



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, September 7, 2022, 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 August 3, 2022

4. BUSINESS ITEMS

4.1 Mister Carwash Site Plan Application- Elliott Smith with TerraForm Companies is seeking approval of a site plan application for a Mister Carwash located at 221 N Geneva Road, Vineyard, Utah, 84059. Parcel ID: 40:513:0003. Car washes are a permitted use within the GRMU Zone. The Planning Commission will take appropriate action.

4.2 Jiffy Lube Site Plan Application- Elliott Smith with TerraForm Companies is seeking approval of a site plan application for a Jiffy Lube located at 199 N Geneva Road, Vineyard, Utah, 84059. Parcel ID: 40:513:0002. Light vehicle repair facilities are a permitted use within the GRMU Zone. The Planning Commission will take appropriate action.

5. Public Hearing

5.1 Zoning Text Amendment- The Planning Commission will hold a public hearing regarding a text amendment application. Jaden Rasmussen with Tagg-N-Go Carwash has applied for a text amendment to change car washes from an accessory use within the RC District to a permitted use. The Planning Commission will take appropriate action.

5.2 Moderate Income Housing Plan (MIHP) Update within the Vineyard City General Plan- Utah State Code HB462 requires that Vineyard City update its MIHP to reflect and include at least five (5) strategies from code 10-9a-403 'General Plan Preparation'. The Commission will analyze what strategies Vineyard City is already in the process of implementing, and which new strategies must be selected and incorporated within the Moderate-Income Housing element of the General Plan. The Planning Commission will take appropriate action.

6. WORK SESSION

7. TRAINING SESSION

8. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

9. 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 at least 24 hours prior to the meeting by calling (801) 226-1400 or email at cacheh@vineyardutah.org

AGENDA NOTICING COMPLETED ON: September 2, 2022

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planner



**REGULAR MEETING MINUTES
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, August 3, 2022, at 6:00 p.m.**

Present:

Chair Bryce Brady
Vice-Chair Christopher Bramwell
Commissioner Anthony Jenkins
Commissioner Spencer Blackburn
Commissioner Tay Gudmundson

Staff present: Community Development Director Morgan Brim, City Planner Briam Amaya Perez, City Engineer Naseem Ghandour, Public Works Director Chris Wilson, and Deputy Recorder Kelly Kloepper

Others speaking: Nate Birchall with Goodboro Development, Karla Mata and Steve Hutchings with X Development, Resident Tyler Haroldsen, Chris Kephart and Guil Rand with Architectural Coalition.

REGULAR SESSION

CALL TO ORDER

Chair Brady called the meeting to order at 6:00 pm

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Jenkins led the Pledge of Allegiance.

2. OPEN SESSION -

Chair Brady called for public comments. Hearing none, he closed the open session.

3. MINUTES REVIEW AND APPROVAL

3.1 July 6, 2022 Minutes

MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE MINUTES AS PRESENTED. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS

- 4.1 Holdaway Fields Preliminary Plat Application-** Cadence Homes is seeking a recommendation of approval to the City Council for a preliminary plat. The Planning Commission will take appropriate action.

Mr. Amaya Perez presented the preliminary plat application. He gave a summary of the purposes of preliminary plats and the various elements of this plat.

Mr. Brim explained the details of the land swap with Jacob Holdaway.

Commissioner Jenkins asked about the infrastructure and the trail extension, and a discussion ensued. Nate Birchall estimated between 6 months and one year between Phases 1 and 2. The discussion continued.

 **MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT APPLICATION TO THE CITY COUNCIL. VICE-CHAIR BRAMWELL SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.**

- 4.2**  **Public Hearing, Site Plan, and Conditional Use Permit Applications- X**

Development is seeking approval of a conditional use permit and site plan for two drive-thru aisles and their corresponding buildings located within the Yard B Lot 3 at 661 E 450 N, Vineyard, UT 84059. Parcel ID: 56:037:0003. The Planning Commission will take appropriate action.

MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mr. Amaya Perez gave an overview of the application.

Chair Brady called for questions. Commissioner Gudmundson wanted to see a buffer between the sidewalk and the drive-thru on the south side of the southernmost building.

Karla Mata with X Development agreed to prepare some proposals to address that concern.

The discussion continued about the site plan.

Resident Tyler Haroldsen asked if brick area would be raised. Mr. Amaya Perez responded that it was not a requirement in the code. Ms. Mata emphasized that they wanted to keep it at grade.

MOTION: COMMISSIONER GUDMUNDSON MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISISONER JENKINS SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT AND SITE PLAN WITH THE PRESENTED CONDITIONS. COMMISISONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

- 4.3**  **Site Plan Application-** Vineyard Properties of Utah is seeking approval of a site plan for Mill Road Industrial Park Buildings 7 & 8. Located at 1400 N Mill Road (400 E), Vineyard, UT 84059. Parcel ID: 40:474:0004. The Planning Commission will take appropriate action.

Mr. Amaya Perez reviewed the site plan and explained that the applicant still needed to complete a lot line adjustment. He highlighted the gathering areas planned for the southern corners of the buildings and that 13% of site was open space. He was still waiting for the applicant to submit the photometric lighting plan. 231 total parking spaces. All areas for pedestrians clearly demarcated. No turf or sod. Single monument sign which will be reviewed separately with a sign permit application. Staff recommended approval with 9 conditions.

Chair Brady called for questions.

Jenkins asked about if there was just one entrance from Mill Road for these two buildings and the future development. Mr. Chris Kephart clarified that there would also be an entrance to the north, and eventually three entrances when 1400 North is developed.

Commissioner Blackburn asked about semi-trucks. Gil Rand, architect with Architectural Coalition explained that there were 200 feet in between the buildings for the trucks to drive in and load at the loading docks.

Commissioner Blackburn asked about light industrial. Mr. Kephart responded that it would depend on the tenants. Mr. Rand stated that they were planning for a mix of uses.

Mr. Brim recommended adding a condition phasing plan.

Chair Brady called for a motion.

MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE SITE PLAN WITH THE PRESENTED CONDITIONS. COMMISISONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

- 4.4**  **City Initiated Site Plan Application-** Vineyard City Public Works is seeking approval of a site plan application to allow for a portable classroom office be placed within the public works yard located at 282 W 1600 N Vineyard, Utah, 84059. Parcel ID: 17:023:0017. The Planning Commission will take appropriate action.

Public works director Chris Wilson explained the need for additional office space at the south side of the Public Works site. The city purchased a portable classroom that they planned to use for this purpose. It was to be moved to this location this weekend. He added that it may be there for five to ten years. He asked for questions and a discussion followed.

Chair Brady called for a motion.

MOTION: COMMISSIONER JENKINS MOTIONED TO APPROVE THE SITE PLAN. COMMISSONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR BRAMWELL, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5. **WORK SESSION**

- 5.1 Moderate Income Housing Plan (MIHP) Update within the Vineyard City General Plan –** Utah State Code HB462 requires that Vineyard City update its MIHP to reflect and include at least five (5) strategies from code 10-9a-403 'General Plan Preparation'. The Commission will analyze what strategies Vineyard City is already in the process of implementing, and which new strategies must be selected and incorporated within the Moderate Income Housing element of the General Plan.

Mr. Amaya Perez explained gave a brief overview of the different options with a goal to choose at least five but aimed to get seven to qualify for a grant by the October 1st deadline.

Commissioners Jenkins and Blackburn asked about definitions of “moderate income.”

Mr. Amaya Perez said they would continue this discussion in a work session at the next planning commission to get the input from the Commission. Mr. Brim explained that they would prepare a draft of the General Plan.

Mr. Brim stated that he would do a more in-depth housing study. Chair Brady asked Mr. Brim to bring those numbers to the next meeting.

6. TRAINING SESSION – No training session was held.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Mr. Brim explained how this was an opportunity for the commissioners to be transparent.

Mr. Amaya Perez stated that there would be a Facebook live event early next month. Mr. Brim stated that next Wednesday at 5:00 pm there was a joint site visit with City Council, and he encouraged the Commission to attend. The public was welcome to attend as well but would need to inform the city in advance. Commissioner Blackburn added that the silos and other implements that the Heritage Commission was interested in. He suggested that the barn could rebuild with some original materials.

8. ADJOURNMENT

Chair brady adjourned the meeting.

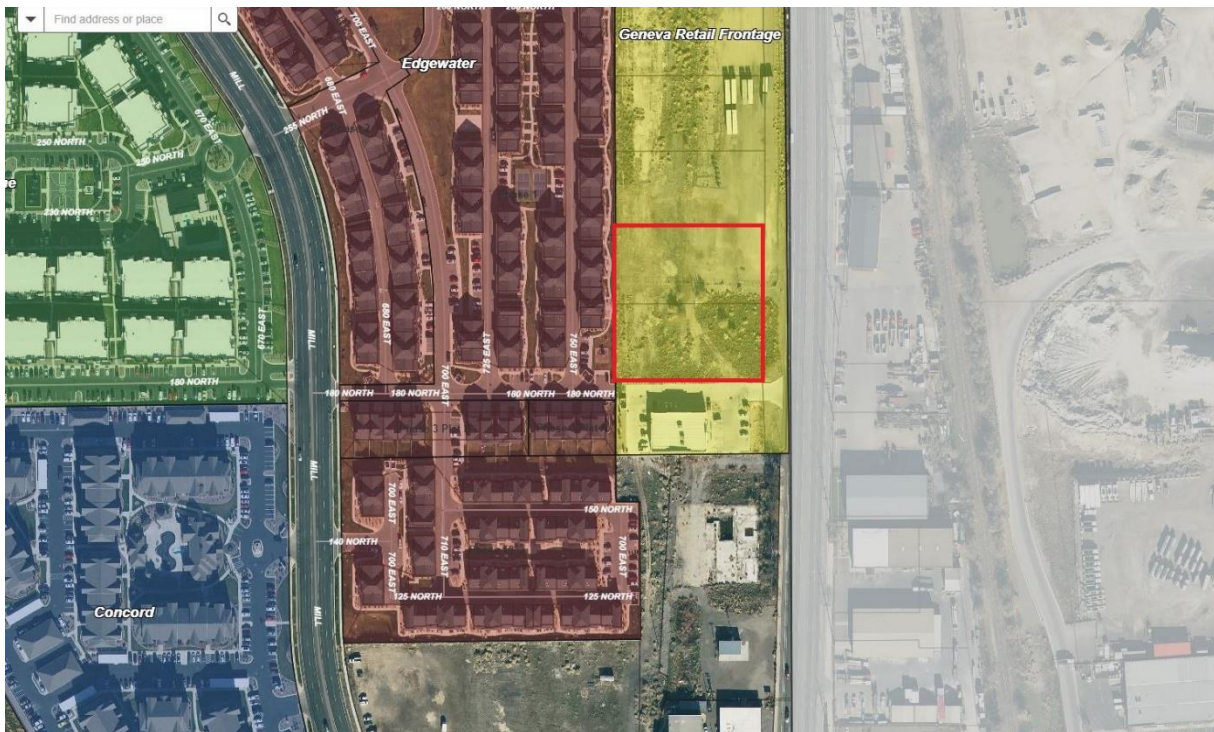
CERTIFIED CORRECT ON: September 2, 2022

CERTIFIED BY: /s/ Cache Hancey

Cache Hancey, Planner

Community Development

Date: September 7, 2022
From: Cache Hancey, Planner
To: Planning Commission
Item: Mister Carwash Site Plan
Permit: PLAN22-027 (CityInspect)
Address: 221 N Geneva Road, Vineyard, Utah, 84059 (Mister Carwash)
Subdivision: Geneva Retail Frontage Subdivision
Applicant: Elliott Smith, TerraForm Companies



ANALYSIS

The applicant, Elliott Smith (TerraForm Companies), is requesting approval of a site plan for a car wash facility located within the Geneva Retail Frontage Subdivision. This building is to serve as a new location for Mister Carwash.

The property will be developed by TerraForm Companies over the coming year to their exacting standards with goals of long-term use and community inclusion. As part of the newly created Geneva Mixed-Use Special Purpose Zoning District, this development will provide an increase in commercial use and work in congruence with the existing O'Reilly Auto Parts and proposed Jiffy Lube.

STAFF RECOMMENDATION

Staff recommends approval of the site plan, provided the following conditions are met.

CONDITIONS (Mister Carwash)

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state, and local laws.
3. The vacuum enclosure location is moved to be at least 50 feet from any residential property.
4. The Landscaping along Geneva Road must be in accordance with the provisions of the landscaping zoning ordinance.
5. A decorative fence not to exceed 42" in height shall be installed within the landscaping buffer along Geneva Road.
6. All signage must be reviewed through a separate permit.
7. All bicycle racks shall meet the general requirements of the bicycle ordinance including that they be of the inverted-U style.
8. All prescriptions of a sound study must be installed according to Vineyard's Zoning Ordinance.

PROPOSED MOTION

"I move to approve the site plan as requested by Elliott Smith with the proposed conditions."

ATTACHMENTS

Site Plan

Exterior Elevations

Scope of Work (Narrative)

Landscape Plan

Analysis (Mister Carwash)	
Zoning	Geneva Road Mixed Use
Use	Car Wash
Lot Size	0.89 acres
Building Square Footage	Car Wash: 4,618 SF (12% of site) Storage Building: 127 SF (0.003% of site)
Maximum Building Height	Allowed: 60' Actual: 35'
Minimum Front Yard	Required: 5' from the property line adjacent to Geneva Road Actual: 76'9"
Minimum Rear Yard	Required: 50' Actual: 67'8"
Maximum Building Lot Coverage	Required: NA (GRMU Code does not specify a maximum building lot coverage standard)
Landscaping	Minimum Required: 15% Actual: 21%
Parking Stalls	One (1) space per three hundred (300) SF of office floor area plus a queuing space of one hundred (100) linear feet exclusive of drive aisles and

		parking spaces VZC 15.38.030 'Parking Requirements' . Required: 2.6 (800 SF of office floor area) Actual: 23	
ADA Parking Stalls		Required: 2 ADA; 2 Van Accessible Spaces Please see ADA.gov	
Bicycle Parking Stalls		Required: 3 Actual: 3	
Parking Lot Interior Landscaping		Required: 5% Actual: 8%	
VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Staff Comments	Compliance
15.36.030.1 Subdivision and Project Features	All subdivisions and other projects shall include subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the City. Such features may include subdivision and project entry features, public art pieces, streetscape designs, and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and <i>useable</i> parks and open spaces.	Developer has added bicycle facilities and a landscaping strip along Geneva Road to provide as a buffer.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a Building Design	The City encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment.	Developer has provided variations in forms, textures, materials, modulation of light and shade, and color.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.i View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominate rooflines shall be avoided.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii Building massing	In order to maximize the integration of all man-made	In compliance.	☒ Yes ☐ No

	structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures		☐ N/A
15.36.030.1.a.ii.1 Coherent building design	All sides of a building may have a visual or other impact and shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.	Each side of the building has been coherently designed and treated.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iii Reduced roof mass	The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only)	The developer is providing a shallow-pitched roof.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iv Varying Roofline	Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form.	Rooflines provide sufficient variation.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.v Architectural details	Surface details, ornaments, and other building elements that enrich the character of a building are encouraged.	The building is adorned with a combination of materials including stone, work, and metals.	☒ Yes ☐ No ☐ N/A

	Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged: - Stonework - Exposed beams and columns - Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies - Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs - Accessories such as art features, benches, pots, lamps, artwork, and sculptures.		
15.36.030.2. Building Additions	Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.3 Accessory Buildings and Structures	Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure.	The proposed vacuum enclosure, trash enclosure, attendant shelter, and canopy match the architectural form and style of the primary building.	☒ Yes ☐ No ☐ N/A
15.36.030.4 Mechanical Equipment	Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and	Mechanical equipment enclosures have been provided on the south and east sides of the building. The applicant will be shielding equipment using a eight (8) foot stone veneer wall with a metal gate.	☒ Yes ☐ No ☐ N/A

	public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of all the buildings.		
15.36.030.5.a. Building Location	All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.	Both the primary and secondary structures show design and contextual sensitivity to the adjacent development.	☒ Yes ☐ No ☐ N/A
15.36.030.5.b Building Location	All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.	This project integrates very well with the existing pedestrian and vehicular infrastructure.	☒ Yes ☐ No ☐ N/A
15.36.030.5.c Building Location	All project and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.5.d Building Location	All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building	The building provides adequate access for as needed pedestrian use. Its main orientation is towards	☒ Yes ☐ No ☐ N/A

	placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.	Geneva Road but is architecturally designed on each elevation.	
15.36.030.6 Pedestrian Scale	Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye level.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.7 Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior buildings colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main buildings.	The proposed colors are subdued and create little to no negative impact on the surrounding neighborhood.	☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Finishes	High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended.	The project presents no finishings that create a negative impact.	☒ Yes ☐ No ☐ N/A

	Chimneys, flues, vents, gutters, down, spout, mechanical and electrical equipment, railings, window shading devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.		
15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.9.a.i.	All buildings and structures shall be arranged to preserve and provide open space and to protect views . The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and integrated into the subdivision or site plan design.	The plan meets the 20% minimum requirement for open space (landscaping). No significant views are interrupted.	☒ Yes ☐ No ☐ N/A
15.36.030.9.a.ii.	Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to	The proposed landscaping plans interconnects with the Jiffy Lube development to the south.	☒ Yes ☐ No ☐ N/A

	connect with similar open spaces and landscaping areas existing, or planned to be located on adjacent properties.		
15.36.030.10 Site Access	The location and number of access points to the site, the interior circulation pattern , and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience , and should be harmonious with proposed and neighboring buildings.	The developer has created pedestrian access to the future Geneva road expansion as there is not sidewalk in place yet.	☒ Yes ☐ No ☐ N/A
15.36.030.11 Noise Impact	Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.	The car wash fans have been placed in a way to mitigate much of the noise towards the adjacent residential properties. A sound study was completed and indicated that a taller fence will need to be constructed on the west side of the property.	☒ Yes ☐ No ☐ N/A
15.36.030.12 Views	Due to the community quality and character created by the surrounding scenic beauty, it is essential that the Town and all subdivision and site plan designs preserve general access to significant views. These views include Mount Timpanogos, Provo Canyon, West Mountain, and Utah Lake	In compliance	☒ Yes ☐ No ☐ N/A
15.36.030.13 Landscaping Design Standards	Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the architecture of all proposed buildings and structures and provide visual interest and	A decorative fence not to exceed 42" must be installed on the east side of the property along Geneva Road.	☐ Yes ☒ No ☐ N/A

	variety, provide screening elements, provide year-round site beautification, blend with the natural landscape and highlight building design features.		
15.36.030.13.a Landscape Buffers	Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.13.b Transitional Landscaped Areas	Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.13.c Landscape Materials	All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged. Landscaping improvements may also include berms, contouring, rocks, and boulders.	All plant material is appropriate with Vineyard's natural landscaping. Developer is proposing a series of water-wise plants, trees, and shrubs appropriate to our semi-arid climate. Ground covers include crushed rock, decomposed granite, sod (limited), and boulders. The developer is not proposing any prohibited plants or trees listed in the Vineyard Tree and Landscape Manual.	☒ Yes ☐ No ☐ N/A
15.36.030.13.d Plant Size, Spacing, and Scale	The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and space of landscape elements shall also be of appropriate scale and character to all proposed	In compliance.	☒ Yes ☐ No ☐ N/A

	buildings, structures, and features.		
15.36.030.13.e Streetscape Landscape Treatments	All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.14 Wall, Fences, and Other Visual Barriers	Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than 30 feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be constructed of materials that are compatible with the residence.	In compliance	☒ Yes ☐ No ☐ N/A
15.36.030.15 Non-vegetative Ground Cover	Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken and interspersed with plant materials.	This has been done throughout the interior of the site and along the perimeter.	☒ Yes ☐ No ☐ N/A
15.36.030.16 Landscape Maintenance	All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve	A detailed Irrigation Plan has been provided on pg. 3 of their Landscaping Plan.	☒ Yes ☐ No ☐ N/A

	low maintenance and efficient water consumption.		
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside lighting shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	In compliance. The developer has provided a detailed spec sheet of the proposed light poles.	☒ Yes ☐ No ☐ N/A
15.36.030.17. a.	Warming lighting colors are encouraged. Blue-white colors or fluorescent and mercury vapor lamps are prohibited.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.17. b.	All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.17. c. Parking Lot Lighting	Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.	In compliance.	☐ Yes ☒ No ☐ N/A
17.36.030.18.a. Project, Site and Building Sign Standards	The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of	All exterior wall signage shall be approved through a separate sign application permit.	☒ Yes ☐ No ☐ N/A

	location, scale, color, and lettering style.				
17.36.030.18.b	Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein		☒ Yes ☐ No ☐ N/A		
17.36.030.c	All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.	All exterior wall signage shall be approved through a separate sign application permit.	☒ Yes ☐ No ☐ N/A		
VZC Chapter 15.38 Parking and Loading Requirements					
Category	Standard			Staff Comments	Compliance
15.38.030.1.e Parking Stall Dimensions	Type	Width	Length	In compliance.	☒ Yes ☐ No ☐ N/A
	Standard	9 ft	20 ft		
	Parallel	8 ft	24 ft		
	The front of the parking space may overhang 2 feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a 4 foot wide clearance for pedestrian access (a total of 6 feet from the curb face to the opposite edge of the walkway).				
15.38.030.1.f. Parking Aisle Dimensions	Angle	1way Aisle	2way Aisle	In compliance.	☒ Yes ☐ No ☐ N/A
	90 deg.	24 ft	24 ft		
	60 deg.	18 ft	22 ft		
	45 deg.	18 ft	20 ft		
	30 deg.	18 ft	20 ft		
15.38.030.1.g. Parking Lots	Parking lots shall be designed in groupings no larger than 200 spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.			In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.h. Within Structures	The off-street parking requirements may be				☐ Yes

	furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street provisions of this Section		☐ No ☒ N/A
15.38.030.1.i. Circulation Between Bays.	Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except for one, two, or three-family dwellings.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.j. Surfacing	All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.k. Striping	Except for one, two, and three-family dwellings, all parking stalls shall be marked with painted lines not less than 4" wide	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.l. Lighting	Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the	In compliance	☒ Yes ☐ No ☐ N/A

	light down and/or away from adjoining property, abutting residential uses and public rights-of-way and shall be a maximum of 25 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.		
15.38.030.1.m. Protruding Vehicles	All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.n. Screening	All off-street parking lots of 4 or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination there-of at 3 feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of 2.5 feet back from the edge of the parking stall.	In compliance	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.i. Parking Area Landscaping	5% of the gross parking surface area shall be of disperse interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement. Acceptable interior landscaping designs: 1) 5' by 5' tree diamonds placed not more than 6 parking spaces apart and located at the	The applicant meets this minimum requirement.	☒ Yes ☐ No ☐ N/A

	intersection of parking stalls. Tree diamonds shall be used only with 90 degree parking spaces. 2) Min. 5' wide landscape medians with trees planted 40 feet apart 3) Min. 5' wide landscape islands and peninsulas with at least 1 tree 4) Other similar designs that disperse landscaping throughout a parking area, to be determined by the Planning Commission.		
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent residential property and screened from streets, so automobiles are not visible below the average headlight height. Screen methods may include landscaped berms, low walls, and hedges	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.iii.	Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.	In compliance	☒ Yes ☐ No ☐ N/A

15.38.030.1.o.iv.	In projects greater than 1 acre, every parking space should be no greater than 150 feet from a walkway leading to a building entrance.	Not applicable	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.v.	Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should related to adopted area plans, planned parking area, or to existing area parking schemes. The Planning Commission may increase or reduce the minimum required number of parking spaces required based on city approved parking studies.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.vi.	The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced .	In compliance.	☐ Yes ☐ No ☐ N/A
15.38.030.1.o.vii.	Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.	In compliance.	☐ Yes ☐ No ☐ N/A
15.38.030.1.o.viii.	All sites shall meet the requirements of the Americans with Disabilities Act ("ADA")	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.ix.	Parking lot design shall consider development on adjacent sites. The City may require cross access connections/easements to improve traffic circulation and to enhance public safety.		☐ Yes ☐ No ☒ N/A
15.38.030.1.o.x.	Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple family residential traffic should be	In compliance.	☒ Yes ☐ No ☐ N/A

	directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.		
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.p.i. Maintenance	It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.p.ii. Maintenance	Shrubs within a landscape island shall be maintained to a maximum height of 3 feet and all trees at maturity within such planters shall maintain a minimum clearance of 6 feet from the lowest branch to the adjacent grade elevation.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.q. Use of Required Parking Areas for Parking Only	Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.r. Signs	No sign shall be located as to restrict the sight lines and orderly operation and traffic movement within any parking area.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.s.i. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses	Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the	Not applicable.	☐ Yes ☐ No ☒ N/A

	property on which it is located.		
15.38.030.1.s.ii	Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.		
15.38.030.1.s.iii.	Height of such structures shall be limited to 10 feet		
15.38030.1.s.iv.	All canopies shall include a fascia		
15.38.030.1.s.v.	Setbacks are measured from property line to nearest edge of canopy.		
15.38.030.1.s.vi.	All required landscaping, parking or otherwise, shall be provided.		
15.38.030.2.c. Off-street Parking Requirements Non-residential uses.	Medical Offices and Clinics: 1 space per 200 SF of floor area.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.d.i. Mixed Uses	In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.d.ii. Mixed Uses	A horizontal mixed-use development may reduce the amount of required parking by 10% if the project is a mixed-use development that includes, as part of an integrated development plan, both residential and non-residential uses or by 25 if the property is within a ¼ mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the property with a parking study submittal by a Registered	Not applicable.	☐ Yes ☐ No ☒ N/A

	Professional Engineer, to be approved through the development or site plan approval process.		
15.38.030.2.e. Calculation Spaces	In case of fractional results in calculating parking requirements, the required numbers of the sum of the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.f. Joint Use Parking		Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.g. Offsite Parking		Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.040 Off-Street Loading Requirements		Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.040.2.h. Bicycle Parking	Required bicycle parking shall be convenient, secure, and readily accessible to shoppers, customers, visitors, employees, students, residents, commuters, and others on the site.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.i. Bicycle Parking	Required Bicycle Parking Spaces: Bicycle parking spaces shall be required in all zones for each site to which this Title applies. The number of bicycle parking spaces to be provided shall be a minimum of three (3) or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater. The total number of bicycle parking spaces required by this Title shall	In compliance.	☒ Yes ☐ No ☐ N/A

	not exceed thirty (30) spaces per building. Exception: The Community Development Director may reduce the bicycle parking requirements by fifty percent (50%) for developments that are not likely to attract bicycle traffic because of the nature, location, or other circumstances associated with the development. Developments which are not likely to attract bicycle traffic, but are not limited to, a car wash and personal storage units.		
15.38.040.2.h.ii.1. Bicycle Rack General Requirements	Racks shall be of an “inverted-U” design or as approved by the Community Development Director. Other types of bicycle rack facilities may be provided with approval from the Community Development Director, so long as they meet the requirements list below.	Bike racks must be of the Inverted U design.	☐ Yes ☒ No ☐ N/A
15.38.040.2.h.ii.2. Bicycle Rack General Requirements	Racks shall be securely anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.3. Bicycle Rack General Requirements	Racks shall be located in a convenient, highly visible, active, and well-lit area.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.4. Bicycle Rack General Requirements	Racks may be located no more than fifty (50) feet from the primary entrance of each principal building. If there is more than one primary entrance to a building, the bicycle parking must be along all facades with a main entrance.	In compliance.	☒ Yes ☐ No ☐ N/A

15.38.040.2.h.ii.5. Bicycle Rack General Requirements	Racks must hold the bicycle securely by means of the frame. The bicycle frame must be able to be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels. The rack should provide two (2) points of contact with the frame, a minimum of six (6) inches apart horizontally. The rack's high point should be at least thirty-two (32) inches.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.6. Bicycle Rack General Requirements	Racks should be arranged so that the parking area for each bicycle is a minimum of two (2) feet wide and six (6) feet long.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.7. Bicycle Rack General Requirements	Racks should have a minimum of three (3) feet between rack elements (side by side).	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.8. Bicycle Rack General Requirements	A minimum of five (5) feet of aisle width shall be provided between rows of bikes.	Only one row of bike racks has been proposed.	☐ Yes ☐ No ☒ N/A
15.38.040.2.h.ii.9. Bicycle Rack General Requirements	Where two bikes can be locked on both sides without conflict, each side can be counted as one (1) required space.		☐ Yes ☐ No ☐ N/A

VZC Chapter 15.40 Landscaping

Category	Standard	Staff Comments	Compliance
15.40.080.1.a. Landscape Improvements and Guarantees	All landscape improvements (landscape materials, irrigation system, screening walls et.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation	In compliance.	☒ Yes ☐ No ☐ N/A

	of a cash bond, cash deposit, or assured letter of credit an amount sufficient to guarantee installation of the landscaping and irrigation system, the City Planner may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed 6 months. In those instances where the City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the Town Planner.		
15.40.080.1.b. Minimum Size of Plantings	Unless otherwise specified herein, all required deciduous trees shall be a minimum of 2-inch caliper in size. All evergreen trees shall be a minimum of 6 feet in height. All shrubs shall be a minimum of 5 gallon in size.	The applicant has proposed evergreen trees (Curl-Leaf Mountain Mahogany) with a minimum height of 5 ft.	☐ Yes ☒ No ☐ N/A
15.40.080.1.c. Plant Installation	Plants installed pursuant to this Chapter shall conform to installation standards within the approved Vineyard Tree Manual	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.d. Plant Materials	Plants shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide water requirements for all plant material.	In compliance.	☒ Yes ☐ No ☐ N/A

15.40.080.1.e. Limitation on the Use of Turf.	Turf shall be limited to 60% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determine by the City Planner are subject to this limitation.	Area for turf on the site: 0 SF, which is 0% of the total landscaped area on the site.	☒ Yes ☐ No ☐ N/A
15.40.080.1.f. Natural Topping of Landscape Areas	All landscaped areas shall be finished with a natural topping material which may include but not limited to the following: turf, groundcover, planting, decorative rock (2 inches minimum depth and a minimum size of ½ inch), or wood mulch (4 inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.g. Irrigation Standards			☐ Yes ☐ No ☐ N/A
15.40.080.1.h. Separate Connection			☐ Yes ☐ No ☐ N/A
15.40.080.1.i. Soil Preparation			☐ Yes ☐ No ☐ N/A
15.40.080.1.j. Protection of Landscaped Areas	Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of	In compliance.	☒ Yes ☐ No ☐ N/A

	landscape materials by vehicles.		
15.40.080.1.k. Use of Landscaped Areas	No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l. Detention Basins			☐ Yes ☐ No ☐ N/A
15.40.080.2.a. Onsite Landscaped Areas	For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than 5% of the net site area, whichever is greater.		☐ Yes ☐ No ☒ N/A
15.40.080.2.b.	For all development within all other zoning district, landscaped areas shall be provided on the site in an amount equal to or greater than 20% of the net site area. For the purposes of this section, landscape areas shall also include plazas.	In compliance. The applicant has provided 21% of the site area as landscaping.	☒ Yes ☐ No ☐ N/A
15.40.080.2.c.	All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Chapter. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-free in such a manner as may be approved by the City Planner.	In compliance.	☒ Yes ☐ No ☐ N/A

15.40.080.2.d.	The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.3.a. Landscaped Buffers	A minimum 10-foot-wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.40.080.3.b.	The landscape buffer areas shall be improved with a minimum of 1 screening tree spaced at each 15-foot interval of the property boundary being screened.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.4. Parking Lot Landscaping	Parking lot landscaping shall be as required in Title 15.38 Parking and Loading Requirements. The landscaped area within these planters may be used to satisfy, to the extent provided, the landscaped area requirements set forth in this Section.	In compliance.	☒ Yes ☐ No ☐ N/A

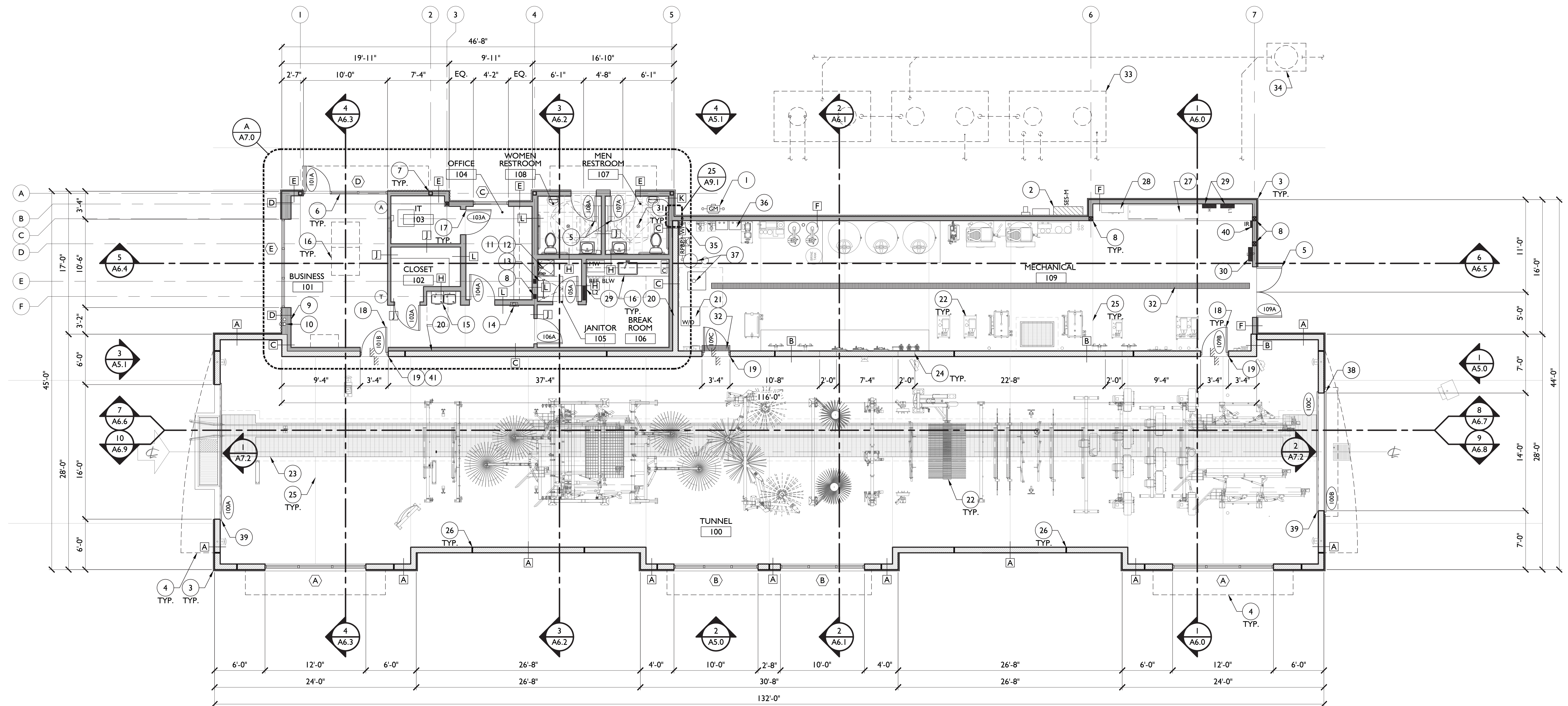
15.40.080.5. Building Foundations	For each elevation visible from a public or private street, a minimum of 5-foot foundation planting area shall be provided.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.6.a. Street Frontages	The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows: Arterial: 25 Feet Collector: 20 Feet Local Streets: 15 feet	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.6.b. Street Frontages	The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows: Arterial: 20 feet Collector: 15 feet	Not applicable.	☐ Yes ☐ No ☒ N/A
15.40.080.6.c. Street Frontages	The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.6.d. Street Frontages	Turf shall be limited to 30% of the total landscape street frontage area. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage	In compliance. There is no turf along the street frontage areas.	☒ Yes ☐ No ☐ N/A

	landscaping shall be designed and located to enhance the proposed development project and the streetscape.		
15.40.080.6.e. Street Frontages	The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than 1 tree and 10 shrubs for every 20 feet of street frontage. Or 1 tree and 10 shrubs for every 40 feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of 65% of the total street frontage landscaped area.	The landscaping along Geneva Road is not adequate as it does not provide for the minimum 30 shrubs required.	☐ Yes ☒ No ☐ N/A
15.40.080.7. Cumulative Totals	Quantities of plants required by each of this Chapter which apply to that projected submitted to the town for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.	The landscaping along Geneva Road is not adequate as it does not provide for the minimum 30 shrubs required.	☐ Yes ☒ No ☐ N/A

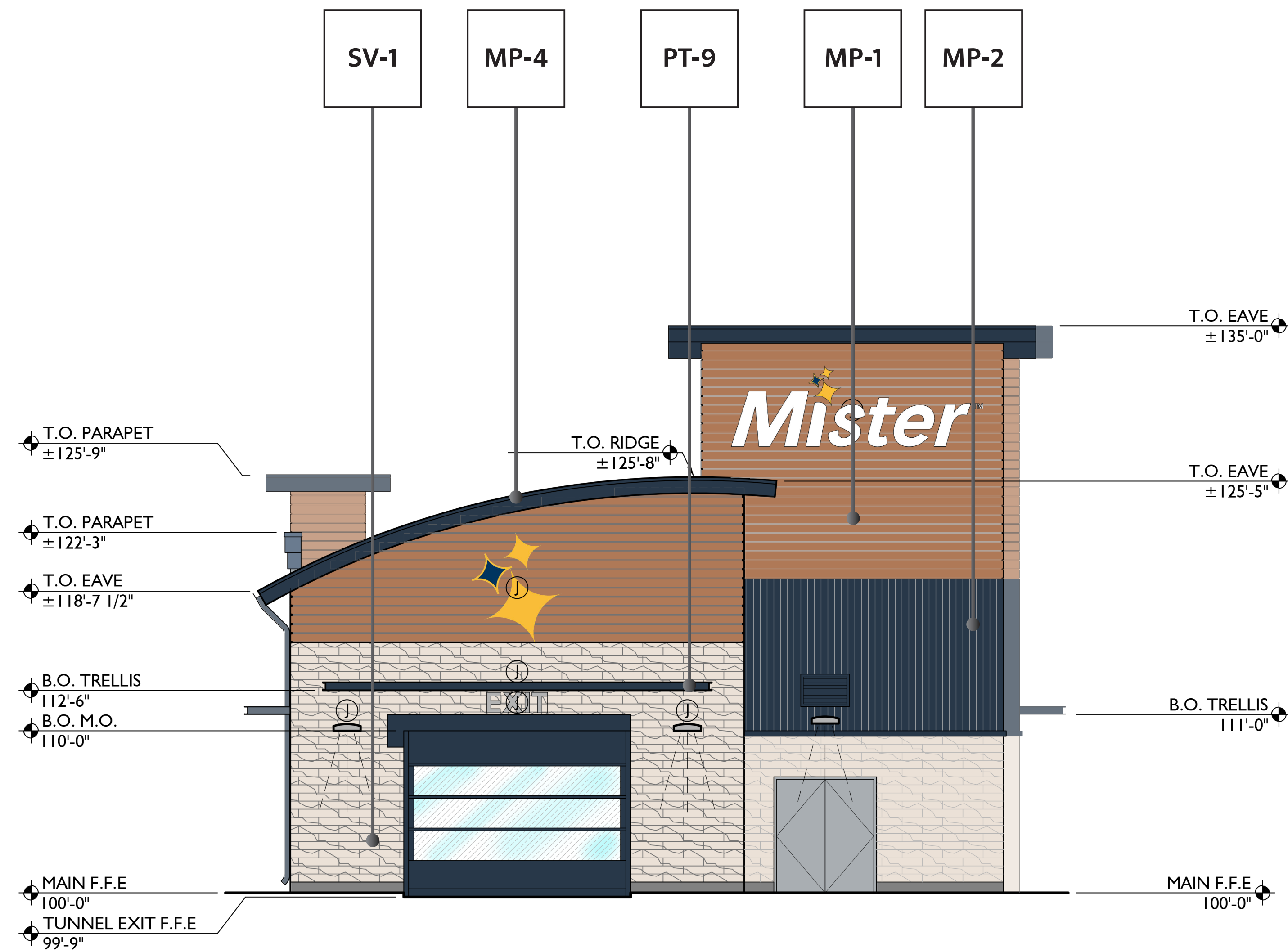


July 28, 2022

Mister Car Wash 130C1
Elevations and Materials



1 **FLOOR PLAN**
3/16" = 1'



MATERIAL TAKE OFF

Exterior Building Finishes - 8,885 sqft - 100%	
A. (SV-1) Natural Stone (Veneer) - 2,108 sqft - 24%	
B. (ALU) Store Front and Glass - 511 sqft - 6%	
C. (EIFS) EIFS - 1,609 sqft - 18%	
D. (CU-1/2) CMU - 1,032 sqft - 12%	
E. (MP-1) Alumaboard - 2,422 sqft - 27%	
F. (MP-2) Metal Wall Panel - 798 sqft - 9%	
G. Polycarbonate Overhead Doors - 312 sqft - 3%	
H. Painted Hollow Metal Doors - 93 sqft - 1%	

FINISH LEGEND

MP-2		METAL PANEL - CTMRS / PRE-FINISHED R-PANEL / IN THE NAVY - SW9178	CU-1		CMU (TEXTURED) - COLOR TO BE CLOSE TO WALL STREET SW7665
MP-4		METAL PANEL - CTRMS / PRE-FINISHED STANDING SEAM METAL ROOF / 436B3488 FLUROPON IN THE NAVY	ALU		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN	CU-2		CMU (SMOOTH) - COLOR TO BE CLOSE TO MORNING FOG SW6255
SV-1		STONE VENEER - ELDORADO / VANTAGE 30 / WHITE ELM	CON		CONCRETE / STANDARD GRAY
PT-9		EXTERIOR PAINT - SHERWIN-WILLIAMS / IN THE NAVY SW9178	PT-3		EXTERIOR PAINT - SHERWIN-WILLIAMS / WALL STREET SW7665
PT-6		EXTERIOR PAINT - SHERWIN-WILLIAMS / MORNING FOG SW6225	PT-7		EXTERIOR PAINT - SHERWIN-WILLIAMS / DRESS BLUES SW9176
CMU-2		CMU	EIFS		EXTERIOR INSULATION FINISHING SYSTEM

CAR WASH TUNNEL EXIT ELEVATION

1

3/16" = 1'



CAR WASH TUNNEL WALL ELEVATION

2

3/16" = 1'



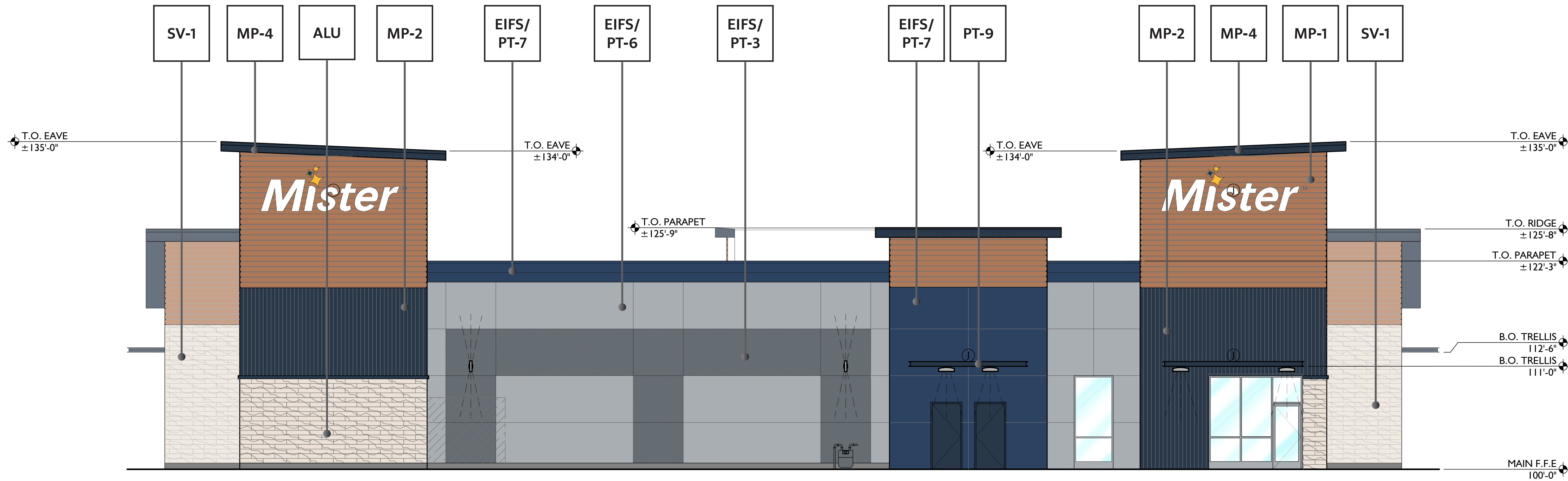
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 - B. (ALU) Store Front and Glass - 511 sqft - 6%
 - C. (EIFS) EIFS - 1,609 sqft - 18%
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MP-4		METAL PANEL - CTRMS / PRE-FINISHED STANDING SEAM METAL ROOF / 436B3488 FLUROPON IN THE NAVY	ALU		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN	CU-2		CMU (SMOOTH) - COLOR TO BE CLOSE TO MORNING FOG SW6255
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PT-6		EXTERIOR PAINT - SHERWIN-WILLIAMS / MORNING FOG SW6225	PT-7		EXTERIOR PAINT - SHERWIN-WILLIAMS / DRESS BLUES SW9176
CMU-2		CMU	EIFS		EXTERIOR INSULATION FINISHING SYSTEM

3 CAR WASH TUNNEL ENTRANCE
3/16" = 1'

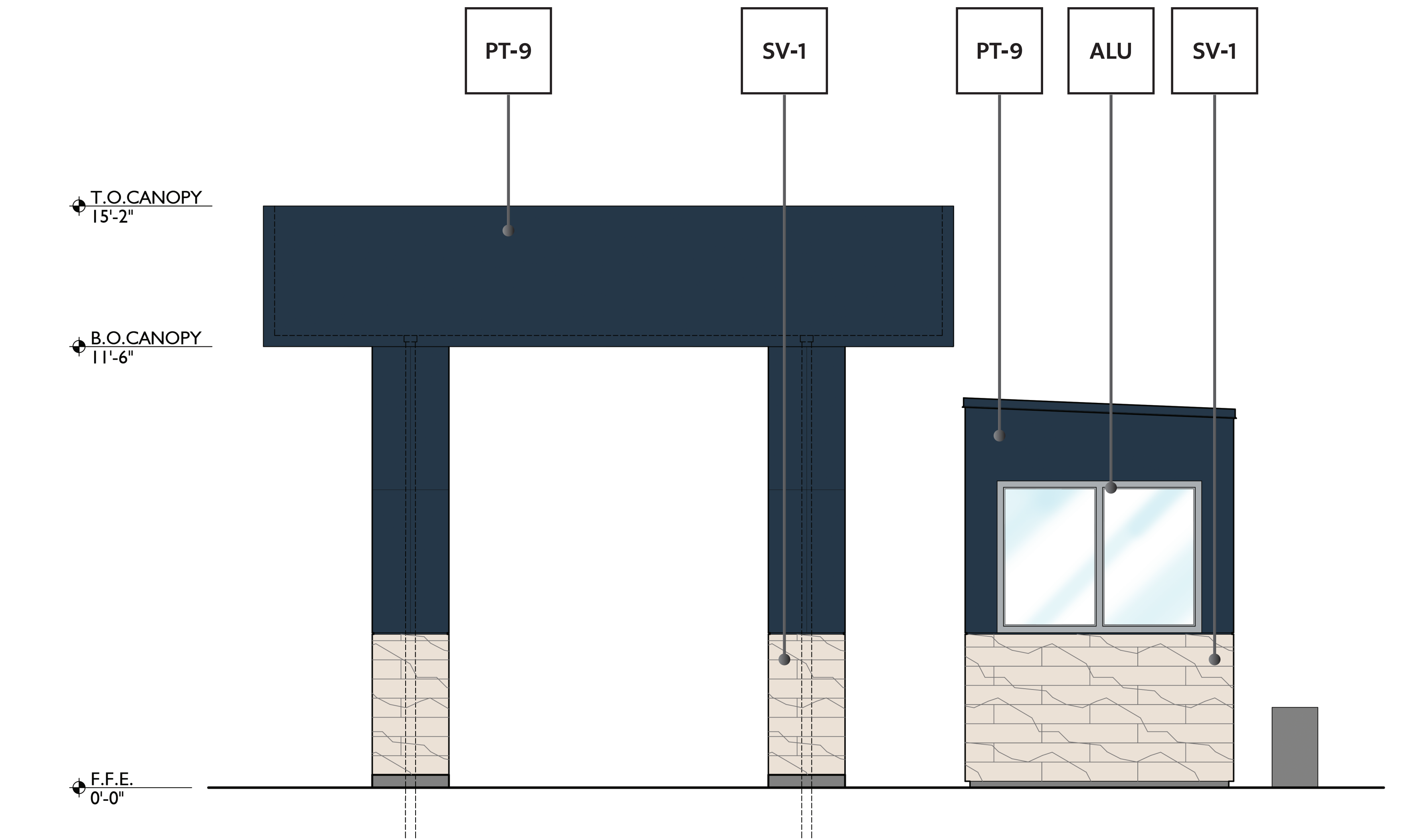


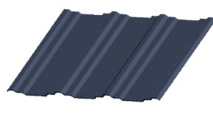
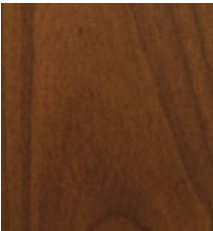
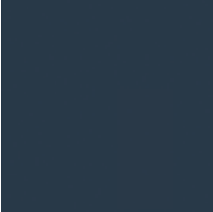
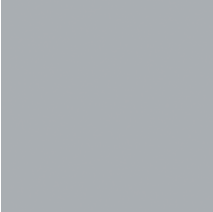
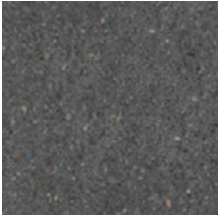
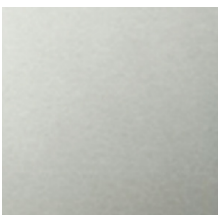
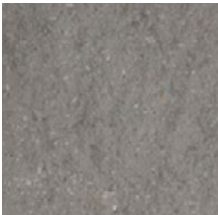
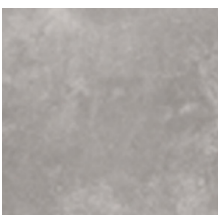
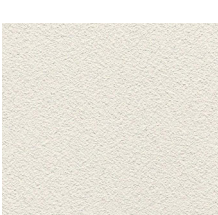
4 BUSINESS/ MECHANICAL ELEVATION
3/16" = 1'

5

POS CANOPY SIDE ELEVATION

1/2" = 1'

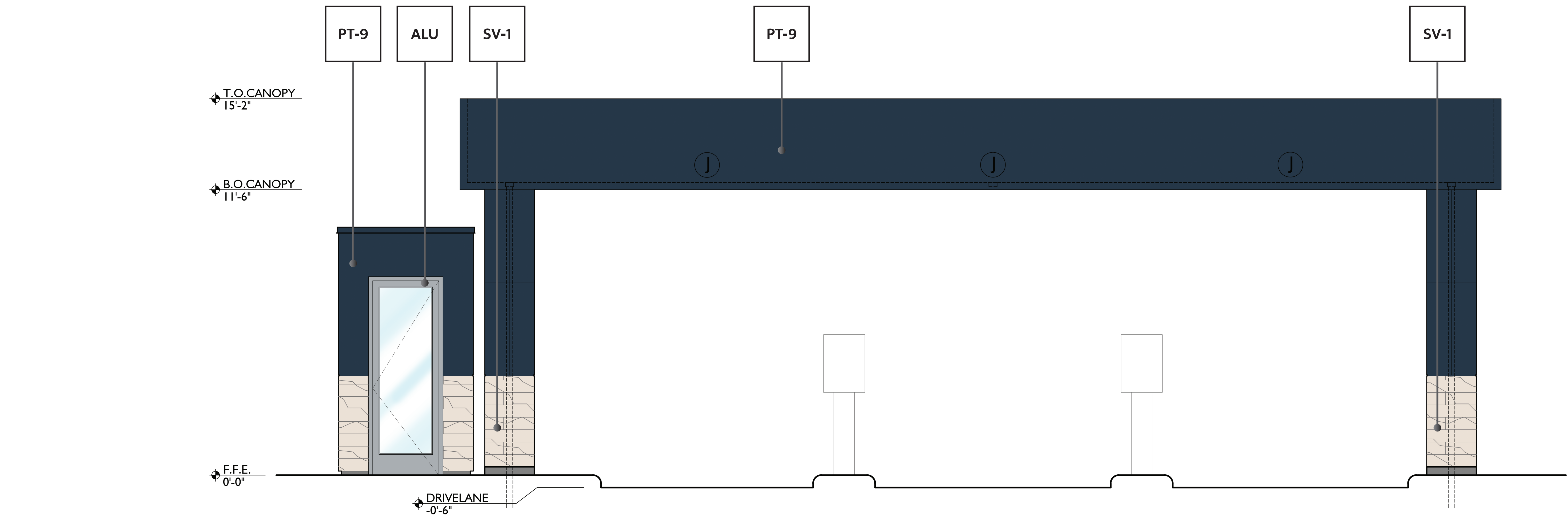


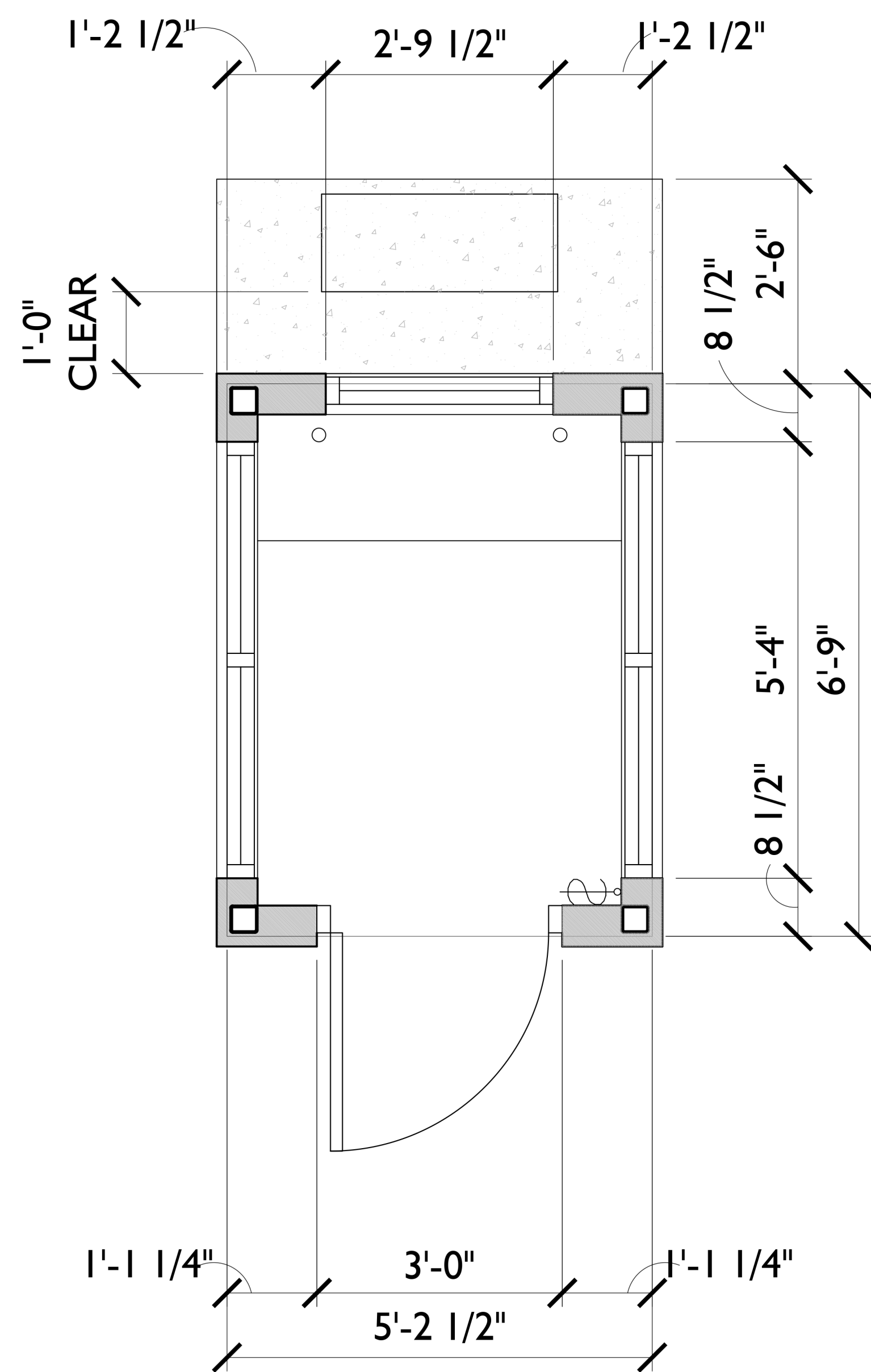
FINISH LEGEND		
MP-2		METAL PANEL - CTMRS / PRE-FINISHED R-PANEL / IN THE NAVY - SW9178
MP-4		METAL PANEL - CTRMS / PRE-FINISHED STANDING SEAM METAL ROOF / 436B3488 FLUROPON IN THE NAVY
MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN
SV-1		STONE VENEER - ELDORADO / VANTAGE 30 / WHITE ELM
PT-9		EXTERIOR PAINT - SHERWIN-WILLIAMS / IN THE NAVY SW9178
PT-6		EXTERIOR PAINT - SHERWIN-WILLIAMS / MORNING FOG SW6225
CMU-2		CMU
CU-1		CMU (TEXTURED) - COLOR TO BE CLOSE TO WALL STREET SW7665
ALU		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
CU-2		CMU (SMOOTH) - COLOR TO BE CLOSE TO MORNING FOG SW6255
CON		CONCRETE / STANDARD GRAY
PT-3		EXTERIOR PAINT - SHERWIN-WILLIAMS / WALL STREET SW7665
PT-7		EXTERIOR PAINT - SHERWIN-WILLIAMS / DRESS BLUES SW9176
EIFS		EXTERIOR INSULATION FINISHING SYSTEM

6

POS CANOPY FRONT ELEVATION

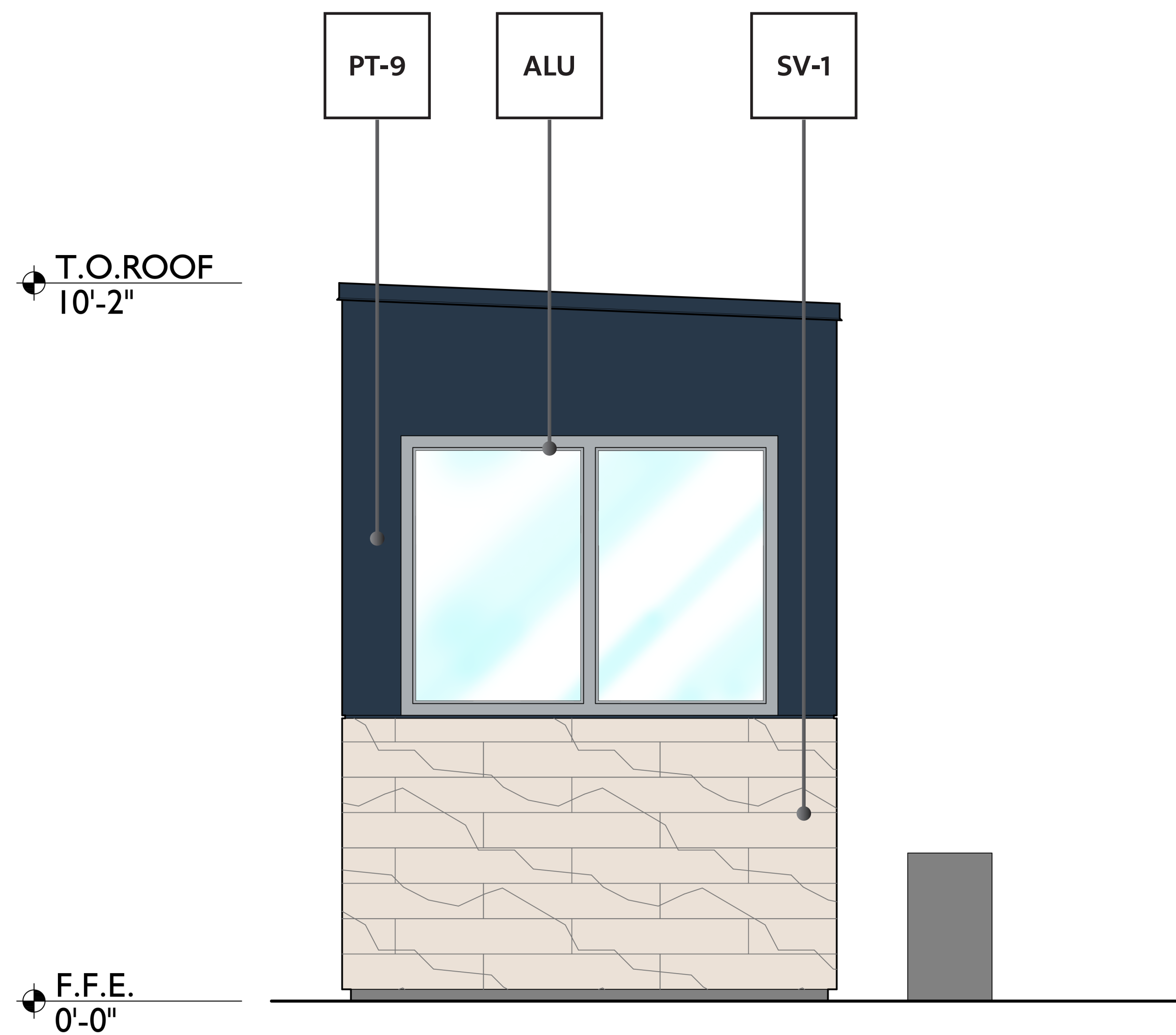
1/2" = 1'





ATTENDANT SHELTER PLAN

3/4" = 1'



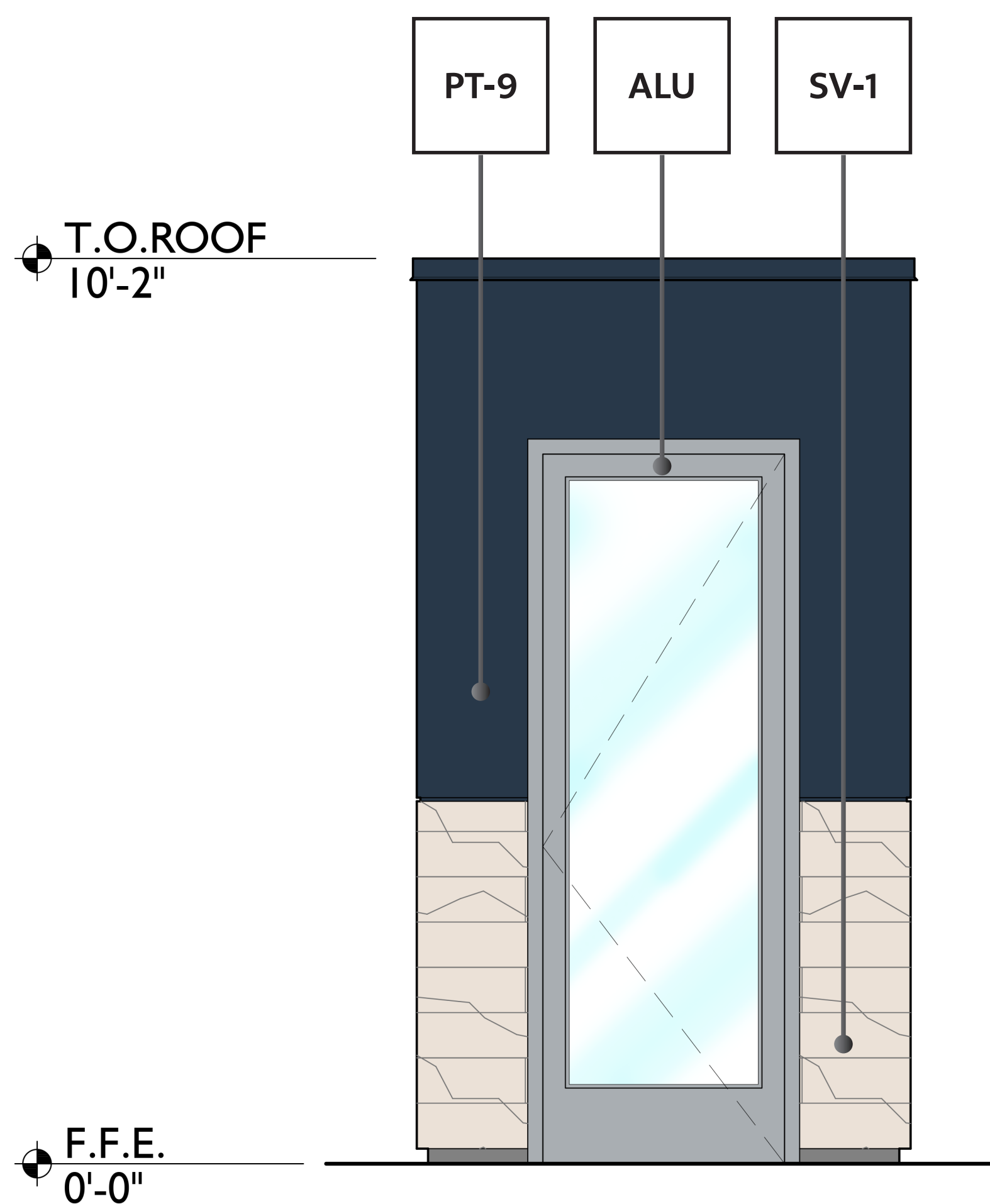
ATTENDANT SHELTER SIDE ELEVATION

3/4" = 1'

MP-2		METAL PANEL - CTMRS / PRE-FINISHED R-PANEL / IN THE NAVY - SW9178
MP-4		METAL PANEL - CTMRS / PRE-FINISHED STANDING SEAM METAL ROOF / 436B3488 FLUROPON IN THE NAVY
MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN
SV-1		STONE VENEER - ELDORADO / VANTAGE 30 / WHITE ELM
PT-9		EXTERIOR PAINT - SHERWIN-WILLIAMS / IN THE NAVY SW9178
PT-6		EXTERIOR PAINT - SHERWIN-WILLIAMS / MORNING FOG SW6225
CMU-2		CMU

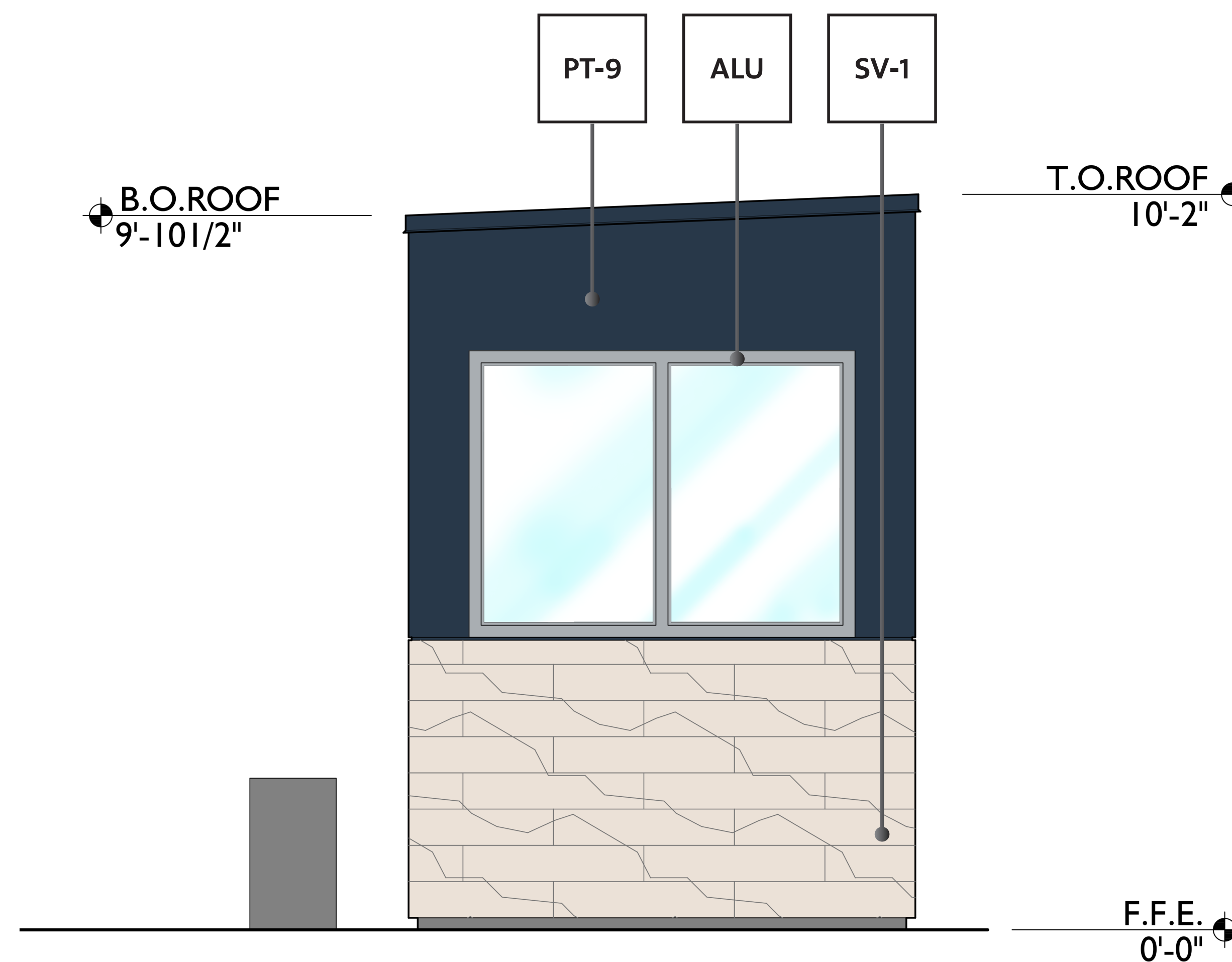
FINISH LEGEND

CU-1		CMU (TEXTURED) - COLOR TO BE CLOSE TO WALL STREET SW7665
ALU		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
CU-2		CMU (SMOOTH) - COLOR TO BE CLOSE TO MORNING FOG SW6255
CON		CONCRETE / STANDARD GRAY
PT-3		EXTERIOR PAINT - SHERWIN-WILLIAMS / WALL STREET SW7665
PT-7		EXTERIOR PAINT - SHERWIN-WILLIAMS / DRESS BLUES SW9176
EIFS		EXTERIOR INSULATION FINISHING SYSTEM



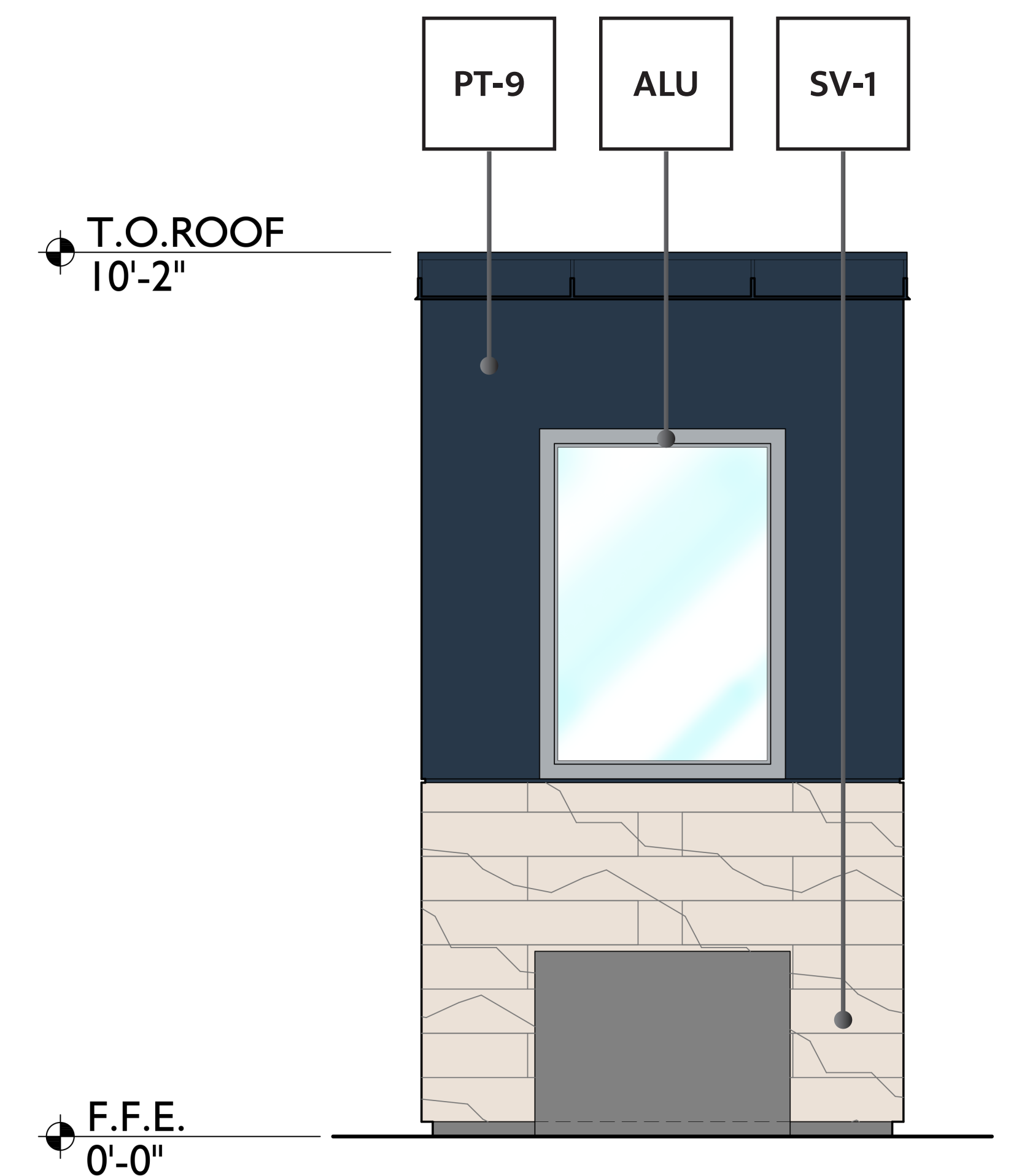
ATTENDANT SHELTER FRONT ELEVATION

3/4" = 1'



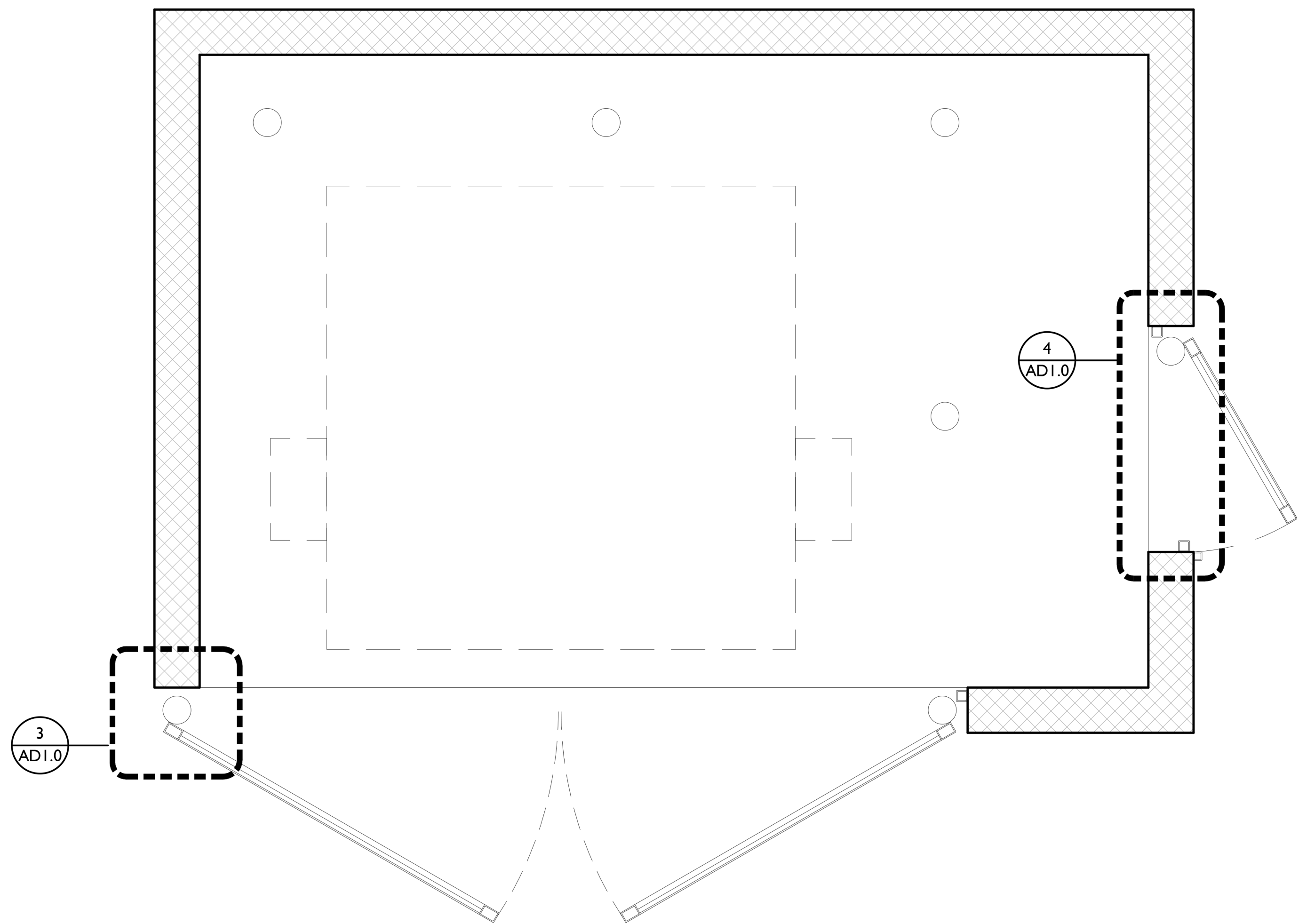
ATTENDANT SHELTER SIDE ELEVATION

3/4" = 1'

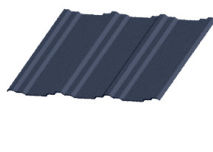
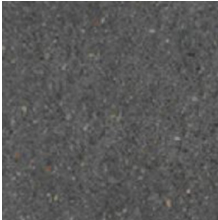
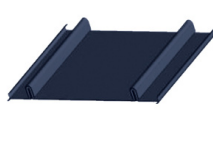
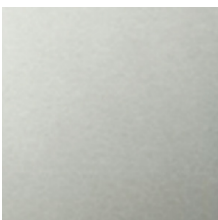
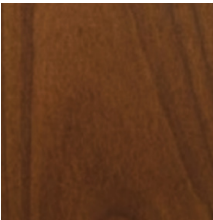
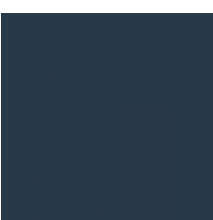
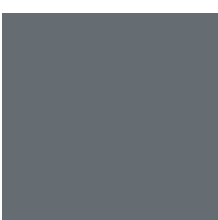
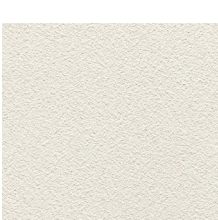


ATTENDANT SHELTER READ ELEVATION

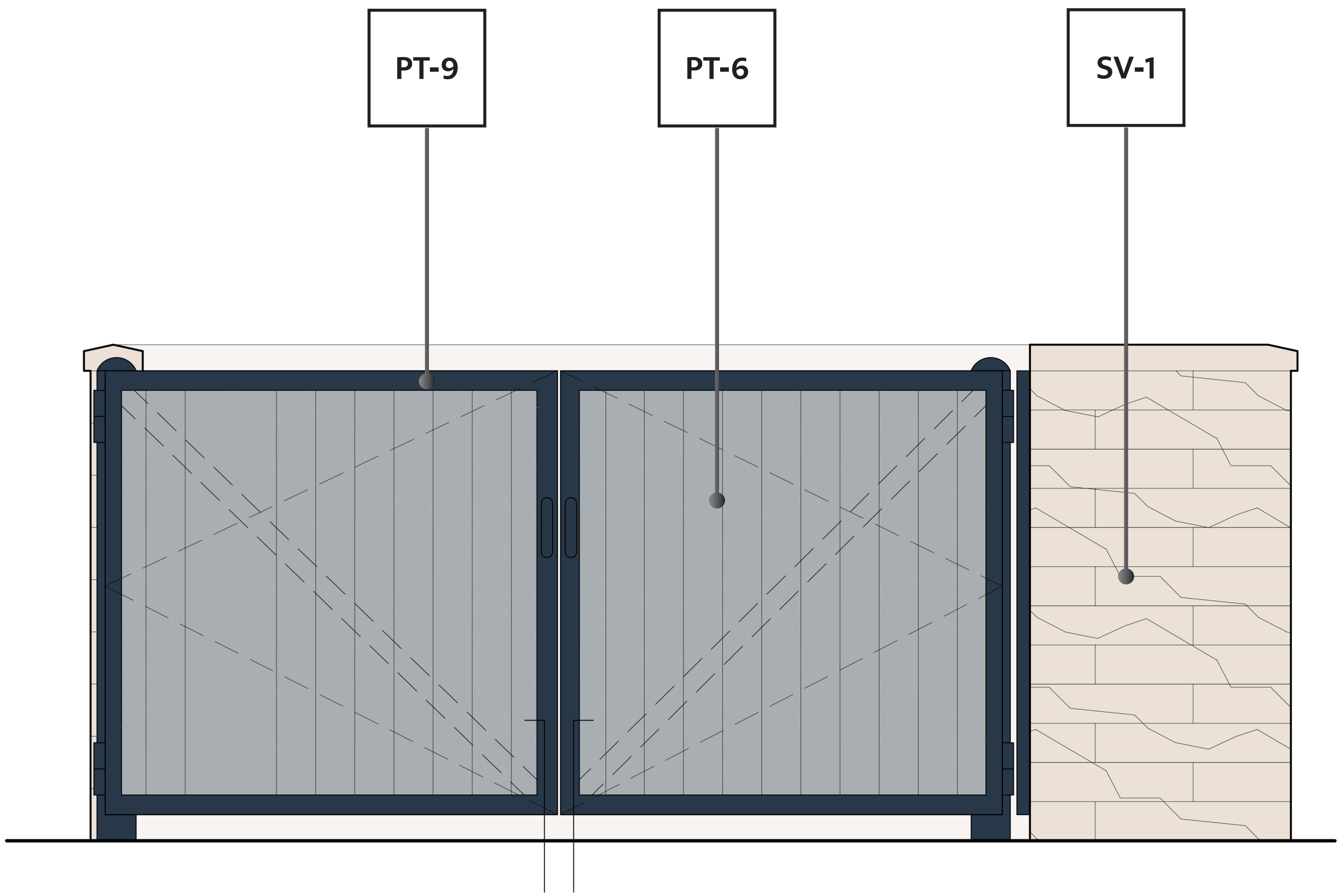
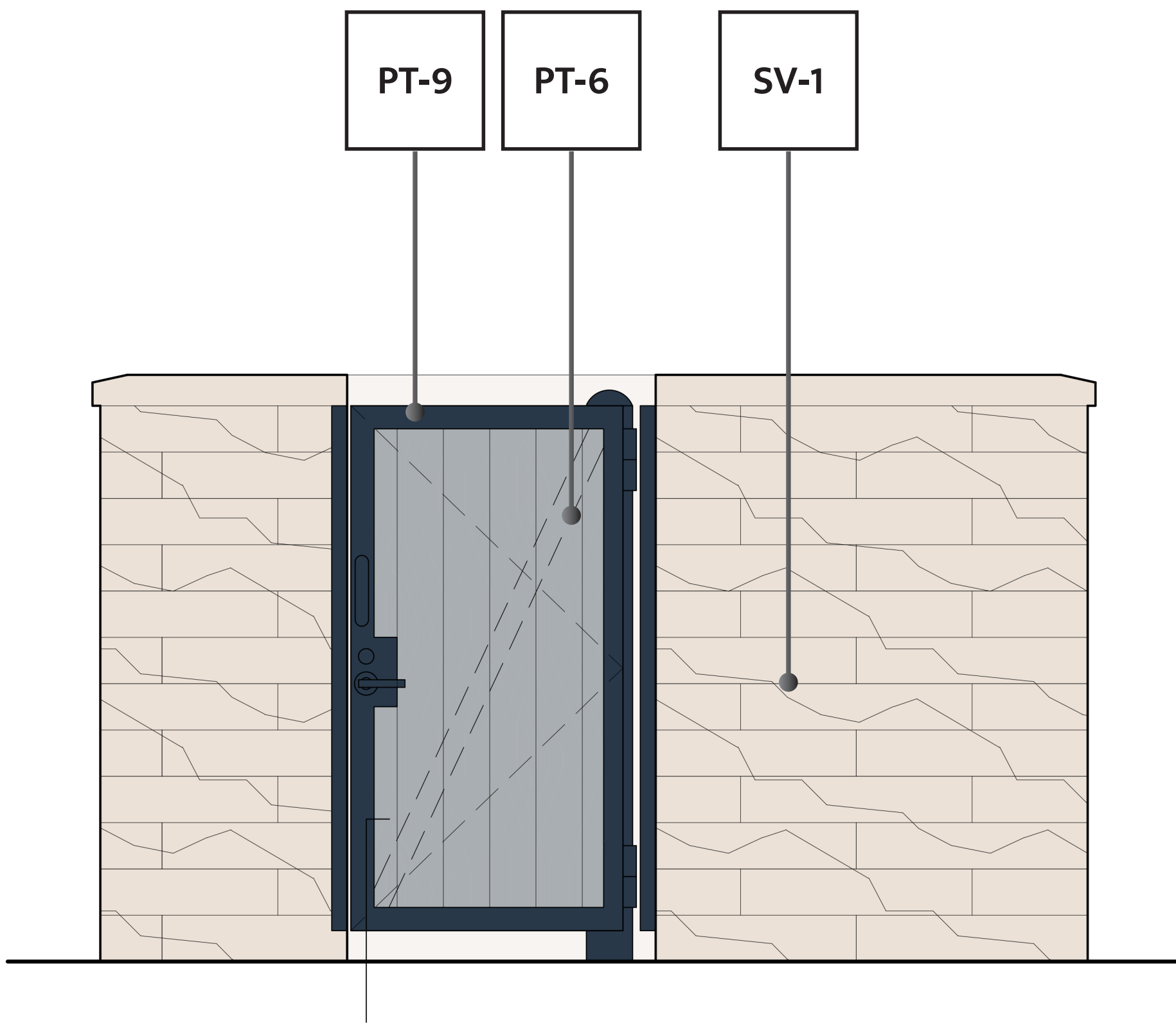
3/4" = 1'



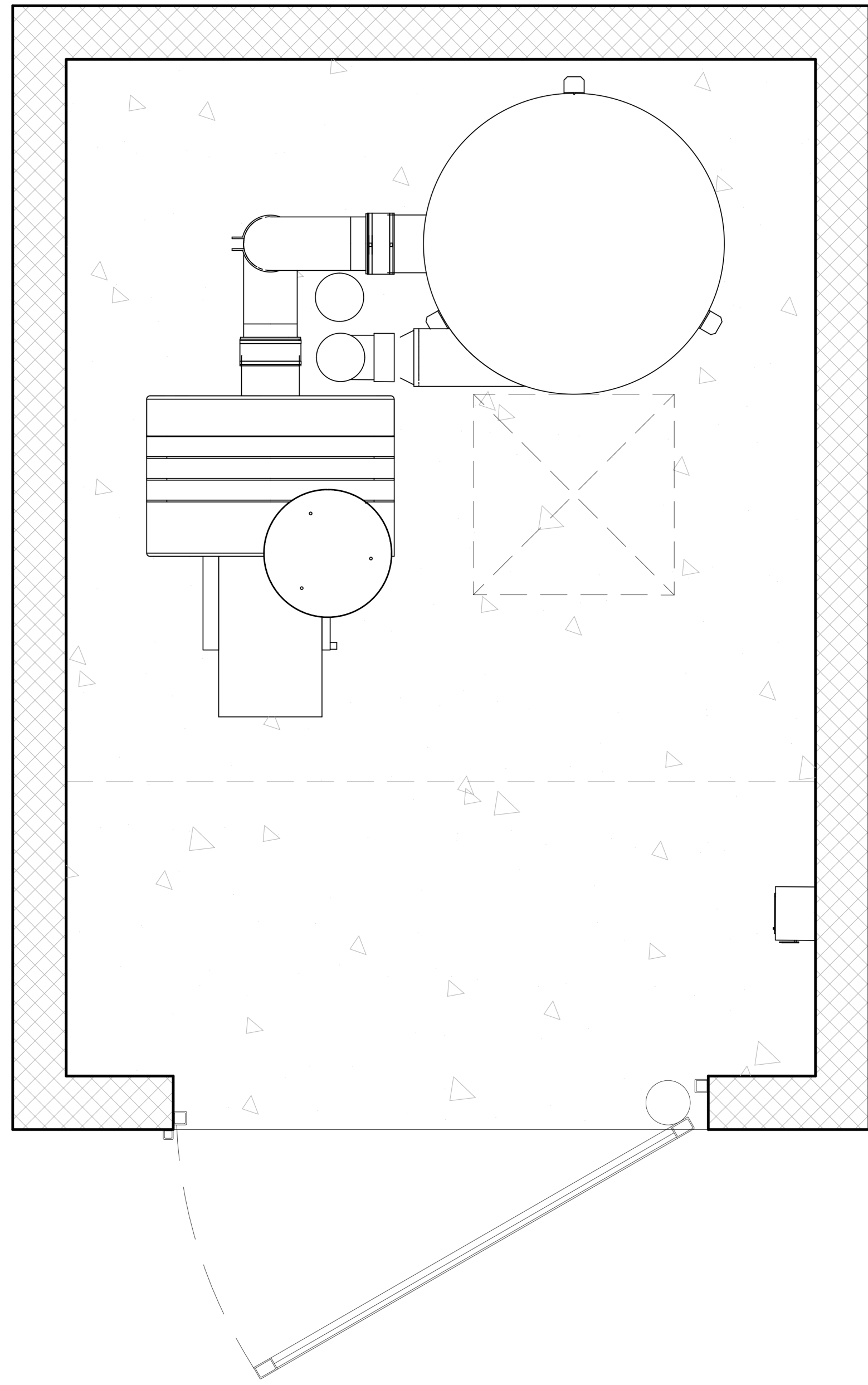
FINISH LEGEND

MP-2		METAL PANEL - CTMRS / PRE-FINISHED R-PANEL / IN THE NAVY - SW9178	CU-1		CMU (TEXTURED) - COLOR TO BE CLOSE TO WALL STREET SW7665
MP-4		METAL PANEL - CTRMS / PRE-FINISHED STANDING SEAM METAL ROOF / 436B3488 FLUROPON IN THE NAVY	ALU		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN	CU-2		CMU (SMOOTH) - COLOR TO BE CLOSE TO MORNING FOG SW6255
SV-1		STONE VENEER - ELDORADO / VANTAGE 30 / WHITE ELM	CON		CONCRETE / STANDARD GRAY
PT-9		EXTERIOR PAINT - SHERWIN-WILLIAMS / IN THE NAVY SW9178	PT-3		EXTERIOR PAINT - SHERWIN-WILLIAMS / WALL STREET SW7665
PT-6		EXTERIOR PAINT - SHERWIN-WILLIAMS / MORNING FOG SW6225	PT-7		EXTERIOR PAINT - SHERWIN-WILLIAMS / DRESS BLUES SW9176
CMU-2		CMU	EIFS		EXTERIOR INSULATION FINISHING SYSTEM

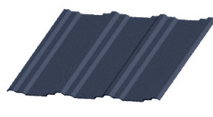
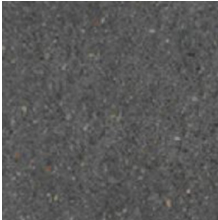
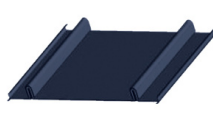
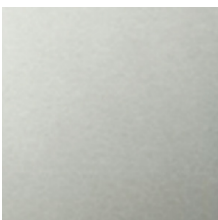
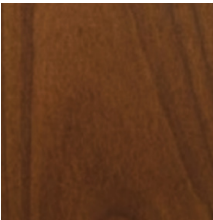
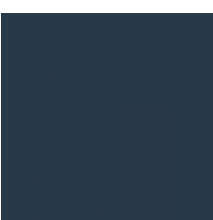
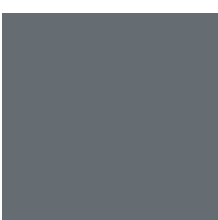
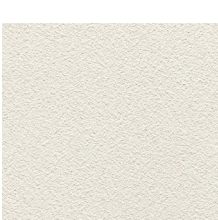
12 TRASH ENCLOSURE PLAN
3/4" = 1'



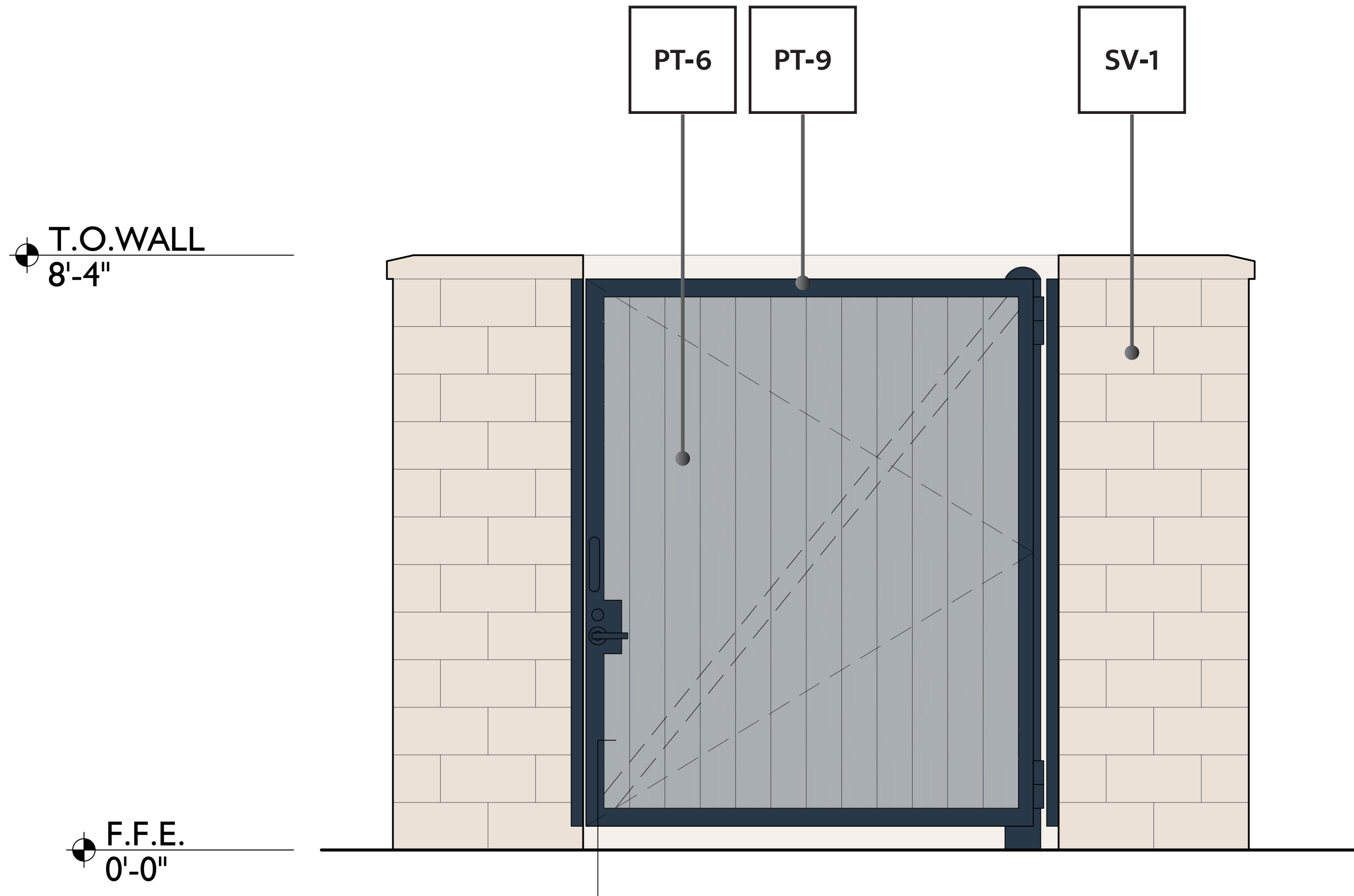
13 TRASH ENCLOSURE ELEVATIONS
3/4" = 1'



FINISH LEGEND

MP-2		METAL PANEL - CTMRS / PRE-FINISHED R-PANEL / IN THE NAVY - SW9178	CU-1		CMU (TEXTURED) - COLOR TO BE CLOSE TO WALL STREET SW7665
MP-4		METAL PANEL - CTRMS / PRE-FINISHED STANDING SEAM METAL ROOF / 436B3488 FLUROPON IN THE NAVY	ALU		WINDOWS & DOORS - THERMALLY BROKEN ANODIZED ALUMINUM / CLEAR
MP-1		METAL PANEL - ALUMABOARD / PRE-FINISHED METAL SCREEN SYSTEM / HAZELNUT BROWN	CU-2		CMU (SMOOTH) - COLOR TO BE CLOSE TO MORNING FOG SW6255
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CMU-2		CMU	EIFS		EXTERIOR INSULATION FINISHING SYSTEM

14 VACUUM ENCLOSURE PLAN
3/4" = 1'-0"



15 VACUUM ENCLOSURE ELEVATION
3/4" = 1'-0"



August 4, 2022

Vineyard City Planning & Zoning
Attn: Mr. Cache Hancey
125 S Main Street
Vineyard, UT 84059

RE: Scope of Work Narrative – Lots 2 and 3, Geneva Retail Frontage Subdivision

Mr. Hancey,

The purpose of this letter is to provide a summary of the proposed project in accordance with the requirements outlined on the Vineyard City Community Development Site Plan Application.

The entity that owns the property is TFC Geneva Rd, LLC, (d.b.a. TerraForm Companies, LLC – “TFC”). As the developer of the property, TFC will manage the entitlement, development and construction process for a Mister Carwash branded tunnel carwash, and a Jiffy Lube branded quick serve auto care facility. Following construction completion and after the tenants occupy the buildings, the tenants will maintain the properties to the standards outlined in the project declaration and as obligated in our lease agreements.

The primary objectives with this development project are to provide key amenities to the community (a car wash and quick serve auto care) that are conducive to other uses in the surrounding area and in keeping with the requirements in the GRMU zone.

The site plan, lighting plan and building elevations have been designed to meet or exceed the minimum standards required by City code and to minimize disruption or distraction to adjacent property uses.

Ingress and egress to the properties are conducive to the existing access points off Geneva Rd and provide cross connectivity with the other parcels in the subdivision. The sites have also been designed to accommodate emergency and delivery vehicles, pedestrian, and alternative vehicle considerations, and to adequately handle traffic, off-street parking and loading.

The site, landscaping and building plans will be designed to screen and buffer the intended uses in accordance with City code. Aside from the vacuums at the carwash, there will not be any outdoor activities or storage. All equipment and materials for the Jiffy Lube and Mister Carwash will be inside the structures.



The Jiffy Lube hours of operation are 8:00am to 6:30pm Sunday through Saturday, with some slight seasonal variability. The typical number of employees ranges from 4 to 6, depending on the time of day.

The Mister Carwash hours of operation are 7:30am to 7:00pm Sunday through Saturday, with some slight seasonal variability. The typical number of employees ranges from 2 to 4, depending on the time of day.

The Jiffy Lube does not produce any noise, smoke, odor, dust, vibration, or excessive illumination that will be a nuisance to the surrounding properties. Other than noise from the dryers and vacuums, the Mister Carwash does not generate smoke, odor, dust or vibration or illumination that will be a nuisance to the surrounding properties. If needed, TFC can provide a sound study for the Mister Carwash that shows noise mitigation measures to ensure compliance with City sound ordinances.

We are excited about the opportunity to develop these properties in Vineyard City and welcome any questions or concerns you may have. Thank you for your time and consideration.

Sincerely,
TERRAFORM COMPANIES, LLC

Elliott B. Smith
Managing Partner

COMMON EARTHWORK NOTES

1. VERIFICATION OF CONDITIONS:
- A. FORTY-EIGHT (48) HOURS MINIMUM BEFORE PERFORMING ANY WORK ON SITE, CONTACT THE APPROPRIATE UNDERGROUND UTILITY SERVICE AGENCY TO ARRANGE FOR UTILITY LOCATION SERVICES.
- B. PERFORM MINOR, INVESTIGATIVE EXCAVATIONS TO VERIFY LOCATION OF VARIOUS EXISTING UNDERGROUND FACILITIES AT SUFFICIENT LOCATIONS TO ASSURE THAT NO CONFLICT WITH THE PROPOSED WORK EXISTS AND SUFFICIENT RECORD IS AVAILABLE TO AVOID DAMAGE TO EXISTING FACILITIES.
- C. PERFORM INVESTIGATIVE EXCAVATING TEN (10) DAYS MINIMUM IN ADVANCE OF PERFORMING ANY EXCAVATION OR UNDERGROUND WORK.
- D. UPON DISCOVERY OF CONFLICTS OR PROBLEMS WITH EXISTING FACILITIES, NOTIFY ARCHITECT BY PHONE OR FAX WITHIN TWENTY-FOUR (24) HOURS. FOLLOW TELEPHONE OR FAX NOTIFICATION WITH LETTER AND DIAGRAMS INDICATING CONFLICT OR PROBLEM AND SUFFICIENT MEASUREMENTS AND DETAILS TO EVALUATE PROBLEM.
2. PROTECTION:
- A. SPILLAGE:
1. AVOID SPILLAGE BY COVERING AND SECURING LOADS WHEN HAULING ON OR ADJACENT TO PUBLIC STREETS OR HIGHWAYS.
2. REMOVE SPILLAGE AND SWEEP, WASH, OR OTHERWISE CLEAN PROJECT, STREETS, AND HIGHWAYS.
- B. DUST CONTROL:
1. TAKE PRECAUTIONS NECESSARY TO PREVENT DUST NUISANCE, BOTH ON-SITE AND ADJACENT TO PUBLIC AND PRIVATE PROPERTIES.
2. CORRECT OR REPAIR DAMAGE CAUSED BY DUST.
- C. EXISTING PLANTS AND FEATURES:
1. DO NOT DAMAGE TOPS, TRUNKS, AND ROOTS OF EXISTING TREES AND SHRUBS ON SITE THAT ARE INTENDED TO REMAIN.
2. DO NOT USE HEAVY EQUIPMENT WITHIN BRANCH SPREAD.
3. INTERFERING BRANCHES MAY BE REMOVED ONLY WITH PERMISSION OF ARCHITECT.
4. DO NOT DAMAGE OTHER PLANTS AND FEATURES THAT ARE TO REMAIN.
5. PROTECT UTILITIES AND SITE ELEMENTS FROM DAMAGE.
6. LIMIT USE OF HEAVY EQUIPMENT TO AREAS NO CLOSER THAN 6 FEET (1.80 METER) FROM BUILDING OR OTHER PERMANENT STRUCTURES.
3. REPAIR / RESTORATION:
- A. ADJUST EXISTING COVERS, BOXES, AND VAULTS TO GRADE.
- B. REPLACE BROKEN OR DAMAGED COVERS, BOXES, AND VAULTS.
- C. INDEPENDENTLY CONFIRM SIZE, LOCATION, AND NUMBER OF COVERS, BOXES, AND VAULTS THAT REQUIRE ADJUSTMENT.
4. NON-CONFORMING WORK:
- A. IF SPECIFIED PROTECTION PRECAUTIONS ARE NOT TAKEN OR CORRECTIONS AND REPAIRS NOT MADE PROMPTLY, OWNER MAY TAKE SUCH STEPS AS MAY BE DEEMED NECESSARY AND DEDUCT COSTS OF SUCH FROM MONIES DUE TO CONTRACTOR. SUCH ACTION OR LACK OF ACTION ON OWNER'S PART DOES NOT RELIEVE CONTRACTOR FROM RESPONSIBILITY FOR PROPER PROTECTION OF THE WORK.

TOPSOIL & GRADING NOTES

1. IMPORT AND INSTALL TOPSOIL AS NEEDED TO FILL ALL PLANTING AREAS. SUBMIT TEST BY LICENSED LABORATORY TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. TOPSOIL USED IN PLANTING AREAS SHALL BE WEED FREE, FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING CRITERIA:
- 1) CHEMICAL CHARACTERISTICS:
- a) SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM.
- b) PH 5.5 TO 8.0.
- c) SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.
- d) ORGANIC MATTER: GREATER THAN ONE PERCENT.
- 2) PHYSICAL CHARACTERISTICS:
- a) GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
- (1) SAND: 15 TO 60 PERCENT.
- (2) SILT: 10 TO 60 PERCENT.
- (3) CLAY: 5 TO 30 PERCENT.
- b) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN OR EQUAL TO 1-1/2 INCH (38 MM) IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
- c) SOIL:
- (1) SOIL SHALL NOT CONTAIN MORE THAN FIVE (5) PERCENT BY VOLUME OF ROCKS MEASURING OVER 1/4 INCH (6 MM) IN LARGEST SIZE.
- (2) SOIL SHALL BE TOPSOIL IN NATURE.
- (3) SOIL RESEMBLING ROAD BASE OR OTHER LIKE MATERIALS ARE NOT ACCEPTABLE.
2. INSTALL A MINIMUM DEPTH OF 5 INCHES TOPSOIL IN LAWN AND GROUND COVER PLANTING AREAS. NO TOPSOIL REQUIRED IN TREE AND SHRUB PLANTING AREAS OR NATIVE GRASS, SHRUB, OR TREE AREAS AS LONG AS WHAT IS IN PLACE IS NOT EXCESSIVELY ROCKY OR OTHERWISE UNFAVORABLE TO HEALTHY PLANT GROWTH. IF IT IS UNFAVORABLE, INSTALL A MINIMUM DEPTH OF 12 INCHES, PROVIDE NO LESS THAN QUANTITY REQUIRED TO ACHIEVE TOLERANCES OUTLINED IN PLANTING NOTE 5. INSTALLER OF THIS SECTION IS RESPONSIBLE FOR PROVIDING SUFFICIENT TOPSOIL MATERIAL.
3. FINISH TOPSOIL GRADE OF PLANTING AREAS BEFORE PLANTING AND AFTER ADDITION OF SOIL. EDGES SHALL BE SPECIFIED DISTANCES BELOW TOP OF ADJACENT PAVEMENT OF ANY KIND:
- a) GROUND COVER AREAS: 2 INCHES BELOW.
- b) SEEDDED AREAS: ONE INCH BELOW.
- c) SODDED AREAS: 2 INCHES BELOW.
- d) TREE AND SHRUB AREAS (NOT INDIVIDUAL TREES): 4 INCHES BELOW.
4. RAKE THE FINISH GRADE OF THE TOPSOIL WITHIN THE PLANTING AREAS TO REMOVE CLODS, ROCKS, WEEDS, ROOTS, DEBRIS OR OTHER MATERIAL 1-1/2" OR MORE IN ANY DIMENSION. GRADE AND SHAPE LANDSCAPE AREA TO BRING SURFACE TO TRUE UNIFORM PLANE. REMOVE ALL ROOTS, IRREGULARITIES AND TO PROVIDE PROPER SLOPE FOR DRAINAGE.
5. FINAL PAYMENT FOR SYSTEM WILL NOT BE AUTHORIZED UNTIL CLOSEOUT SUBMITTALS ARE RECEIVED AND ACCEPTED BY ARCHITECT AND LANDSCAPE ARCHITECT.

IRRIGATION NOTES

1. FURNISH AND INSTALL LANDSCAPE IRRIGATION SYSTEM AS DESCRIBED IN CONTRACT DOCUMENTS COMPLETE WITH ACCESSORIES NECESSARY FOR PROPER FUNCTION.
2. FIELD TESTS AND INSPECTIONS:
- A. IRRIGATION SYSTEM:
1. SYSTEM PRESSURE TEST:
- a) NOTIFY LANDSCAPE ARCHITECT TWO (2) WORKING DAYS MINIMUM BEFORE CONDUCTING TEST.
- b) IN PRESENCE OF LANDSCAPE ARCHITECT, PRESSURE TEST MAIN LINE WITH ALL VALVES INSTALLED.
- c) TEST PRESSURE AT 100 PSI (690 KPA) MINIMUM FOR TWO (2) HOURS.
- d) VERIFY THERE ARE NO LEAKS.
- e) RECEIVE LANDSCAPE ARCHITECT APPROVAL TO PROCEED PRIOR TO BACKFILLING.
2. TEST REPORT:
- a) FOLLOWING PRESSURE TEST, CREATE PRESSURE TEST REPORT. DOCUMENT PRESSURE TEST RESULTS THROUGH PROVIDING PHOTOS, LISTING PROCESSES USED, ISSUES ENCOUNTERED, AND MEASURES TAKEN TO CORRECT PROBLEMS.
- B. SUBSTANTIAL COMPLETION WALKTHROUGH:
1. LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE WILL INSPECT SITE AND CREATE LIST OF NON-CONFORMING ITEMS TO BE RESOLVED PRIOR TO LANDSCAPE FINAL ACCEPTANCE. DATE ON THIS LIST WILL ACT AS DATE OF LANDSCAPE SUBSTANTIAL COMPLETION.
2. INSTALLATIONS COMPLETED AFTER WATER SOURCE HAS BEEN TURNED OFF FOR SEASON, AS DETERMINED BY LANDSCAPE ARCHITECT, WILL BE INSPECTED FOLLOWING SPRING START-UP SYSTEM CAN BE CHECKED FOR PROPER OPERATION.
- C. IRRIGATION APPROVAL:
1. IRRIGATION WILL BE APPROVED WHEN ALL NON-CONFORMING WORK IS BROUGHT INTO CONFORMANCE.
2. CORRECT ANY WORK FOUND DEFECTIVE OR NOT COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS AT NO ADDITIONAL COST TO OWNER.
3. WINTERIZATION AND SPRING START-UP: DURING FIRST YEAR OF OPERATION, INSTALLER SHALL SHUT-DOWN IRRIGATION SYSTEM PRIOR TO FREEZING TEMPERATURES AND RE-START IRRIGATION SYSTEM AT BEGINNING OF GROWING SEASON:
- A. WINTER SHUT-DOWN IS INTENDED TO REMOVE ALL POTENTIALLY DAMAGING WATER FROM IRRIGATION SYSTEM. PERFORM FOLLOWING AS WELL AS ANY OTHER EFFORTS NECESSARY TO PROPERLY WINTERIZE SYSTEM:
- 1) TURN OFF WATER SOURCE AT POINT OF CONNECTION.
- 2) BLOW OUT SYSTEM WITH PRESSURIZED AIR, TURNING ON EACH VALVE UNTIL WATER IS CLEARED OUT OF SYSTEM. RUN THROUGH SYSTEM TWICE. ONLY BLOW OUT COMPONENTS SUITABLE TO RECEIVE PRESSURIZED AIR. HYDROMETERS, FOR INSTANCE, SHOULD NOT BE BLOWN OUT. DO NOT USE EXCESSIVE AIR PRESSURE THAT WILL DAMAGE PIPES AND PARTS.
- 3) TURN CONTROLLER OFF OR IF AVAILABLE TURN TO PERTINENT WINTERIZATION.
- 4) OPEN ALL MANUAL DRAIN VALVES.
- 5) DRAIN, WRAP, PROTECT, AND COVER ANY BACKFLOW DEVICE EXPOSED TO FREEZING TEMPERATURES USING MANUFACTURER'S RECOMMENDATIONS AND BEST PRACTICES. COORDINATE METHOD WITH OWNER'S REPRESENTATIVE.
- 6) DRAIN AND REMOVE PUMPS FOR OWNER'S REPRESENTATIVE STORAGE.
- 7) DRAIN FILTERS USING MANUFACTURER'S RECOMMENDATIONS.
- 8) CHECK SPRINKLER HEADS TO MAKE SURE THEY ARE BELOW SIDEWALK AND CURB LEVELS AND NOT VULNERABLE TO SNOW/POWLOW DAMAGE. LOWER HEADS TO PROPER ELEVATION.
- 9) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN TURNED OFF.
- B. SPRING START-UP SHALL INCLUDE FOLLOWING:
- 1) CLOSE ALL MANUAL DRAIN VALVES.
- 2) CLEAN PUMP FILTERS AND REPLACE IF NECESSARY.
- 3) REMOVE FREEZE PROTECTION AS REQUIRED.
- 4) TURN ON WATER SOURCE AT POINT OF CONNECTION.
- 5) VERIFY THAT COVER PRESSURE MAIN, IRRIGATION ARE PROPERLY OPERATING. CHANGE BATTERY IN CONTROLLER(S) AND SENSOR(S) AS REQUIRED.
- 6) FLUSH ENTIRE SYSTEM. RUN EACH VALVE FOR TWO (2) MINUTES TO CHECK FOR DAMAGE, LEAKS, AND COVERAGE.
- 7) REPAIR AND ADJUST SYSTEM AS NEEDED. FINE TUNE HEADS FOR EFFICIENT COVERAGE.
- 8) NOTIFY OWNER'S REPRESENTATIVE WHEN SYSTEM HAS BEEN CHARGED AND IS IN FULL REPAIR.
4. SUBMIT MANUFACTURER'S CUT SHEETS FOR EACH ELEMENT OF SYSTEM TO THE LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE(S) FOR REVIEW AND APPROVAL PRIOR TO BEGINNING INSTALLATION.
5. CLOSEOUT SUBMITTALS:
- A. SUBMITTAL FORMAT: DIGITAL FORMAT ONLY.
- B. OPERATIONS AND MAINTENANCE DATA:
- 1) PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS.
- 2) PROVIDE IRRIGATION SYSTEM OPERATION AND MAINTENANCE RECOMMENDATIONS FROM MANUFACTURERS.
- 3) PROVIDE IRRIGATION SYSTEM WINTERIZATION INSTRUCTIONS.
- 4) PROVIDE PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
- 5) PROVIDE POST PLANT ESTABLISHMENT PERIOD WATERING SCHEDULE.
- C. IRRIGATION SYSTEM WARRANTY DOCUMENTATION.
- D. RECORD DOCUMENTATION:
- 1) PROVIDE MANUFACTURER'S PRINTED LITERATURE AND CUT SHEETS FOR EACH ELEMENT OF SYSTEM.
- 2) TESTING AND INSPECTION REPORTS.
- 3) IRRIGATION RECORD DRAWINGS. AS INSTALLATION OCCURS, PREPARE ACCURATE RECORD DRAWING TO BE SUBMITTED BEFORE FINAL INSPECTION, INCLUDING:
- A) DETAIL AND DIMENSION CHANGES MADE DURING CONSTRUCTION. RECORD AT TIME OF INSTALLATION.
- B) SIGNIFICANT DETAILS AND DIMENSIONS NOT SHOWN IN ORIGINAL CONTRACT DOCUMENTS.
- C) FIELD DIMENSIONED LOCATIONS OF VALVE BOXES, MANUAL DRAINS, QUICK-COUPLER VALVES, CONTROL WIRE RUNS NOT IN MAINLINE DITCH AND BOTH ENDS OF SLEEVES.
- D) TAKE DIMENSIONS FROM PERMANENT CONSTRUCTED SURFACES OR EDGES LOCATED AT OR ABOVE FINISH GRADE.
- E) TAKE AND RECORD DIMENSIONS AT TIME OF INSTALLATION.
- 4) PROVIDE PHOTOGRAPHS PRIOR TO BURIAL OF KEY ELEMENTS.

6. REGULATORY REQUIREMENTS:
- A. WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LATEST RULES AND REGULATIONS, AND OTHER APPLICABLE STATE OR LOCAL LAWS.
- B. NOTHING IN THESE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
7. QUALIFICATIONS:
- A. IRRIGATION SUBCONTRACTOR:
1. COMPANY SPECIALIZING IN PERFORMING WORK OF THIS SECTION.
2. MINIMUM FIVE (5) YEARS EXPERIENCE IN IRRIGATION.
3. MINIMUM FIVE (5) SATISFACTORILY COMPLETED IRRIGATION SPRINKLER INSTALLATIONS IN PAST THREE (3) YEARS OF PROJECTS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY REQUIRED FOR THIS PROJECT BEFORE BIDDING.
4. USE TRAINED PERSONNEL FAMILIAR WITH REQUIRED IRRIGATION SPRINKLER PROCEDURES AND WITH CONTRACT DOCUMENTS.
5. FOREMAN OR SUPERVISOR REQUIRED TO ATTEND SITE MEETINGS.
- F. UPON REQUEST, SUBMIT DOCUMENTATION.
- B. IRRIGATION INSTALLER:
1. PERFORM INSTALLATION UNDER DIRECTION OF FOREMAN OR SUPERVISOR.
2. MINIMUM THREE (3) YEARS EXPERIENCE IN IRRIGATION SPRINKLER INSTALLATIONS SIMILAR IN SIZE, SCOPE, AND COMPLEXITY.
8. WARRANTY:
- A. WARRANTY IRRIGATION SYSTEM FOR PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION. AS PART OF WARRANTY, INSTALLER SHALL PERFORM FOLLOWING:
- 1) FILLING AND REPAIRING DEPRESSIONS AND REPLACING PLANTINGS DUE TO SETTLEMENT OF IRRIGATION SYSTEM TRENCHES.
- 2) REPAIRING FAULTY EQUIPMENT, WIRING AND PIPE INSTALLATIONS.
- 3) REPAIRING EQUIPMENT AND PIPE NOT PROPERLY WINTERIZED.
9. VERIFICATION OF CONDITIONS:
- A. PERFORM SOURCE PRESSURE TEST AT STUB-OUT ON MAIN WATER LINE PROVIDING IRRIGATION SYSTEM, OR AT NEAR-BY FIRE HYDRANT.
- B. NOTIFY ARCHITECT IF PRESSURES OVER 70 PSI (480 KPA) OR UNDER 55 PSI (379 KPA) ARE FOUND TO DETERMINE IF TIME RE-DESIGN OF SYSTEM IS NECESSARY BEFORE BEGINNING WORK ON SYSTEM.
10. PROTECTION:
- A. REPAIR OR REPLACE WORK DAMAGED DURING COURSE OF WORK AT NO ADDITIONAL COST TO OWNER. IF DAMAGED WORK IS NEW, INSTALLER OF ORIGINAL WORK SHALL PERFORM REPAIR OR REPLACEMENT.
- B. DO NOT CUT EXISTING TREE ROOTS MEASURING OVER 2 INCHES (50 MM) IN DIAMETER IN ORDER TO INSTALL IRRIGATION LINES.
11. LAYOUT OF IRRIGATION SYSTEM:
- A. LOCATION OF IRRIGATION EQUIPMENT SHOWN ON CONTRACT DRAWINGS IS APPROXIMATE. ACTUAL PLACEMENT MAY VARY SLIGHTLY AS IS REQUIRED TO ACHIEVE FULL, EVEN COVERAGE WITHOUT SPRAYING ONTO BUILDINGS, SIDEWALKS, FENCES, ETC.
- B. DURING LAYOUT, CONSULT WITH ARCHITECT TO VERIFY PROPER PLACEMENT AND MAKE RECOMMENDATIONS, WHERE REVISIONS ARE ADVISABLE.
- C. MAJOR ADJUSTMENTS IN SYSTEM LAYOUT WILL BE PERMITTED TO AVOID EXISTING FIXED OBSTRUCTIONS.
- D. MAKE CERTAIN CHANGES FROM CONTRACT DOCUMENTS ARE SHOWN ON RECORD DRAWINGS.
12. TRENCHING AND BACKFILLING:
- A. PULLING OF PIPE IS NOT PERMITTED.
- B. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH (38 MM) IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIALS. SIDELAND AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
- C. COVER PIPE BOTH TOP AND SIDES WITH 2 INCHES (50 MM) OF ROCK-FREE SOIL OR SAND. REMAINDER OF BACKFILL TO TOPSOIL DEPTH USING NATIVE MATERIAL.
- D. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL LANDSCAPE ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.
13. SLEEVEING:
- A. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES (150 MM) MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
- B. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SUCH PIPE CAN BE EASILY REMOVED.
- C. INSTALL SLEEVES AND CONDUIT BEFORE INSTALLATION OF CAST-IN-PLACE CONCRETE SITE ELEMENTS AND PAVING. COORDINATE WITH APPROPRIATE SUB-CONTRACTOR AS NEEDED FOR TIMELY INSTALLATION.
14. GRADES AND DRAINING:
- A. IN LOCALITIES WHERE WINTERIZATION IS REQUIRED, GRADE PIPING SO SYSTEM CAN BE COMPLETELY DRAINED OR BLOWN OUT WITH COMPRESSED AIR.
1. SLOPE PIPE TO DRAIN TO CONTROL VALVE BOX WHERE POSSIBLE.
2. WHERE THIS IS NOT POSSIBLE, SLOPE PIPE TO MINIMUM NUMBER OF LOW POINTS. AT THESE LOW POINTS, INSTALL:
- a) 3/4 INCH (19 MM) BRASS BALL VALVE FOR MANUAL DRAIN. DO NOT USE AUTOMATIC DRAIN VALVES.
- b) INSTALL 2 INCH (50 MM) GLASS 200 PVC PIPE OVER TOP OF DRAIN AND CUT AT FINISH GRADE.
- c) PROVIDE RUBBER VALVE CAP MARKER.
- d) PROVIDE ONE CU FT (0.03 CU M) PEA GRAVEL SUMP AT OUTLET OF EACH DRAIN.
3. SLOPE PIPES UNDER PARKING AREAS OR DRIVEWAYS TO DRAIN OUTSIDE THESE AREAS.
4. PROVIDE AND INSTALL QUICK-COUPLING VALVE OR VALVES IN LOCATION FOR EASY BLOWOUT OF ENTIRE SYSTEM. INSTALLER SHALL PROVIDE 10' (3.05 M) MINIMUM OF GALVANIZED PIPE BETWEEN VALVE AND MAIN LINE.
15. INSTALLATION OF PIPE:
- A. INSTALL PIPE IN MANNER TO PROVIDE FOR EXPANSION AND CONTRACTION AS RECOMMENDED BY MANUFACTURER.
- B. UNLESS OTHERWISE INDICATED ON CONTRACT DRAWINGS, INSTALL MAIN LINES WITH MINIMUM COVER OF 18 INCHES (450 MM) BASED ON FINISHED GRADE. INSTALL LATERAL LINES, INCLUDING THOSE CONNECTING DRIP TUBING, WITH MINIMUM OF 12 INCHES (300 MM) OF COVER BASED ON FINISH GRADE.
- C. INSTALL PIPE AND WIRES UNDER DRIVEWAYS OR PARKING AREAS IN SPECIFIED SLEEVES 18 INCHES (450 MM) BELOW FINISH GRADE OR AS SHOWN ON CONTRACT DRAWINGS.
- D. LOCATE PIPE SO NO SPRINKLER HEAD WILL BE CLOSER THAN 12 INCHES (300 MM) FROM BUILDING FOUNDATION.
- E. CUT PLASTIC PIPE SQUARE. REMOVE BURRS AT CUT ENDS BEFORE INSTALLATION SO UNOBSTRUCTED FLOW WILL RESULT.
- F. MAKE SOLVENT WELD JOINTS AS FOLLOWS:
1. DO NOT MAKE SOLVENT WELD JOINTS IF AMBIENT TEMPERATURE IS BELOW 35 DEG F (2 DEG C).
2. CLEAN MATING PIPE AND FITTING WITH CLEAN, DRY CLOTH AND APPLY ONE (1) COAT OF PRIMER TO EACH SURFACE.
3. APPLY UNIFORM COAT OF SOLVENT CEMENT TO OUTSIDE OF PIPE.
4. APPLY SOLVENT CEMENT TO FITTING IN SIMILAR MANNER.
5. INSERT PIPE COMPLETELY INTO FITTING.
6. GIVE PIPE OR FITTING QUARTER TURN TO INSURE EVEN DISTRIBUTION OF SOLVENT AND MAKE SURE PIPE IS INSERTED TO FULL DEPTH OF FITTING SOCKET.
7. ALLOW JOINTS TO SET AT LEAST TWENTY-FOUR (24) HOURS BEFORE APPLYING PRESSURE TO PVC PIPE.
- G. TAPE THREADED CONNECTIONS WITH TEFLON TAPE.
- H. IF PIPE IS LARGER THAN 3 INCHES (75 MM), INSTALL JOINT RESTRAINTS WHEREVER CHANGE OF DIRECTION OCCURS ON PVC MAIN LINES.
16. CONTROL VALVES AND CONTROL VALVE WIRING:
- A. INSTALL VALVES IN PLASTIC BOXES WITH REINFORCED HEAVY-DUTY PLASTIC COVERS. LOCATE VALVE BOXES WITHIN 12 INCHES (300 MM) TO 24 INCHES (600 MM) OF SIDEWALKS AND SHRUB BED EDGES WITH TOPS AT FINISH GRADE. DO NOT INSTALL MORE THAN ONE (1) VALVE IN SINGLE BOX.
- B. INSTALL EQUIPMENT FOR EASE OF REMOVAL.
- C. PLACE 3 INCHES (75 MM) MINIMUM OF PEA GRAVEL BELOW BRICKS SUPPORTING VALVE BOXES TO DRAIN BOX. SET VALVE BOXES OVER VALVE SO ALL PARTS OF VALVE CAN BE REACHED FOR SERVICE. SET COVER OF VALVE BOX EVEN WITH FINISH GRADE. VALVE BOX CAVITY SHALL BE REASONABLY FREE FROM DIRT AND DEBRIS.
- D. WIRING:
1. USE WATERPROOF WIRE CONNECTORS CONSISTING OF PROPERLY-SIZED WIRE NUT AND GREASE CAP AT SPLICES AND LOCATE ALL SPLICES WITHIN VALVE BOXES.
- a) WIRE LENGTH FROM ANY DECODER TO THE CONTROLLER SHALL BE NO MORE THAN 8,500 FT (2,590 M).
- b) DO NOT LOOP WIRING.
- c) INSTALL LIGHTNING ARRESTOR(S) AS PER MANUFACTURER'S RECOMMENDATIONS.
- d) FOLLOW ALL OTHER MANUFACTURER RECOMMENDATIONS WHEN INSTALLING WIRE.
2. TRADITIONAL WIRING:
- a) TAPE CONTROL WIRE TO SIDE OF MAIN LINE EVERY 10 FEET (3.05 M). WHERE CONTROL WIRE LEAVES MAIN OR LATERAL LINE, ENCLOSE IT IN GRAY CONDUIT.
- b) USE WHITE OR GRAY COLOR FOR COMMON WIRE AND OTHER COLORS FOR ALL OTHER WIRE. EACH COMMON WIRE MAY SERVE ONLY ONE (1) CONTROLLER.
- c) RUN ONE (1) SPARE CONTROL WIRE FROM PANEL CONTINUOUSLY FROM VALVE TO VALVE THROUGHOUT SYSTEM SIMILAR TO COMMON WIRE FOR USE AS REPLACEMENT IF WIRE FAILS.
- a) 1) RUN SPARE WIRE TO EACH BRANCH OF SYSTEM.
- 2) SPARE WIRE SHALL BE DIFFERENT COLOR THAN OTHER WIRES. USE OF GREEN WIRE IS NOT ACCEPTABLE.
- 3) MARK SPARE CONTROL WIRE VISIBLY WITHIN VALVE BOX AS AN UN-CONNECTED WIRE. EXTEND SPARE CONTROL WIRES 24 INCHES (600 MM) AND LEAVE COILED IN EACH VALVE BOX. MARK SPARE WIRE VISIBLY WITHIN CONTROLLER AS UN-CONNECTED WIRE.
- E. ARRANGE VALVE STATIONS TO OPERATE IN AN EASY-TO-VIEW PROGRESSIVE SEQUENCE AROUND BUILDING. TAG VALVES WITH WATERPROOF LABELS SHOWING FINAL SEQUENCE STATION ASSIGNMENTS.
17. SPRINKLER HEADS AND ROTOR POP-UPS:
- A. SET SPRINKLER HEADS AND QUICK-COUPLING VALVES PERPENDICULAR TO FINISH GRADE.
- B. DO NOT INSTALL SPRINKLERS USING SIDE INLETS. INSTALL USING BASE INLETS ONLY.
- C. HEADS IMMEDIATELY ADJACENT TO MOW STRIPS, WALKS, OR CURBS SHALL BE REMOVED.

PLANTING NOTES:

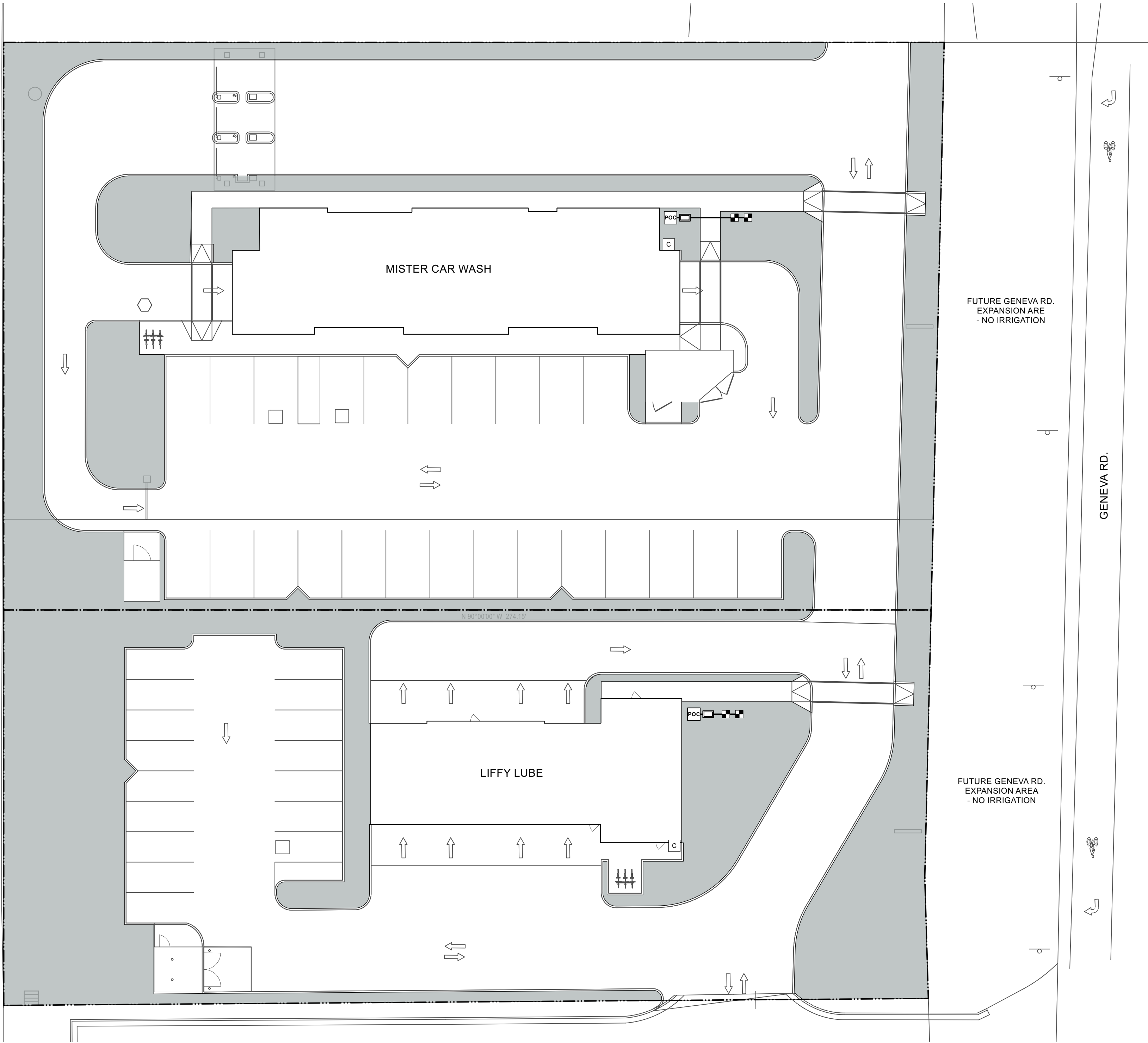
1. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.
2. PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON CONTRACT DOCUMENTS. ALL PLANTING INDICATED ON CONTRACT DOCUMENTS IS REQUIRED UNLESS INDICATED OTHERWISE.
3. LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING OF MAINTENANCE PERIOD. A. STAKE LOCATIONS AND OUTLINE AREAS. B. SECURE LANDSCAPE ARCHITECT'S APPROVAL BEFORE PLANTING. C. MAKE MINOR ADJUSTMENTS AS MAY BE REQUESTED.
4. MAINTENANCE:
- A. GENERAL:
1. BEFORE BEGINNING MAINTENANCE PERIOD, PLANTS SHALL BE IN AT LEAST AS SOUND, HEALTHY, VIGOROUS, AND IN APPROVED CONDITION AS WHEN DELIVERED TO SITE. UNLESS ACCEPTED BY ARCHITECT IN WRITING AT FINAL LANDSCAPE INSPECTION.
2. MAINTAIN LANDSCAPING FOR THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF MAINTENANCE PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN MAINTENANCE PERIOD AFTER START OF GROWING SEASON AS AGREED WITH ARCHITECT AND CONTINUE ONE (1) CONTINUOUS MONTH THEREAFTER.
3. REPLACE LANDSCAPING THAT IS DEAD OR APPEARS UNHEALTHY OR NON-VIGOROUS AS DIRECTED BY ARCHITECT BEFORE BEGINNING MAINTENANCE PERIOD. MAKE REPLACEMENTS WITHIN TEN (10) DAYS OF NOTIFICATION. LAWN BEING REPLACED SHALL BE GUARANTEED AND MAINTAINED AN ADDITIONAL THIRTY (30) DAYS FROM DATE OF REPLACEMENT.
- B. SEEDED LAWN:
1. SEEDED LAWN AREAS WILL NOT BE ACCEPTED AS COMPLETE AND THIRTY (30) DAY MAINTENANCE PERIOD WILL NOT BEGIN UNTIL UNIFORM STAND OF GRASS AT LEAST 3 INCHES (75 MM) TALL HAS BEEN OBTAINED.
2. AFTER GRASS IS ESTABLISHED AND 3 INCHES (75 MM) TALL, MOW LAWN AREAS AT LEAST WEEKLY TO A HEIGHT OF 2 INCHES (50 MM). DURING THIS PERIOD, PERFORM WORK NECESSARY TO MAINTAIN A FULL, EVEN STAND OF GRASS.
3. AT END OF THIRTY (30) DAYS OF MAINTENANCE PERIOD, FERTILIZE LAWN.
4. APPLY HERBICIDES AS NECESSARY IN ORDER TO OBTAIN WEED FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
- C. SODDED LAWN:
1. MAINTAIN SODDED LAWN AREAS UNTIL LAWN COMPLIES WITH SPECIFIED REQUIREMENTS AND THROUGHOUT MAINTENANCE PERIOD.
2. WATER SODDED AREAS IN SUFFICIENT QUANTITIES AND AT REQUIRED FREQUENCY TO MAINTAIN PERB-SOIL IMMEDIATELY UNDER SOD CONTINUOUSLY MOIST 3 TO 4 INCHES (75 TO 100 MM) DEEP.
3. CUT GRASS FIRST TIME WHEN IT REACHES 3 INCHES (75 MM) HIGH. CONTINUE TO MOW AT LEAST ONCE EACH WEEK THROUGHOUT MAINTENANCE PERIOD. REMOVE CLIPPINGS.
4. APPLY HERBICIDE AS NECESSARY TO MAINTAIN WEED-FREE LAWN. APPLY HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS DURING CALM WEATHER WHEN AIR TEMPERATURE IS BETWEEN 50 AND 80 DEG F (10 AND 27 DEG C).
5. AT END OF THIRTY (30) DAY MAINTENANCE PERIOD, FERTILIZE LAWN.
- D. TREES, SHRUBS, AND PLANTS:
1. MAINTAIN BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH.
2. RESTORE PLANTING BASINS.
3. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRACES OR VERTICAL POSITIONS AS REQUIRED.
4. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
5. PROVIDE SUPPLEMENTAL WATER BY HAND AS NEEDED IN ADDITION TO WATER FROM SPRINKLING SYSTEM.
5. PROTECTION:
- A. PROTECT PLANTED AREAS AGAINST TRAFFIC OR OTHER DAMAGE IMMEDIATELY AFTER PLANTING IS COMPLETED BY PLACING ADEQUATE WARNING SIGNS AND BARRICADES.
- B. PROVIDE ADEQUATE PROTECTION OF PLANTED AREAS AGAINST TRESPASSING, EROSION, AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER ARCHITECT HAS ACCEPTED PLANTED AREAS.
- C. TAKE CARE IN PERFORMING LANDSCAPING WORK TO AVOID CONDITIONS THAT WILL CREATE HAZARDS. POST SIGNS OR BARRIERS AS REQUIRED.
- D. PROVIDE ADEQUATE MEANS FOR PROTECTION FROM DAMAGE THROUGH EXCESSIVE EROSION, FLOODING, HEAVY RAINS, ETC. REPAIR OR REPLACE DAMAGED AREAS.
- E. KEEP SITE WELL DRAINED AND LANDSCAPE EXCAVATIONS DRY.
6. WARRANTY:
1. PROVIDE WRITTEN WARRANTIES AS FOLLOWS:
- A. WARRANTY WILL EXTEND THIRTY (30) CONTINUOUS DAYS MINIMUM AFTER SUBSTANTIAL COMPLETION. IF A CONTINUOUS FIRST THIRTY (30) DAYS OF THE WARRANTY PERIOD IS INTERRUPTED BY NON-GROWING SEASON OR IRRIGATION WINTER SHUT-DOWN, BEGIN WARRANTY PERIOD AFTER START OF GROWING SEASON AS AGREED ON WITH ARCHITECT. THEREAFTER, CONTINUE WARRANTY PER THE PERIOD DESCRIBED HEREIN.
- B. WARRANTY SHRUBS, GROUND COVERS, AND VINES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 90 DAYS MINIMUM FROM DATE OF SUBSTANTIAL COMPLETION.
- C. WARRANTY TREES TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- D. WHEN TREES ARE COMPLETELY ACCEPTED AT END OF WARRANTY PERIOD, REMOVE STAKING.
7. DELIVERY, STORAGE, AND HANDLING:
- A. DELIVERY AND ACCEPTANCE REQUIREMENTS:
1. DELIVER TREES, SHRUBS, GROUND COVERS, AND PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY.
2. DO NOT PRUNE BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
3. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WHIPPING, AND OTHER HANDLING AND Tying DAMAGE.
4. DO NOT PRUNE OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE.
5. PROVIDE PROTECTIVE COVERING DURING DELIVERY.
- B. STORAGE AND HANDLING REQUIREMENTS:
1. HANDLE IN CALLED STOCK BY ROOT BALL OR CONTAINER. DO NOT DROP TREES AND SHRUBS DURING DELIVERY.
2. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTING MATERIALS IN SHADE AND PROTECT FROM WEATHER AND MECHANICAL DAMAGE.
3. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, SAW DUST, OR OTHER ACCEPTABLE MATERIAL APPROVED BY LANDSCAPE ARCHITECT.
4. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
5. MAINTAIN PROPER STORAGE OF PLANTS.
6. WATER ROOT SYSTEMS OF TREES AND SHRUBS STORED ON SITE WITH FINE SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN MOIST CONDITION. DO NOT ALLOW PLANT FOLIAGE TO DRY OUT.
8. PLANT MATERIAL:
- A. CONFORM TO REQUIREMENTS OF PLANT LIST AND KEY OR CONTRACT DOCUMENTS AND TO ANLA / ANSI Z60.1.
- B. PLANT NAMES USED IN PLANT LIST CONFORM TO "STANDARDIZED PLANT NAMES" BY AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE EXCEPT WHERE NOT INDICATED. IN THESE INSTANCES, FOLLOW CUSTOM OF NURSERY TRADE. PLANTS SHALL BEAR TAG SHOWING GENUS, SPECIES, AND VARIETY OF AT LEAST 10 PERCENT OF EACH SPECIES DELIVERED TO SITE.
- C. QUALITY:
1. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, INJURY, AND MECHANICAL DAMAGE. HEALTHY, NORMAL ROOT SYSTEMS. CONTAINER STOCK SHALL BE WELL ESTABLISHED AND FREE OF EXCESSIVE ROOT-BOUND CONDITIONS.
2. DO NOT PRUNE PLANTS OR TOP TREES PRIOR TO DELIVERY.
3. PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AS TO SIZE, HEALTH, QUALITY, AND CHARACTER.
4. BARE ROOT TREES ARE NOT ACCEPTABLE.
5. PROVIDE PLANT MATERIALS FROM LICENSED NURSERY OR GROWER.
- D. MEASUREMENTS:
1. MEASURE HEIGHT AND SPREAD OF SPECIMEN PLANT MATERIALS WITH BRANCHES IN THEIR NORMAL POSITION AS INDICATED ON CONTRACT DOCUMENTS OR PLANT LIST.
2. MEASUREMENT SHOULD BE AVERAGE OF PLANT, NOT GREATEST DIAMETER. FOR EXAMPLE, PLANT MEASURING 15 INCHES (375 MM) IN WIDEST DIRECTION AND 9 INCHES (225 MM) IN NARROWEST WICH, OLD TO BE CLASSIFIED AS 12 INCH (300 MM) STOCK.
3. PLANTS PROPERLY TRIMMED AND TRANSPORTED SHOULD MEASURE SAME IN EVERY DIRECTION.
4. MEASURE CALIPER OF TREES 6 INCHES (150 MM) ABOVE SURFACE OF GROUND.
5. WHERE CALIPER OR OTHER DIMENSIONS OF PLANT MATERIALS ARE OMITTED FROM PLANT LIST, PLANT MATERIALS SHALL BE NORMAL STOCK FOR TYPE LISTED.
6. PLANT MATERIALS LARGER THAN THOSE SPECIFIED MAY BE SUPPLIED, WITH PRIOR WRITTEN APPROVAL OF LANDSCAPE ARCHITECT, AND:
- a) IF COMPLYING WITH CONTRACT DOCUMENT REQUIREMENTS IN ALL OTHER RESPECTS.
- b) IF AT NO ADDITIONAL COST TO OWNER.
- c) IF SIZES OF ROOTS OR BALLS ARE INCREASED PROPORTIONATELY.
- E. SHAPE AND FORM:
1. PLANT MATERIALS SHALL BE SYMMETRICAL OR TYPICAL FOR VARIETY AND SPECIES AND CONFORM TO MEASUREMENTS SPECIFIED IN PLANT LIST.
2. WELL-GROWN MATERIAL WILL GENERALLY HAVE HEIGHT EQUAL TO OR GREATER THAN SPREAD. HOWEVER, SPREAD SHALL NOT BE LESS THAN 2/3'S OF HEIGHT.
9. EXCAVATION:
- A. IF UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION OF PLANTING HOLES, LANDSCAPE ARCHITECT WILL SELECT ALTERNATE LOCATIONS.
- B. PLANT EXCAVATION SIZE:
1. DIAMETER: TWICE DIAMETER OF ROOT BALL OR CONTAINER MINIMUM.
2. DEPTH: EQUAL TO CONTAINER OR ROOTBALL DEPTH. C. UNLESS EXCAVATED MATERIAL MEETS TOPSOIL REQUIREMENTS AS SPECIFIED IN "TOPSOIL & GRADING NOTES", REMOVE FROM LANDSCAPE AREAS AND DO NOT USE FOR LANDSCAPING PURPOSES.
- D. ROUGHEN SIDES AND BOTTOMS OF EXCAVATIONS.
- E. WITH APPROVAL OF LANDSCAPE ARCHITECT, SELECT FIVE (5) TYPICAL PLANTING EXCAVATIONS THROUGHOUT SITE FOR DRAINAGE TESTING.
1. THAT WATER DRAINS AWAY AT RATE OF 3 INCHES (75 MM) PER HOUR MINIMUM. INFORM LANDSCAPE ARCHITECT IN WRITING OF EXCAVATIONS WHERE WATER DOES NOT DRAIN PROPERLY.
2. SELECT THREE (3) EXCAVATIONS APPROXIMATELY 5 FEET (1 500 MM) AWAY FROM EACH NON-DRAINING EXCAVATION AND REPEAT TESTS. CONTINUE TESTING PROCESS UNTIL NON-DRAINING AREAS HAVE BEEN IDENTIFIED.
3. IN EXCAVATIONS LOCATED IN IDENTIFIED NON-DRAINING AREAS, AUGER 6 INCH (150 MM) DIAMETER HOLE 4 FEET (1200 MM) DEEP IN EACH LOW POINT OF EACH EXCAVATION AND FILL WITH TAMPED PLANTING MIX.
4. DO NOT PLANT TREES OR SHRUBS IN HOLES THAT DO NOT PROPERLY DRAIN.

DRAWING INDEX

SHEET	DESCRIPTION
L0.01	LANDSCAPE NOTES & SPECIFICATIONS
PL-1	PRELIMINARY LANDSCAPE PLAN
PL-2	PRELIMINARY IRRIGATION PLAN
L5.01	LANDSCAPE DETAILS
L5.02	LANDSCAPE IRRIGATION DETAILS
L5.03	LANDSCAPE IRRIGATION DETAILS

REVISIONS	DESCRIPTION	REV	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT NO: 22499
DRAWN BY: TG
CHECKED BY: SS
DATE: AUGUST 2025
PROPERTY NO:
LANDSCAPE NOTES & SPECIFICATIONS



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	NOZZLE	DETAIL
DRIP	DRIP IRRIGATION AREA - SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS. 1/2" RIGID DISTRIBUTION TUBING AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.				D&E/L5.02
VALVES					
	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV		C/L5.02
OTHER EQUIPMENT					
	IRRIGATION CONTROLLER WITH RAIN SHUTOFF DEVICE	RAIN BIRD	ESP8LXME		G/L5.03
	POINT OF CONNECTION - MISTER CAR WASH				A/L5.03
	POINT OF CONNECTION - MISTER CAR WASH				A/L5.03
	CONCRETE PAD FOR BACKFLOW PREVENTER				C/L5.03

SYMBOL	TYPE	MATERIAL	DETAIL
PIPE			
	1" DRIP SUPPLY LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS. 1/2" RIGID DISTRIBUTION TUBING AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	A/L5.02
	1" MAIN LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	A/L5.02
	1" LATERAL LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.	A/L5.02
	PIPE SLEEVE UNDER NEW PAVING	SCHEDULE 40 PVC	C/L5.02

EMITTER SCHEDULE

PLANT NAME	DRIP EMISSION DEVICE	DETAIL
CURL-LEAF MOUNTAIN MAHOGANY	(4) 6-GPH Emitter	H/L5.02
GREEN VASE ZELKOVA	(4) 6-GPH Emitter	H/L5.02
PINYON PINE	(4) 6-GPH Emitter	H/L5.02
ROCKY MOUNTAIN GLOW MAPLE	(4) 6-GPH Emitter	E/L5.02
SNOWCLOUD SERVICEBERRY	(4) 6-GPH Emitter	H/L5.02
FOERSTER'S FEATHER REED GRASS	(1) 2-GPH Emitter	G/L5.02
NEW MEXICO PRIVET	(1) 6-GPH Emitter	G/L5.02

GENERAL NOTE

1. REFER TO IRRIGATION NOTES ON SHEET L0.01

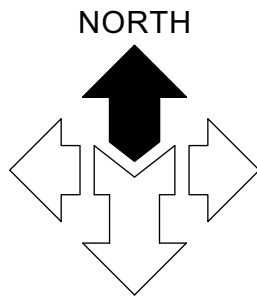
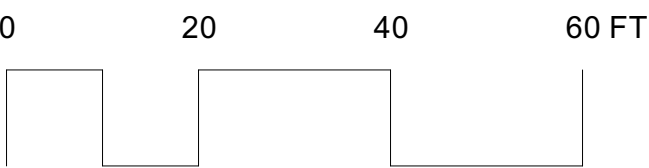
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call BEFORE YOU Dig

1-800-662-4111

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

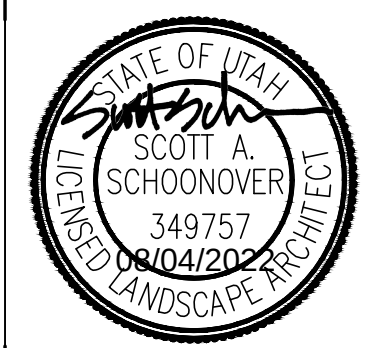


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VINEYARD RETAIL

199 & 221 NORTH GENEVA ROAD

VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 22499

DRAWN BY: TG

CHECKED BY: SS

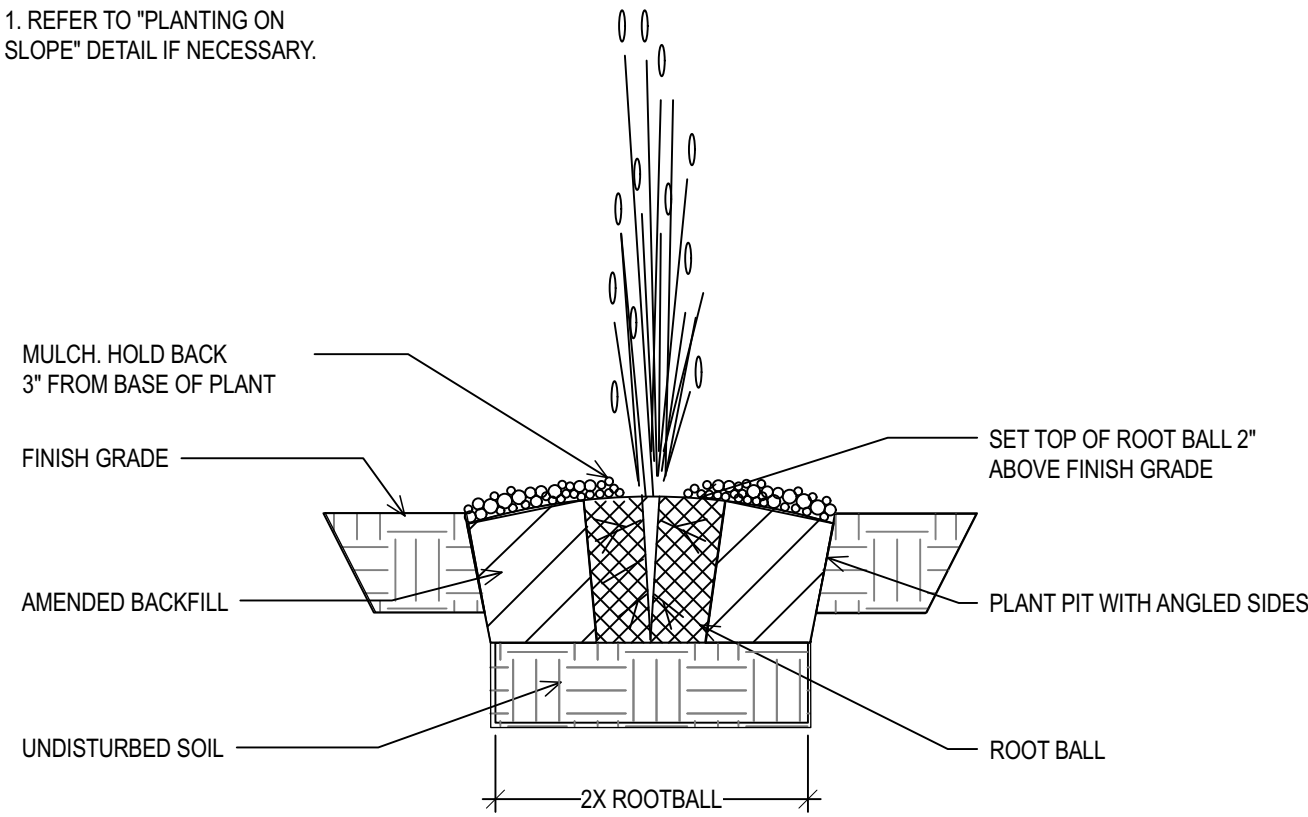
DATE: AUGUST 2022

PROPERTY NO:

PRELIMINARY IRRIGATION PLAN

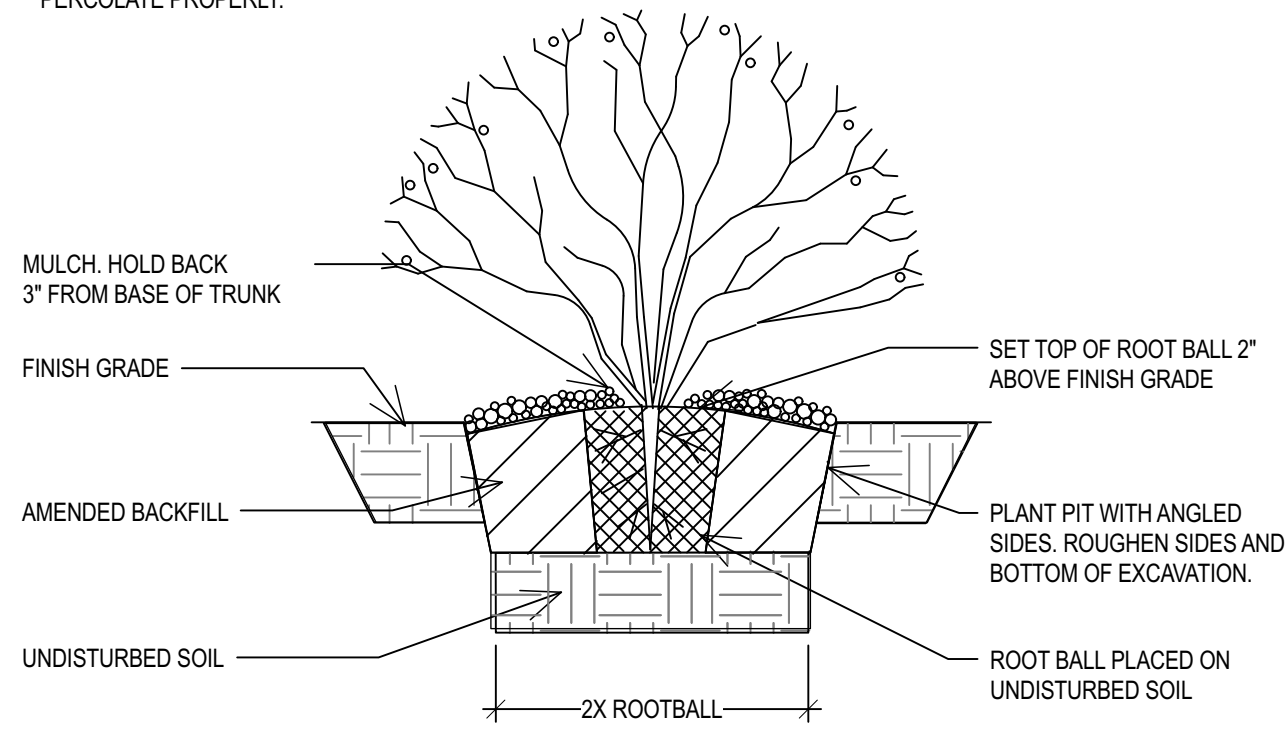
PL-2

NOTE:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.

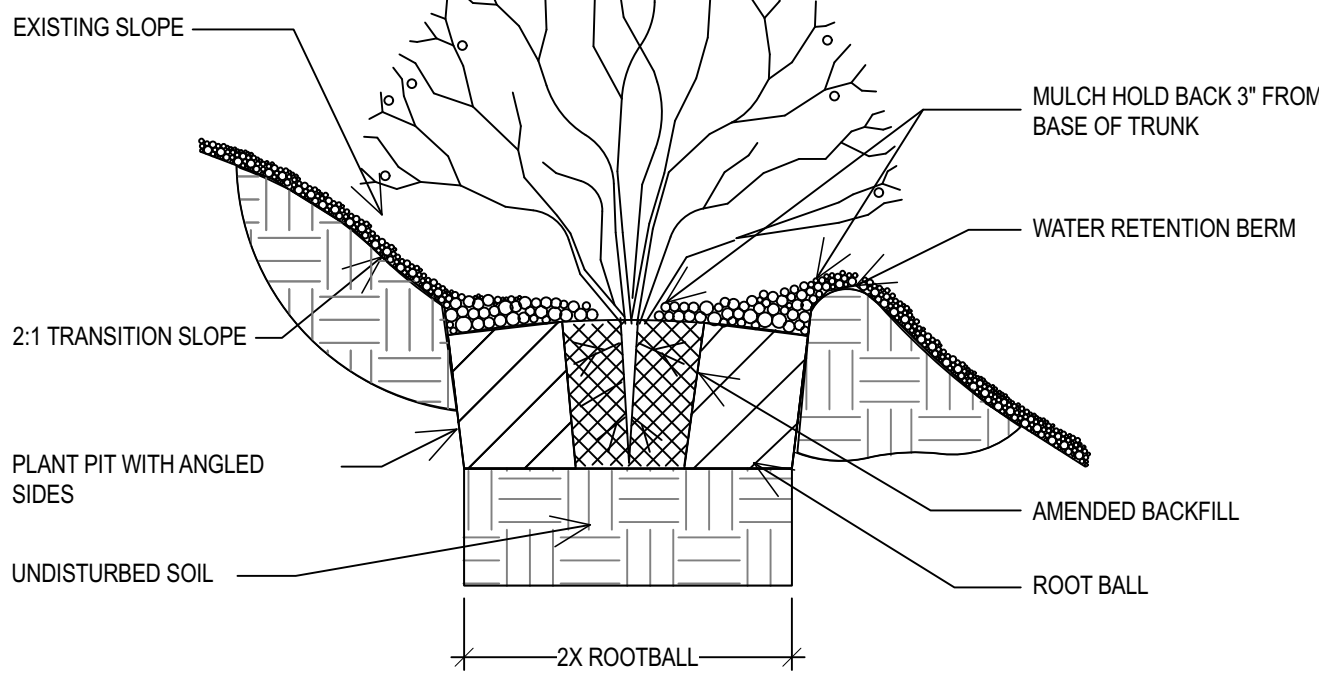


A GRASSES AND PERENNIALS
NO SCALE

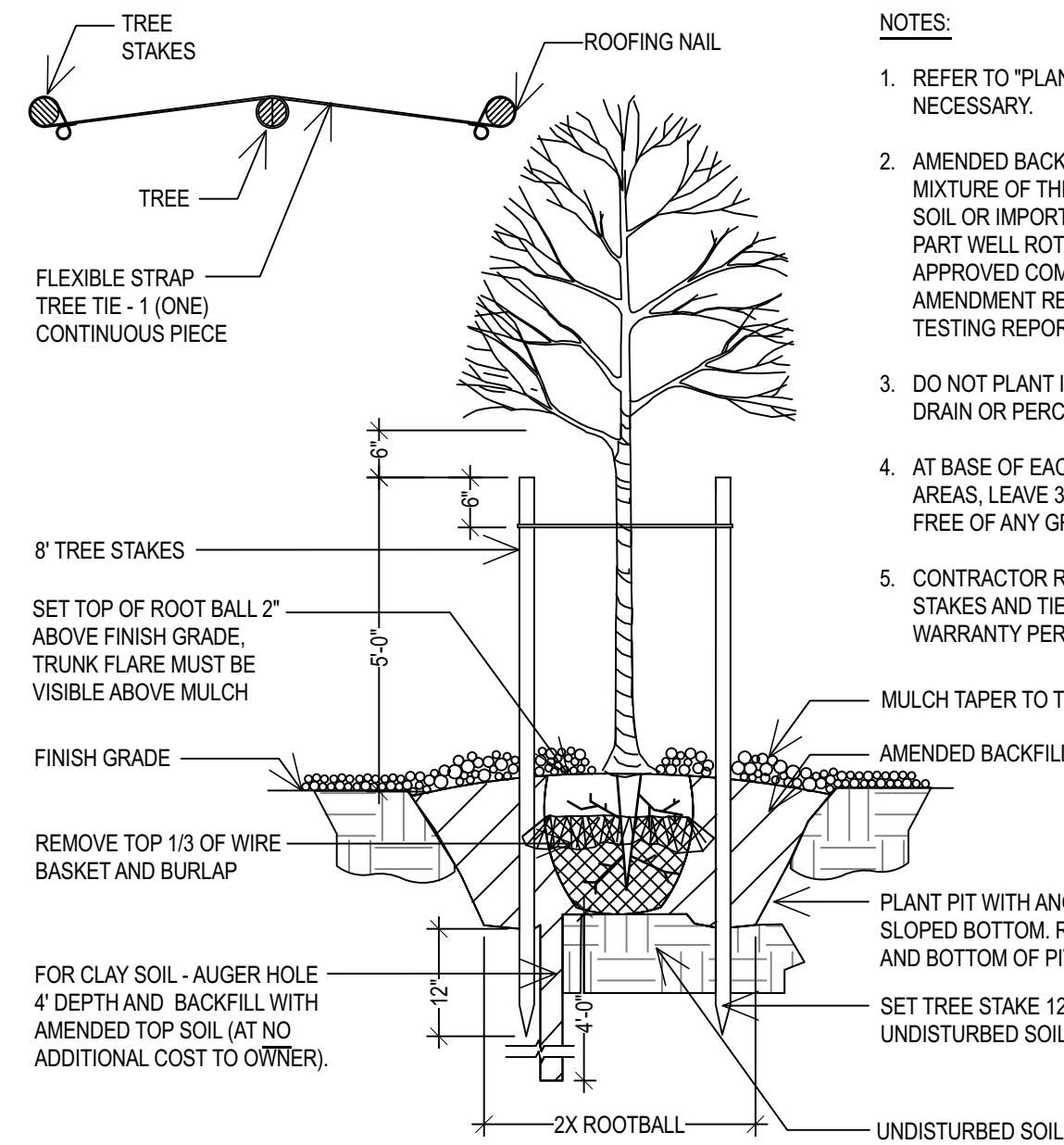
- NOTES:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



B SHRUB PLANTING
NO SCALE

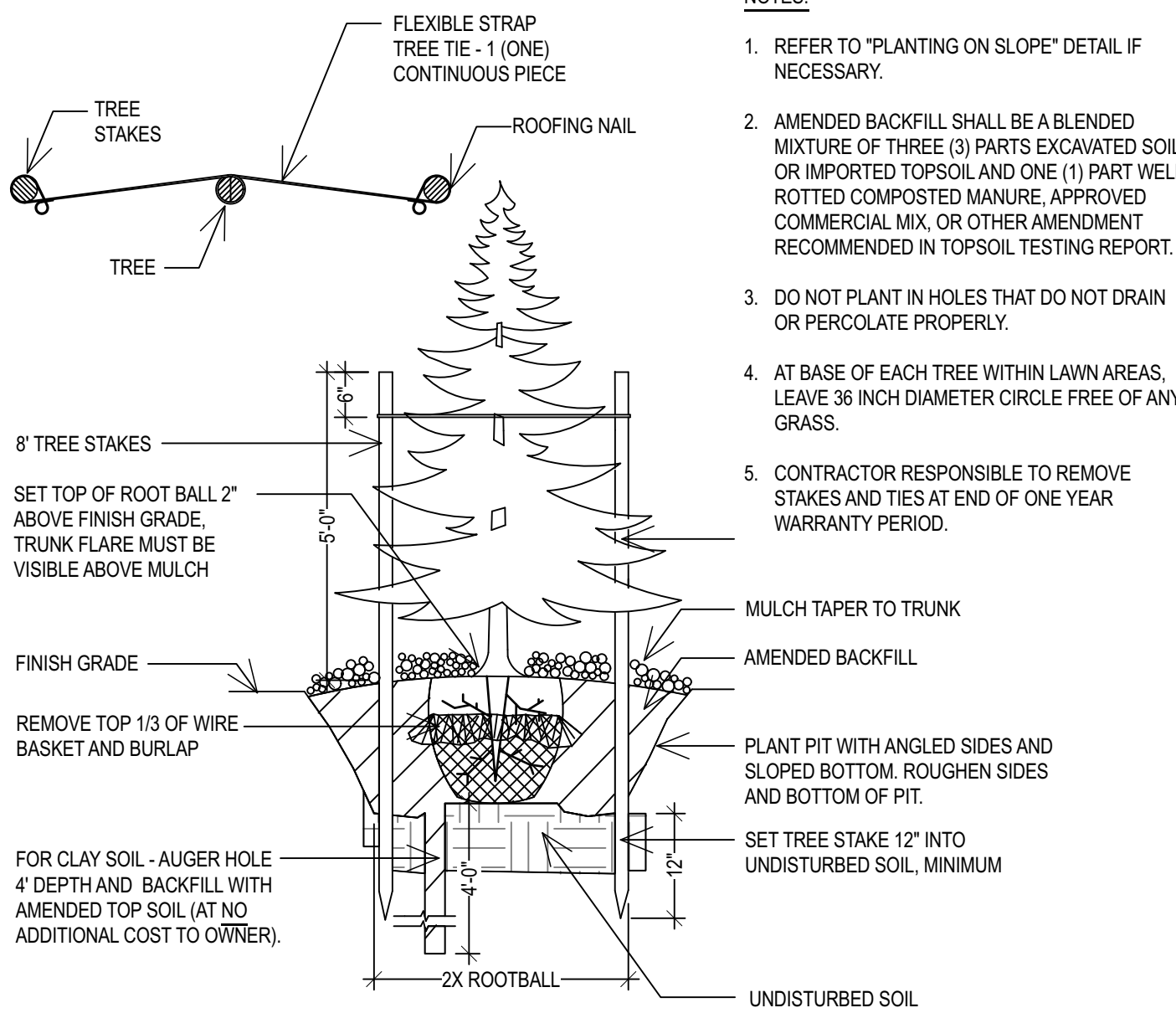


C PLANTING ON SLOPE
NO SCALE



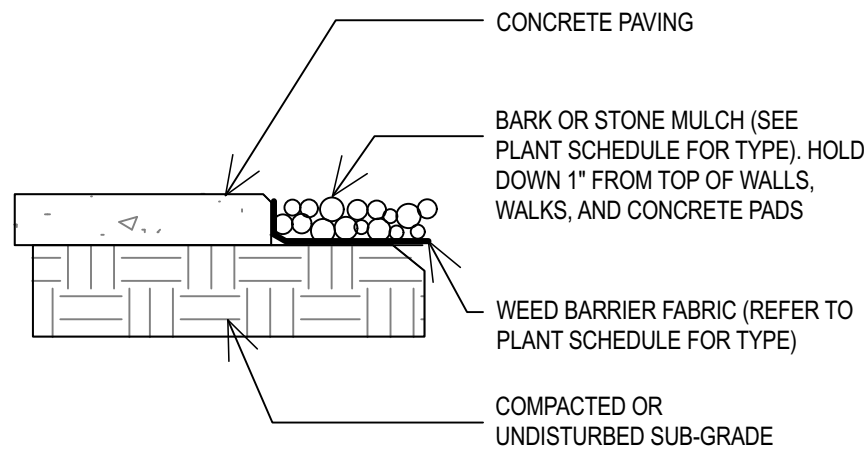
- NOTES:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
 4. AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
 5. CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.

D DECIDUOUS TREE
NO SCALE

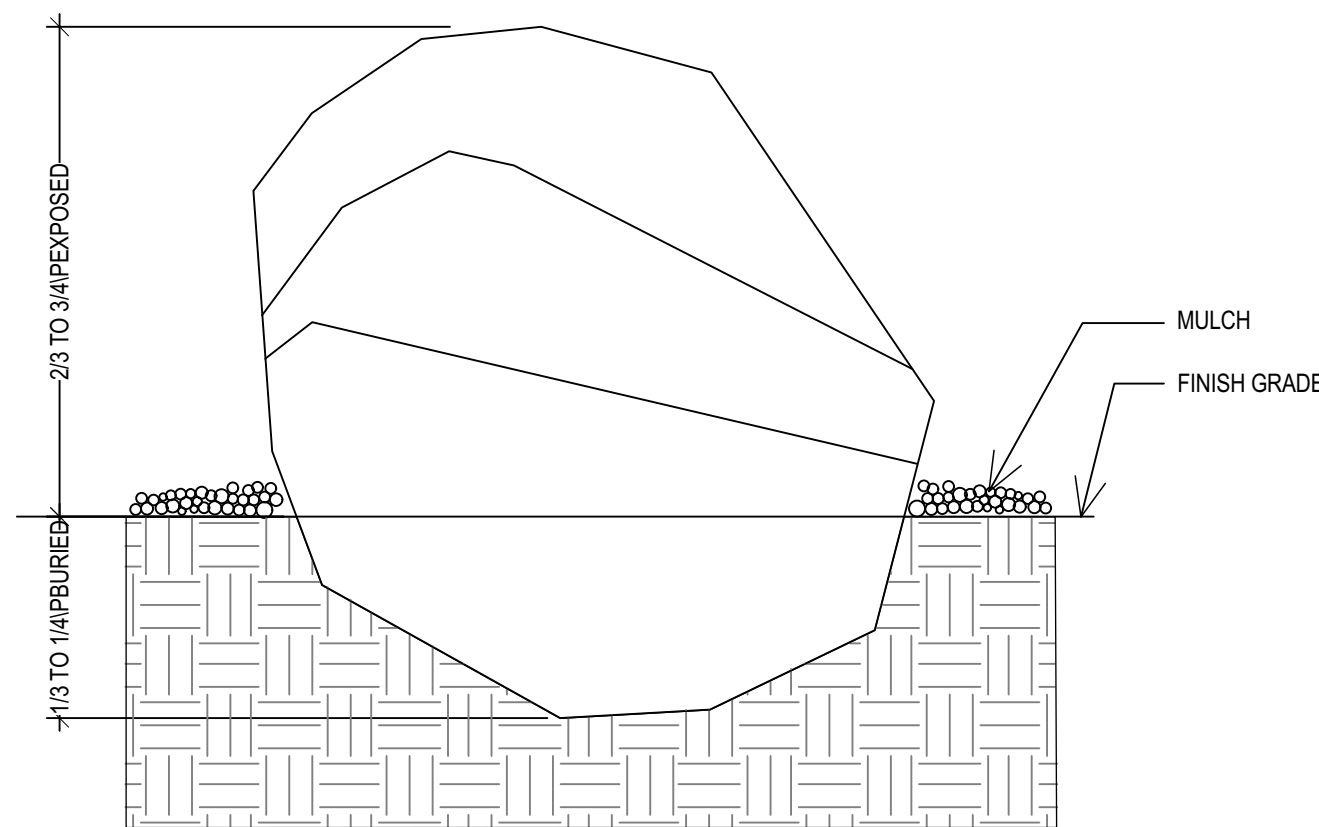


E EVERGREEN TREE
NO SCALE

- NOTES:
1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
 2. PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
 3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.



F MULCH
NO SCALE



G BOULDER
NO SCALE

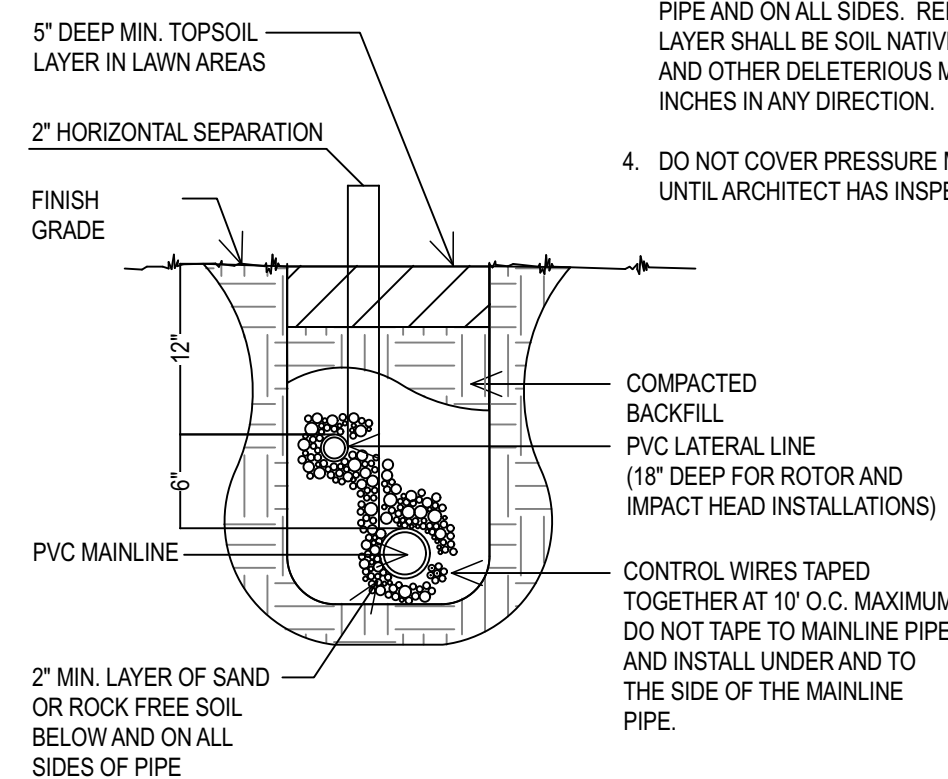
REVISIONS	
REV	DESCRIPTION

PROJECT NO: 22499
DRAWN BY: TG
CHECKED BY: SS
DATE: AUGUST 2022
PROPERTY NO:

LANDSCAPE
DETAILS

A — **FREE**
NO SCALE

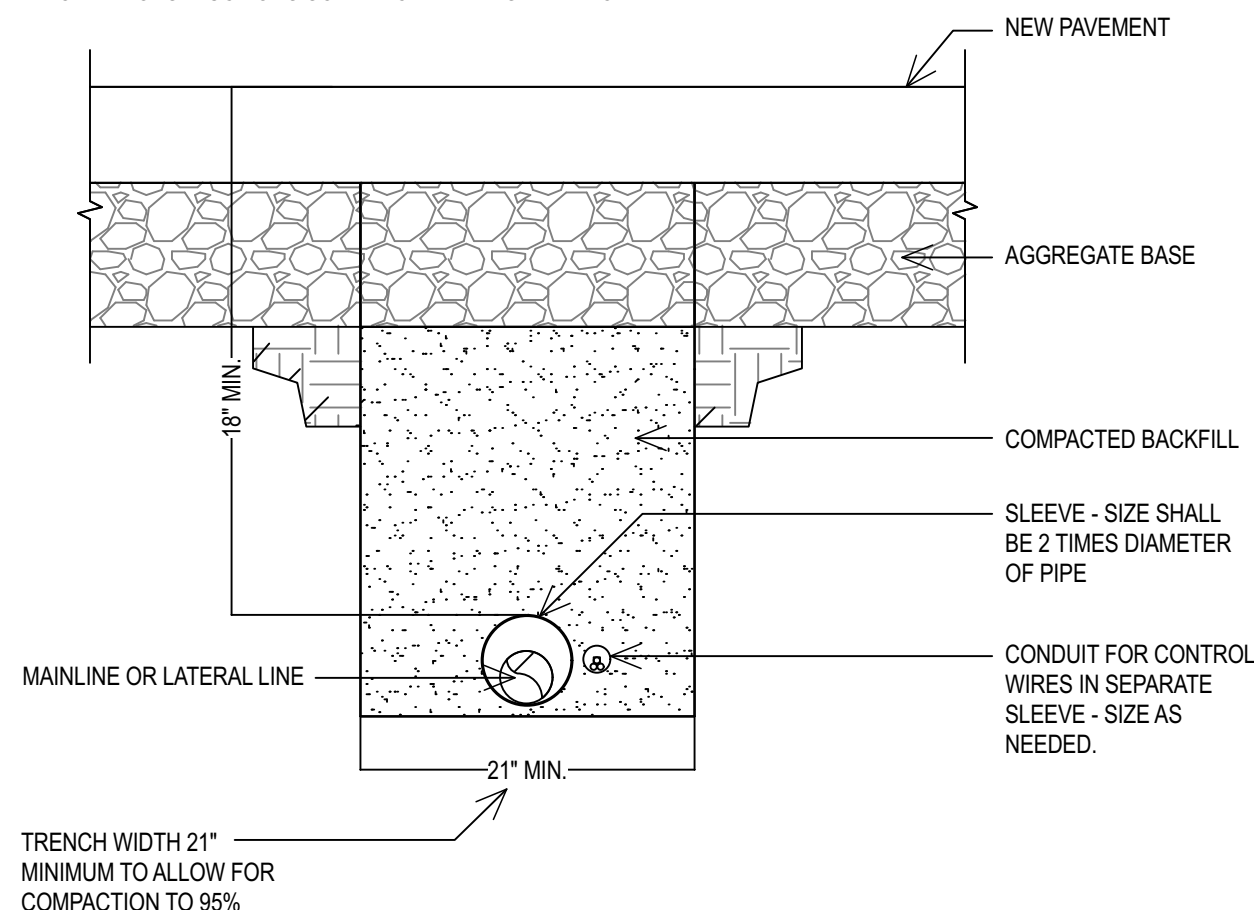
NO SCALE



- NOTES:**
1. PULLING OF PIPE IS NOT PERMITTED.
 2. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
 3. INSTALL A 2" MIN. LAYER OF ROCK FREE SOIL OR SAND UNDER THE PIPE AND ON ALL SIDES. REMAINDER OF BACKFILL TO THE TOPS LAYER SHALL BE SOIL NATIVE TO THE PROJECT SITE FREE OF WOOD AND OTHER DELETERIOUS MATERIALS AND ROCKS OVER 1-1/2 INCHES IN ANY DIRECTION.
 4. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.

B — NO SCALE

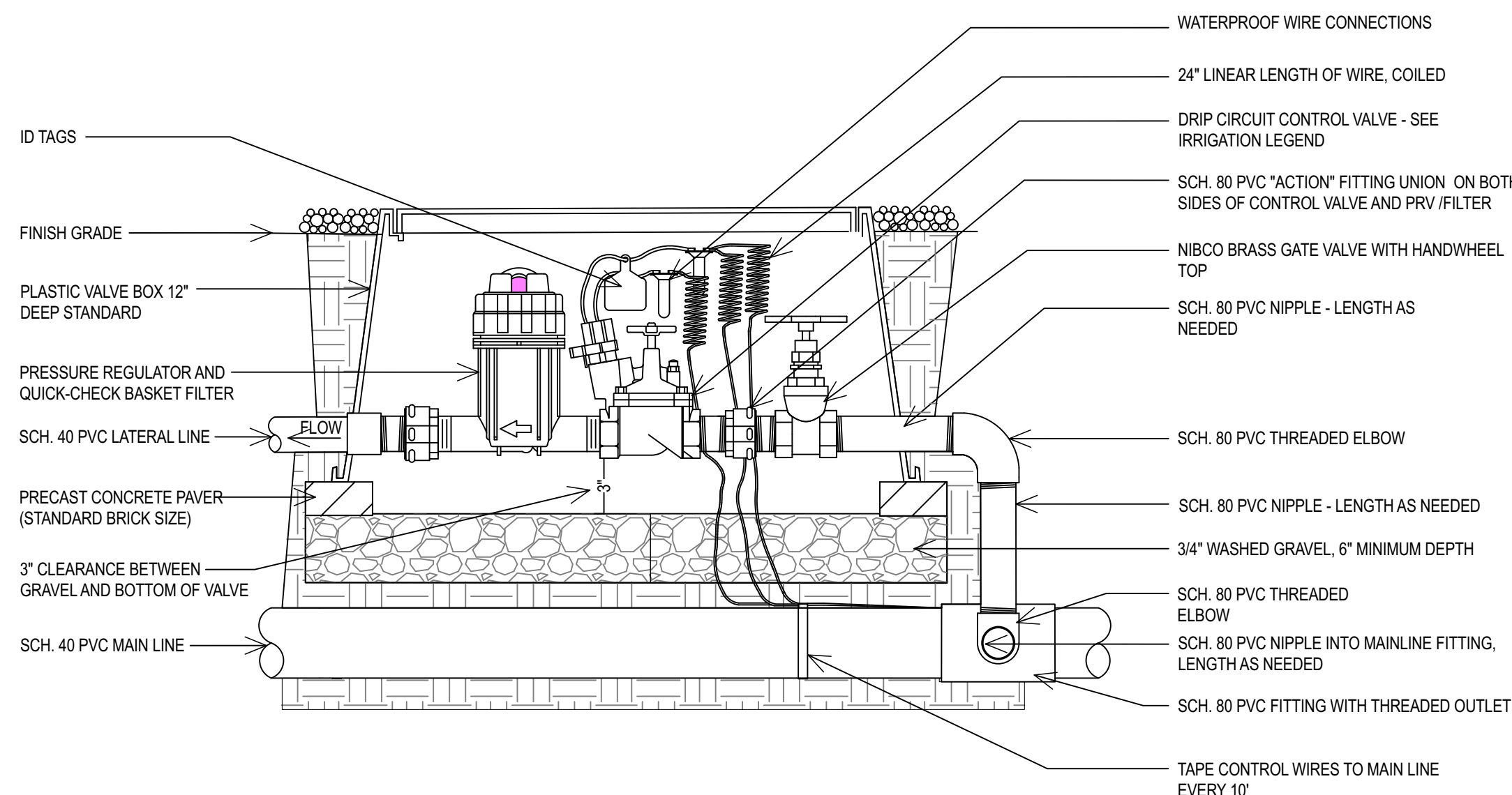
NO SCALE



- NOTES:**
1. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
 2. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.

C — NO SCALE

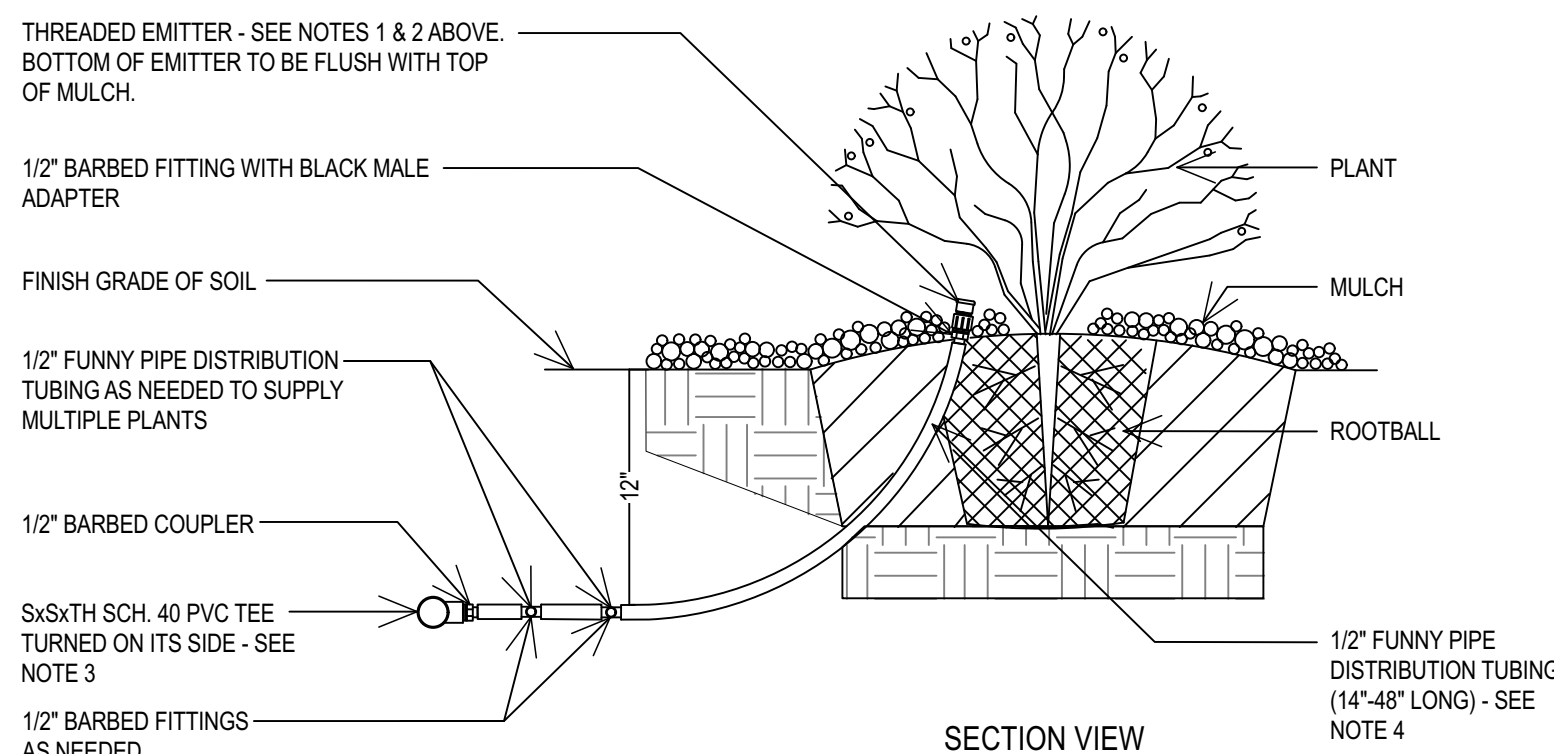
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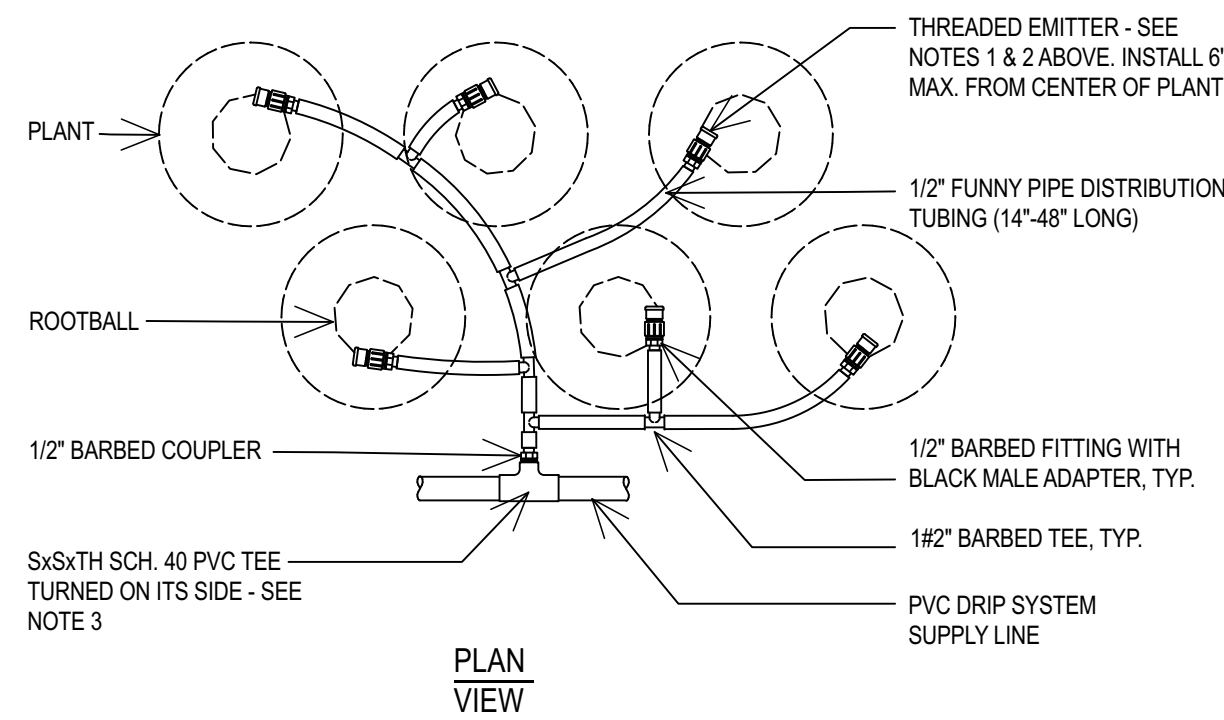
- NOTES:**
1. LIMIT (1) DRIP VALVE ASSEMBLY PER BOX
 2. INSTALL GREEN COLORED VALVE BOXES AND LIDS IN THE LAWN AREAS AND TAN COLORED BOXES AND LIDS IN THE PLANTING BEDS
 3. ALL FITTINGS WITHIN VALVE BOX SHALL BE SCH. 80 PVC AND SAME SIZE AS THE VALVE
 4. CONTRACTOR TO REPLACE EXISTING 200 MESH (WHITE) SCREEN WITH A NEW 100 MESH (RED) SCREEN

D — NO SCALE

NO SCALE

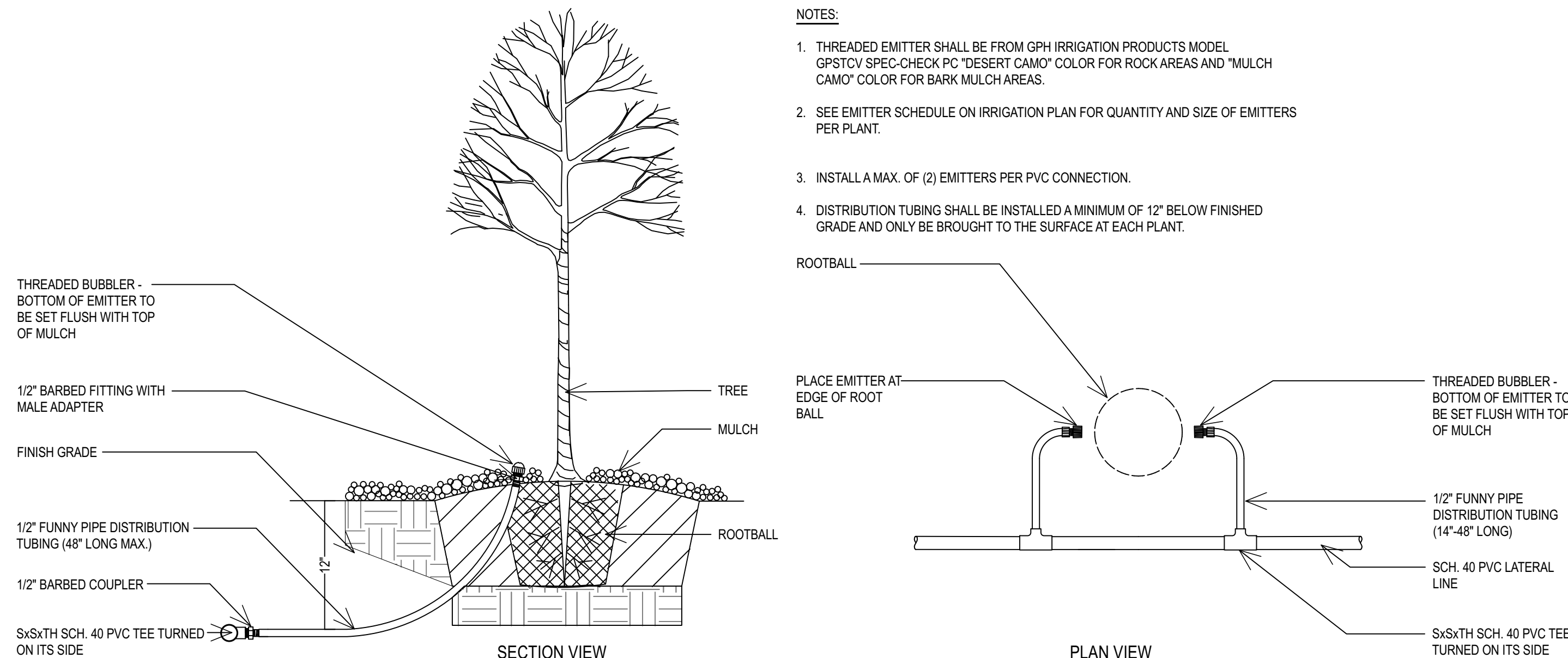


- NOTES:
1. THREADED EMITTER SHALL BE FROM GPH IRRIGATION PRODUCTS MODEL GPSTVC SPEC-CHECK PC "DESERT CAMO" COLOR FOR ROCK AREAS AND "MULCH CAMO" COLOR FOR BARK MULCH AREAS.
 2. SEE EMITTER SCHEDULE ON IRRIGATION PLAN FOR QUANTITY AND SIZE OF EMITTERS PER PLANT.
 3. INSTALL A MAX. OF (6) EMITTERS PER PVC CONNECTION.
 4. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.



E **DR**
NO SCALE

NO SCALE



- NOTES:**
1. THREADED EMITTER SHALL BE FROM GPH IRRIGATION PRODUCTS MODEL GPSTVC SPEC-CHECK PC "DESERT CAMO" COLOR FOR ROCK AREAS AND "MULCH CAMO" COLOR FOR BARK MULCH AREAS.
 2. SEE EMITTER SCHEDULE ON IRRIGATION PLAN FOR QUANTITY AND SIZE OF EMITTERS PER PLANT.
 3. INSTALL A MAX. OF (2) EMITTERS PER PVC CONNECTION.
 4. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.

[illegible]

PROJECT NO: 22499

DRAWN BY: TG

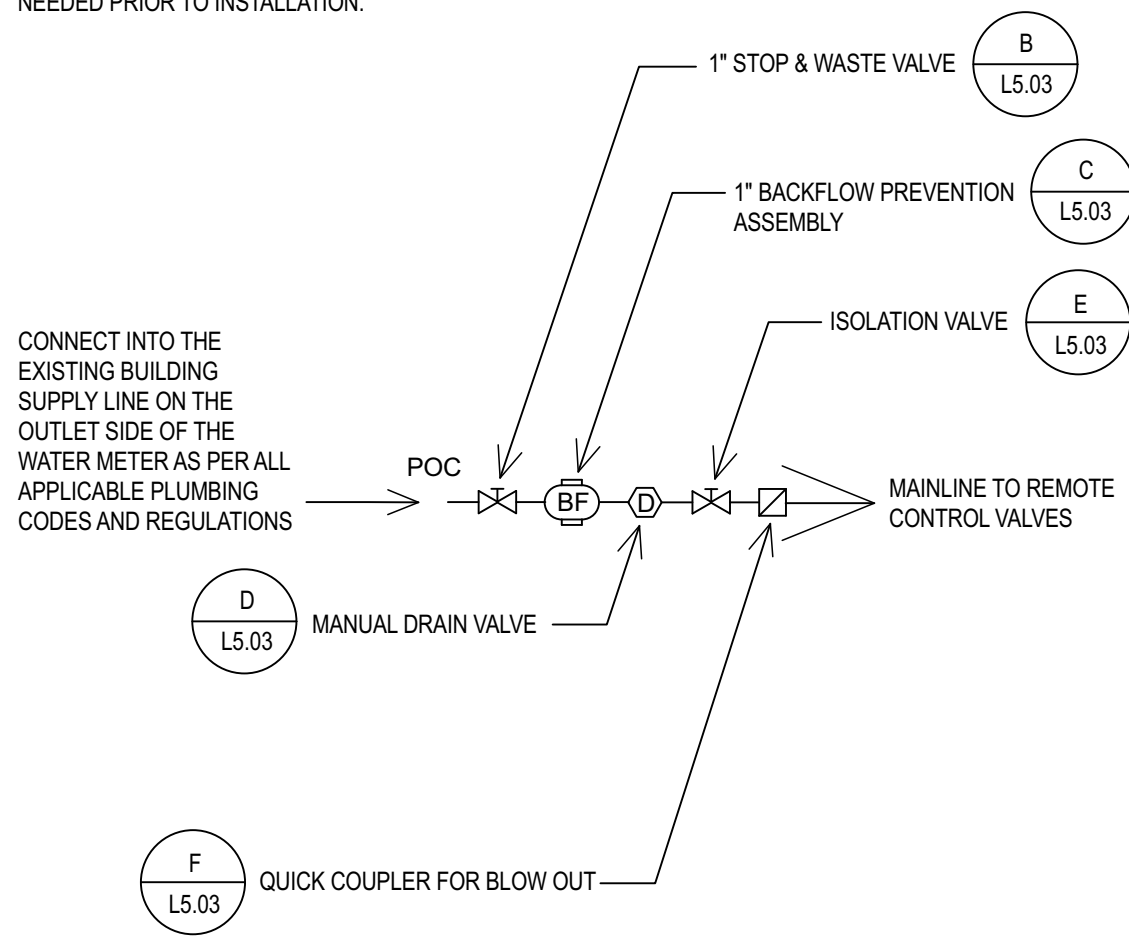
CHECKED BY: SS

DATE: AUGUST 2011

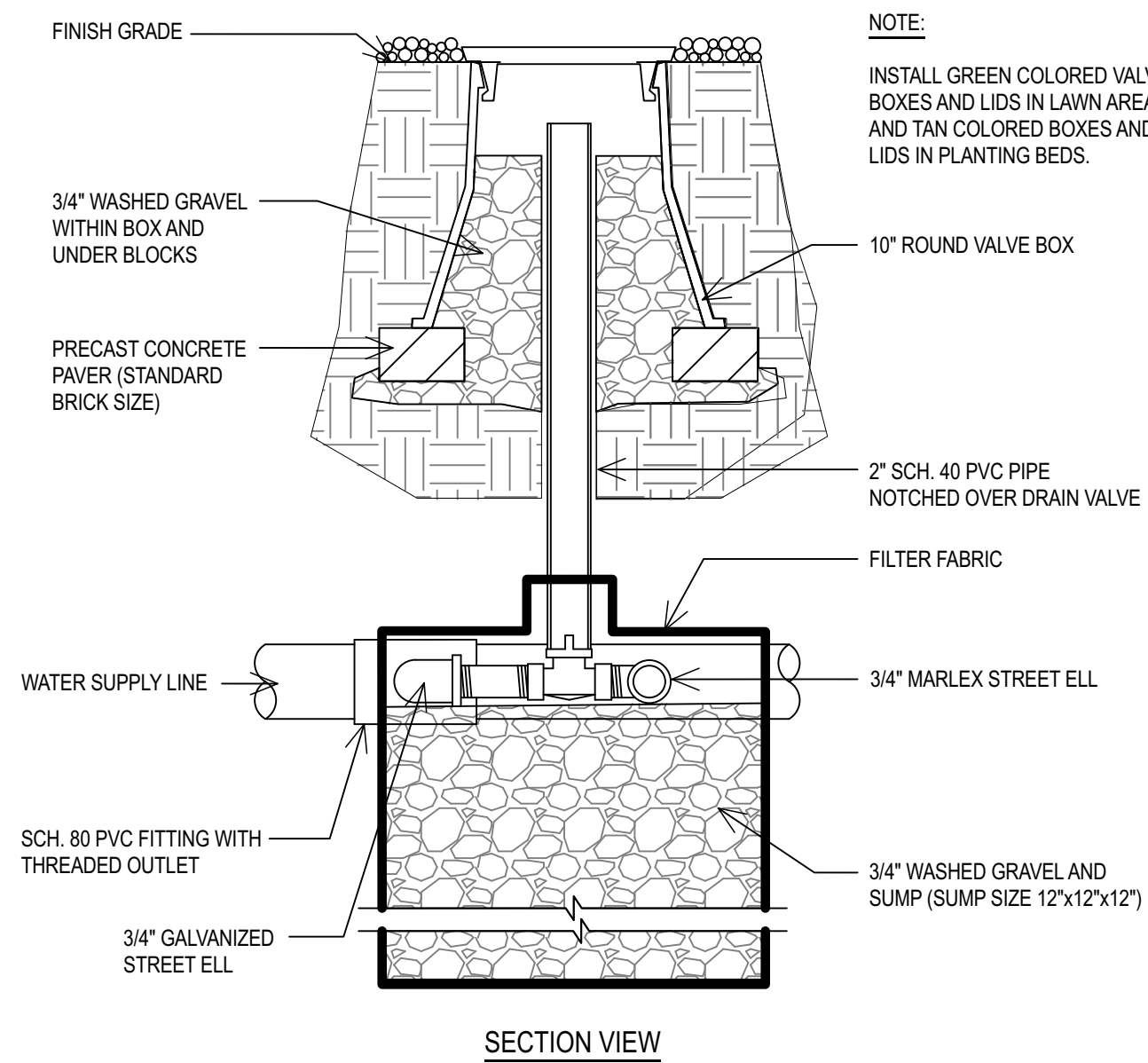
LANDSCAPE IRRIGATION DETAILS

L5.02

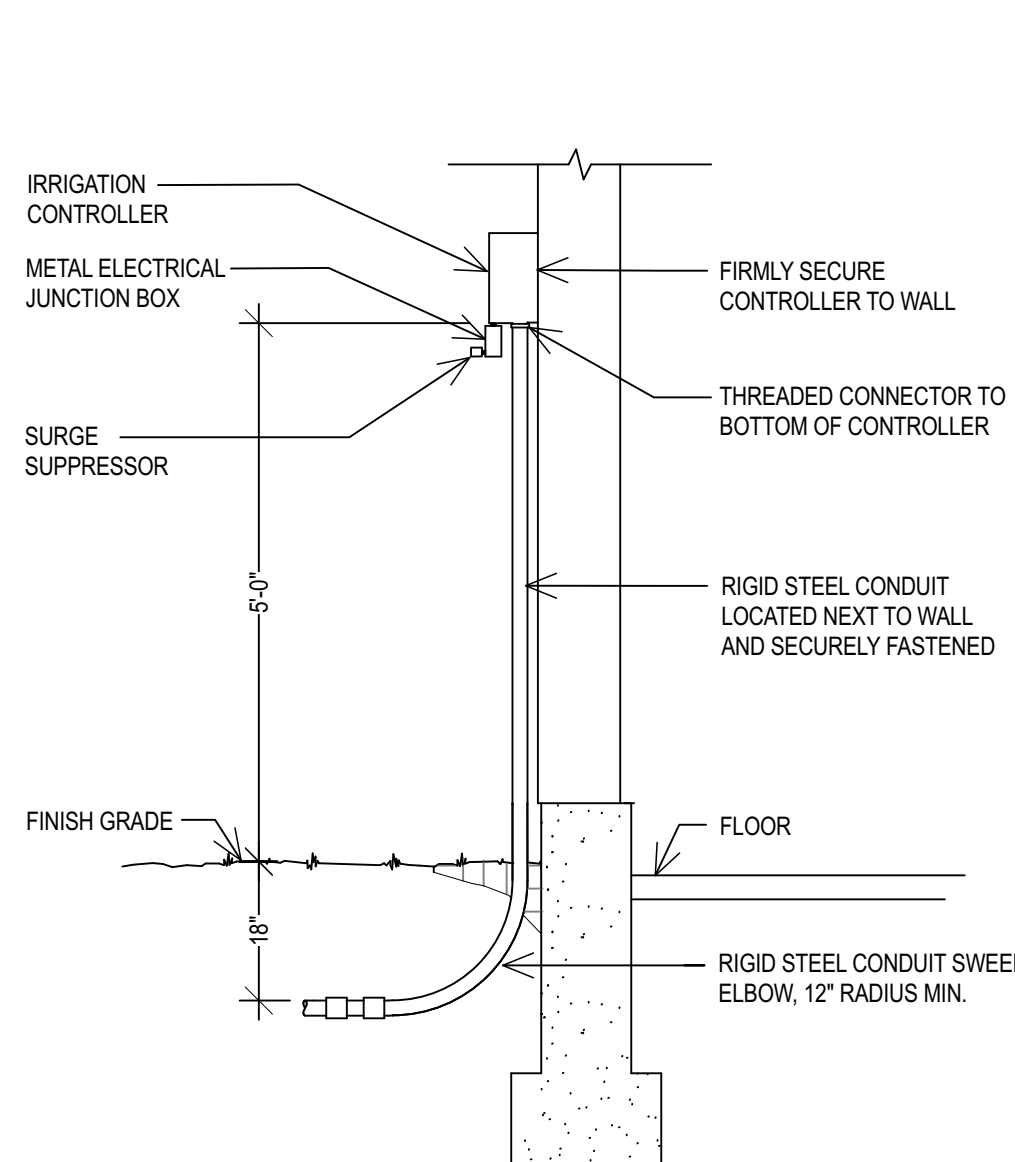
NOTE:
THE POINT OF CONNECTION DETAIL IS
SCHEMATIC ONLY AND MEANT TO CONVEY THE
ORDER OF THE COMPONENTS. ACTUAL LAYOUT
MAY VARY AND SHOULD BE COORDINATED AS
NEEDED PRIOR TO INSTALLATION.



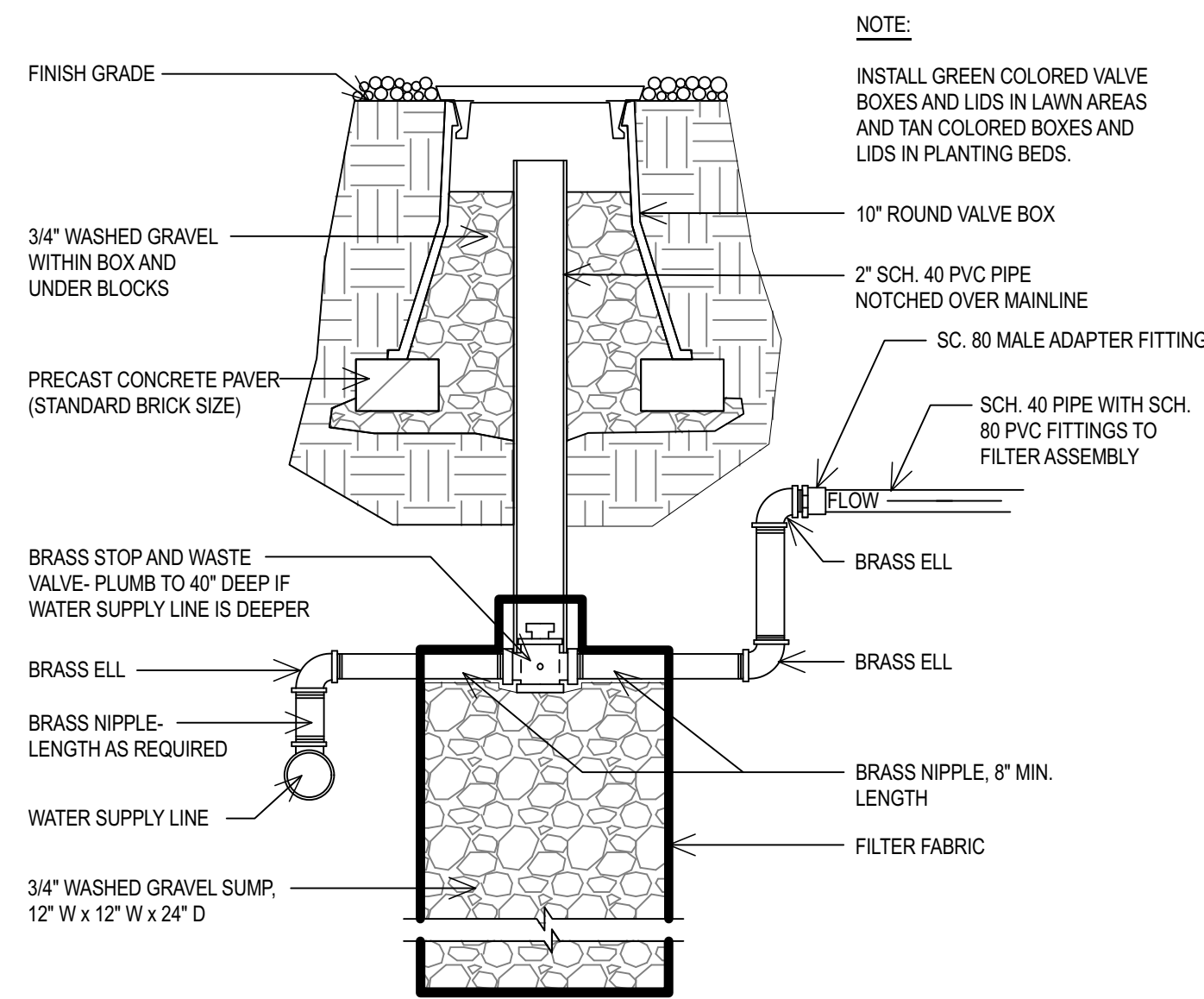
A POC SCHEMATIC LAYOUT
NO SCALE



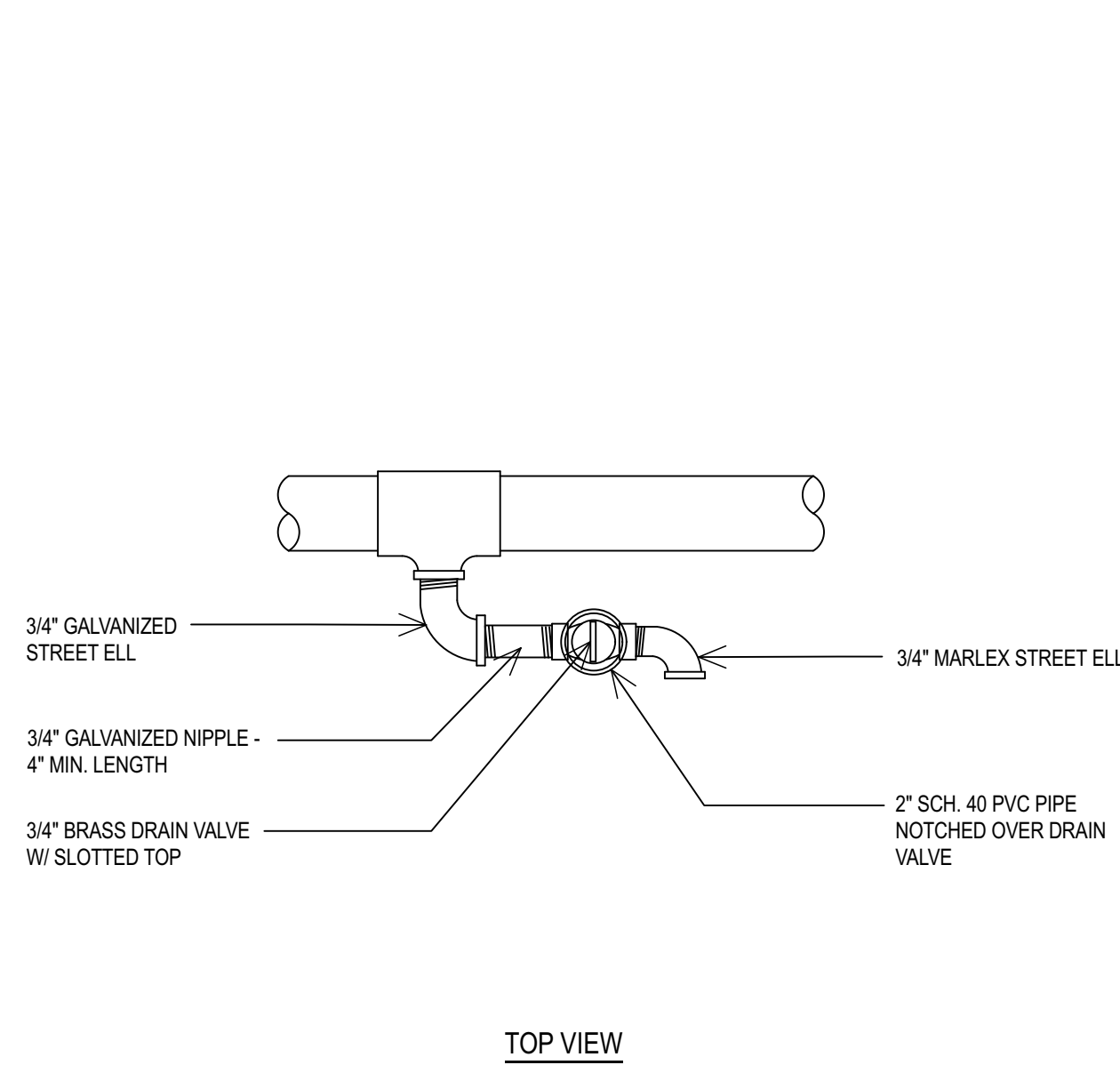
D MAINLINE DRAIN VALVE
NO SCALE



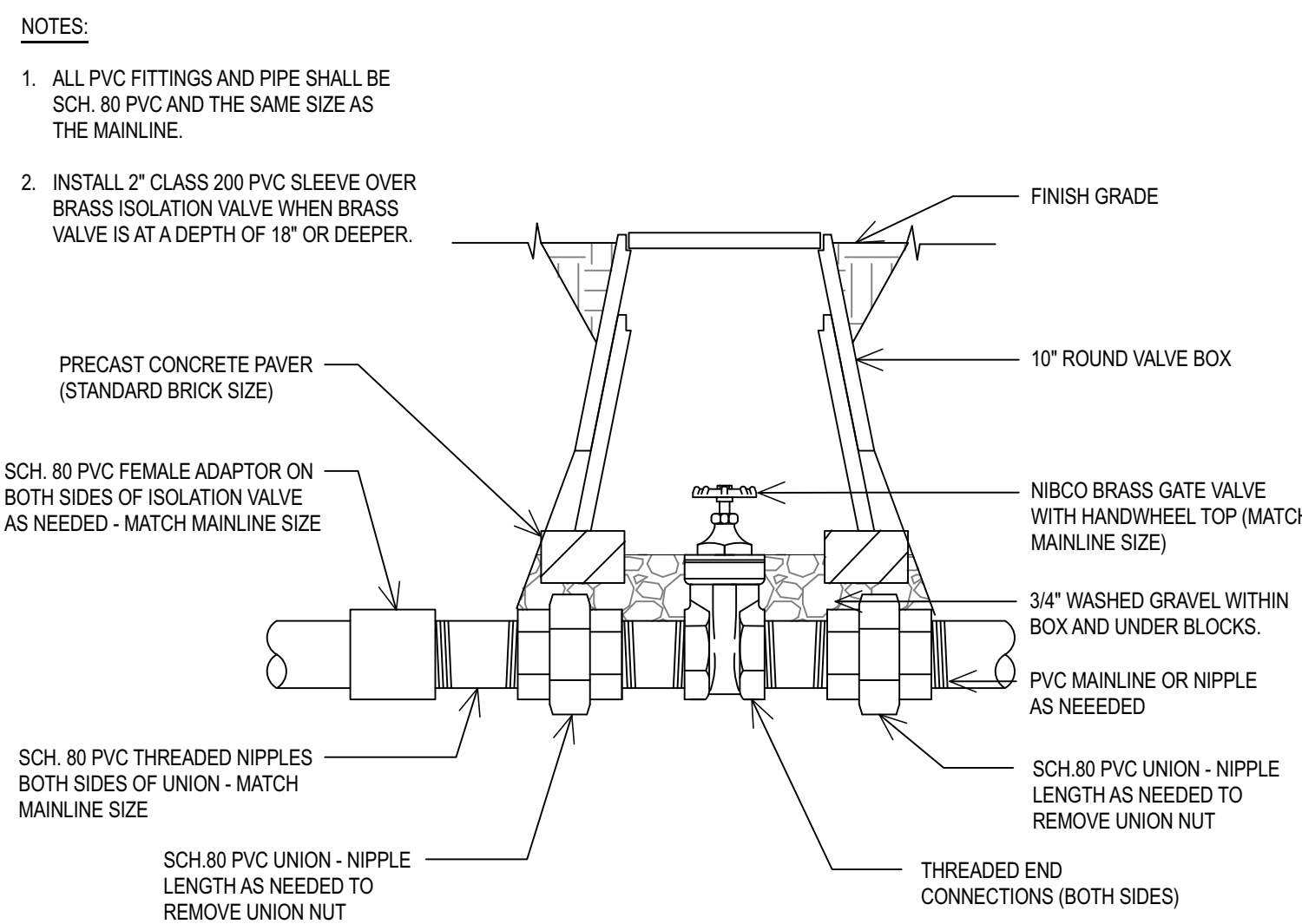
G CONTROLLER
NO SCALE



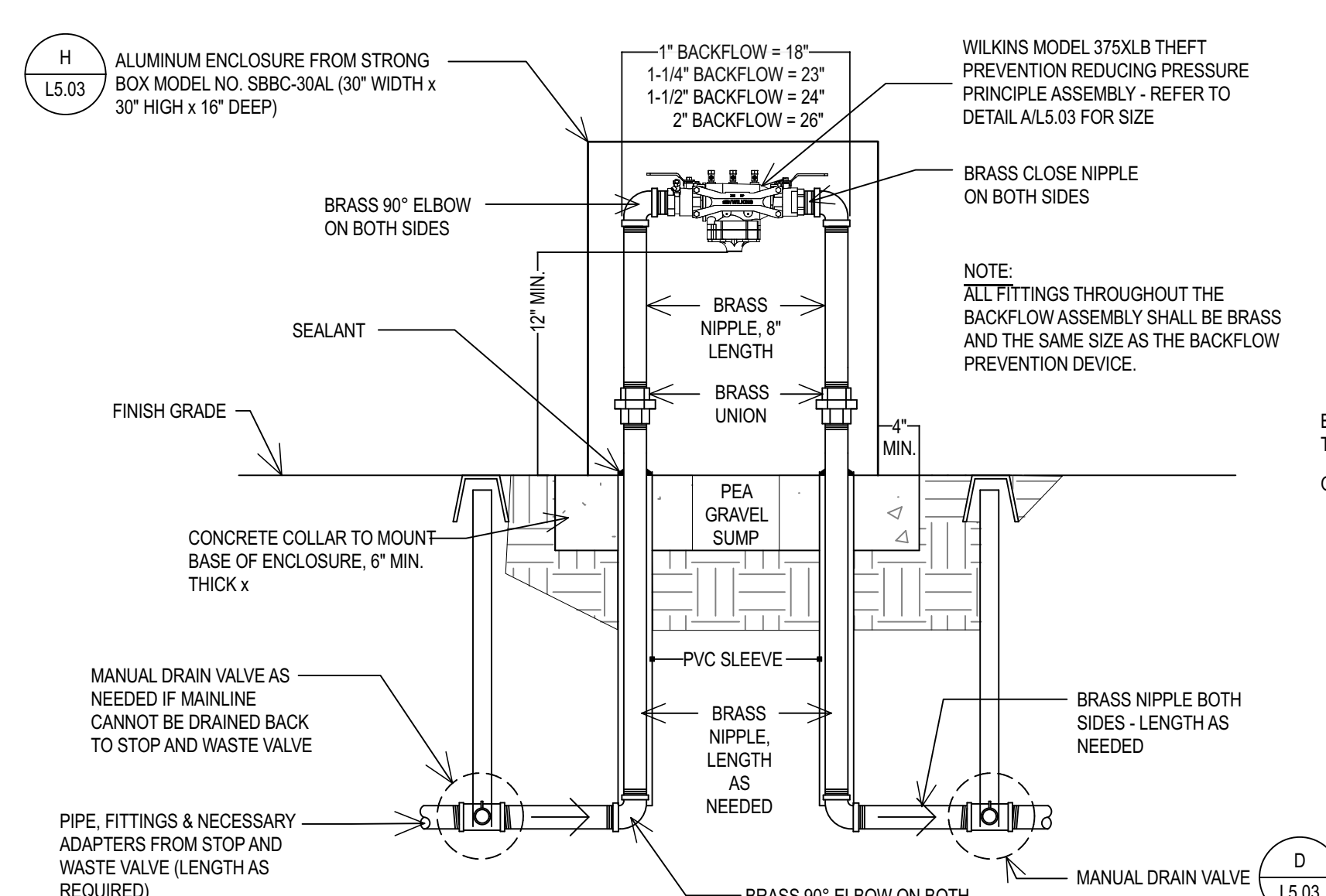
B STOP & WASTE VALVE
NO SCALE



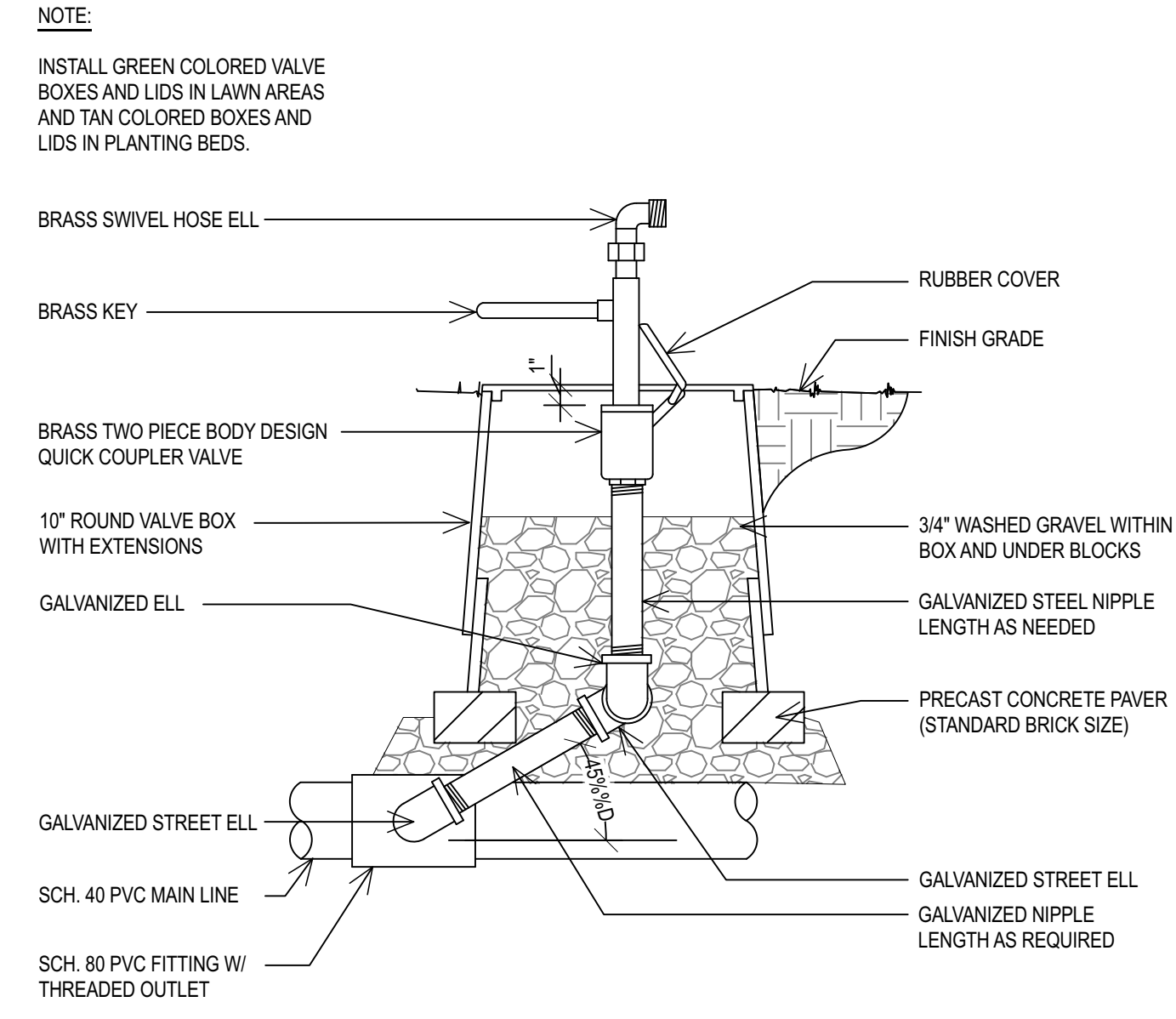
C BACKFLOW PREVENTER
NO SCALE



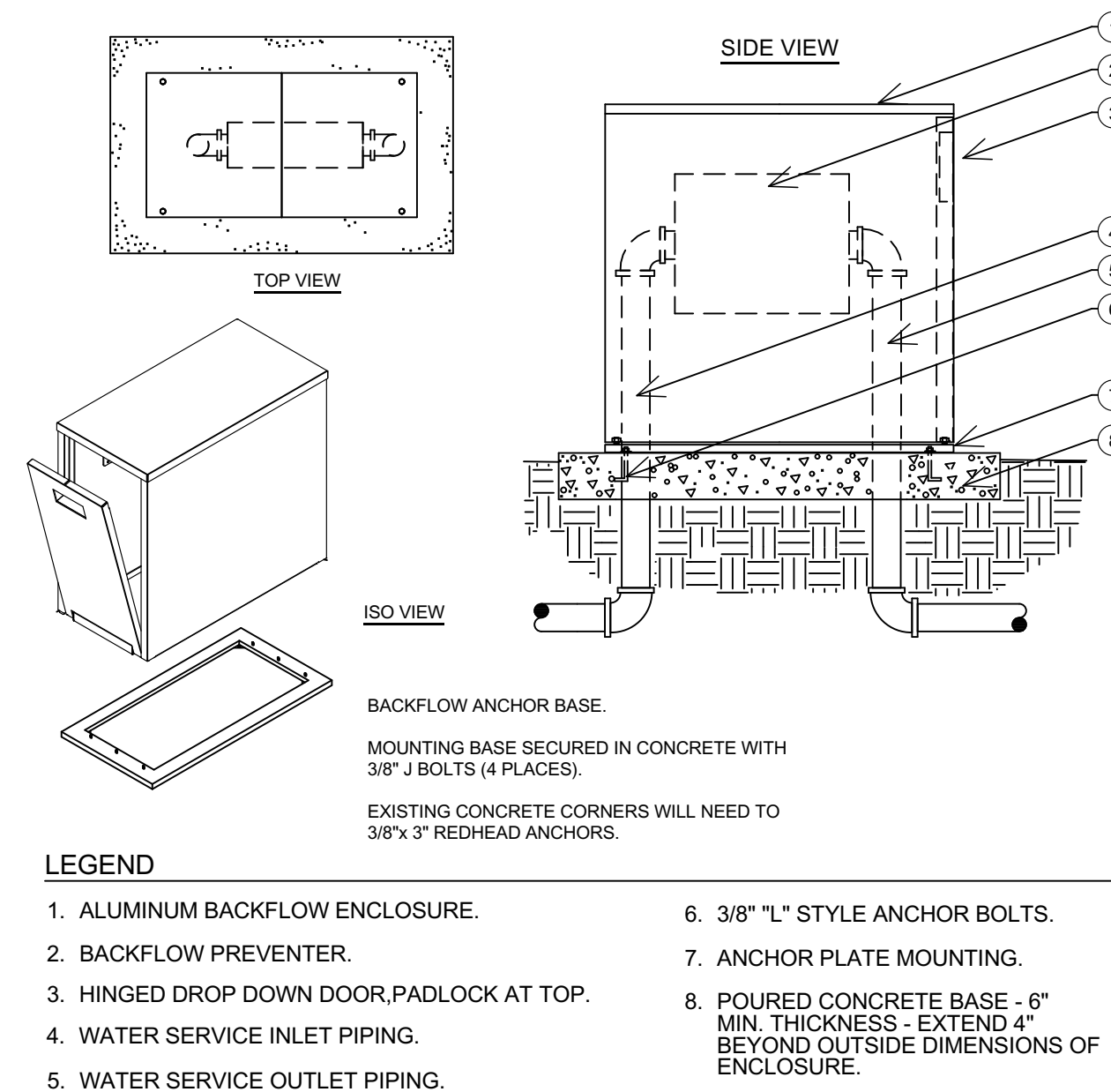
E ISOLATION VALVE - THREADED
NO SCALE



F QUICK COUPLER VALVE
NO SCALE



H BACKFLOW ENCLOSURE
NO SCALE



REVISIONS	
REV	DESCRIPTION

PROJECT NO: 22499
DRAWN BY: TG
CHECKED BY: SS
DATE: AUGUST 2022
PROPERTY NO:

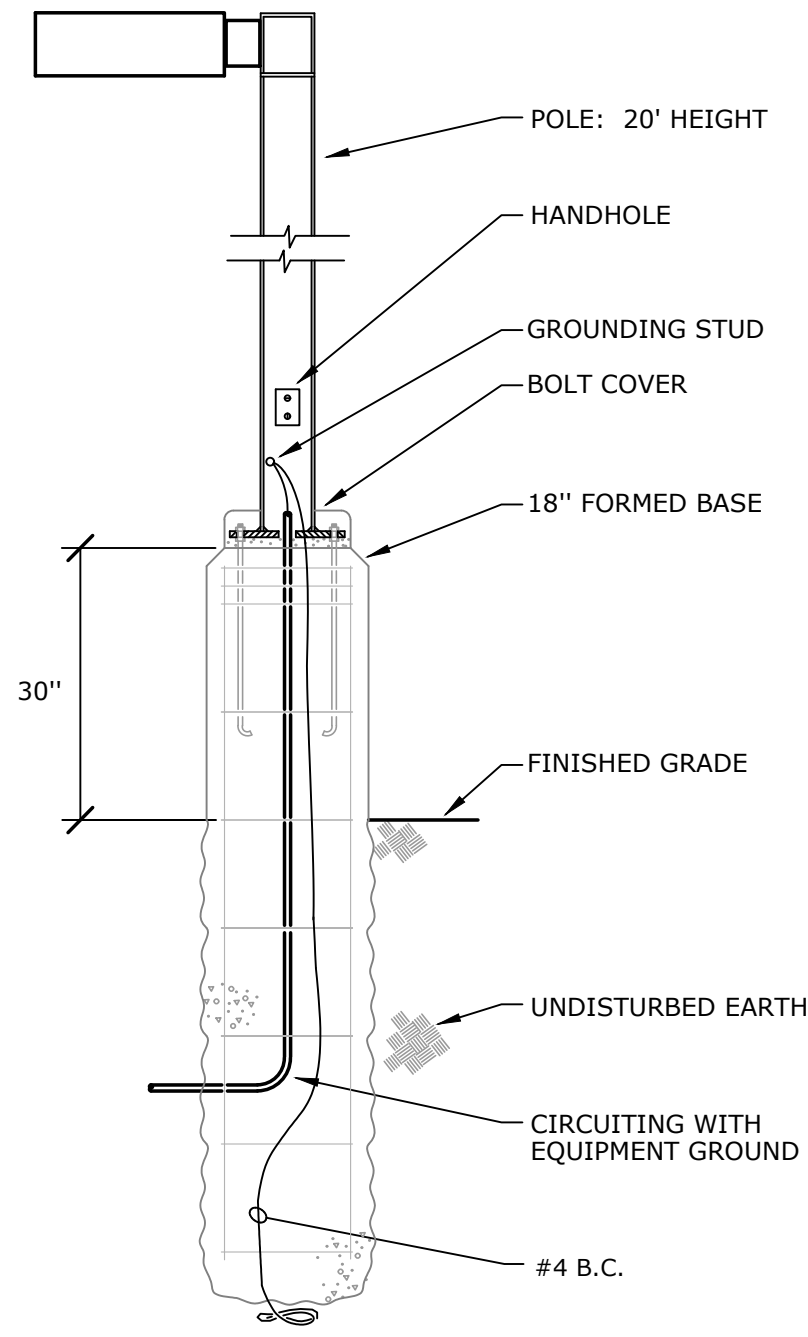
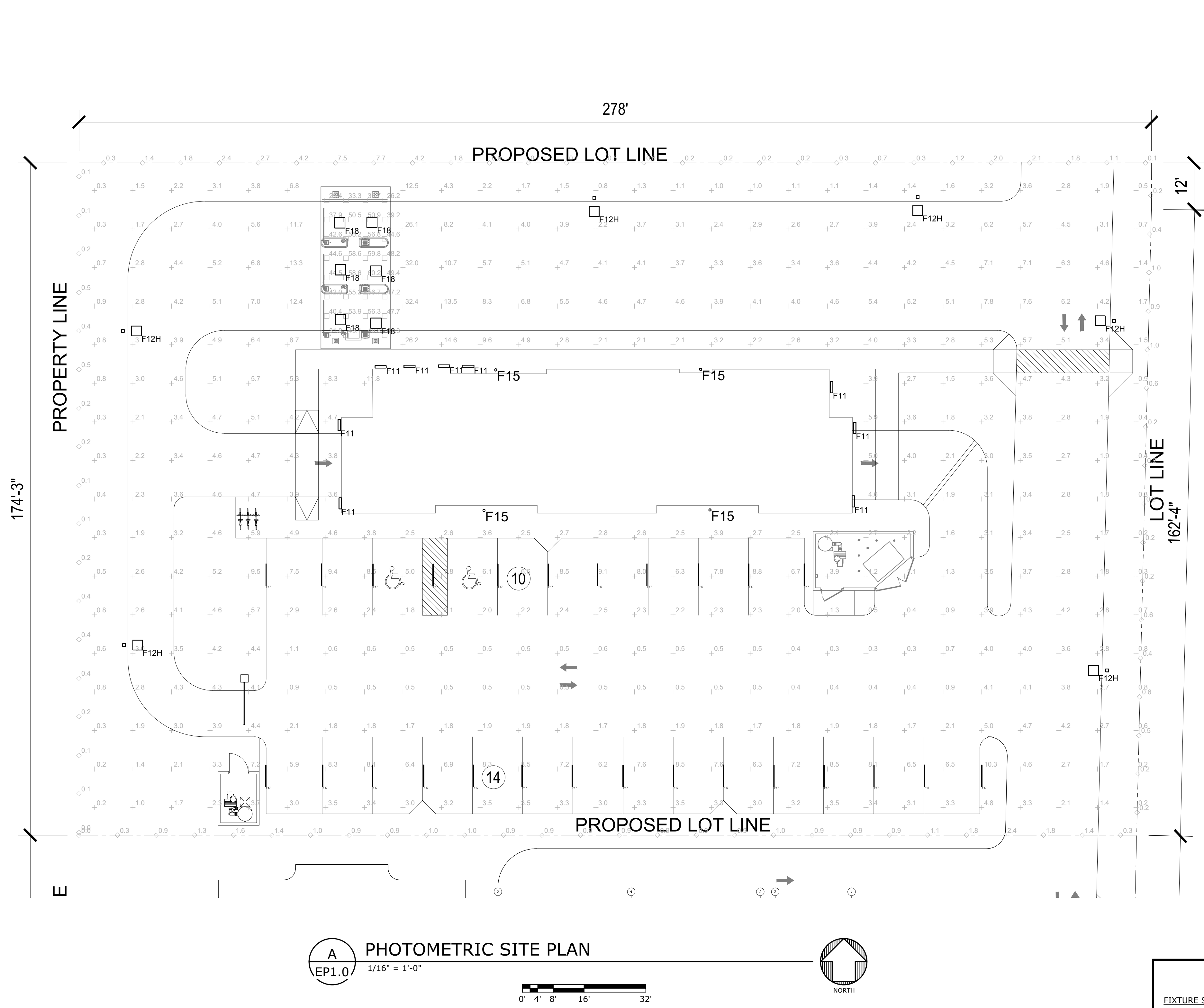
LANDSCAPE
IRRIGATION
DETAILS

NOTE:
THESE DOCUMENTS ESTABLISH THE GENERAL
REQUIREMENTS OF QUALITY AND DETAIL FOR
CONSTRUCTION. THE CONTRACTOR SHALL
GENERATE A NEGOTIATED CONSTRUCTION
CONTRACT.

Parking (Symbol: +)
Average 3.7 fc
Maximum 32.4 fc
Minimum 0.2 fc
Max/Min 162.0:1
Average/Min 18.5:1

POS Canopy (Symbol: □)
Average 46.4 fc
Maximum 60.2 fc
Minimum 25.4 fc
Max/Min 2.4:1
Average/Min 1.8:1

Property Line (Symbol: ◇)
Average 1.0 fc
Maximum 7.7 fc
Minimum 0.0 fc
Max/Min N/A
Average/Min N/A



B POLE BASE DIAGRAM
1.0 NO SCALE

LIGHTING FIXTURE SCHEDULE

FIXTURE SCHEDULE GENERAL NOTES:

- FIXTURES SHALL HAVE APPROPRIATE U.L. LABEL (i.e., DAMP OR WET) AS REQUIRED BY CODES AND ORDINANCES.
- FIXTURES SHALL INCLUDE ALL ACCESSORIES NECESSARY FOR INSTALLATION ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND AS REQUIRED BY CODES AND LOCAL ORDINANCES.
- PRIOR TO ORDERING ANY LIGHTING EQUIPMENT, THE CONTRACTOR SHALL COORDINATE ALL FIXTURE LOCATIONS WITH ARCHITECTURAL REFLECTED CEILING PLANS AND CEILING CAVITY DEPTHS.
- ALL LAMPS SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE ATTACHED FIXTURE SCHEDULE AND SPECIFICATIONS. ENSURE COMPATIBILITY BETWEEN FIXTURE, LAMP(S) AND BALLAST(S). (OSRAM SYLVANIA SERIES)
- CONTRACTOR SHALL VERIFY FIXTURE VOLTAGES AND CEILING TRIM COMPATIBILITY PRIOR TO ORDERING FIXTURE.
- PROVIDE APPROVED FIRE-RATED ENCLOSURES FOR ALL LIGHTING FIXTURES LOCATED IN FIRE-RATED CEILINGS.
- LIGHTING FIXTURE CATALOG NUMBERS ARE SERIES TYPE ONLY. PROVIDE ALL NECESSARY HARDWARE AS REQUIRED BY THE SPECIFICATIONS, DRAWINGS, AND PROJECT CONDITIONS FOR A COMPLETE INSTALLATION.
- ENSURE COMPATIBILITY OF ALL LIGHTING SYSTEM COMPONENTS, ESPECIALLY DIMMED SYSTEMS. FIXTURES, LED DRIVERS, LAMPS, BALLAST(S), AND DIMMING SYSTEMS/INDIVIDUAL CONTROLS SHALL BE FACTORY CERTIFIED COMPATIBLE FOR FULL RANGE OF DIMMING COMPATIBILITY.
- PROVIDE CLEARANCES FROM COMBUSTIBLES: A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR RECESSED LIGHTING FIXTURES WHICH ARE NON-IC RATED.
- FOR FIXTURES RECESSED IN SUSPENDED T-BAR CEILING, PROVIDE A MINIMUM OF TWO (2) #12 SUPPORT WIRES ATTACHED TO BUILDING FRAME IN ADDITION TO T-BAR CLIPS.
- FIXTURES WITH EMERGENCY BATTERY BACKUP SHALL BE WIRED AHEAD OF ANY LOCAL SWITCHING IN COMPLIANCE WITH NEC ARTICLE 700.
- EMERGENCY LIGHTING UNITS SHALL BE EQUIPPED WITH FACTORY-INSTALLED INTEGRAL TEST SWITCHES.
- FOR ALL FIXTURES LOCATED IN FOOD SERVICE AREAS, PROVIDE DOOR-TO-FRAME AND LENS-TO-DOOR GASKETING, INVERTED LENS, AND FOOD SERVICE RATING.
- LED FIXTURES SHALL EQUAL OR EXCEED THE FOLLOWING MINIMUM REQUIREMENTS:
 - L8/50: 80% OF LUMEN OUTPUT AT 50,000 HOURS
 - CRI GREATER THAN OR EQUAL TO 80.
 - LUMENS PER WATT: DOWNLIGHTS = GREATER THAN 60, OTHERWISE GREATER THAN 90.
 - UNIFORMITY: (3) MCADAMS ELLIPSES.
 - FUNCTIONAL LIFE: GREATER THAN 60,000 HOURS
 - INTERIOR AMBIENT: GREATER THAN 40°C, 104°F
 - EXTERIOR AMBIENT: GREATER THAN 50°C, 122°F
 - SEAL AGAINST DUST AND INSECT ENTRY.
 - POWER FACTOR: 0.9 OR BETTER.
 - MANUFACTURERS GUARANTEE: 5 YEARS.
- FOR LED RETROFIT LAMPS, PROVIDE SELF-BALLASTED LED LAMPS WITH THESE CHARACTERISTICS:
 - CRI GREATER THAN OR EQUAL TO 80.
 - COLOR = 2700K OR 3000K
 - LIFE = GREATER THAN OR EQUAL 25,000 HOURS
 - MANUFACTURERS GUARANTEE = 5 YEARS.
 - DIMMABLE AS NOTED.
 - LUMENS AS NOTED.
- WHERE FIXTURE AND/OR LAMP IS SPECIFIED BY MANUFACTURER AND CATALOG NUMBER, PERFORMANCE OF PROPOSED SUBSTITUTE SHALL EQUAL OR EXCEED PUBLISHED DATA OF THE SPECIFIED FIXTURE.

TYPE	DESCRIPTION	LAMP	CONTROL	VOLTAGE	LOAD	MANUFACTURER	SERIES	NOTES
F11	WALL MOUNTED LED WALL SCONCE. DARK BRONZE FINISH	LED: 3460 Lm 4000K 80CRI	ON/OFF	120/277	28W	LSI	XWM-FT-LED-03-40-UE-BRZ	
F11E	WALL MOUNTED LED WALL SCONCE. DARK BRONZE FINISH WITH EMERGENCY BATTERY BACKUP	LED: 3460 Lm 4000K 80CRI	ON/OFF	120/277	28W	LSI	XWM-FT-LED-03-40-UE-BRZ-BB	
F12H	SINGLE POLE MOUNTED LED AREA LIGHT. TYPE 3 DISTRIBUTION, DARK BRONZE FINISH. WITH 20" SQUARE POLE WITH HOUSE SIDE SHIELD. PROVIDE WITH FIXTURE MOUNTED OCCUPANCY SENSOR TO DIM FIXTURE DURING UNOCCUPIED HOURS.	LED: 9926 Lm 4000K 70CRI	0-10V	120/277	154W	LSI	MRM-LED-9L-SIL-3-UNV-DIM-40-70CRI-BRZ-IL	
F15	WALL MOUNTED LED 15 DEG. DOWN LIGHT SCONCE, TEXTURED BRONZE	LED: 820 Lm 4000K 80CRI EACH	ON/OFF	120/277	7W	INSIGHT	SSL-ON-7W-40K-15-40K-05-WM-277-DIM-TBR	
F17	VACUUM CANOPY ARCH LIGHT - FURNISHED WITH VACUUM CANOPY WITH GLARE CONTROL FOR DOWNLIGHT ONLY FUNCTIONALITY	LED	ON/OFF	120/277	27W	G&G	GPX-6-SO-40K-GC SERIES	
F18	POS CANOPY LIGHT - FURNISHED WITH POS CANOPY	LED: 13000 Lm 5000K	ON/OFF	120/277	93W	LSI	CRUS-SC-LED-SS-50-UE-WHT SERIES	

Revisions

PHOTOMETRIC SITE PLAN

Mister

Mister Car Wash UT1541

Vineyard - 130.C1

170 N Geneva Rd.

Vineyard, UT 84054

711 East 9th Street
Tucson, AZ 85710
www.a23studios.com

a.23 studios

Project 21999

Date 07.28.22

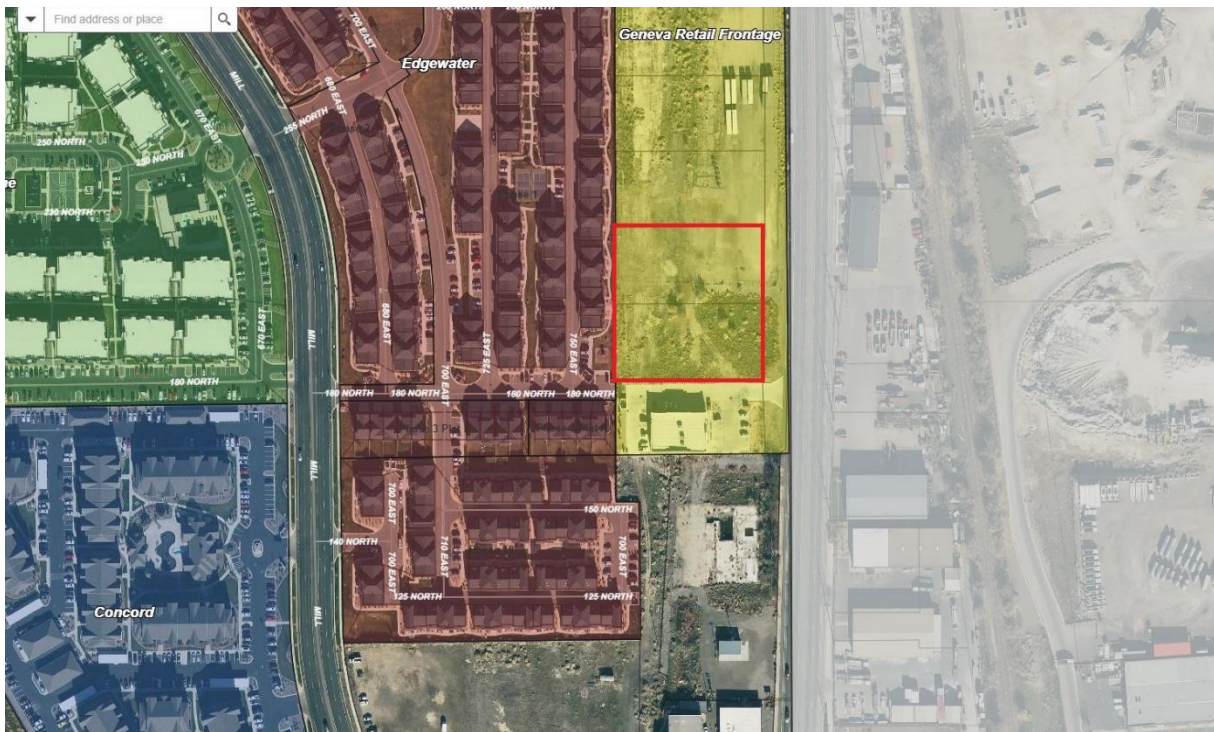
Scale Noted

Sheet

EP1.0

Community Development

Date: September 7, 2022
From: Cache Hancey, Planner
To: Planning Commission
Item: Jiffy Lube Site Plan
Permit: PLAN22-028 (CityInspect)
Address: 199 N Geneva Road, Vineyard, Utah, 84059
Subdivision: Geneva Retail Frontage Subdivision
Applicant: Elliott Smith, TerraForm Companies



ANALYSIS

The applicant, Elliott Smith (TerraForm Companies), is requesting approval of a site plan for a light vehicle repair facility located within the Geneva Retail Frontage Subdivision. This building is to serve as new locations for Jiffy Lube.

The property will be developed by TerraForm Companies over the coming year to their exacting standards with goals of long-term use and community inclusion. As part of the newly created Geneva Mixed-Use Special Purpose Zoning District, this development provides an increase in commercial use and works in congruence with the existing O'Reilly Auto Parts and proposed Mister Carwash.

STAFF RECOMMENDATION

Staff recommends approval of the site plan, provided the following conditions are met.

CONDITIONS (Jiffy Lube)

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state, and local laws.
3. The Landscaping along Geneva Road must be in accordance with the provisions of the landscaping zoning ordinance.
4. A decorative fence not to exceed 42" in height shall be installed within the landscaping buffer along Geneva Road.
5. All signage must be reviewed through a separate permit.
6. All bicycle racks shall meet the general requirements of the bicycle ordinance including that they be of the inverted-U style.
7. All prescriptions of a sound study must be installed according to Vineyard's Zoning Ordinance.

PROPOSED MOTION

"I move to approve the site plan as requested by Elliott Smith with the proposed conditions."

ATTACHMENTS

Site Plan

Exterior Elevations

Scope of Work (Narrative)

Landscape Plan

Analysis (Jiffy Lube)	
Zoning	Geneva Road Mixed Use
Use	Light Vehicle Repair
Lot Size	0.89 acres
Building Square Footage	Main Building: 3,085 SF (10% of site) Storage Building: 196 SF (0.006% of site)
Maximum Building Height	Allowed: 35' Actual: 26'10"
Minimum Front Yard	Required: 5' from the property line adjacent to Geneva Road Actual: 72'4"
Minimum Rear Yard	Required: 20' Actual: 109'2"
Maximum Building Lot Coverage	Required: NA (GRMU Code does not specify a maximum building lot coverage standard)
Landscaping	Minimum Required: 15% Actual: 10,969 SF; 35%

Parking Stalls	Three (3) spaces per service bay, plus one (1) space per three hundred (300) SF of gross floor area excluding service bay(s). Please see VZC 15.38.030 'Parking Requirements' Required: 16 Actual: 16		
ADA Parking Stalls	Required: 1 ADA Please see ADA.gov		
Bicycle Parking Stalls	Required: 3 Actual: 3		
Parking Lot Interior Landscaping	Required: 5% Actual: 17%		
VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Staff Comments	Compliance
15.36.030.1 Subdivision and Project Features	All subdivisions and other projects shall include subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the City. Such features may include subdivision and project entry features, public art pieces, streetscape designs, and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and <i>useable</i> parks and open spaces.	Developer has added bicycle facilities and a landscaping strip along Geneva Road to provide as a buffer.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a Building Design	The City encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment.	Developer has provided variations in forms, textures, materials, modulation of light and shade, and color.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.i View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominate rooflines shall be avoided.	In compliance.	☒ Yes ☐ No ☐ N/A

15.36.030.1.a.ii Building massing	In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.1 Coherent building design	All sides of a building may have a visual or other impact and shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.	Each side of the building has been coherently designed and treated.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iii Reduced roof mass	The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only)	The developer is providing a shallow-pitched roof.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iv Varying Roofline	Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form.	Rooflines provide sufficient variation.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.v Architectural details	Surface details, ornaments, and other building elements	The building is adorned with a combination of materials	☒ Yes ☐ No

	that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged: - Stonework - Exposed beams and columns - Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies - Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs - Accessories such as art features, benches, pots, lamps, artwork, and sculptures.	including stone, work, and metals.	☐ N/A
15.36.030.2. Building Additions	Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.3 Accessory Buildings and Structures	Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure.	The proposed dumpster enclosure matches the architectural form and style of the primary building.	☒ Yes ☐ No ☐ N/A
15.36.030.4 Mechanical Equipment	Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance,	In compliance.	☒ Yes ☐ No ☐ N/A

	and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of all the buildings.		
15.36.030.5.a. Building Location	All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.	Both the primary and secondary structures show design and contextual sensitivity to the adjacent development.	☒ Yes ☐ No ☐ N/A
15.36.030.5.b Building Location	All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.	This project integrates very well with the existing pedestrian and vehicular infrastructure.	☒ Yes ☐ No ☐ N/A
15.36.030.5.c Building Location	All project and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.5.d Building Location	All buildings shall have an orientation to the street to	The building provides adequate access for as	☒ Yes

	encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.	needed pedestrian use. Its main orientation is towards Geneva Road but is architecturally designed on each elevation.	☐ No ☐ N/A
15.36.030.6 Pedestrian Scale	Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye level.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.7 Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior buildings colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main buildings.	The proposed colors are subdued and create little to no negative impact on the surrounding neighborhood.	☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Finishes	High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective	The project presents no finishings that create a negative impact.	☒ Yes ☐ No ☐ N/A

	roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down, spout, mechanical and electrical equipment, railings, window shading devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.		
15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.9.a.i.	All buildings and structures shall be arranged to preserve and provide open space and to protect views. The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and integrated into the subdivision or site plan design.	The plan meets the 20% minimum requirement for open space (landscaping). No significant views are interrupted.	☒ Yes ☐ No ☐ N/A
15.36.030.9.a.ii.	Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow	The proposed landscaping plans interconnects with the Mister Carwash development to the north.	☒ Yes ☐ No ☐ N/A

	and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located on adjacent properties.		
15.36.030.10 Site Access	The location and number of access points to the site, the interior circulation pattern , and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience , and should be harmonious with proposed and neighboring buildings.	The developer has created pedestrian access to the future Geneva road expansion as there is not sidewalk in place yet.	☒ Yes ☐ No ☐ N/A
15.36.030.11 Noise Impact	Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.12 Views	Due to the community quality and character created by the surrounding scenic beauty, it is essential that the Town and all subdivision and site plan designs preserve general access to significant views. These views include Mount Timpanogos, Provo Canyon, West Mountain, and Utah Lake	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.13 Landscaping Design Standards	Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the architecture of all proposed	A decorative fence not to exceed 42" must be installed on the east side of the property along Geneva Road.	☒ Yes ☐ No ☐ N/A

	buildings and structures and provide visual interest and variety, provide screening elements, provide year-round site beautification, blend with the natural landscape and highlight building design features.		
15.36.030.13.a Landscape Buffers	Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.13.b Transitional Landscaped Areas	Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.13.c Landscape Materials	All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged. Landscaping improvements may also include berms, contouring, rocks, and boulders.	All plan material is appropriate with Vineyard's natural landscaping. Developer is proposing a series of water-wise plants, trees, and shrubs appropriate to our semi-arid climate. Ground covers include crushed rock, decomposed granite, sod (limited), and boulders. The developer is not proposing any prohibited plants or trees listed in the Vineyard Tree and Landscape Manual.	☒ Yes ☐ No ☐ N/A
15.36.030.13.d Plant Size, Spacing, and Scale	The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and space of landscape elements shall also be of appropriate scale and	In compliance.	☒ Yes ☐ No ☐ N/A

	character to all proposed buildings, structures, and features.		
15.36.030.13.e Streetscape Landscape Treatments	All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.14 Wall, Fences, and Other Visual Barriers	Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than 30 feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be constructed of materials that are compatible with the residence.	In compliance	☒ Yes ☐ No ☐ N/A
15.36.030.15 Non-vegetative Ground Cover	Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken and interspersed with plant materials.	This has been done throughout the interior of the site and along the perimeter.	☒ Yes ☐ No ☐ N/A
15.36.030.16 Landscape Maintenance	All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve	A detailed Irrigation Plan has been provided on pg. 3 of their Landscaping Plan.	☒ Yes ☐ No ☐ N/A

	low maintenance and efficient water consumption.		
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside lighting shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	In compliance. The developer has provided a detailed spec sheet of the proposed light poles.	☒ Yes ☐ No ☐ N/A
15.36.030.17. a.	Warming lighting colors are encouraged. Blue-white colors or fluorescent and mercury vapor lamps are prohibited.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.17. b.	All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.17. c. Parking Lot Lighting	Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.	In compliance.	☐ Yes ☒ No ☐ N/A
17.36.030.18.a. Project, Site and Building Sign Standards	The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of	All exterior wall signage shall be approved through a separate sign application permit.	☒ Yes ☐ No ☐ N/A

	location, scale, color, and lettering style.				
17.36.030.18.b	Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein		☐ Yes ☐ No ☒ N/A		
17.36.030.c	All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.	All exterior wall signage shall be approved through a separate sign application permit.	☒ Yes ☐ No ☐ N/A		
VZC Chapter 15.38 Parking and Loading Requirements					
Category	Standard			Staff Comments	Compliance
15.38.030.1.e Parking Stall Dimensions	Type	Width	Length	In compliance.	☒ Yes ☐ No ☐ N/A
	Standard	9 ft	20 ft		
	Parallel	8 ft	24 ft		
	The front of the parking space may overhang 2 feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a 4 foot wide clearance for pedestrian access (a total of 6 feet from the curb face to the opposite edge of the walkway).				
15.38.030.1.f. Parking Aisle Dimensions	Angle	1way Aisle	2way Aisle	In compliance.	☒ Yes ☐ No ☐ N/A
	90 deg.	24 ft	24 ft		
	60 deg.	18 ft	22 ft		
	45 deg.	18 ft	20 ft		
	30 deg.	18 ft	20 ft		
15.38.030.1.g. Parking Lots	Parking lots shall be designed in groupings no larger than 200 spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.			In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.h. Within Structures	The off-street parking requirements may be				☐ Yes

	furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street provisions of this Section		☐ No ☒ N/A
15.38.030.1.i. Circulation Between Bays.	Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except for one, two, or three-family dwellings.	In compliance.	☐ Yes ☐ No ☐ N/A
15.38.030.1.j. Surfacing	All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.k. Striping	Except for one, two, and three-family dwellings, all parking stalls shall be marked with painted lines not less than 4" wide	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.l. Lighting	Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the	In compliance.	☒ Yes ☐ No ☐ N/A

	light down and/or away from adjoining property, abutting residential uses and public rights-of-way and shall be a maximum of 25 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.		
15.38.030.1.m. Protruding Vehicles	All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.n. Screening	All off-street parking lots of 4 or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination there-of at 3 feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of 2.5 feet back from the edge of the parking stall.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.i. Parking Area Landscaping	5% of the gross parking surface area shall be of disperse interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement. Acceptable interior landscaping designs: 1) 5' by 5' tree diamonds placed not more than 6 parking spaces apart and located at the	The applicant meets this minimum requirement.	☒ Yes ☐ No ☐ N/A

	intersection of parking stalls. Tree diamonds shall be used only with 90 degree parking spaces. 2) Min. 5' wide landscape medians with trees planted 40 feet apart 3) Min. 5' wide landscape islands and peninsulas with at least 1 tree 4) Other similar designs that disperse landscaping throughout a parking area, to be determined by the Planning Commission.		
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent residential property and screened from streets, so automobiles are not visible below the average headlight height. Screen methods may include landscaped berms, low walls, and hedges	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.iii.	Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.	In compliance	☒ Yes ☐ No ☐ N/A

15.38.030.1.o.iv.	In projects greater than 1 acre, every parking space should be no greater than 150 feet from a walkway leading to a building entrance.	Not applicable	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.v.	Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should related to adopted area plans, planned parking area, or to existing area parking schemes. The Planning Commission may increase or reduce the minimum required number of parking spaces required based on city approved parking studies.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.vi.	The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced .	In compliance.	☐ Yes ☐ No ☐ N/A
15.38.030.1.o.vii.	Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.	In compliance.	☐ Yes ☐ No ☐ N/A
15.38.030.1.o.viii.	All sites shall meet the requirements of the Americans with Disabilities Act ("ADA")	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.ix.	Parking lot design shall consider development on adjacent sites. The City may require cross access connections/easements to improve traffic circulation and to enhance public safety.		☐ Yes ☐ No ☒ N/A
15.38.030.1.o.x.	Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple family residential traffic should be	In compliance.	☒ Yes ☐ No ☐ N/A

	directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.		
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.p.i. Maintenance	It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.p.ii. Maintenance	Shrubs within a landscape island shall be maintained to a maximum height of 3 feet and all trees at maturity within such planters shall maintain a minimum clearance of 6 feet from the lowest branch to the adjacent grade elevation.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.030.1.q. Use of Required Parking Areas for Parking Only	Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.r. Signs	No sign shall be located as to restrict the sight lines and orderly operation and traffic movement within any parking area.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.s.i. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses	Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the	Not applicable.	☐ Yes ☐ No ☒ N/A

	property on which it is located.		
15.38.030.1.s.ii	Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.		
15.38.030.1.s.iii.	Height of such structures shall be limited to 10 feet		
15.38030.1.s.iv.	All canopies shall include a fascia		
15.38.030.1.s.v.	Setbacks are measured from property line to nearest edge of canopy.		
15.38.030.1.s.vi.	All required landscaping, parking or otherwise, shall be provided.		
15.38.030.2.c. Off-street Parking Requirements Non-residential uses.	Medical Offices and Clinics: 1 space per 200 SF of floor area.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.d.i. Mixed Uses	In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.d.ii. Mixed Uses	A horizontal mixed-use development may reduce the amount of required parking by 10% if the project is a mixed-use development that includes, as part of an integrated development plan, both residential and non-residential uses or by 25 if the property is within a ¼ mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the property with a parking study submittal by a Registered	Not applicable.	☐ Yes ☐ No ☒ N/A

	Professional Engineer, to be approved through the development or site plan approval process.		
15.38.030.2.e. Calculation Spaces	In case of fractional results in calculating parking requirements, the required numbers of the sum of the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.f. Joint Use Parking		Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.g. Offsite Parking		Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.040 Off-Street Loading Requirements		Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.040.2.h. Bicycle Parking	Required bicycle parking shall be convenient, secure, and readily accessible to shoppers, customers, visitors, employees, students, residents, commuters, and others on the site.	In compliance. The applicant was asked to relocate the bike racks from the rear of the property closer to the primary entrance to the building. They are not more conveniently located and accessible to the public.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.i. Bicycle Parking	Required Bicycle Parking Spaces: Bicycle parking spaces shall be required in all zones for each site to which this Title applies. The number of bicycle parking spaces to be provided shall be a minimum of three (3) or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater. The total number of bicycle parking spaces	In compliance.	☒ Yes ☐ No ☐ N/A

	required by this Title shall not exceed thirty (30) spaces per building. Exception: The Community Development Director may reduce the bicycle parking requirements by fifty percent (50%) for developments that are not likely to attract bicycle traffic because of the nature, location, or other circumstances associated with the development. Developments which are not likely to attract bicycle traffic, but are not limited to, a car wash and personal storage units.		
15.38.040.2.h.ii.1. Bicycle Rack General Requirements	Racks shall be of an “inverted-U” design or as approved by the Community Development Director. Other types of bicycle rack facilities may be provided with approval from the Community Development Director, so long as they meet the requirements list below.	Bike racks must be of the Inverted U design.	☐ Yes ☒ No ☐ N/A
15.38.040.2.h.ii.2. Bicycle Rack General Requirements	Racks shall be securely anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.3. Bicycle Rack General Requirements	Racks shall be located in a convenient, highly visible, active, and well-lit area.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.4. Bicycle Rack General Requirements	Racks may be located no more than fifty (50) feet from the primary entrance of each principal building. If there is more than one primary entrance to a building, the bicycle parking	In compliance.	☒ Yes ☐ No ☐ N/A

	must be along all facades with a main entrance.		
15.38.040.2.h.ii.5. Bicycle Rack General Requirements	Racks must hold the bicycle securely by means of the frame. The bicycle frame must be able to be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels. The rack should provide two (2) points of contact with the frame, a minimum of six (6) inches apart horizontally. The rack's high point should be at least thirty-two (32) inches.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.6. Bicycle Rack General Requirements	Racks should be arranged so that the parking area for each bicycle is a minimum of two (2) feet wide and six (6) feet long.	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.7. Bicycle Rack General Requirements	Racks should have a minimum of three (3) feet between rack elements (side by side).	In compliance.	☒ Yes ☐ No ☐ N/A
15.38.040.2.h.ii.8. Bicycle Rack General Requirements	A minimum of five (5) feet of aisle width shall be provided between rows of bikes.	Only one row of bike racks has been proposed.	☐ Yes ☐ No ☒ N/A
15.38.040.2.h.ii.9. Bicycle Rack General Requirements	Where two bikes can be locked on both sides without conflict, each side can be counted as one (1) required space.		☐ Yes ☐ No ☐ N/A
VZC Chapter 15.40 Landscaping			
Category	Standard	Staff Comments	Compliance
15.40.080.1.a. Landscape Improvements and Guarantees	All landscape improvements (landscape materials, irrigation system, screening walls et.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or	In compliance.	☒ Yes ☐ No ☐ N/A

	use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit an amount sufficient to guarantee installation of the landscaping and irrigation system, the City Planner may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed 6 months. In those instances where the City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the Town Planner.		
15.40.080.1.b. Minimum Size of Plantings	Unless otherwise specified herein, all required deciduous trees shall be a minimum of 2-inch caliper in size. All evergreen trees shall be a minimum of 6 feet in height. All shrubs shall be a minimum of 5 gallon in size.	The applicant has proposed evergreen trees (Curl-Leaf Mountain Mahogany) with a minimum height of 5 ft.	☐ Yes ☒ No ☐ N/A
15.40.080.1.c. Plant Installation	Plants installed pursuant to this Chapter shall conform to installation standards within the approved Vineyard Tree Manual	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.d. Plant Materials	Plants shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide water requirements	In compliance.	☒ Yes ☐ No ☐ N/A

	for all plant material. Plant materials shall be chosen from the approved Vineyard Tree Manual.		
15.40.080.1.e. Limitation on the Use of Turf.	Turf shall be limited to 60% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determine by the City Planner are subject to this limitation.	Area for turf on the site: 0 SF, which is 0% of the total landscaped area on the site.	☒ Yes ☐ No ☐ N/A
15.40.080.1.f. Natural Topping of Landscape Areas	All landscaped areas shall be finished with a natural topping material which may include but not limited to the following: turf, groundcover, planting, decorative rock (2 inches minimum depth and a minimum size of ½ inch), or wood mulch (4 inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.g. Irrigation Standards			☐ Yes ☐ No ☐ N/A
15.40.080.1.h. Separate Connection			☐ Yes ☐ No ☐ N/A
15.40.080.1.i. Soil Preparation			☐ Yes ☐ No ☐ N/A
15.40.080.1.j. Protection of Landscaped Areas	Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to	In compliance.	☒ Yes ☐ No ☐ N/A

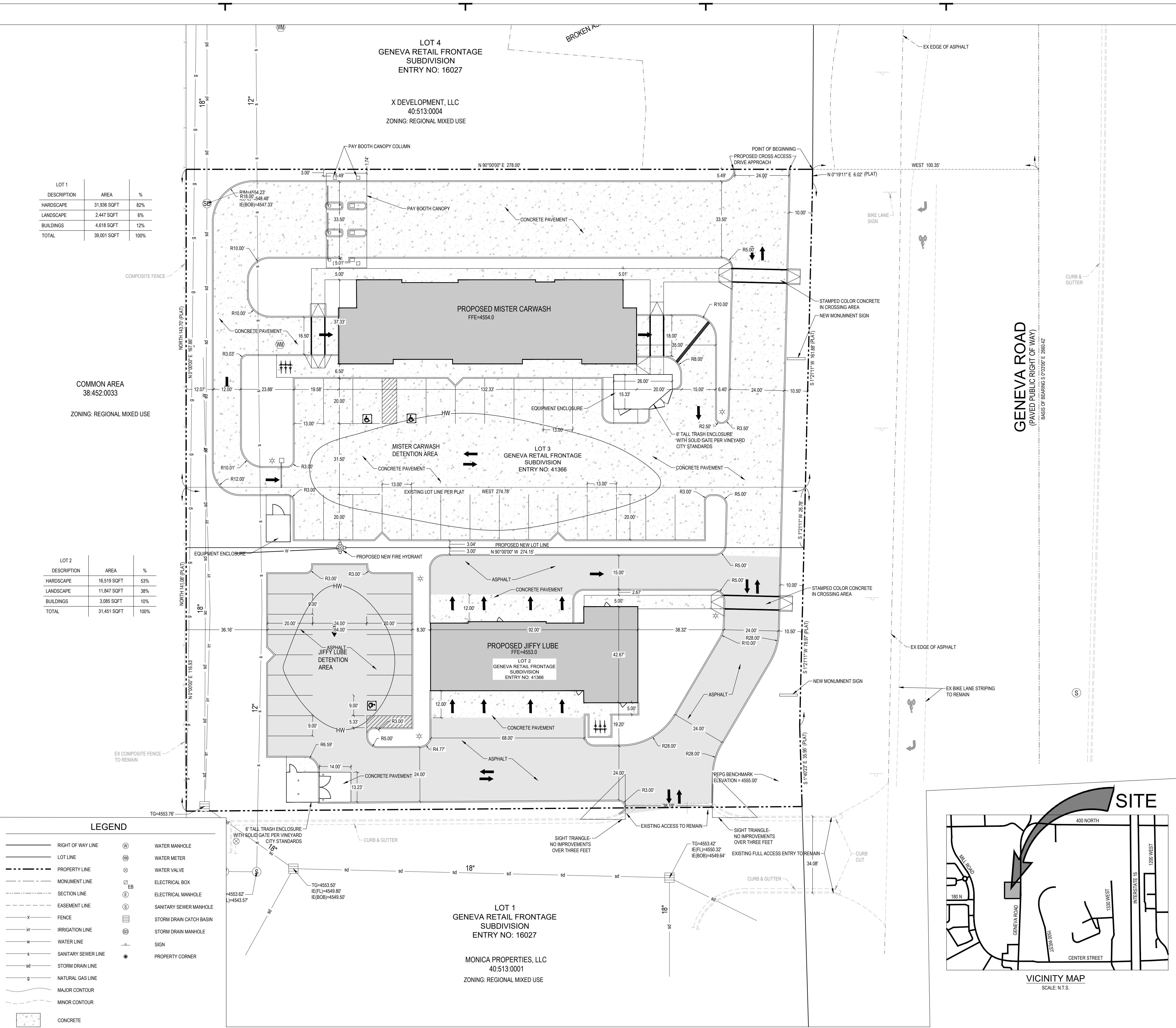
	all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.		
15.40.080.1.k. Use of Landscaped Areas	No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l. Detention Basins			☐ Yes ☐ No ☐ N/A
15.40.080.2.a. Onsite Landscaped Areas	For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than 5% of the net site area, whichever is greater.		☐ Yes ☐ No ☒ N/A
15.40.080.2.b.	For all development within all other zoning district, landscaped areas shall be provided on the site in an amount equal to or greater than 20% of the net site area. For the purposes of this section, landscape areas shall also include plazas.	In compliance. The applicant has provided 35% of the site area as landscaping.	☒ Yes ☐ No ☐ N/A
15.40.080.2.c.	All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Chapter. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-	In compliance.	☒ Yes ☐ No ☐ N/A

	free in such a manner as may be approved by the City Planner.		
15.40.080.2.d.	The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.3.a. Landscaped Buffers	A minimum 10-foot-wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.40.080.3.b.	The landscape buffer areas shall be improved with a minimum of 1 screening tree spaced at each 15-foot interval of the property boundary being screened.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.4. Parking Lot Landscaping	Parking lot landscaping shall be as required in Title 15.38 Parking and Loading Requirements. The landscaped area within these planters may be used to satisfy, to the extent	In compliance.	☒ Yes ☐ No ☐ N/A

	provided, the landscaped area requirements set forth in this Section.		
15.40.080.5. Building Foundations	For each elevation visible from a public or private street, a minimum of 5-foot foundation planting area shall be provided.		☒ Yes ☐ No ☐ N/A
15.40.080.6.a. Street Frontages	The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows: Arterial: 25 Feet Collector: 20 Feet Local Streets: 15 feet	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.6.b. Street Frontages	The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows: Arterial: 20 feet Collector: 15 feet	Not applicable.	☐ Yes ☐ No ☒ N/A
15.40.080.6.c. Street Frontages	The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.6.d. Street Frontages	Turf shall be limited to 30% of the total landscape street frontage area. This minimum quantity of trees, shrubs, and	In compliance. There is no turf along the street frontage areas.	☒ Yes ☐ No ☐ N/A

	vegetative groundcover shall be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.		
15.40.080.6.e. Street Frontages	The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than 1 tree and 10 shrubs for every 20 feet of street frontage. Or 1 tree and 10 shrubs for every 40 feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of 65% of the total street frontage landscaped area.	The landscaping along Geneva Road is not adequate as it does not provide for the minimum 30 shrubs required.	☐ Yes ☒ No ☐ N/A
15.40.080.7. Cumulative Totals	Quantities of plants required by each of this Chapter which apply to that projected submitted to the town for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.	The landscaping along Geneva Road is not adequate as it does not provide for the minimum 30 shrubs required.	☐ Yes ☒ No ☐ N/A

S:\2022\res\22499\Civil\Prod Dwg\22499-PIN.dwg Rdb Aug 04, 2022 - 2:17pm



PROPERTY LEGAL DESCRIPTION:

ALL OF LOT 2 AND 3 OF GENEVA FRONTAGE SUBDIVISION AS FOUND IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 41366, RECORDED ON MAY 3, 2018.

PARKING:

	PROVIDED	REQUIRED	HANDICAP
LOT 2 - JIFFY LUBE	16	16	1
LOT 3 - MISTER CARWASH	23	23	2

SITE PLAN NOTES:

- 1) All utility lines less than 69KV shall be undergrounded with the first phase of development.
- 2) All mechanical equipment shall be screened/concealed from street view.
- 3) Plants located within required sight visibility triangles shall be pruned regularly to permit unobstructed vision. Plant material shall be maintained to be lower than 3' (shrubs) or taller than 7' (bottom of tree canopy).
- 4) Future development pads within master planned developments shall be covered for dust and weed control at time of development.
- 5) All developments shall be maintained in conformance with the approved site plan and landscape plan. Any changes thereto shall require approval of Vineyard City.
- 6) This project is subject to the current Vineyard City Engineering Requirements, General Plan, Zoning Ordinance, and any applicable regulations.

Blue Stakes of UTAH811
Bluestakes.org

NOTICE!

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PROFESSIONAL ENGINEER
No. 375473-2201
ROBERT J. POIRIER
08-04-23
STATE OF UTAH

VINEYARD RETAIL
199 & 221 NORTH GENEVA ROAD
OREM, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 22499
DRAWN BY: BRM
CHECKED BY: RJP
DATE: 07/29/2022

CIVIL SITE PLAN
C1.01



August 4, 2022

Vineyard City Planning & Zoning
Attn: Mr. Cache Hancey
125 S Main Street
Vineyard, UT 84059

RE: Scope of Work Narrative – Lots 2 and 3, Geneva Retail Frontage Subdivision

Mr. Hancey,

The purpose of this letter is to provide a summary of the proposed project in accordance with the requirements outlined on the Vineyard City Community Development Site Plan Application.

The entity that owns the property is TFC Geneva Rd, LLC, (d.b.a. TerraForm Companies, LLC – “TFC”). As the developer of the property, TFC will manage the entitlement, development and construction process for a Mister Carwash branded tunnel carwash, and a Jiffy Lube branded quick serve auto care facility. Following construction completion and after the tenants occupy the buildings, the tenants will maintain the properties to the standards outlined in the project declaration and as obligated in our lease agreements.

The primary objectives with this development project are to provide key amenities to the community (a car wash and quick serve auto care) that are conducive to other uses in the surrounding area and in keeping with the requirements in the GRMU zone.

The site plan, lighting plan and building elevations have been designed to meet or exceed the minimum standards required by City code and to minimize disruption or distraction to adjacent property uses.

Ingress and egress to the properties are conducive to the existing access points off Geneva Rd and provide cross connectivity with the other parcels in the subdivision. The sites have also been designed to accommodate emergency and delivery vehicles, pedestrian, and alternative vehicle considerations, and to adequately handle traffic, off-street parking and loading.

The site, landscaping and building plans will be designed to screen and buffer the intended uses in accordance with City code. Aside from the vacuums at the carwash, there will not be any outdoor activities or storage. All equipment and materials for the Jiffy Lube and Mister Carwash will be inside the structures.



The Jiffy Lube hours of operation are 8:00am to 6:30pm Sunday through Saturday, with some slight seasonal variability. The typical number of employees ranges from 4 to 6, depending on the time of day.

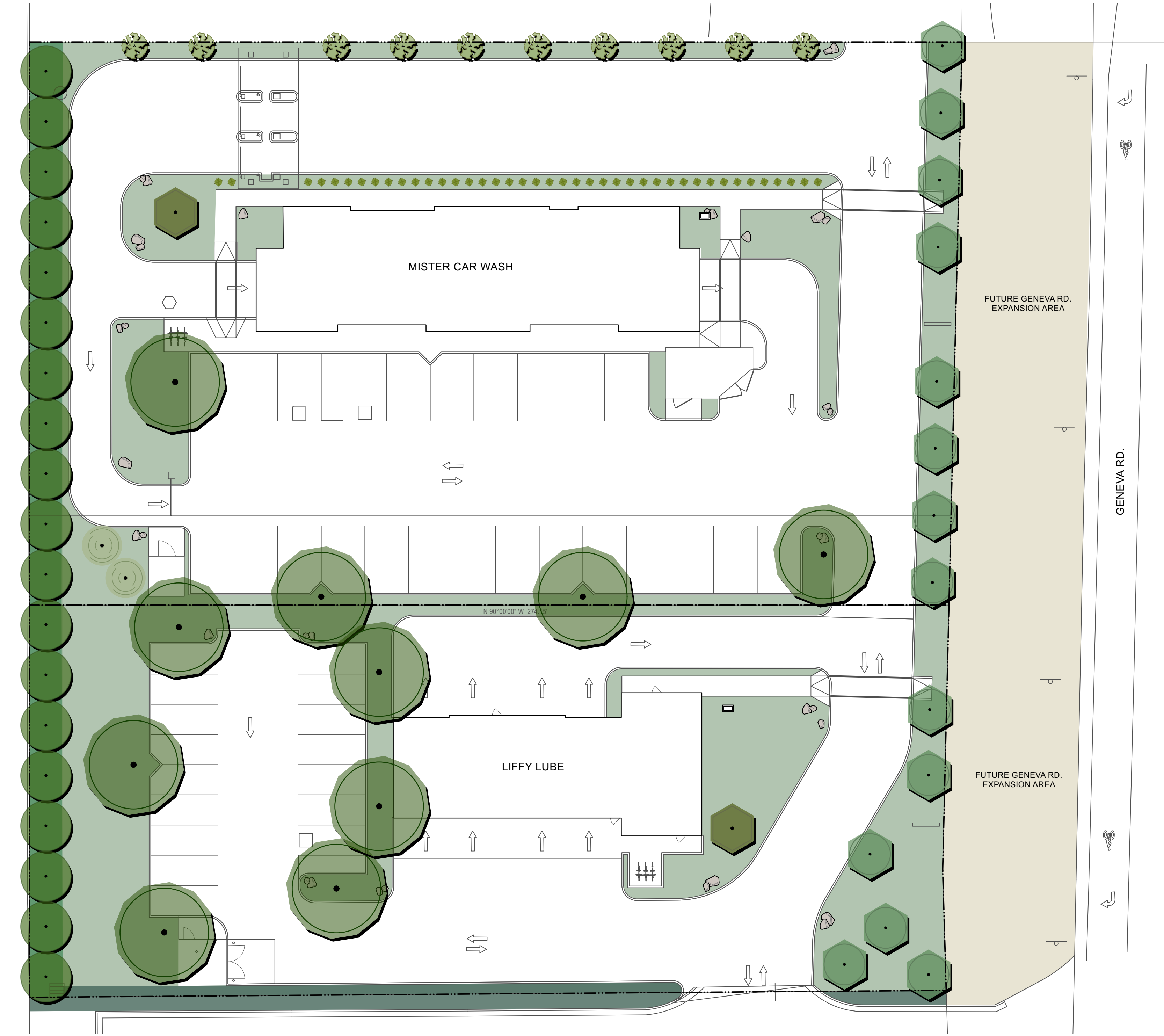
The Mister Carwash hours of operation are 7:30am to 7:00pm Sunday through Saturday, with some slight seasonal variability. The typical number of employees ranges from 2 to 4, depending on the time of day.

The Jiffy Lube does not produce any noise, smoke, odor, dust, vibration, or excessive illumination that will be a nuisance to the surrounding properties. Other than noise from the dryers and vacuums, the Mister Carwash does not generate smoke, odor, dust or vibration or illumination that will be a nuisance to the surrounding properties. If needed, TFC can provide a sound study for the Mister Carwash that shows noise mitigation measures to ensure compliance with City sound ordinances.

We are excited about the opportunity to develop these properties in Vineyard City and welcome any questions or concerns you may have. Thank you for your time and consideration.

Sincerely,
TERRAFORM COMPANIES, LLC

Elliott B. Smith
Managing Partner



PRELIMINARY LANDSCAPE SCHEDULE

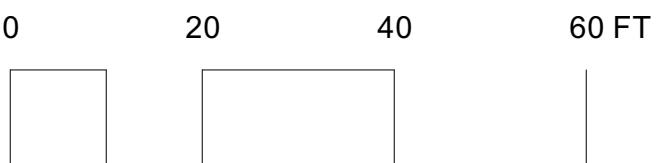
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
DECIDUOUS TREES				
	19	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT'	2" CAL.
	14	SNOWCLOUD SERVICEBERRY	AMELANCHIER LAEVIS 'SNOWCLOUD'	2" CAL
	10	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL
EVERGREENS TREES				
	10	CURL-LEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	5' HT.
	2	PINYON PINE	PINUS EDULIS	7' HT.
SHRUBS				
	2	NEW MEXICO PRIVET	FORESTIERA NEOMEXICANA	5 GAL.
ORNAMENTAL GRASSES				
	41	FOERSTER'S FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL.
SYMBOL BOULDERS				
	35	BOULDERS		2'-4'
SYMBOL LANDSCAPE AREAS				
	2,837 S.F.	10' WIDE LANDSCAPE BUFFER		
	18,132 S.F.	PLANTING AREES CONSISTING OF CRUSHED ROCK AND 65% PLANT COVERAGE.		
	1,546 S.F.	EXISTING PLANTING BED TO REMAIN		

VINEYARD CITY DATA - MISTER CAR WASH

CH. 15.38 PARKING AND LANDSCAPE REQUIREMENTS		
ZONED AS	REGIONAL MIXED USE DISTRICT (RMU)	
TOTAL ON-SITE AREA	46,348 S.F. = 1.06 AC.	
TOTAL LANDSCAPE AREA	9,947 S.F. = 21%	
GENERAL:	REQUIRED	PROVIDED
	REQUIRED LANDSCAPE AREA - 20% MIN.	20% MIN. = 9,270 S.F. 9,947 S.F. = 21%
	STREET FRONTAGE	
	LANDSCAPE SETBACK	MIN. 25' 0%
	LAWN	MAX. 30% 65%
STREET FRONTAGE	PLANT COVERAGE	MIN. 65%
	REQUIRED TREES - 1 PER 20' OF STREET FRONTAGE	168' / 20 = 8 8
	REQUIRED SHRUBS - 10 PER 20' OF STREET FRONTAGE	168' / 20 = 8 X 10 = 80
LANDSCAPE BUFFER	MINIMUM WIDTH	10' 10'
	REQUIRED TREES - 1 PER 15'	168' / 15 = 11 11
	PARKING LOT LANDSCAPE:	
PARKING LOT LANDSCAPE:	REQUIRED LANDSCAPE AREA	MIN. 5% = 690 S.F. 1,091 S.F. = 8%
	1 TREE PER LANDSCAPE ISLAND	YES
	SHRUBS WITHIN PARKING LOT LANDSCAPE AREAS	3' HIGH MAX. YES

VINEYARD CITY DATA - JIFFY LUBE

CH. 15.38 PARKING AND LANDSCAPE REQUIREMENTS		
ZONED AS	REGIONAL MIXED USE DISTRICT (RMU)	
TOTAL ON-SITE AREA	31,654 S.F. = 0.73 AC.	
TOTAL LANDSCAPE AREA	10,969 S.F. = 35%	
GENERAL:	REQUIRED	PROVIDED
	REQUIRED LANDSCAPE AREA	MIN. 20% = 6,331 S.F. 10,969 S.F. = 35%
	STREET FRONTAGE	
	LANDSCAPE SETBACK	MIN. 25' 0%
	LAWN	MAX. 30% 65%
STREET FRONTAGE	PLANT COVERAGE	MIN. 65%
	REQUIRED TREES - 1 PER 20' OF STREET FRONTAGE	116' / 20 = 6 6
	REQUIRED SHRUBS - 10 PER 20' OF STREET FRONTAGE	116' / 20 = 6 X 10 = 60
LANDSCAPE BUFFER	MINIMUM WIDTH	10' 10'
	REQUIRED TREES - 1 PER 15'	116' / 15 = 8 8
	PARKING LOT LANDSCAPE:	
PARKING LOT LANDSCAPE:	REQUIRED LANDSCAPE AREA	MIN. 5% = 338 S.F. 1,174 S.F. = 17%
	MIN. 5' WIDE LANDSCAPE MEDIAN WITH 1 TREE PER 40'	YES
	1 TREE PER LANDSCAPE ISLAND	YES
PARKING LOT LANDSCAPE:	SHRUBS WITHIN PARKING LOT LANDSCAPE AREAS	3' HIGH MAX. YES

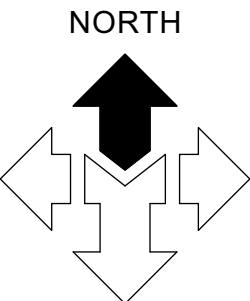


AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call Before You Dig
1-800-862-4111

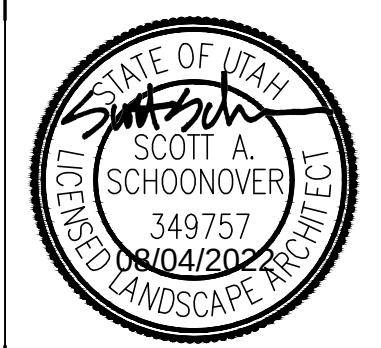
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VINEYARD RETAIL

199 & 221 NORTH GENEVA ROAD

VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 22499

DRAWN BY: TG

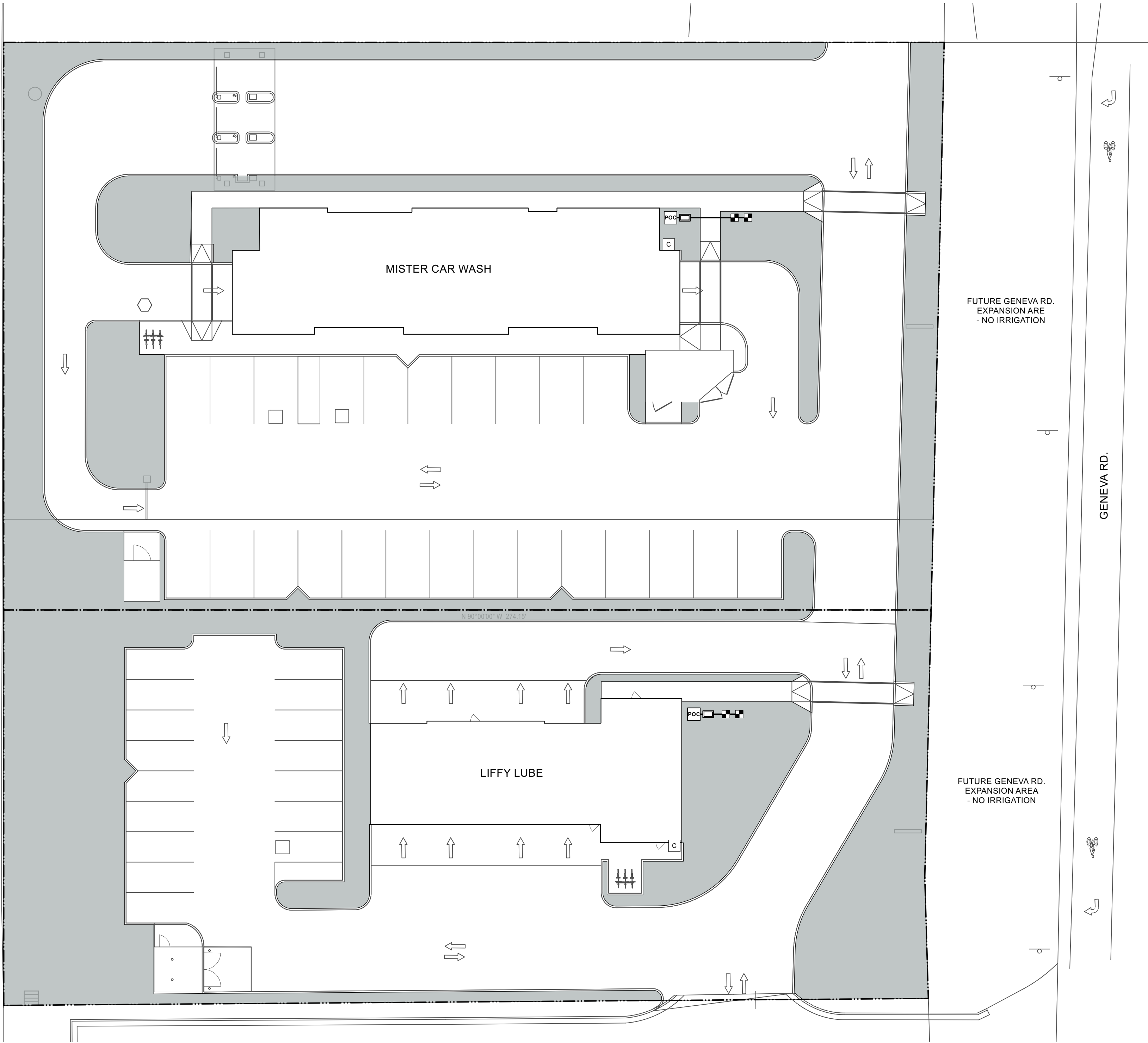
CHECKED BY: SS

DATE: AUGUST 2022

PROPERTY NO:

PRELIMINARY LANDSCAPE PLAN

PL-1



FUTURE GENEVA RD.
EXPANSION ARE
- NO IRRIGATION

FUTURE GENEVA RD.
EXPANSION AREA
- NO IRRIGATION

GENEVA RD.

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	NOZZLE	DETAIL
DRIP	DRIP IRRIGATION AREA - SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS. 1/2" RIGID DISTRIBUTION TUBING AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.				D&E/L5.02
VALVES					
	DRIP CIRCUIT CONTROL VALVE	RAIN BIRD	XCZ-100-PRB-COM DRIP ZONE KIT WITH 100-PEB CONTROL VALVE AND BASKET FILTER WITH BUILT-IN PRV		C/L5.02
OTHER EQUIPMENT					
	IRRIGATION CONTROLLER WITH RAIN SHUTOFF DEVICE	RAIN BIRD	ESP8LXME		G/L5.03
	POINT OF CONNECTION - MISTER CAR WASH				A/L5.03
	POINT OF CONNECTION - MISTER CAR WASH				A/L5.03
	CONCRETE PAD FOR BACKFLOW PREVENTER				C/L5.03

SYMBOL	TYPE	MATERIAL	DETAIL
PIPE			
	1" DRIP SUPPLY LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS. 1/2" RIGID DISTRIBUTION TUBING AND EMITTERS NOT SHOWN ON PLAN FOR GRAPHIC CLARITY.	A/L5.02
	1" MAIN LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS.	A/L5.02
	1" LATERAL LINE	SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS.	A/L5.02
	PIPE SLEEVE UNDER NEW PAVING	SCHEDULE 40 PVC	C/L5.02

EMITTER SCHEDULE

PLANT NAME	DRIP EMISSION DEVICE	DETAIL
CURL-LEAF MOUNTAIN MAHOGANY	(4) 6-GPH Emitter	H/L5.02
GREEN VASE ZELKOVA	(4) 6-GPH Emitter	H/L5.02
PINYON PINE	(4) 6-GPH Emitter	H/L5.02
ROCKY MOUNTAIN GLOW MAPLE	(4) 6-GPH Emitter	E/L5.02
SNOWCLOUD SERVICEBERRY	(4) 6-GPH Emitter	H/L5.02
FOERSTER'S FEATHER REED GRASS	(1) 2-GPH Emitter	G/L5.02
NEW MEXICO PRIVET	(1) 6-GPH Emitter	G/L5.02

GENERAL NOTE

1. REFER TO IRRIGATION NOTES ON SHEET L0.01

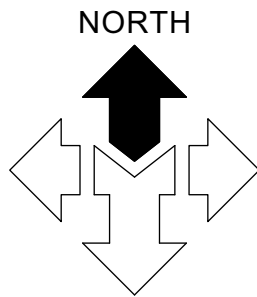
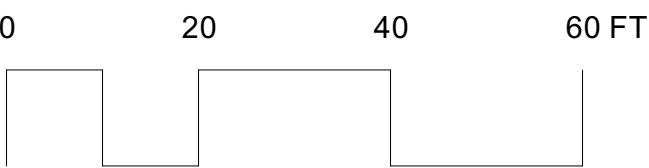
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Call BEFORE YOU Dig

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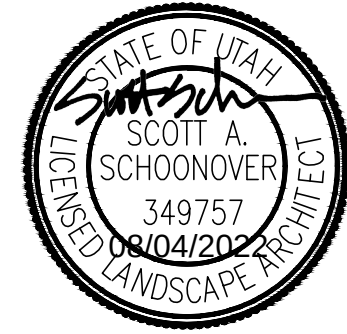


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VINEYARD, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 22499

DRAWN BY: TG

CHECKED BY: SS

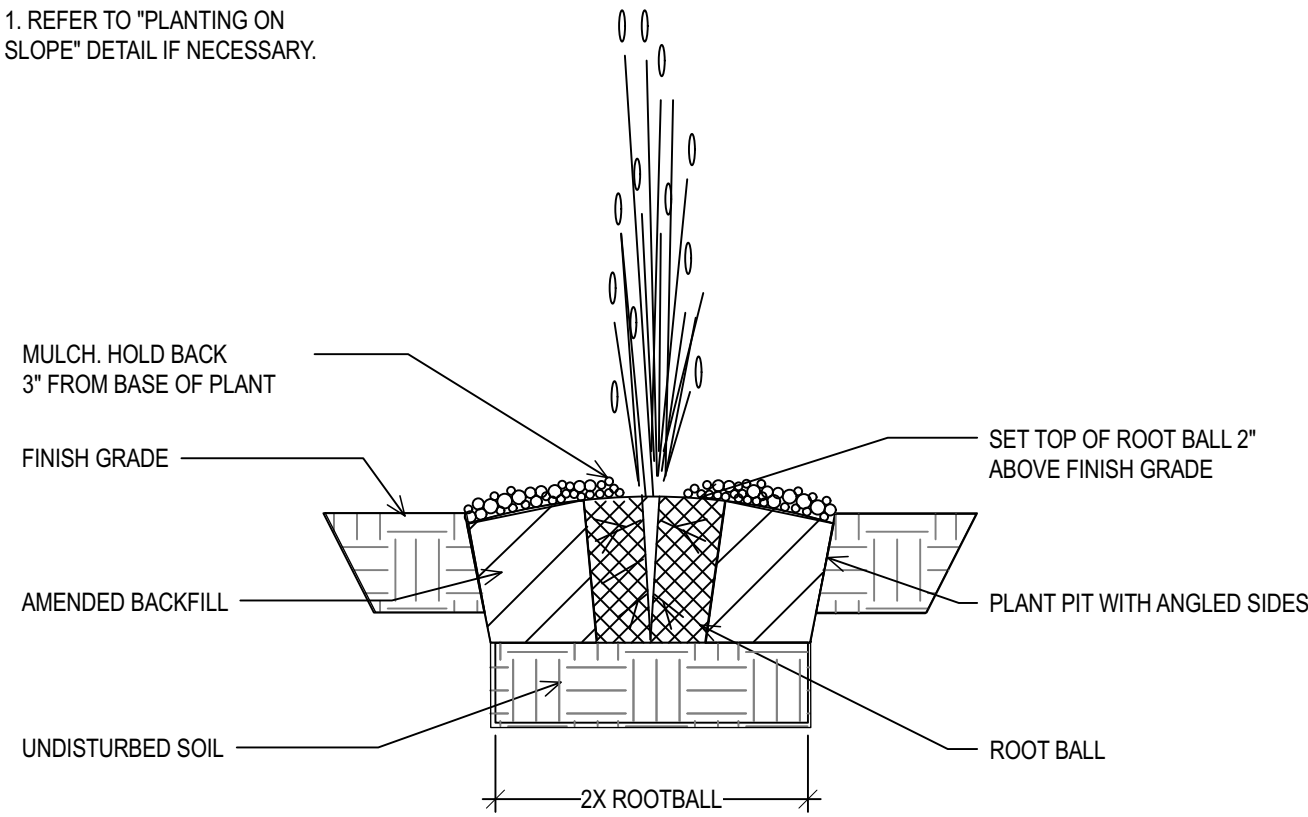
DATE: AUGUST 2022

PROPERTY NO:

PRELIMINARY IRRIGATION PLAN

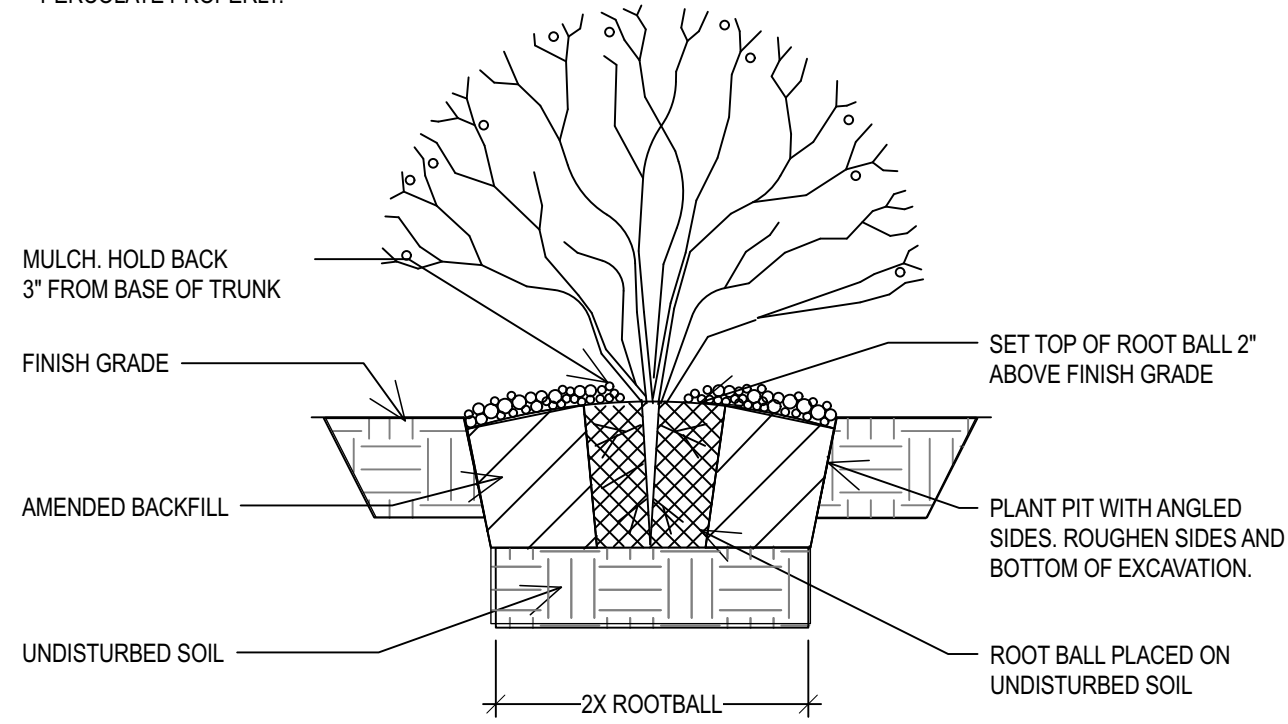
PL-2

NOTE:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.

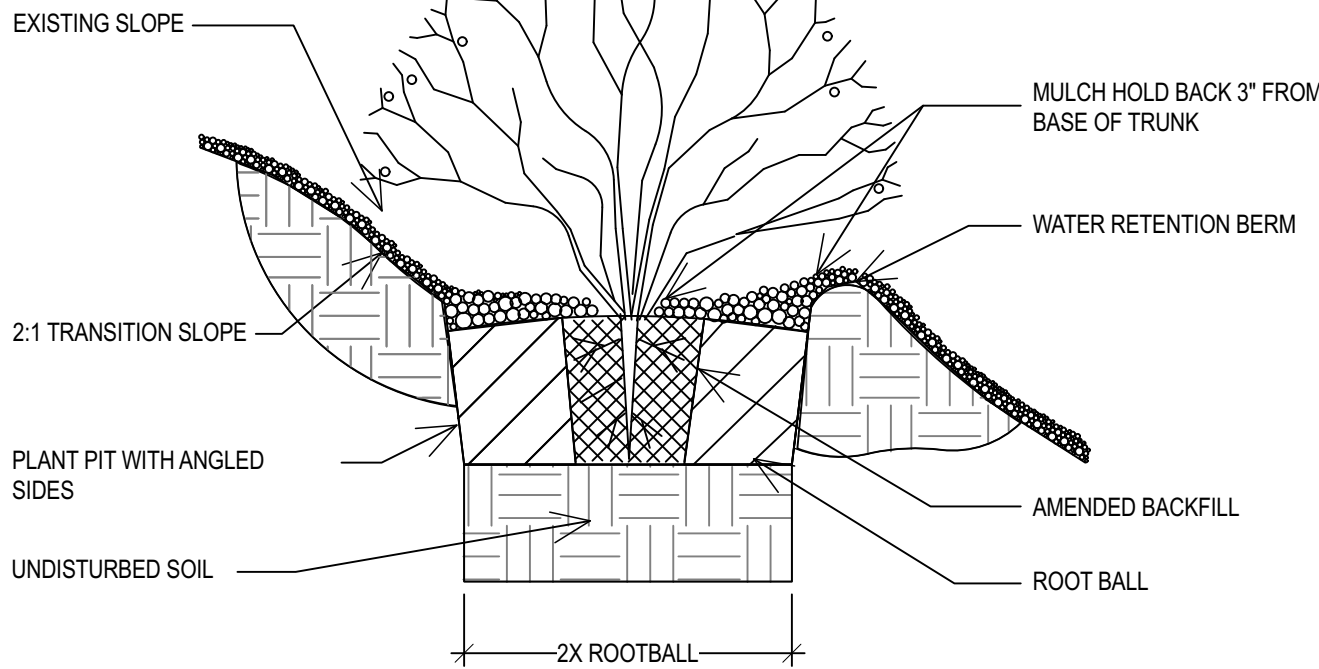


A GRASSES AND PERENNIALS
NO SCALE

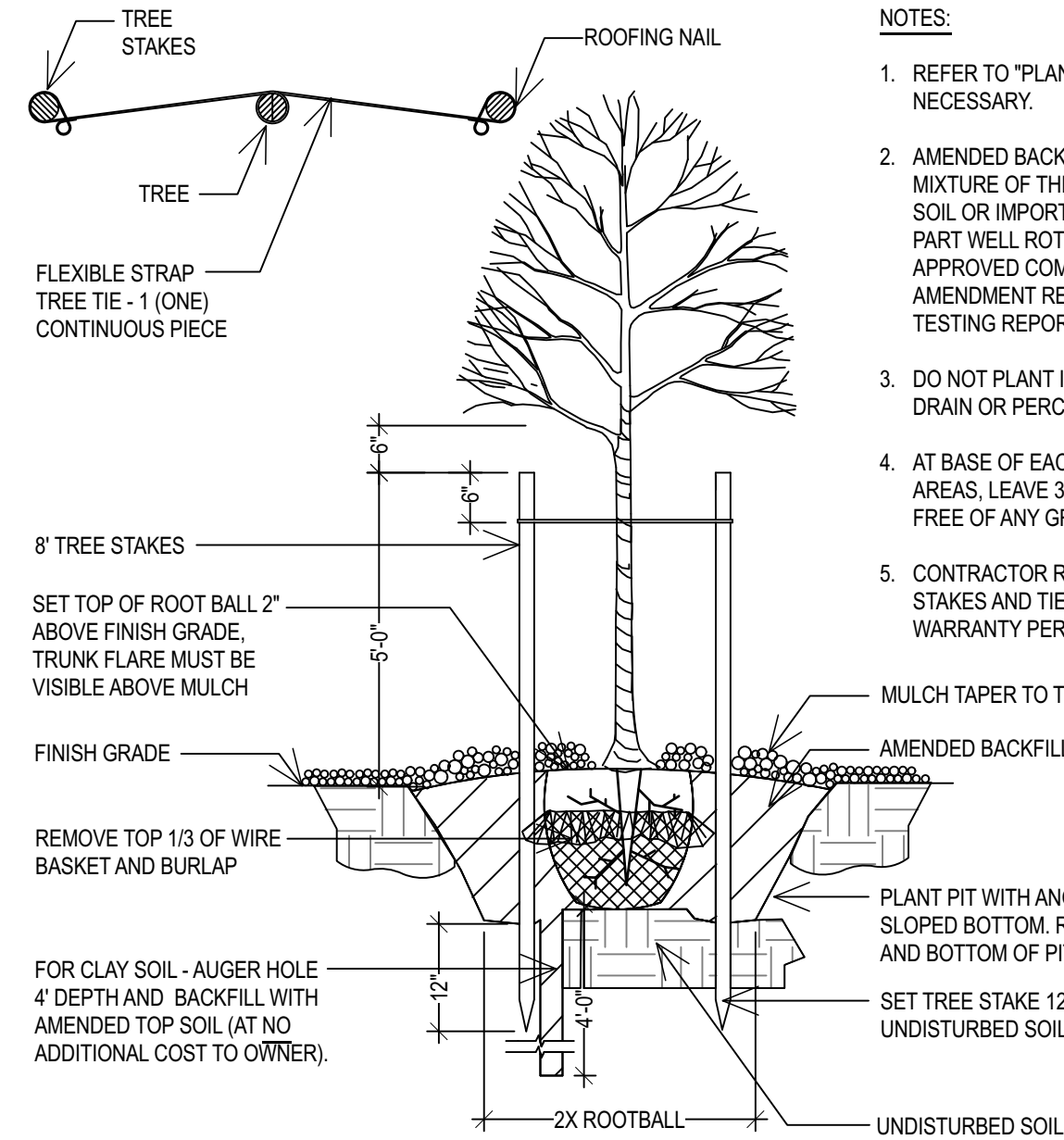
- NOTES:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



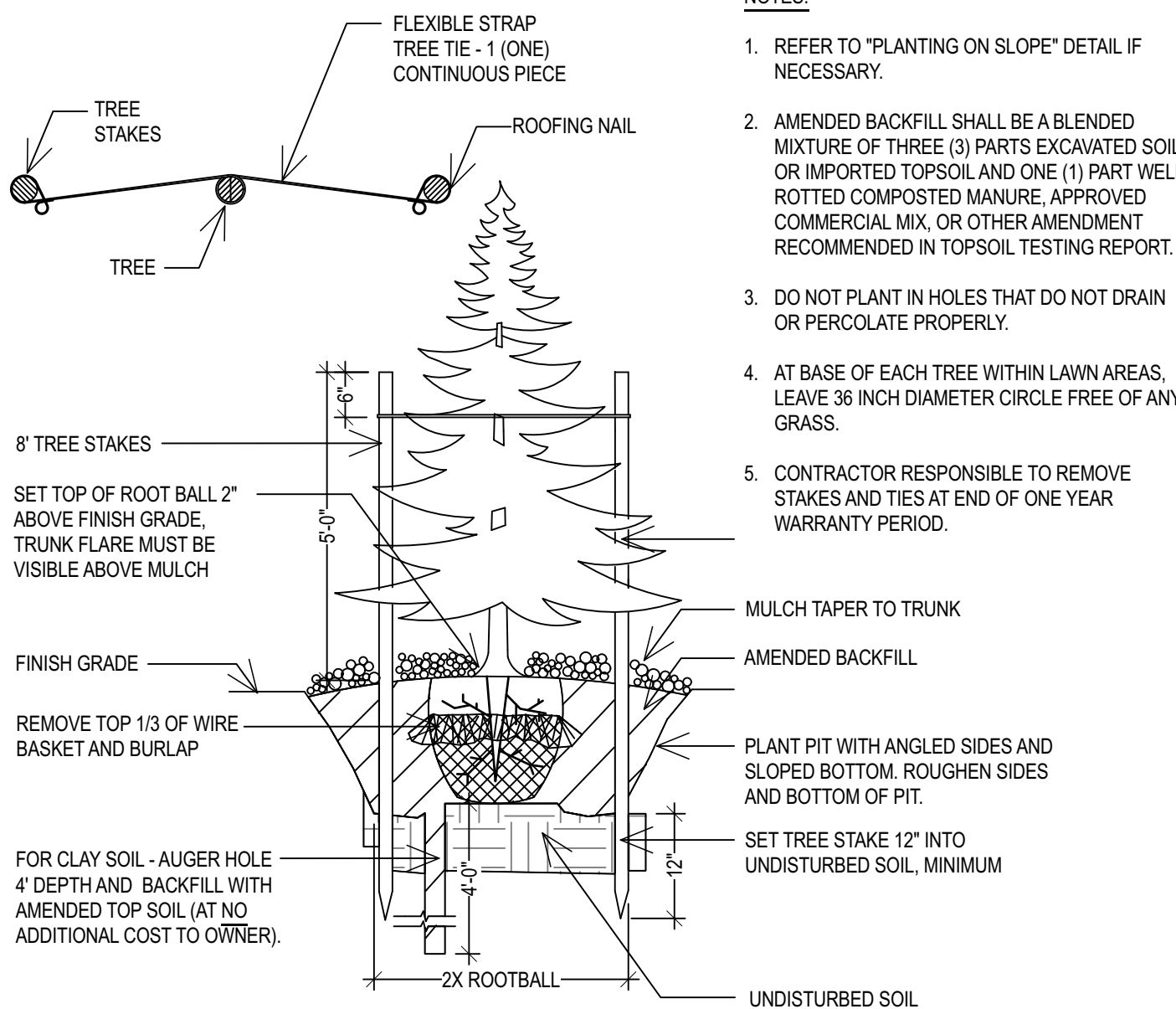
B SHRUB PLANTING
NO SCALE



C PLANTING ON SLOPE
NO SCALE

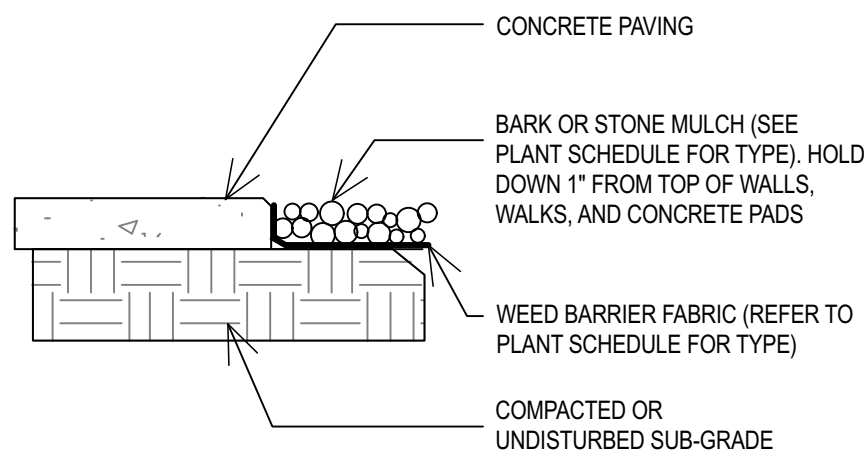


D DECIDUOUS TREE
NO SCALE



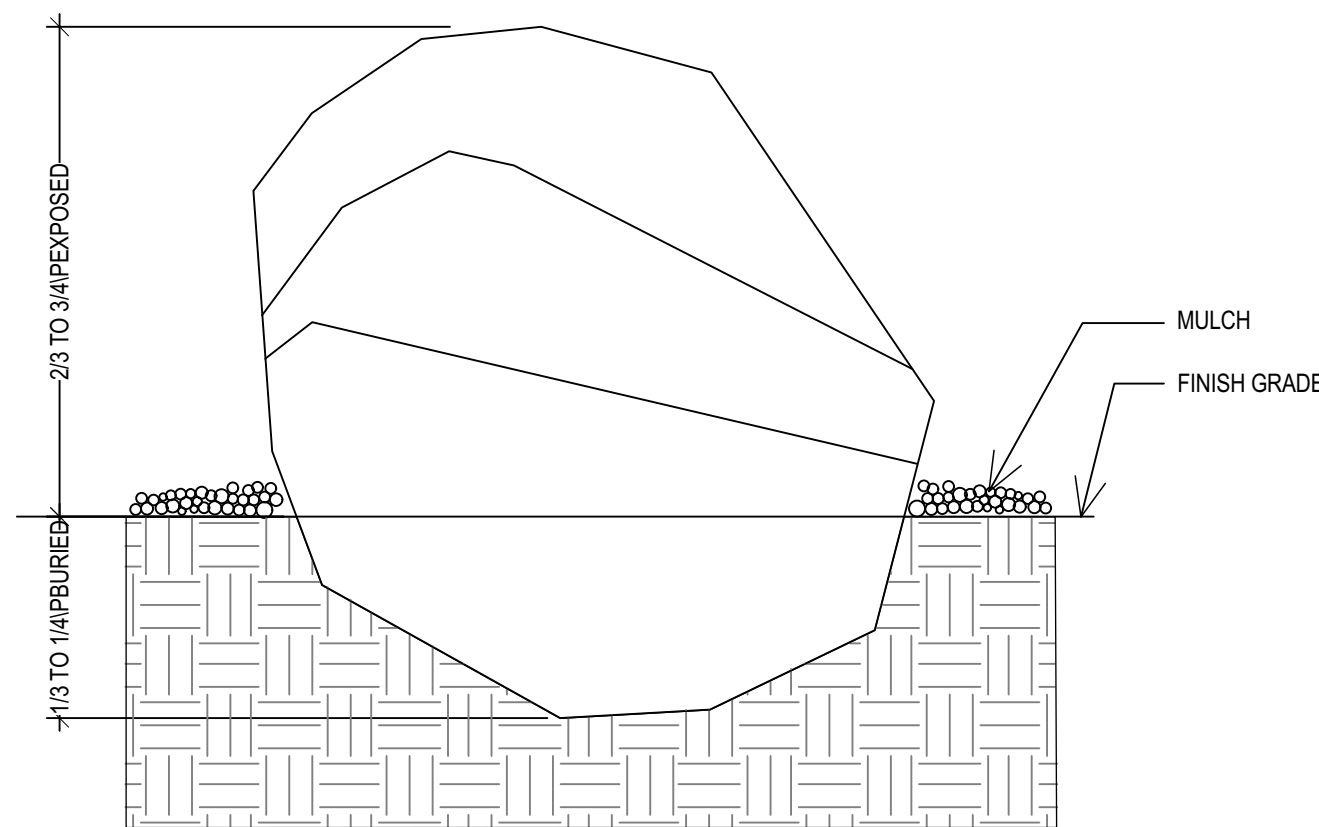
E EVERGREEN TREE
NO SCALE

- NOTES:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
 4. AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
 5. CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.



F MULCH
NO SCALE

- NOTES:
1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
 2. PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
 3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.



G BOULDER
NO SCALE

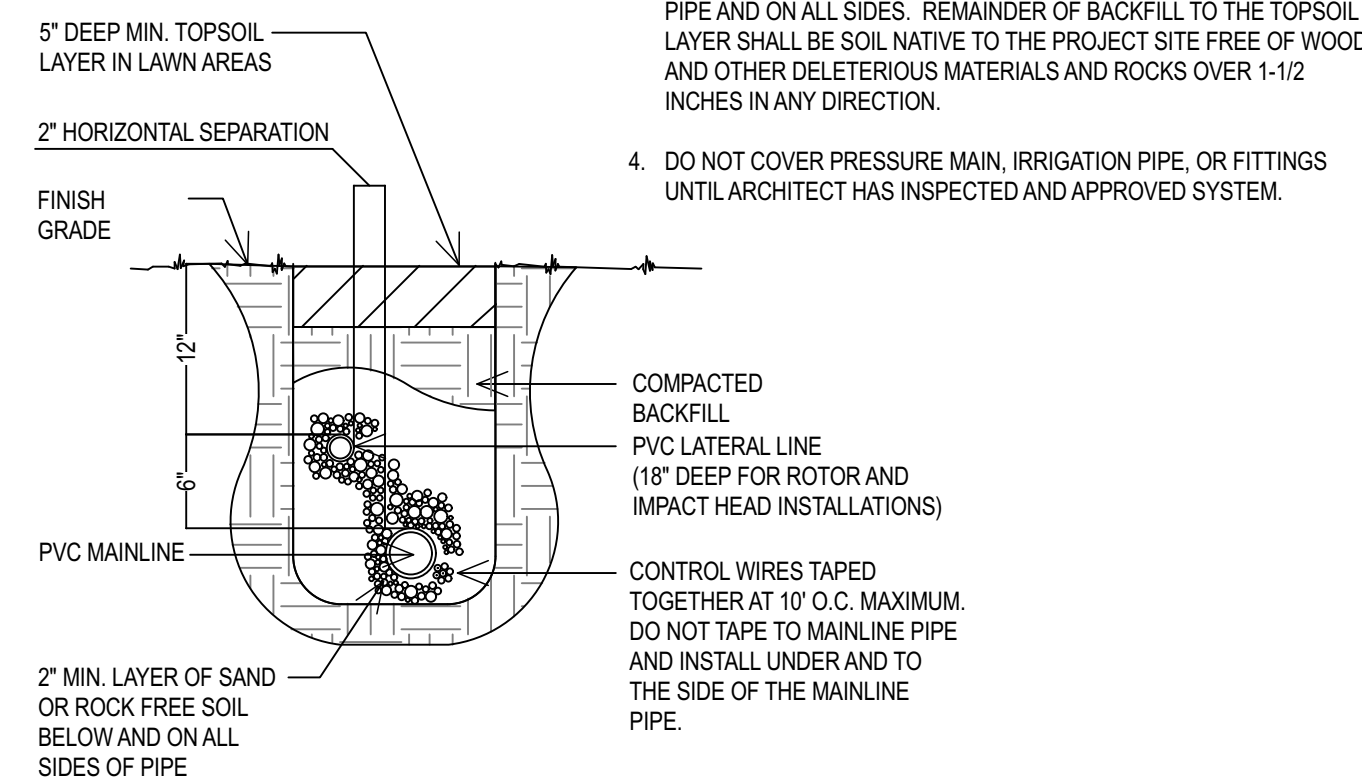
REV	DATE	DESCRIPTION

PROJECT NO: 22499
DRAWN BY: TG
CHECKED BY: SS
DATE: AUGUST 2022
PROPERTY NO:

LANDSCAPE
DETAILS

A — NO SCALE

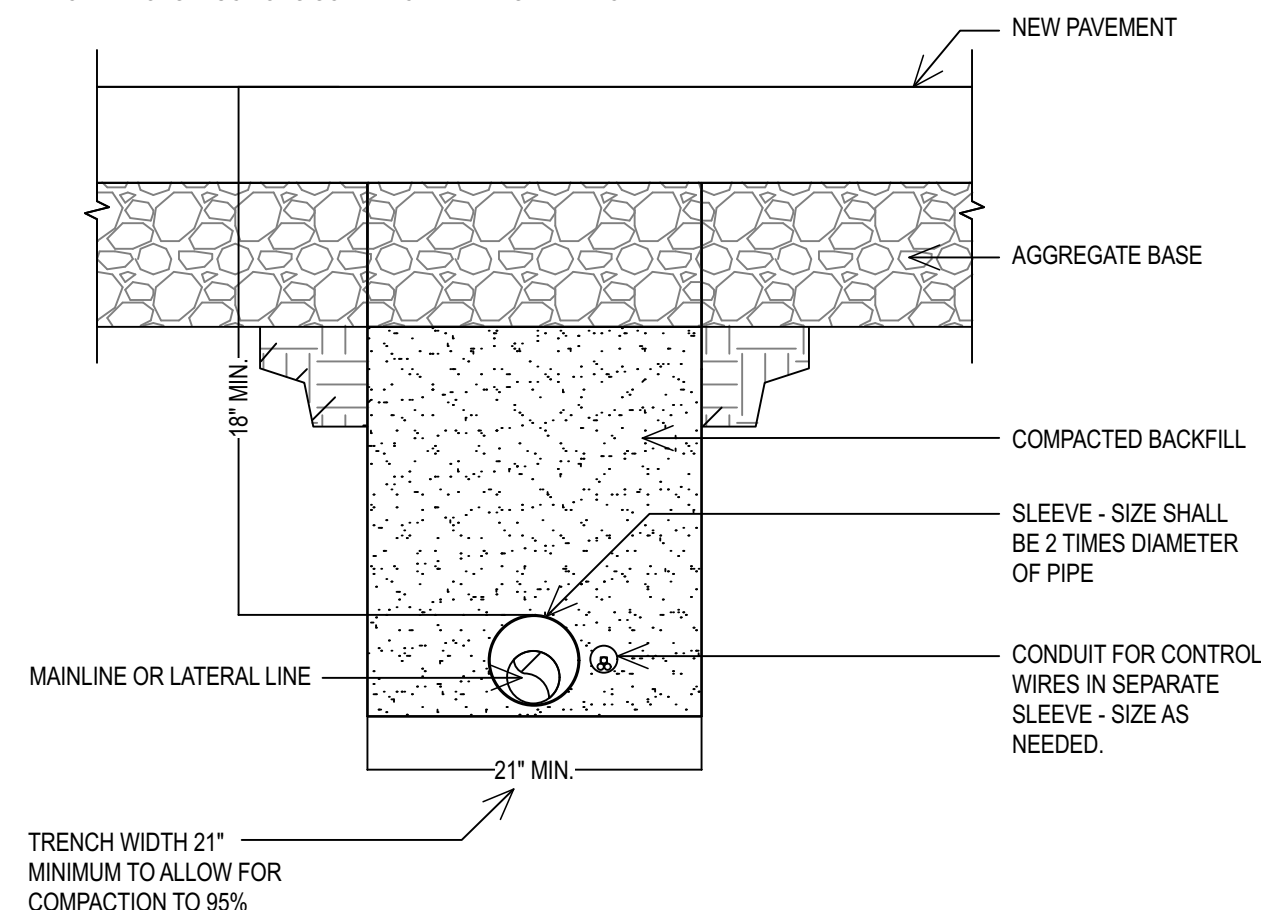
NO SCALE



- NOTES:**
1. PULLING OF PIPE IS NOT PERMITTED.
 2. EXCAVATE TRENCHES TO SPECIFIED DEPTH. REMOVE ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION FROM BOTTOM OF TRENCH. SEPARATE OUT ROCKS LARGER THAN 1-1/2 INCH IN ANY DIRECTION UNCOVERED IN TRENCHING OPERATION FROM EXCAVATED MATERIAL AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING.
 3. INSTALL A 2" MIN. LAYER OF ROCK FREE SOIL OR SAND UNDER THE PIPE AND ON ALL SIDES. REMAINDER OF BACKFILL TO THE TOPS LAYER SHALL BE SOIL NATIVE TO THE PROJECT SITE FREE OF WOOD AND OTHER DELETERIOUS MATERIALS AND ROCKS OVER 1-1/2 INCHES IN ANY DIRECTION.
 4. DO NOT COVER PRESSURE MAIN, IRRIGATION PIPE, OR FITTINGS UNTIL ARCHITECT HAS INSPECTED AND APPROVED SYSTEM.

B NO SCALE

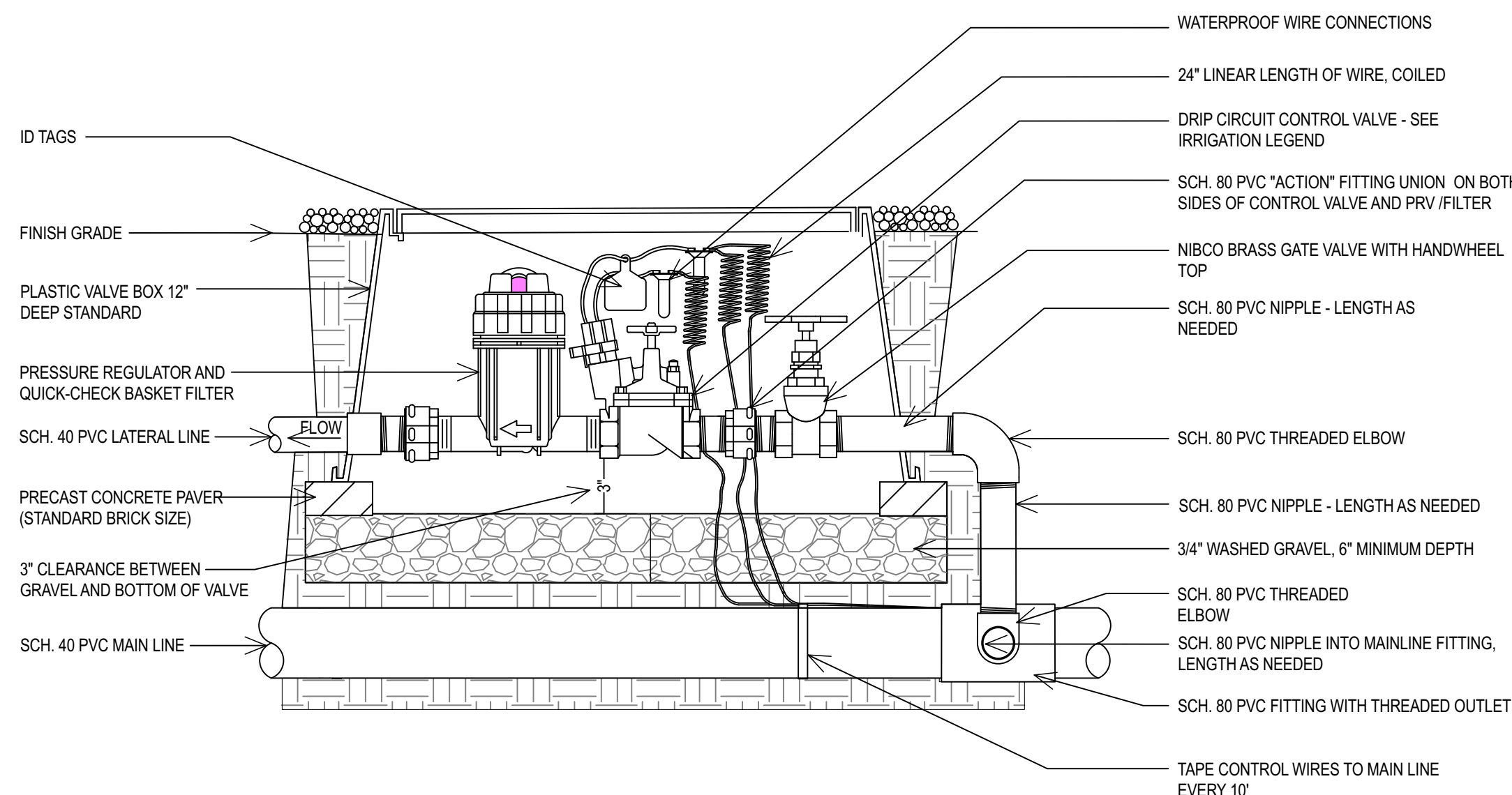
NO SCALE



- NOTES:**
1. SLEEVE WATER LINES AND CONTROL WIRES UNDER WALKS AND PAVING. EXTEND SLEEVES 6 INCHES MINIMUM BEYOND WALK OR PAVEMENT EDGE. COVER SLEEVE ENDS UNTIL PIPES AND WIRES ARE INSTALLED TO KEEP SLEEVE CLEAN AND FREE OF DIRT AND DEBRIS.
 2. POSITION SLEEVES WITH RESPECT TO BUILDINGS AND OTHER OBSTRUCTIONS SO PIPE CAN BE EASILY REMOVED.

C — NO SCALE

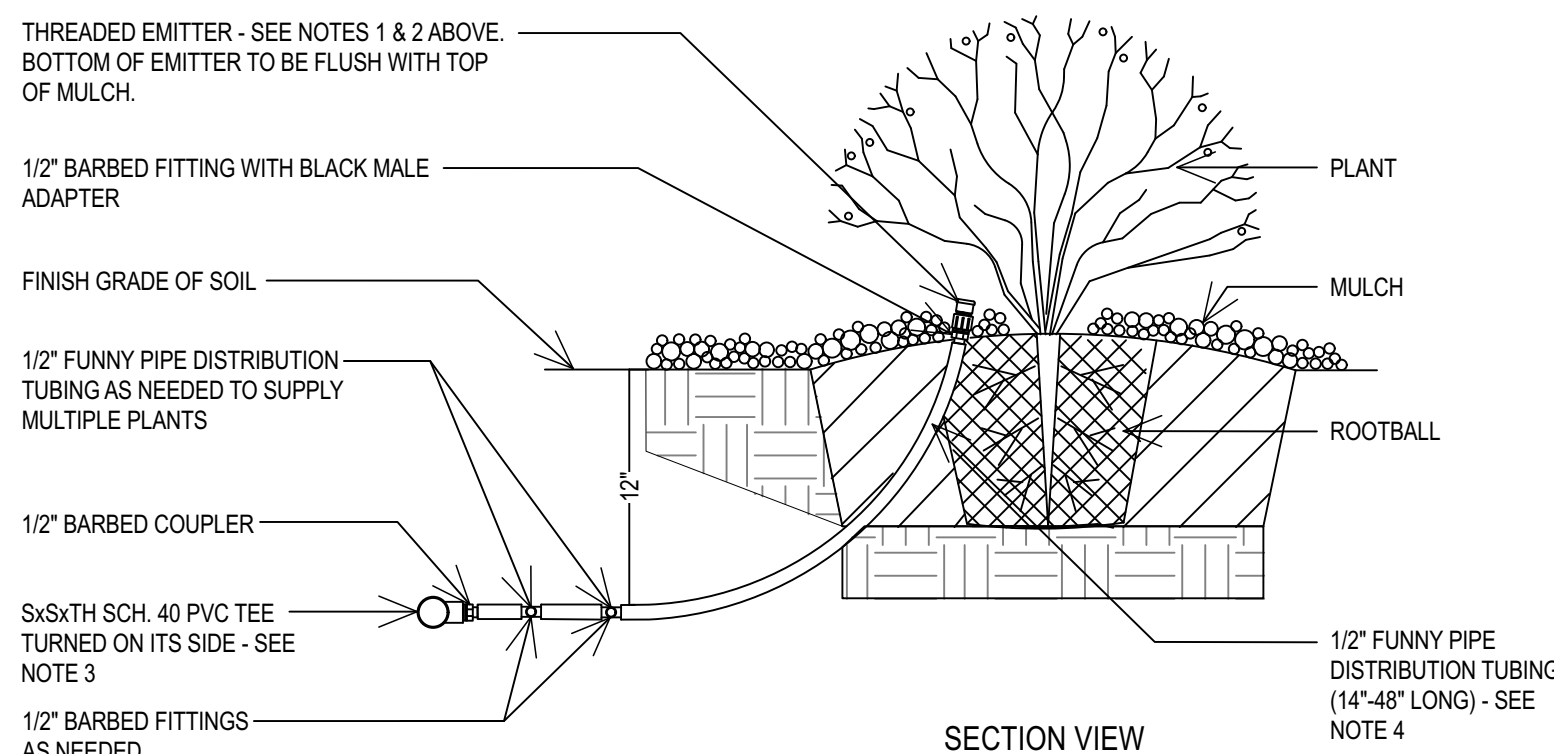
NO SCALE



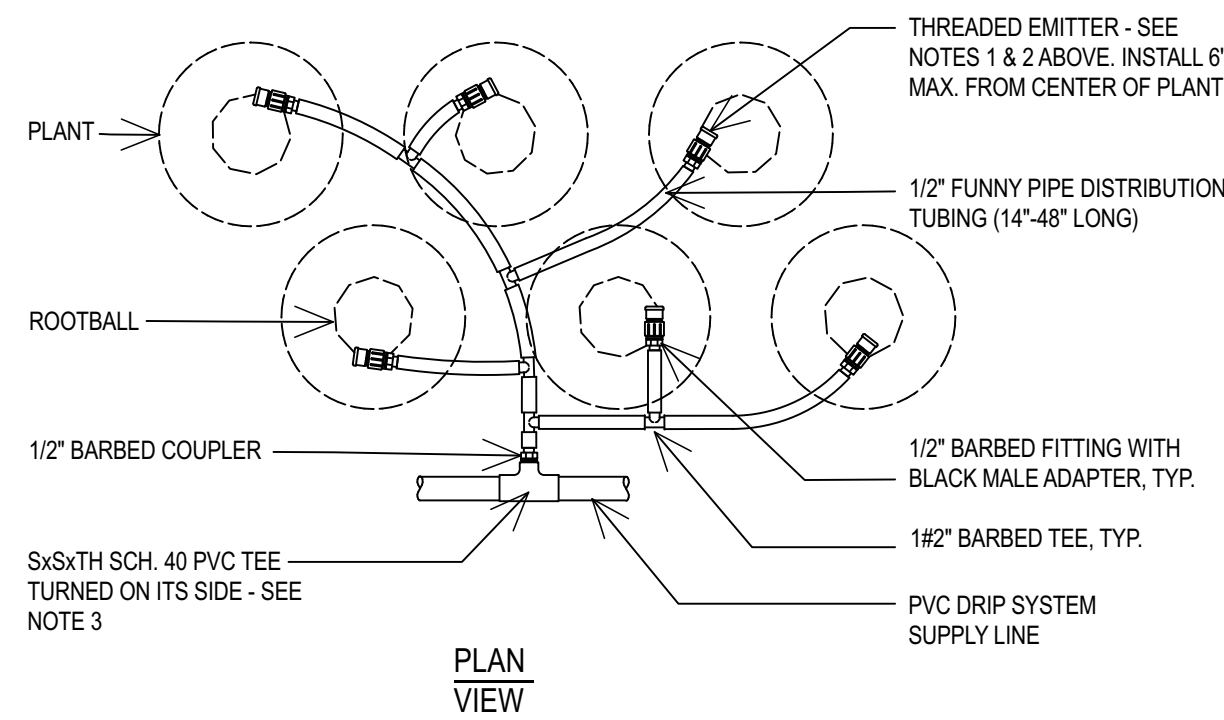
1. LIMIT (1) DRIP VALVE ASSEMBLY PER BOX
2. INSTALL GREEN COLORED VALVE BOXES AND LIDS IN THE LAWN AREAS AND TAN COLORED BOXES AND LIDS IN THE PLANTING BEDS
3. ALL FITTINGS WITHIN VALVE BOX SHALL BE SCH. 80 PVC AND SAME SIZE AS THE VALVE
4. CONTRACTOR TO REPLACE EXISTING 200 MESH (WHITE) SCREEN WITH A NEW 100 MESH (RED) SCREEN

D _____ NO SCALE

NO SCALE

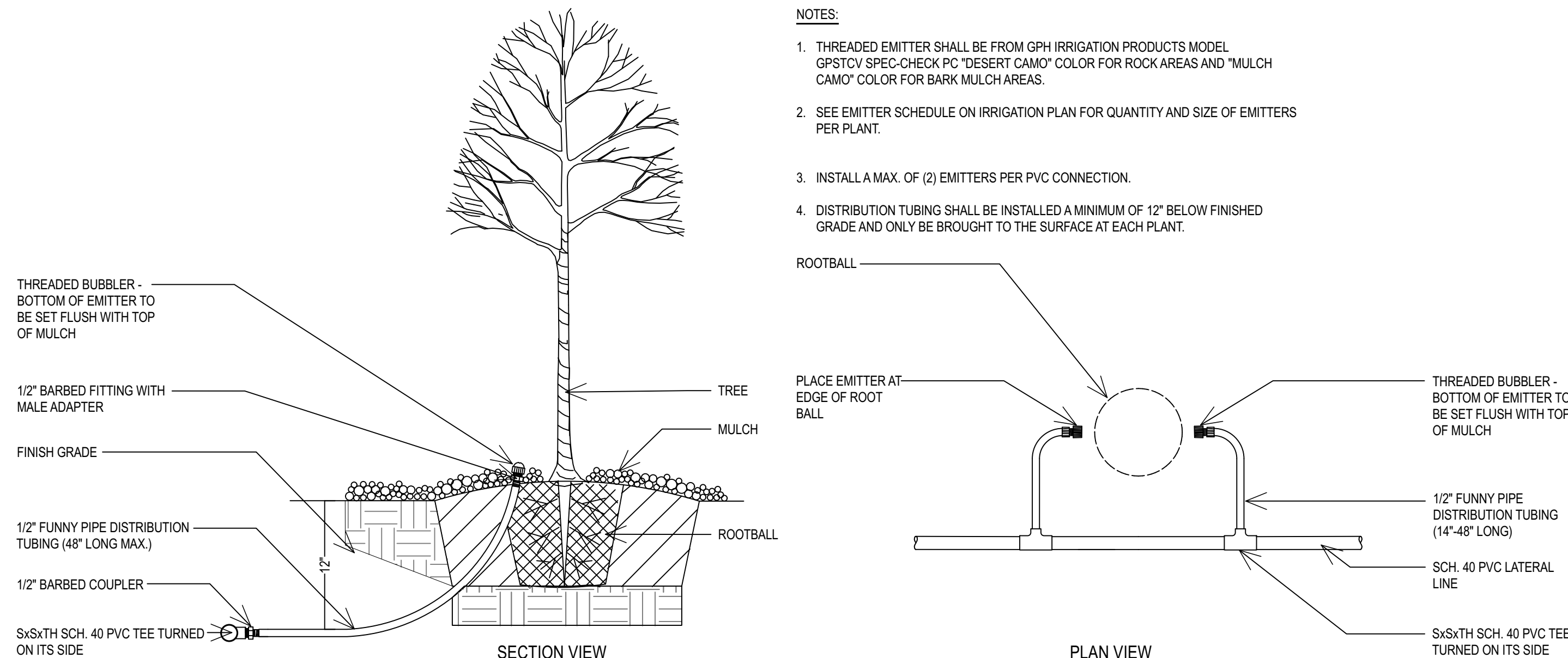


- NOTES:
1. THREADED EMITTER SHALL BE FROM GPH IRRIGATION PRODUCTS MODEL GPSTVC SPEC-CHECK PC "DESERT CAMO" COLOR FOR ROCK AREAS AND "MULCH CAMO" COLOR FOR BARK MULCH AREAS.
 2. SEE EMITTER SCHEDULE ON IRRIGATION PLAN FOR QUANTITY AND SIZE OF EMITTERS PER PLANT.
 3. INSTALL A MAX. OF (6) EMITTERS PER PVC CONNECTION.
 4. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.



E — NO SCALE

NO SCALE



- NOTES:**
1. THREADED EMITTER SHALL BE FROM GPH IRRIGATION PRODUCTS MODEL GPSTCV SPEC-CHECK PC "DESERT CAMO" COLOR FOR ROCK AREAS AND "MULCH CAMO" COLOR FOR BARK MULCH AREAS.
 2. SEE EMITTER SCHEDULE ON IRRIGATION PLAN FOR QUANTITY AND SIZE OF EMITTERS PER PLANT.
 3. INSTALL A MAX. OF (2) EMITTERS PER PVC CONNECTION.
 4. DISTRIBUTION TUBING SHALL BE INSTALLED A MINIMUM OF 12" BELOW FINISHED GRADE AND ONLY BE BROUGHT TO THE SURFACE AT EACH PLANT.

[illegible]

PROJECT NO: 22499

DRAWN BY: TG

CHECKED BY: SS

DATE: AUGUST 2011

LANDSCAPE IRRIGATION DETAILS

L5.02

CONNECT INTO THE
EXISTING BUILDING
SUPPLY LINE ON THE
OUTLET SIDE OF THE
WATER METER AS PER ALL
APPLICABLE PLUMBING
CODES AND REGULATIONS



- E** ISOLATION VALVE - THREADED
NO SCALE

- F** QUICK COUPLER VALVE

199 & 221 NORTH GENEVA ROAD
VINEYARD, UTAH

L5.03



B

3/2/

EXTERIOR FINISH SCHEDULE

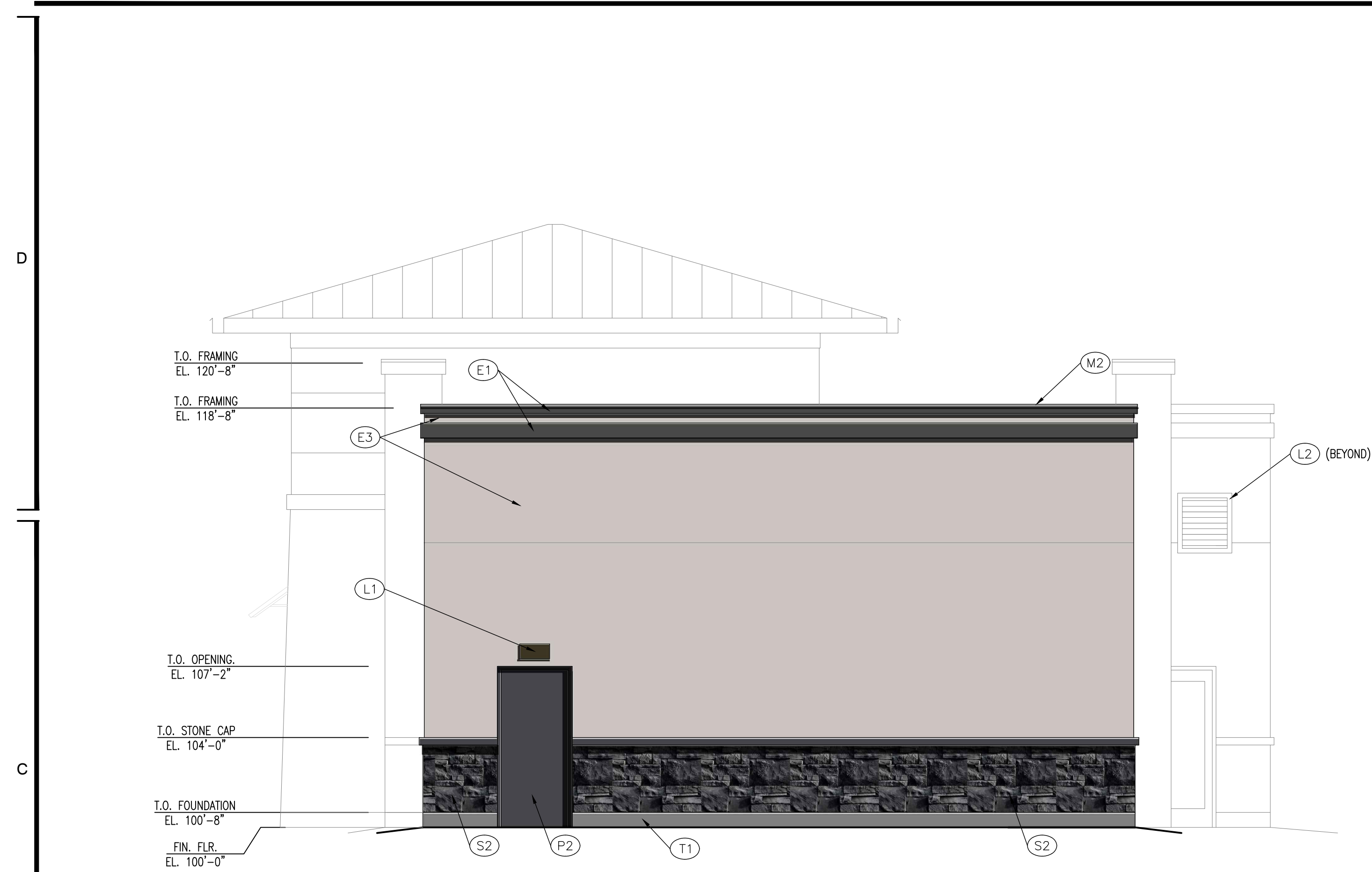
VINEYARD RETAIL
300 N \$ GENEVA RD., VINEYARD, UT
TERRAFORM COMPANIES

PROJECT #: 422977
DRAWN BY: PALMER
CHECKED BY: SO
ISSUED: 03/31/202

EXTERIOR RENDERING

© COPYRIGHT DESIGN WEST ARCHITECT

NOT FOR CONSTRUCTION



C1

EXTERIOR ELEVATION

1/4" = 1'-0"

WEST

EXTERIOR FINISH SCHEDULE			
MARK	DESCRIPTION	MARK	DESCRIPTION
(A1)	STOREFRONT - KAWNEER "DARK BRONZE ANODIZED ALUMINIUM"	(P1)	EXTERIOR OVER HEAD DOOR AND TRIM - COLOR TO MATCH (A1)
(B1)	PAINTED BOLLARD - SW 02905 "CARMINE"	(P2)	PAINT DOOR AND FRAME - COLOR TO MATCH (S2)
(C1)	SPLIT FACE CMU, COLOR TO MATCH (S2)	(R1)	STANDING SEAM METAL ROOFING - DARK BRONZE
(C2)	PRECAST CONCRETE CAP	(R2)	PRE-FINISHED METAL GUTTER & DOWNSPOUTS - COLOR TO MATCH (R1)
(E1)	EIFS - STO - 16279 JIFFY LUBE (CUSTOM COLOR)	(S1)	STONE VENEER - HARRISTONE "WHITE SAND DIVINO LEDGE"
(E2)	EIFS - STO - BURNT ASH	(S2)	STONE WAINSCOT - HARRISTONE "MIDNIGHT CHIEF JOSEPH"
(E3)	EIFS - STO - DIAMOND DUST	(T1)	TROWEL PLASTER COAT - COLOR TO MATCH ADJACENT CONCRETE.
(D1)	OVERFLOW DISCHARGE NOZZLE - "DARK BRONZE" (D3/A-103)	NOTES: 1. ALL COLOR SAMPLES TO BE SUPPLIED TO THE OWNER FOR APPROVAL PRIOR TO ORDERING MATERIAL. 2. PAINT ALL WALL MOUNTED EQUIPMENT TO MATCH WALL COLOR. 3. ALTERNATE COLORS / MATERIALS MAY BE SUBSTITUTED IF APPROVED BY OWNER. 4. CONTINUOUS BLOCKING TO BE INSTALLED FOR LENGTH OF (R1) 5. STONE VENEER TO BE FULLY GROUTED. DRY STACK STONE IS NOT ALLOWED. CONTRACTOR TO STOP NOTIFY OWNER AND ARCHITECT IMMEDIATELY IF STONE IS UNAVAILABLE.	
(L1)	EXTERIOR LIGHTS - COLOR TO MATCH (A1)		
(L2)	LOUVERS - COLOR TO MATCH (E3)		
(M1)	PRE-FINISHED METAL FLASHING - COLOR TO MATCH (R1)		
(M2)	PRE-FINISHED METAL FLASHING - COLOR TO MATCH (E2)		

D1

EXTERIOR FINISH SCHEDULE

--



A1

EXTERIOR ELEVATION

1/4" = 1'-0"

SOUTH

MARK	DATE	DESCRIPTION

PROJECT #: 422977
DRAWN BY: PALMER
CHECKED BY: SO
ISSUED: 03/31/2022

NOT FOR CONSTRUCTION

EXTERIOR
RENDERING

R-901

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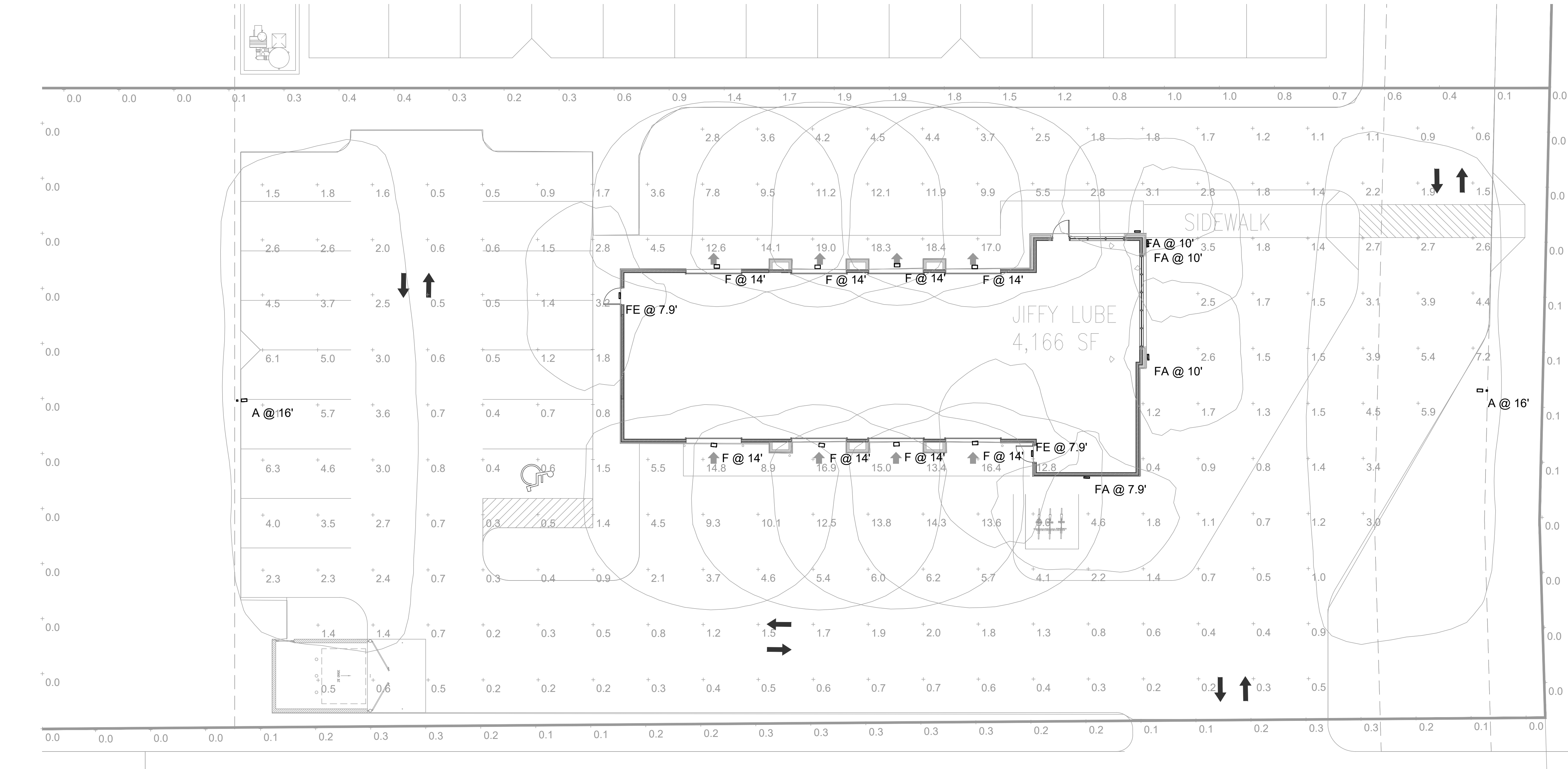
DUMPSTER RENDERING

D

C

B

A



A1

ELECTRICAL SITE PLAN

1" = 10'-0"

1

2

3

4

5



ROCKY MOUNTAIN
CONSULTING ENGINEERS, INC.
2117 South 3600 West, Salt Lake City, UT 84119
(801) 566-0503 www.rmceut.com Project # 22321

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING / DRIVE LANES	+	3.6 fc	19.0 fc	0.2 fc	95.0:1	18.0:1
PROPERTY LINE	+	0.3 fc	1.9 fc	0.0 fc	N/A	N/A

Schedule								
Symbol	Label	Quantity	Catalog Number	Lamp	Number Lamps	Lumens Per Lamp	Description	Light Loss Factor
	F	8	WST LED P3 40K VF MVOLT	LED	1	6609	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	50
	FA	4	DSXW1 LED 10C 530 40K T4M MVOLT	LED	1	2115	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 530mA	19.1
	FE	2	DSXW1 LED 10C 530 40K T4M MVOLT	LED	1	2115	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 530mA	19.1
	A	2	OLEON-AF-02-LED-E1-SL3-HSS		32	332	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	113

NEW JIFFY LUBE

199 N GENEVA ROAD

VINEYARD, UT

MARK	DATE	DESCRIPTION

PROJECT #: -
DRAWN BY: NF/SL
CHECKED BY: ES
ISSUED: 7/27/22

ELECTRICAL
SITE PLAN

ES101

© COPYRIGHT DESIGN WEST ARCHITECTS

design west | architects

255 SOUTH 300 WEST LOGAN UT 84321
795 NORTH 400 WEST SALT LAKE CITY UT 84103



Community Development

Date: September 7, 2022
From: Morgan Brim, Community Development Director
To: Planning Commission
Item: Public Hearing – Proposal to allow car wash facilities as a permitted use in the RC District
Applicant: Jaden Rasmussen with Tagg-N-Go
Location: Applies to the Regional Commercial District

BACKGROUND:

The applicant, Tag N Go Carwash is seeking a zoning text amendment to modify use parameters of the zoning use table to change Carwash Facilities from a conditional accessory use to a permitted use in the Regional Commercial (RC) District. The current allowance of a conditional accessory use means a conditional use permit is required and the use can only be ancillary to the primary use of the site (E.g. Gas station containing an automated carwash). During the 2017 update of the zoning ordinance, the Planning Commission and City Council considered locations for future carwashes and preferred limiting the use to an accessory use in the RC District. Currently, the zoning ordinance allows for stand-alone carwashes in several commercial districts, including the M District as a permitted use; FOI and RMU Districts as a conditional use; and the recently adopted GRMU District as permitted use with development standards. In total, the city has allocated approximately 715 acres within Vineyard with zoning providing allowances for stand-alone carwashes. If this request is approved, an additional 160 acres (RC District) would allow for stand-alone car washes which would affect the majority of Geneva Road frontage property.

Of note, the city has received two applications along Geneva Road for carwashes with the sites noted in the map below.



GENERAL PLAN:

The General Plan does not provide detail regarding car wash facilities. The following strategies appeared to relate to the applicant's request.

Goals	Comments
Goal 4: Encourage a pattern of growth that reflects the City's ability to efficiently provide necessary services and anticipates the resource needs of future generations.	The proposal would affect the entire RC zoning district of approximately 160 acres. The city already contains 715 acres of land which allow for stand-alone car wash facilities.
Goal 4: Ensure the City's long-term fiscal health by taking measures to establish a larger tax base of both property and sales tax revenues.	The applicant has indicated a desire to construct a carwash facility fronting Geneva Road south of 400 South. A carwash would generate sales tax.
Goal 5: Establish zoning that encourages strategic, accessible and centralized economic centers that will integrate appropriately into the community.	Currently the zoning spreads out stand-alone car wash facilities. This proposal would further disperse car wash facilities throughout the city. The city may want to consider limiting carwashes within a centralized area.

RECOMMENDATION:

Staff is recommending the Planning Commission hold the public hearing and consider comments from the public and potential impacts of approving or denying the applicant's request.

OPTIONAL MOTIONS:

- Motion to approve Ordinance 2022-16, to modify the Regional Commercial district changing Car Wash Facilities to a permitted use.
- Motion to approve Ordinance 2022-16, to modify the Regional Commercial district changing Car Wash Facilities to a permitted use with the following conditions or modifications...
- Motion to deny Ordinance 2022-16, to modify the Regional Commercial district changing Car Wash Facilities to a permitted use, finding that...
- Motion to continue consideration of Ordinance 2022-16, to modify the Regional Commercial district changing Car Wash Facilities to a permitted use, to the next Planning Commission meeting with direction to city staff or applicant to...

ATTACHMENTS:

- Proposed Ordinance 2022-16 and Application Material

**VINEYARD
ORDINANCE 2022-16**

**AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE
VINEYARD ZONING ORDINANCE SECTION 15.12.050 DISTRICT USE TABLE,
TO CHANGE CAR WASH FACILITIES FROM A CONDITIONAL ACCESSORY
USE TO A PERMITTED USE IN THE REGIONAL COMMERCIAL ZONING
DISTRICT; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND
SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND PROVIDING
AN EFFECTIVE DATE.**

NOW THEREFORE, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “15.12.050 District Use Table*” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.12.050 District Use Table*

1. District Use Table: The district use table lists all use types and zoning districts where 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 “x” 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 = Indicates Additional Standards Below

NCNP

ZONING DISTRICT USES	O S	A - 1	R & A -	R E 2	- 1 -	- 1 -	R - 1 -	R 2 -	H D R	H D R	R M U	F M U	B P	R C	N C	FOI	M	PF
-------------------------	--------	-------------	------------------	-------------	-------------	-------------	------------------	-------------	-------------	-------------	-------------	-------------	--------	--------	--------	-----	---	----

				5	0	1	1	8	1	1	2										
RES IDE NTI AL ⁸	Clinical Support Housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ₈	N	N	N		
	Dwelling, Multiple-Family	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	N		
	Dwelling Single-Family	N	P	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N	N		
	Dwelling, Two-Family	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N	N	N	N		
	Model Home or Unit	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N	N		
	Residence for Persons with a Disability	N	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	N	N	N	N	P ₂	N	N	N		
	Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a school	N	C ₅	C ₅	C ₅	C ₅	C ₅	C ₅	C ₅	C ₅	C ₅	N	N		N	N	N				
	Residential Facility for Elderly Persons	N	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	N	N	N	N		C _N ⁵	N	N	N	N
	Residential Lease, Short-term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
	Agriculture, Commercial	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
	Animal Hospital	N	N	N	N	N	N	N	N	N	N	P	N	N	P	C	P	P	N		
	Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		
	Cannabis Production Establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ⁸	P ⁸	N		
	Car Wash	N	N	N	N	N	N	N	N	N	N	C	N	N	P€3	N	C	P	N		
	Chemical Manufacture, Storage, and	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

Distribution (Existing)																			
Commercial Day Care/Preschool Center	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C3	N	N
Commercial Plant Nursery	N	C	C	N	N	N	N	N	N	N	N	C	N	N	P	N	P	P	N
Commercial Recreation, Indoor	N	N	N	N	N	N	N	N	N	N	N	C	C	C	P	P	N	N	N
Commercial Recreation, Outdoor	N	C	C	N	N	N	N	N	N	N	N	C	N	C	C	N	N	N	N
Composting Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Construction Sales and Service	N	N	N	N	N	N	N	N	N	N	N	P	N	N	C	N	C	P	N
Contractor's Office/Storage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Distribution Center	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	N	P	N
Drive-thru Facility	N	N	N	N	N	N	N	N	N	N	N	P ₇	P ₇	N	P ₇	N	N	P ⁷	N
Dry Cleaning	N	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	N	N
Financial Institution	N	N	N	N	N	N	N	N	N	N	N	P	P	C	P	P	P	N	N
Flammable Liquids or Gases Manufacture, Storage and Distribution	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	C	N
Funeral Home/Mortuary	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N	N	N
Golf Course	C	C	C	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Health and Fitness Facility	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N
Hotel	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N

COMMERCIAL	Hybrid Production Facility	N	N	N	N	N	N	N	N	N	N	C	C	N	C	C	P	N	N
	Kennel, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P ²	P ²	N
	Kennel, Outdoor Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	C ²	N
	Laundry, Commerical	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	P	P	N
	Laundry, Self Serve	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P	N
	Manurfacturing, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Manufacturing, Light	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	P	P	N
	Medical and Dental Clinic	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N
	Medical or Dental Laboratory	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P	N
	Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N
	Motor Vehicle Fueling Station	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	C	N	N
	Nightclub	N	N	N	N	N	N	N	N	N	N	C	C	N	C	C	N	N	N
	Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N
	Nursing Home, Convalescent Care	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N
	Office	N	N	N	N	N	N	N	N	N	N	P	P	P	P ₄	P	P ⁴	N	N
	Pawnshop	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N
	Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N
	Personal Instruction Service	N	N	N	N	N	N	N	N	N	N	P	P	C	P	P	C	N	N
	Pharmacy	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N	N
	Pharmacy, Medical	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ⁸	N	N

Cannabis																			
Private Club	N	N	N	N	N	N	N	N	N	N	C	C	C	C		NC	N	N	
Restaurant	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	
Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	P	P	P ₃	P	P	P ³³	N	N	
Retail Sales and Services (Community Commercial)	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	N	N	
Retail Sales and Services (Regional)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N	N	
Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Storage - Self Service Mixed-Use Facility	N	N	N	N	N	N	N	N	N	N	C ₂	N	C ₂	C ₂	C ₂	C ²	N	N	
Storage - Self Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
Storage of Recreational Vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
Trailer/RV Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N			
Vehicle and Equipment Rental	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N		C	N
Vehicle and Equipment Repair (Major)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	N		
Vehicle and Equipment Repair (Minor)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	C	C	P
Vehicle and Equipment Sale and Rental New or Used (Heavy)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N		
Vehicle and Equipment Sale																			

	or Rental New or Used (Light)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	N	N
	Warehouse	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	P	N
	Warehouse Club	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N	N	N
	Wholesale Distribution	N	N	N	N	N	N	N	N	N	C	N	C	N	N	P	P	N	N
PUB LIC AN D INS TIT UTI ON AL	Assembly, Place of	N	C ₁	C ₁	C ₁	C ₁	C ₁	C ₁	C ₁	C ₁	C	C	C	N	C	N	N	N	N
	Commuter and Light Rail Facilities and Station	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C	C	C
	Earth Station (Satellite Dish Farm)	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	P	N	N
	Educational Facility	N	C	C	C	C	C	C	C	C	P	P	P	C	P	N	N	N	N
	Emergency Care Facility	N	N	N	N	N	N	N	N	N	p	P	C	N	N	N	N	N	N
	Environmental Remediation Activities	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P
	Farmers' Market	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	N	C	C
	Heliport	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	C	N	N
	Hospital	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N	N
	Liquor Store (State Owned)	N	N	N	N	N	N	N	N	N	C	C	N	C	C	N	N	N	N
	Major Facility of a Public Utility	C	C	C	C	C	C	C	C	C	C	N	N	C	N	C	C	C	C
	Minor Facility of a Public Utility	P	P	P	P	P	P	P	P	P	C	C	P	C	C	P	P	P	P
	Museum	N	N	N	N	N	N	N	N	N	P	P	C	C	P	N	N	N	N
	Open Space and Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Parks and Associated Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Park and Ride																		

	Facility	N	N	N	N	N	N	N	N	N	N	P	N	C	N	N	P	P	N	
	Power Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		C	N	
	Public Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	
	Recycling Collection Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N	
	Recycling Processing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
	Transit Passenger Hub (Intermodal)	N	N	N	N	N	N	N	N	N	N	P	P	N	C	N	C	C	C	
	Wireless Telecommunications Site/Facility	N	C ₂	C ₂	N	N	N	N	N	N	N	C ₂	C ₂	C ₂	N	N	C ²	C ²	C ²	
AC CES SOR Y USE	Accessory Building	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	N	N	N	N	p ₂	N	N	N	
	Accessory Dwelling Unit	N	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	N	N	N	N	N	N	N	N	
	Accessory Dwelling Unit for Owner or Employee	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	C	C	N
	Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
	Domestic Livestock and Fowl	N	P ₂	P ₂	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Home Day Care (one to seven children)	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N
	Home Day Care (eight to ten children)	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N
	Home Occupation	N	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	N	N	N	p ₂	N	N	N	N
Home Preschool (one to seven children)	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	

S	Home Preschool (eight to ten children)	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N
	Household Pets, Noncommercial	N	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	N	N	N	N	P ₂	N	N	N
	Open/Outdoor Display of Products or Merchandise	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	C	P	N
	Seasonal Use	T ₅	N	N	N	N	N	N	N	N	N	T ₅	T ₅	T ₅	T ₅	T ₅	T ⁵	N	N
	Sign - Temporary	T ₆	T ₆	T ₆	T ₆	T ₆	T ₆	T ₆	T ₆	T ₆	T ₆	T ₆	T ₆	T ₆	T ₆	T ₆	T ⁶	T ⁶	T ⁶
	Swimming Pool	P	C ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	N	N	P ₂	N	N	N
	Temporary Use	T ₅	T ₅	T ₅	T ₅	T ₅	T ₅	T ₅	T ₅	T ₅	T ₅	T ₅	T ₅	T ₅	T ₅	T ₅	T ⁵⁵	T ⁵	T
	Tennis Court/Sports Court	C	C	C	C	C	C	C	C	C	C	N	N	N	N	P	N	N	C

1. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in VZC 15.60 of this ordinance are permitted.

2. See VZC 15.34 for additional use development standards.

3. Use is allowed as an accessory use to a principle use.

4. Use shall not exceed 25% of the net square footage of a single building or development.

5. See VZC 15.26 for additional use standards.

6. See VZC 15.48 for signage requirements.

7. In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in [Section 15.34.190](#) Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require the approval of a conditional use permit. See [Part 12 of Section 15.34.190](#) of the VZC.

8. Use shall meet all licensing requirements as required by Utah State Code and conform to [Section 15.34.210](#) Cannabis Production Establishments and Medical Cannabis Pharmacies development standards of this title.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Amber Rasmussen	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder
Vineyard

15.12.050 District Use Table*

1. District Use Table: The district use table lists all use types and zoning districts where 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 “x” 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 = Indicates Additional Standards Below

NCNP

ZONING DISTRICT USES		O S	A -1	R & A - 5	R E - 2 0	R - 1- 1 5	R - 1- 1 0	R - 1- 8	R - 2 - 1 5	H D R - 1	H D R - 2	R M U	F M U	B P	R C	N C	FOI	M	PF
RESIDENTIAL ⁸	Clinical Support Housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ₈	N	N	N
	Dwelling, Multiple-Family	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N	N
	Dwelling Single-Family	N	P	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N	N
	Dwelling, Two-Family	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N	N	N	N
	Model Home or Unit	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N	N
	Residence for Persons with a Disability	N	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	N	N	N	N	P ₂	N	N	N
	Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a school	N	C ₅	C ₅	C ₅	C ₅	C ₅	C ₅	C ₅	C ₅	C ₅	N	N		N	N	N	N	

	Residential Facility for Elderly Persons	N	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	P ₂	N	N	N	N	C ⁵ N	N	N	N	N
	Residential Lease, Short-term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
COMMER CIAL	Agriculture, Commercial	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N			
	Animal Hospital	N	N	N	N	N	N	N	N	N	N	P	N	N	P	C	P	P	N	
	Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
	Cannabis Production Establishment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ⁸	P ⁸	N	
	Car Wash	N	N	N	N	N	N	N	N	N	N	C	N	N	C ₃	N	C	P	N	
	Chemical Manufacture, Storage, and Distribution (Existing)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Commercial Day Care/Preschool Center	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C3	N	N	
	Commercial Plant Nursery	N	C	C	N	N	N	N	N	N	N	C	N	N	P	N	P	P	N	
	Commercial Recreation, Indoor	N	N	N	N	N	N	N	N	N	N	C	C	C	P	P	N	N	N	
	Commercial Recreation, Outdoor	N	C	C	N	N	N	N	N	N	N	C	N	C	C	N	N	N	N	
	Composting Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
	Construction Sales and Service	N	N	N	N	N	N	N	N	N	N	P	N	N	C	N	C	P	N	
	Contractor's Office/Storage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
	Distribution Center	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	N	P	N	
	Drive-thru Facility	N	N	N	N	N	N	N	N	N	N	P ₇	P ₇	N	P ₇	N	N	P ⁷	N	
	Dry Cleaning	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	N	N	
	Financial Institution	N	N	N	N	N	N	N	N	N	N	P	P	C	P	P	P	N	N	
	Flammable Liquids or Gases Manufacture, Storage and Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	C	N	
	Funeral Home/Mortuary	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N	N	N	
	Golf Course	C	C	C	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N	
	Health and Fitness Facility	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N	
	Hotel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N	



Community Development

Date: Wednesday, September 7, 2022
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: Ordinance 2022-17; Moderate Income Housing Element of General Plan – Business Item
Permit: NA
Address: 125 S Main St., Vineyard, Utah, 84059
Parcel No: NA
Applicant: City Initiated
Owner(s): NA

BACKGROUND

During the August 3, 2022, and August 17, 2022, Planning Commission meetings, the Commission held work sessions to discuss Vineyard City's plans and strategies for providing moderate income housing throughout the city. Through HB462 (update to SB34 from 2019), the State of Utah is requiring that all municipalities update their moderate income housing plans (MIHP) by October 1, 2022. Vineyard City's MIHP is also the Moderate Income Housing element (chapter) of the General Plan.

Vineyard's MIHP must include at least four (4) of the State's guiding strategies outlined in Utah Code 10-9a-403 'General Plan Preparation' because it possessed a "fixed guideway transit station" (train or BRT station). Municipalities with a fixed guideway transit station must include strategy V in their moderate income housing element. Vineyard must also determine and adopt an appropriate and realistic implementation plan to bring these strategies to life over the next five year. This implementation plan should be developed in a way that there is flexibility so that the jurisdiction can make adjustments as needed over time. The implementation plan should also identify specific measures and benchmarks for the strategies. This allows the jurisdiction and general public to understand exactly what needs to happen and creates a method of verifying and determining if the moderate income housing plan is being met.

Finally, Vineyard City must submit these updates to the Department of Workforce Services (DWS) by October 1, 2022. The report for 2022 shall include: a description of each moderate income housing strategy selected by the municipality for implementation, and a five-year implementation plan.

In this week's meeting, the Commission will review a draft of the strategies and implementation tactics that have been incorporated into the city's MIHP. They will vote to adopt or to reject this proposal.

NEW STRATEGIES SELECTED FROM 10-9A-403

- E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- F) Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;

- H) Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- I) Amend land use regulations to allow for single room occupancy developments;
- L) Reduce, waive, or eliminate impact fees related to moderate income housing;
- N) Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;
- Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- V) develop and adopt a station area plan in accordance with Section 10-9a-403.1;

**Implementation plans for each of the above listed strategies are outlined in Ordinance 2022-17.

ATTACHMENTS

Comprehensive list of all strategies from State Code 10-9a-403 'General Plan Preparation' Ordinance 2022-17.

**VINEYARD
ORDINANCE 2022-17**

AN ORDINANCE OF THE CITY OF VINEYARD APPROVING A GENERAL PLAN AMENDMENT TO UPDATE THE MODERATE INCOME HOUSING ELEMENT TO ALIGN WITH UTAH STATE CODE 10-9A-403; ESTABLISHING GOALS AND STRATEGIES TO ACHIEVE A GREATER INVENTORY OF MODERATE INCOME HOUSING STOCK; ESTABLISHING AN ACTION PLAN WITH TIMEFRAMES FOR EACH ADDITIONAL STRATEGY; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Vineyard City Planning Commission has reviewed the proposed update and held a public hearing on September 7, 2022, and made a recommendation to the City Council to update the City's Moderate Income Housing Plan which was originally approved in 2019 as part of the City's General Plan Update; and

WHEREAS, Moderate Income Housing is currently defined in Utah Code 10-9a-103; and

WHEREAS, State Law requires this plan to address topics outlined in the proposed update; and

WHEREAS, the staff has analyzed the current housing stock provided in Vineyard and found such an update should be made;

WHEREAS, The Vineyard City Council held a public hearing on September 14, 2022, reviewed the proposed General Plan Update, 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 Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: AMENDMENT “9.08.030 Goal 3” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

9.08.030 Goal 3

PROVIDE THE FRAMEWORK FOR THE SUCCESSFUL INTEGRATION OF A MIX OF HOUSING TYPES IN THE COMMUNITY’S VARIOUS NEIGHBORHOODS.

1. **STRATEGY 1:** Identify sites to consider for affordable housing development, including higher density housing on smaller lot sizes to offer a mix of housing options that appeal to a variety of population demographics.
2. **STRATEGY 2:** Introduce and integrate rental units and moderate- income housing into neighborhoods by allowing higher-density development to act as a buffer between commercial and lower density, more affluent single-family residential areas.
3. **STRATEGY 3:** Encourage an appropriate mix of housing types and styles and require appropriate code compliance and property maintenance to sustain neighborhood individuality, quality and appearance.
4. **STRATEGY 4:** Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.
5. **STRATEGY 5:** Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.
6. **STRATEGY 6:** Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's owner vehicle, such as residential development near major transit investment corridors or senior living facilities.
7. **STRATEGY 7:** Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.
- 8.

1.

SECTION 2: **AMENDMENT** “9.08.020 Goal 2” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

9.08.020 Goal 2

ENCOURAGE AND PROMOTE AFFORDABLE HOUSING DEVELOPMENTS BY INCENTIVIZING DEVELOPERS TO BUILD THIS TYPE OF HOUSING.

1. **STRATEGY 1:** Establish developer incentives that promote the construction of a variety of housing types including smaller, affordable units.
2. **STRATEGY 2:** Adopt ordinances which allow for a variety of residential areas and building types providing for a range of housing alternatives and densities to meet the needs of a diverse population.
3. **STRATEGY 3:** Amend land use regulations to allow for single room occupancy developments.

4. STRATEGY 4: Reduce, waive, or eliminate impact fees related to moderate income housing.
5. STRATEGY 5: Develop and adopt a station area plan in accordance with Section 10-9a-403.1 of Utah State Code.

SECTION 3: **AMENDMENT** “9.08.010 Goal 1” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

9.08.010 Goal 1

PROVIDE OPPORTUNITIES FOR MODERATE INCOME HOUSEHOLDS TO PURCHASE ATTAINABLE HOUSING TO SUPPORT THE ECONOMIC VITALITY OF THE COMMUNITY.

1. **STRATEGY 1:** Identify and work with affordable housing programs like the Housing Authority of Utah County that will assist moderate income households in being able to purchase homes through voucher programs and discounts.
2. **STRATEGY 2:** Increase the availability of affordable single-family units by identifying areas that will be best suited for moderate income housing and incentivizing developers to undertake these projects.
3. **STRATEGY 3:** Incentivize the development of a range of housing types, including attached dwellings and multi-family units for purchase by streamlining development processes for units that will be affordable to moderate income households.
4. **STRATEGY 4:** Ensure that future regulations do not inhibit the development of moderate-income housing in appropriate locations and that the necessary infrastructure is available to support these projects.
5. STRATEGY 5: Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.
6. STRATEGY 6: Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.

7.

SECTION 4: **AMENDMENT** “11.14.010 Goal 1” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

11.14.010 Goal 1

Implementation Matrix Key:

T - Time only; \$ - Small investment; \$\$ - Moderate Investment; \$\$\$ -Large investment/capital Expenditure

🕒 Short-term (0-4 years)

🕒🕒 Mid-term investment/capital expenditure (5-10 years)

🕒🕒🕒 Long Term (10+ years)

○ Ongoing

MODERATE INCOME HOUSING: GOALS/STRATEGIES	COST	TIMING
1: Provide opportunities for moderate income households to purchase attainable housing to support the economic vitality of the community.		
1: Identify and work with affordable housing programs like the Housing Authority of Utah County that will assist moderate income households in being able to purchase homes through voucher programs and discounts.	\$	○
2: Increase the availability of affordable single-family units by identifying areas that will be best suited for moderate income housing and incentivizing developers to undertake these projects.	\$	🕒
3: Incentivize the development of a range of housing types, including attached dwellings and multi-family units for purchase by streamlining development processes for units that will be affordable to moderate income households.	\$	○
4: Ensure that future regulations do not inhibit the development of moderate-income housing in appropriate locations and that the necessary infrastructure is available to support these projects.	T	○
<u>5. Implement a mortgage assistance program for employees of the municipality, an employer that provides contract services to the municipality, or any other public employer that operates with the municipality.</u>	\$	<u>(add one clock)</u>
<u>6. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing or an other entity that applies for programs or services that promote the construction or preservation of moderate income housing.</u>	\$\$	<u>(add two clock)</u>

SECTION 5: **AMENDMENT** “11.14.020 Goal 2” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

11.14.020 Goal 2

Implementation Matrix Key:

T - Time only; \$ - Small investment; \$\$ - Moderate Investment; \$\$\$ -Large investment/capital Expenditure

🕒 Short-term (0-4 years)

🕒🕒 Mid-term investment/capital expenditure (5-10 years)

🕒🕒🕒 Long Term (10+ years)

○ Ongoing

MODERATE INCOME HOUSING: GOALS/STRATEGIES	COST	TIMING
2: Encourage and promote affordable housing developments by incentivizing developers to build this type of housing.		
1: Establish developer incentives that promote the construction of a variety of housing types including smaller, affordable units.	\$	🕒
2: Adopt ordinances that allow for a variety of residential areas and building types providing for a range of housing alternatives and densities to meet the needs of a diverse population.	T	🕒
<u>3. Amend land use regulations to allow for single room occupancy developments.</u>	T	(Add one clock)
<u>4. Reduce, waive, or eliminate impact fees related to moderate income housing.</u>	\$	(Add one clock)
<u>5. Develop and adopt a station area plan in accordance with Section 10-9a-403.1 of Utah State Code.</u>	\$\$	(Add one clock)

SECTION 6: **AMENDMENT** “11.14.030 Goal 3” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

11.14.030 Goal 3

Implementation Matrix Key:

T - Time only; \$ - Small investment; \$\$ - Moderate Investment; \$\$\$ -Large investment/capital Expenditure

🕒 Short-term (0-4 years)

🕒🕒 Mid-term investment/capital expenditure (5-10 years)

🕒🕒🕒 Long Term (10+ years)

○ Ongoing

MODERATE INCOME HOUSING: GOALS/STRATEGIES	COST	TIMING
3: Provide the framework for the successful integration of a mix of housing types in the community's various neighborhoods.		
1: Identify sites to consider for affordable housing development, including higher density housing or smaller lot sizes to offer a mix of housing options that appeal to a variety of population demographics.		
2: Introduce and integrate rental units and moderate-income housing into neighborhoods by allowing higher-density development to act as a buffer between commercial and lower density, more affluent single-family residential areas.		
3: Encourage an appropriate mix of housing types and styles and require appropriate code compliance and property maintenance to sustain neighborhood individuality, quality and appearance.		
<u>4. Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers.</u>	T	(Add one clock)
<u>5. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.</u>	T	(Add one clock)
<u>6. Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's owner vehicle, such as residential development near major transit investment corridors or senior living facilities.</u>	T	(Add one clock)
<u>7. Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act.</u>	\$	(Add one clock)

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Amber Rasmussen	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder,
Vineyard