Pavilion
 - Maintenance and restroom facility
 - Bike station and inverted U-bike racks
- Neighborhood Park (Northside 300 West Park) 0.84 acres
 - Up to 14 onsite parking stalls

- On-street parking on the perimeter road adjacent to park
- Trail Corridors (Mid-block and widened trail segment running into Community Park) 0.59 acres

RECOMMENDATION:

In the last staff report, it was noted more clarification was needed regarding the open space and associated amenities for planned park spaces. The applicant recently provided an update to the neighborhood plan that specifies the baseline park amenities. Greater details are provided earlier in the report under the neighborhood plan section.

The materials provided include recent updates to the Neighborhood Plan and HF District. Staff recommends the Planning Commission open the public hearing and obtain additional feedback from the public. Following the public hearing, the Planning Commission may proceed with issuing a recommendation to the City Council on the four applications. Due to the late update on application material, the Planning Commission may continue the public hearing to the next scheduled meeting to provide additional review time.

PROPOSED MOTIONS:

- Ordinances:
 - “I recommend approval to the City Council of proposed Ordinance 2021-...”
 - “I recommend approval to the City Council of proposed Ordinance 2021-... with the following conditions”
 - “I recommend denial to the City Council of proposed Ordinance 2021-...”
 - “I motion to continue the public hearing and consideration of proposed Ordinance 2021-... to the ... Planning Commission meeting.”
- Neighborhood Plan:
 - “I recommend approval to the City Council of the proposed Holdaway Farms Neighborhood Plan.”
 - “I recommend approval to the City Council of the proposed Holdaway Farms Neighborhood Plan with the following conditions.”
 - “I recommend denial of the proposed Holdaway Farms Neighborhood Plan.”
 - “I motion to continue the public hearing and consideration of the proposed Holdaway Farms Neighborhood Plan to the ... Planning Commission Meeting.”

ATTACHMENTS:

Proposed ordinances and application materials

ORDINANCE NO. 2021-15

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, UPDATING THE CITY'S GENERAL PLAN LAND USE MAP TO AMEND THE LAND USE CATEGORY FOR THE PROPERTY KNOWN AS CLEGG FARM, SERIAL NO. 18:021:0009 AND 18:015:0163, FROM LOW DENSITY TO LOW/MEDIUM DENSITY AND OPEN SPACE; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in compliance with Utah State Municipal Land Use, Development, and Management Act (LUDMA), the City adopted a General Plan in 2004; and,

WHEREAS, in accordance with LUDMA 10-9a, an adopted General Plan shall include a Planning Commission recommendation for Land Use for general distribution of land uses; and

WHEREAS, the City of Vineyard, formerly, "Town of Vineyard" grew from a rural farming community of 139 residents in 2010 to over 12,000 residents in 2020 becoming the fastest growing city, in terms of percentage of population growth, in the nation over the past decade; and

WHEREAS, the significant growth experienced by the City requires the addition of housing options to meet a diverse age-growth within Vineyard City; and

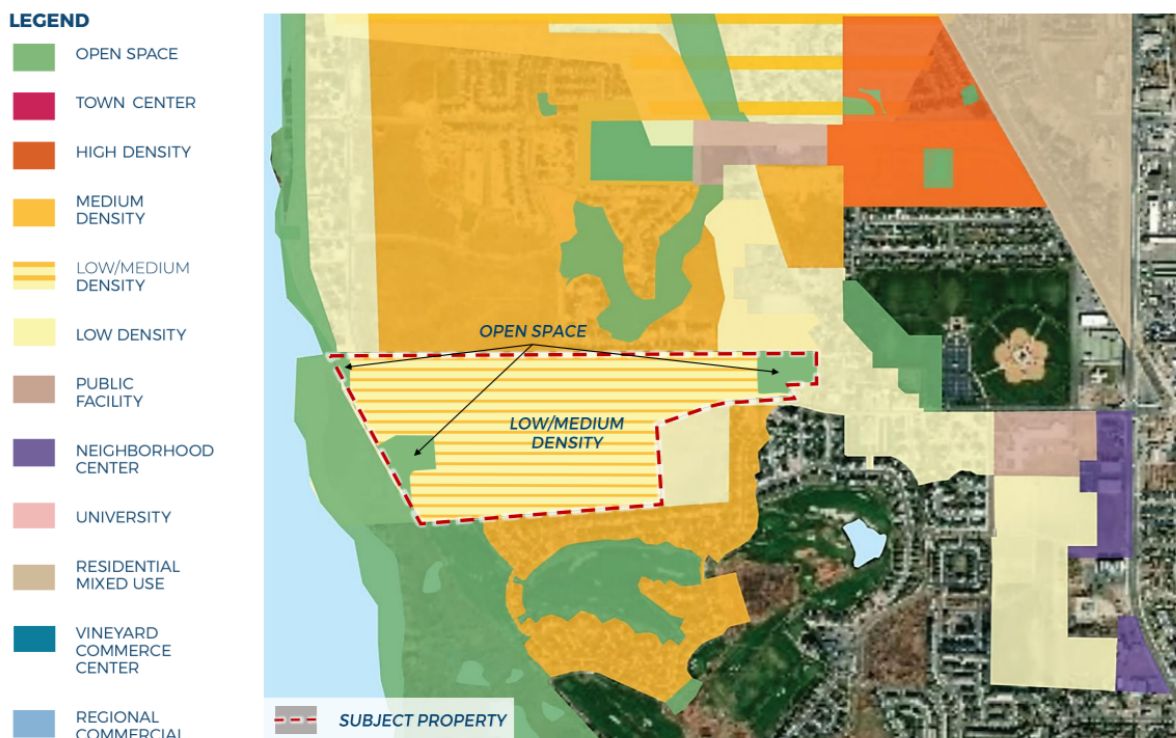
WHEREAS, the Planning Commission held a public hearing on November 3, 2021 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and,

WHEREAS, the Vineyard City Council reviewed the proposed General Plan Land Use Map Amendment and considered the recommendation of the Planning Commission, evidence and testimony presented by City staff and other interested parties.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF VINEYARD:

Section 1: UPDATED VINEYARD GENERAL PLAN.

GENERAL PLAN – LAND USE: PROPOSED



Section 2: REPEALER CLAUSE. All City of Vineyard Plans, which are in conflict herewith are hereby repealed.

Section 3: SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4: PUBLICATION. This Ordinance, or a summary thereof, shall be published in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this _____ day of _____ 2021.

Julie Fullmer, Mayor

ATTEST:

Pam Spencer, City Recorder

ORDINANCE NO. 2021-16

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH TO ADD A NEW ZONING DISTRICT, HOLDAWAY FARMS DISTRICT TO THE SPECIAL PURPOSE ZONING DISTRICTS CHAPTER OF THE VINEYARD ZONING CODE, APPLYING TO A PORTION OF THE PROPERTY KNOW AS CLEGG FARM, SERIAL NO. 18:021:0009 AND 18:015:0163, CREATING A RESIDENTIAL DEVELOPMENT WITH ACTIVE ADULTS AND TRADITIONAL SINGLE FAMILY RESIDENTIAL UNITS, ESTABLISHES MAXIMUM DENSITY ALLOWANCE, PROVIDES A NEW APPLICATION, NEIGHBORHOOD PLAN, ADDS DEVELOPMENT STANDARDS, AND ESTABLISHES PERMITTED, CONDITIONAL AND ACCESSORY USES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, Management Act of Utah Municipal Code, permits Vineyard to ensure the health, safety, and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code Section 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on November 3, 2021, and after fully considering public comment and staff analysis recommended approval to the City Council; and

WHEREAS: the City Council having reviewed the proposed text amendments, held a public hearing on November 10, 2021; and

WHEREAS the City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF VINEYARD:

Section 1: Proposed Holdaway Farms Attachment A

Section 2: REPEALER CLAUSE. All City of Vineyard Plans, which are in conflict herewith are hereby repealed.

Section 3: SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4: PUBLICATION. This Ordinance, or a summary thereof, shall be published in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this _____ day of _____ 2021.

Julie Fullmer, Mayor

ATTEST:

Pam Spencer, City Recorder

Attachment A

Holdaway Farms District

1. **Purpose and Intent.** The purpose of the Holdaway Farms District (HF) 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 persons from a broad range of demographics and socio-economics. Developments in the HF shall be designed to integrate households for different phases of life into a blended community through the allowable housing mix, which generates more complete and authentic neighborhoods.
2. **District Location.** Refer to EXHIBIT "A".
3. **Neighborhood Plan Required.** A Neighborhood Plan will be required to guide future development in the HF. 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 shall 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.
4. **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. The overall residential density within the district described in Section 2 shall not exceed 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.
5. **Process.** The process for the review and consideration of a Neighborhood Plan in the HF 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 authorized to approve, approve with conditions, or deny a proposed Neighborhood Plan.
 - c. The same noticing requirements provided for amending zoning district maps under the Vineyard Zoning Ordinance shall apply to Neighborhood Plan applications and associated amendments.

- d. 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.
 - e. Preliminary and Final Plats shall meet all requirements set forth under the Vineyard Subdivision Code Title 14. Site Plans shall be in conformance with requirements of Section 15.36 of the Vineyard Zoning Ordinance, except as otherwise provided herein.
6. **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 Community Development 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 decrease the size of parcels;
 - iii. Those that increase or transfer residential density and non-residential intensity; and
 - iv. Those that materially reduce open space amenities or 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 Community Development 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 of parcels;
 - iii. Changes in the Phasing Plan that don't impact the delivery of Open Space and arterial Right of Ways.
 - iv. Minor modifications of land use boundaries; and
 - v. Interpretations that facilitate or streamline the approval of unlisted uses that are similar in nature and impact to listed uses.
7. **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. Preliminary Phasing Plan - including conceptual phase boundaries, acreages, and sequence of the identified phases. The preliminary phasing plan shall reflect conceptual public infrastructure such as streets and open space areas. Private amenities and private open space serving a specific community or neighborhood shall be constructed no later than the middle phase of all the HF development 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 – preliminary schematic with existing and conceptual proposed utility alignments to show how property will be served including drainage (land & storm water), sewer, culinary and secondary water connections and any other existing or conceptual proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project. Due to high ground water levels, residential units with a basement level shall generally require a foundation drain and connection to an approved land drain system, unless such requirements are deemed unnecessary by the City Engineering Department based on geotechnical or other related analysis. All public utilities shall be located in a street or alley sufficiently designed to allow proper spacing and access for maintenance.

8. **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. A minimum of ten percent (10%) of the gross area of the proposed neighborhood plan shall be dedicated towards improved and publicly accessible open space.
- ii. Required minimum open space areas shall include amenities serving a public benefit and shall be identified in the Neighborhood Plan and Development Agreement. Amenities provided may include, but are not limited to, pavilions, wayfinding signage, sports courts and fields, bicycle infrastructure, playground facilities, dog parks, public restrooms, maintenance facilities, water features and trail corridors.
- iii. 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 connections to natural open space of the Utah Lake Shoreline and regional trail systems.

5. Provide distribution/proximity of open space within a short walking distance of every home.
 6. May provide dual purpose(s) with ecological functions (when appropriate) within the open space type.
- 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. HF 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. Landscaping options that are drought tolerant and promote low water usage, among other options, shall be included in the neighborhood plan. Trees and landscaping located in public right-of-way or public open space shall comply with the Vineyard Tree and Landscape Manual.
- g. Building Height.
- i. The maximum building height for residences in the HF is 35 feet.

- ii. The maximum building height for private amenity buildings in the HF is 45 feet, if such incremental height is used to create architectural interest.
- iii. Building height is measured from the top of the back of curb to the highest point of the building or structure

9. Parking.

- a. The Neighborhood Plan shall comply with the requirements of Chapter 15.38 of the Vineyard Zoning Ordinance with the following exceptions, which are applicable solely to residences in the cottage lots / active adult community:
 - i. Two and one-half (2.5) off-street parking stalls shall be required for each residential unit.
 - ii. The minimum parking stall size shall be eight (8) feet wide by twenty four (24) feet long, provided however, that the front of the parking space may overhang two (2) feet into a landscape strip.

10. District Uses.

- 1. District Use Table: The district use table lists all use types and whether, in the Holdaway Farms Special District ("HF"), the use type is permitted (P), allowed through the provision of a conditional use permit (C), permitted as an accessory use (A) to a principal use or permitted for temporary timeframe (T).
- 2. Prohibited Uses: All uses marked with an "N" in the district use table or not specifically listed are prohibited, except where state or federal law otherwise preempts local land use regulation.
- 3. [Additional Requirements: In addition to requirements listed at the bottom of the district use table, additional requirements for specific uses are listed in [VZC 15.14 Special Purpose Districts](#), VZC 15.32 General Property Development Standards and VZC 15.34 Supplementary Development Standards of the zoning ordinance.]

Accessory Use: An accessory use, unless otherwise permitted in the zoning ordinance, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site. P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Additional Standards Below.

NCNP

ZONING DISTRICT USES		HF
RESIDENTIAL	Clinical Support Housing	N
	Dwelling, Multiple-Family	N

RESIDENTIAL	Dwelling Single-Family	P
	Dwelling, Two-Family	N
	Model Home or Unit	P
	Residence for Persons with a Disability	P ²
	Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a school	N
	Residential Facility for Elderly Persons	P ²
	Residential Lease, Short-term	N
	Residential Lease, Long-term	P
COMMERCIAL	Agriculture, Commercial	N
	Animal Hospital	N
	Billboard	N
	Cannabis Production Establishment	N
	Car Wash	N
	Chemical Manufacture, Storage, and Distribution (Existing)	N
	Commercial Day Care/Preschool Center	N
	Commercial Plant Nursery	N
	Commercial Recreation, Indoor	N
	Commercial Recreation, Outdoor	N
	Composting Facility	N
	Construction Sales and Service	N
	Contractor's Office/Storage Yard	N

COMMERCIAL	Distribution Center	N
	Drive-thru Facility	N
	Dry Cleaning	N
	Financial Institution	N
	Flammable Liquids or Gases Manufacture, Storage and Distribution	N
	Funeral Home/Mortuary	N
	Golf Course	N
	Health and Fitness Facility	N
	Hotel	N
	Hybrid Production Facility	N
	Kennel, Commercial	N
	Kennel, Outdoor Commercial	N
	Laundry, Commercial	N
	Laundry, Self Serve	N
	Manufacturing, Heavy	N
	Manufacturing, Light	N
	Medical and Dental Clinic	N
	Medical or Dental Laboratory	N
	Motel	N
	Motor Vehicle Fueling Station	N
	Nightclub	N
	Nursing Care Facility	N

COMMERCIAL	Nursing Home, Convalescent Care	C
	Office	N
	Pawnshop	N
	Personal Care Services	N
	Personal Instruction Service	N
	Pharmacy	N
	Pharmacy, Medical Cannabis	N
	Private Club	N
	Restaurant	N
	Retail Sales and Services	N
	Retail Sales and Services (Community Commercial)	N
	Retail Sales and Services (Regional)	N
	Salvage Yard	N
	Sexually Oriented Business	N
	Storage - Self Service Mixed-Use Facility	N
	Storage - Self Service	N
	Storage of Recreational Vehicles	N
	Trailer/RV Camping Facilities	N
	Vehicle and Equipment Rental	N
	Vehicle and Equipment Repair (Major)	N
	Vehicle and Equipment Repair (Minor)	N
	Vehicle and Equipment Sale and Rental New or Used (Heavy)	N

COMMERCIAL	Vehicle and Equipment Sale or Rental New or Used (Light)	N
	Warehouse	N
	Warehouse Club	N
	Wholesale Distribution	N
PUBLIC AND INSTITUTIONAL	Assembly, Place of	C ¹
	Commuter and Light Rail Facilities and Station	N
	Earth Station (Satellite Dish Farm)	N
	Educational Facility	C
	Emergency Care Facility	N
	Environmental Remediation Activities	N
	Farmers' Market	N
	Heliport	N
	Hospital	N
	Liquor Store (State Owned)	N
	Major Facility of a Public Utility	N
	Minor Facility of a Public Utility	C
	Museum	N
	Open Space and Trails	P
	Parks and Associated Facilities	P
	Park and Ride Facility	N
	Power Plant	N
	Public Use	C

PUBLIC AND INSTITUTIONAL	Recycling Collection Center	N
	Recycling Processing Facility	N
	Transit Passenger Hub (Intermodal)	N
	Wireless Telecommunications Site/Facility	N
ACCESSORY USES	Accessory Building	P ²
	Accessory Dwelling Unit	P ²
	Accessory Dwelling Unit for Owner or Employee	N
	Accessory Use	P
	Billboard	N
	Domestic Livestock and Fowl	N
	Home Day Care (one to seven children)	P
	Home Day Care (eight to ten children)	C
	Home Occupation	P ²
	Home Preschool (one to seven children)	P
	Home Preschool (eight to ten children)	C
	Household Pets, Noncommercial	P ²
	Open/Outdoor Display of Products or Merchandise	N
	Seasonal Use	N
	Sign - Temporary	T ⁶
	Swimming Pool	P ²
	Temporary Use	T ⁵
	Tennis Court/Sports Court	C

1. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in VZC 15.60 of this ordinance are permitted.
2. See VZC 15.34 for additional use development standards.
3. Unused.
4. Unused.
5. See VZC 15.26 for additional use standards.
6. See VZC 15.48 for signage requirements.

EXHIBIT "A"

The following is a description of the current Clegg/Holdaway property PRIOR TO the anticipated swap of property currently owned by the Church of Jesus Christ of Latter-day Saints, as such swapped property is reflected in the Holdaway Farms Neighborhood Plan. An updated property description will be provided as soon as it is available.

Beginning at a point located South 89°46'04" West along section line 418.05 feet and North 103.65 feet from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the northerly boundary of The Lakes at Sleepy Ridge Phase 2 - P.R.D. the following four courses and distances: 1) South 85°41'54" West 638.60 feet, 2) South 0°09'34" East 882.33 feet, 3) South 85°34'24" West 2163.44 feet, and 4) South 85°28'50" West 97.10 feet; hence continuing South 85°28'50" West along remnants of a fence line 482.78 feet; thence North 30°00'00" West 1203.25 feet; thence North 25°00'00" West 536.03 feet; thence along a boundary line agreement recorded as Entry 152258:2006 the following two courses and distances: 1) North 89°45'38" East 1975.85 feet, and 2) North 89°59'04" East 46.61 feet; thence South 0°00'10" West 11.36 feet; thence along the arc of a 450.00 foot radius curve to the right 348.21 feet through a central angle of 44°20'09" (chord bears South 22°10'15" West 339.59 feet); thence South 44°20'19" West 45.74 feet; thence along the arc of a 450.00 foot radius curve to the left 348.21 feet through a central angle of 44°20'09" (chord bears South 22°10'15" West 339.59 feet); thence South 0°00'10" West 111.65 feet; thence South 89°59'50" East 668.76 feet; thence along the arc of a 1000.00 foot radius curve to the left 506.10 feet through a central angle of 28°59'50" (chord bears North 75°30'15" East 500.71 feet); thence North 61°00'20" East 153.65 feet; thence North 0°00'10" East 585.18 feet; thence North 89°59'04" East along a boundary line agreement recorded as Entry 152258:2006 a distance of 1380.03 feet; thence South 0°00'16" West 147.79 feet; thence South 0°00'20" West 120.69 feet; thence South 88°00'00" West 277.72 feet; thence South 32°15'00" East 136.80 feet to the point of beginning. Area = 92.145 Acres

ORDINANCE NO. 2021-17

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH TO AMEND THE VINEYARD ZONING MAP FOR 92.145 ACRES LAND FOR THE PROPERTY KNOWN AS THE CLEGG FARM, SERIAL NO. 18:021:0009 AND 18:015:0163, FROM A-1: AGRICULTURE DISTRICT TO HF: HOLDAWAY FARMS DISTRICT, A NEW SPECIAL ZONING DISTRICT; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, Management Act of Utah Municipal Code, permits Vineyard to ensure the health, safety, and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance and Map pursuant to Utah Municipal Code Section 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on November 3, 2021, and after fully considering public comment and staff analysis recommended approval to the City Council; and

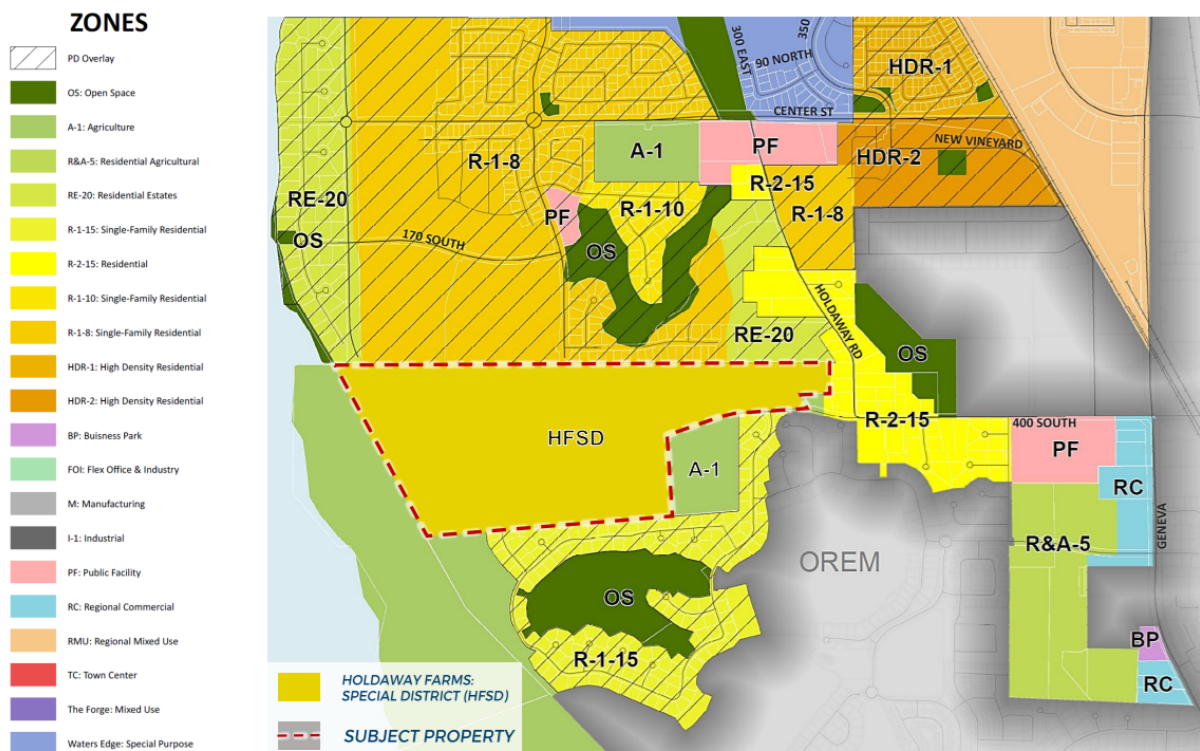
WHEREAS: the City Council having reviewed the proposed text amendments, held a public hearing on November 10, 2021; and

WHEREAS the City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF VINEYARD:

Section 1: Proposed Vineyard Zoning Map

ZONING: PROPOSED



Section 2: REPEALER CLAUSE. All City of Vineyard Plans, which are in conflict herewith are hereby repealed.

Section 3: SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4: PUBLICATION. This Ordinance, or a summary thereof, shall be published in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this _____ day of _____ 2021.

Julie Fullmer, Mayor

ATTEST:

Pam Spencer, City Recorder



VINEYARD
STAY CONNECTED

Holdaway Farms District
Neighborhood Plan: Application Exhibits

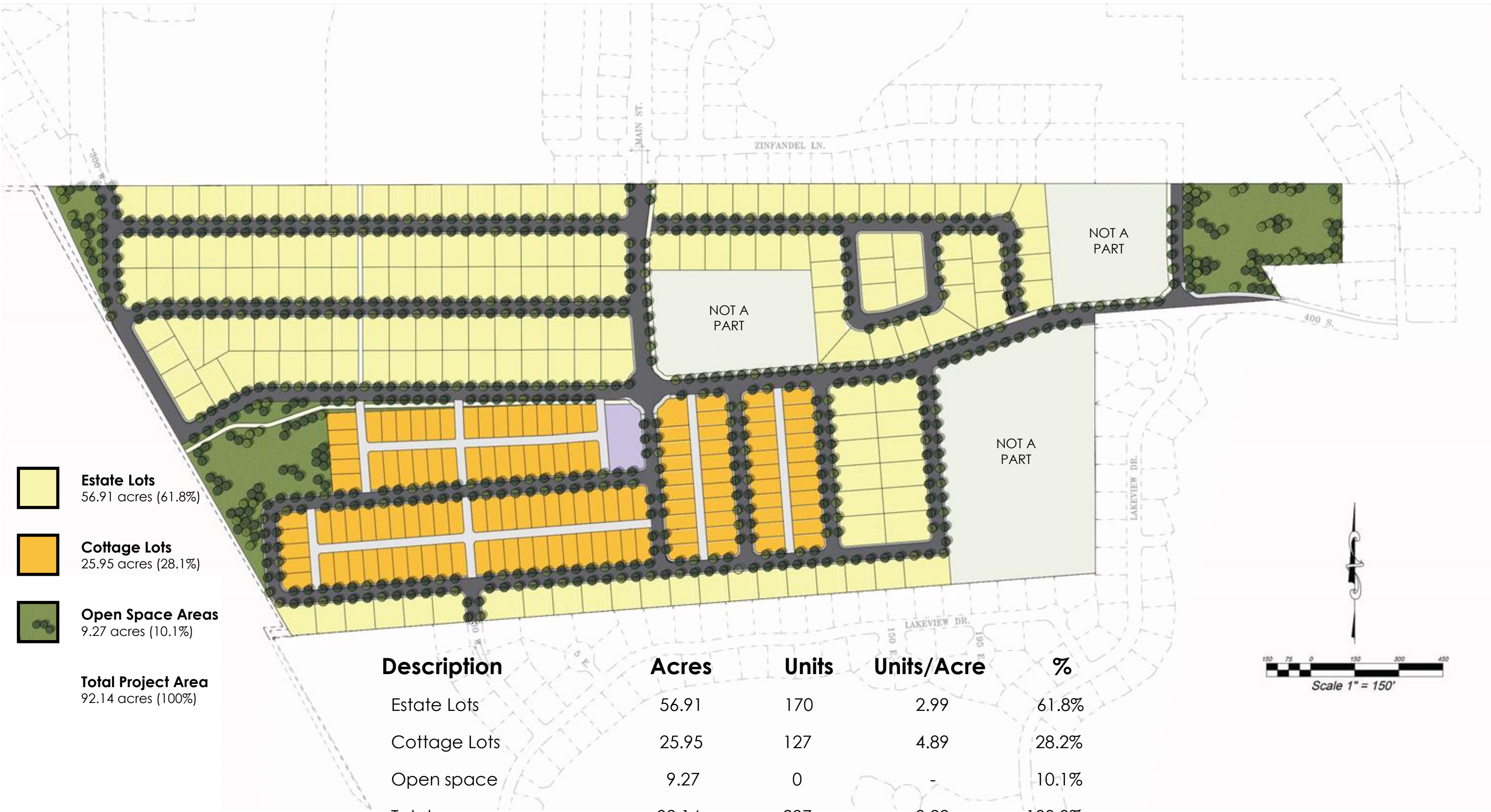
Submitted: October 1, 2021

REVISED: November 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

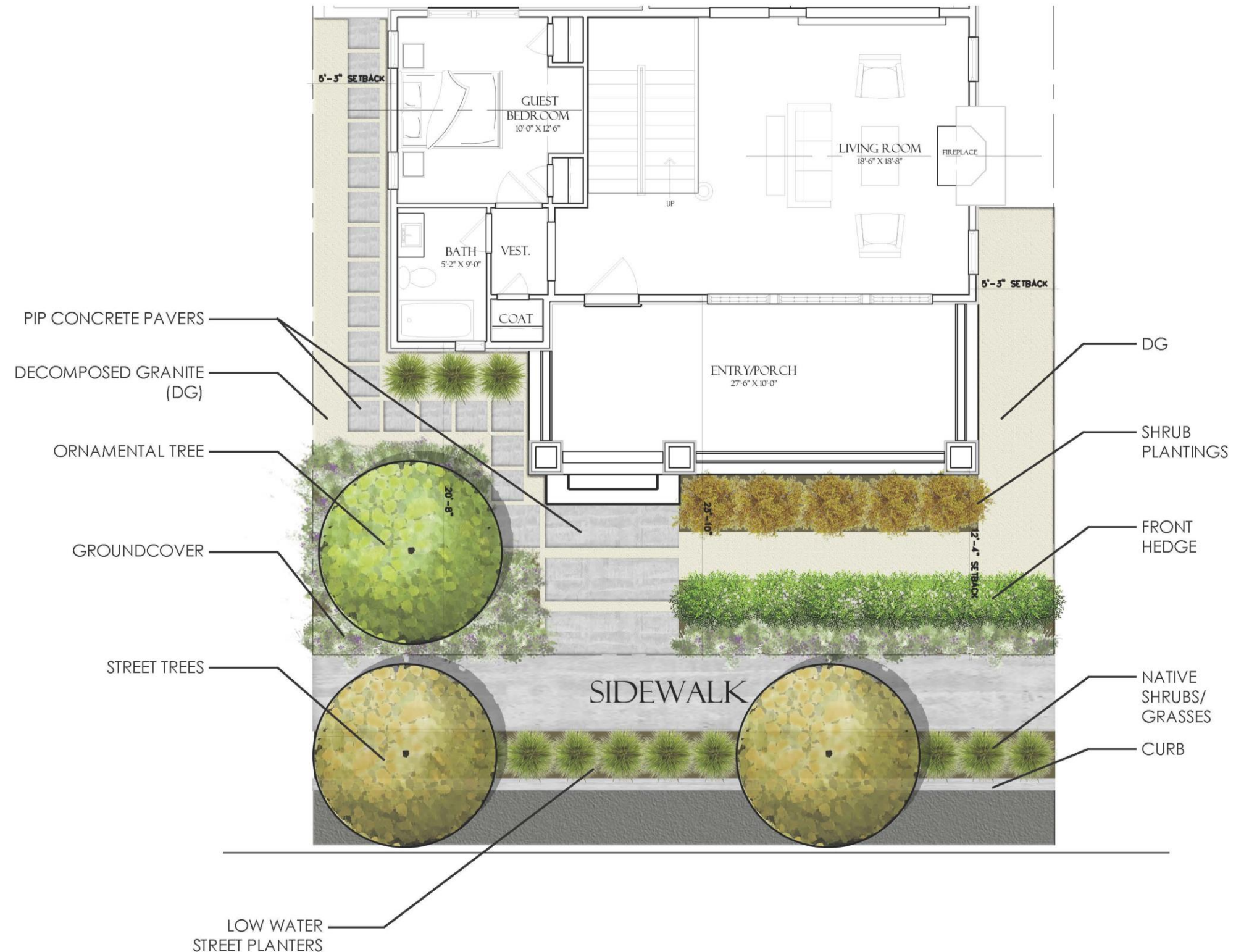
CHARACTER AND THEME PLAN: ARCHITECTURAL FRONTAGE PLAN



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.

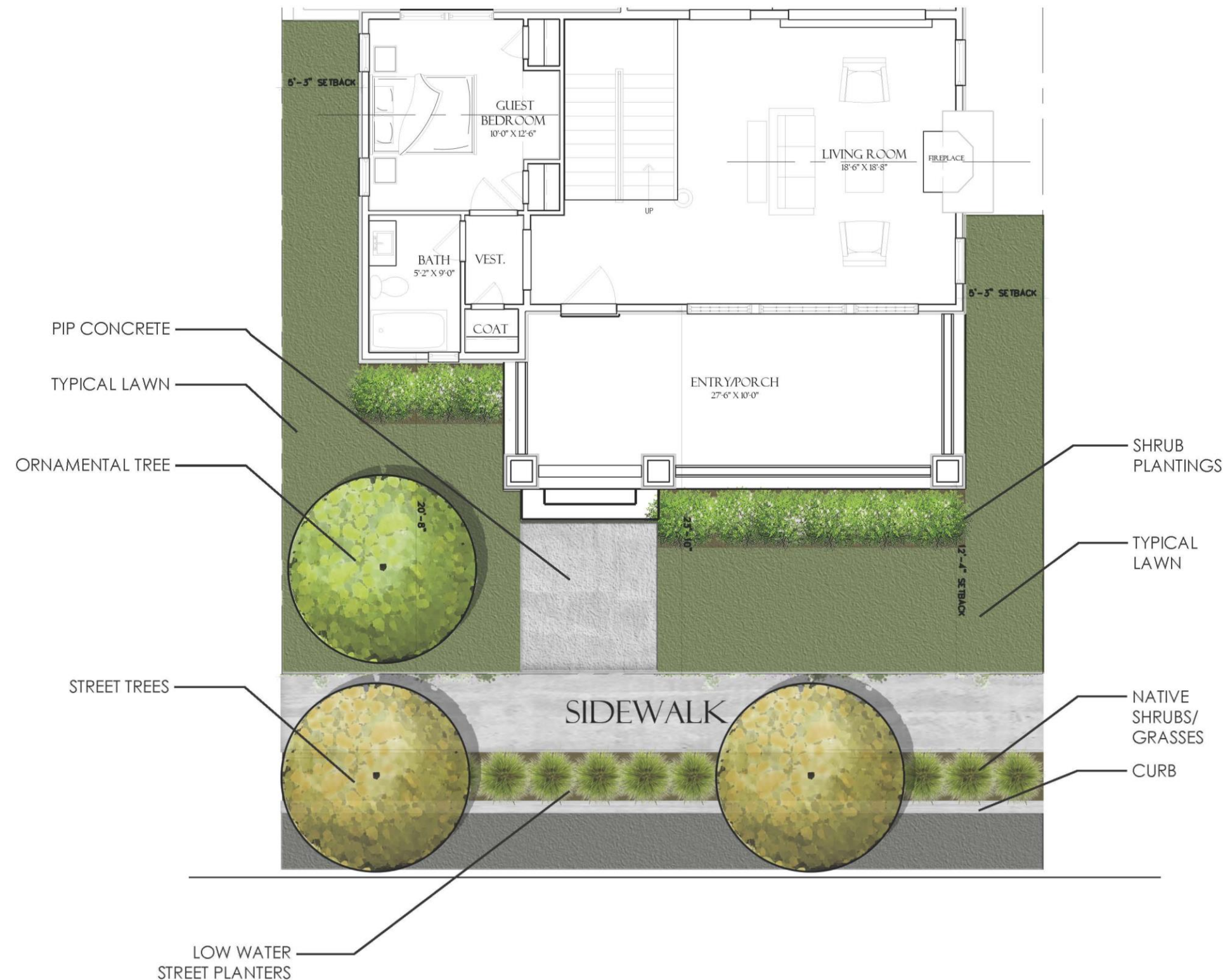
Typical Front Yard Plan w/ Streetscape - Option 1



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 w/ Streetscape - Option 2



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 w/ Streetscape - Option 3



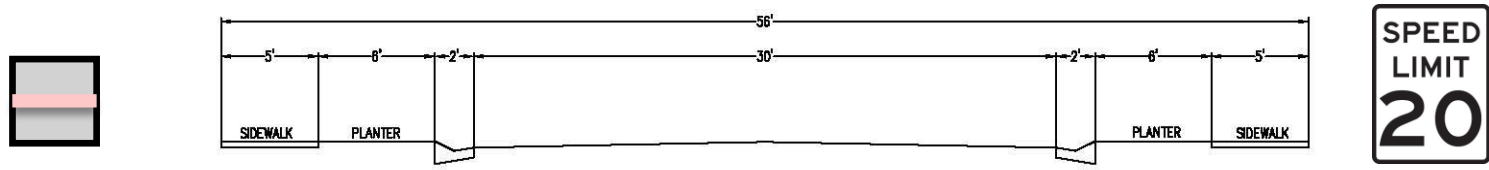
CHARACTER AND THEME PLAN: COMMUNITY SIGNAGE

SIGNAGE TYPE	SPECIFICATIONS	
ADDRESS SIGN 	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

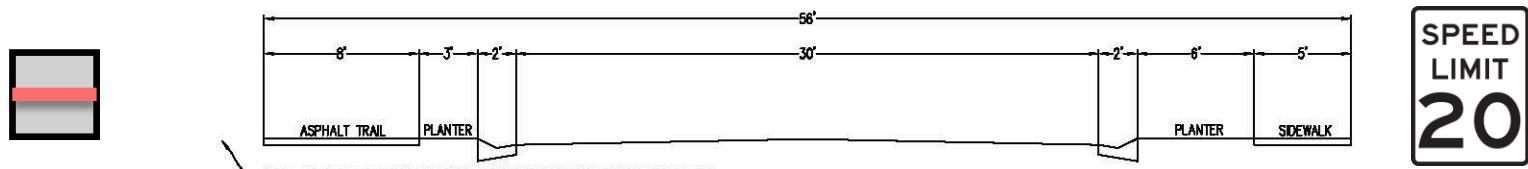
SIGNAGE TYPE	SPECIFICATIONS	
MONUMENT SIGN 	Quantity	1 per vehicular entrance
	Area	Sign - 36 sqft max.
	Width	Sign - 6 foot max.
	Height	Sign - 6 foot max.
	Depth / Projection	N/A
	Clearance	N/A
	Apex	Sign - 8 foot max.
	Letter Height	N/A



PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

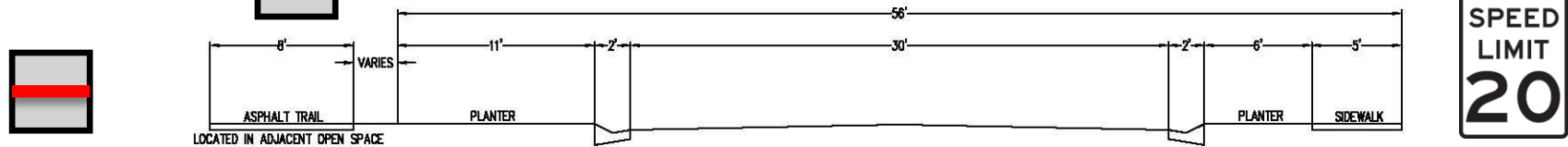


56' LOCAL STREET CROSS-SECTION



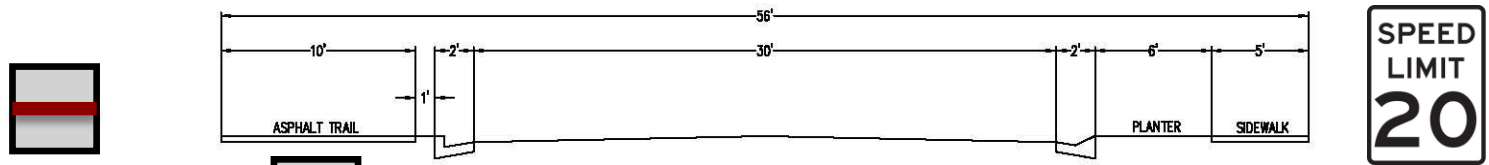
NOTE: STREET TREES WILL BE PLACED ON THE ADJACENT CHURCH PROPERTY

56' LOCAL STREET CROSS-SECTION WITH TRAIL ON LAKEVIEW DR.

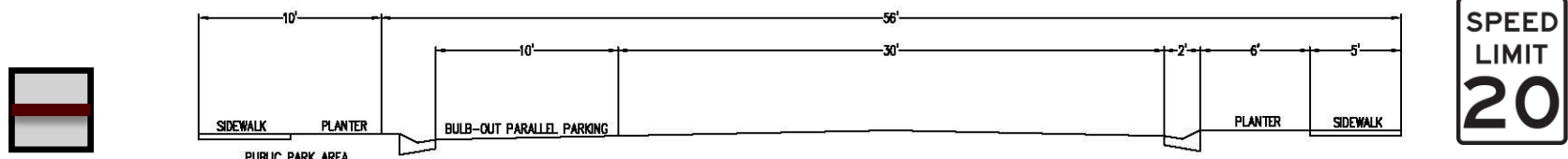


LOCATED IN ADJACENT OPEN SPACE

56' LOCAL STREET CROSS-SECTION WITH TRAIL ON 400 SOUTH



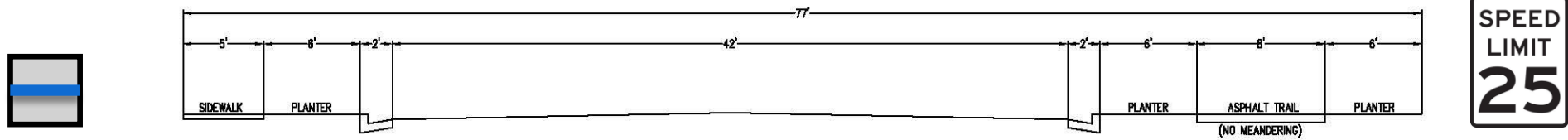
56' LOCAL STREET CROSS-SECTION WITH LAKESIDE TRAIL



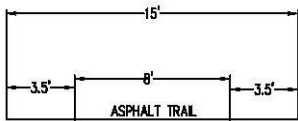
PUBLIC PARK AREA

56' LOCAL STREET CROSS-SECTION WITH BULBOUT PARKING ADJACENT TO PARK

* Parking attributable to this cross section is for the direct purpose of serving the adjacent park(s)



77' PARKWAY STREET CROSS-SECTION



TRAIL CROSS-SECTION



LANE LN-30-20	
TYPE	Lane/Alley
MOVEMENT	Yield
DESIGN SPEED	15 MPH
R.O.W. WIDTH	30'
PAVEMENT WIDTH	20' (TBD)
TRAFFIC FLOW	2-way
NO. OF PARKING LANES	None
CURB TYPE	Flat
CURB RADIUS	5'
PLANTER WIDTH	5'
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



Rear Lane



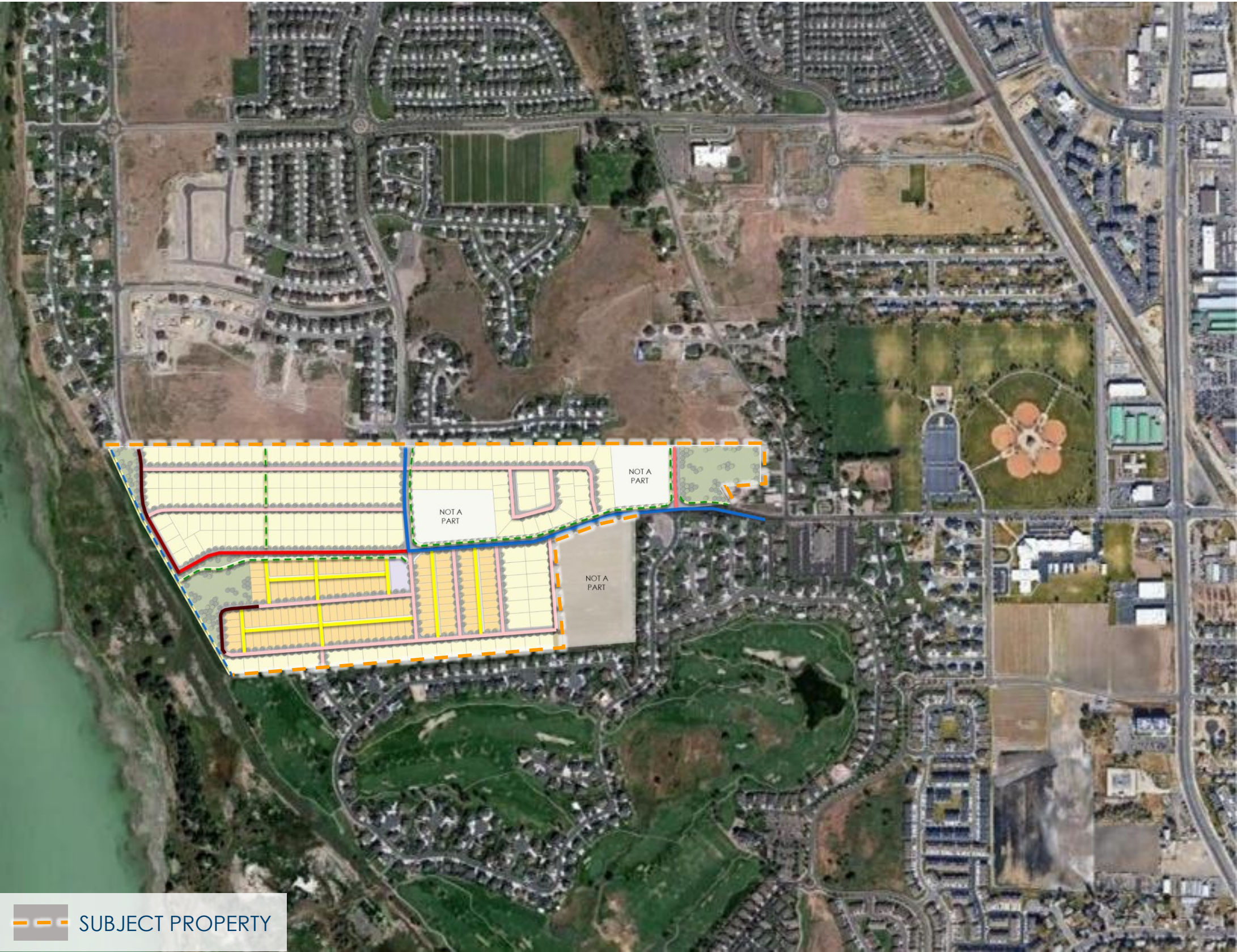
PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN



* On-street public parking is allowed on all streets except for Rear Lanes.

PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

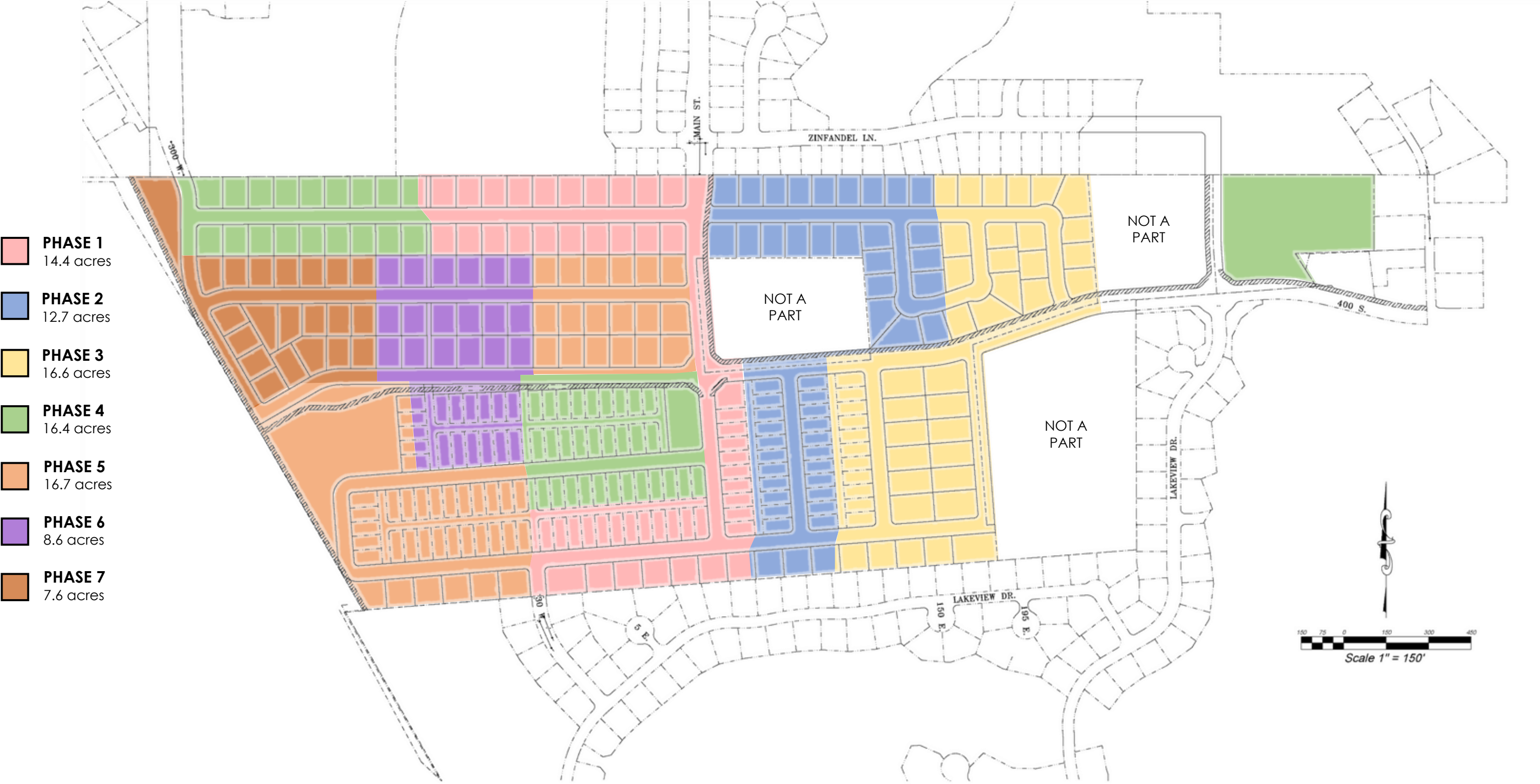
-  Parkway Street
-  Local Street
-  Local Street
-  Local Street
-  Local Street
-  Local Street
-  Rear Lane
-  Multi-Use Trail
-  Lakeside Trail



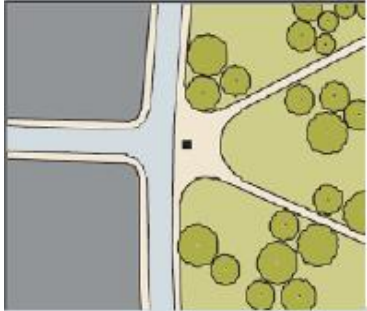
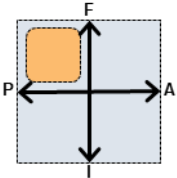
CHARACTER AND THEME PLAN: STREET NAMING PLAN

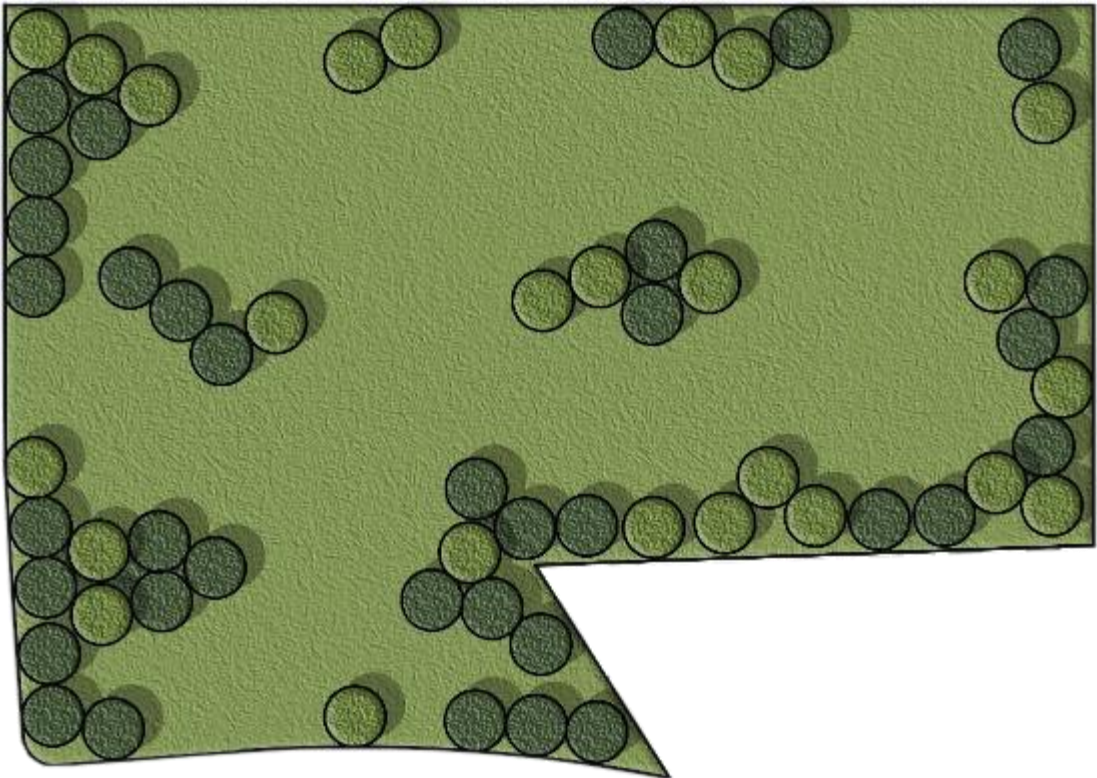


PRELIMINARY PHASING PLAN



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 

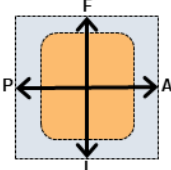


Park Programming

- Playground
- Pavilion
- Maintenance and restroom facility
- Bike station and inverted U bike racks at both parks

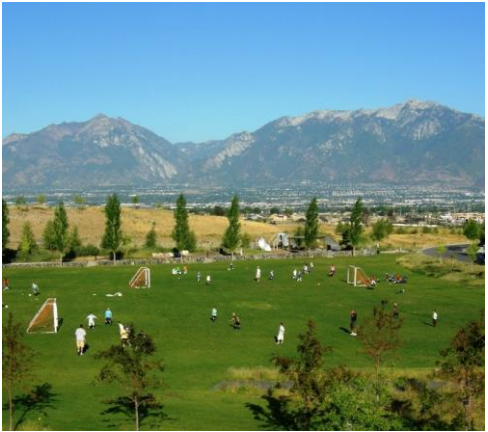
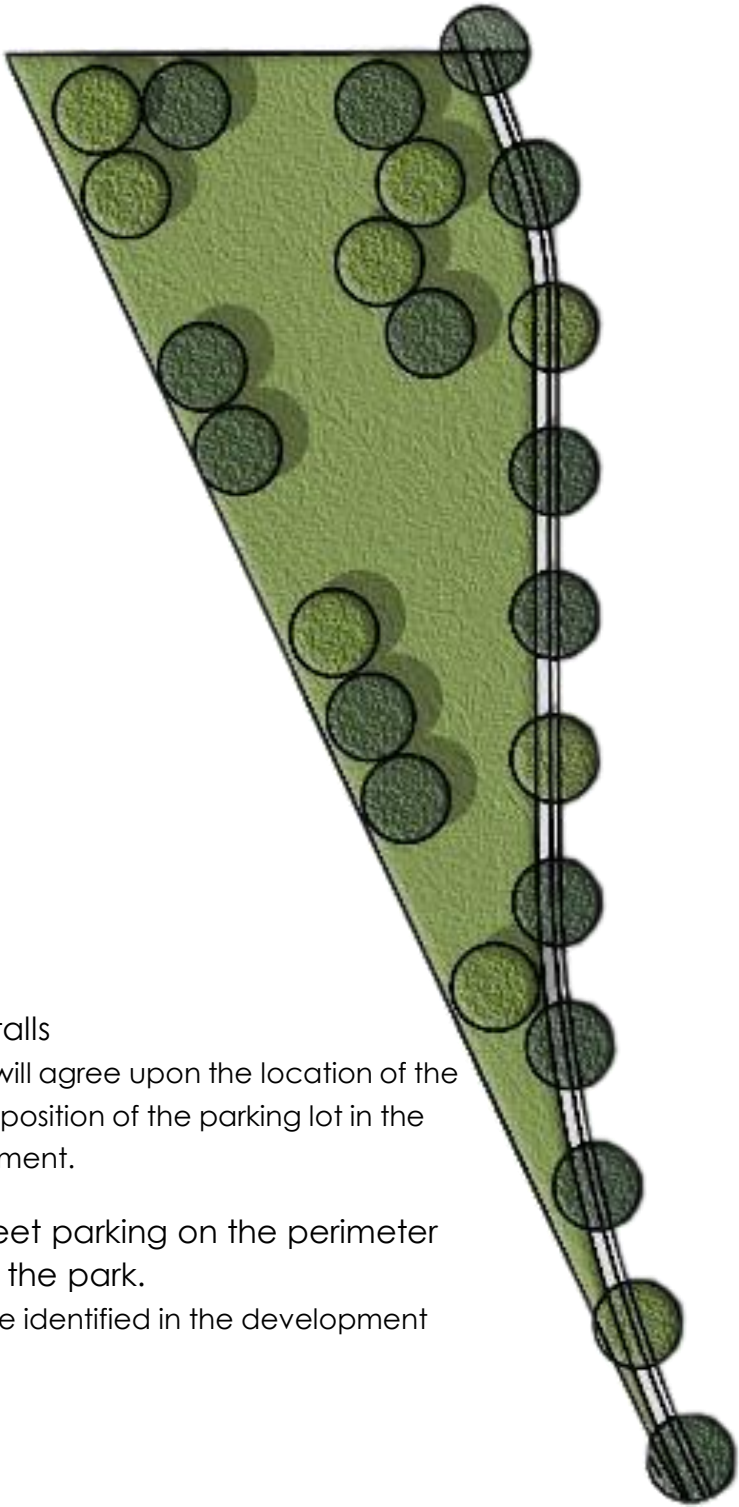


OPEN SPACE PLAN

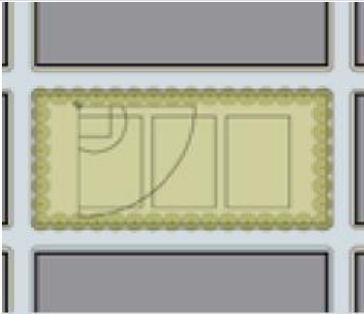
CIVIC OPEN SPACE TYPE	NEIGHBORHOOD PARK
DIAGRAM	
DESCRIPTION	The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. The focus is on informal active and passive recreation. The park should be centrally located within the neighborhood. Frequently these parks are developed adjacent to civic uses such as an elementary school.
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 

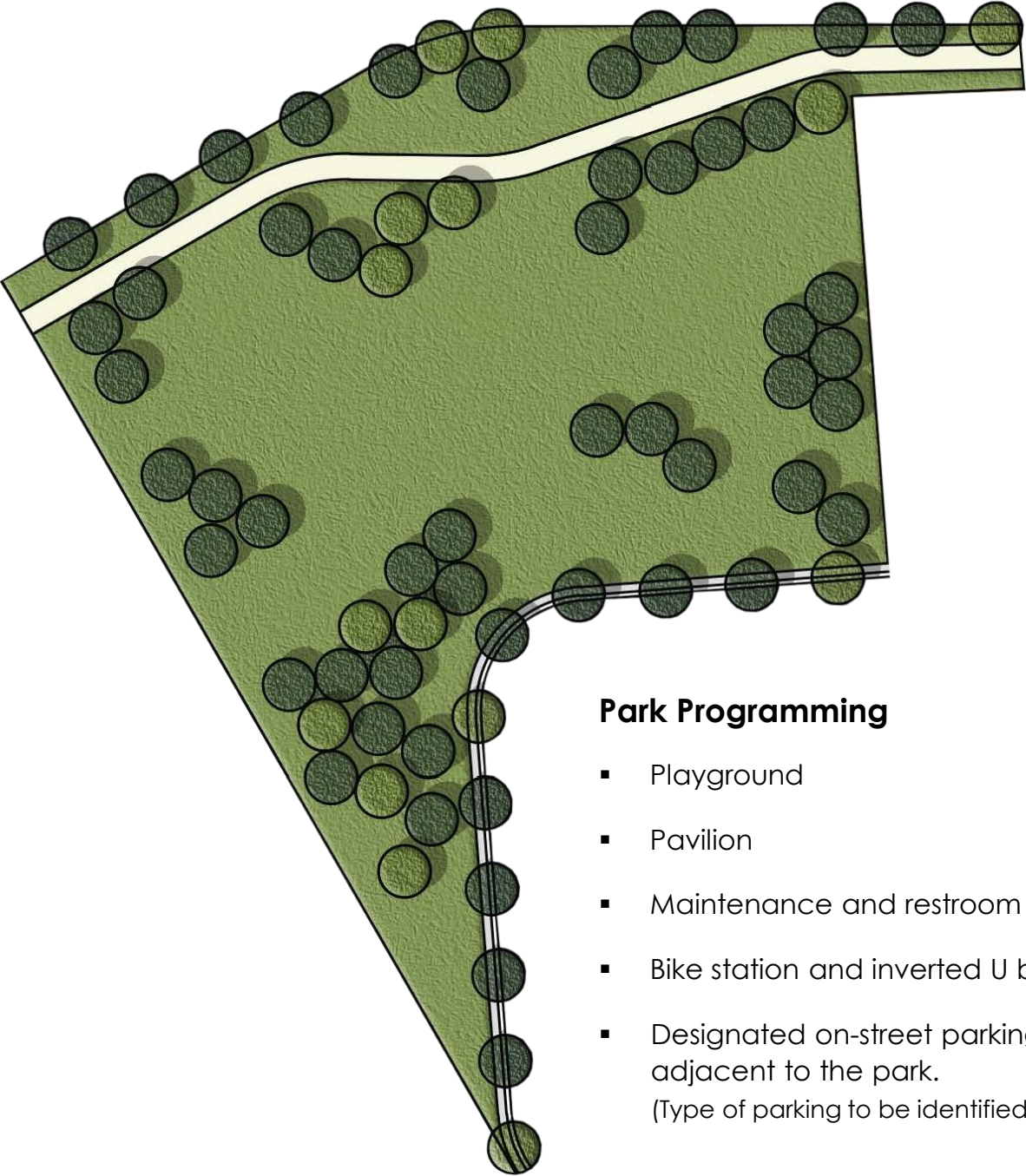
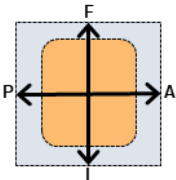
Park Programming

- Up to 14 parking stalls
Developer and City will agree upon the location of the entrance to and the position of the parking lot in the Development Agreement.
- Designated on-street parking on the perimeter roads adjacent to the park.
(Type of parking to be identified in the development agreement)



OPEN SPACE PLAN

CIVIC OPEN SPACE TYPE	COMMUNITY PARK
DIAGRAM	
DESCRIPTION	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.
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



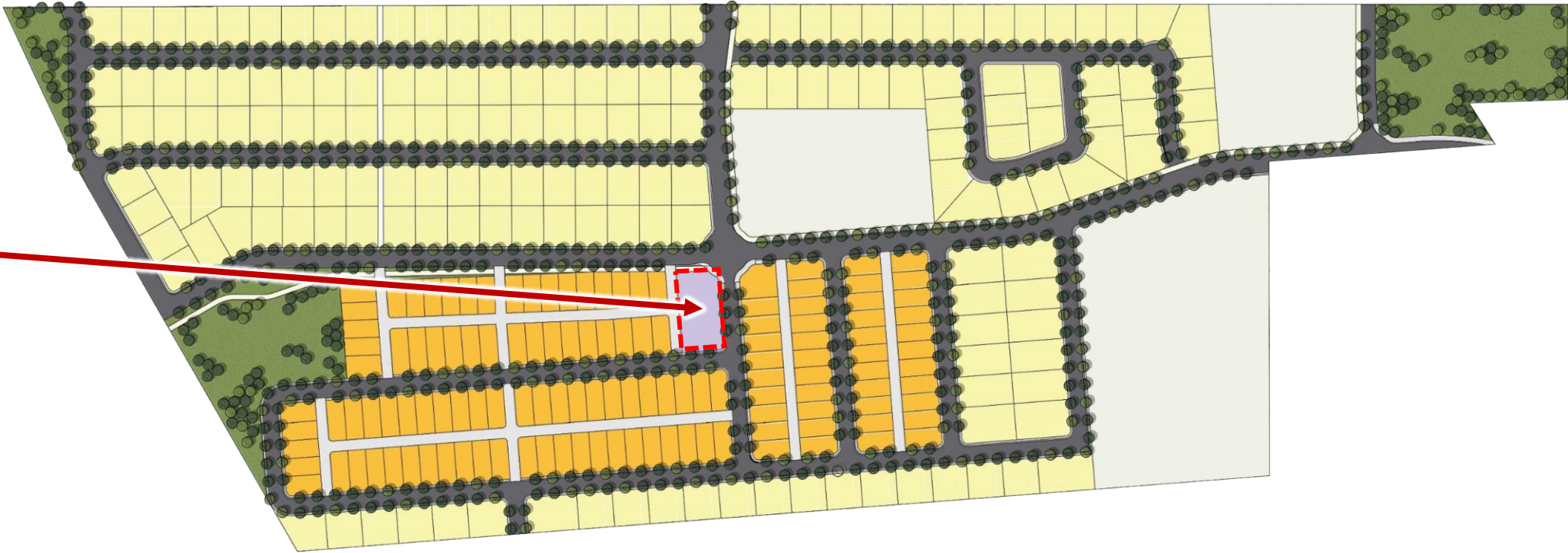
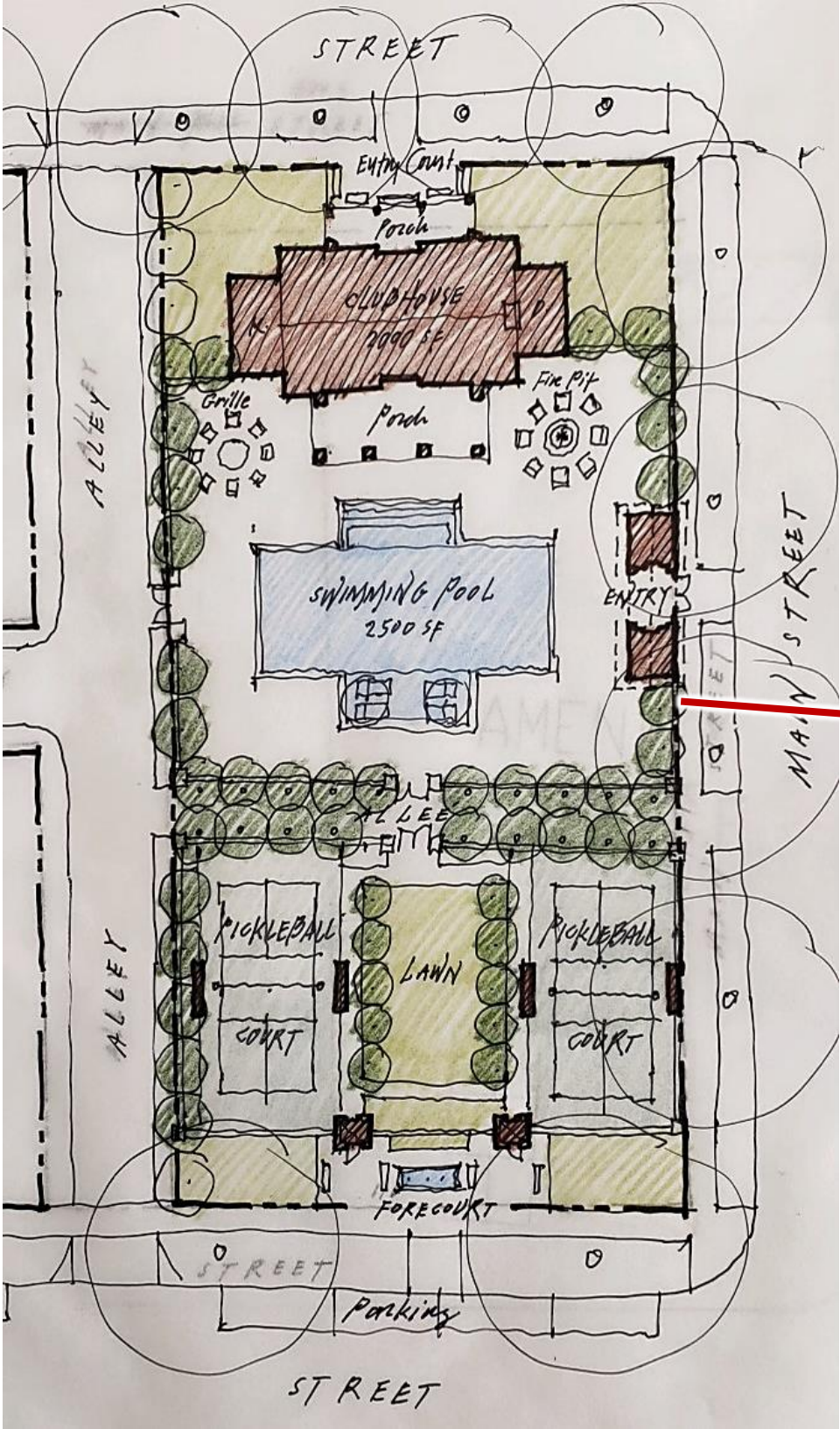
Park Programming

- Playground
- Pavilion
- Maintenance and restroom facility
- Bike station and inverted U bike racks
- Designated on-street parking on the perimeter roads adjacent to the park.
(Type of parking to be identified in the development agreement)



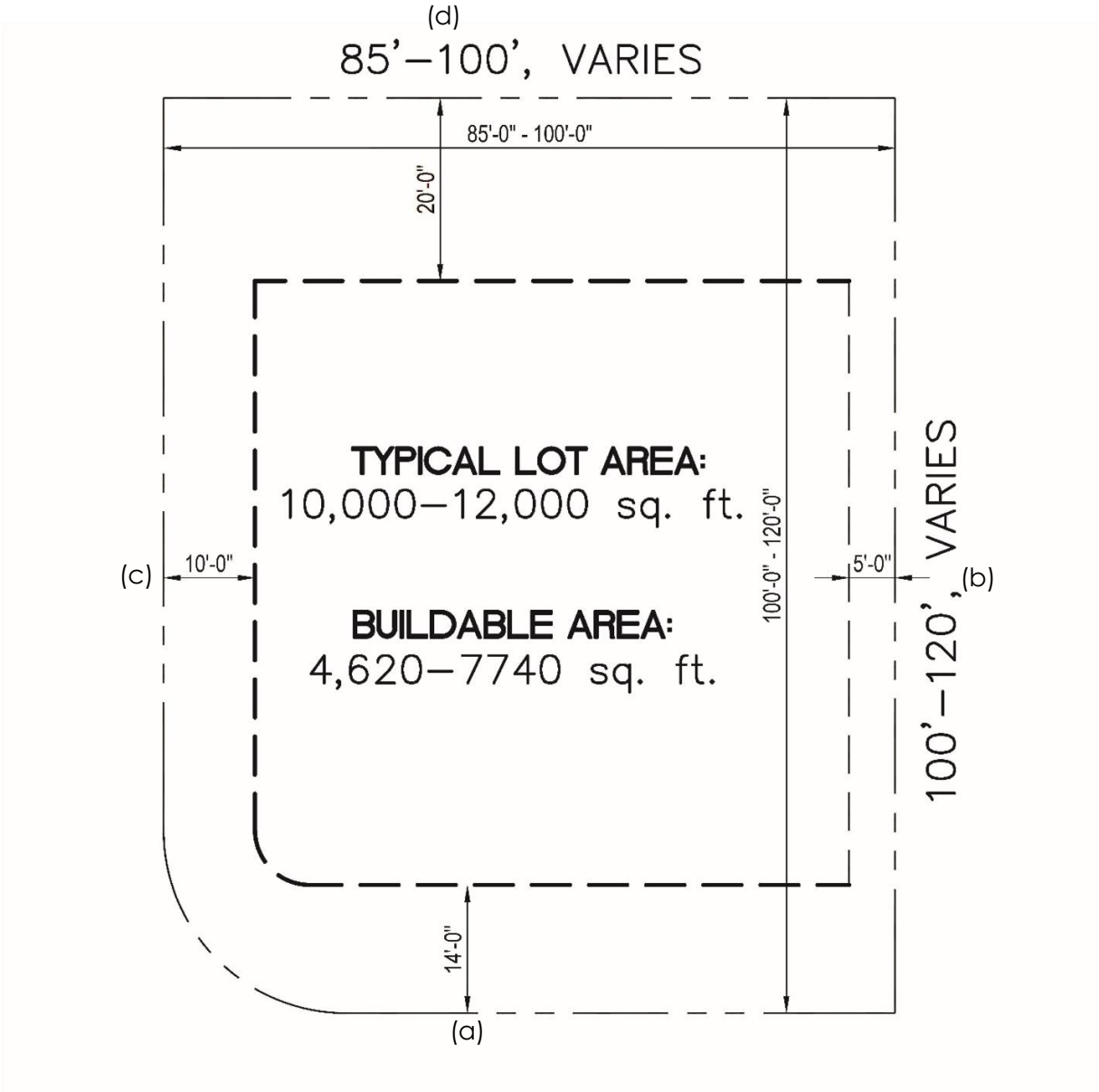
NEIGHBORHOOD AMENITIES

COTTAGE LOTS

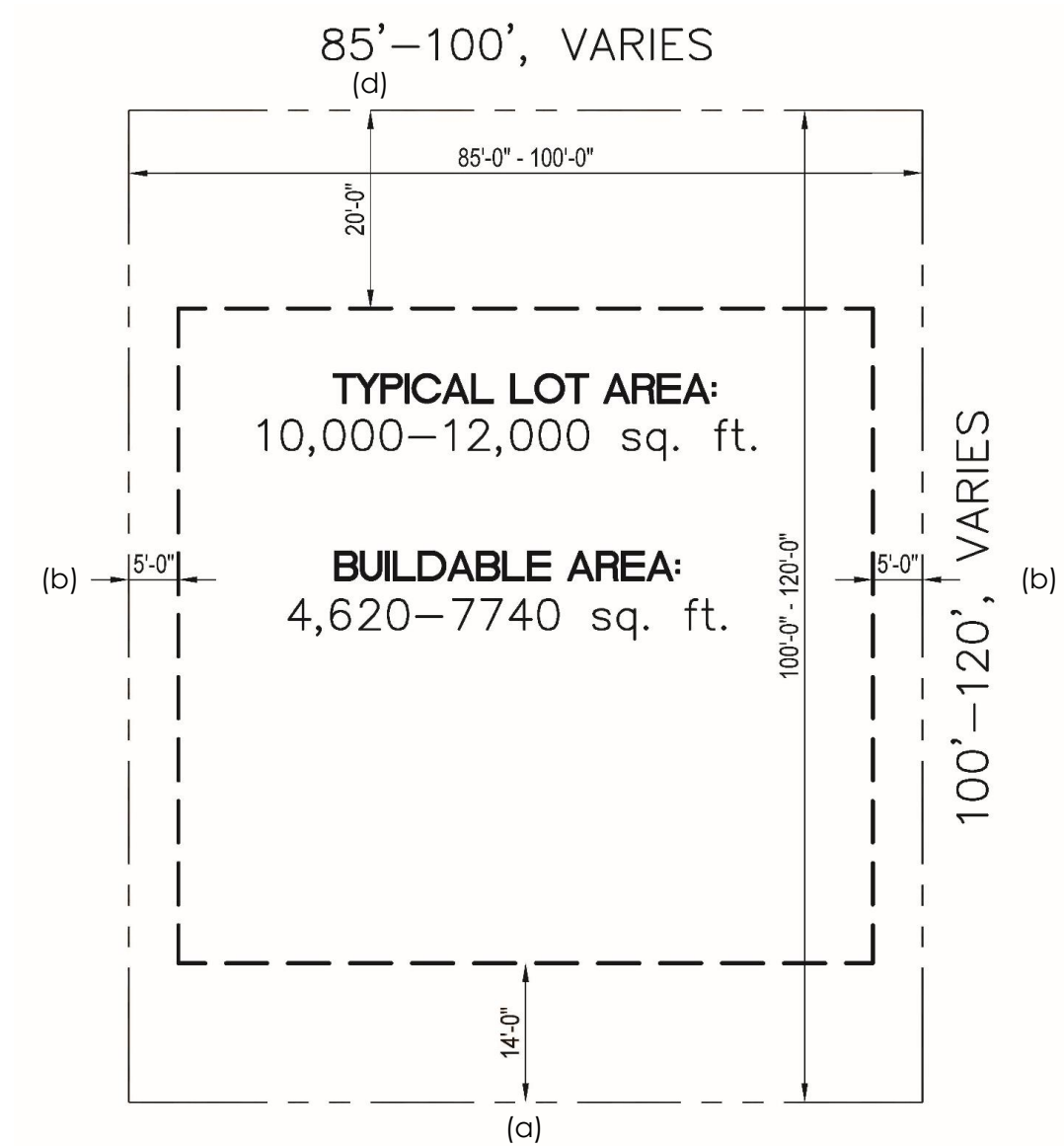


LOTING PLAN: ESTATE LOTS

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.



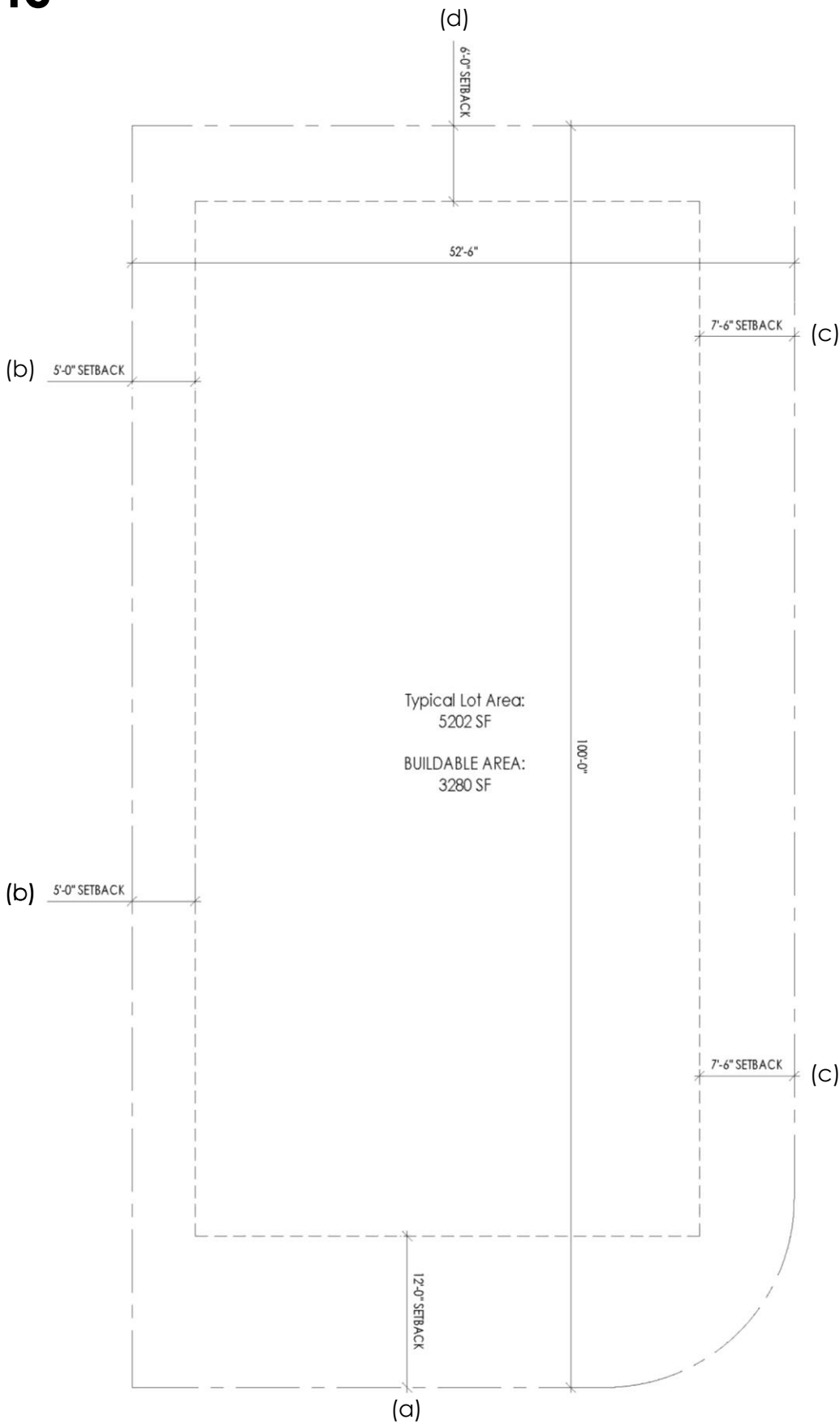
CORNER LOT



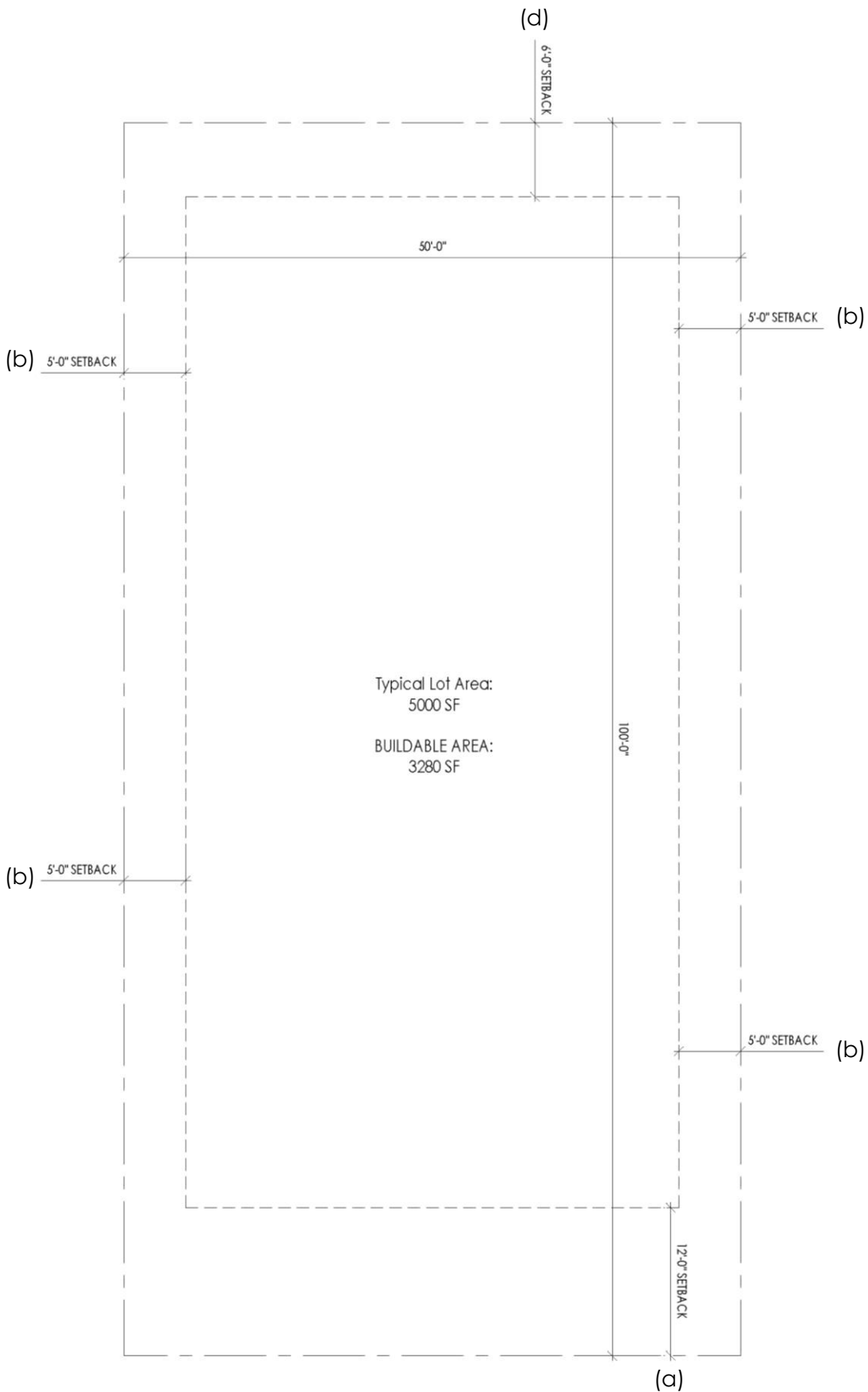
INTERIOR LOT

LOTTING PLAN: COTTAGE LOTS

COTTAGE LOTS	
BUILDING CONFIGURATION	
Building Height	2 stories max.
Lot Coverage	80% max.
Lot Frontage	45 - 61 ft.
Lot Depth	100 - 130 ft.
Off-Street Parking	3 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.

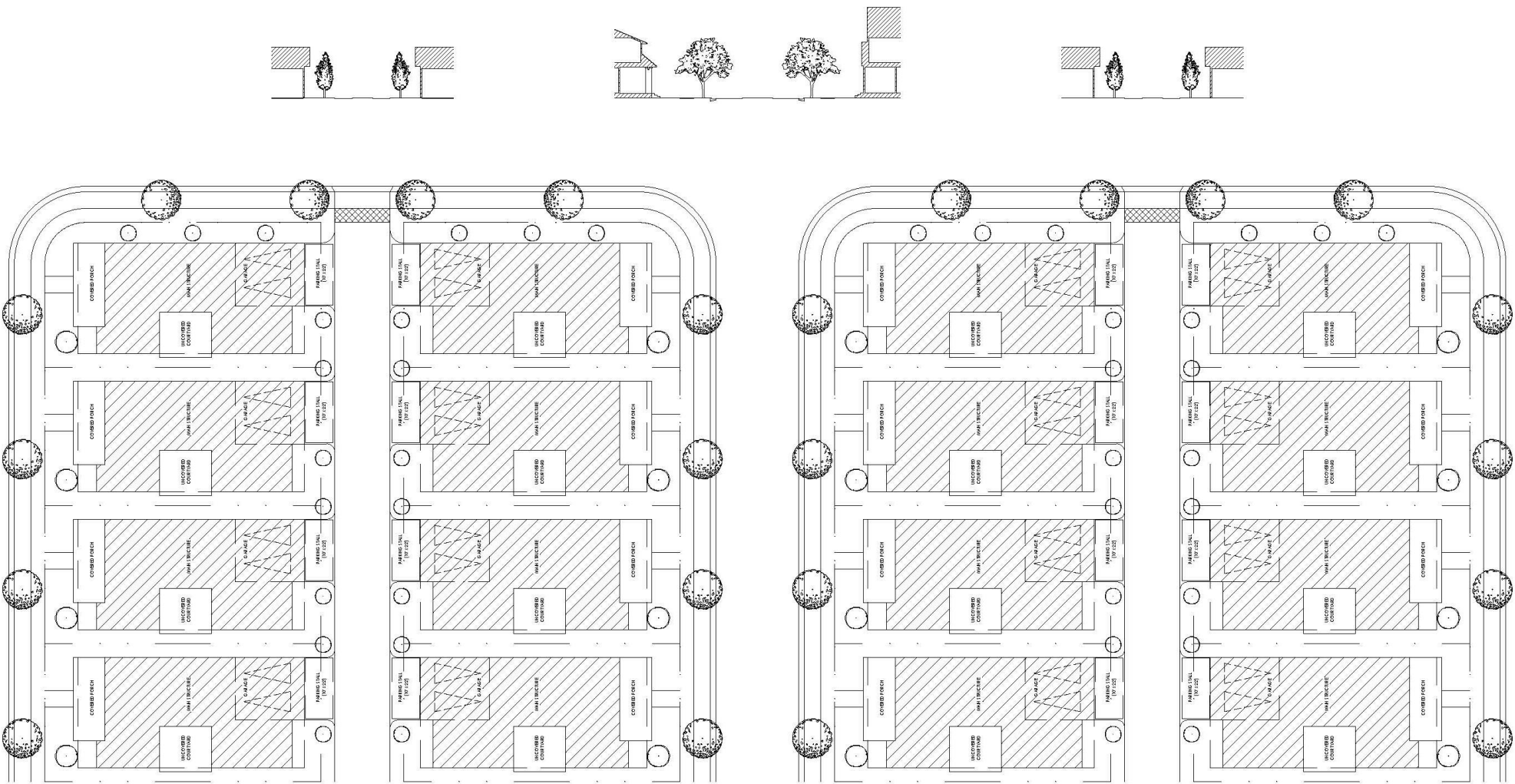


CORNER LOT

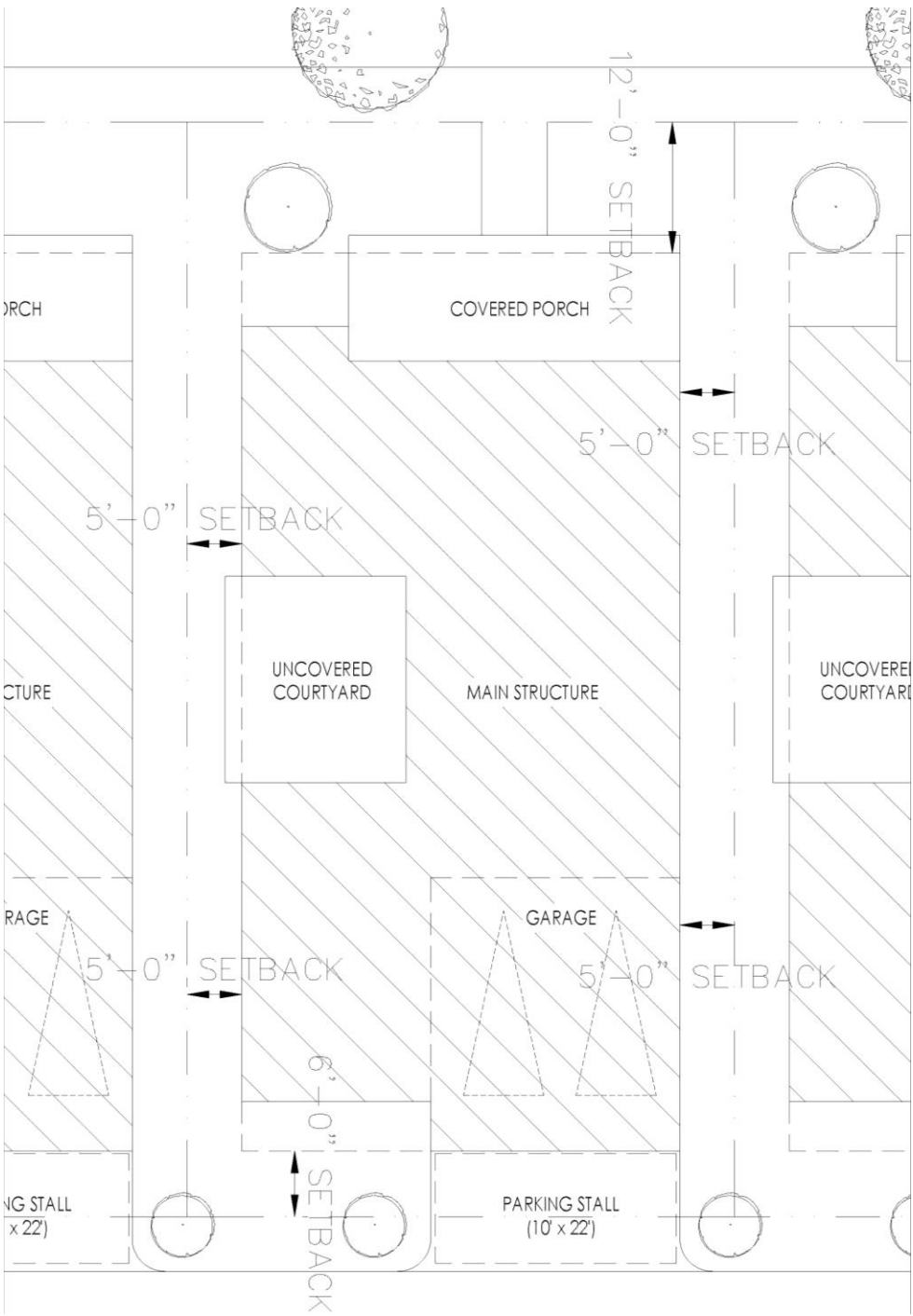


INTERIOR LOT

PARKING PLAN: COTTAGE LOTS



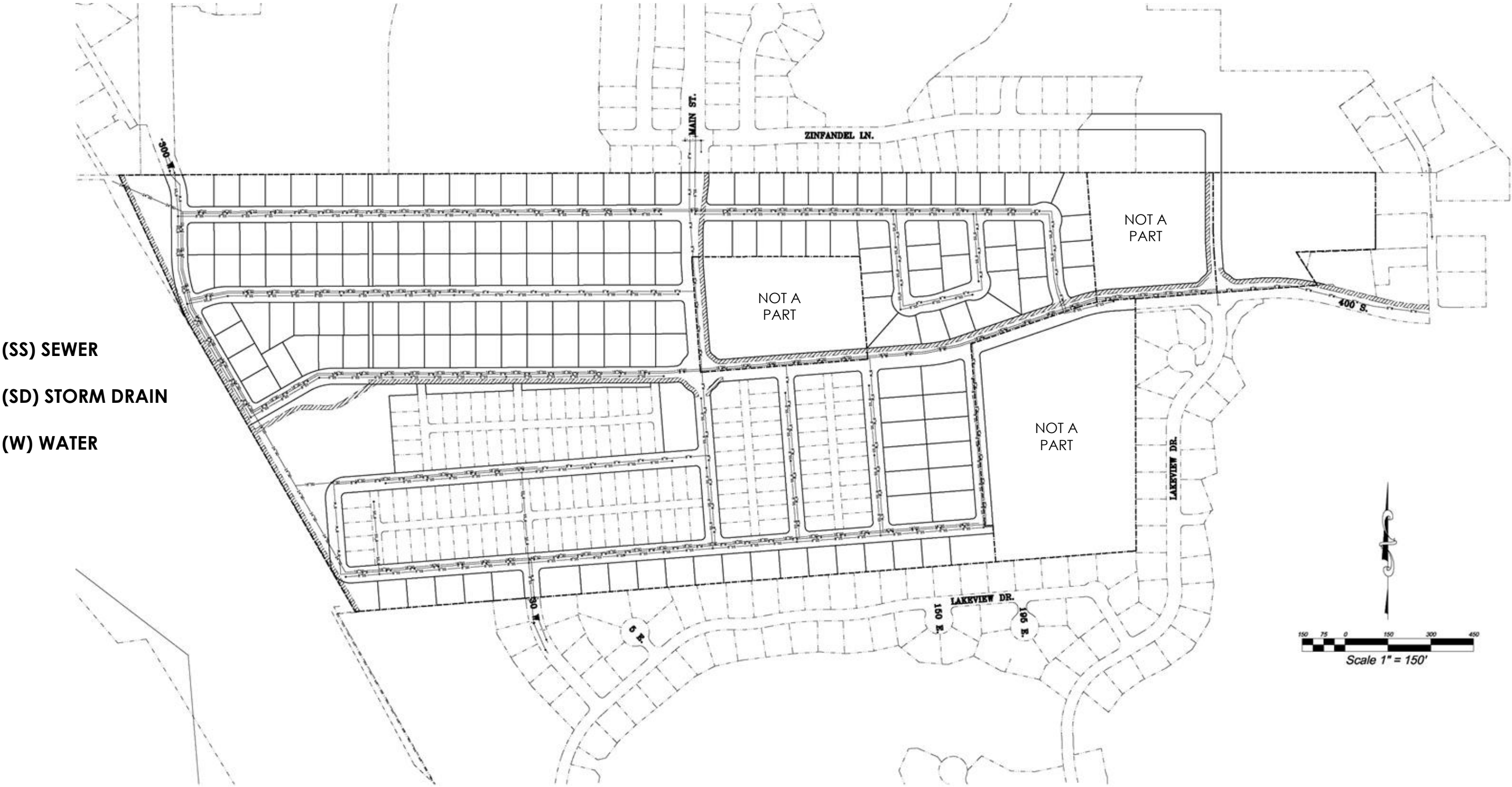
BLOCK LAYOUT



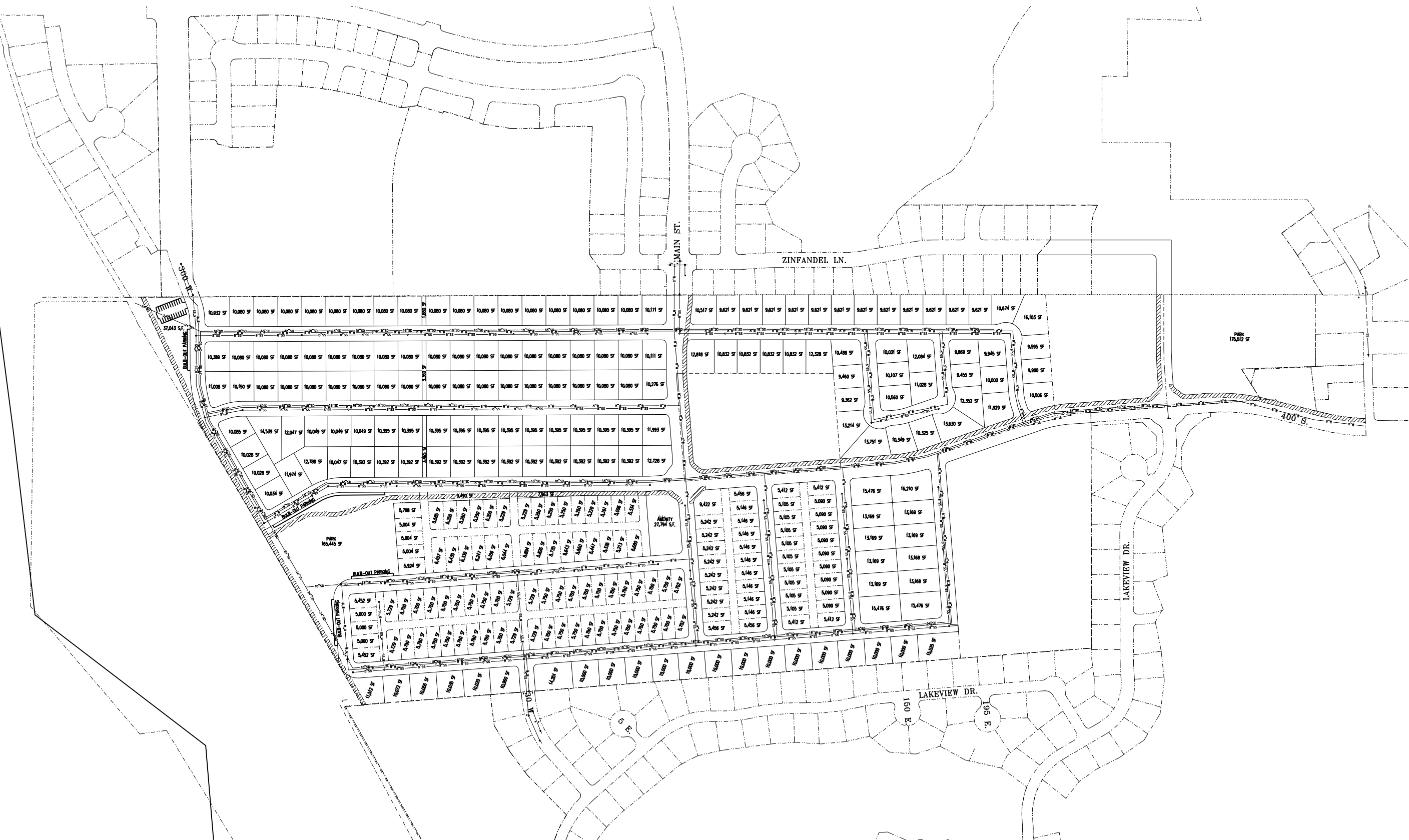
LOT LAYOUT

Description	Units	Stalls/Unit	Total Stalls
Parking provided	127	3.0	381.0
Parking required	127	2.5	317.5
Excess parking		0.5	63.5

CONCEPTUAL UTILITY PLAN



The City and Developer will agree in the Development Agreement upon the detailed phasing and timing of utilities, which phasing shall be consistent with the Phasing Plan in the Neighborhood Plan





General Plan & Re-zone: Application Exhibits

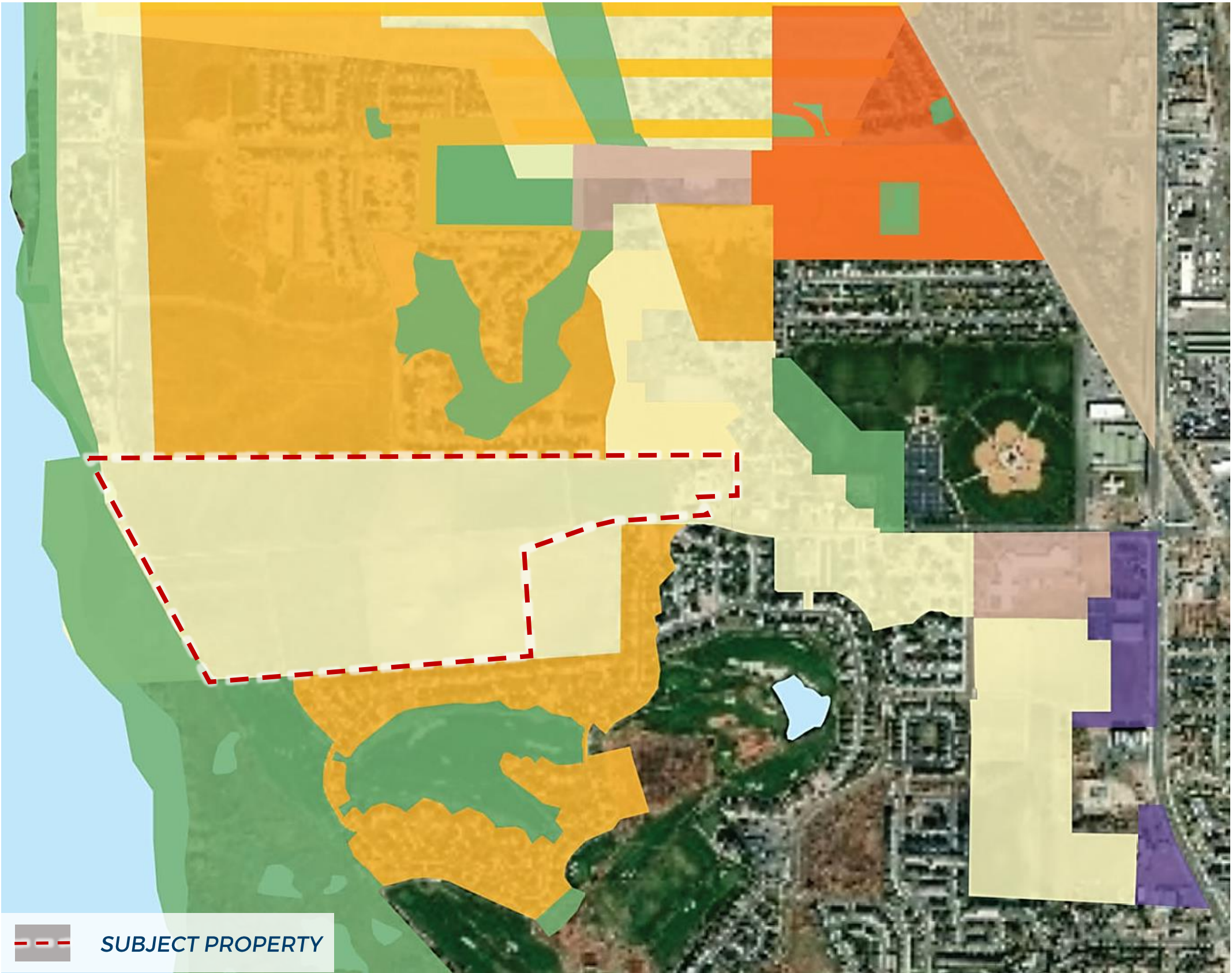
Submitted: October 1, 2021



GENERAL PLAN – LAND USE: CURRENT

LEGEND

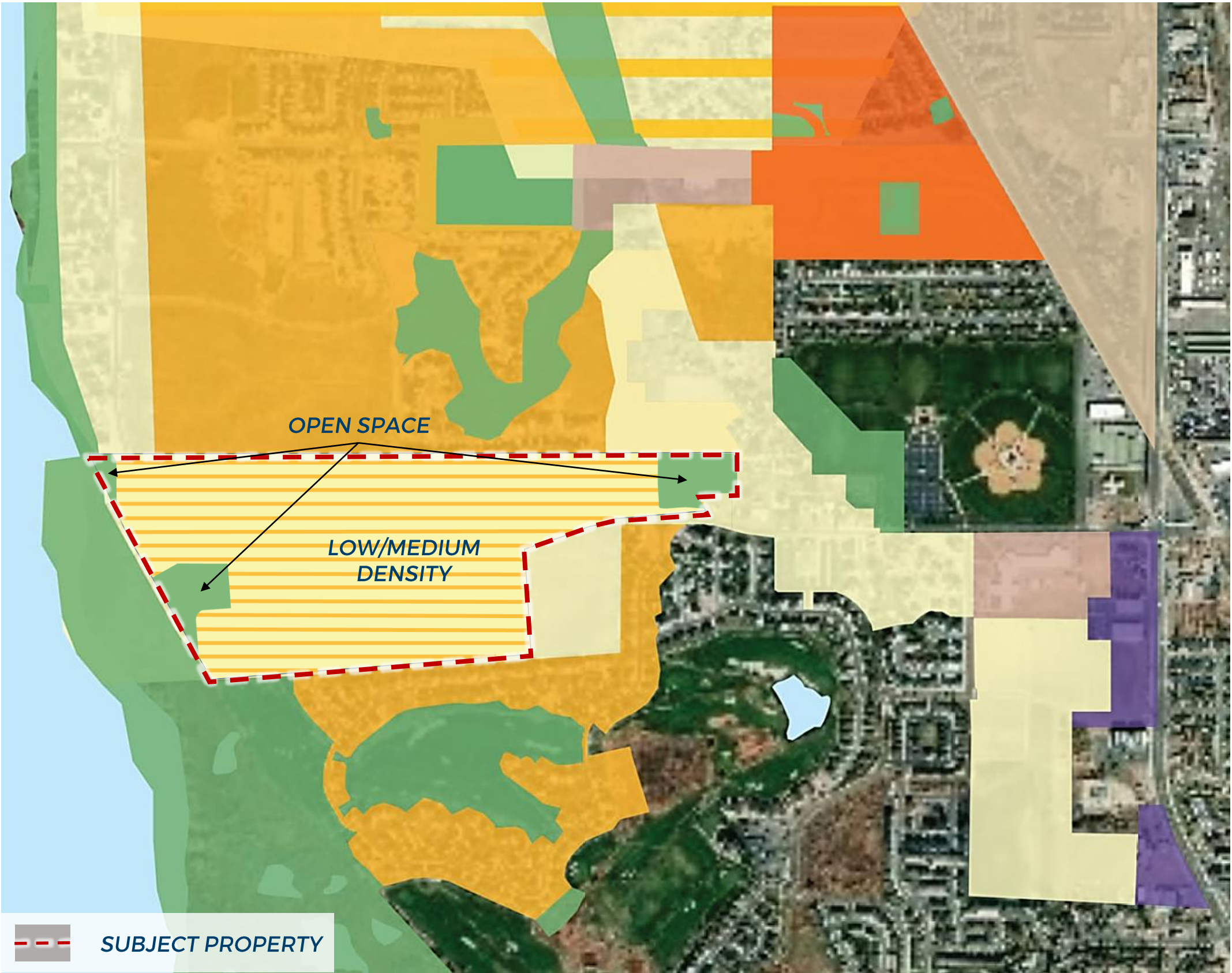
- OPEN SPACE
- TOWN CENTER
- HIGH DENSITY
- MEDIUM DENSITY
- LOW/MEDIUM DENSITY
- LOW DENSITY
- PUBLIC FACILITY
- NEIGHBORHOOD CENTER
- UNIVERSITY
- RESIDENTIAL MIXED USE
- VINEYARD COMMERCE CENTER
- REGIONAL COMMERCIAL



GENERAL PLAN – LAND USE: PROPOSED

LEGEND

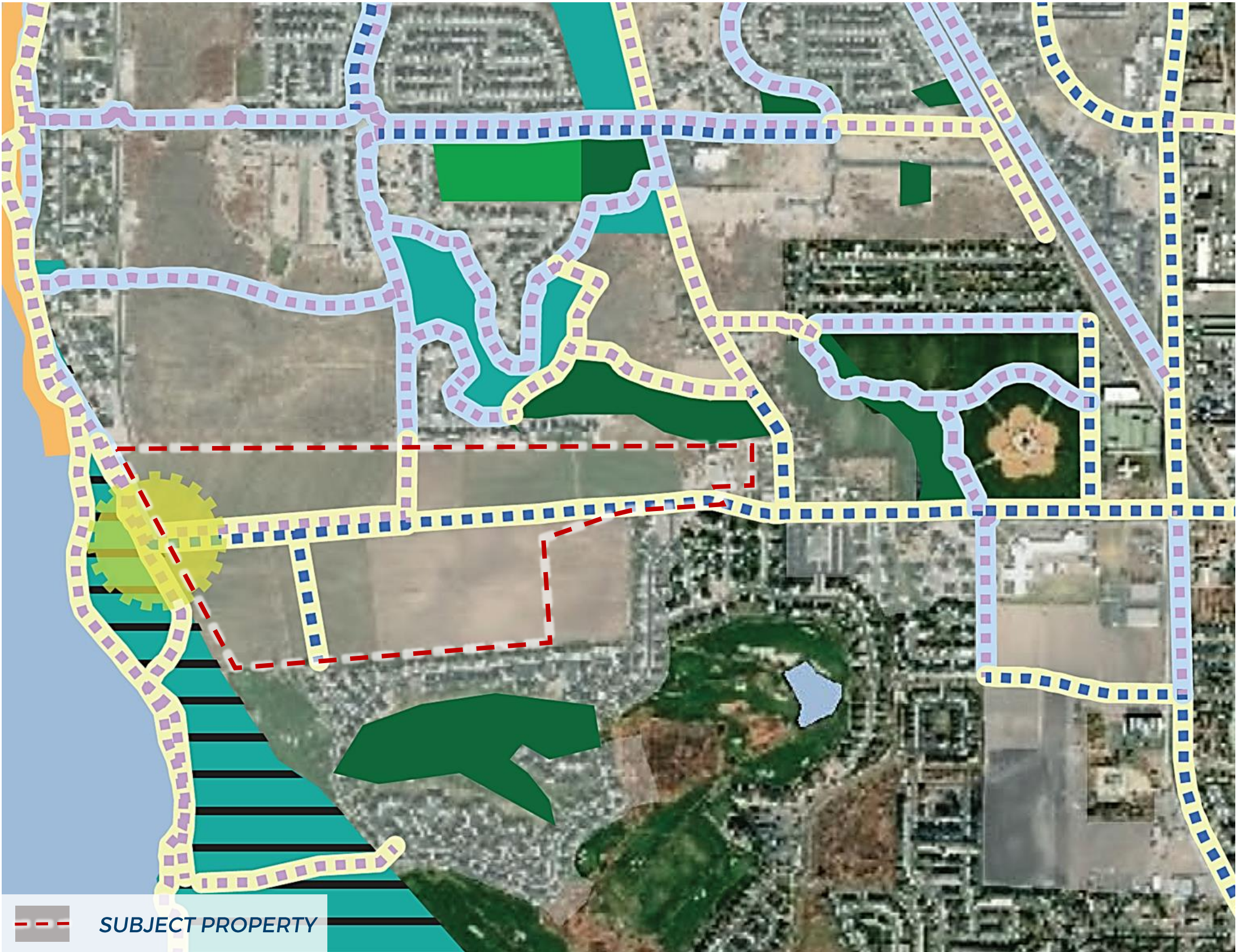
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- TOWN CENTER
- HIGH DENSITY
- MEDIUM DENSITY
- LOW/MEDIUM DENSITY
- LOW DENSITY
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- NEIGHBORHOOD CENTER
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- REGIONAL COMMERCIAL



GENERAL PLAN – OPEN SPACE, PARKS AND TRAILS: CURRENT

LEGEND

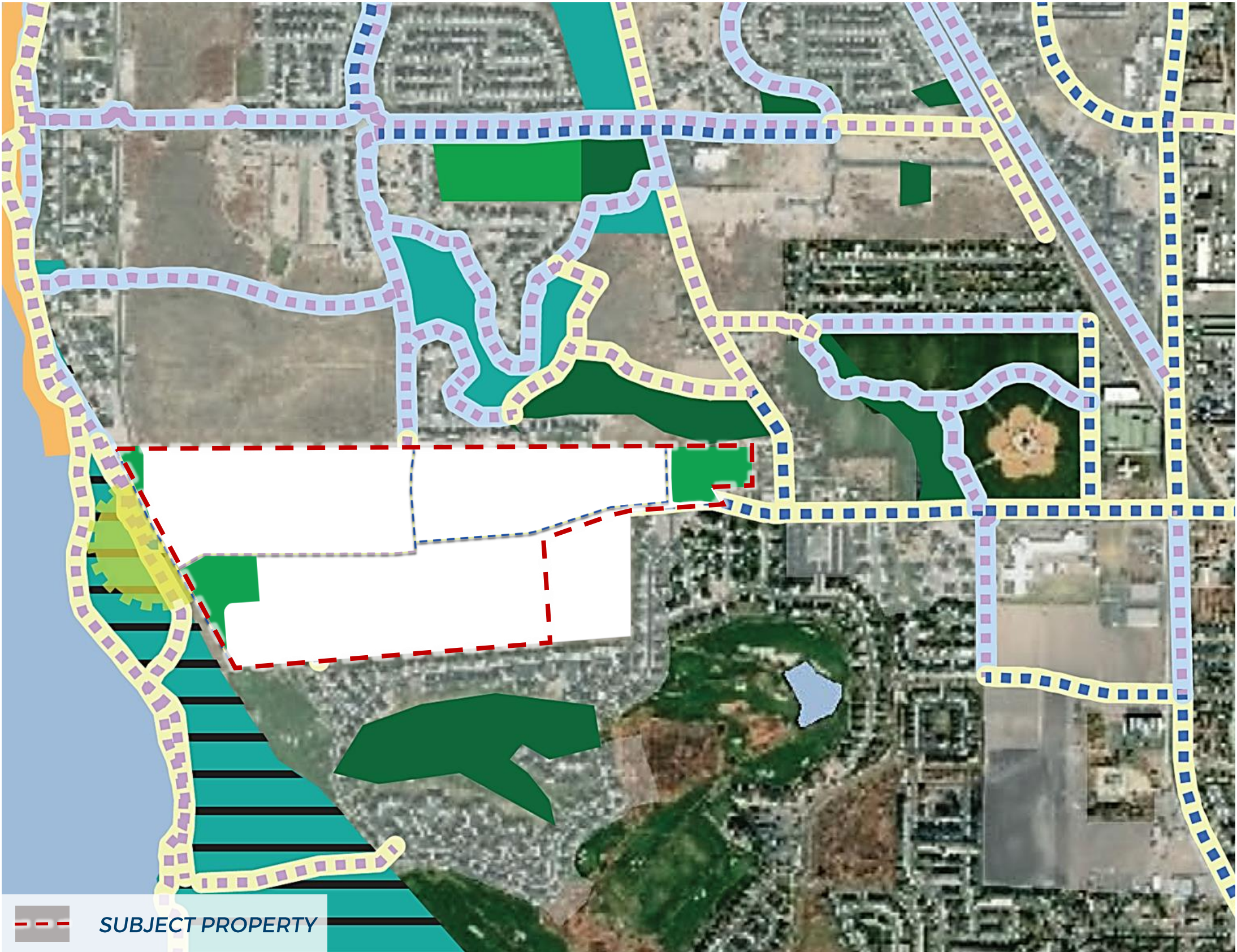
-  FUTURE LAKE/ BEACH IMPROVEMENTS
-  BEACH SHORE
-  EXISTING PARK
-  FUTURE PARK
-  WETLANDS
-  CONSERVATION AREA
-  EXISTING MULTIUSE
-  FUTURE MULTIUSE
-  EXISTING BIKE
-  FUTURE BIKE
-  SUBJECT PROPERTY



GENERAL PLAN – OPEN SPACE, PARKS AND TRAILS: PROPOSED

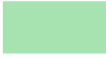
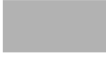
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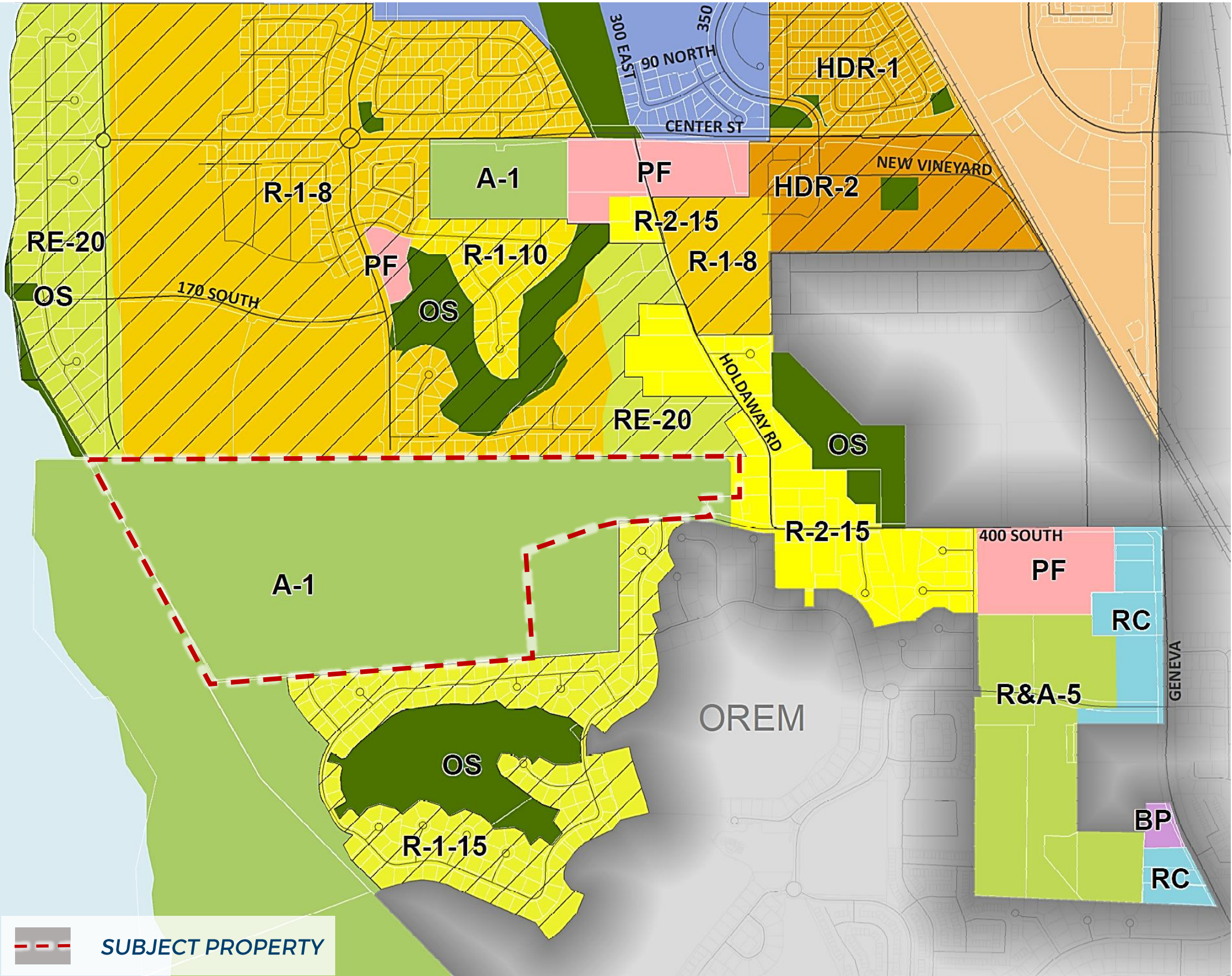
-  FUTURE LAKE/
BEACH
IMPROVEMENTS
-  BEACH SHORE
-  EXISTING PARK
-  FUTURE PARK
-  WETLANDS
-  CONSERVATION
AREA
-  EXISTING
MULTIUSE
-  FUTURE
MULTIUSE
-  EXISTING BIKE
-  FUTURE BIKE
-  SUBJECT PROPERTY



ZONING: CURRENT

ZONES

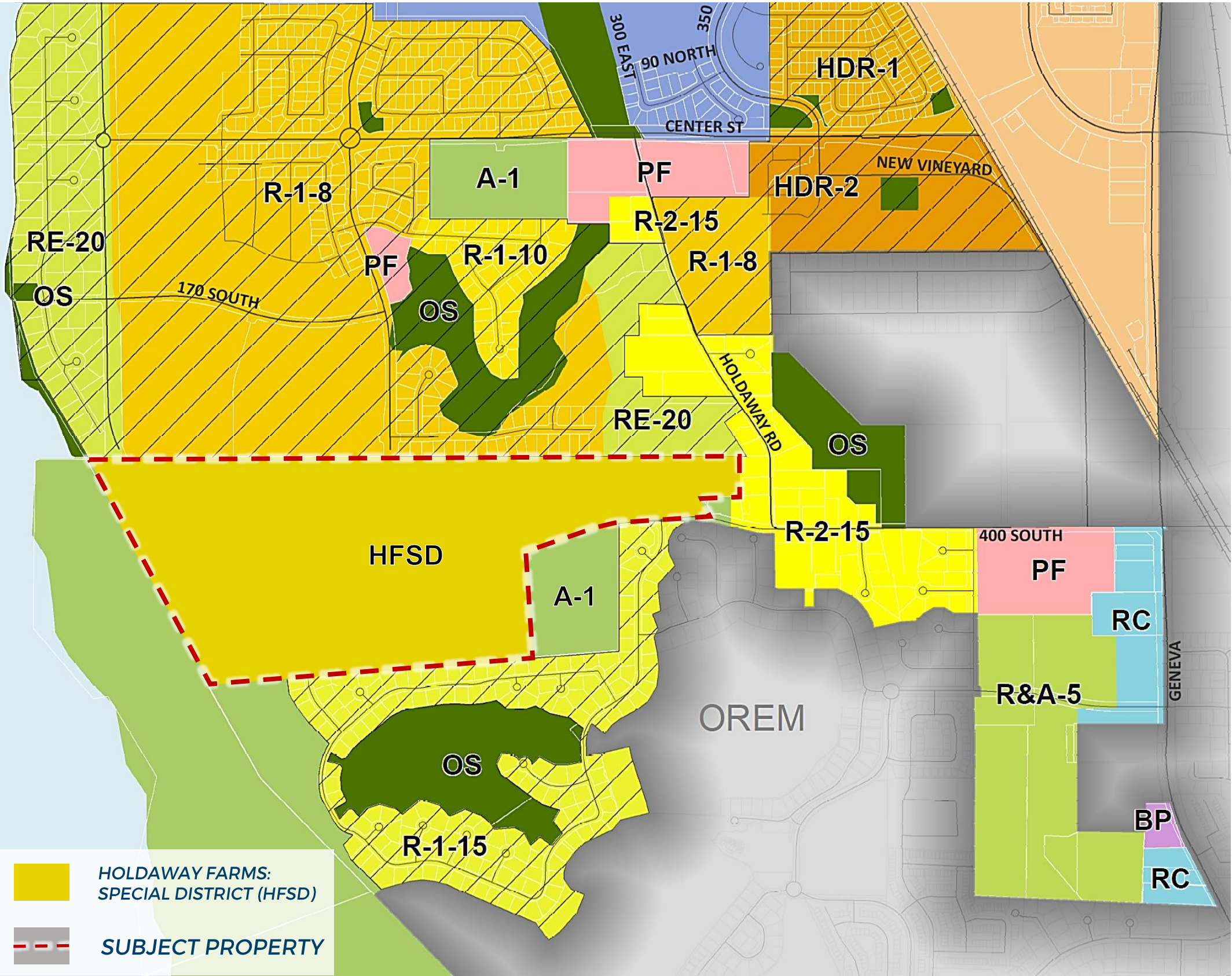
-  PD Overlay
-  OS: Open Space
-  A-1: Agriculture
-  R&A-5: Residential Agricultural
-  RE-20: Residential Estates
-  R-1-15: Single-Family Residential
-  R-2-15: Residential
-  R-1-10: Single-Family Residential
-  R-1-8: Single-Family Residential
-  HDR-1: High Density Residential
-  HDR-2: High Density 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

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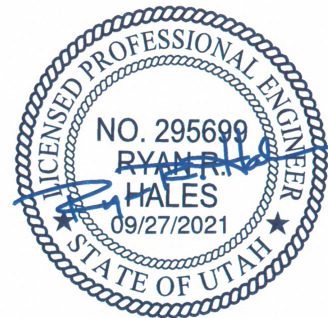


MEMORANDUM

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.

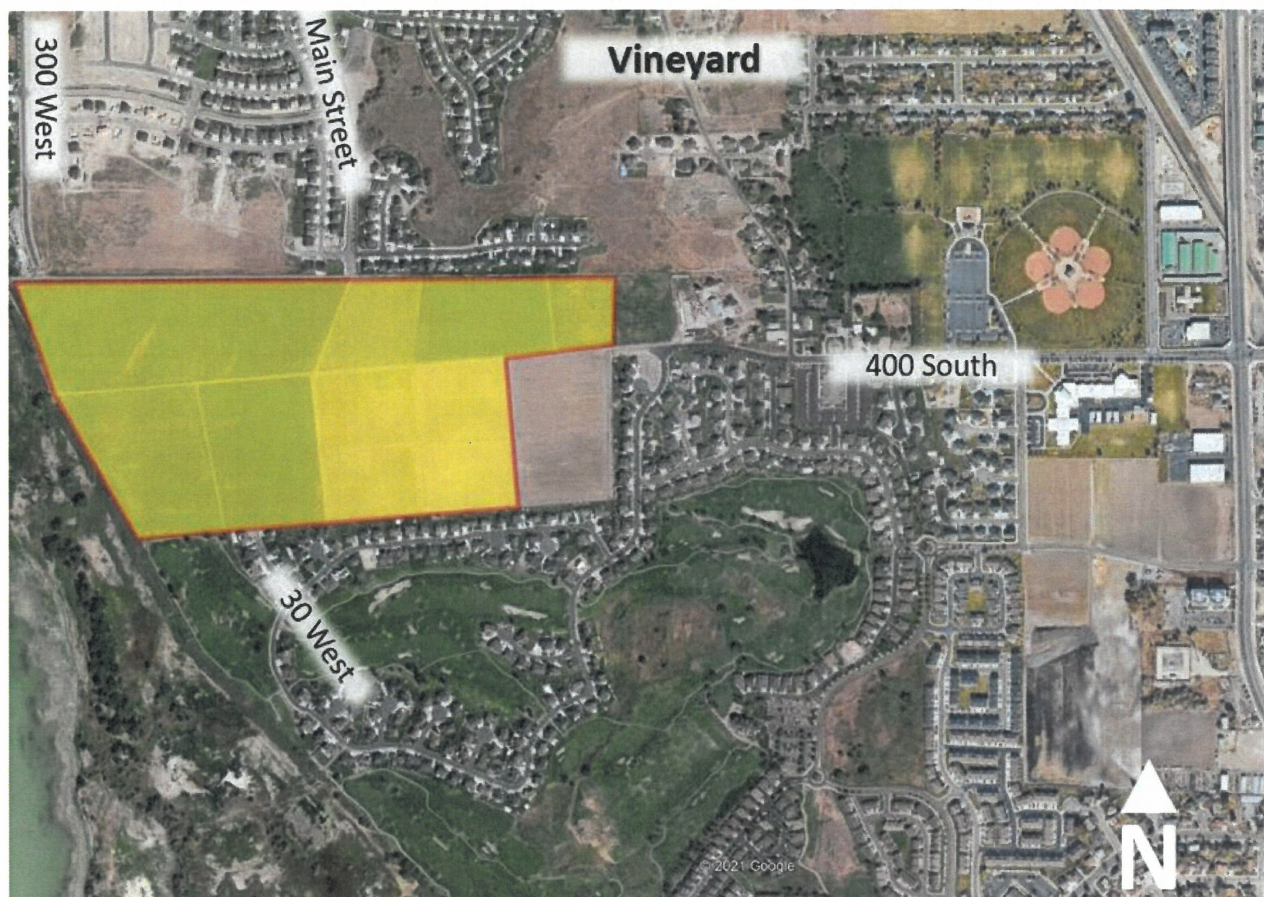


Figure 1: Vicinity map of the proposed development in Vineyard, Utah

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 Vineyard - Holdaway Farms								
Weekday Daily Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New 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
Total			2,386			1,193	1,193	2,386
Morning Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New 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
Total			175			48	127	175
Evening Peak Hour Land Use ¹	# of Units	Unit Type	Trip Generation	% Entering	% Exiting	Trips Entering	Trips Exiting	Total New 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
Total			228			142	86	228

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 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

