



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, November 17, 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 DISCUSSION AND ACTION – 2022 Meeting Schedule

Planning Technician Cache Hancey will present the recommended Planning Commission meeting schedule for the 2022 calendar year. The Planning Commission will take appropriate action.

4.2 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 continue the 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: November 12, 2021

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician

2022 Calendar

Downloaded from [WinCalendar.com](https://www.wincalendar.com)

JANUARY

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Community Development

Date: November 17, 2021
From: Morgan Brim, Community Development Director
To: Planning Commission
Item: Public Hearing and Consideration of Ordinance 2021-15 General Plan, Zoning Text Amendment Ordinance 2021-16, and Zoning Map Amendment Ordinance 2021-17 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, referred to as active adult living, with a focus on a 55+ age category. Two future church sites are located within the plan. The church sites are not included in the Neighborhood Plan, but are contained in the General Plan and Zoning Map Amendment applications. These sites were shown in the plan to provide context to full build-out conditions. Holdaway Farms proposes open space in the form of parks, trails, and private amenities. 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

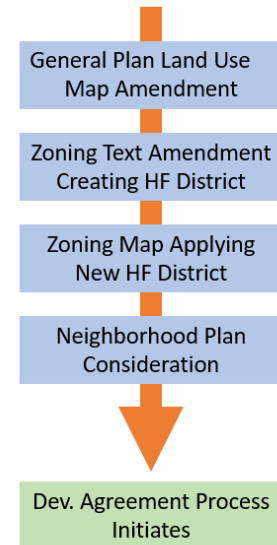
The applicant has proposed four land use applications to accommodate their project as follows:

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, are 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.

If the property were to remain exclusively Low Density, then the Planning Commission, for guidance in determining lot size, could look at current lots sizes in the other communities designated as Low Density. These neighborhoods include James Bay, The Shores, Holdaway Road and Ashley Acres. There is a portion

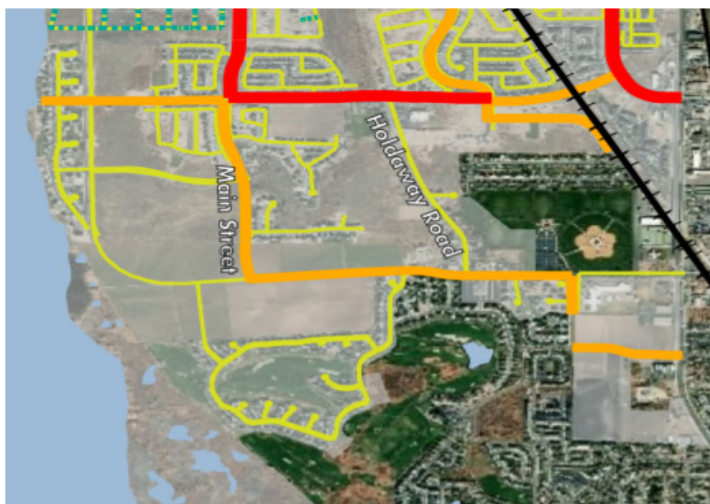
of the Elms neighborhood that has Low Density but has not been developed. The average lot size of existing Low-Density neighborhoods is 20,830 square feet with the smallest lot platted at 13,939 and largest at 67,082 square feet. A table detailing Low Density lots sizes is included in the attachments.

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. A mid-block trail connections is provided through the neighborhood north to the Sycamores neighborhood of Homesteads. In an effort to reduce speeds and provide greater pedestrian safety, the applicant is proposing landscape median/refuge islands between each segment of the mid-block trail. 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
 - Pickle Ball Courts (To be updated in the Neighborhood Plan)
 - Designated angled 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

PUBLIC HEARING

On November 3, 2021, the Planning Commission held a public hearing and received 12 in person comments and two written comments. Members of the public shared diverse concerns including traffic, parking, lot sizes/density, cut through traffic and a desire for the property to be developed as an exclusive residential community. Others commented in favor of the proposal and a few speakers expressed concern regarding restricting the owners' property rights. The public hearing was continued to the November 17, 2021 meeting.

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 reopen 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.

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:

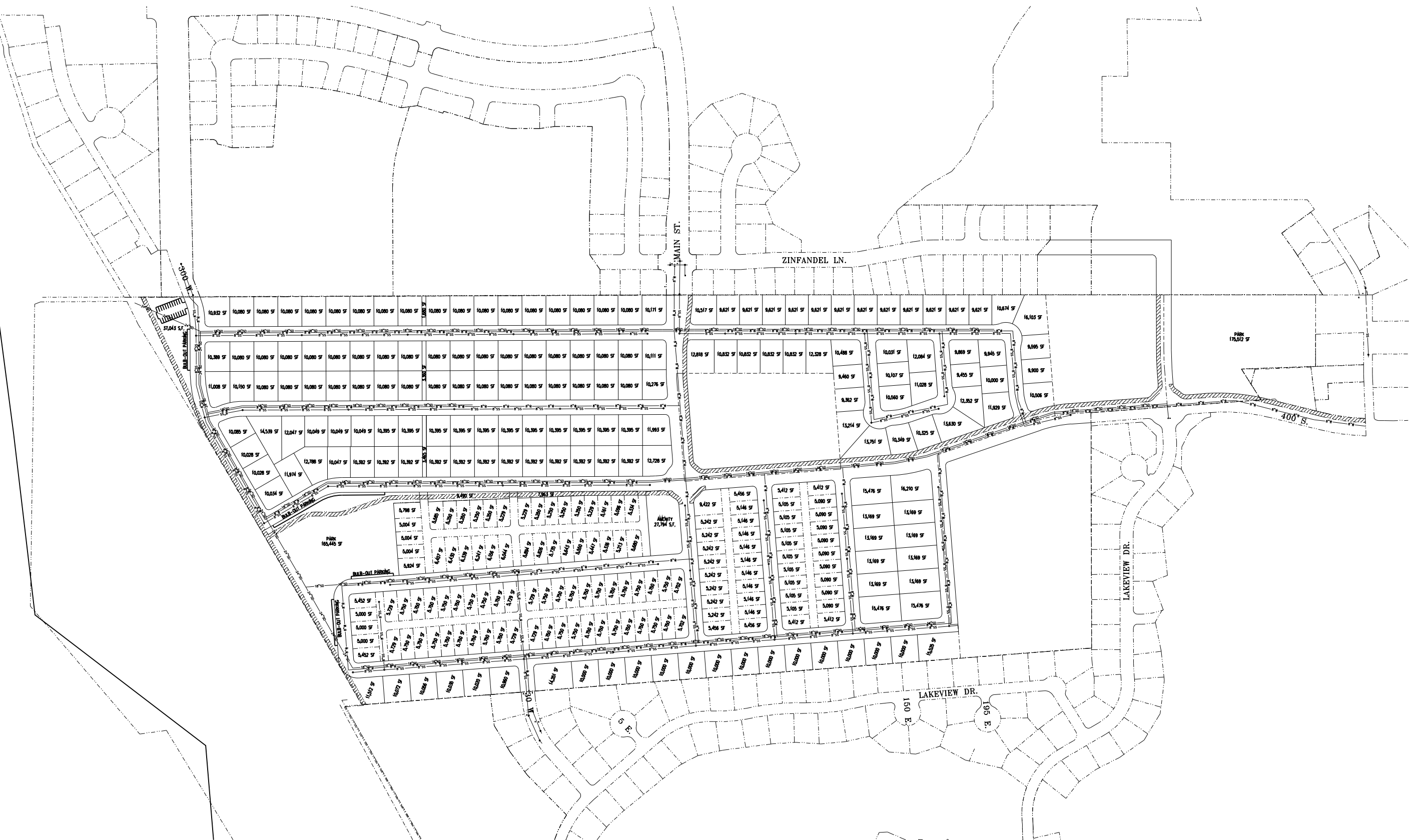
Low Density lot tabulation

Written Public Comments

Proposed ordinances and application materials

	James Bay RE-20	The Shores RE-20	Holdaway/Ashley Acres R-2-15	Total Average
Number of Lots	28	56	62	49
Average Lot Size	21681	20357	20452	20830
Average Lot Acre	0.50	0.47	0.47	0.48
Largest Lot Size	27856	27133	67082	40690
Smallest Lot Size	19583	14315	13939	15946
Lot Size	20006	22975	20473	
	20083	19887	28314	
	24765	17802	17860	
	22043	18417	28314	
	20821	19626	23087	
	20823	19843	44867	
	24147	21755	16988	
	24561	18397	16553	
	20285	22586	16988	
	20664	17782	14810	
	21726	26125	14810	
	21975	22832	14810	
	21792	27133	17860	
	21537	20347	15246	
	21285	22461	14810	
	21290	19229	15246	
	21290	19764	15246	
	20937	19561	15246	
	22845	18704	15246	
	27856	20996	14810	
	19583	20938	15246	
	20002	20717	15246	
	22975	20038	14810	
	20124	19999	14810	
	20009	20947	42253	
	23628	19938	28314	
	20017	19185	19602	
	20000	20043	37462	
		19807	38333	
		20004	43124	
		19649	21344	
		18914	20038	
		24570	24394	
		19088	19602	
		24847	14810	
		20282	67082	
		21572	13939	
		19854	14810	
		22945	14375	
		21094	21780	

23049	15682
23835	19602
17308	29185
15402	14810
14315	20038
14963	26136
16132	24394
15750	15246
15750	16117
15750	15682
17266	14810
27035	14810
19746	15246
24404	14810
26146	16117
22461	14810
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	15682
	15246
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	16553
	20473



From: Carolyn Mullen <carimullen@icloud.com>
Sent: Monday, November 1, 2021 10:48 PM
To: Cache Hancey
Subject: Clegg Farm Development

I and my husband are residents of Vineyard and am directly impacted by the development of the Clegg farm. Our property is sitting with our backyard to the Clegg Farm property. We strongly oppose the increase from low density to medium or high density. We want the original agreement to be honored. We have several reasons for wanting this, some of them are: increase in traffic (our neighborhood roads are already too narrow and a constant battle with visiting cars parked, decrease in our property/home value, long term sustainability of resources among Vineyard, etc.).

I also work as a teacher and commute to Trailside Elementary each day. The increase will impact me both personally and professionally.

Please do not vote in favor of increasing density or altering the current and original zoning. We want the lowest possible density and as much green space as we can reasonably obtain and as zoned/planned for.

Sincerely,
Cari and Justin Mullen
Sent from my iPhone

From: Jim Brinton <brintonmd@gmail.com>
Sent: Thursday, October 21, 2021 8:17 PM
To: Cache Hancey
Subject: Proposal to change 'Clegg Farm' zoning from A1 agriculture to low/medium density housing.

This 120 acre plot is exactly behind our home. We understand after the 20 acres of church property are subtracted, there are 102 acres of property available for future development. Originally, this entire property was planned by the family and city officials to be sub-divided into 150-200 residences. Subtracting the church property reduces the remainder 16.67%. This reduces the number of proposed residences to 125-167.

Allowing more residences now would be a huge mistake. We want this property to be exclusive. It will be the only exclusive neighborhood in our entire city. We already have plenty of low/medium density housing in Vineyard. The city has already accommodated student housing, 'age restricted' housing, and cookie cutter houses without yards. What Vineyard doesn't have is an exclusive, high-end neighborhood with large, beautifully landscaped yards. The opportunity to keep the HOLDAWAY ESTATES as a low density, historic development with access to a future 'Vineyard Beach' would bring honor to this pioneer family and prestige to the City of Vineyard.

Thanks, Jim and Barbara Brinton

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

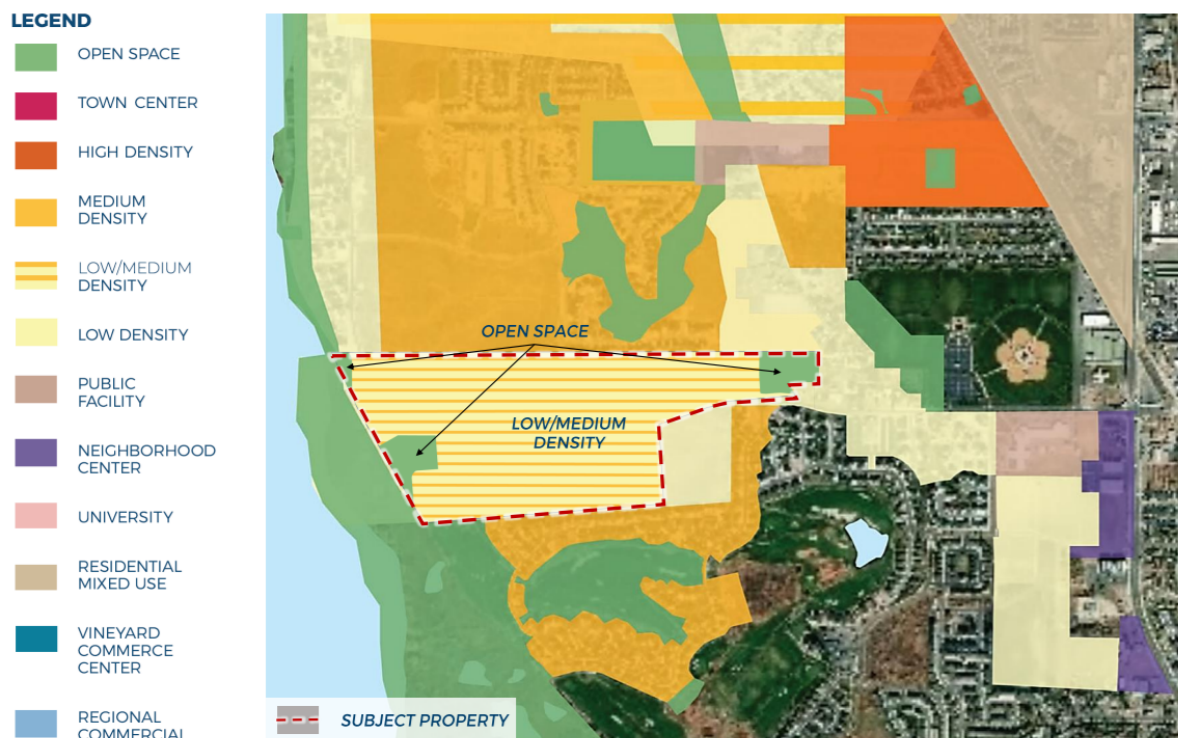
WHEREAS, the Planning Commission held a public hearing on November 3 & 17, 2021 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and,

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 & 17, 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 December 8, 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

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,
 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, utilities and open space areas. Private amenities and open space shown in the Neighborhood Plan shall be constructed no later than the middle phase of the overall HF development timeline. Specific phase timelines for public amenities and infrastructure will be established in the development agreement.
- 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 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 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 parallel 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. Holdaway Farms District Use Table: The HF 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.

Holdaway Farms District Uses		Allowance
	Dwelling, Multiple-Family	N
	Dwelling Single-Family	P

Uses	Dwelling, Two-Family	N
	Model Home or Unit	P
	Residence for Persons with a Disability	P ²
	Residential Facility for Elderly Persons	P ²
	Residential Lease, Short-term	N
	Residential Lease, Long-term	P
	Nursing Home, Convalescent Care	C
	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
	Recycling Collection Center	N
	Recycling Processing Facility	N
	Transit Passenger Hub (Intermodal)	N
	Wireless Telecommunications Site/Facility	N
	Accessory Building	P ²
	Accessory Dwelling Unit	P ²
	Accessory Use	P
	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
	Sign - Temporary	T ⁶
	Swimming Pool	P ²
	Temporary Use	T ⁵

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 & 17, 2021, and after fully considering public comment and staff analysis recommended approval to the City Council; and

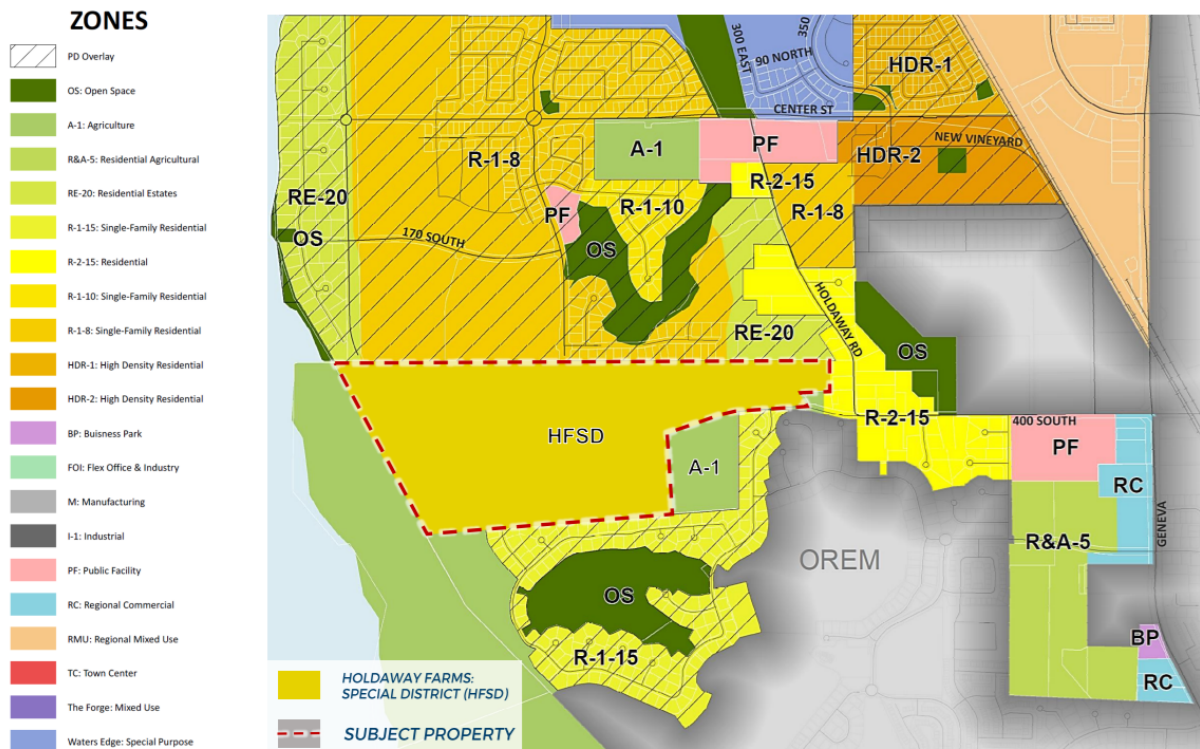
WHEREAS: the City Council having reviewed the proposed text amendments, held a public hearing on December 8, 2021; and

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

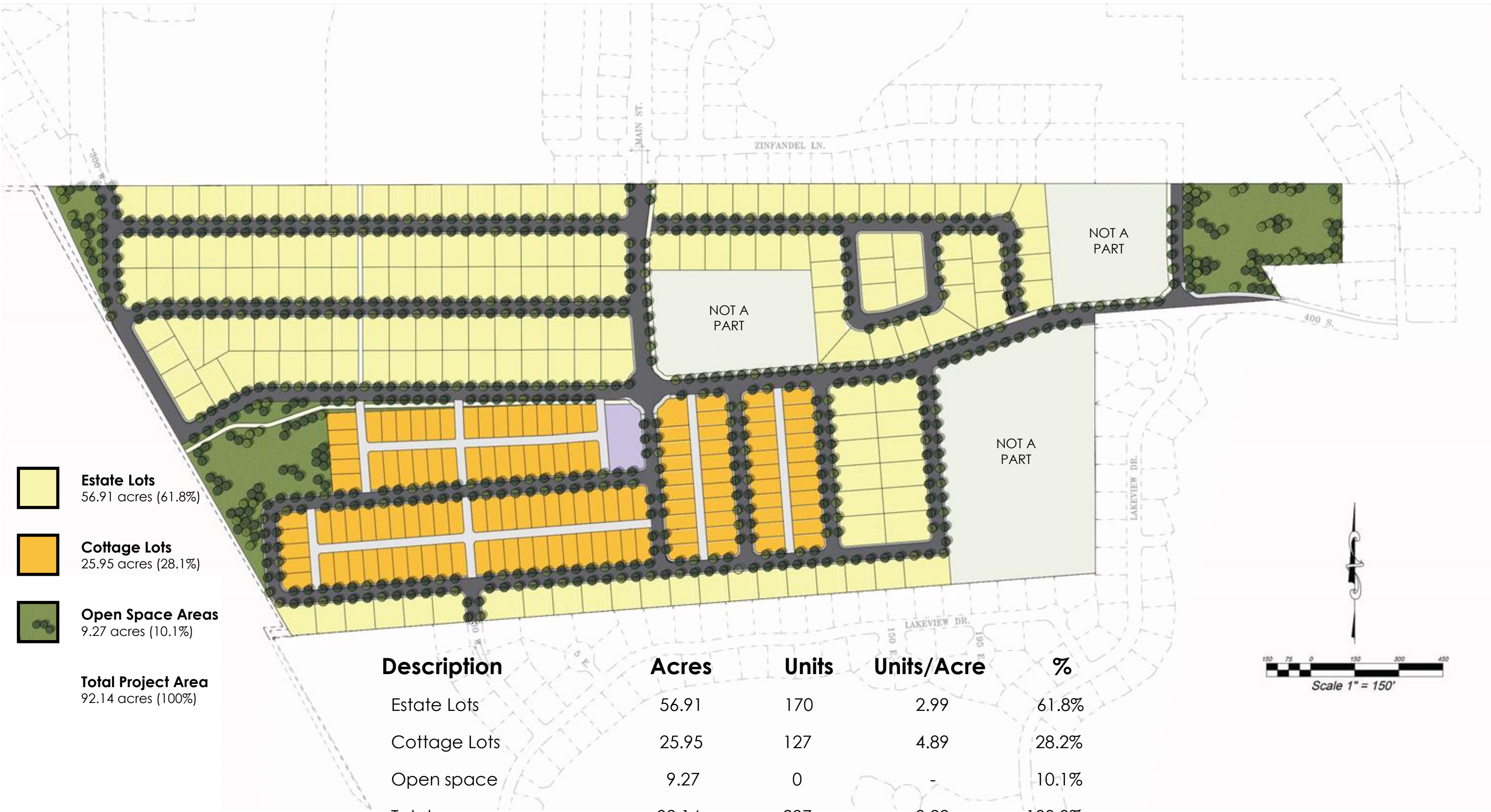
Submitted: October 1, 2021

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

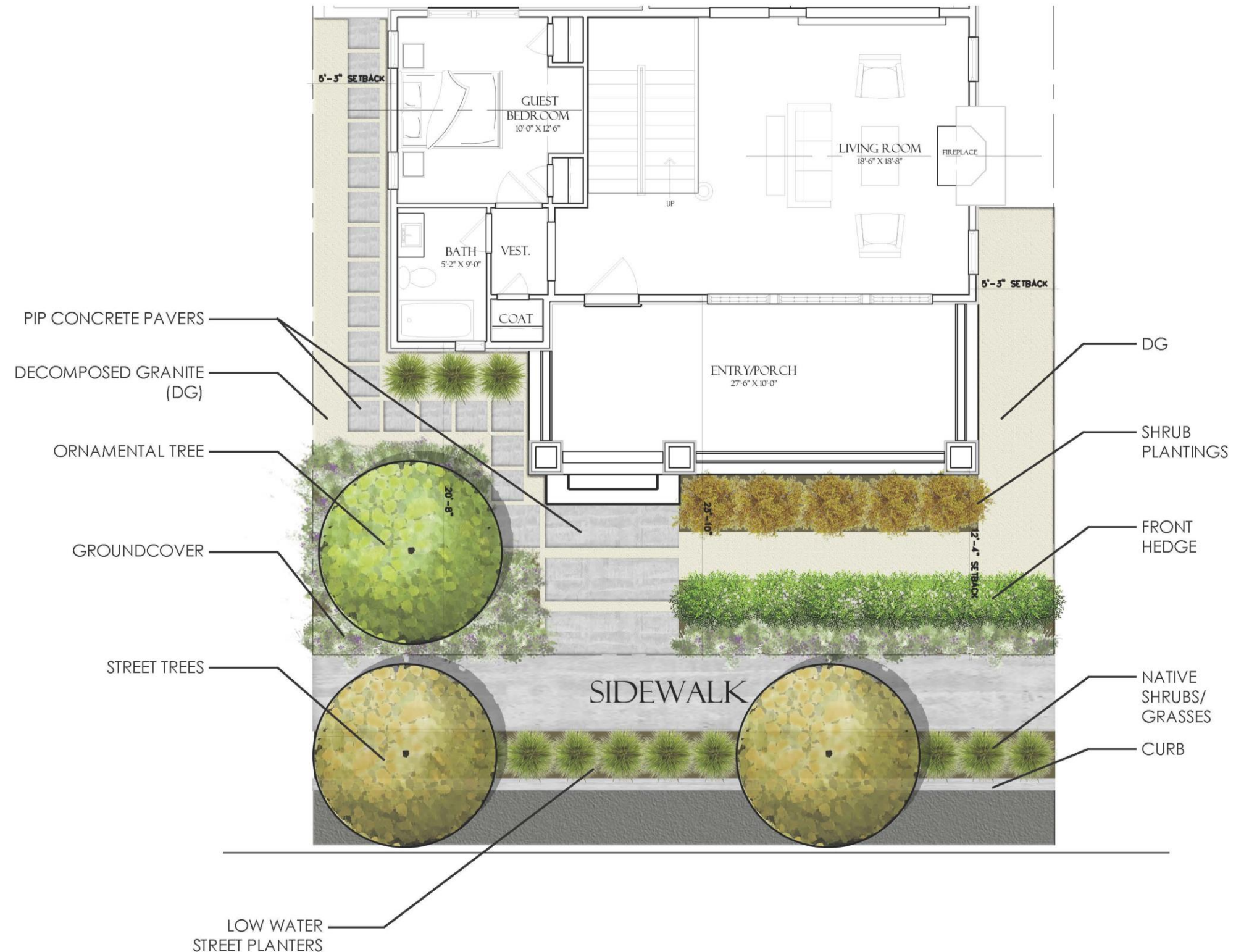
CHARACTER AND THEME PLAN: ARCHITECTURAL FRONTAGE PLAN



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.

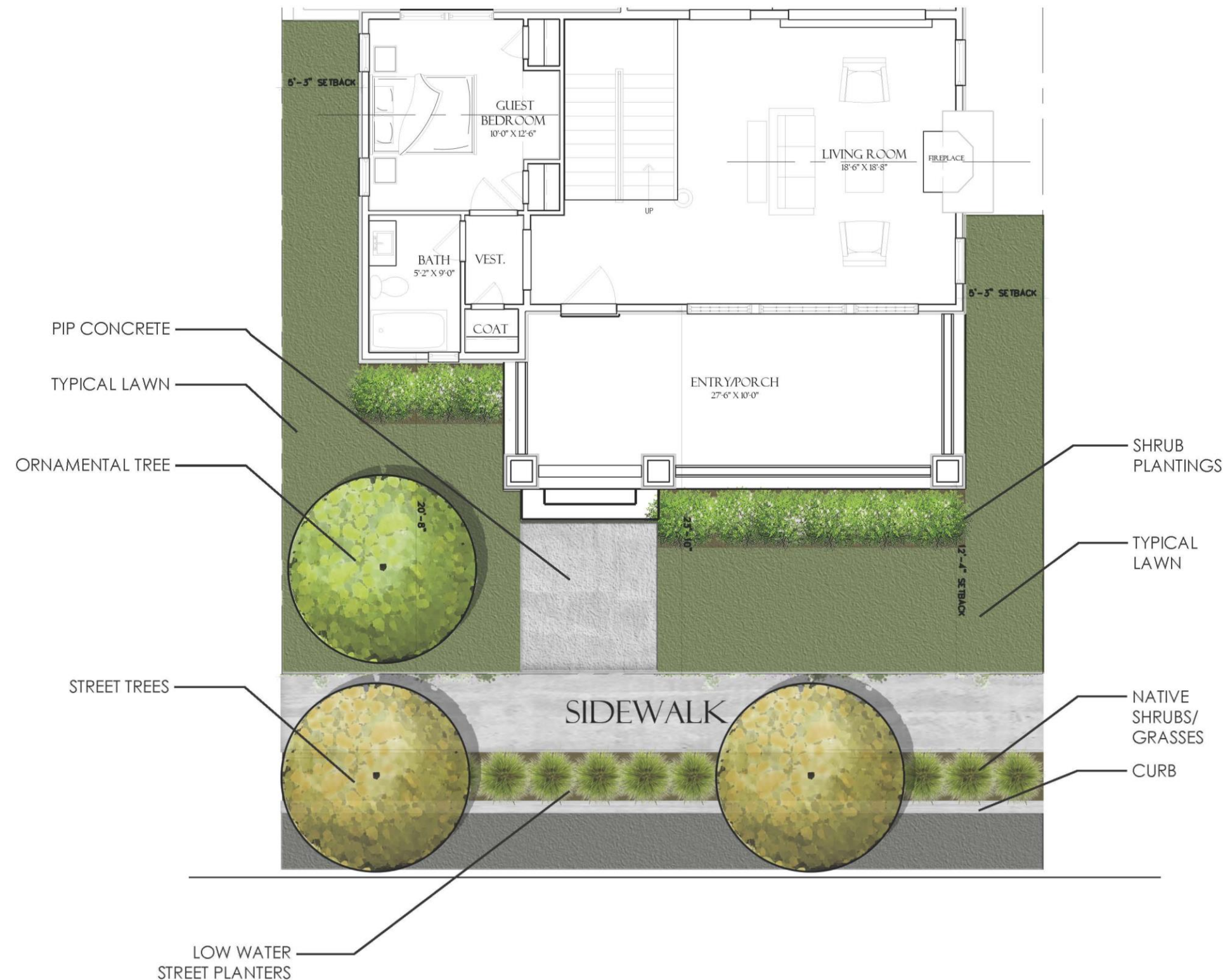
Typical Front Yard Plan w/ Streetscape - Option 1



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



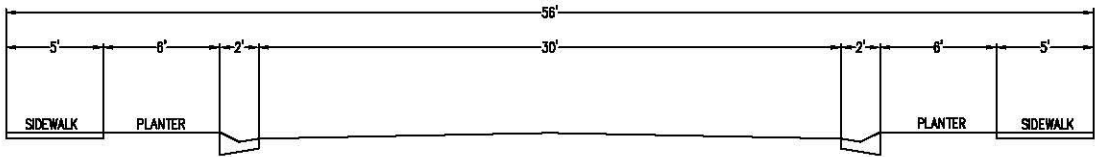
CHARACTER AND THEME PLAN: COMMUNITY SIGNAGE

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

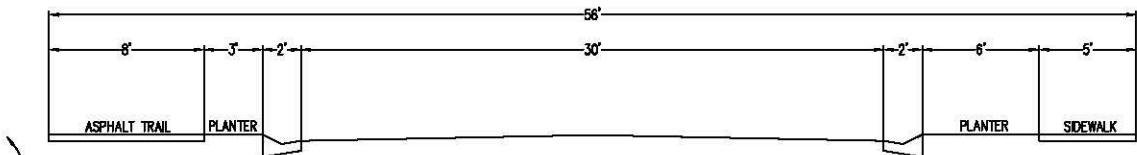


PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN



SPEED
LIMIT
20

56' LOCAL STREET CROSS-SECTION

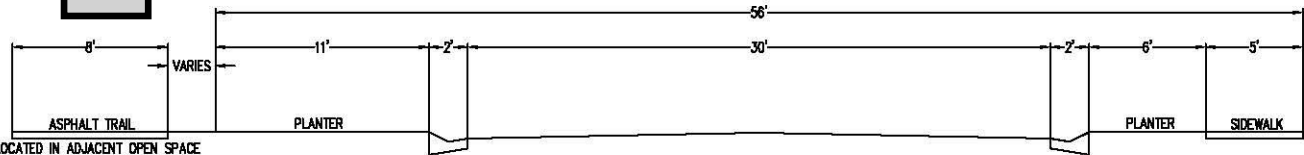


SPEED
LIMIT
20

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



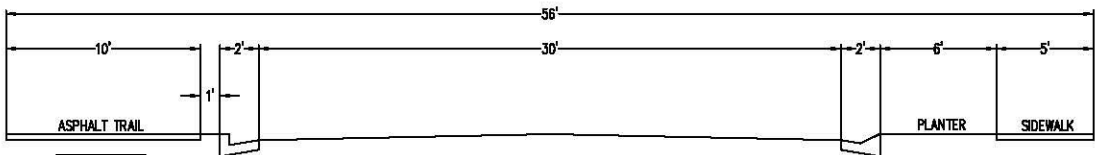
56' LOCAL STREET CROSS-SECTION WITH TRAIL ON LAKEVIEW DR.



SPEED
LIMIT
20



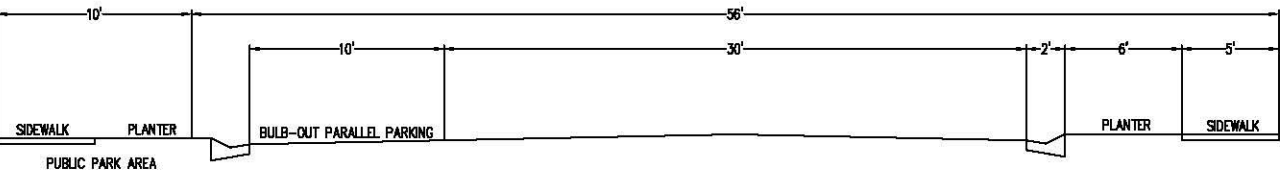
56' LOCAL STREET CROSS-SECTION WITH TRAIL ON 400 SOUTH



SPEED
LIMIT
20



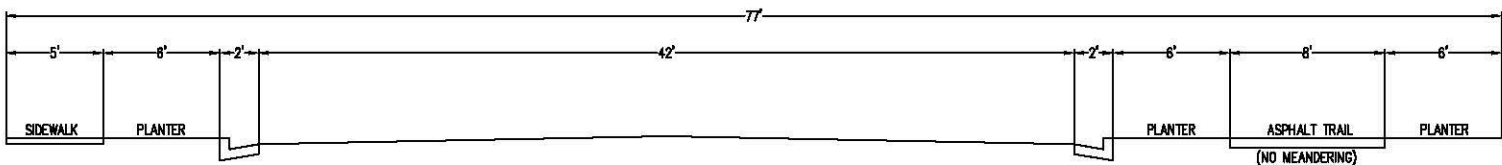
56' LOCAL STREET CROSS-SECTION WITH LAKESIDE TRAIL



SPEED
LIMIT
20

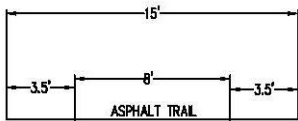
56' LOCAL STREET CROSS-SECTION WITH BULBOUT PARKING ADJACENT TO PARK

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

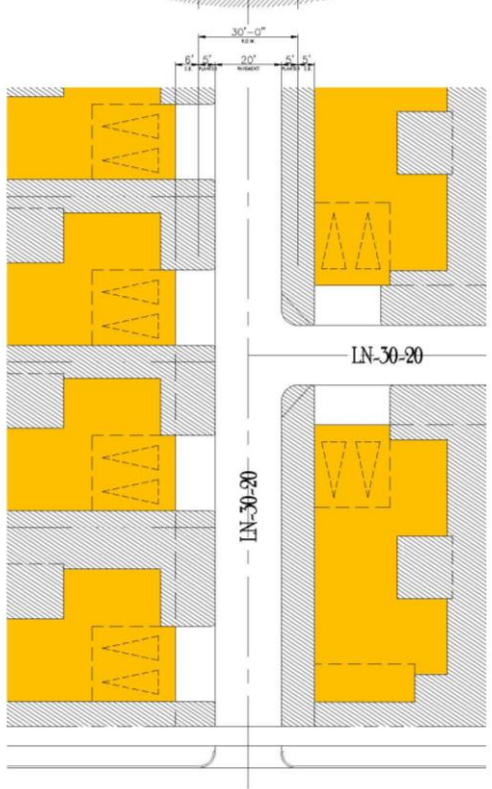
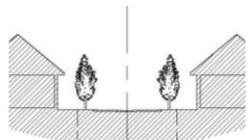


SPEED
LIMIT
25

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

SPEED
LIMIT
15

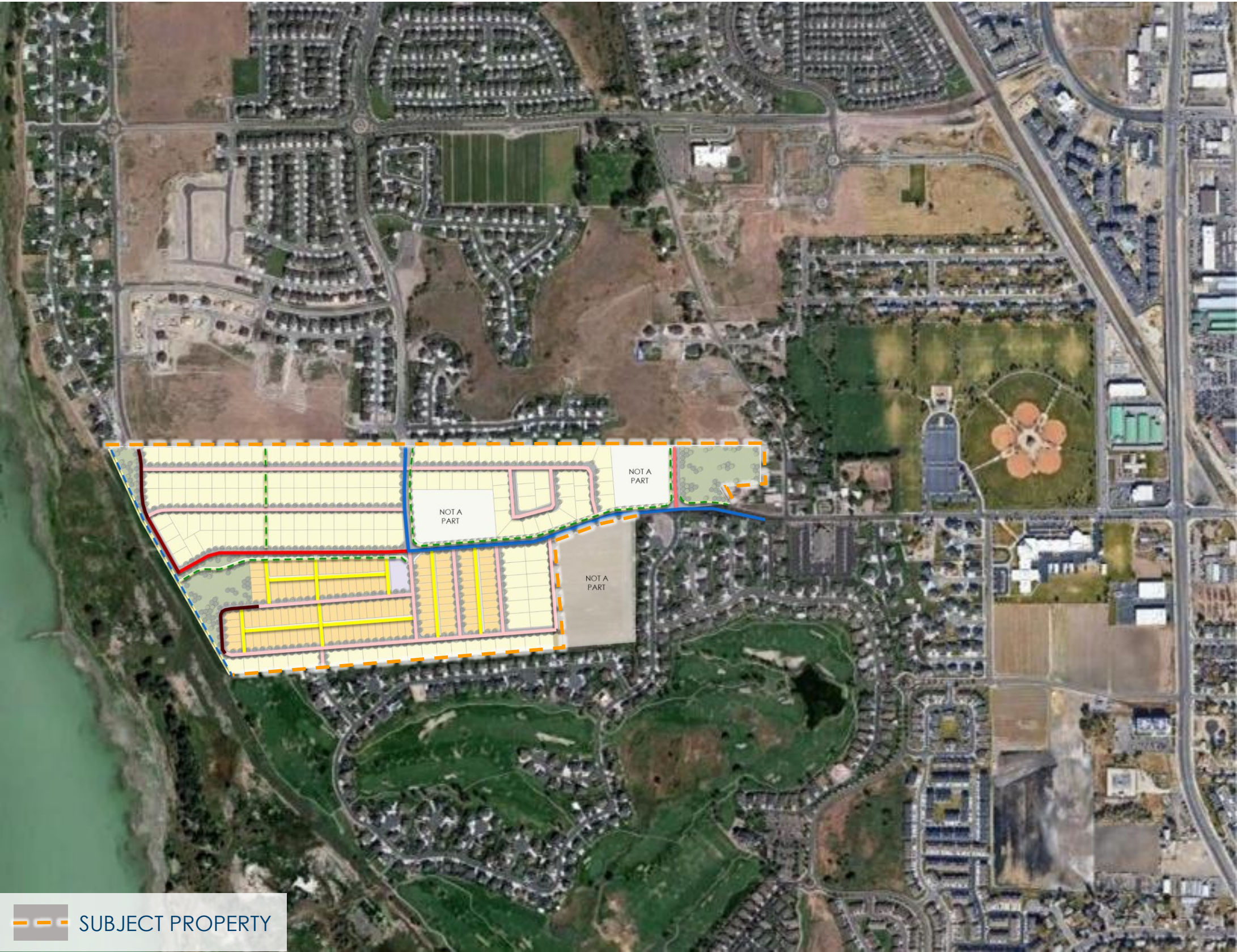
PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN



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

PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

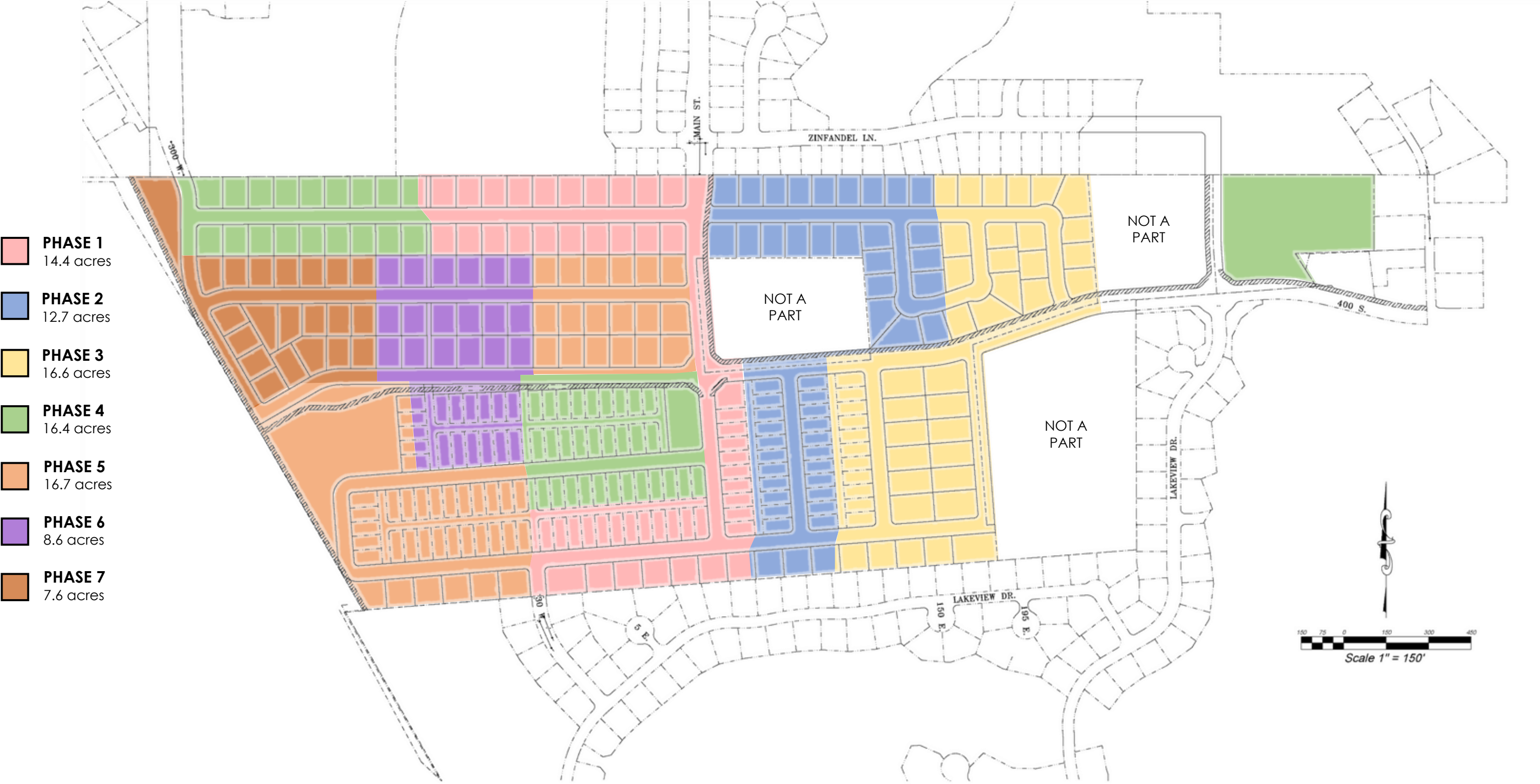
-  Parkway Street
-  Local Street
-  Local Street
-  Local Street
-  Local Street
-  Local Street
-  Rear Lane
-  Multi-Use Trail
-  Lakeside Trail



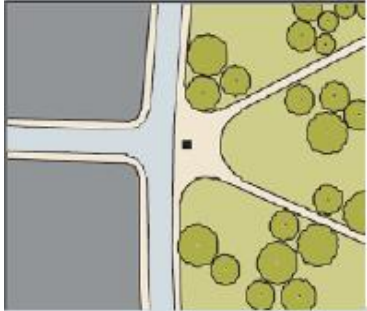
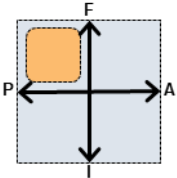
CHARACTER AND THEME PLAN: STREET NAMING PLAN

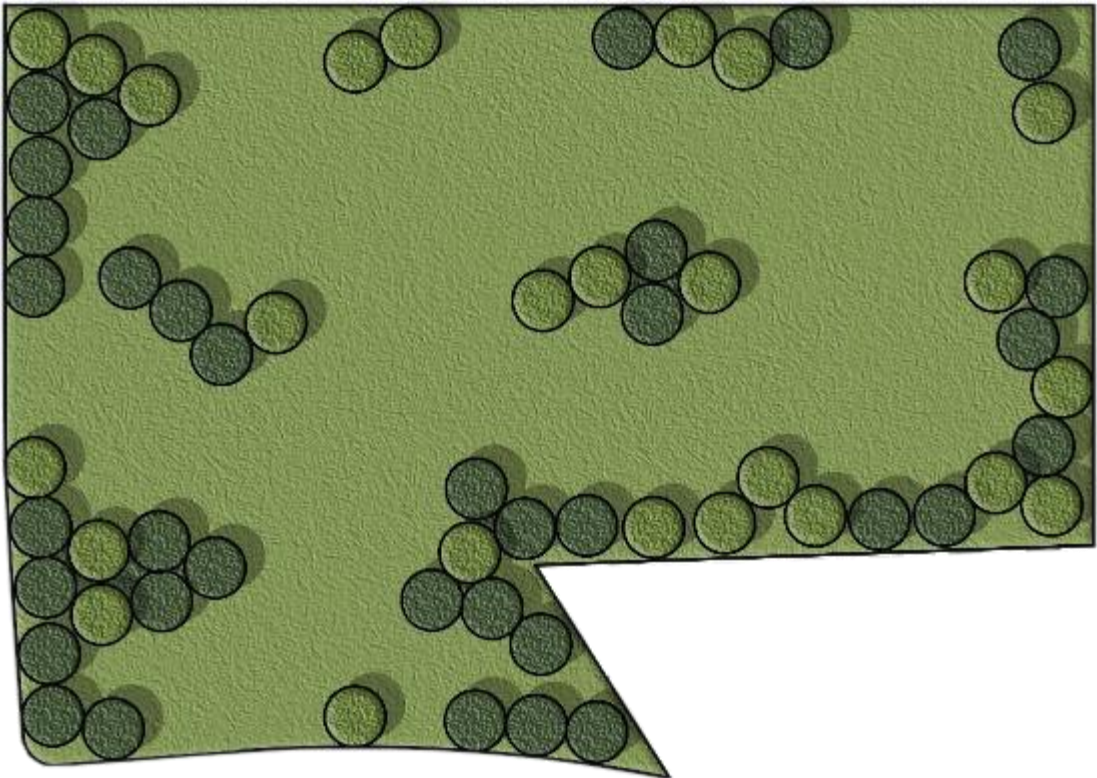


PRELIMINARY PHASING PLAN



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 

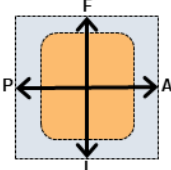


Park Programming

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

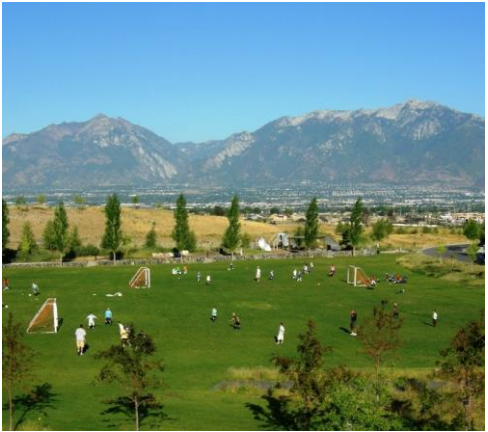
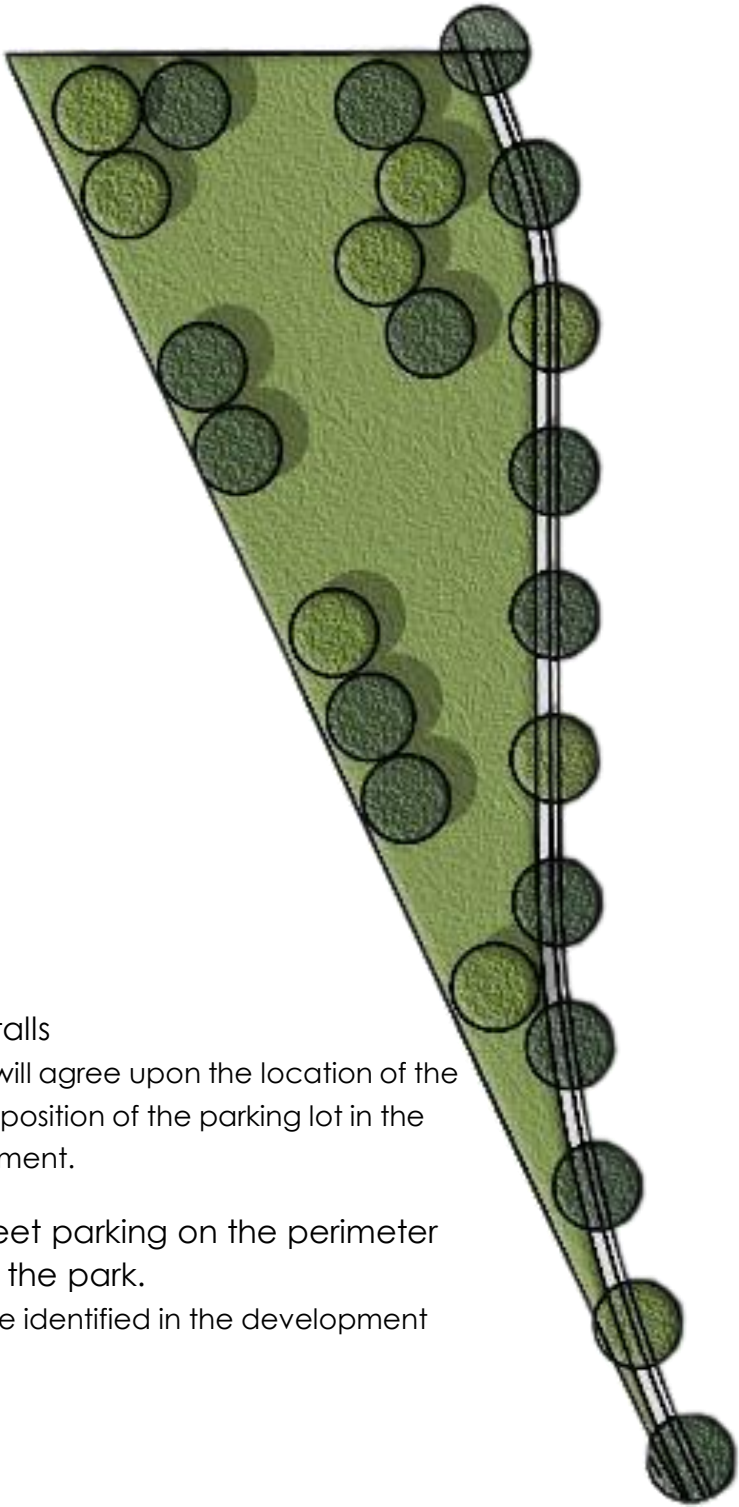


OPEN SPACE PLAN

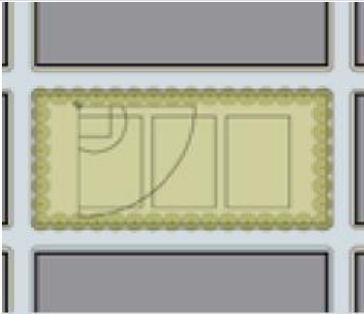
CIVIC OPEN SPACE TYPE	NEIGHBORHOOD PARK
DIAGRAM	
DESCRIPTION	The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. The focus is on informal active and passive recreation. The park should be centrally located within the neighborhood. 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 

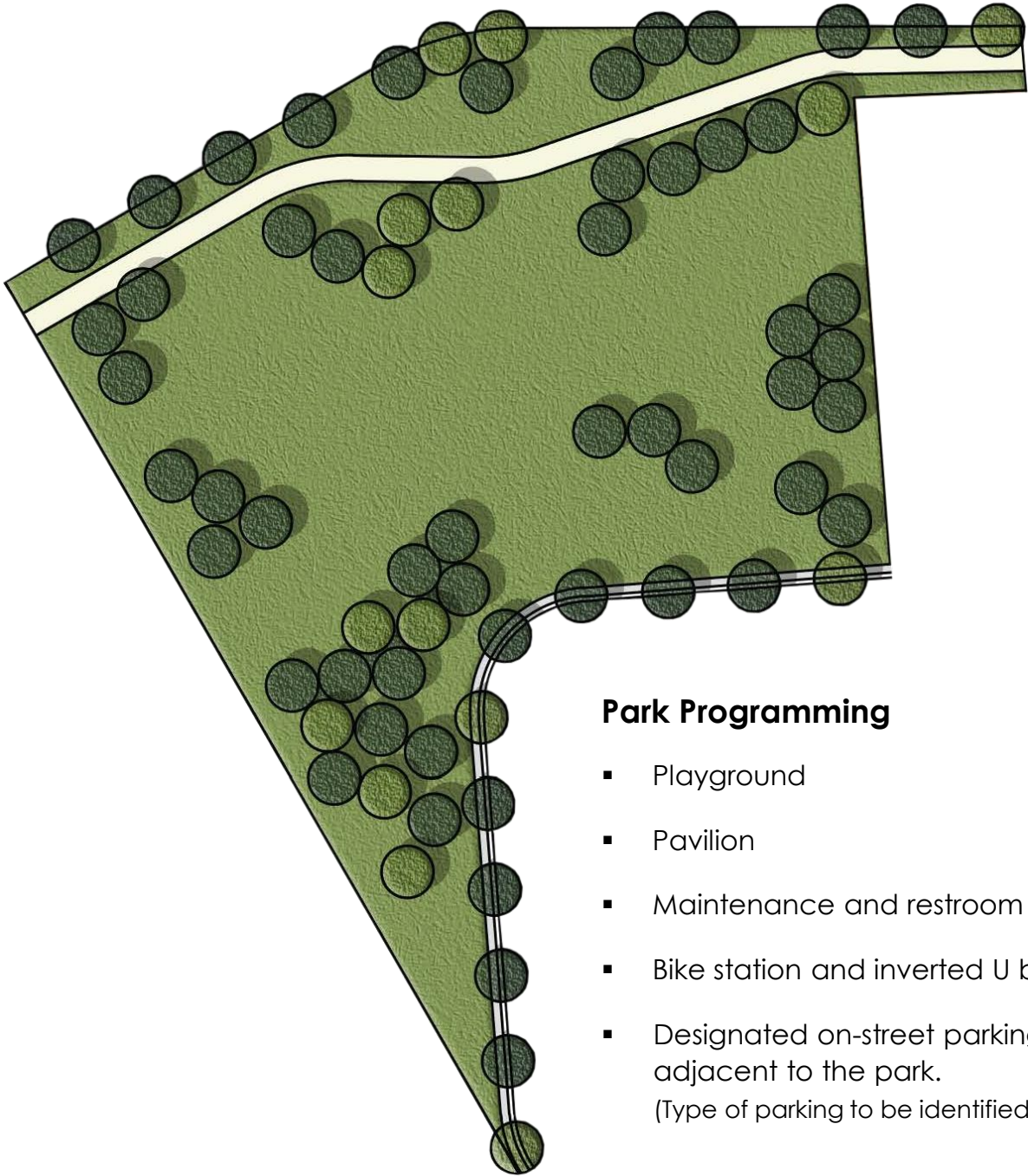
Park Programming

- 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



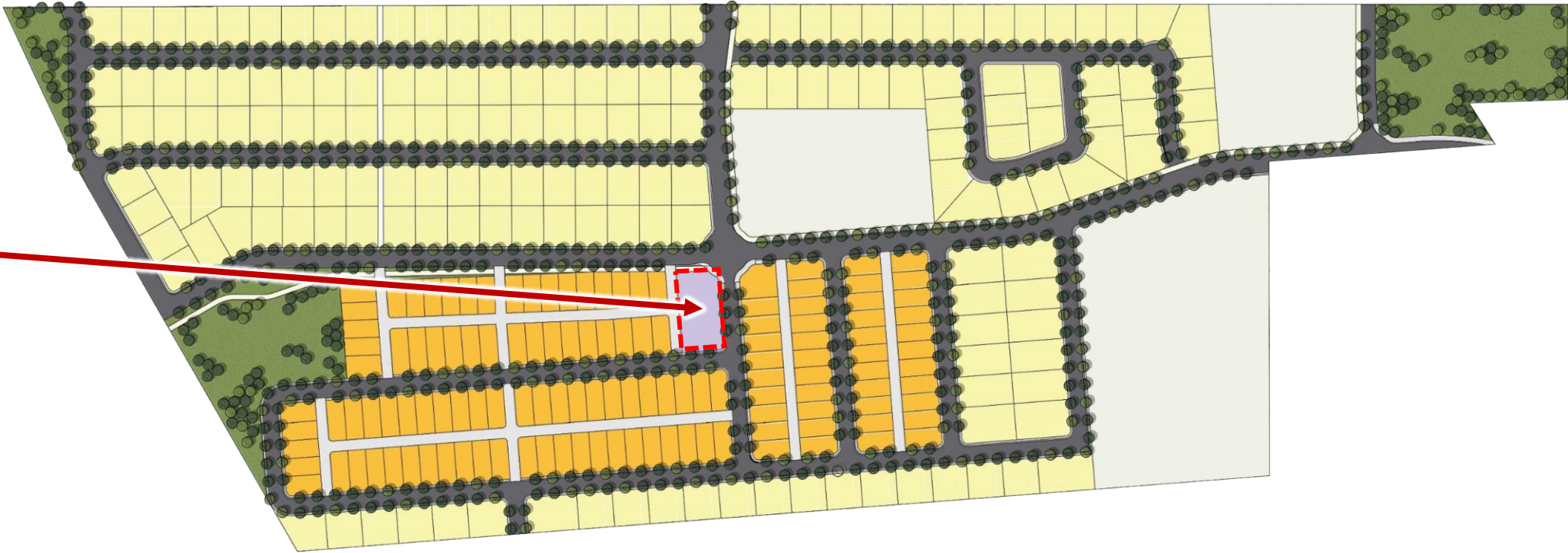
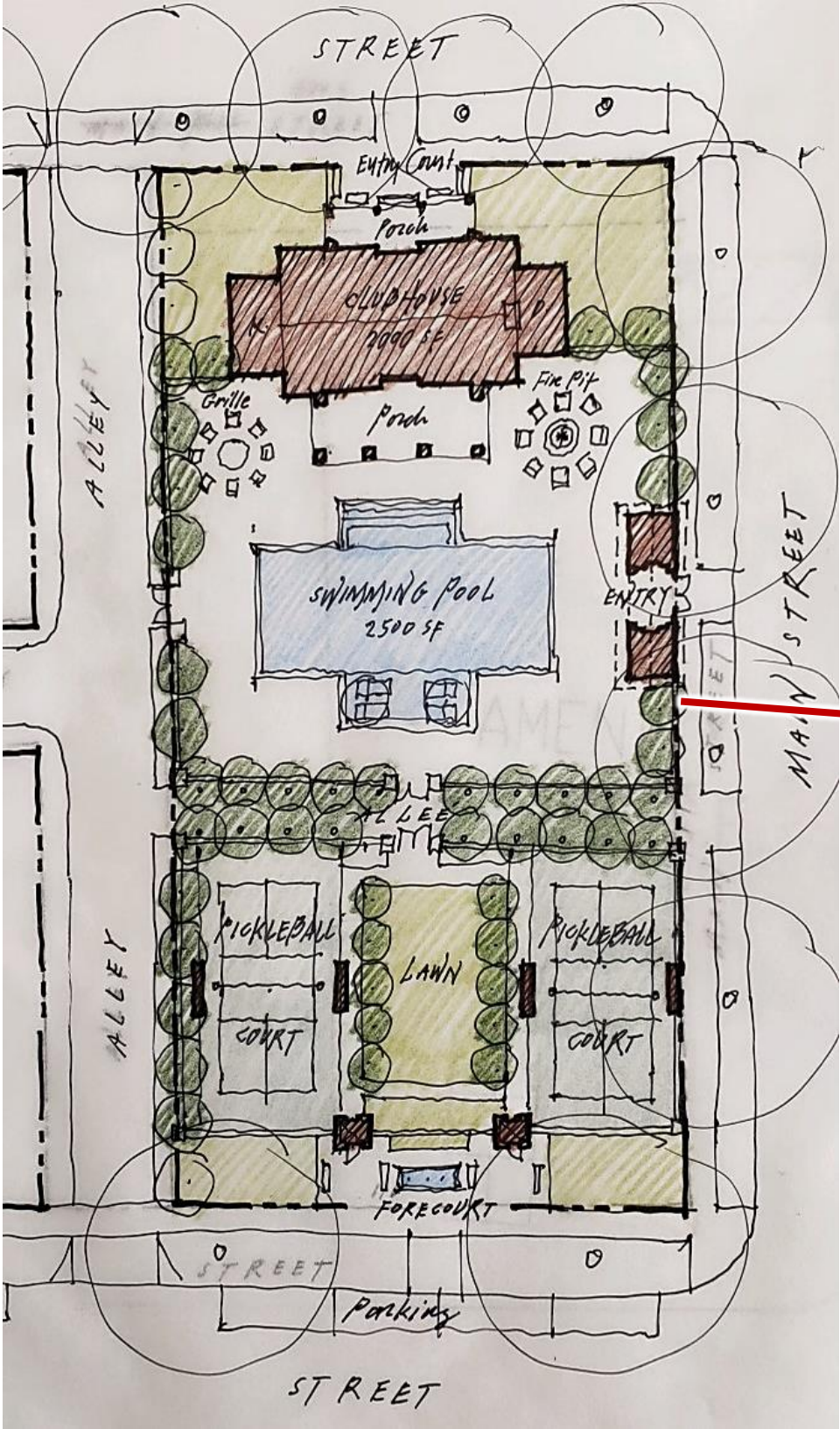
Park Programming

- 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)



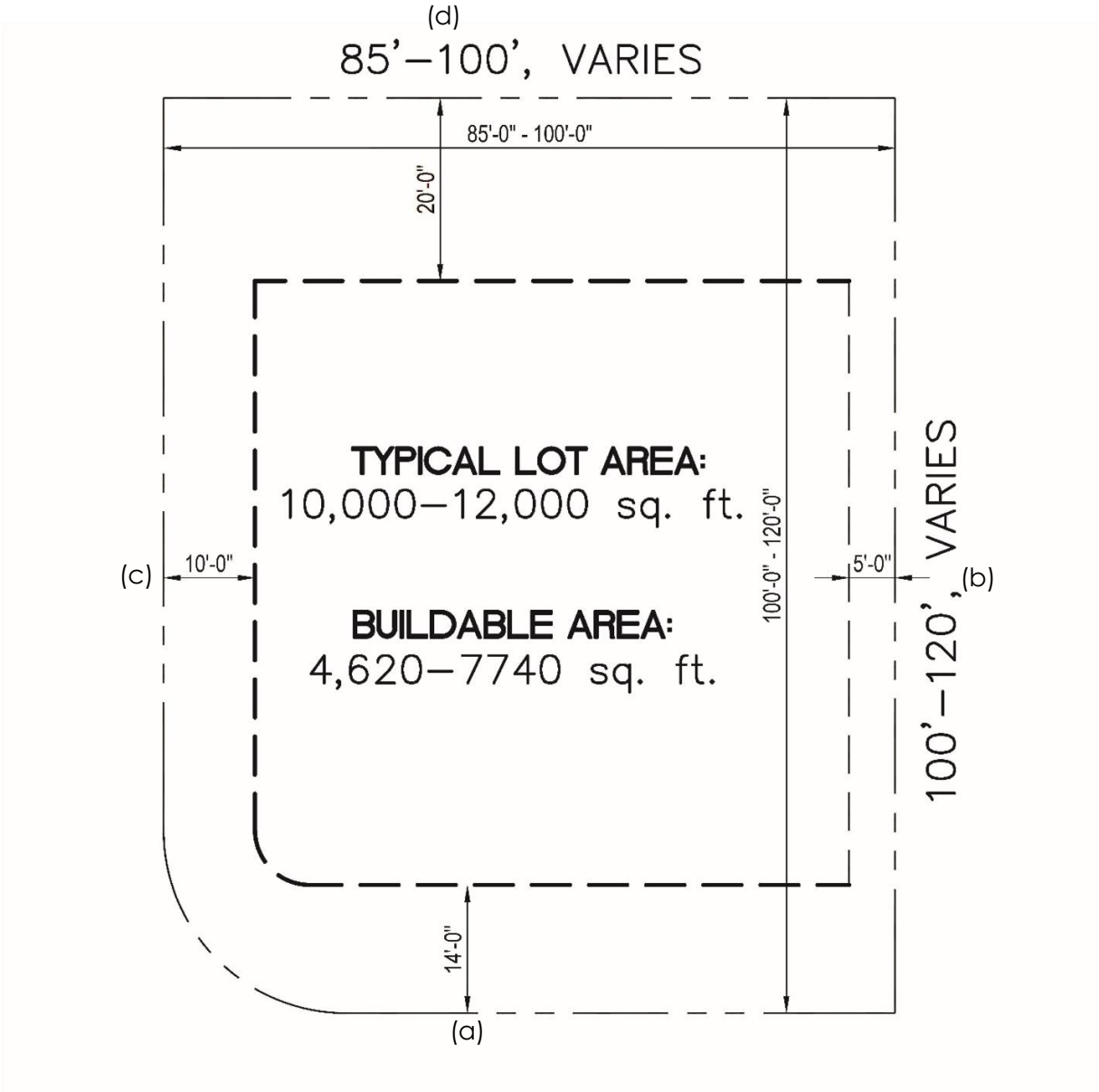
NEIGHBORHOOD AMENITIES

COTTAGE LOTS

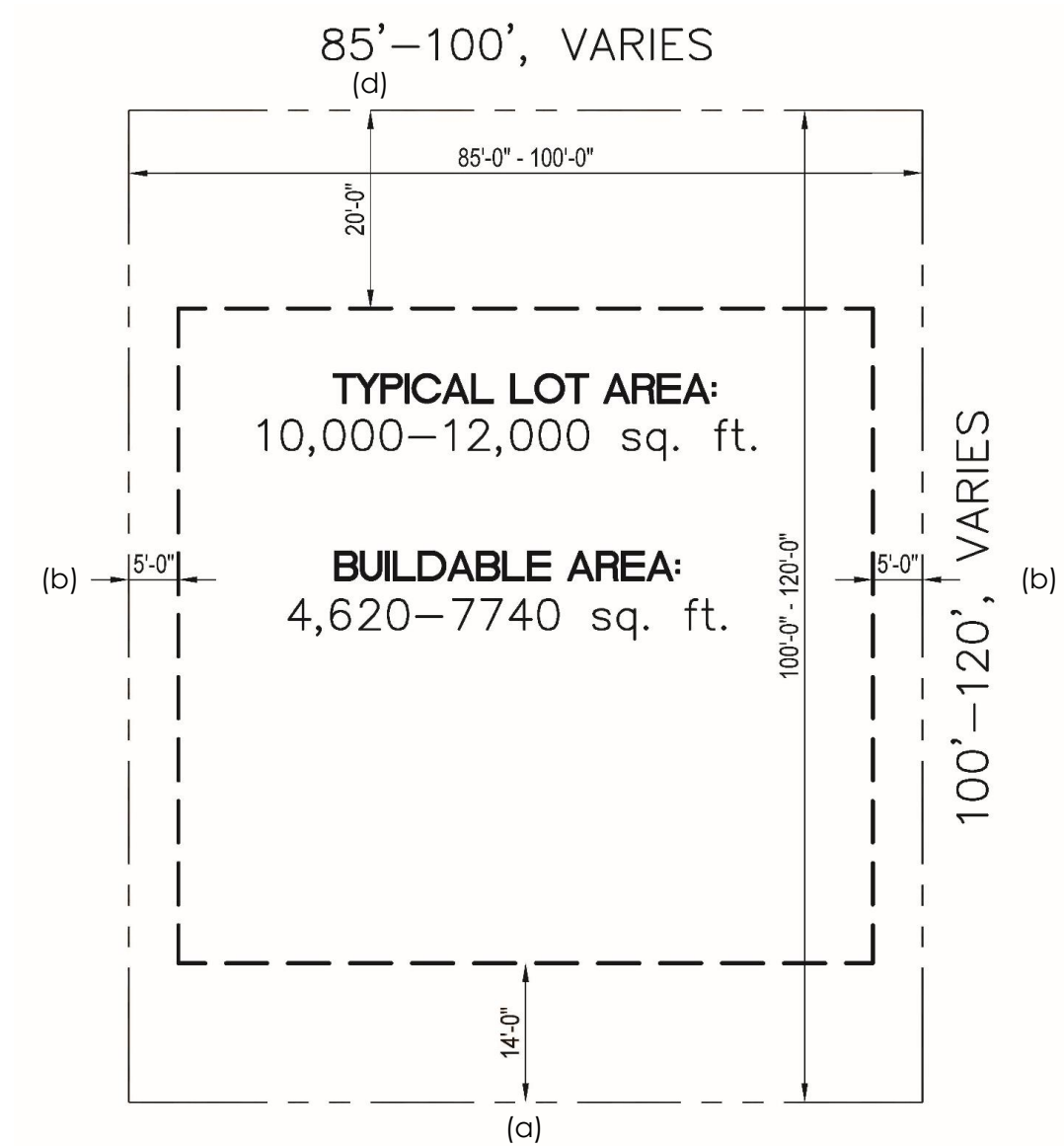


LOTING PLAN: ESTATE LOTS

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.



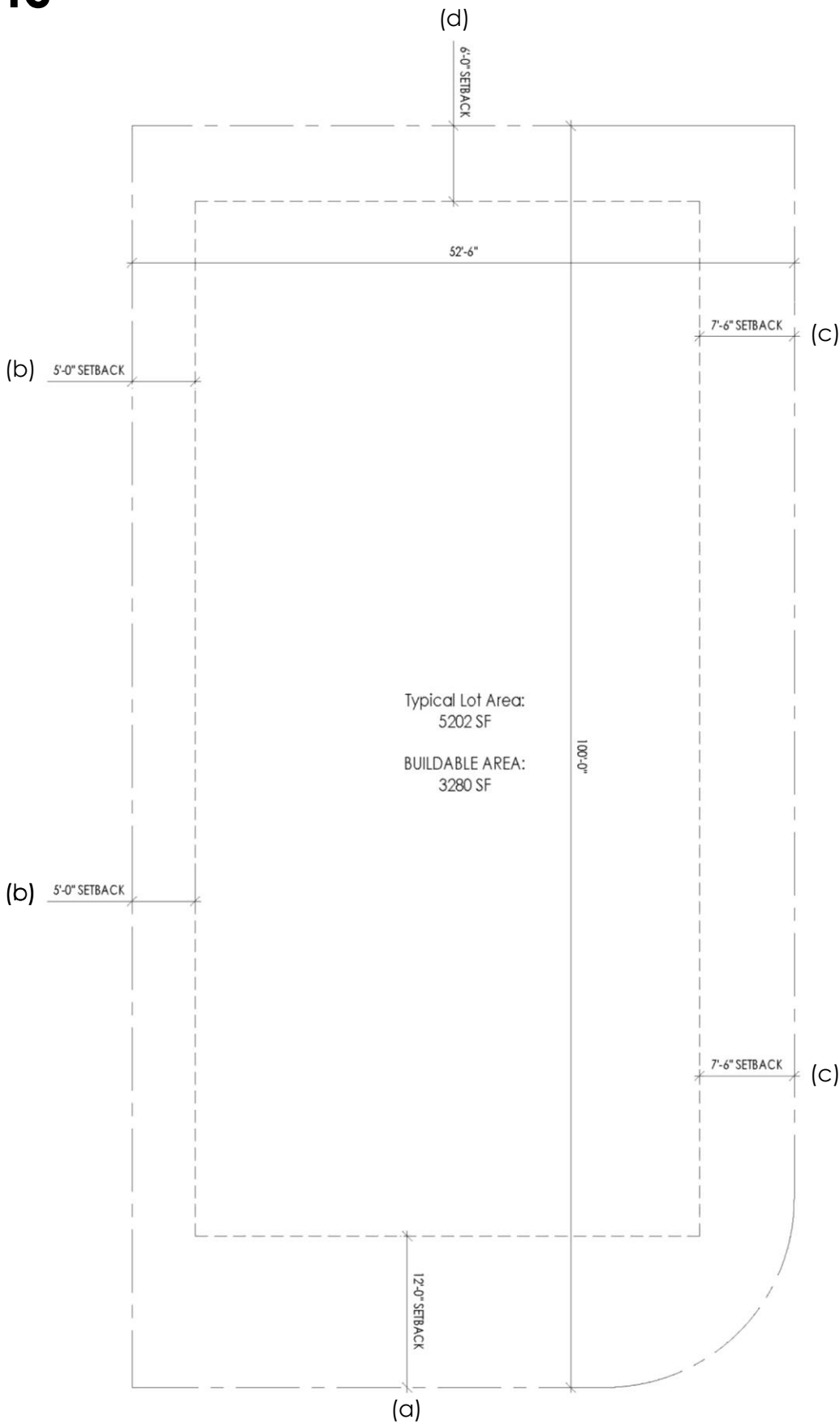
CORNER LOT



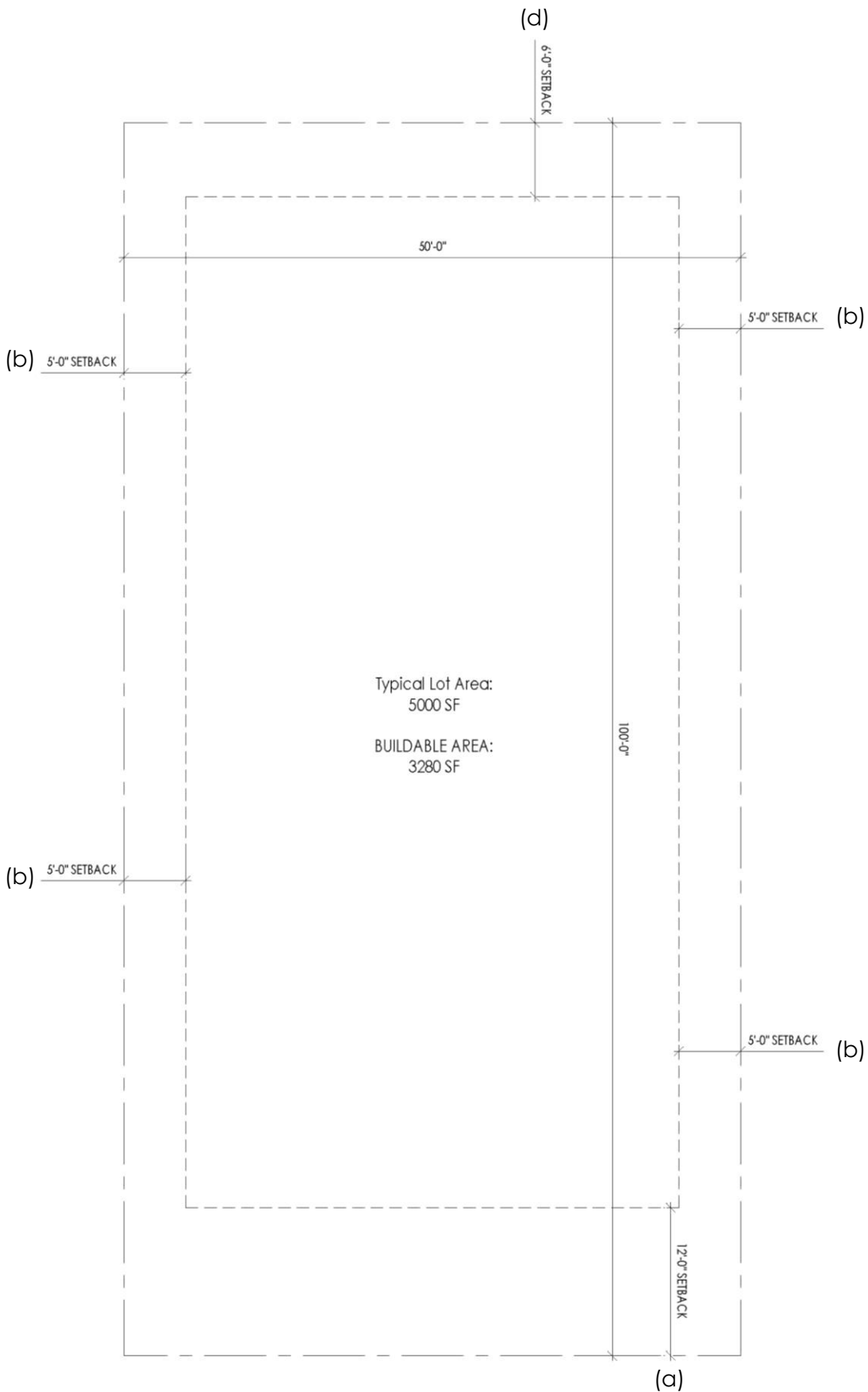
INTERIOR LOT

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.

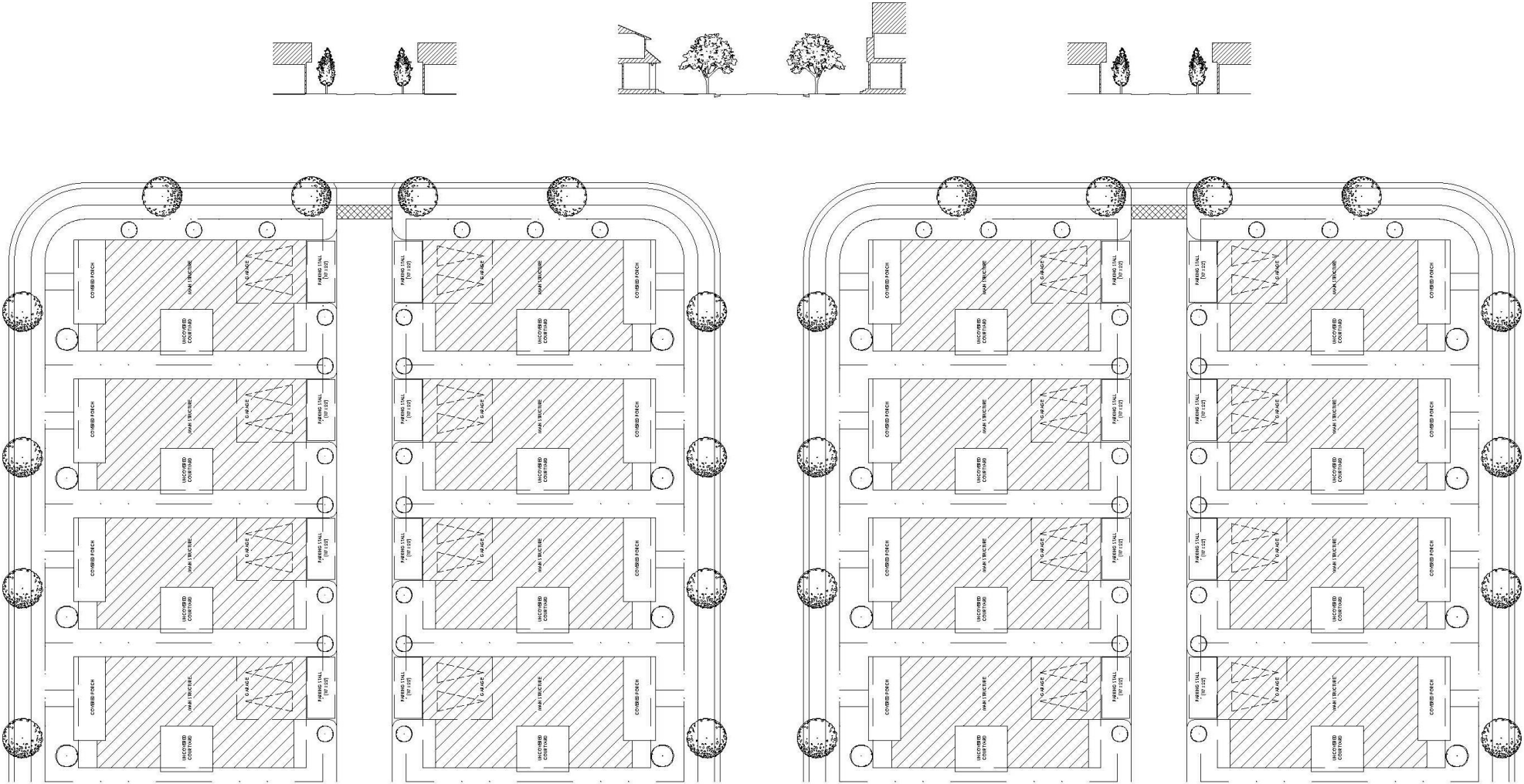


CORNER LOT

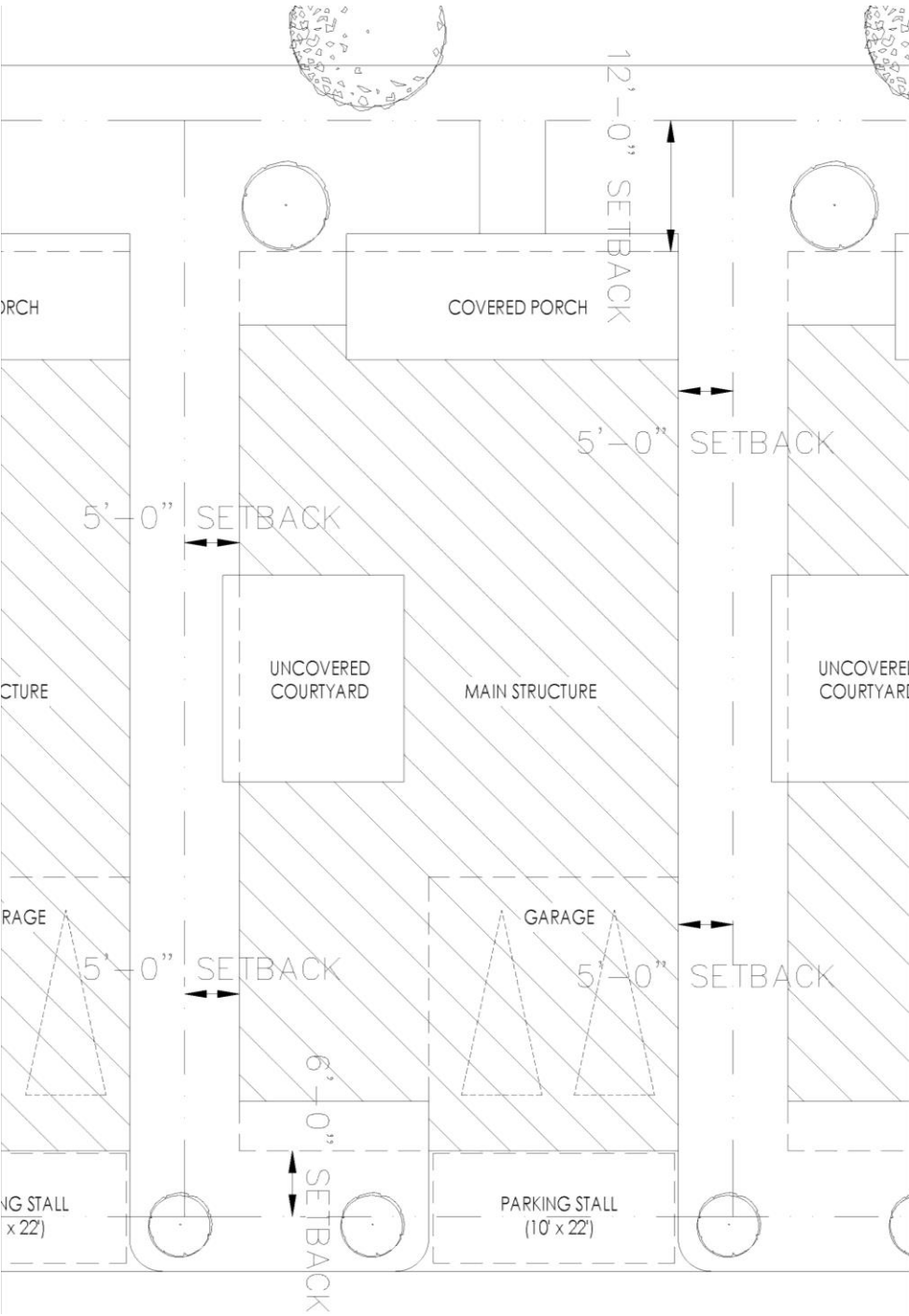


INTERIOR LOT

PARKING PLAN: COTTAGE LOTS



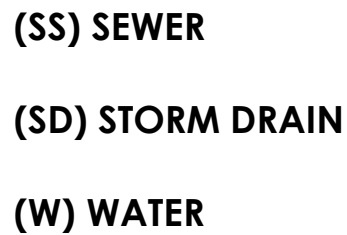
BLOCK LAYOUT



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

SUBMITTED ON 11/16/2021

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,
 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 open space shown in the Neighborhood Plan shall be constructed no later than the middle phase of the overall HF development. Specific phases for the public amenities and open space will be established in the development agreement.
- d. Open Space Plan - for each area assigned as open space including:

- i. General type, use, and programming concepts of all openspaces;
 - 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 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 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 parallel 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. Holdaway Farms District Use Table: The HF 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.

Holdaway Farms District Uses		Allowance
	Dwelling, Multiple-Family	N
	Dwelling Single-Family	P

Uses	Dwelling, Two-Family	N
	Model Home or Unit	P
	Residence for Persons with a Disability	P ²
	Residential Facility for Elderly Persons	P ²
	Residential Lease, Short-term	N
	Residential Lease, Long-term	P
	Nursing Home, Convalescent Care	C
	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
	Recycling Collection Center	N
	Recycling Processing Facility	N
	Transit Passenger Hub (Intermodal)	N
	Wireless Telecommunications Site/Facility	N
	Accessory Building	P ²
	Accessory Dwelling Unit	P ²
	Accessory Use	P
	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
	Sign - Temporary	T ⁶
	Swimming Pool	P ²
	Temporary Use	T ⁵

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



VINEYARD
STAY CONNECTED

Holdaway Farms District
Neighborhood Plan: Application Exhibits

Submitted: October 1, 2021

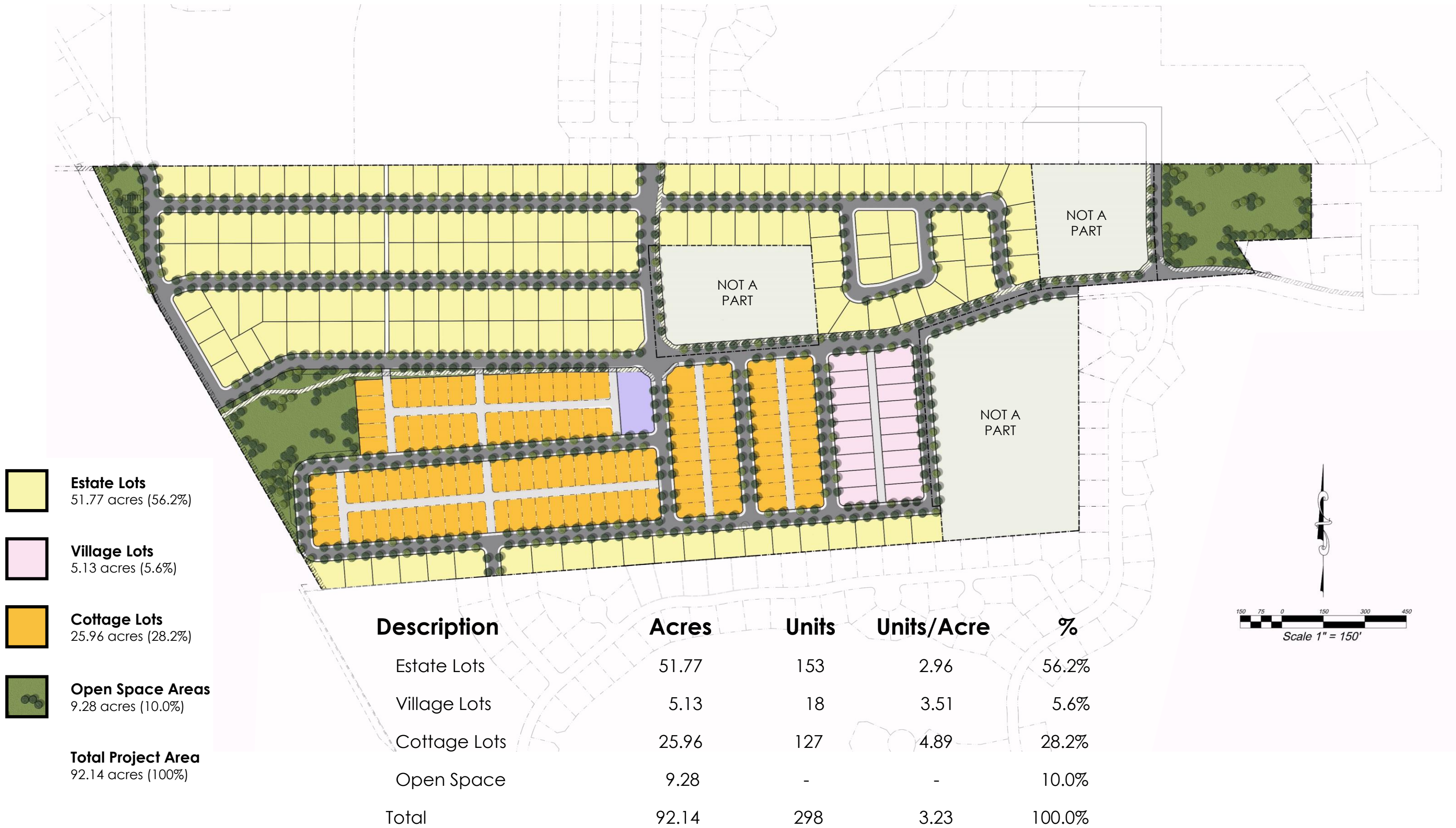
REVISED: November 1, 2021

REVISED: November 15, 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

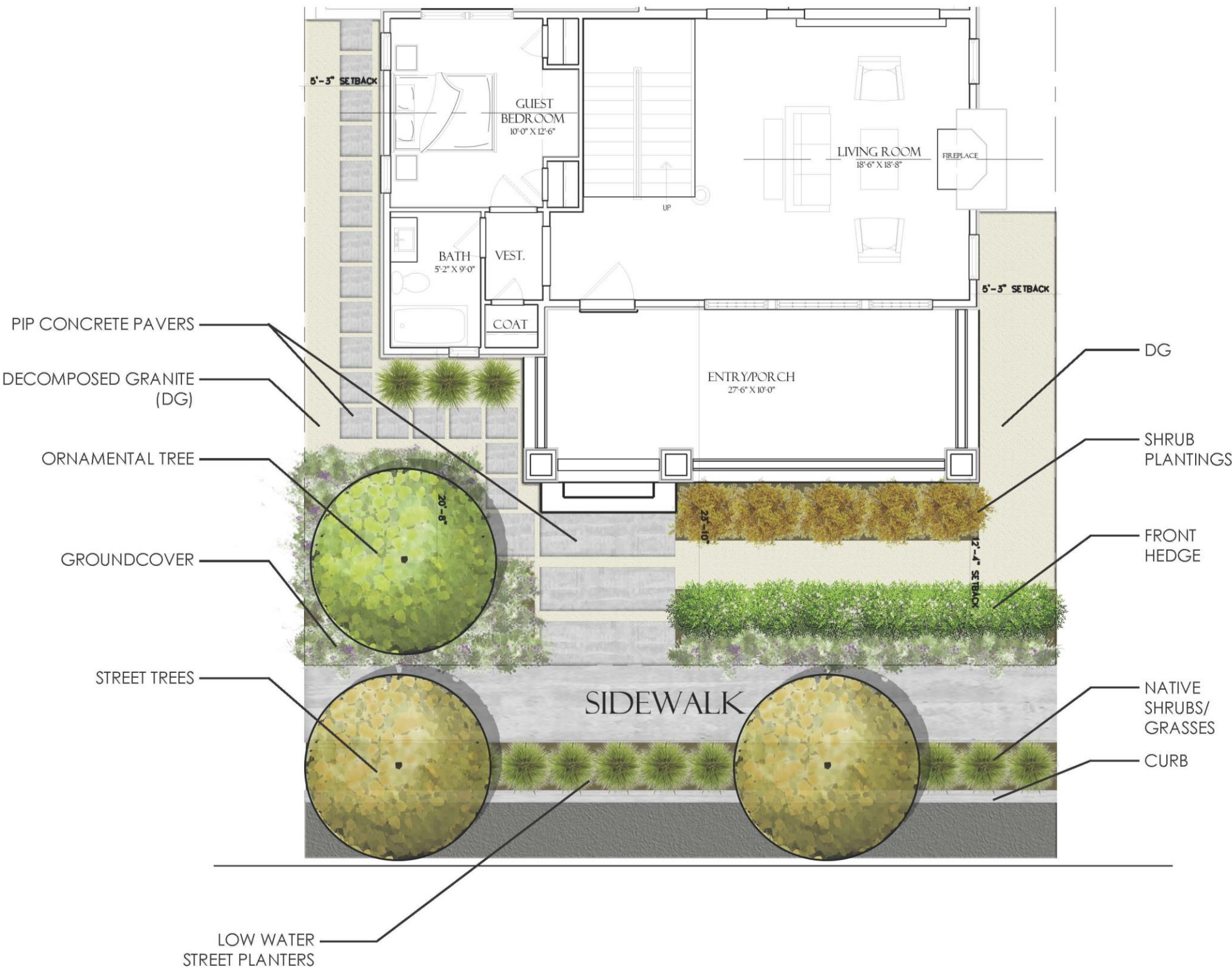
CHARACTER AND THEME PLAN: ARCHITECTURAL FRONTAGE PLAN



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.

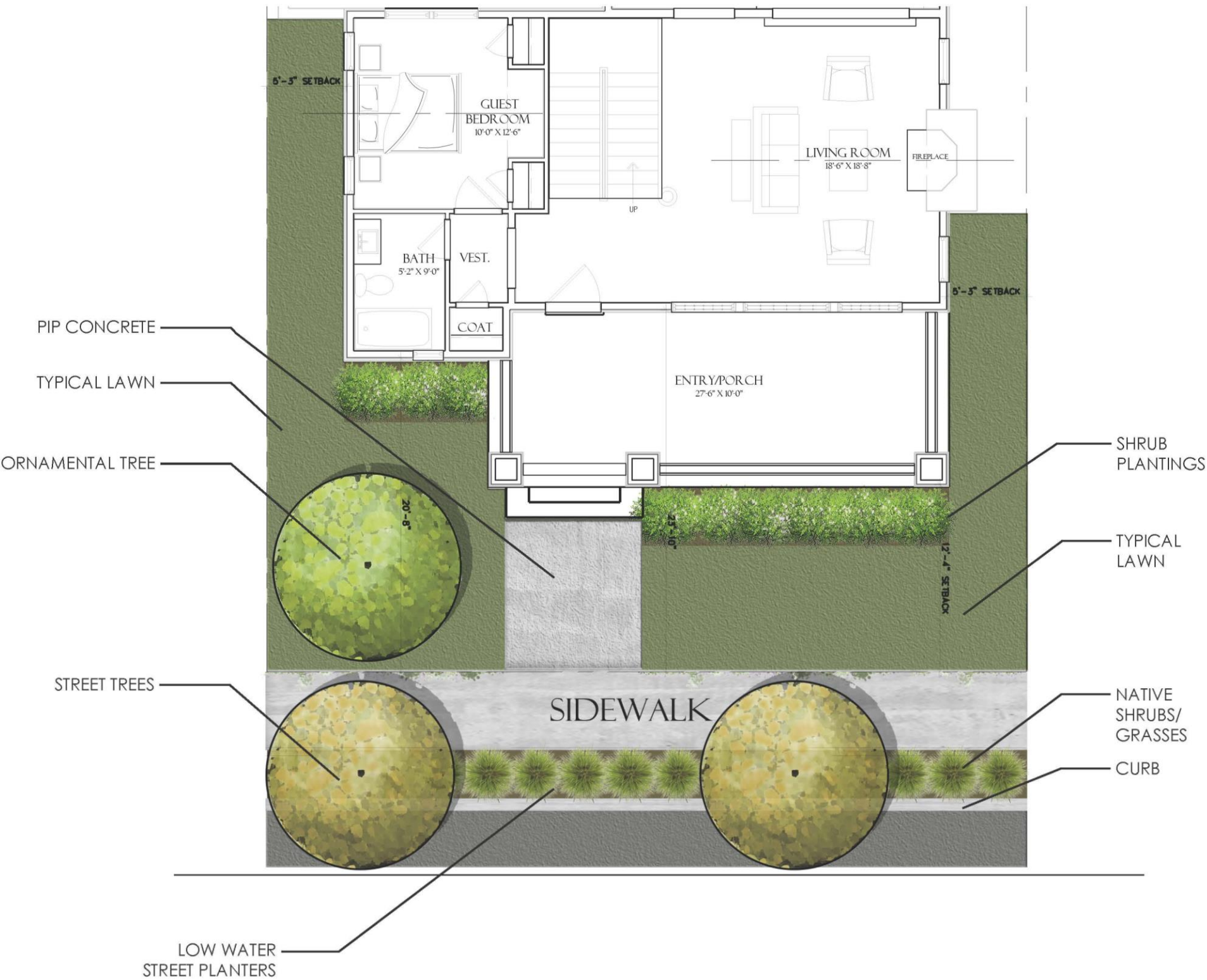
Typical Front Yard Plan w/ Streetscape - Option 1



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.

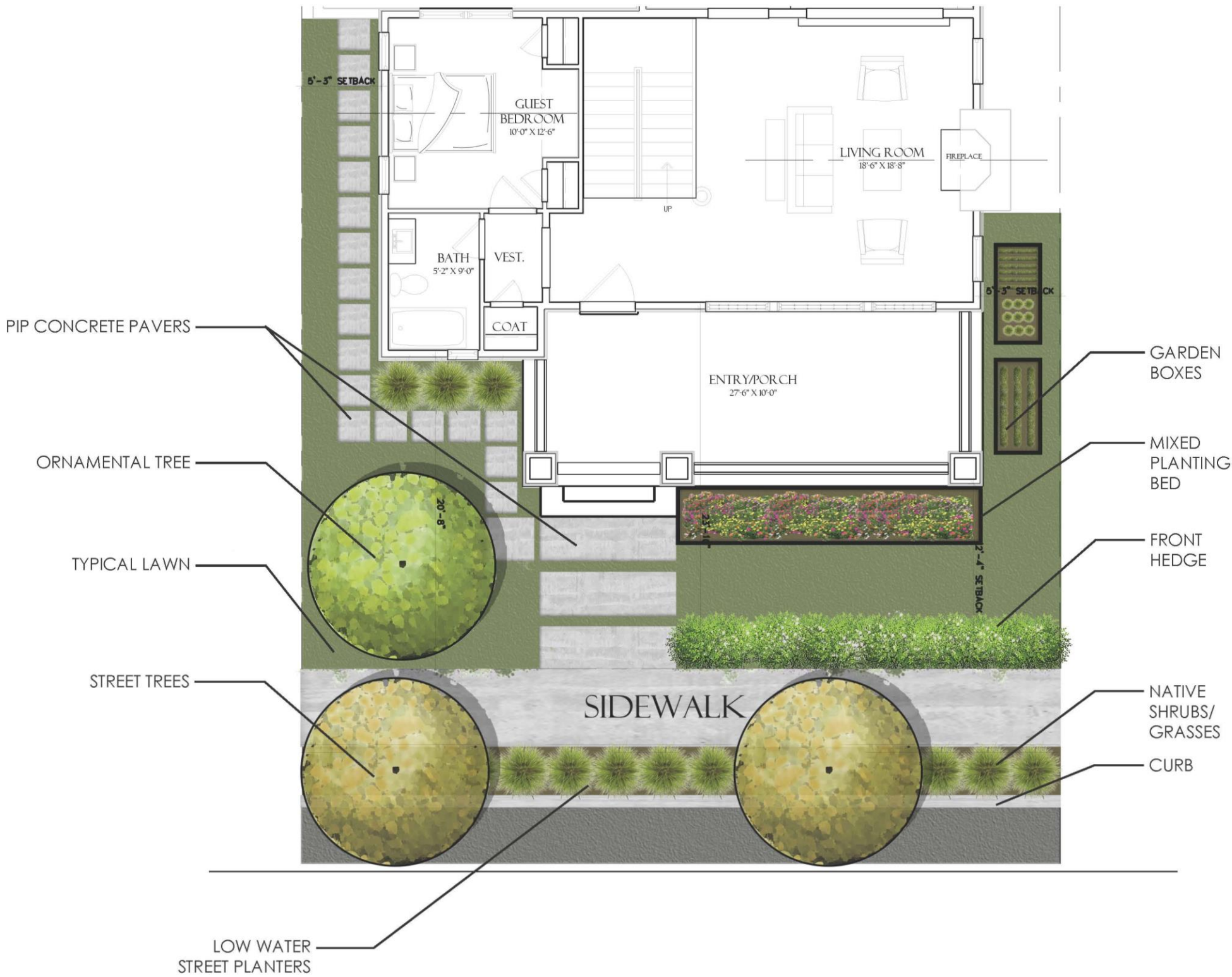
Typical Front Yard Plan w/ Streetscape - Option 2



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



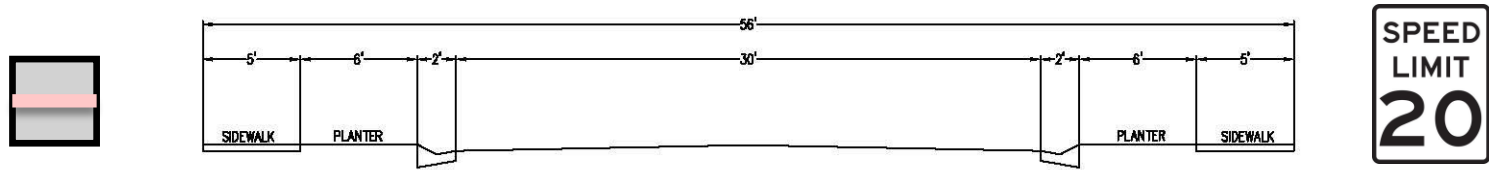
CHARACTER AND THEME PLAN: COMMUNITY SIGNAGE

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

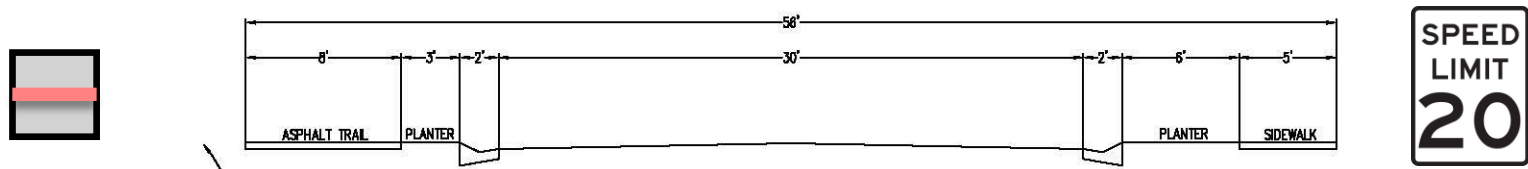
SIGNAGE TYPE	SPECIFICATIONS	
MONUMENT SIGN 	Quantity	1 per vehicular entrance
	Area	Sign - 36 sqft max.
	Width	Sign - 6 foot max.
	Height	Sign - 6 foot max.
	Depth / Projection	N/A
	Clearance	N/A
	Apex	Sign - 8 foot max.
	Letter Height	N/A



PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

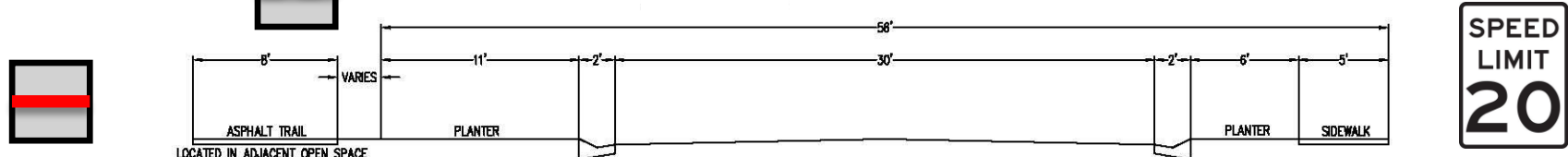


56' LOCAL STREET CROSS-SECTION



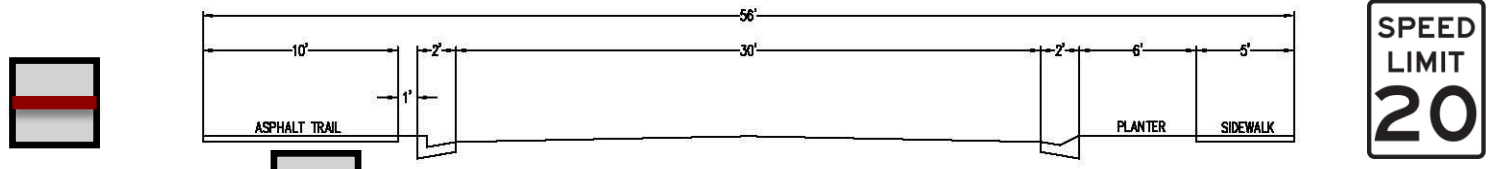
NOTE: STREET TREES WILL BE PLACED ON THE ADJACENT CHURCH PROPERTY

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

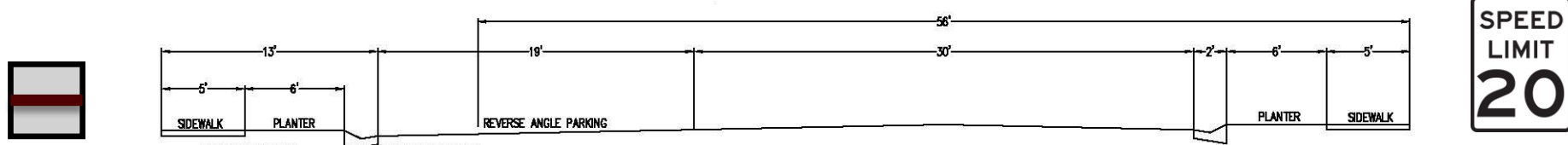


LOCATED IN ADJACENT OPEN SPACE

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

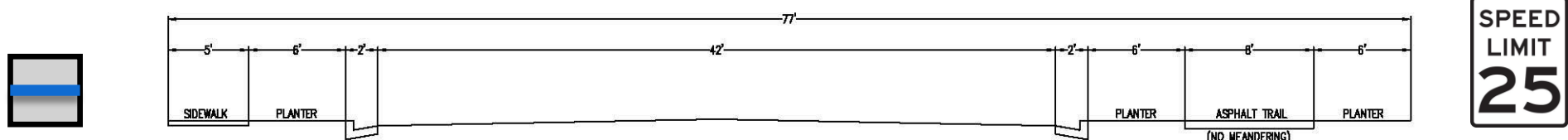


56' LOCAL STREET CROSS-SECTION WITH LAKESIDE TRAIL



56' LOCAL STREET CROSS-SECTION WITH REVERSE ANGLE 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

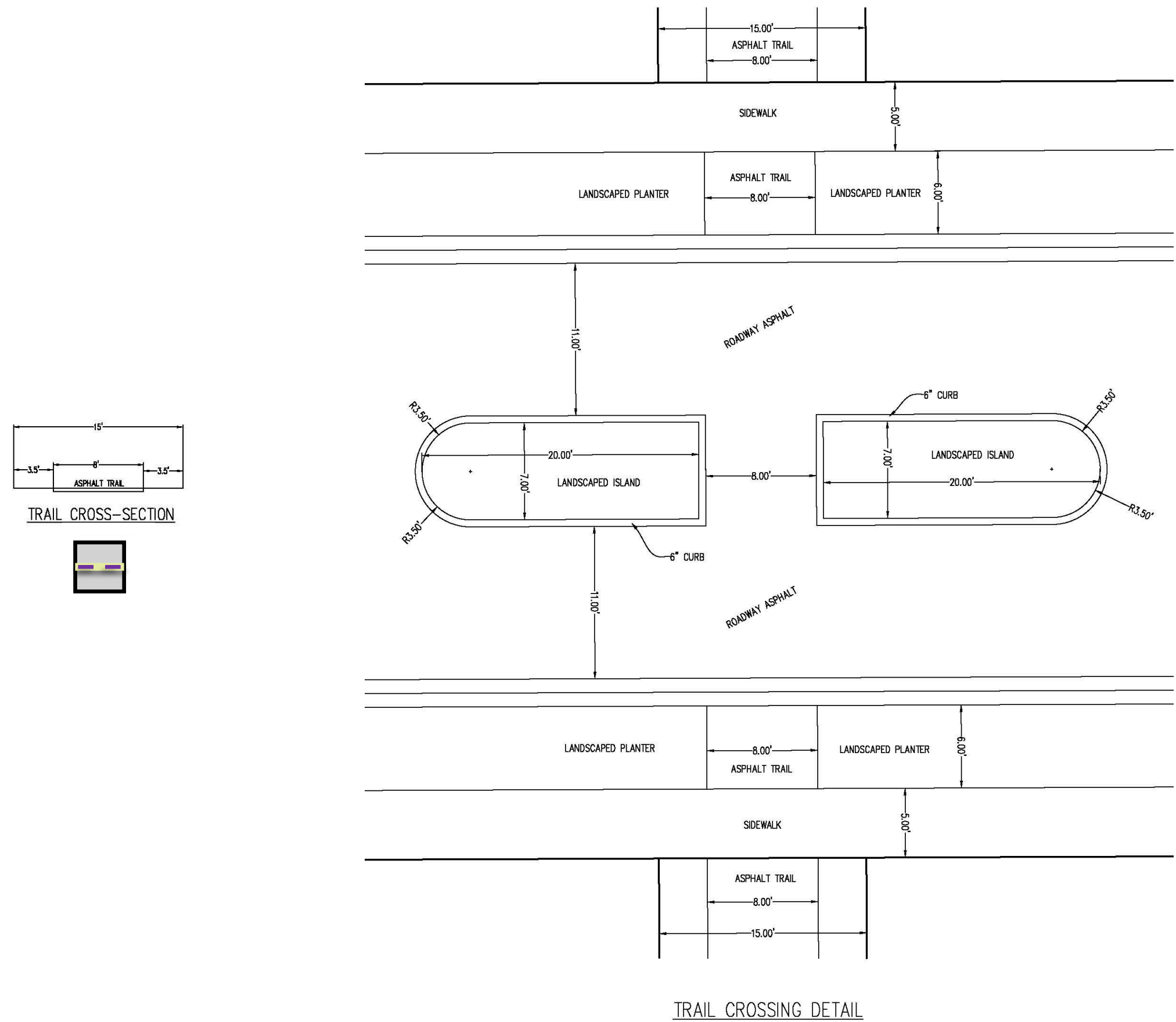


LANE LN-30-20	
TYPE	Lane/Alley
MOVEMENT	Yield
DESIGN SPEED	15 MPH
R.O.W. WIDTH	30'
PAVEMENT WIDTH	20' (TBD)
TRAFFIC FLOW	2-way
NO. OF PARKING LANES	None
CURB TYPE	Flat
CURB RADIUS	5'
PLANTER WIDTH	5'
PLANTER TYPE	Continuous
PLANTING PATTERN	N/A
TREE TYPE	N/A
STREETLIGHT TYPE	TBD
STREETLIGHT SPACING	TBD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

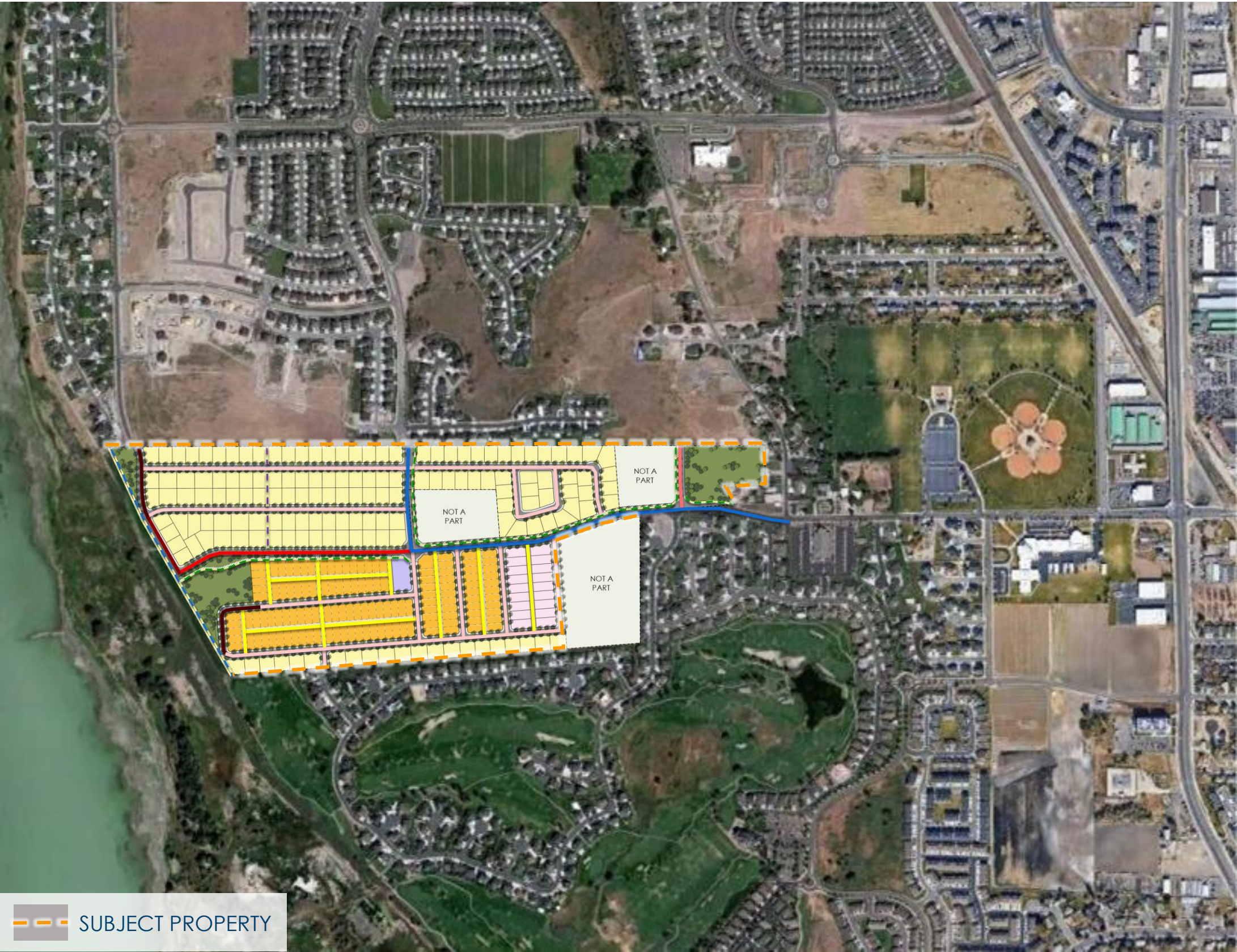


PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

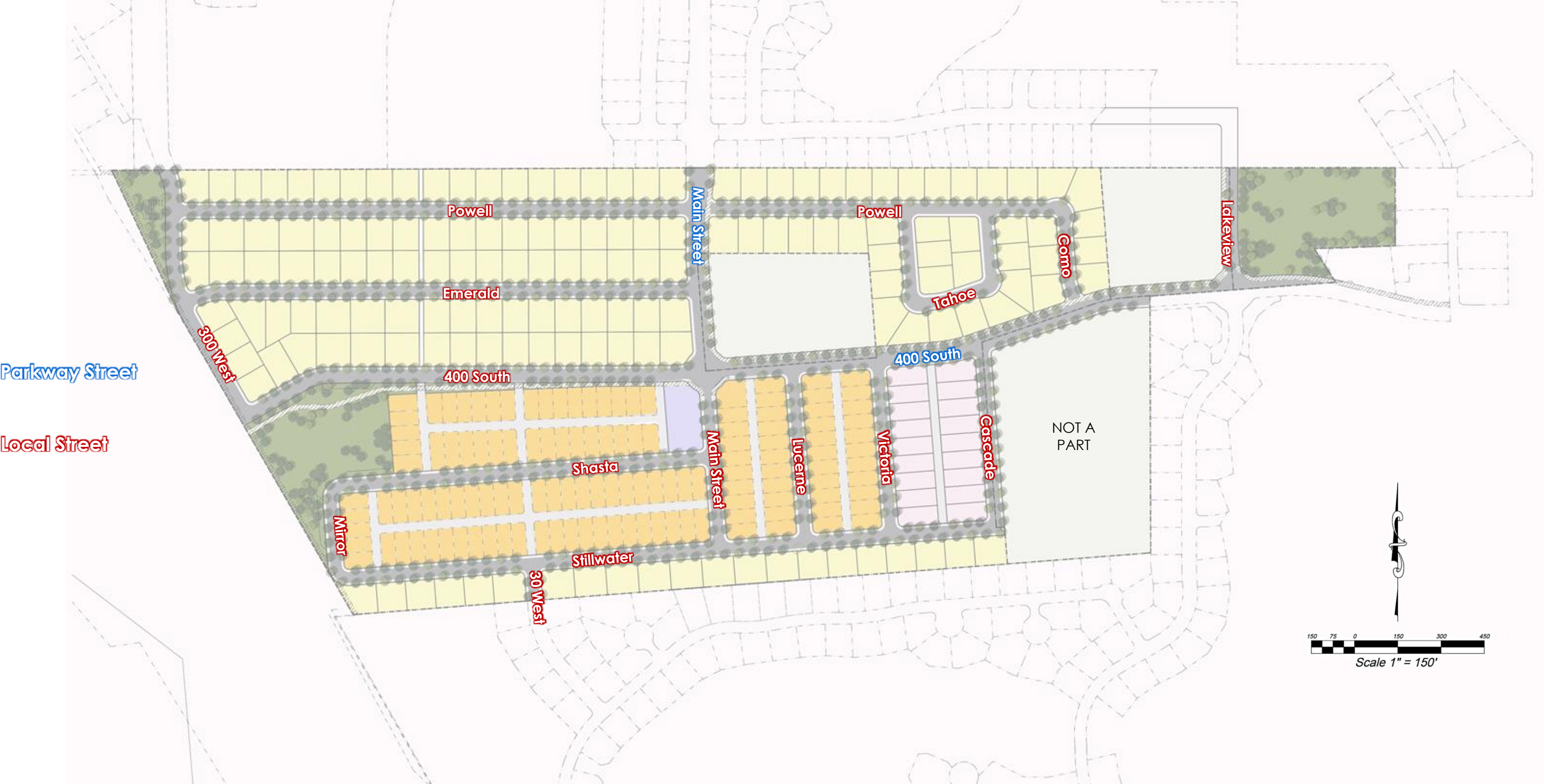


PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

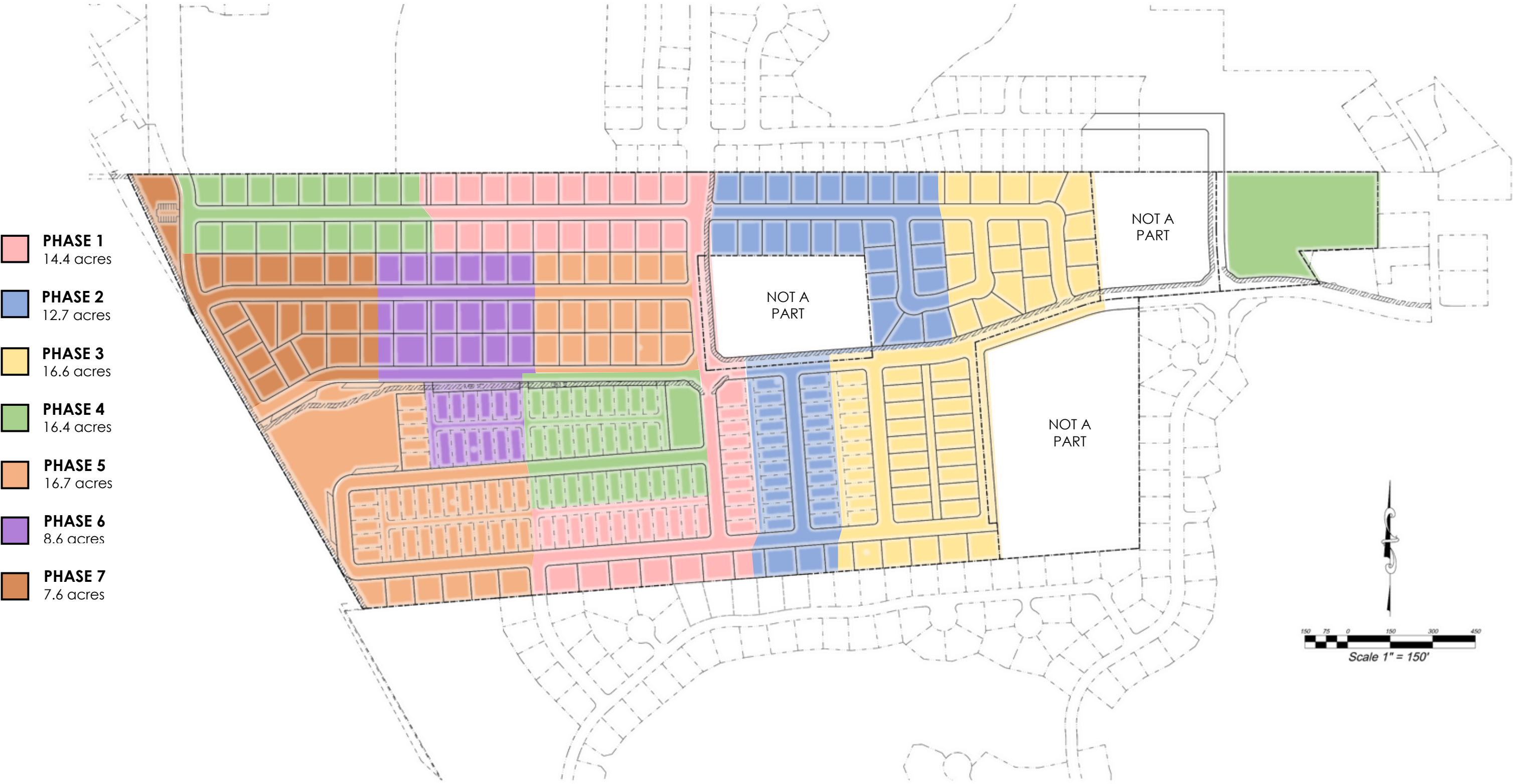
-  Parkway Street
-  Local Street
-  Local Street
-  Local Street
-  Local Street
-  Local Street
-  Rear Lane
-  Multi-Use Trail
-  Lakeside Trail
-  Neighborhood Trail



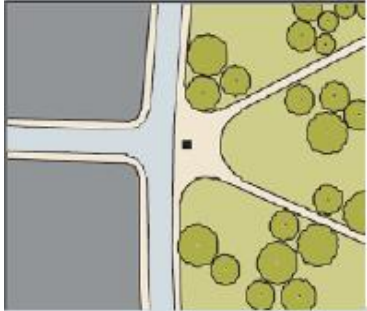
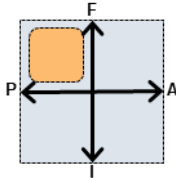
CHARACTER AND THEME PLAN: STREET NAMING PLAN

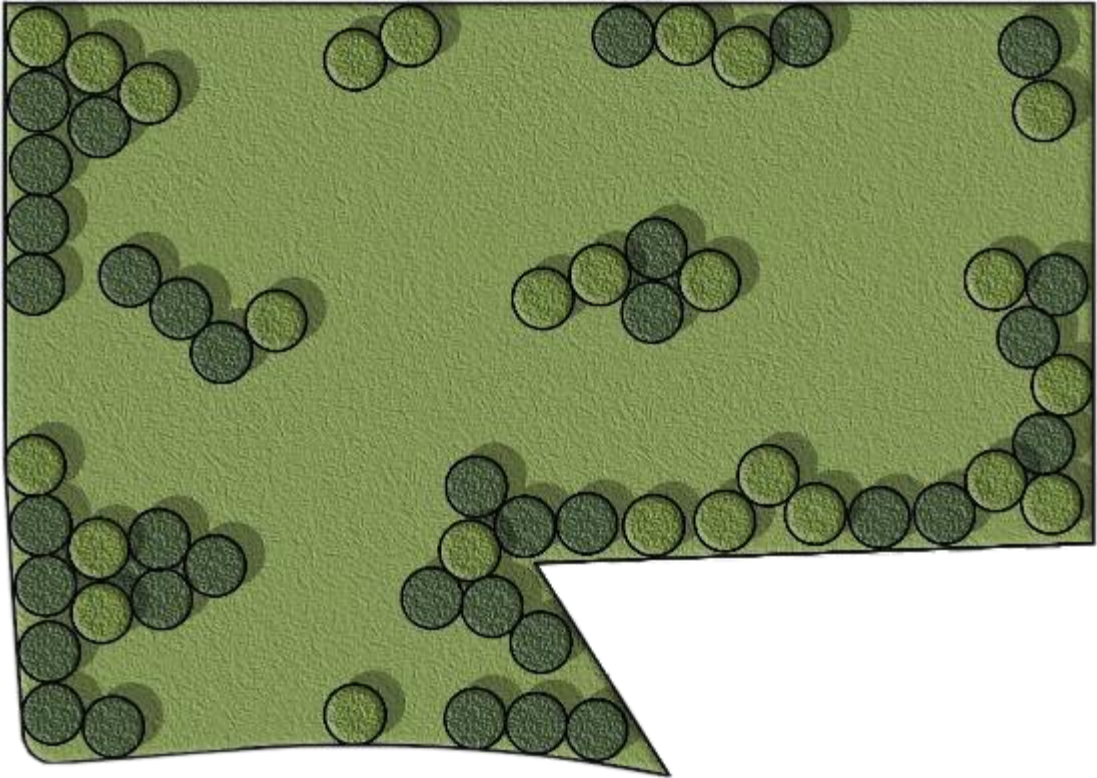


PRELIMINARY PHASING PLAN



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 



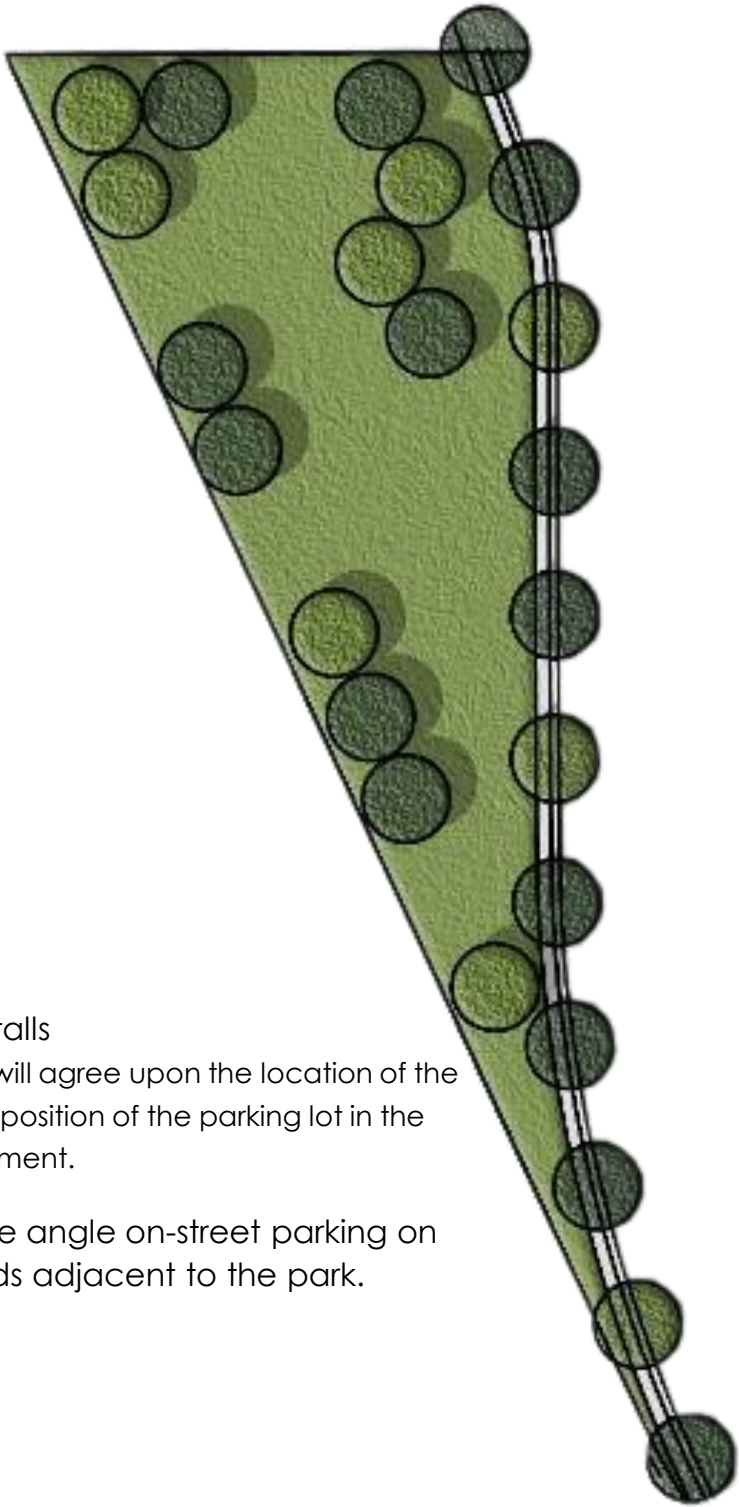
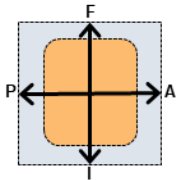
Park Programming

- Recreation play fields
- Maintenance and restroom facility
- Bike station and inverted U bike racks



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

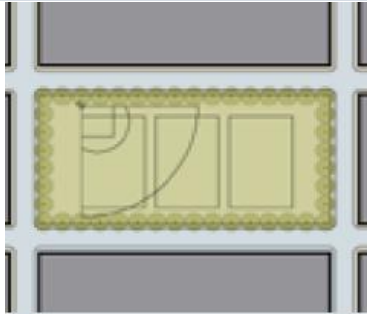
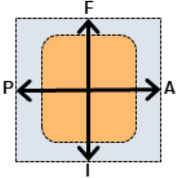


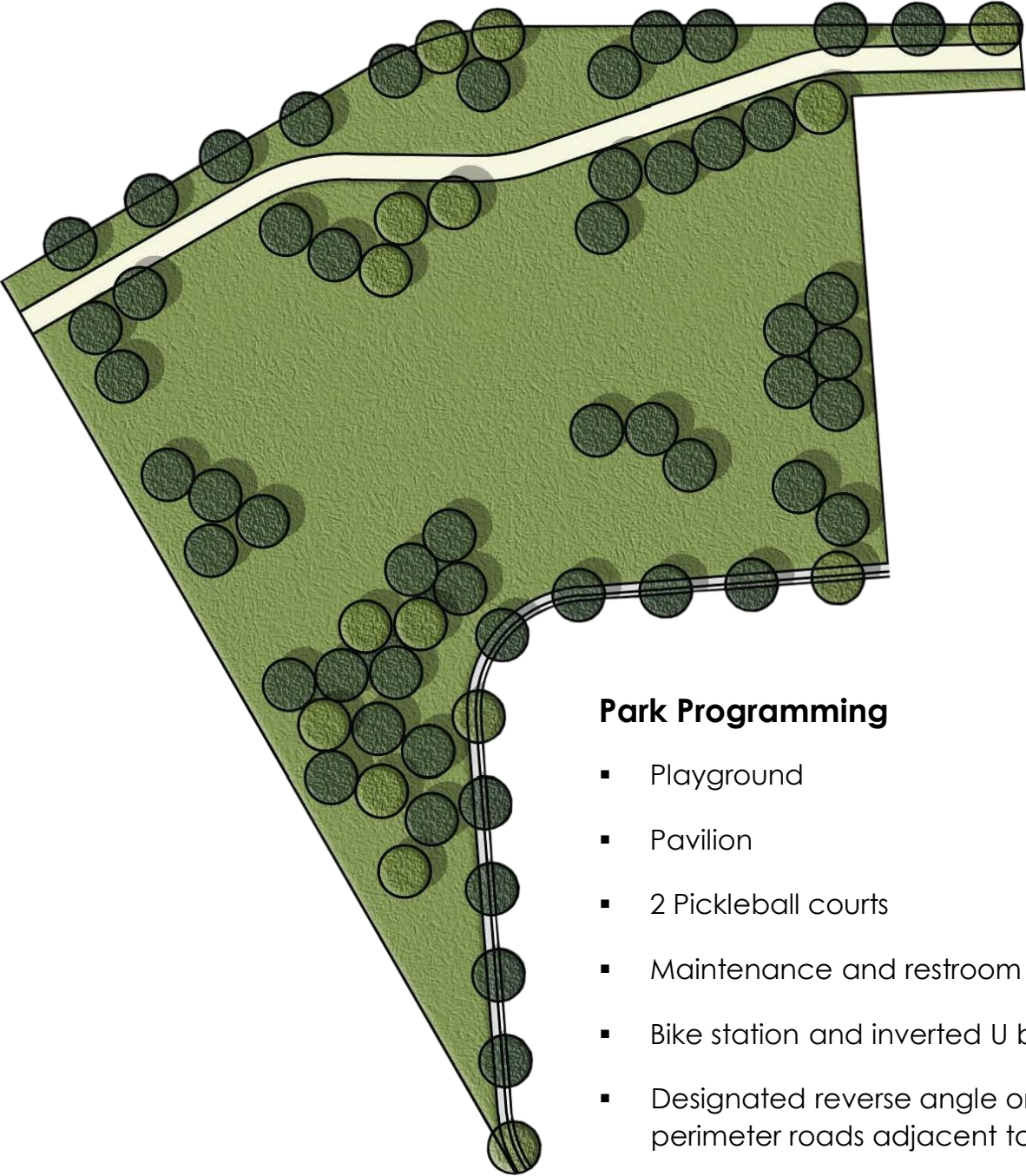
Park Programming

- 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 reverse angle on-street parking on the perimeter roads adjacent to the park.



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 



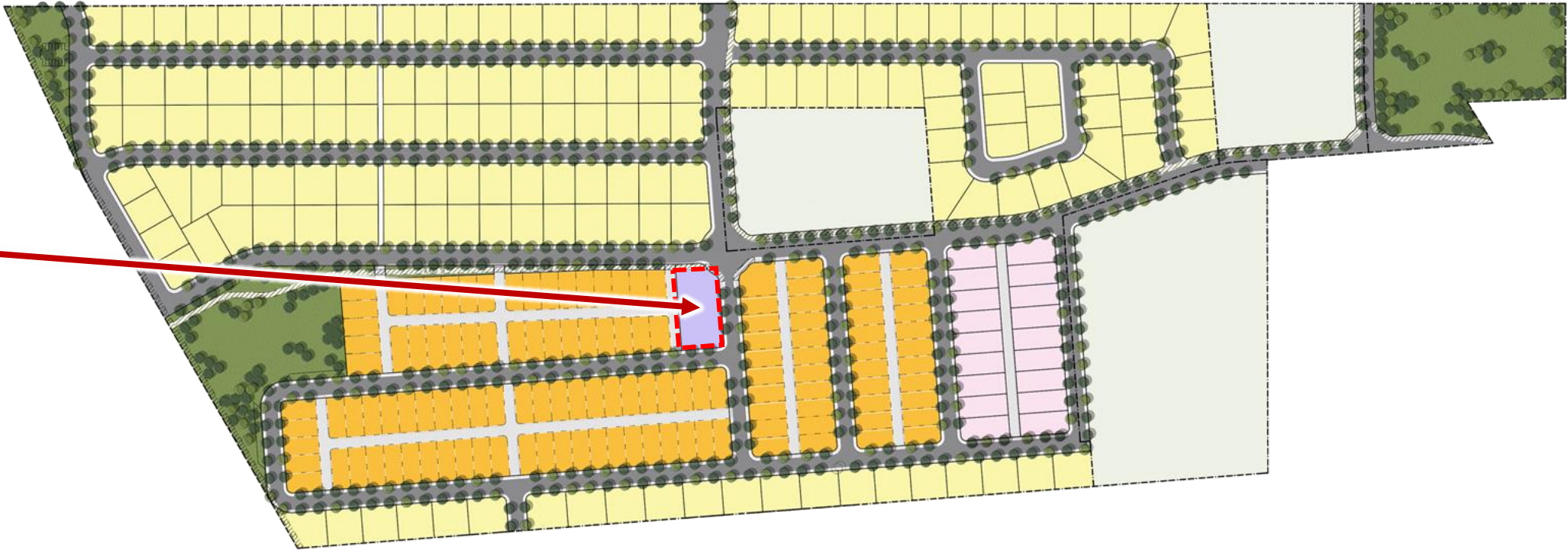
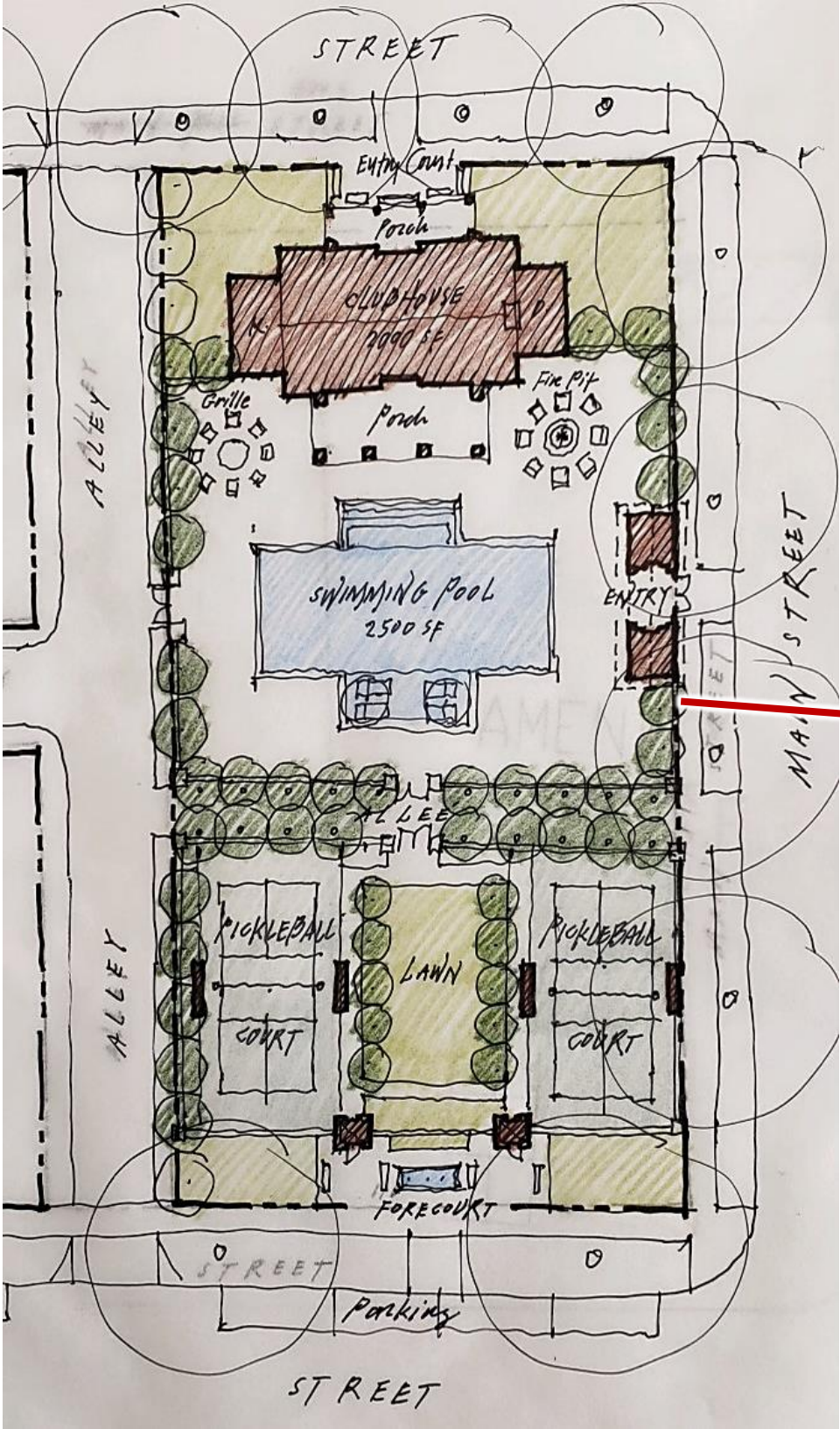
Park Programming

- Playground
- Pavilion
- 2 Pickleball courts
- Maintenance and restroom facility
- Bike station and inverted U bike racks
- Designated reverse angle on-street parking on the perimeter roads adjacent to the park.



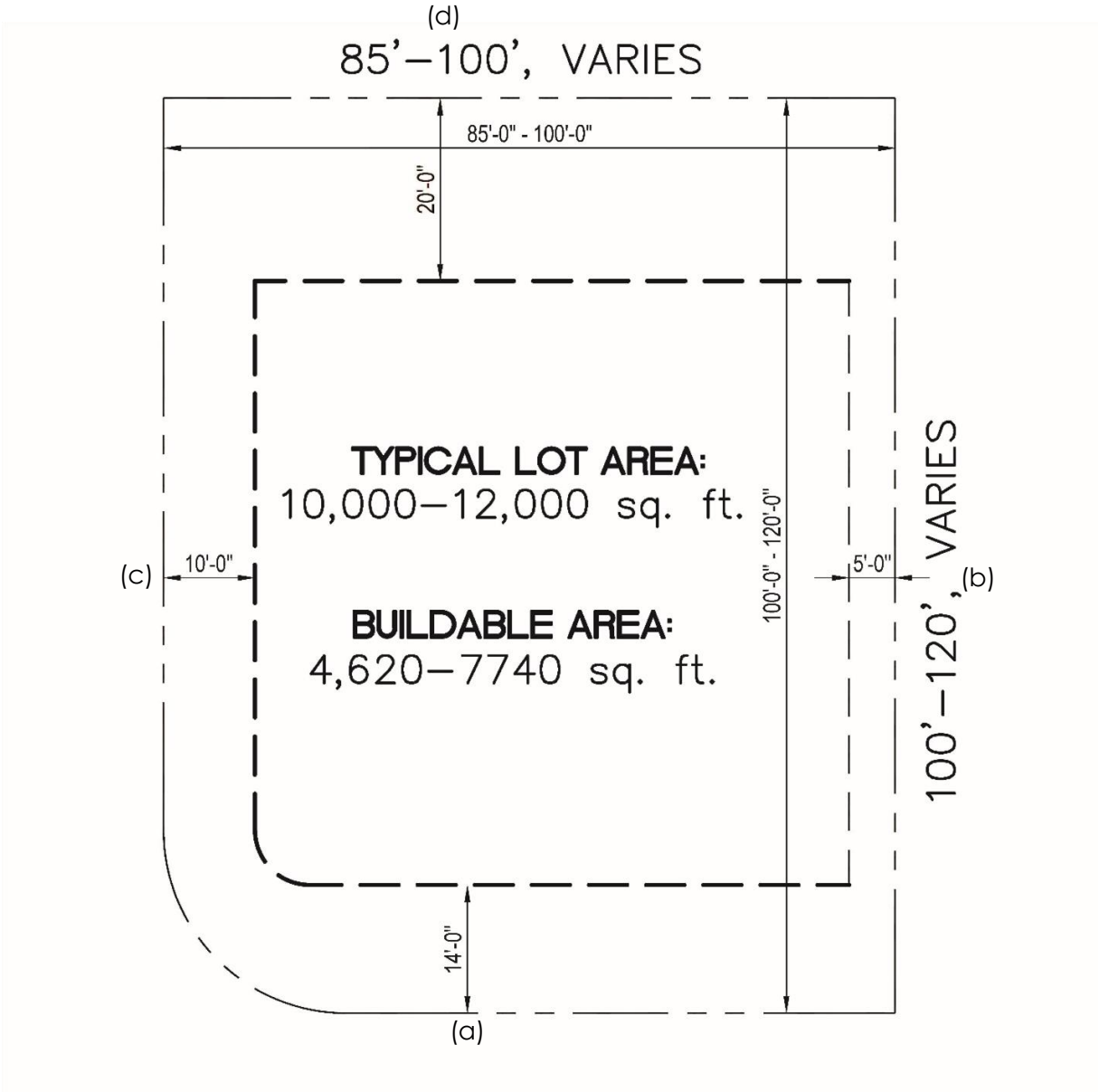
NEIGHBORHOOD AMENITIES

COTTAGE LOTS

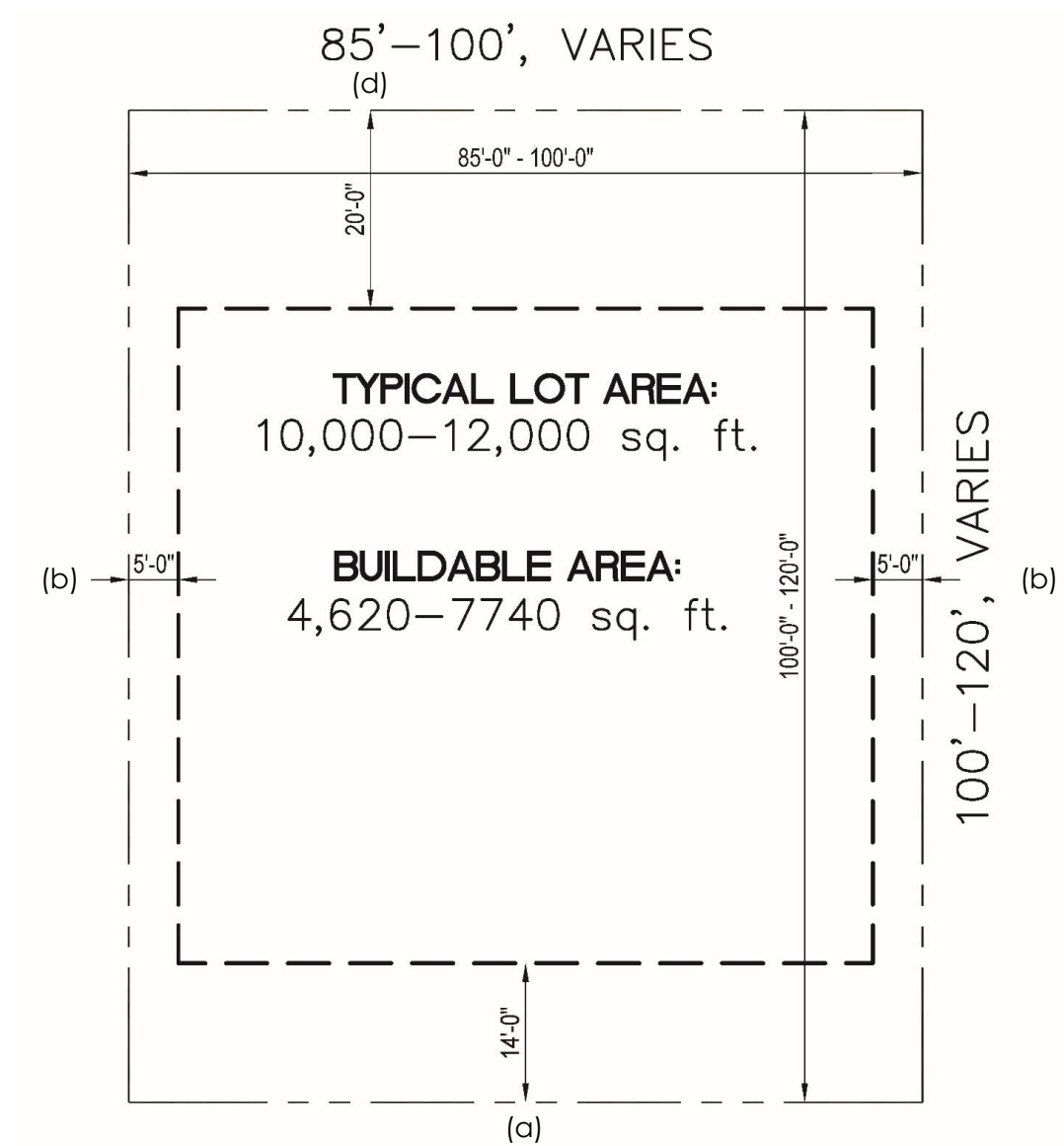


LOTING PLAN: ESTATE LOTS

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.



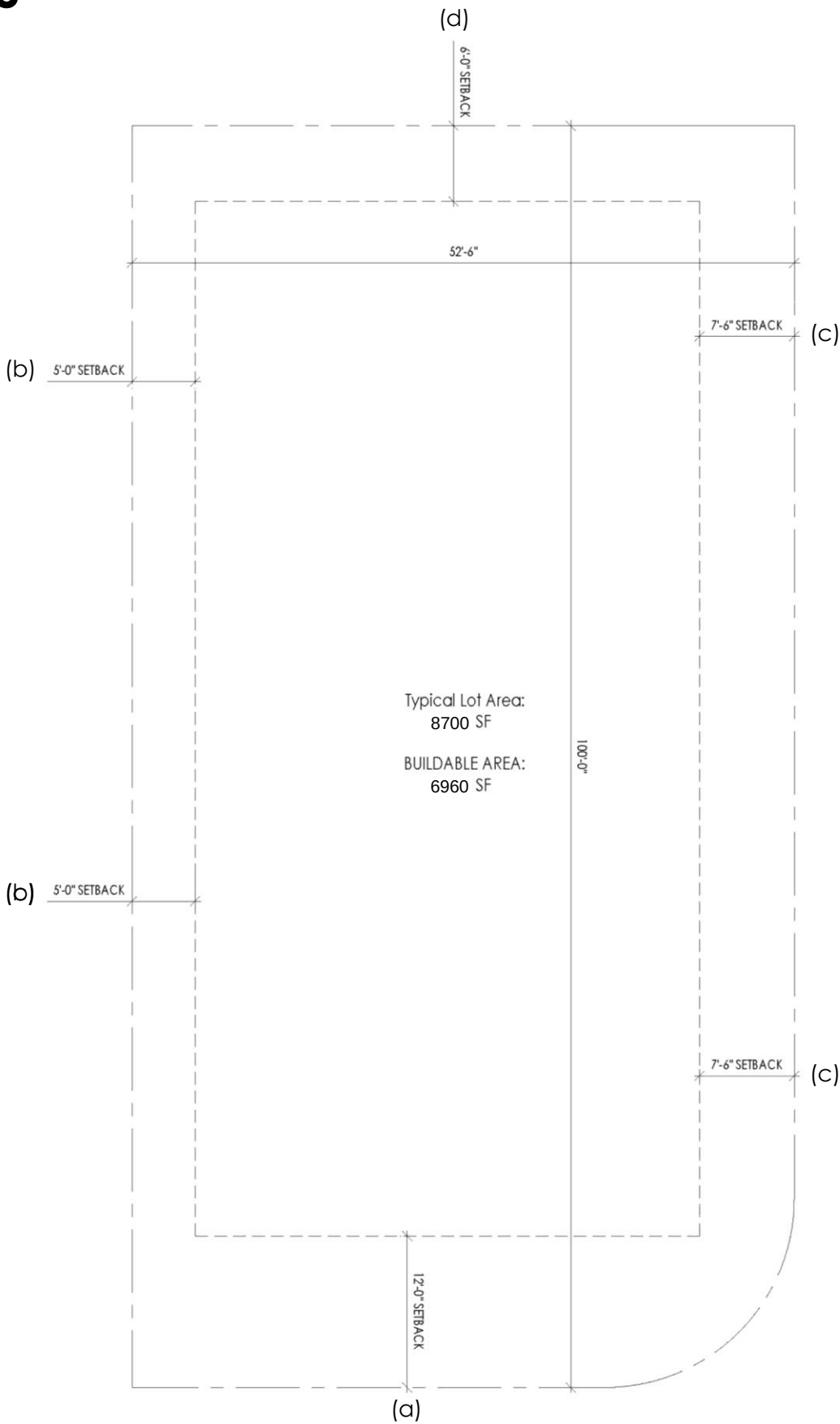
CORNER LOT



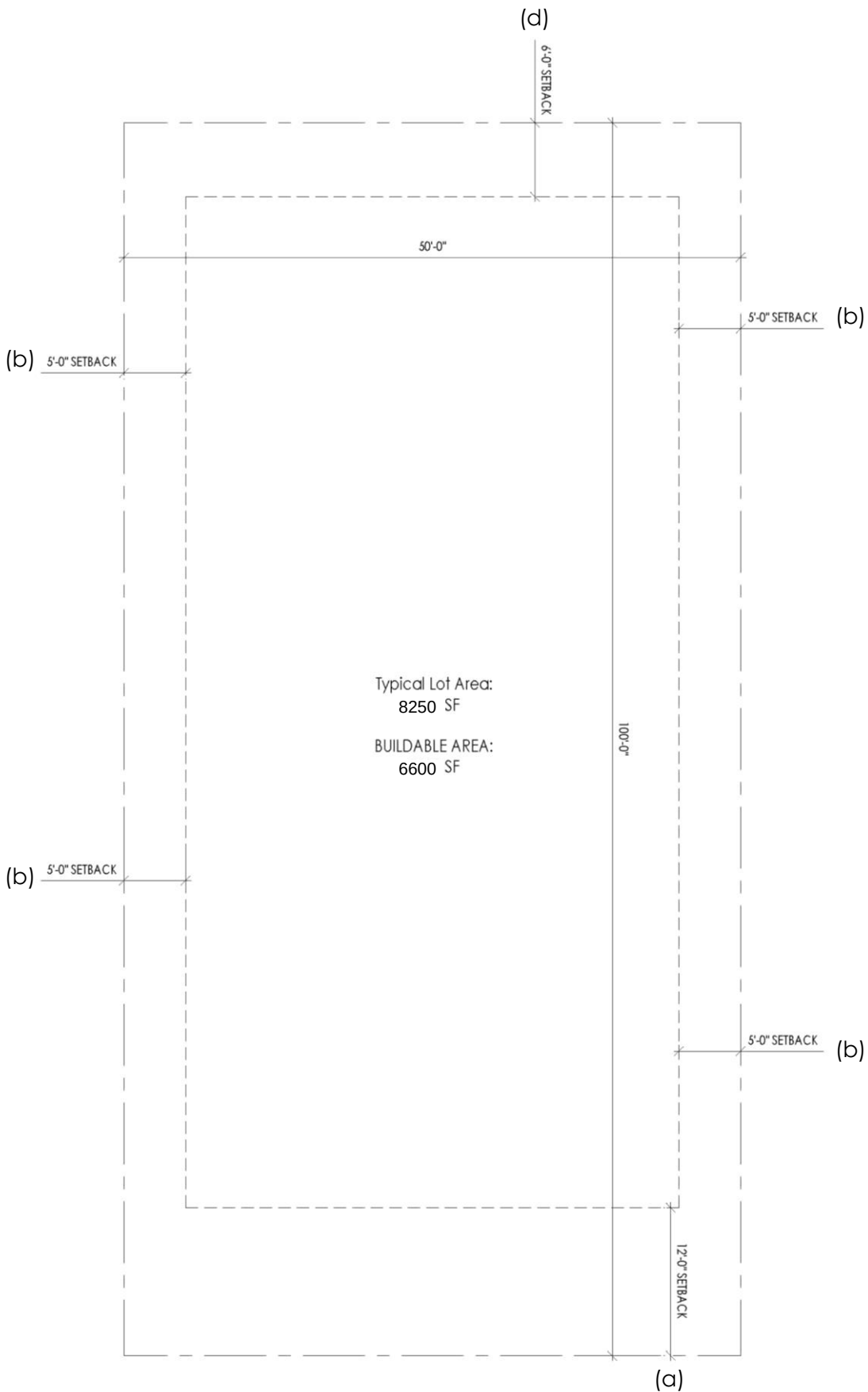
INTERIOR LOT

LOTING PLAN: VILLAGE LOTS

VILLAGE LOTS	
BUILDING CONFIGURATION	
Building Height	2 stories max.
Lot Coverage	80% max.
Lot Frontage	60 - 64 ft.
Lot Depth	135 - 145 ft.
Off-Street Parking	4 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.



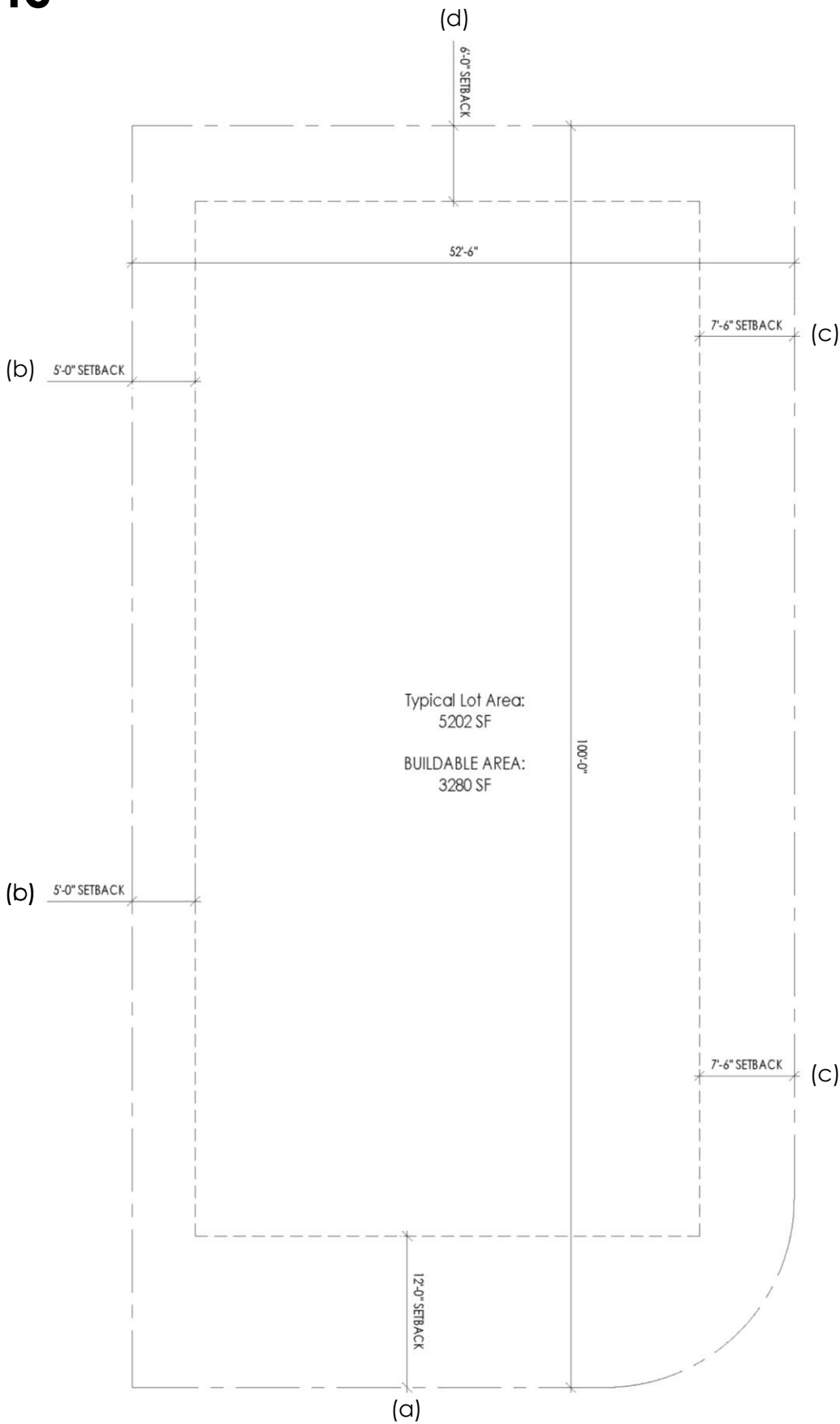
CORNER LOT



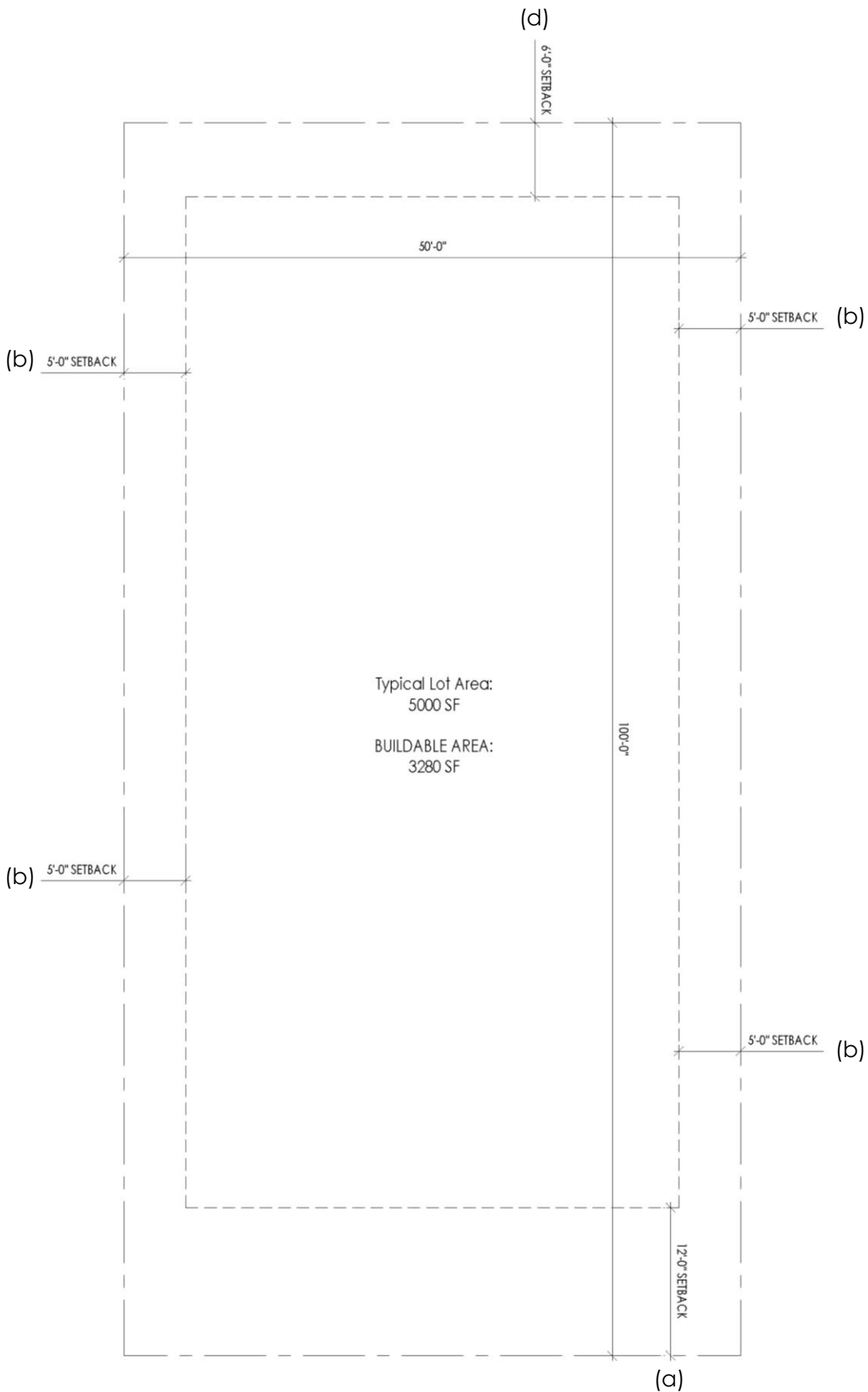
INTERIOR LOT

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.

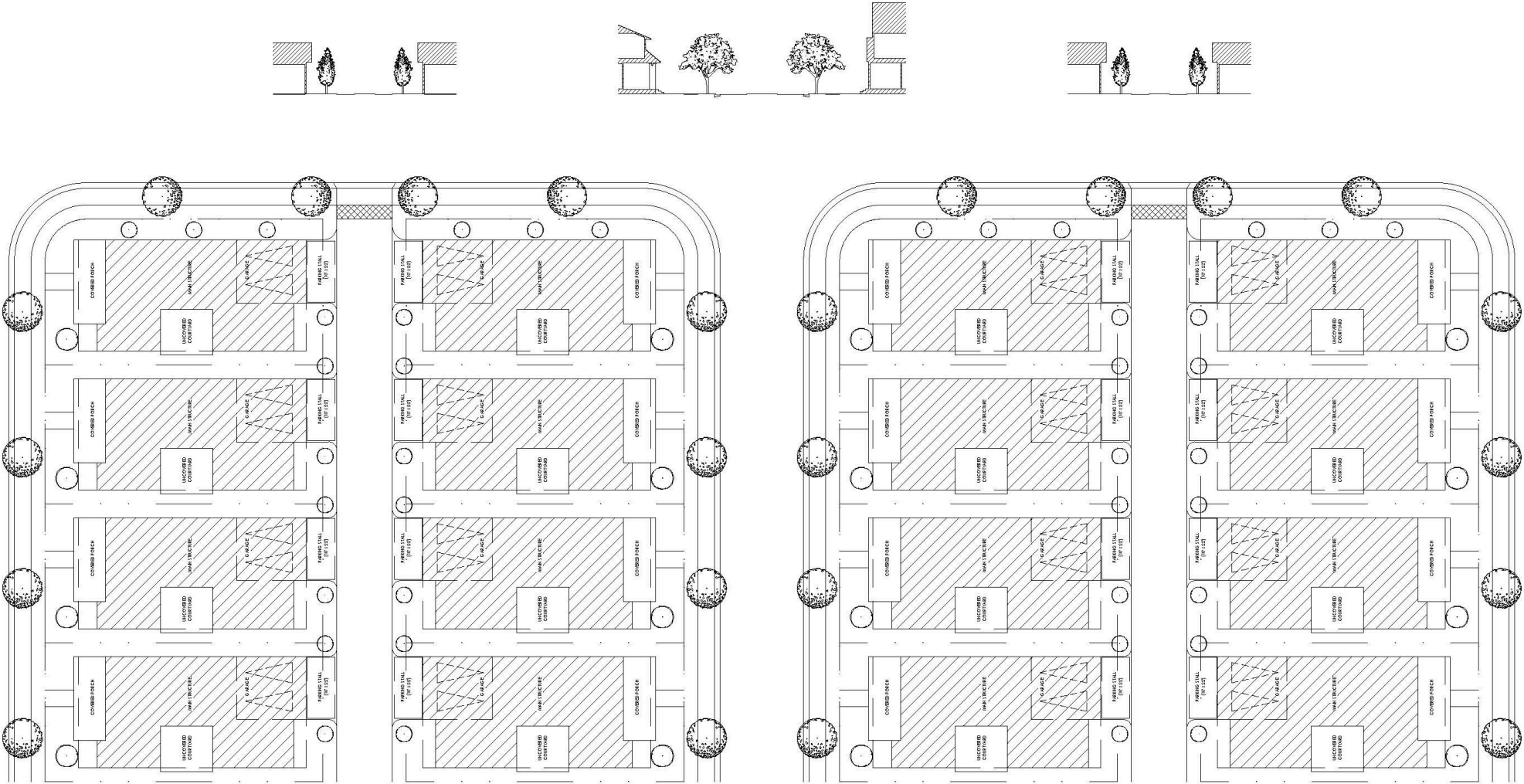


CORNER LOT

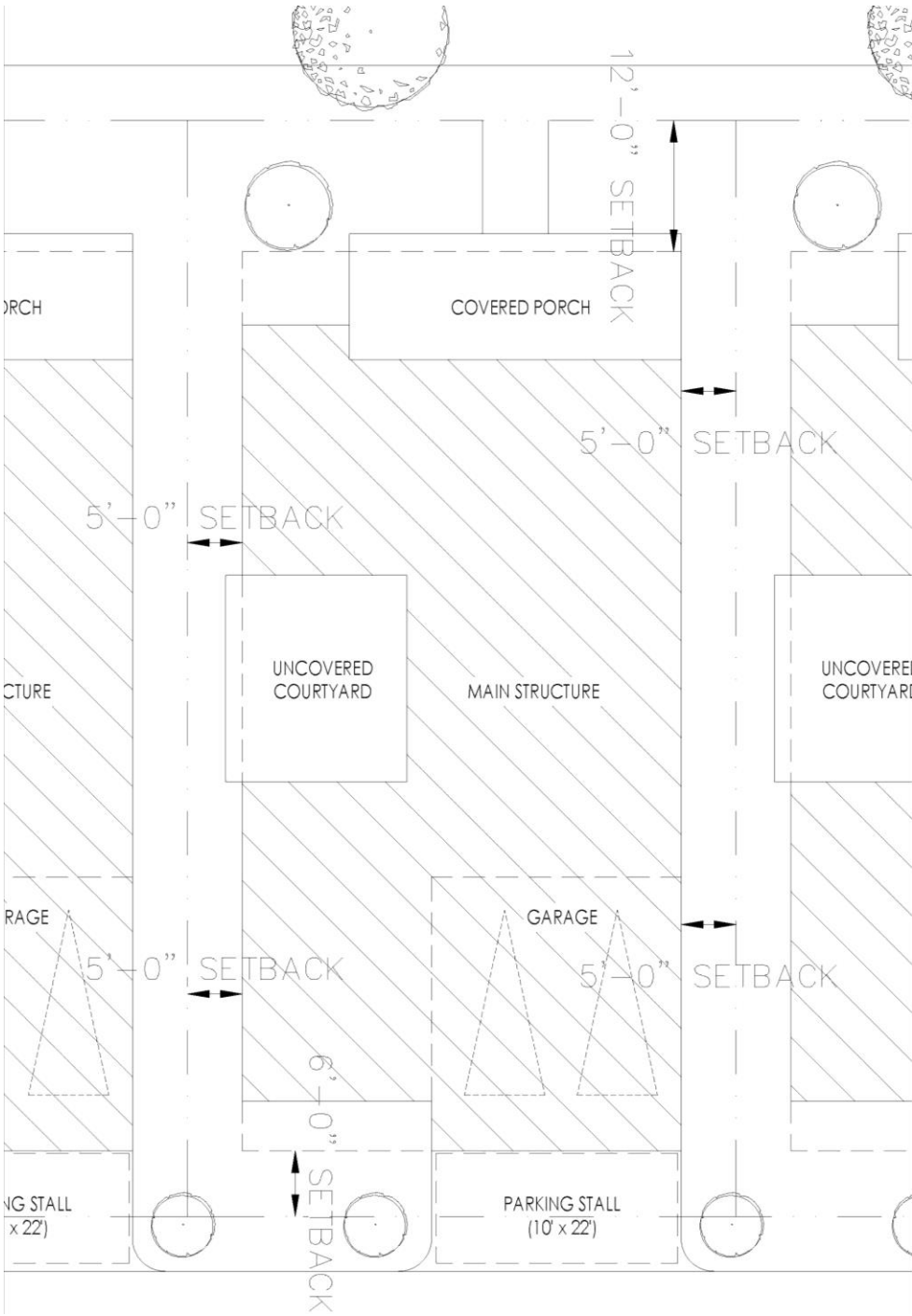


INTERIOR LOT

PARKING PLAN: COTTAGE LOTS



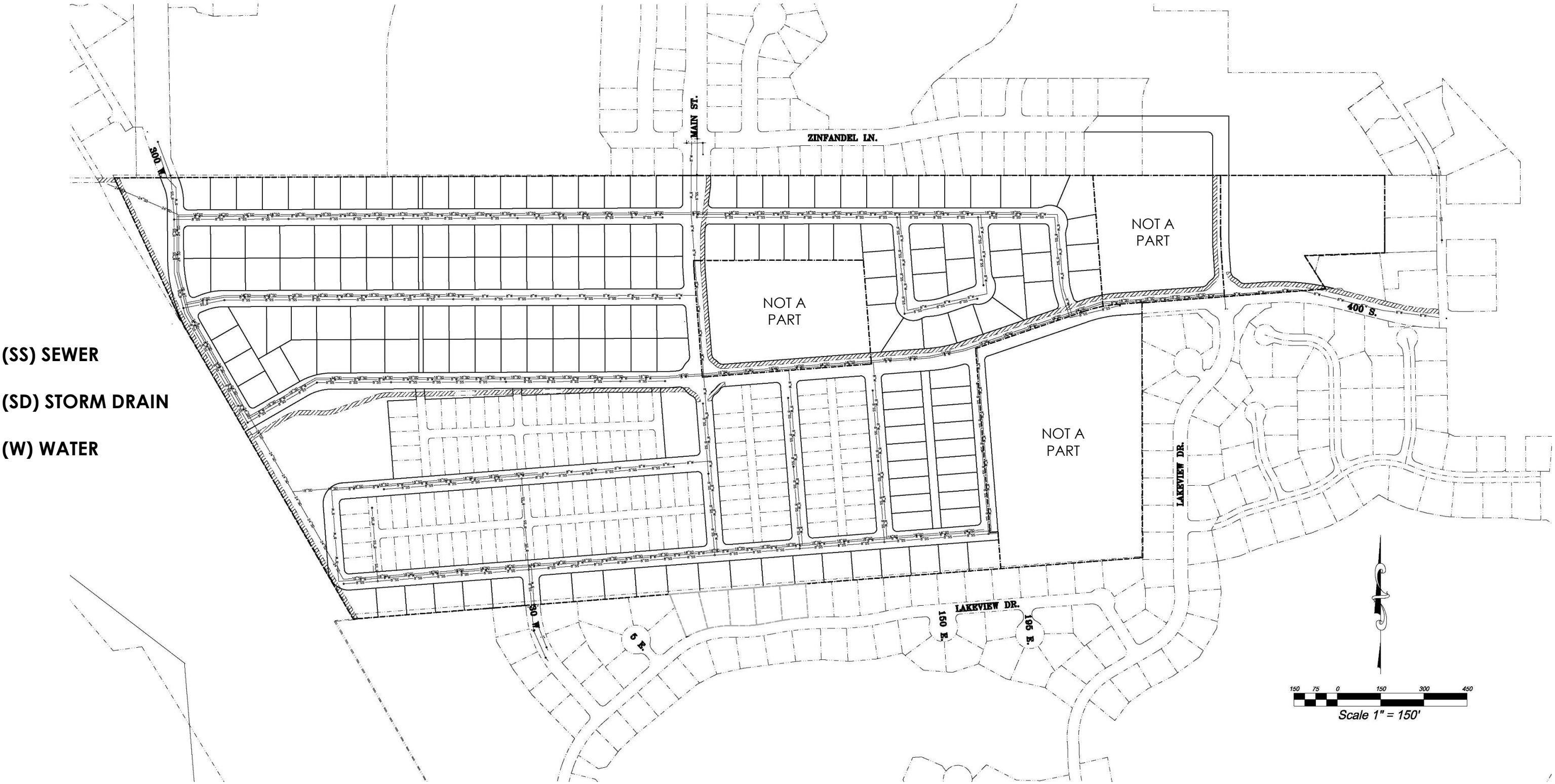
BLOCK LAYOUT



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