



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday February 15, 2023, 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 February 1, 2023

4. BUSINESS ITEMS

4.1 Conditional Use Permit – Vineyard Auto

Senior Planner Briam Perez will present an application submitted by Vineyard Auto for a conditional use permit and site plan to allow for Vehicle and Equipment Sale and Rental New or Used (Light) on the property. The property is located at 720 S Geneva Road, Vineyard, UT 84059 and is zoned within the Regional Commercial District. Parcel ID: 18:028:0179. The Planning Commission will take appropriate action.

4.2 PUBLIC HEARING – Water Efficiency Standards

This item will be continued to March 1, 2023.

4.3 PUBLIC HEARING – Zoning Text Amendment

Senior Planner Briam Perez will present an application submitted by X- Development. This text amendment will modify Section 7.08 *Development Standards* to allow for parking in the setback area. It will also modify Section 7.12 *District Use Table* to allow for off-site residential parking lots. Parcel IDs: 40:597:0004, 40:513:0005, 40:513:0006, 40:513:0007, 40:513:0008, 40:587:0 012, 40:587:0013, 40:587:0014 and 40:587:0015. The Planning Commission will make a recommendation to the City Council.

4.4 PUBLIC HEARING - Zoning Text Amendment

Senior Planner Briam Perez will present an application submitted by Hughes General Contractors. This text amendment will modify Section 15.12.050 *District Use Table* to allow clinical support housing to be eighty percent (80%) of the net square footage of a single building or development. Parcel ID: 53:589:0001. The Planning Commission will make a recommendation to the City Council.

4.5 PUBLIC HEARING – General Plan Amendment – Public Utilities and Services

This item will be continued to March 1, 2023.

4.6 PUBLIC HEARING - Water Use and Preservation

Senior Planner Briam Perez will present a new element of the General Plan which will plan for developing, delivering, and efficiently using our limited water resources. The Planning Commission will make a recommendation to the City Council.

5. TRAINING SESSION

- 5.1** Segments of the documentary, “The Social Life of Small Urban Spaces,” by William H Whyte will be viewed and discussed by the Planning Commission.

6. WORK SESSION

- 6.1** There are no work sessions scheduled for this meeting.

7. COMMISSION MEMBERS’ REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. 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 Rachel Stevens, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at rachels@vineyardutah.org.

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

AGENDA NOTICING COMPLETED ON: February 14, 2022

NOTICED BY: /s/ Rachel Stevens

Rachel Stevens, Planning Tech



**REGULAR MEETING
OF THE VINEYARD PLANNING
COMMISSION,
Wednesday February 1, 2023, 6:00 p.m.**

Attendance:

Commissioners: Tay Gundmundson, Bryce Brady, Anthony Jenkins, Craig Bown, and Graden Ostler

Staff: Cache Hancey, Planner; Briam Perez, Senior Planner; Morgan Brim, Community Development Director; Rachel Stevens, Planning Technician; Naseem Ghandour, Public Works Director

Others Present: Daria Evans, Wendy Perrington, Don Overson, Russell Evans, Karen Cornelius, Residents; Steve Borup and Brian Dilley, Dakota Pacific

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Bryce Brady gave an invocation and led the pledge of allegiance.

2. OPEN SESSION -

 Daria Evans made a comment regarding public infrastructure and road congestion in Vineyard and suggested improving infrastructure before moving forward with other projects.

 Karen Cornelius made a comment regarding parking and asked how it will be guaranteed that parking is available to those who are already here. She stated it is a quality-of-life issue. She also made a comment regarding community development and the lack of a grocery store and other daily businesses. She also asked a question if the state regulated the proportion of single family residences versus high density housing in communities.

 In response to Karen Cornelius' comment, Community Development Director Morgan Brim stated that the state requires a moderate income housing plan which can include higher densities. He mentioned other requirements that the state has. He also stated that the zoning has already been established. He also stated that Utah County is projected to grow very quickly. He also addressed several ways the City has addressed parking issues.

3. MINUTES REVIEW AND APPROVAL

3.1 January 18, 2023

MOTION: Anthony Jenkins moved to approved the January 18, 2023 minutes. Craig Bown seconded the motion. Those voting aye: Tay Gundmundson, Bryce Brady, Anthony Jenkins, Craig Bown, and Graden Ostler. The motion passed unanimously.

4. BUSINESS ITEMS

4.1 PUBLIC HEARING – General Plan Amendment – Moderate Income Housing

 Senior Planner Briam Perez presented six strategies and implementation plans to be adopted as the Moderate Income Housing Plan (MIH) as part of the general plan amendment. He explained the requirements of Housebill 462 and the benefits and consequences of not complying with the State mandate. He gave an overview of all six selected strategies.

 Anthony Jenkins asked when more detailed plans will be made and questioned some of the vague wording in the proposed language. Briam Perez explained that the general plan should be brief and serve as a guiding document. Anthony Jenkins also recommended defining high density.

 Craig Bown clarified that the Planning Commission and City Council had previously heard all of the strategies except for Option O.

 **MOTION:** Bryce called for a motion to open the public hearing. Tay Gundmundson made motion to open the public hearing. Craig Bown seconded the motion. Those voting aye: Tay Gundmundson, Bryce Brady, Anthony Jenkins, Craig Bown, and Graden Ostler. The motion passed unanimously.

 Daria Evans asked what strategy G was. She stated that strategy H should not be adopted because senior residents need vehicles. She also stated that the City should only adopt the minimum number of required strategies. It was clarified that there was a typo in the packet.

 Wendy Perrington made a comment that senior living areas have a need for parking due to visitors, residents, employees, deliveries, and other services.

 Daria Evans stated that Vineyard should plan for higher density judiciously and carefully. She also made a comment regarding ADU's.

 Wendy Perrington made a comment about defining assisted living and memory living facilities.

 There was a discussion concerning strategy H and reducing or increasing parking requirements. It was clarified that the language was broad in reference to senior living facilities.

 Bryce Brady gave a statement about finding a balance between city enforcement and property rights.

 Russell Evans gave an analogy about insulation. He stated the building, and developers, will take the short cut. He made a comment that parking requirements should plan for extra parking spaces.

 **MOTION:** Bryce called for a motion to close the public hearing. Anthony Jenkins made a motion to close the public hearing. Tay Gundmundson seconded the motion. Those voting aye: Tay Gundmundson, Bryce Brady, Anthony Jenkins, Craig Bown, and Graden Ostler. The motion passed unanimously.

 Tay made a comment that the MIH plan has a good framework and addition to the general plan.

 Anthony Jenkins explained that this is a recommendation for the City Council and not a binding decision.

 Briam Perez stated the amendments to the ordinance to be included in the motion. They were to reinsert strategy O include strategy Q in the implementation plan.

 **MOTION:** Craig Bown made a motion to recommend approval of the Moderate Income Housing plan to the City Council with the amendments as stated in the record.

Tay Gundmundson seconded the motion. Roll call as follows: Those voting aye: Tay Gundmundson, Bryce Brady, Anthony Jenkins, Craig Bown, and Graden Ostler. The motion passed unanimously.

4.2 **PUBLIC HEARING – Development Agreement for The Forge**

Morgan Brim read a public comment that was received from Dale Theodoro. They are concerned about the number of proposed residential units and the height of the hotel.

 Community Development Director Morgan Brim presented changes to the Forge Development Agreement from the January 18, 2023 Planning Commission meeting.

 Bryce Brady asked what the agreement from the RDA and parking structures was.

 Antony Jenkins asked what the best way is to preserve view corridors. Morgan Brim answered that restricting height is the easiest requirement. Anthony Jenkins also stated he appreciated seeing the parking study.

 Steve Borup and Brian Dilly with Dakota Pacific gave a presentation on the Development Agreement Updates. Steve Borup stated that they are having a view corridor analysis conducted.

 Steve Borup discussed the results of a traffic study. Office space generates more trips than residential units. A discussion ensued.

 Steve Borup provided a handout which tracked the requested changes to the development agreement. It can be found in Appendix A.

 Steve Borup presented on providing affordable housing in the Forge.

 He then stated that the site plan can only change ten percent from the master plan.

 Steve Borup continued the presentation on more minor updates to the development.

 Steve Borup and Dakota Pacific have requested that they are not responsible for overflow parking from the Yard subdivision and not responsible for providing parking in future phases if parking in initial phases was insufficient. Members of the Planning Commission did not agree with the developers request. A discussion ensued.

 Steve Borup continued the presentation. There was a discussion about making the pedestrian road uncomfortable to drive on.

 Bryce Brady requested several more modifications including adding an overall percentage of required office space, adding clarity to the specifications for the shared street, and for the parking study requirements to be stricter.

Bryce Brady opened up a public comment session.

 Daria Evans asked a question about the hotel parking and what kind of improvements the developer will make to the roadways. Steve Borup answered her questions and stated the developer will pay impact fees which will go toward improvements. The hotel will be considered as part of the management plan.

 Russel Evans made a comment regarding density. He advised Dakota Pacific to overpark the first phase before a parking study is done so they will not have to play catch up. He asked what a development agreement is. Morgan Brim stated that a development agreement will bind the developer to standards and the Mayor will sign it.

 Morgan Brim presented the modifications that the Planning Commission discussed. It included: a parking study will consider parking on the entire site regardless of infiltration; if a previous phase is shown to be under parked by the parking consultant, the

additional spaces shall be incorporated into the next phase of the project; the shared street shall only allow parking for fifteen to thirty minutes, ADA parking, and loading; Mill Road and 650 N shall be added as major roads, at full build-out the project residential square footage shall not exceed sixty six percent of the entire project.

 Bryce Brady stated that there are several issues that are out of the developer's control. He wants to make wise choices that will benefit the City.

 MOTION: Anthony made a motion to recommend the City Council agree to the development agreement with the modifications as stated by Morgan Brim. Tay Gundmundson seconded the motion. Roll call as follows: Those voting aye: Tay Gundmundson, Bryce Brady, Anthony Jenkins, Craig Bown, and Graden Ostler. The motion passed unanimously.

5. **TRAINING SESSION**

5.1 Segments of the documentary, "The Social Life of Small Urban Spaces," by William H Whyte will be viewed and discussed by the Planning Commission.

Bryce Brady continued training session.

6. **WORK SESSION**

6.1 **There are no work sessions scheduled for this meeting.**

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

 Cache Hancey gave an update on Vineyard getting a blue box from the post office.

 Morgan Brim stated that the Planning Commission can attend a training and gave updates to minor projects around the City.

8. **ADJOURNMENT**

 Bryce Brady adjourned the meeting at 8:37 pm.

CERTIFIED CORRECT ON: February 15, 2023

CERTIFIED BY: /s/ Rachel Stevens

Rachel Stevens, Planning Tech

The Forge Master Plan Development Agreement Tracking

02/01/23

City Request	Accepted	Modified	Not Accepted	Notes	DA Updated
Early Discussions					
1. Provide Affordable Housing	X			25 – 48 units by developer depending on parameters discussed in the DA (AMI level, parking type). Left the DA # of units blank until final parameters are agreed up. No less than 25 is agreed to.	2.14
2. Reduce Max Residential Units				proposing 1,500	
3. Provide traffic study	X			Study showed incremental benefit vs current entitlement.	NA
4. Remove frontage road and reduce linear parks	X				Ex B
5. Provide TIF valuation	X				NA
6. Attract a Grocery Store as part of the development		X		Working to attract one. Primary target will only come with traditional format. Going to secondary targets.	NA
7. Required streets for ground floor commercial	X				Ex C
Post Development Agreement Draft					
8. Provide commercial with initial phase	X			Proposed 30 sqft per dwelling unit in the initial phase	2.6
9. Clarify what can be modified in the master plan without going back to City Council	X			See Exhibit E of DA	Ex E, Par 2
10. Change to reference City's Future Laws instead of City Vested Laws as it relates to signs. This is because sign ordinance is being updated concurrent w/ DA. City wishes to apply sign ordinance in place at time of building permit application.	X				2.9
11. Remove the allowance for short term rentals in the development agreement and align with city ordinance	X				2.10
12. Provide a location for a park in Block H	X			1 acre to be donated	9.1.1
13. Developer to install baseline park improvements in donated land		X		Will deliver improvements conditioned on RDA agreement to reimburse	9.1.1
14. Establish a PID	X			That ability to create one is in the development agreement. We will also evaluate using Property Management Association to assess maintenance dues	4.4
15. Remove sentence regarding impact fees. Impact fees will be assessed at the time of building permit fees.	X				9.3 / 3.2.6
16. Understand water needs to inform our water master plan	X			Acre Feet demand has been provided to Naseem	NA
17. Clarify that detention facilities cannot be counted as open space, unless underground or proven usable	X				9.5
18. Provide phasing of open space	X			Any open space adjacent to any developed parcel shall be developed no later than the adjacent structure / site	2.3
19. Provide a location for a public safety facility.	X			Will negotiate in good faith. Need anticipated close timing from City.	9.1.3

Community Development

Date: February 15, 2023
From: Briam Amaya Perez, Senior Planner
To: Planning Commission
Item: Vineyard Auto Site Plan & Conditional Use Permit
Permit: PLAN22-038 (in *CityInspect*)
Address: 720 S Geneva Rd, Vineyard, Utah, 84059
Applicant: Kai Mitchell, Northern Engineering
Owner: Pedro Etchebest



ANALYSIS

The applicant, Kai Mitchell with Northern Engineering, is requesting approval of a site plan application and conditional use permit for a 'Vehicle and Equipment Sale or Rental New or Used (Light)' facility. This type of facility provides for the sale, lease, or rental of new or used vehicles, including automobiles, trucks, motorcycles, recreational vehicles, or boats. The cleaning and routine maintenance of motor vehicles is allowed as an accessory use. The owner, Pedro Etchbest, would like to sell used vehicles on the lot and perform routine maintenance, as described above. The property is located at 720 S Geneva Road and measures 1.36 acres. The property is also zoned Regional Commercial (RC), a district intended to provide areas for the location of various types of commercial uses and activities needed to serve the residents of the city and surrounding areas. Within the RC Zone, this use is categorized as a Conditional Use. The purpose of the issuance of a conditional use application is to allow the proper integration of uses that may be suitable only if such uses are designed, arranged, or conducted in a particular manner. The Planning Commission is authorized to review and render a decision for all conditional use applications, in accordance with the zoning ordinance. The Commission is authorized to impose such

reasonable requirements and conditions with respect to location, construction, maintenance, operation, site planning, traffic control, hours of operation, and other items for the Conditional Use deemed necessary for the protection of adjacent properties and the public interest.

STAFF RECOMMENDATION

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

CONDITIONS

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. All work performed in the rear shop building must be done behind closed bay doors.
4. Light poles cannot exceed 20' in height.
5. 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.
6. Off-street parking spaces shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted.
7. The applicant shall meet all bicycle parking requirements.
8. 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.
9. The applicant must observe all American with Disabilities Act (ADA) requirements.

PROPOSED MOTION

"I move to approve the site plan and conditional use permit as presented with the conditions stated above..."

REQUIRED ATTACHMENTS

Site Narrative

Site Plan

Landscaping Plan

Exterior Elevations

Photometric Plan

Analysis	
Zoning	Regional-Commercial (RC)
Use	Drive-thru facility; retail/commercial
Lot Size	1.36 acres
Building Square Footage	Primary Building (Sales Office): 984 SF Secondary Building (Maintenance Shop): 2,380 SF Total: 3,264 SF
Maximum Building Height	Allowed: 60' Actual: 24'1"

Minimum Front Yard	Required: 20' Actual: 16'
Minimum Rear Yard	Required: 25' Actual: 194'8"
Minimum Side Yard for Interior Lots	Required: 20' Actual: 18'1"
Minimum Side Yard for Corner Lots	Required: NA Actual: NA
Maximum Building Lot Coverage	Required: NA Actual: TBD
Landscaping	Minimum Required: 20% Actual: 28.5%
Parking Lot interior Landscaping	Required: 5% Actual: In compliance
Parking Stalls	Required: - One (1) space per one thousand (1,000) SF of gross floor areas, plus one (1) spacer per six thousand (6,000) SF of outdoor vehicle display area - o 1 - o 4 - Three (3) spaces per service bay, plus one (1) space per three hundred (300) SF of gross floor area. - o 6 - o 5 - Total: 16 stalls required Actual: 13 stalls Please see VZC 15.38.030 'Parking Requirements'
ADA Parking Stalls	Minimum Required: 2; Please see ADA.gov - 1 ADA - 1 ADA Van Accessible
Bicycle Parking Stalls	Required: 3 Actual: TBD

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	The applicant has provided a 379 SF gathering area on the east side of the primary structure adjacent to the public right of way.	☒ Yes ☐ No ☐ N/A

	biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and <i>useable</i> parks and open spaces.		
15.36.030.1.a Building Design	The City encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment.	In compliance. The existing building has been grandfathered in.	☒ 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. The existing building has been grandfathered in.	☒ 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. The existing building has been grandfathered in.	☒ 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.	In compliance. The existing building has been grandfathered in.	☒ 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	In compliance. The existing building has been grandfathered in.	☒ Yes ☐ No ☐ N/A

	shadow areas and add visual interest.		
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)	In compliance.	☒ 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.	In compliance. The existing building has been grandfathered in.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.v Architectural details	Surface details, ornaments, and other building elements that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged: - Stonework - Exposed beams and columns - Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies - Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs - Accessories such as art features,	In compliance. The existing building has been grandfathered in.	☒ Yes ☐ No ☐ N/A

	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	NA; the applicant has not proposed any building additions.	☐ 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.	NA;	☐ Yes ☐ No ☒ N/A
15.36.030.4 Mechanical Equipment	Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of all the buildings.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.5.a. Building Location	All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing	In compliance.	☒ Yes ☐ No ☐ N/A

	buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.		
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.	The applicant has proposed direct, safe, and accessible pedestrian facilities between the two buildings on the site and throughout the parking areas.	☒ 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	The site proposes connecting well into the existing street network as well as providing sufficient walkway connections in and throughout the site.	☒ Yes ☐ No ☐ N/A
15.36.030.5.d Building Location	All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.	In compliance. The gathering spaces immediately adjacent to the public right of way further activates pedestrian activity.	☒ Yes ☐ No ☐ N/A
15.36.030.6 Pedestrian Scale	Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye level.	The applicant is proposing to connect into the existing pedestrian network around the site.	☒ 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	In compliance. The existing building has been grandfathered in.	☒ Yes ☐ No ☐ N/A

	exposed wood structural members are encouraged in natural colors or earth tone finishes.		
15.36.030.8.a Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior buildings colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main buildings.	In compliance. The existing building has been grandfathered in.	☒ Yes ☐ No ☐ N/A
15.36.030.8.a Building Finishes	High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down, spout, mechanical and electrical equipment, railings, window shading devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.	In compliance. The existing building has been grandfathered in.	☒ Yes ☐ No ☐ N/A
15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other	In compliance. The applicant has proposed to retain some of the mature trees on site.	☒ Yes ☐ No ☐ N/A

	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		
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.	In compliance. The applicant is proposing 28.5% of the site to be open space with drought resistant landscaping.	☒ Yes ☐ No ☐ N/A
15.36.030.9.a.ii.	Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located on adjacent properties.	In compliance. The perimeter of the site is made up of a system of open space areas.	☒ Yes ☐ No ☐ N/A
15.36.030.10 Site Access	The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.	The applicant has provided dedicated walkways where pedestrians are most likely to engage/interact with moving vehicles throughout the site. This includes safe routes, measuring five (5) FT in width, from the primary building to the secondary building, and from the primary building to the northern most part of the showroom floor portion of the parking lot.	☒ Yes ☐ No ☐ N/A
15.36.030.11 Noise Impact	Subdivision and site design shall include provisions for limiting noise, particularly to	In compliance.	☒ Yes ☐ No

	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.		☐ 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 variety, provide screening elements, provide year-round site beautification, blend with the natural landscape and highlight building design features.	Landscaping proposed compliments the existing buildings and adds beautification to the site. The species selected to form part of the LS plan work well in our soils and are drought tolerant. The trees chosen adapt well to urban environments and have minimal to medium water demands, while being able to grow at a moderate to fast rate.	☐ Yes ☐ No ☐ N/A
15.36.030.13.a Landscape Buffers	Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.	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	In compliance.	☒ Yes ☐ No ☐ N/A

	create a gradual transition between the natural open space area and the new development.		
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.	Much of the site has been proposes to implement drought-tolerant xeriscape, including crushed rock (of various shapes and colors).	☐ Yes ☐ No ☐ N/A
15.36.030.13.d Plant Size, Spacing, and Scale	The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and space of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.13.e Streetscape Landscape Treatments	All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.	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	NA	☐ Yes ☐ No ☒ N/A

	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.		
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.	In compliance.	☒ Yes ☐ No ☐ N/A
15.36.030.16 Landscape Maintenance	All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.	All plant material on the Project shall be irrigated. Project irrigation system includes but is not limited to: furnishings and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system.	☒ Yes ☐ No ☐ N/A
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside shall be "down lighting" so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	In compliance.	☒ 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.	Max Barona, with Royal Engineering, provided a photometric plan that focuses appropriate lighting throughout the site, especially near the buildings, the building entrances, and at the entrances and exits to the site. Light pole heights measures 22.8'.	☐ Yes ☒ No ☐ N/A
17.36.030.18.a. Project, Site and Building Sign Standards	The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.	All signage shall be reviewed in a separate permit.	☐ Yes ☐ No ☒ N/A
17.36.030.18.b	Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein	NA.	☐ 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.	NA	☐ 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	All parallel parking stalls measure 24 FT in length.	☒ Yes ☐ No ☐ N/A
	Standard	9 ft	20 ft		
	Parallel	8 ft	24 ft		
	The front of the parking space may overhang 2 feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a 4 foot wide clearance for pedestrian access (a total of 6 feet from the curb face to the opposite edge of the walkway).				
15.38.030.1.f. Parking Aisle Dimensions	Angle	1way Aisle	2way Aisle	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 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			NA	☐ Yes ☐ No ☒ N/A
15.38.030.1.i. Circulation Between Bays.	Parking areas shall be designed so that circulation between parking bays occur within the designated			In compliance.	☒ Yes ☐ No ☐ N/A

	parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except for one, two, or three-family dwellings.		
15.38.030.1.j. Surfacing	All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.	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 light down and/or away from adjoining property, abutting residential uses and public right-of-ways and shall be a maximum of 20 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.	This parking lot shall be appropriately illuminated during hours of darkness.	☒ Yes ☐ No ☐ N/A
15.38.030.1.m. Protruding Vehicles	All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.	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	In compliance.	☒ Yes ☐ No ☐ N/A

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

	landscaping throughout a parking area, to be determined by the Planning Commission.		
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent residential property and screened from streets, so automobiles are not visible below the average headlight height. Screen methods may include landscaped berms, low walls, and hedges	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.	The applicant has provided dedicated, clearly differentiated pedestrian accessways throughout the interior of the site.	☒ 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.	In compliance.	☒ 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	NA	☐ Yes ☐ No ☒ N/A

	minimum required number of parking spaces required based on city approved parking studies.		
15.38.030.1.o.vi.	The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced.	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")	The applicant has proposed an ADA compliant sidewalk and ramp from the ADA parking stalls at the primary entrance of the building.	☒ 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.	NA	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.x.	Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.	All traffic is directed onto arterial, Geneva Rd.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.	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	Condition of Approval.	☒ Yes ☐ No ☐ N/A

	adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.		
15.38.030.1.p.ii. Maintenance	Shrubs within a landscape island shall be maintained to a maximum height of 3 feet and all trees at maturity within such planters shall maintain a minimum clearance of 6 feet from the lowest branch to the adjacent grade elevation.	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.	Condition of Approval.	☒ 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.	NA	☐ Yes ☐ No ☒ N/A
15.38.030.1.s.i. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses	Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.	NA	☐ Yes ☐ No ☒ N/A
15.38.030.1.s.ii	Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.		
15.38.030.1.s.iii.	Height of such structures shall be limited to 10 feet		
15.38030.1.s.iv.	All canopies shall include a fascia		
15.38.030.1.s.v.	Setbacks are measured from property line to nearest edge of canopy.		

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

			☒ N/A
15.38.030.2.g. Offsite Parking		NA	☐ 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 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.	In compliance.	☐ Yes ☒ No ☐ N/A

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.	In compliance.	☒ 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	In compliance.	☒ Yes ☐ No

	two (2) feet wide and six (6) feet long.		☐ 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.	In compliance.	☒ 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.	In compliance.	☒ Yes ☐ No ☐ N/A
VZC Chapter 15.40 Landscaping			
Category	Standard	Staff Comments	Compliance
15.40.080.1.a. Landscape Improvements and Guarantees	All landscape improvements (landscape materials, irrigation system, screening walls et.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit an amount sufficient to guarantee installation of the landscaping and irrigation system, the City Planner <i>may</i> approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed 6 months. In those instances where the City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall	In compliance.	☒ Yes ☐ No ☐ N/A

	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 gallons in size.	In compliance.	☒ 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. Plant materials shall be chosen from the approved Vineyard Tree Manual.	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.	In compliance.	☒ 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,	In compliance.	☒ Yes ☐ No ☐ N/A

	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.		
15.40.080.1.g.i Irrigation Standards	All landscaped areas shall be supported by an automatic irrigation system which may be a spray, flood, soaker, or drip type system. The irrigation system shall meet all State and City requirements for potential cross-connections that must be protect against backflow to the culinary water system. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking areas.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.g.ii. Irrigation Standards	Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.h. Separate Connection	Any landscaping that will be owned and maintained by the city shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the developer or property owner	In compliance.	☒ Yes ☐ No ☐ N/A

	as required by the City Engineer.		
15.40.080.1.i. Soil Preparation	Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soils report.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.j. Protection of Landscaped Areas	Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.k. Use of Landscaped Areas	No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l.i. Detention Basins	The detention areas shall not occupy more than fifty (50) percent of the on-site street frontage landscape area, unless approved by the City Planner where shallow depths for multi-use are proposed for the basin.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l.ii. Detention Basins	All detention areas shall maintain slopes no steeper	In compliance.	☒ Yes ☐ No

	than a four to one (4:1) ratio when adjacent to public rights-of-way or where there is pedestrian access to that portion of the basin. Side slopes adjacent to walls, fences, hedges and other areas with limited pedestrian access may have side slopes up to a four to one (4:1) ratio.		☐ N/A
15.40.080.1.l.iii. Detention Basins	Provide a minimum five (5) foot wide level area at the top of the basin slope.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l.iv Detention Basins	No sidewalk or walkway shall be located closer than five (5) feet to the top of any adjacent basin slope.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l.v Detention Basins	All basins shall be at least five feet in width at the bottom of the basin.	In compliance.	☒ 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.	In compliance.	☒ 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 28% landscaping on the site.	☒ 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	In compliance.	☒ Yes ☐ No ☐ N/A

	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.		
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.	NA	☐ 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. The applicant has provided a 25 ft setback from Geneva Road.	☒ 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	NA	☐ 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	In compliance.	☒ Yes ☐ No ☐ N/A

	with adopted street cross-section designs.		
15.40.080.6.d. Street Frontages	Turf shall be limited to 30% of the total landscape street frontage area. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.	In compliance.	☒ Yes ☐ No ☐ N/A
15.40.080.6.e. Street Frontages	The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than 1 tree and 10 shrubs for every 20 feet of street frontage. Or 1 tree and 10 shrubs for every 40 feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of 65% of the total street frontage landscaped area.	In compliance.	☒ 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.	In compliance.	☒ Yes ☐ No ☐ N/A

February 9, 2023

Vineyard Auto (720 S. Geneva Road)

We are excited to present the proposed site improvements for the Vineyard Auto project located at 720 S. Geneva Road in Vineyard. The location of this site is located on the West side of Geneva Road as you enter into Vineyard City. In its current condition, the property has an existing small home with an existing two-bay shop building located at the southwest corner of the parcel. The vacant portion of the parcel that is North of the existing home and shop is mostly native grass and undeveloped area that has been used for storage and staging for the past business practices on the site.

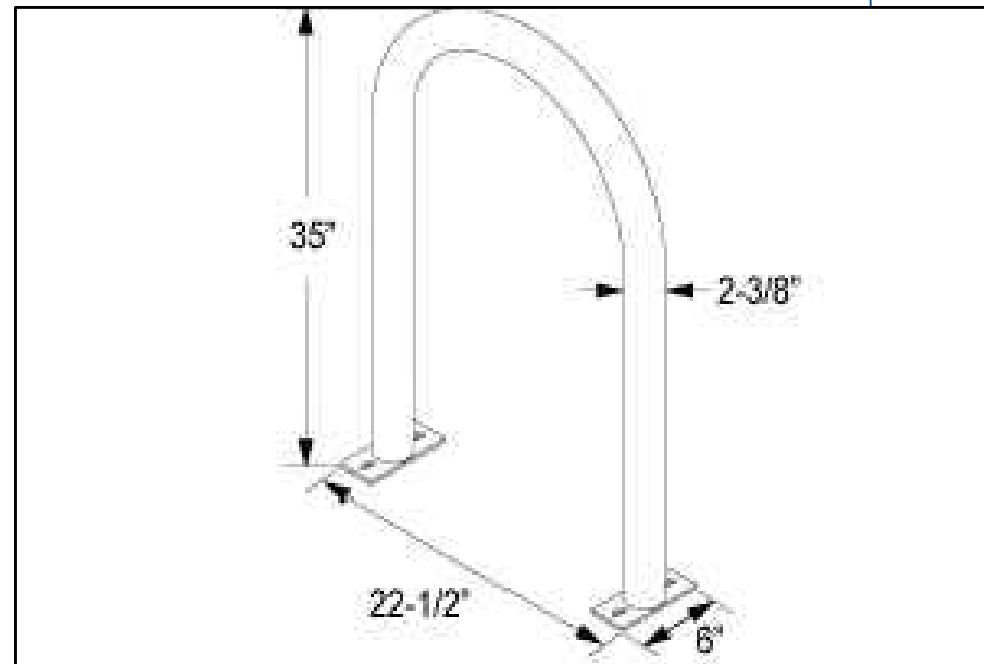
The proposed site plan and improvements for consideration for approval include improving the undeveloped north portion of the parcel with adequate street frontage landscaping along with an outdoor vehicle display parking area for used car sales. The outdoor vehicle display area will be surfaced with a reclaimed or crushed asphalt layer that will be properly compacted and graded as to not allow for dust, etc... The outdoor vehicle display area will also maintain an adequate drive aisle and turning radius clear area to accommodate a fire truck turn around, along with a safe 5-ft wide walking area through the display area.

The existing house structure will be converted and used for a sales office meeting all accessible requirements outlined in current building codes. The exterior of the office will be upgraded as per proposed architectural plans, giving the existing house a bit of an upgrade while preserving some of the house feel of the original structure. The site will also include a proper layout for off-street parking that will be located between the office and shop area. This area has also been designed to preserve the large existing tree that will add shade, etc.. to the public gathering area as well.

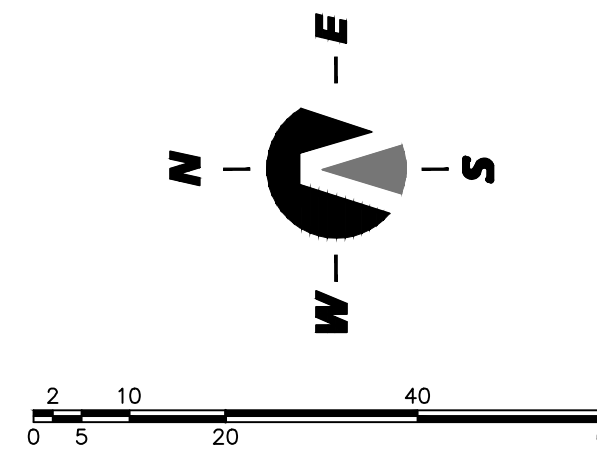
The proposed site plan will allow the applicant to finalize a business license to operate a used car dealership and automotive repair in the existing shop area. The shop will maintain the current work practices and hours of operation, keeping the garage doors closed during operation to minimize any noise and visual nuisances. All motors and compressors, etc.. that may emit excess operation noises will be contained within the existing shop to also minimize any unwanted operation noises and sounds to adjacent parcels. The applicant is excited to provide this business while also improving the appearance and finished landscape features that will welcome vehicle and pedestrian traffic to Vineyard as they are driving along Geneva Road. We also feel that the proposed site plan and landscape plan will be properly maintained and well established over time.

Please feel free to contact the applicant if there are any other questions or concerns with the proposed Vineyard Auto site plan. Thanks again for this opportunity to present this plan to Vineyard City for consideration and approval.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	297.09'	1250.00'	296.39'	S22°11'42"E	13°37'04"



BICYCLE PARKING INVERTED U DETAIL 3-REQUIRED



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

AS-SURVEYED DESCRIPTION

Beginning at a point located North 0°30'38" West along section line 479.72 feet from the East Quarter Corner of Section 20, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 88°42'18" West 178.16 feet; thence North 1°58'42" East 115.87 feet; thence West 0.76 feet; thence along a boundary line agreement recorded as Entry 16697:1985 the following two courses and distances: 1) North 2°29'27" East 199.45 feet, and 2) South 89°46'33" East 131.58 feet; thence along the arc of a 1250.00 foot radius non-tangent curve to the left 297.09 feet through a central angle of 13°37'04" (chord bears South 22°11'42" East 296.39 feet); thence South 61°53'32" West 8.15 feet; thence South 28°06'28" East 34.34 feet; thence South 88°42'18" West 86.35 feet to the point of beginning.
Area = 1.396 Acres

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED SIGN
- EXISTING BUILDING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB, GUTTER, SIDEWALK AND PARKING
- EDGE OF PAVEMENT
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING CULINARY WATER LINE
- EXISTING STORM DRAIN W/MANHOLE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CRUSHED ASPHALT
- PROPOSED BICYCLE PARKING INVERTED U 3-REQUIRED SEE DETAIL THIS SHEET

DAVID & DIANNA CARTER
18:028:0174

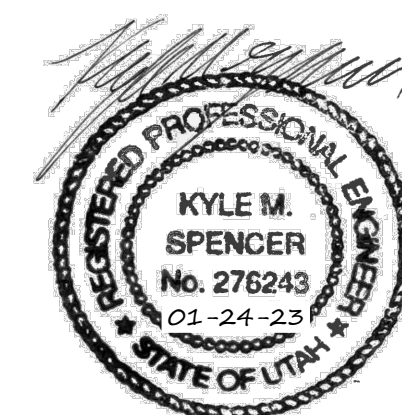
PARKING SUMMARY

SALES OFFICE - 1000 sq.ft.	REQ'D 1 STALL
MAINTENANCE BUILDING - 2421 sq.ft.	6 STALLS
2 BAYS OFFICE	1 STALL
	4 STALLS
OSA - 23,987 sq.ft.	12 STALLS
TOTAL REQUIRED=	13 STALLS
TOTAL PROVIDED=	

LANDSCAPE SUMMARY

OVDA = 26,212 sq.ft.
REQUIRED LANDSCAPE REQ'D (5%) = 1,311 sq.ft.
PROVIDED LANDSCAPE AREA = 1,358 sq.ft.

SALES OFFICE PAVED AREA = 14,490 sq.ft.
REQUIRED LANDSCAPE REQ'D (5%) = 725 sq.ft.
PROVIDED LANDSCAPE AREA = 1029 sq.ft.



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

UTAH POWER & LIGHT CO.
18:025:0205

ROPER IMPROVEMENT LLC
18:025:0227



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

VINEYARD AUTO

SITE PLAN
VINEYARD, UTAH

JOB NO.
3-22-053
SHEET NO.
2

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
		REV. COGO FILE:	DATE:

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LANDSCAPE PLAN SPECIFICATIONS

- PART I - GENERAL
- 1.1 SUMMARY
- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
1. Site Conditions
 2. Guarantees
 3. Maintenance
 4. Soil Amendments
 5. Fine Grading
 6. Landscape Edging
 7. Furnish and Installing Plant
 8. Turf Planting
 9. Weed Barrier
- 1.2 SITE CONDITIONS
- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents as at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.
- 1.3 PERMITS
- A. Blue Stake / Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.
- 1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY
- A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.
- 1.5 FINAL INSPECTION
- A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.
- 1.6 LANDSCAPE SUBSTANTIAL COMPLETION
- A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.
- 1.7 MAINTENANCE
- A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.
- 1.8 GUARANTEE
- A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

- PART II - PRODUCTS
- 2.1 LANDSCAPE MATERIALS
- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
- a. pH: 5.5-7.5
 - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
 - c. SAR (sodium absorption ratio): < 3.0
 - d. % OM (percent organic matter): >1%
 - e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial soil farm shall be used. Only use sod from a single source.
- H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- a. Washed mortar sand free of organic material.
 - b. Portland Cement (see concrete spec. below for type)
 - c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
 - d. Only potable water for mixing.
- I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

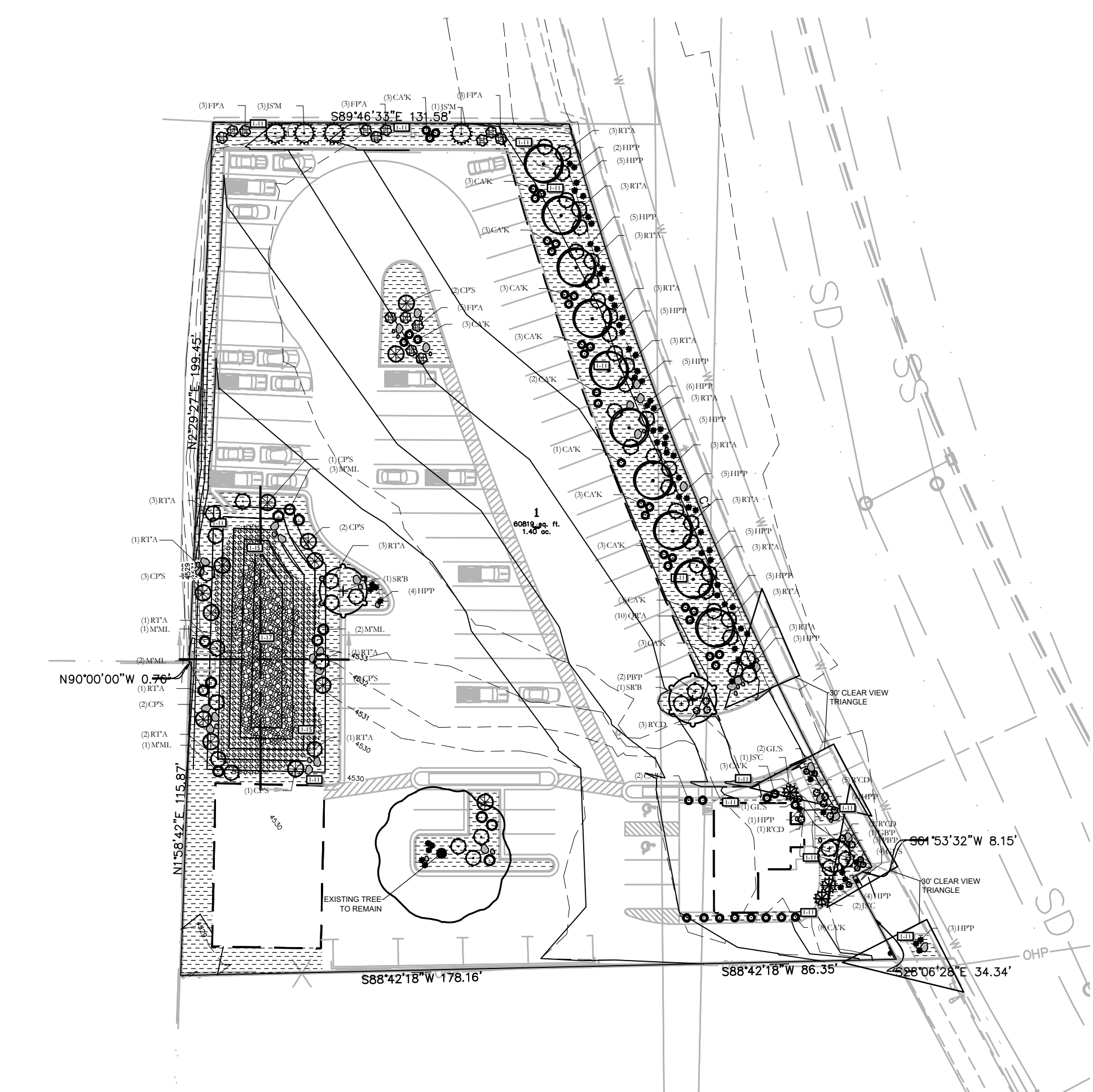
- PART III - EXECUTION
- 3.1 GRADING
- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.
- 3.2 TURF GRADING
- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.
- 3.3 PLANTING OPERATIONS
- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.

- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a coarser mix as required to establish finish grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.
4. TURF - SOD LAYING
- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blight. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as to completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut, trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.
- G. Apply water directly after laying sod. Rainfall is not acceptable.
- H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strips or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.
- J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.
- 3.5 WEED BARRIER
- A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.
- B. Cut weed barrier back to the edge of the plant rootball.
- C. Overlap rows of fabric min. 6"
- D. Stable fabric edges and overlaps to ground.

LANDSCAPE NOTES

- INSTALLATION
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
 2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
 3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
 4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
 5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
 6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
 7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6" TREE RING OF THE SAME EDGING.
 8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 oz WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
 9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL (ORGANIC MULCH); NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
 10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
 11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE, AND MAINTENANCE.
- INSTALLER RESPONSIBILITIES AND LIABILITIES
1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

- GRADING AND DRAINAGE REQUIREMENTS
1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
 2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
 3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
 4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
 5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE.
 6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER



PLANT LEGEND					
(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)					
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	GBP	1	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2" Cal
	QRA	10	Quercus robur x alba 'JFS-KW/QX' TM Street Spire Oak	B & B	2" Cal
	SRB	2	Syringa reticulata 'Ballice' Snowdance Tree Lilac	B & B	2" Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	FPA	14	Fallugia paradoxa Apache Flame		5 gal
	GLS	7	Genista lydia 'Select' TM Genista lydia Bangle		5 gal
	PBP	5	Prunus besseyi 'PWIS' TM Pawnee Battes Sand Cherry		5 gal
	RTA	49	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac		5 gal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CPS	15	Cytisus pargans 'Spanish Gold' Spanish Gold Broom		5 gal
	HPP	70	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca		5 gal
	JSM	4	Juniperus scopulorum 'Moonglow' Moonglow Juniper		15 gal
	JSC	3	Juniperus scopulorum 'Cologreen' Cologreen Juniper		15 gal
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	CAK	46	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass		1 gal
	MMI	12	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass		2 gal
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	RCD	11	Rosa x 'Maidflora' TM Coral Drift Groundcover Rose		5 gal

SITE MATERIALS LEGEND

SYMBOL	1. LANDSCAPE DESCRIPTION	QTY
	1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. INSTEAD OF WEED BARRIER, IF WEED BARRIER IS NOT REQUIRED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND BEFORE AND AFTER APPLYING MULCH.	1,046 sf
	2-4" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4-8" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. INSTEAD OF WEED BARRIER, IF WEED BARRIER IS NOT REQUIRED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND BEFORE AND AFTER APPLYING MULCH.	1,678 sf
	4-6" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 8-12" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. INSTEAD OF WEED BARRIER, IF WEED BARRIER IS NOT REQUIRED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND BEFORE AND AFTER APPLYING MULCH.	1,177 sf
SYMBOL	1. LANDSCAPE DESCRIPTION	QTY
	BOULDERS - DECORATIVE	50

SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	REQUIRED:	PROVIDED:
GENEVA ROAD		
1 TREE / 20 LN FT (197 LN FT W/O SIGHT TRIANGLE)	10	10
10 SHRUBS / 20 LN FT	100	100

ISSUE DATE

1/24/2023

PROJECT NUMBER

UT23001

PLAN INFORMATION

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

PROJECT INFORMATION

AUTO LOT
720 S GENEVA RD.
VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

NORTHERN ENGINEERING
ATT: KYLE SPENCER
801-802-8992
KSPENCER@NEIUTAH.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP

LICENSE STAMP

DESIGNED LANDSCAPE ARCHITECT
KYLE SPENCER
801-802-8992
01/24/2023
UTAH

DRAWING INFO

PM: JTA
DRAWN: SAV
CHECKED: JMA
PLOT DATE: 1/24/2023

LANDSCAPE PLAN COVER

PERMIT SET

GRAPHIC SCALE: 1" = 40'

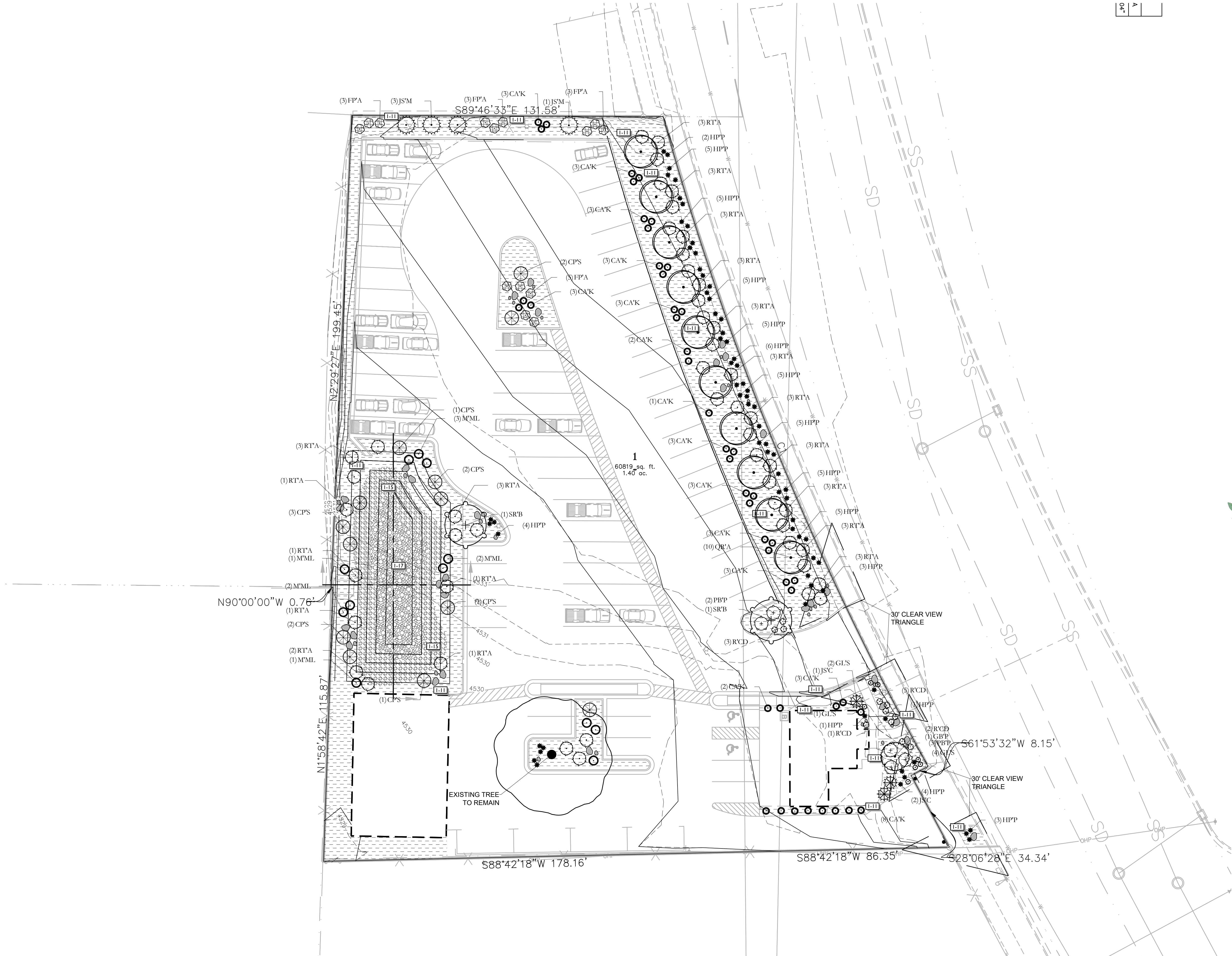
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NO. REVISION DATE

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DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LP-100



PLANT LEGEND					
(NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)					
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	GBP	1	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	B & B	2"Cal
	QRA	10	Quercus robur x alba 'JFS-KW1QX' TM Street Spire Oak	B & B	2"Cal
	SRB	2	Syringa reticulata 'Baltice' Snowdance Tree Lilac	B & B	2"Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	
	FPA	14	Fagus sylvatica Apache Plume	5 gal	
	GLS	7	Genista hyda 'Select' TM Genista hyda Bangle	5 gal	
	PBP	5	Prunus besseyi 'P011S' TM Pawnee Buttes Sand Cherry	5 gal	
	RTA	49	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	
	CPS	13	Cytisus pargans 'Spanish Gold' Spanish Gold Broom	5 gal	
	HPP	70	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal	
	JSM	4	Juniperus scopulorum 'Moonglow' Moonglow Juniper	15 gal	
	JSC	3	Juniperus scopulorum 'Cologreen' Cologreen Juniper	15 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	
	CAK	46	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	
	MML	12	Miscanthus sinensis 'Morning Light' Morning Light Maiden Grass	2 gal	
ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	
	RCD	11	Rosa x 'Medinora' TM Coral Drift Groundcover Rose	5 gal	

SITE MATERIALS LEGEND		
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	L-11 1" MINUS BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. INSTEAD OF WEED BARRIER, IF WEED BARRIER IS NOT REQUIRED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND BEFORE AND AFTER APPLYING MULCH.	14,046 sf
	L-15 2.4" BROWN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 4-8" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. INSTEAD OF WEED BARRIER, IF WEED BARRIER IS NOT REQUIRED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND BEFORE AND AFTER APPLYING MULCH.	1,678 sf
	L-17 4" TAN CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 8-12" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN 1 FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS. INSTEAD OF WEED BARRIER, IF WEED BARRIER IS NOT REQUIRED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS AFTER PLANTING AND BEFORE AND AFTER APPLYING MULCH.	1,177 sf
SYMBOL	LANDSCAPE DESCRIPTION	QTY
	L-25 BOULDERS - DECORATIVE	50

1/24/2023

UT23001

NO. 1 2 3 4 5 6 7

REVISION XXXX

DATE XX-XX-XX

811

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1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

AUTO LOT

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VINEYARD, UTAH

NORTHERN ENGINEERING

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DESIGN GROUP

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LEHI, UTAH 84043 (801) 753-5644

www.pkjdesigngroup.com

LANDSCAPE PLAN

PERMIT SET

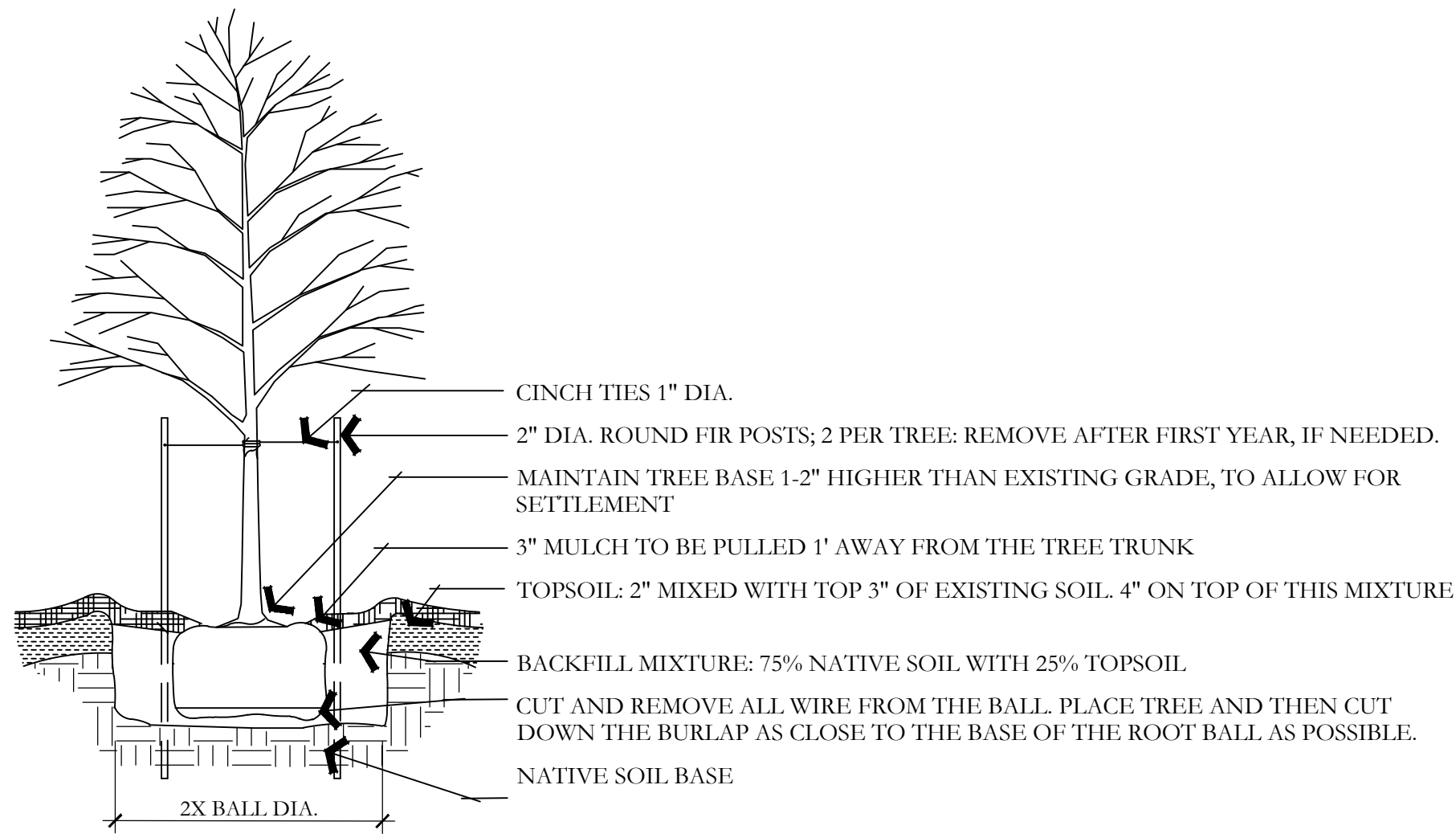
LP-101

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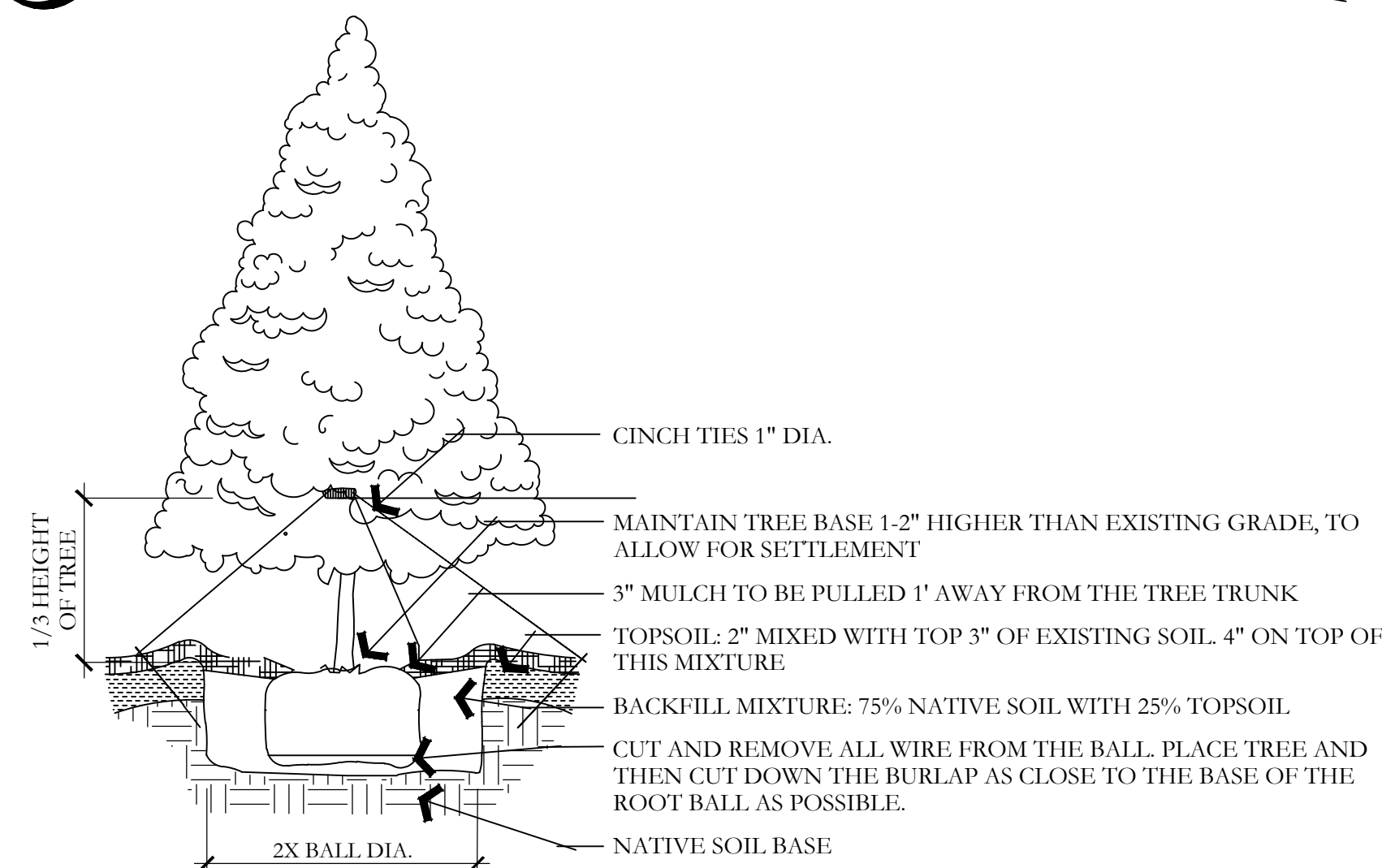
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CHECKED: JMA

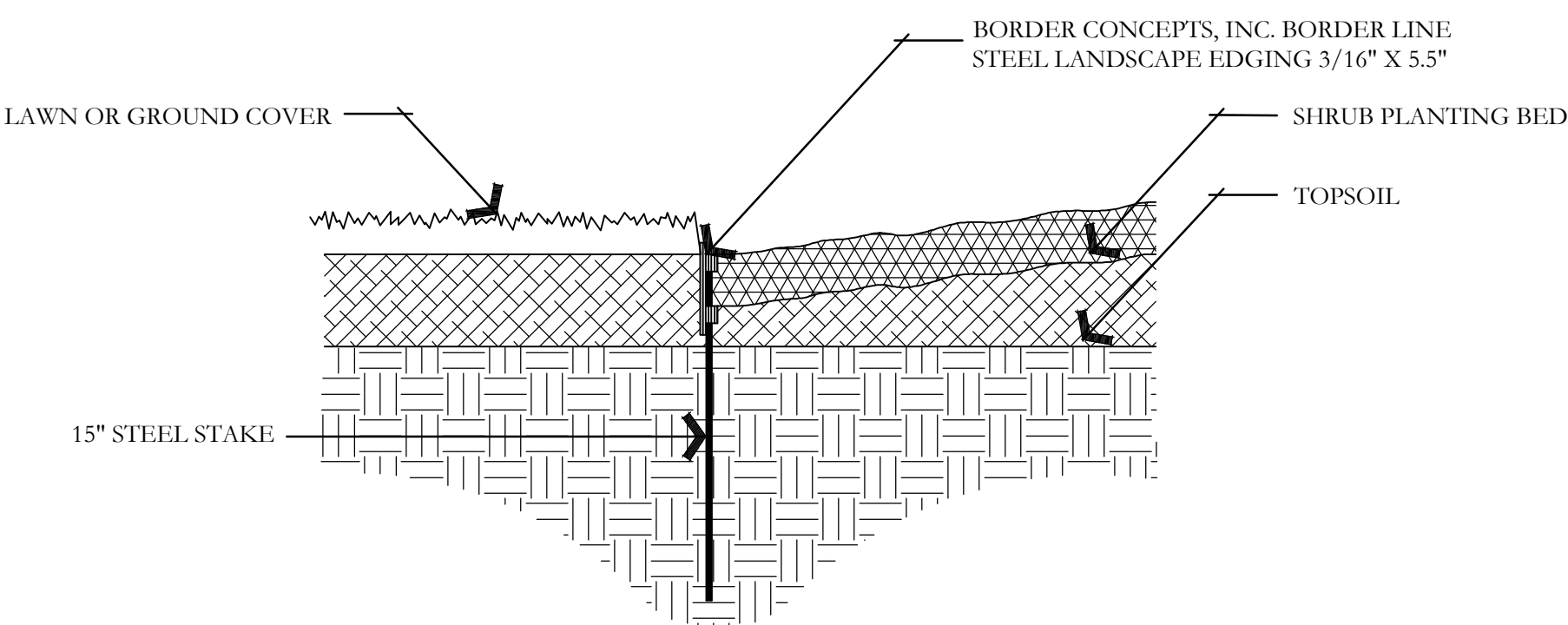
PLOT DATE: 1/24/2023



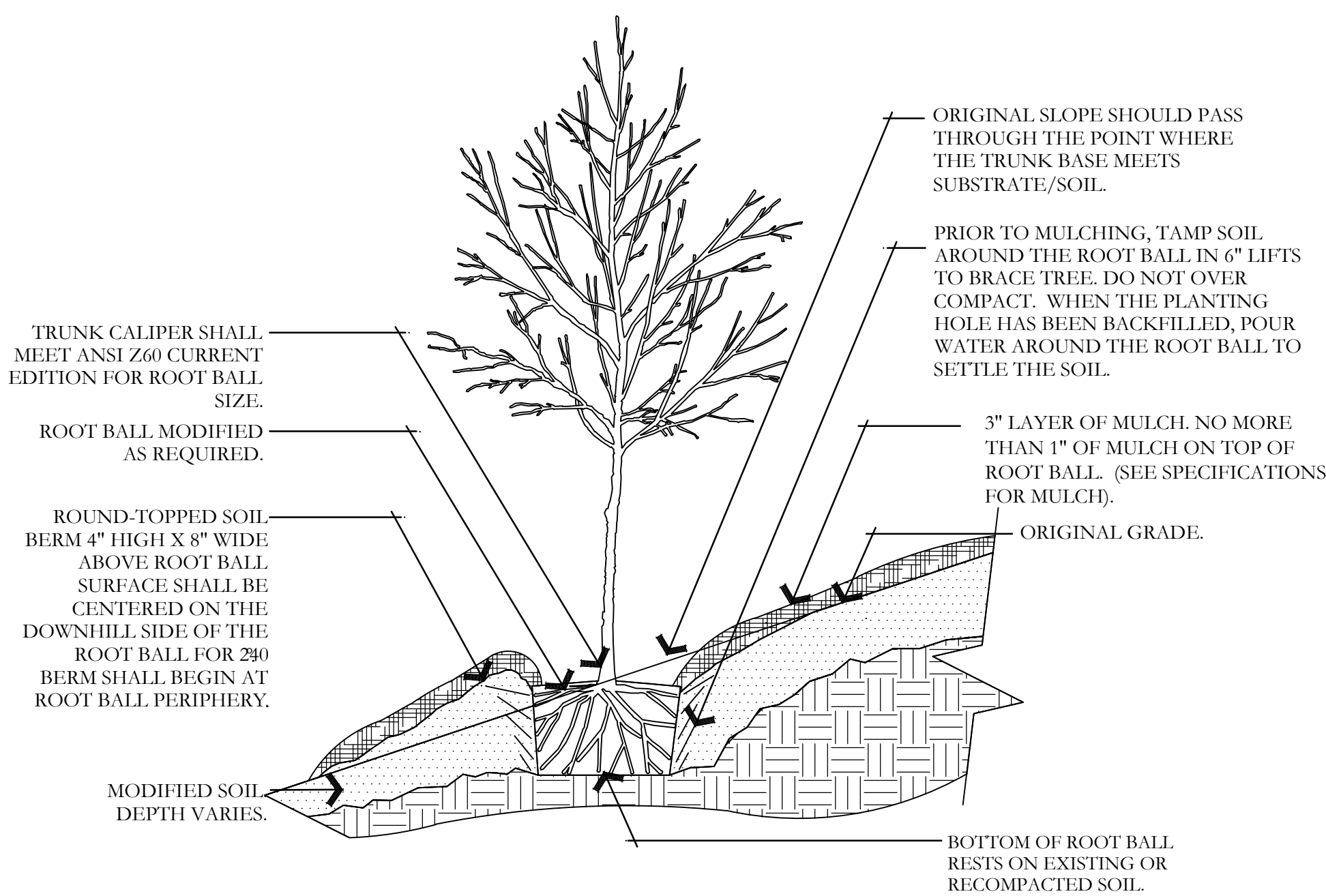
A DECIDUOUS TREE PLANTING
NOT TO SCALE



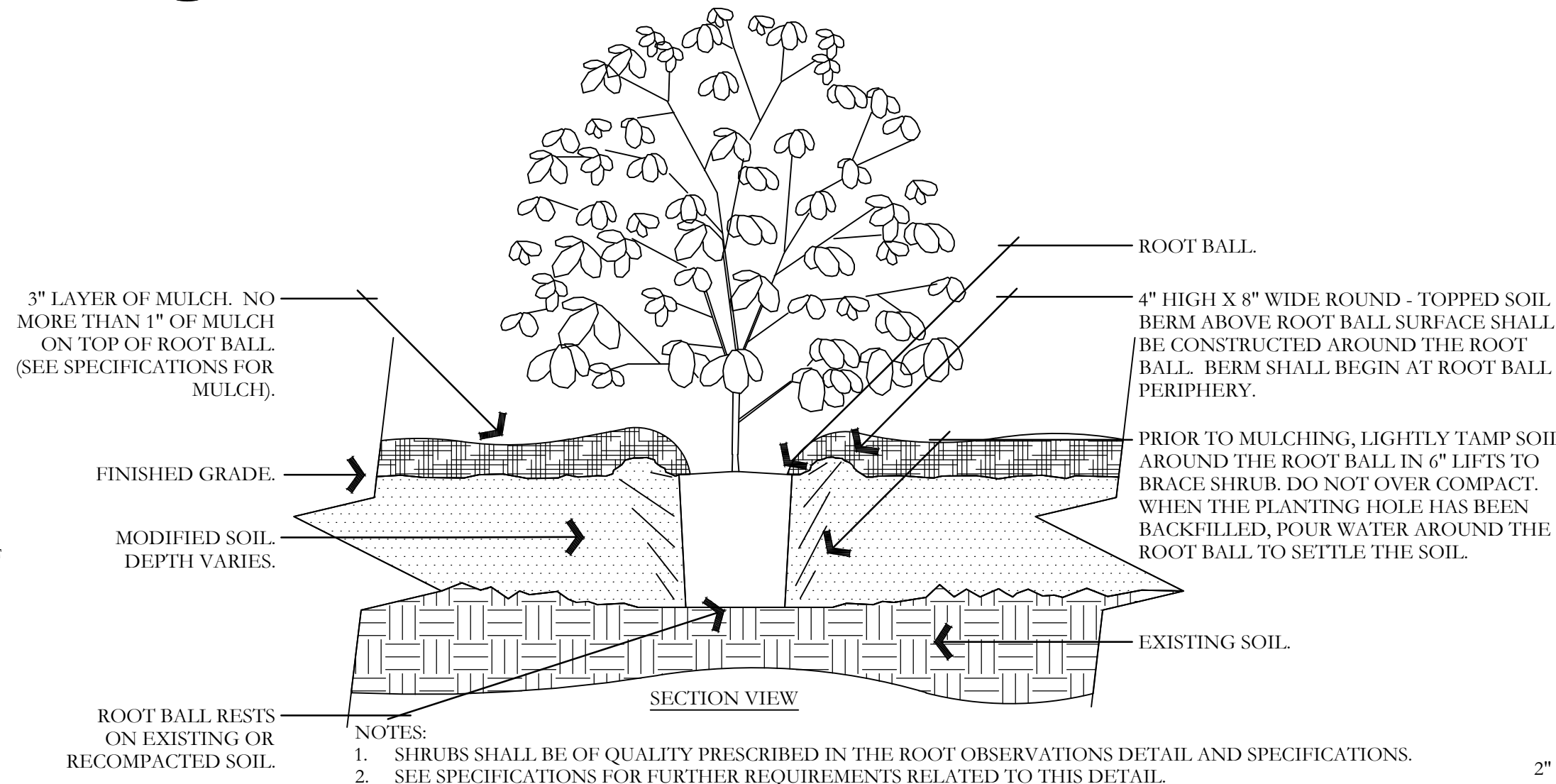
D EVERGREEN TREE PLANTING
NOT TO SCALE



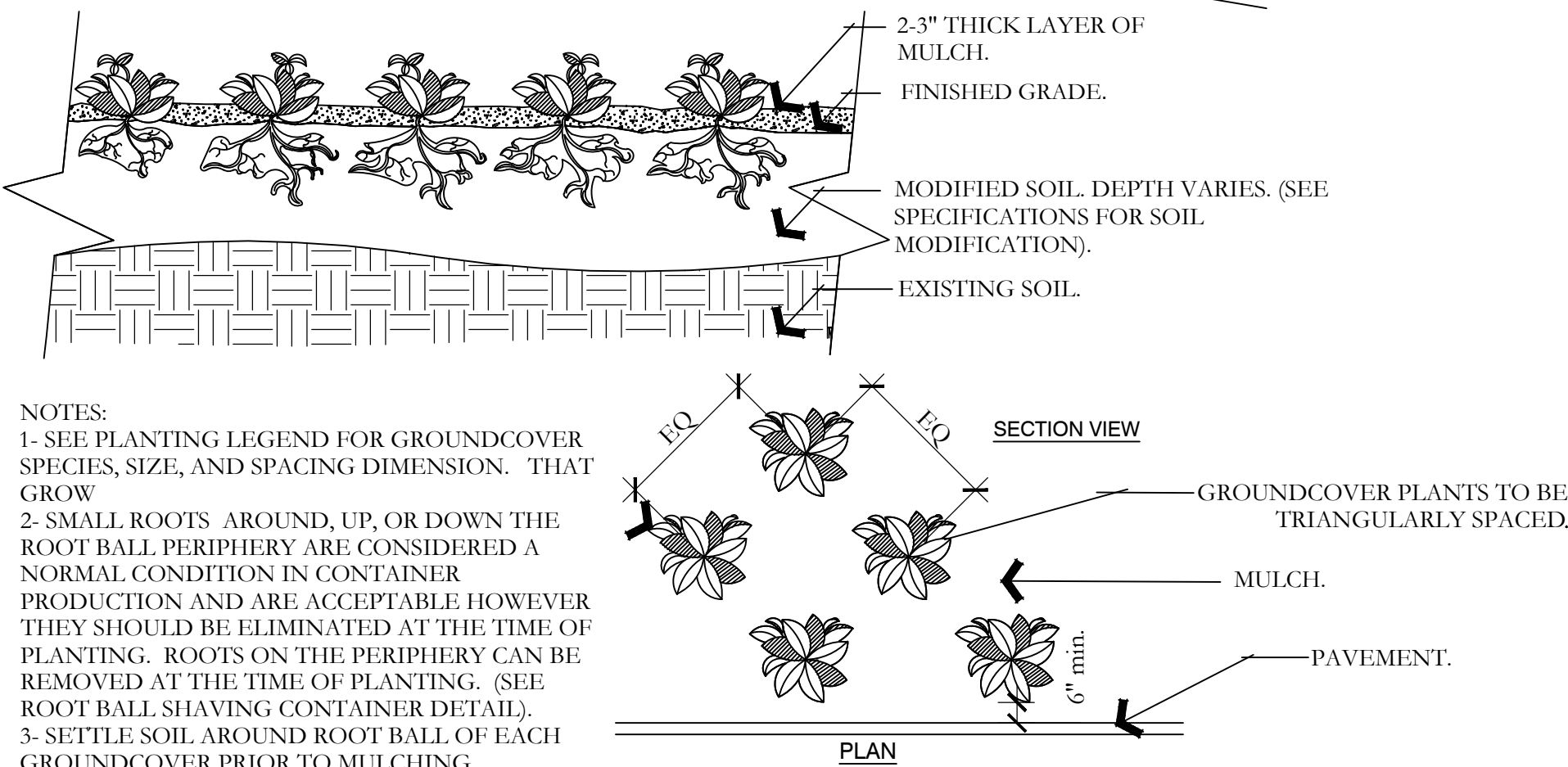
G METAL EDGING DETAIL
NOT TO SCALE



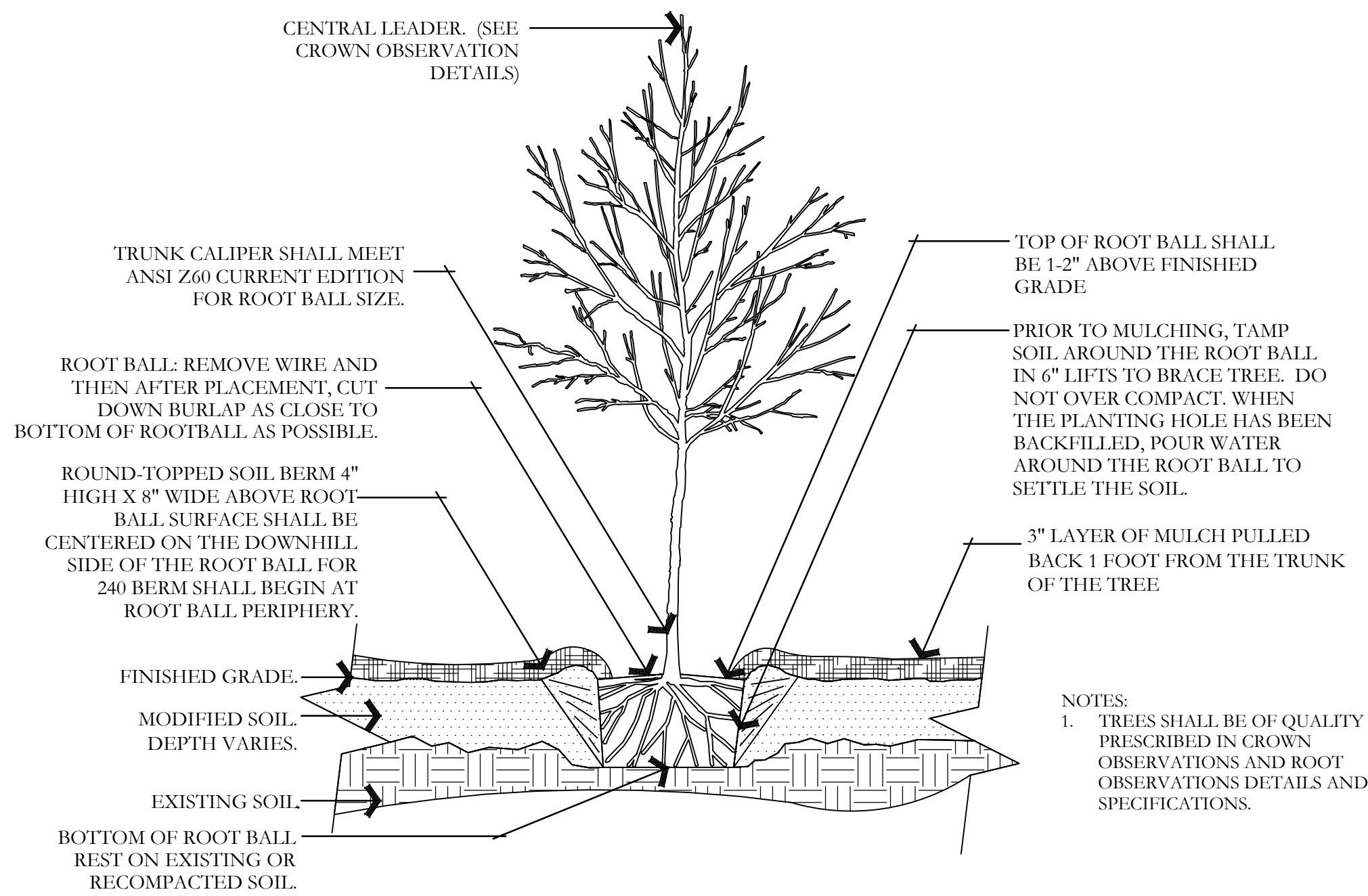
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



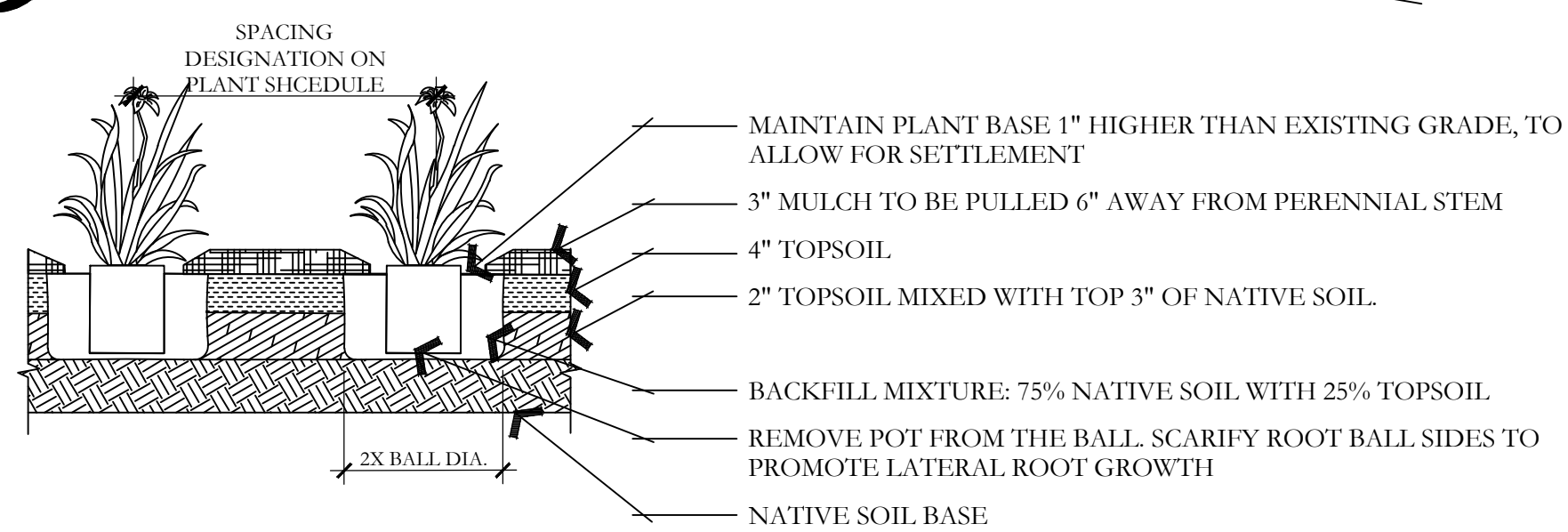
E SHRUB - MODIFIED SOIL
NOT TO SCALE



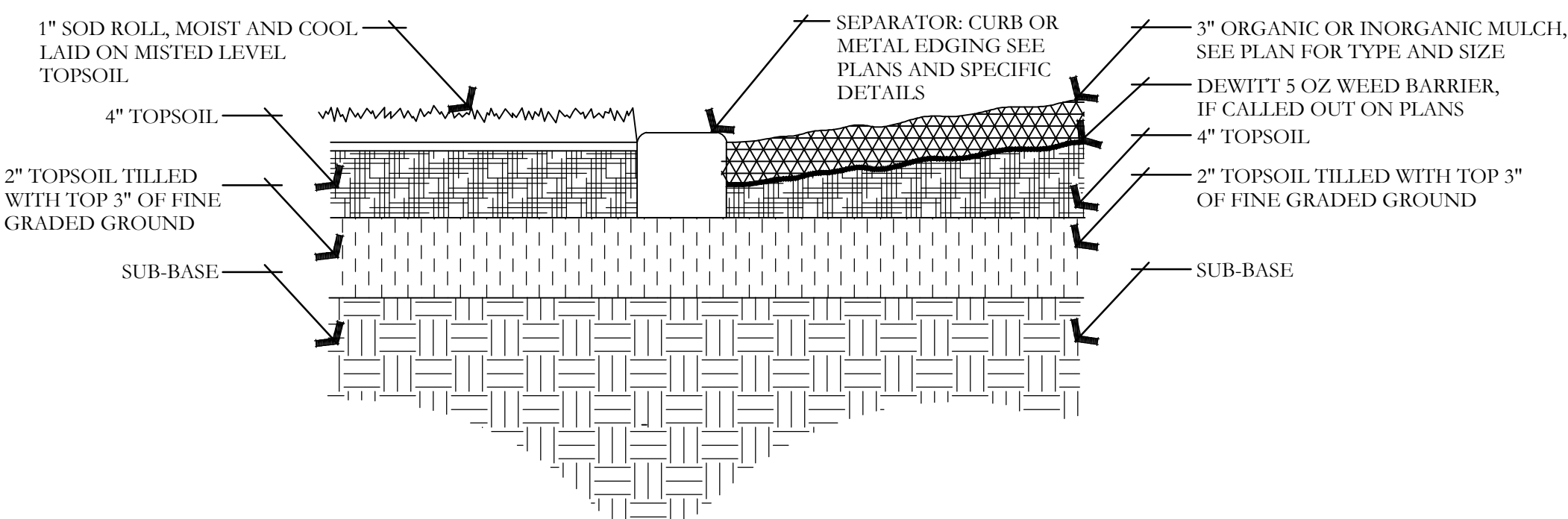
H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



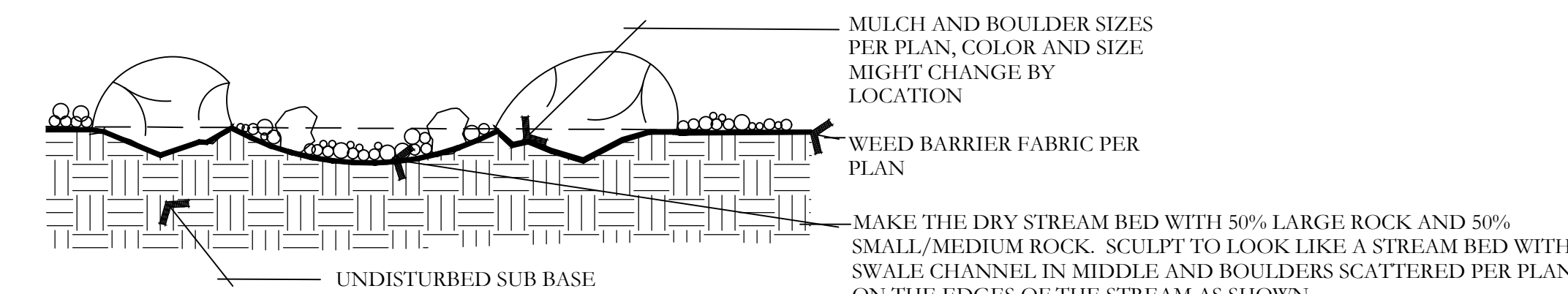
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



F PERENNIAL PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
1/24/2023		UT23001			NORTHERN ENGINEERING ATT: KYLE SPENCER 801-802-8992 KSPENCER@NEIUTAH.COM	PKJ DESIGN GROUP Landscape Architecture • Planning & Visualization		PM: JTA DRAWN: SAV CHECKED: JMA PLOT DATE: 1/24/2023
NO.	REVISION	DATE						
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AUTO LOT
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PERMIT SET

LP-501



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
	IRRIGATION POINT OF CONNECTION, PRESSURE REDUCER AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.
	CONTROLLER:RAINBIRD ESP-LXIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL, PER MANUFACTURER'S SPEC.
	MASTER VALVE
	FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1.5\"/>
	LATERAL LINE: SCHEDULE 40 PVC WITH SCHED. 40 FITTINGS.
	PIPE SIZING: I=1\", II=1\", III=1.5\"/>
	DRIP RWS-S-B-1401 (ROOT WATERING SYSTEM PROVIDE 2 TO EACH TREE.)
	DRIP LINE: RAINBIRD XIS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1/4\"/>

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	
XIS DRIP LINE	XIS-CV-09-18	9 GPH	
SHRUBS-DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT		*EACH ZONE NOT TO EXCEED 20 GPM
TREES-DRIP LINE	RAINBIRD XIS-CV-09-18 OR EQUIVALENT		*EACH ZONE NOT TO EXCEED 20 GPM
*ONLY WATER PLANT SPECIFICALLY, DO NOT WATER ROCK AREA WITH NO PLANTS			
*SEE DETAILS FOR SHRUB AND TREE DRIP LINE CONFIGURATION			

IRRIGATION NOTES

- BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
- INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
- VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER USE. A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
- ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
- CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED, UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVING. FITTINGS UP TO 1-1/2\"/>
- MAIN LINES SHALL BE A MINIMUM OF 24\"/>
- NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
- TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
- PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
- DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
- A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
- INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
- CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3\"/>
- CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
- CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
- DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- LOCATE SPRAY HEADS NO CLOSER THAN 6\"/>
- PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
- CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- LATERAL LINES SHALL BE NO SMALLER THAN 3/4\"/>

VALVE ID TAG

A1

1.0 18

55

VALVE SIZE

PSI AT LAST HEAD IN ZONE

CONTROLLER NUMBER, VALVE NUMBER

GALLONS PER MINUTE

NOTE: VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

1/24/2023

UT23001

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0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'

NO.

REVISION

DATE

1

XXXX

XX-XX-XX

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AUTO LOT VINEYARD, UTAH

NORTHERN ENGINEERING
ATT: KYLE SPENCER
801-802-8992
KSPENCER@NEIUTAH.COM

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IRRIGATION PLAN
PERMIT SET

IR-101

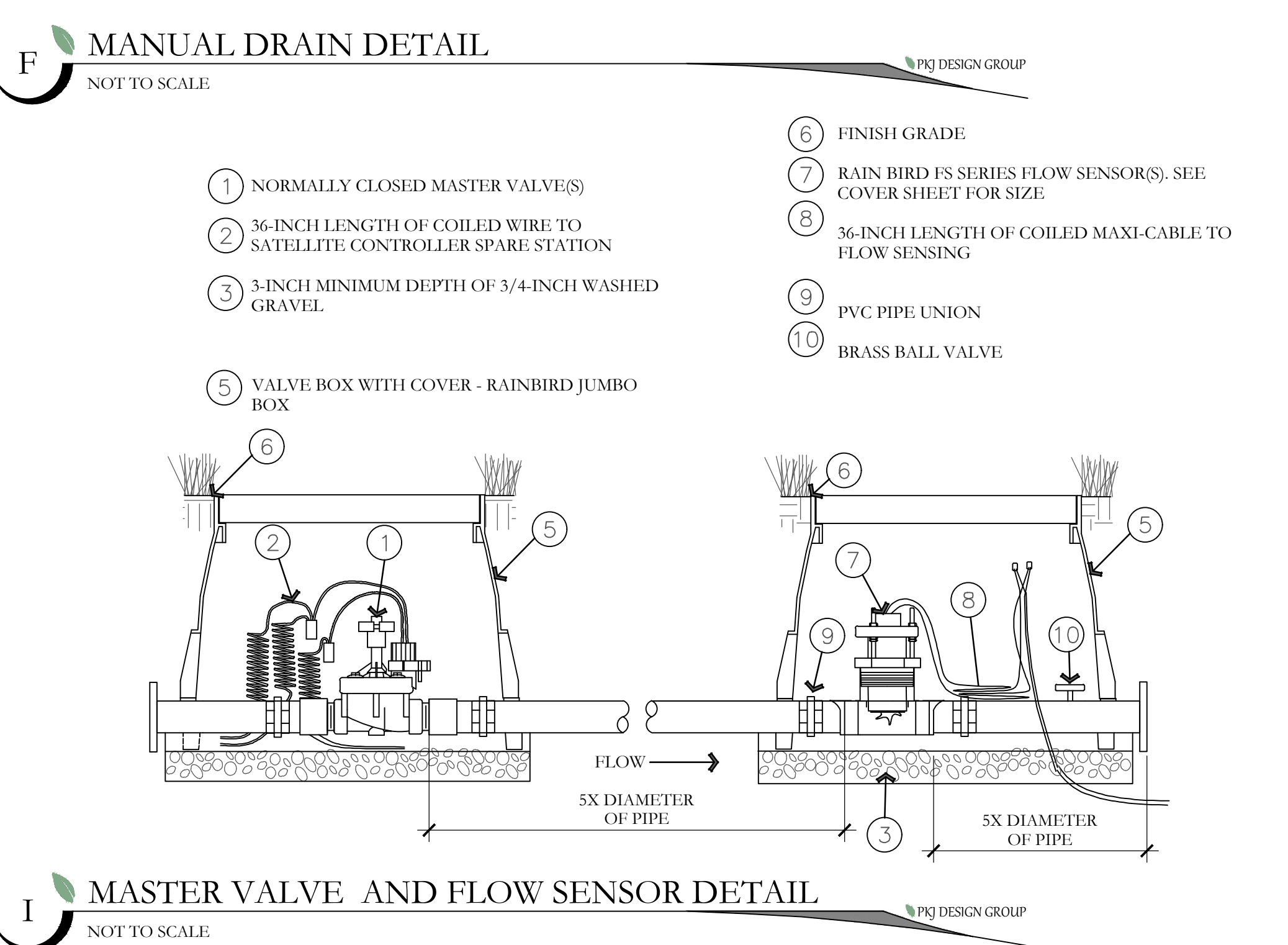
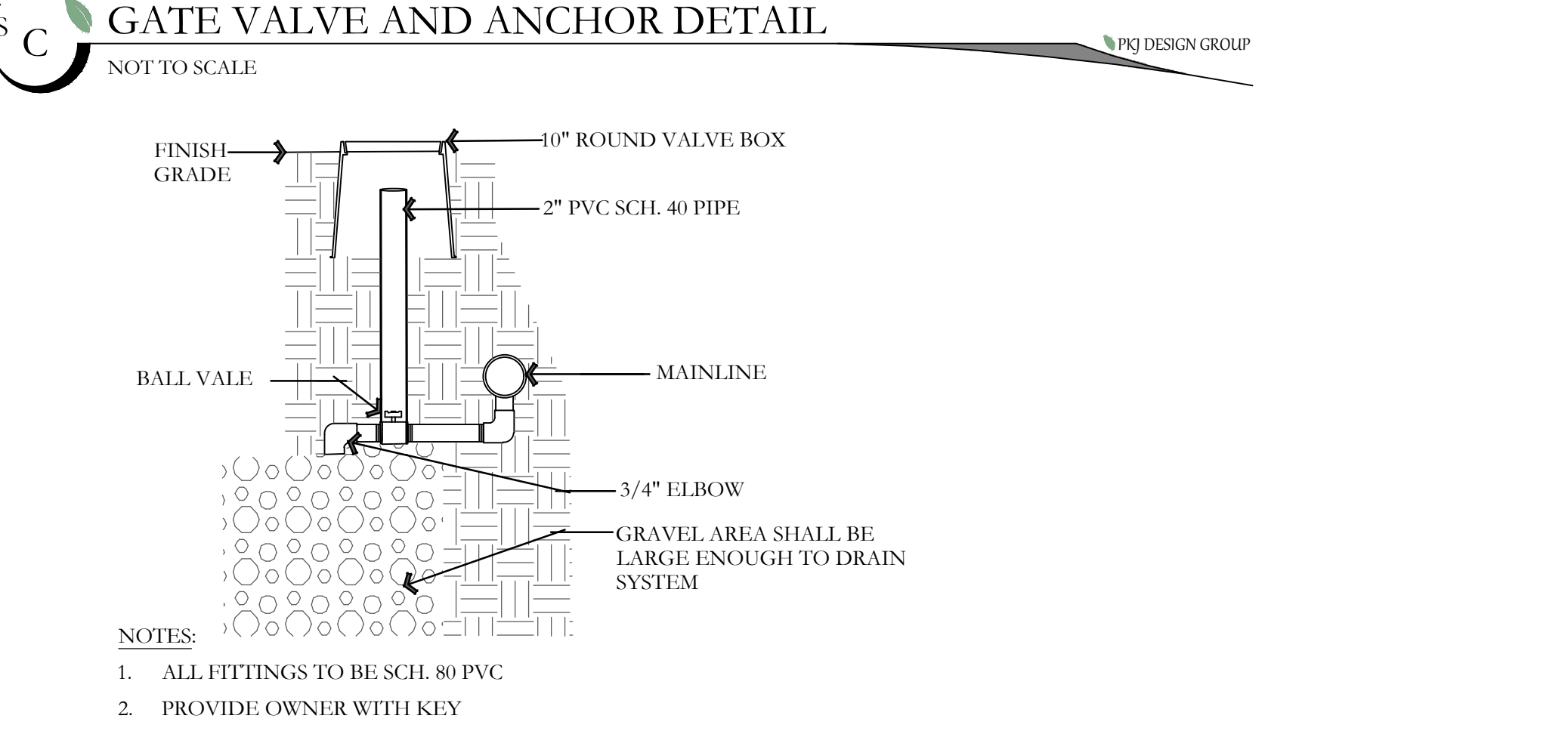
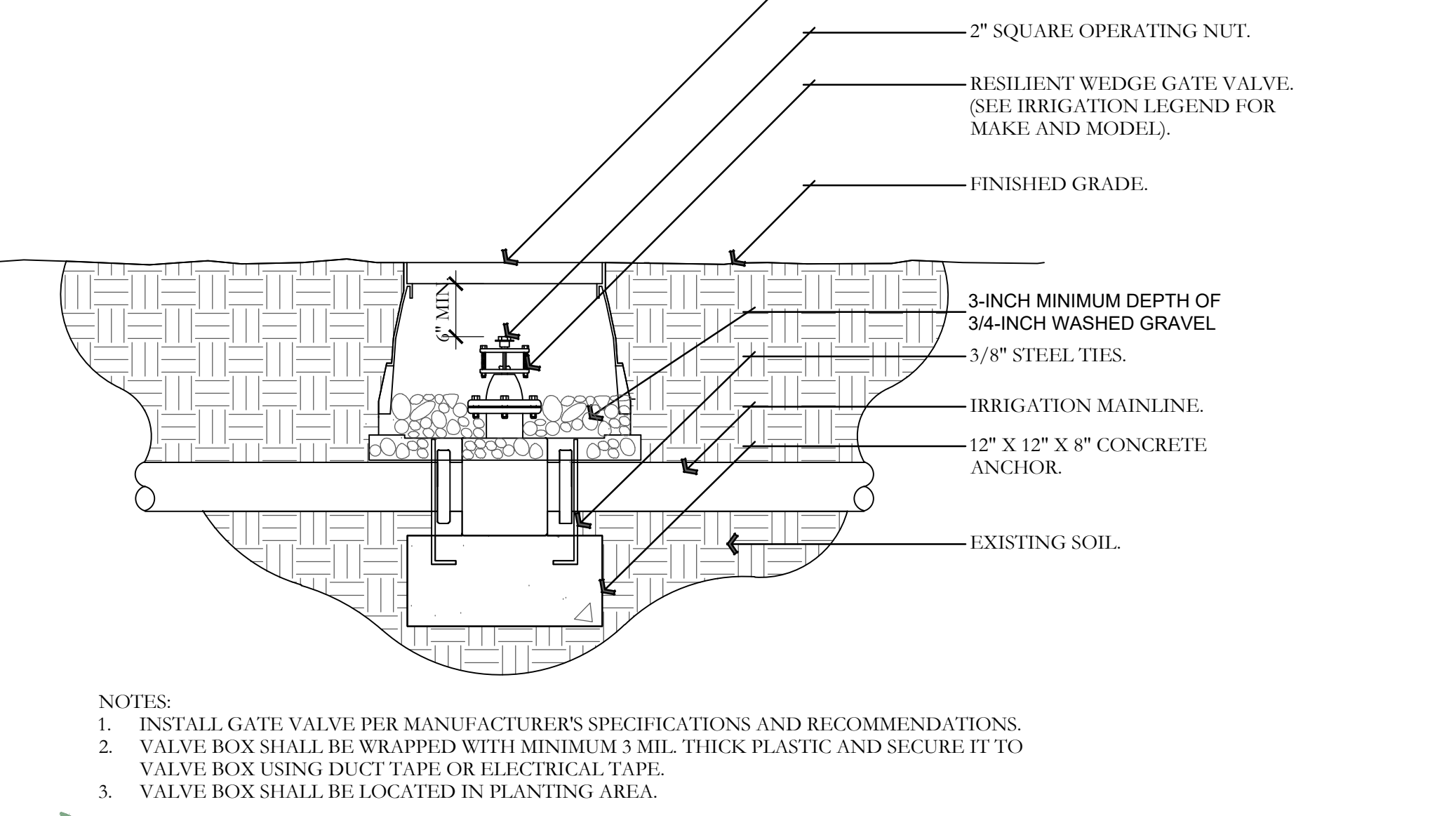
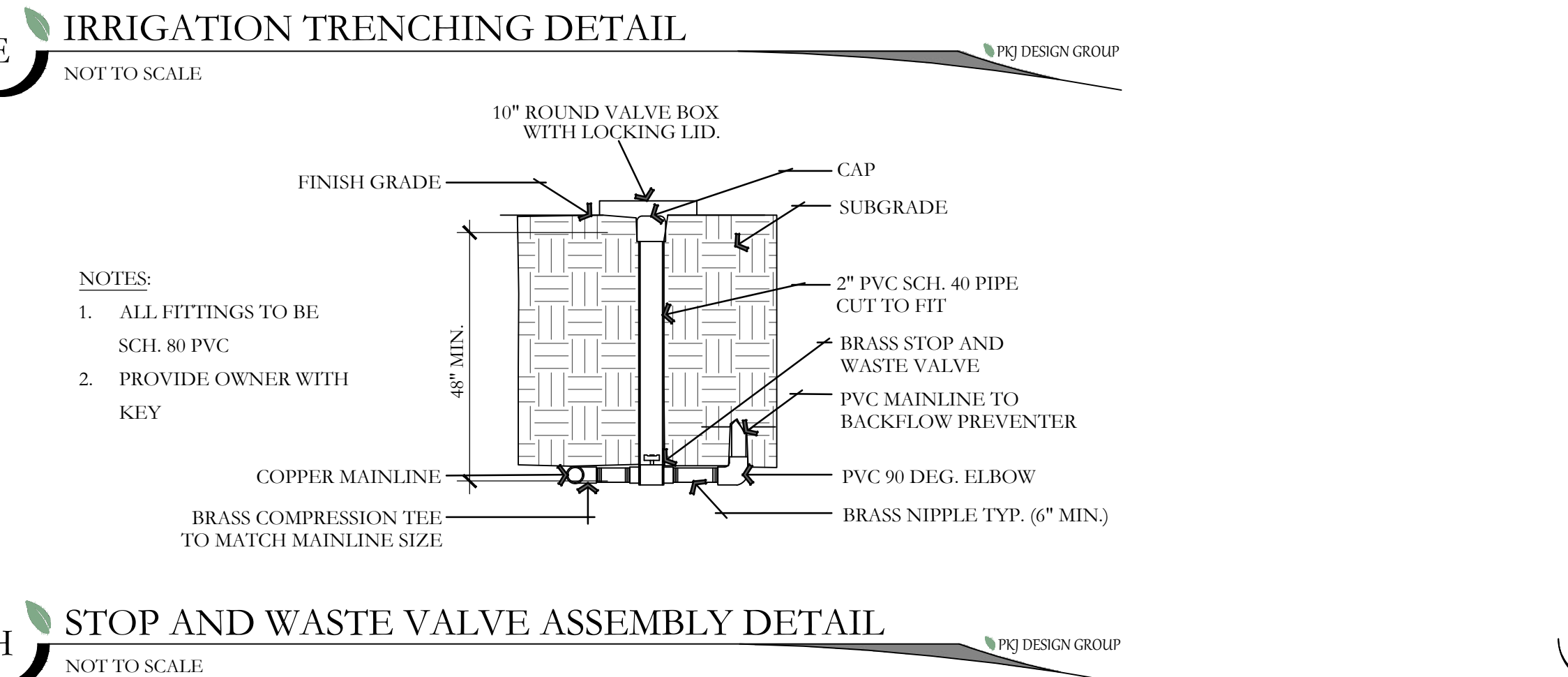
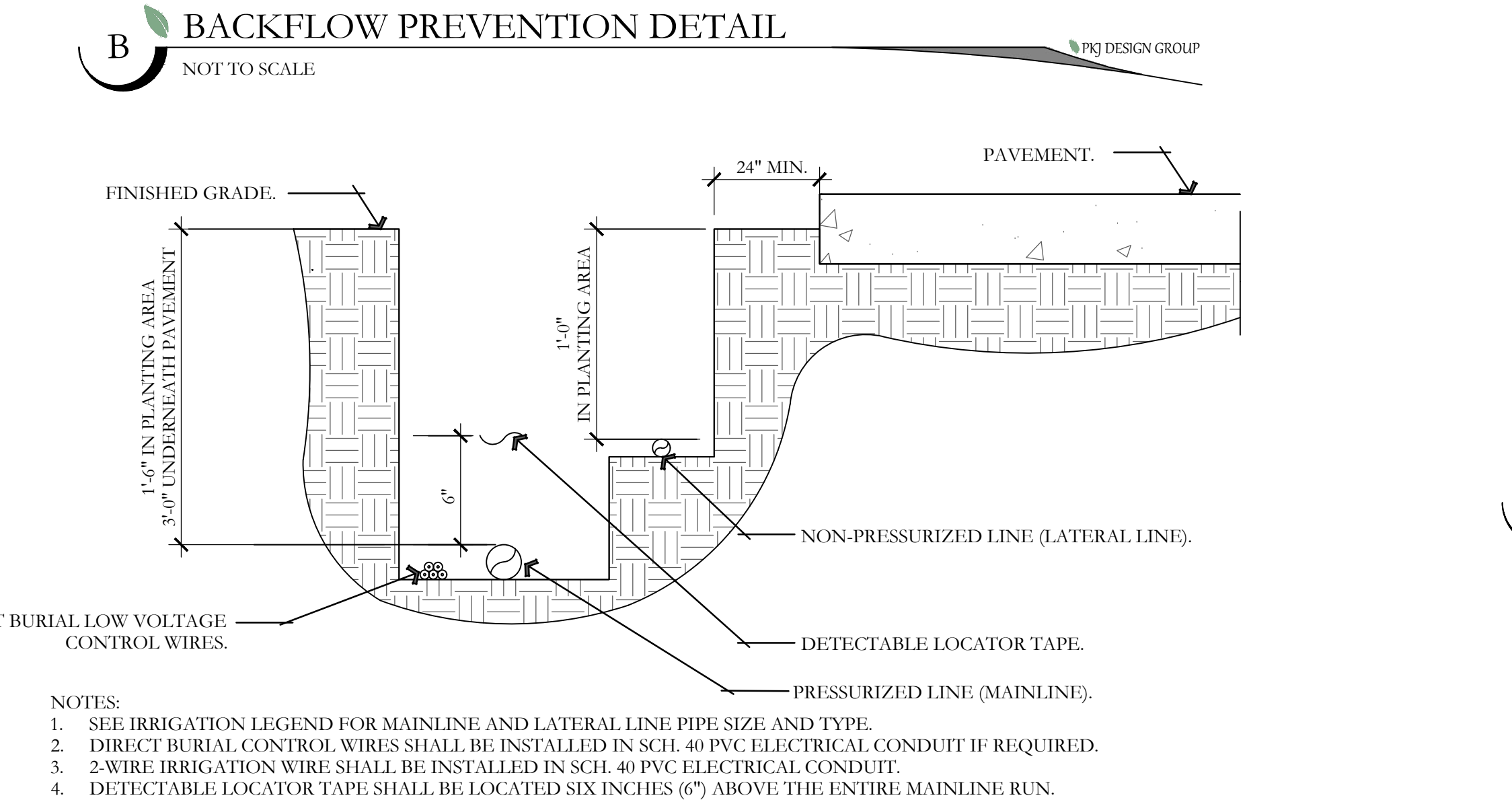
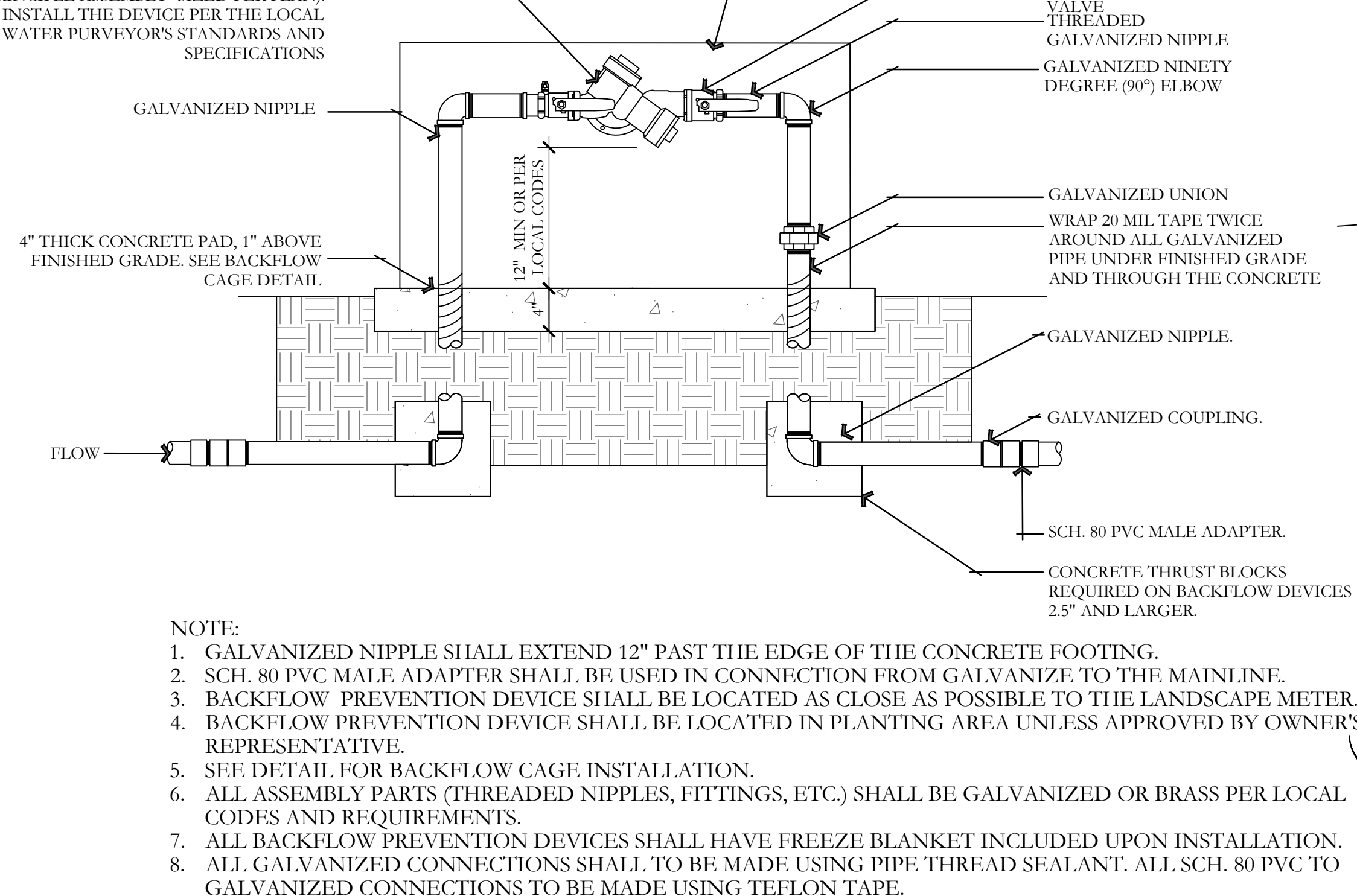
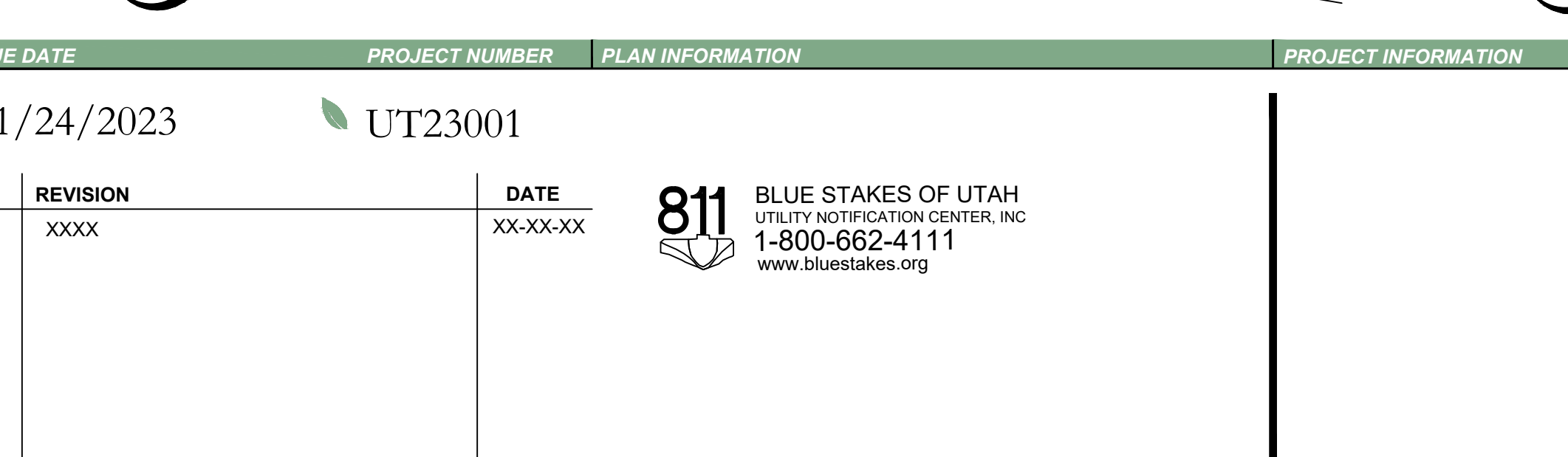
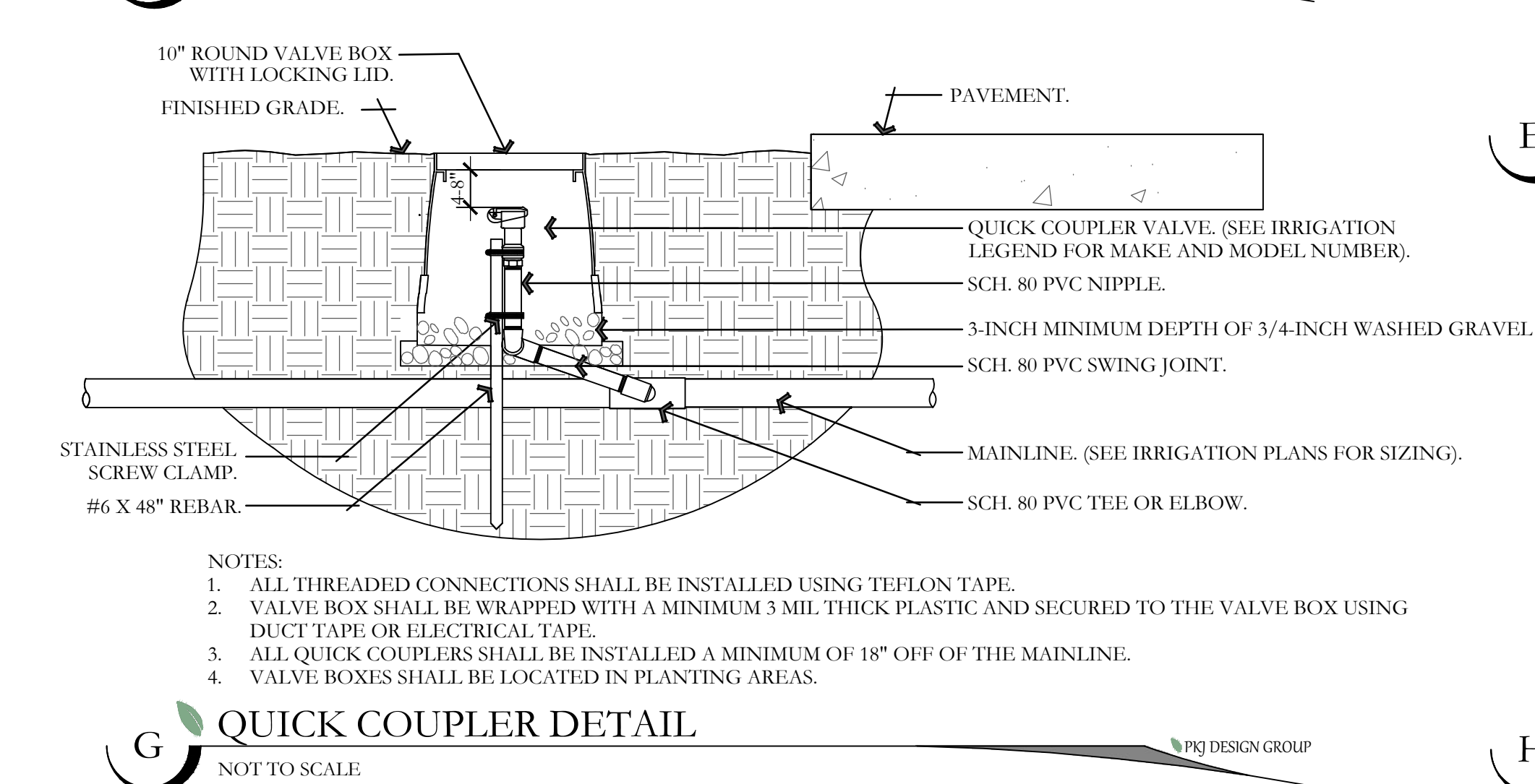
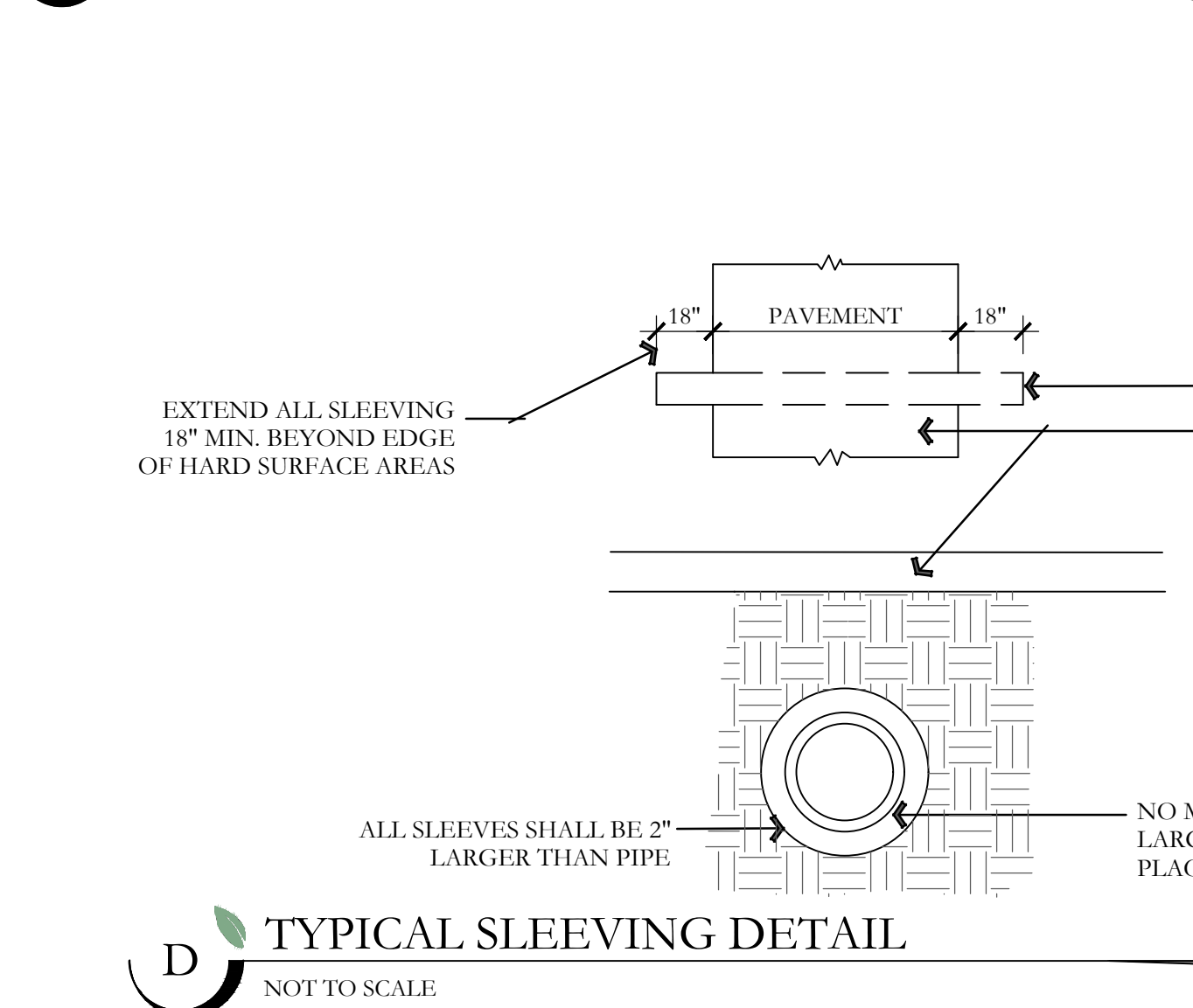
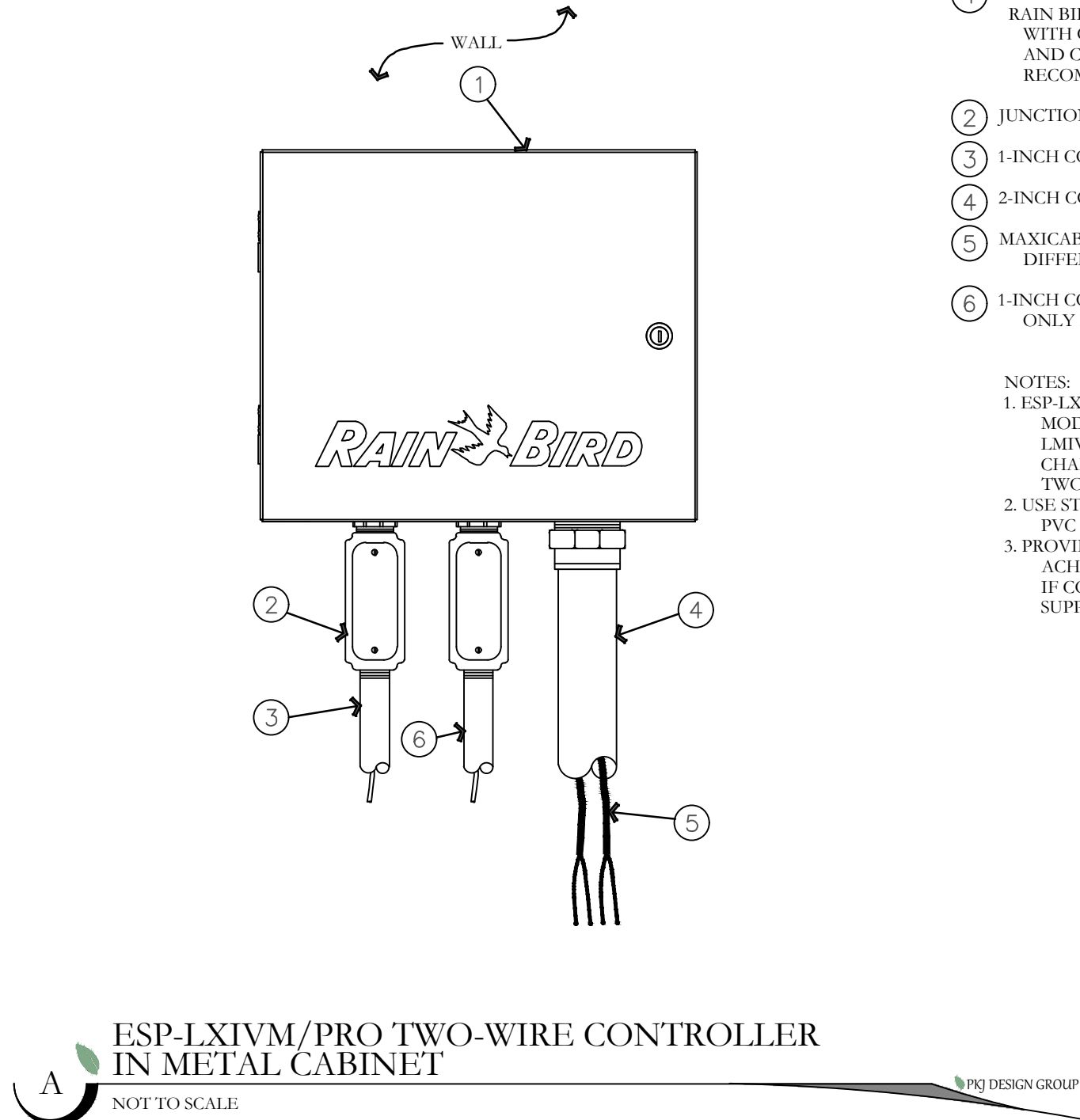
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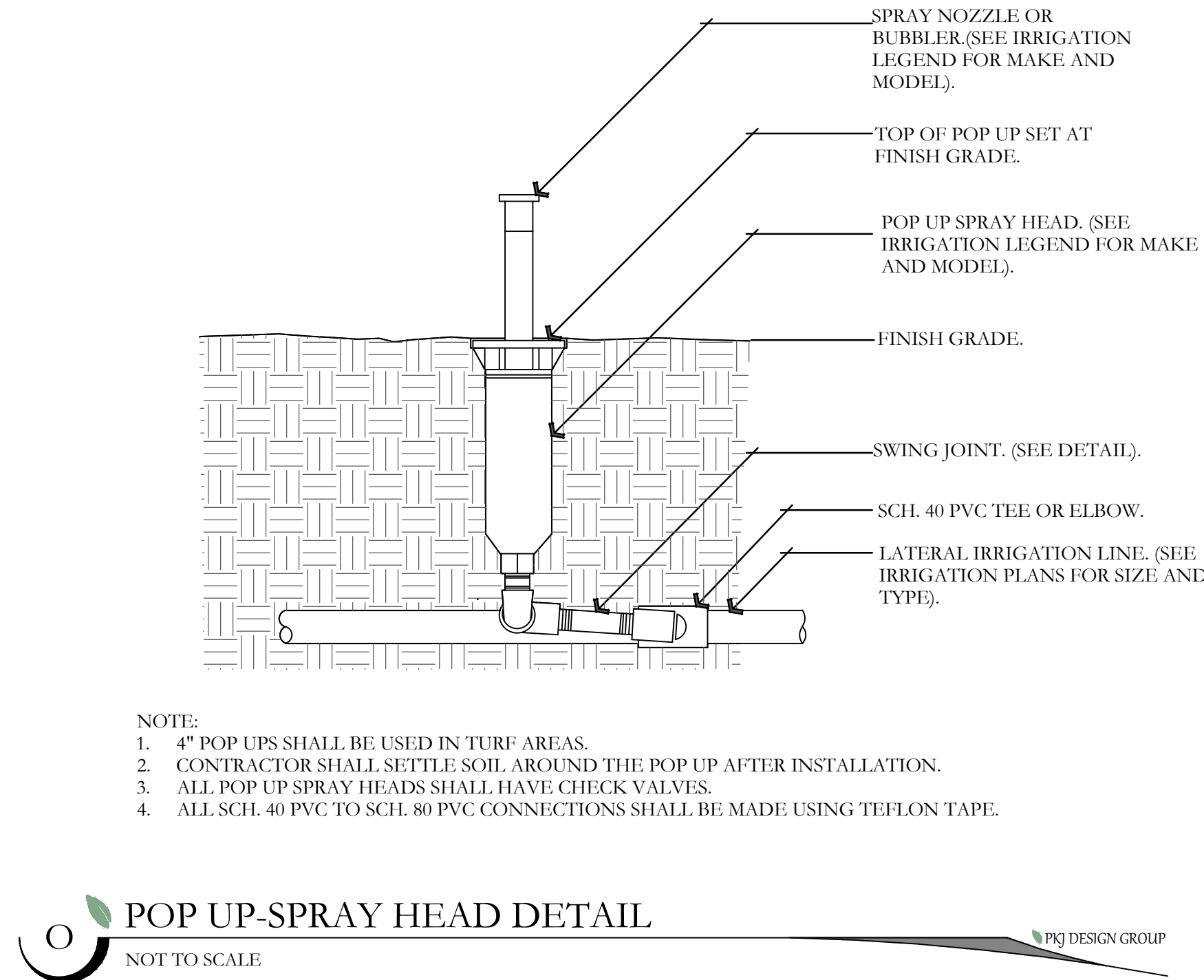
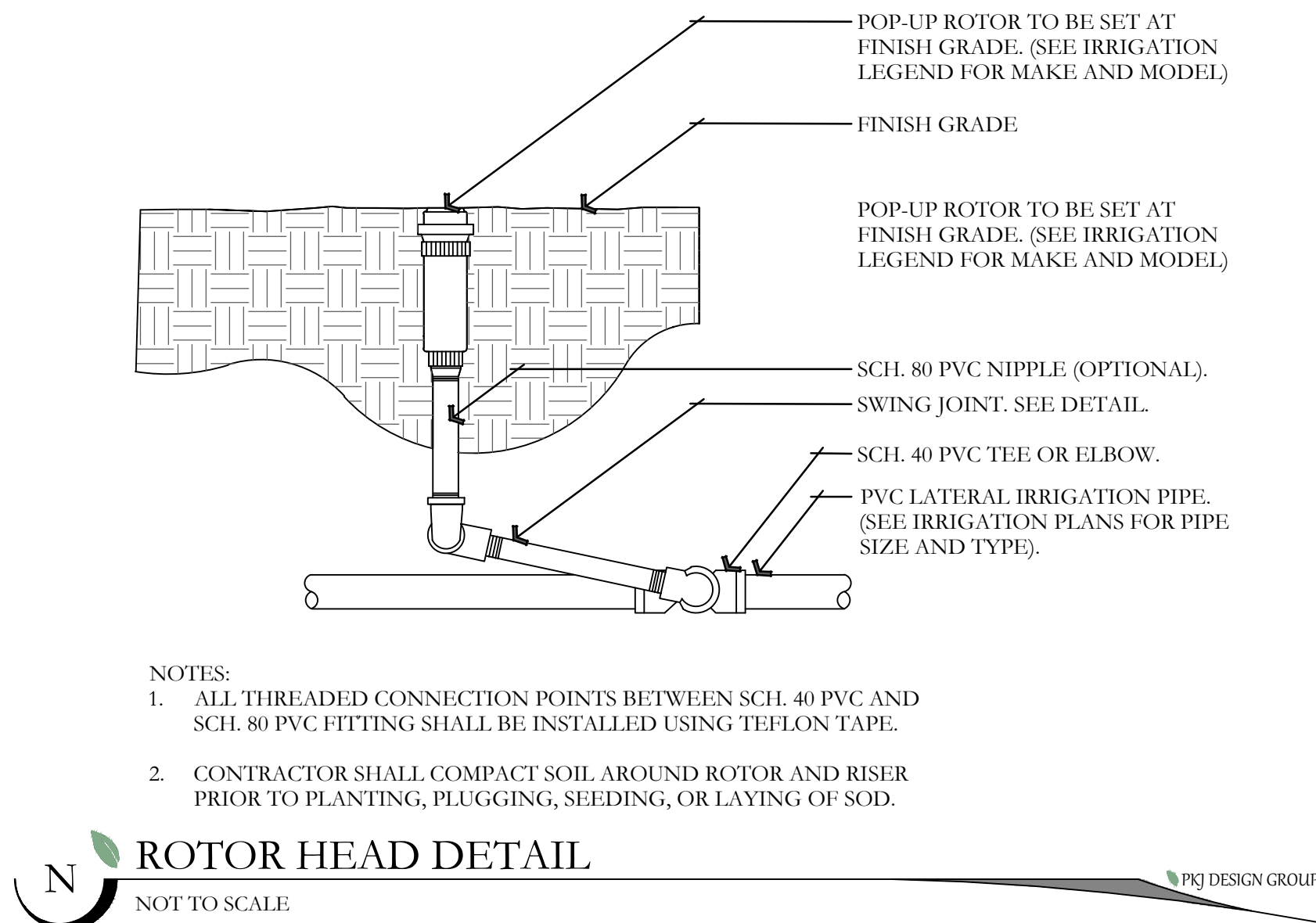
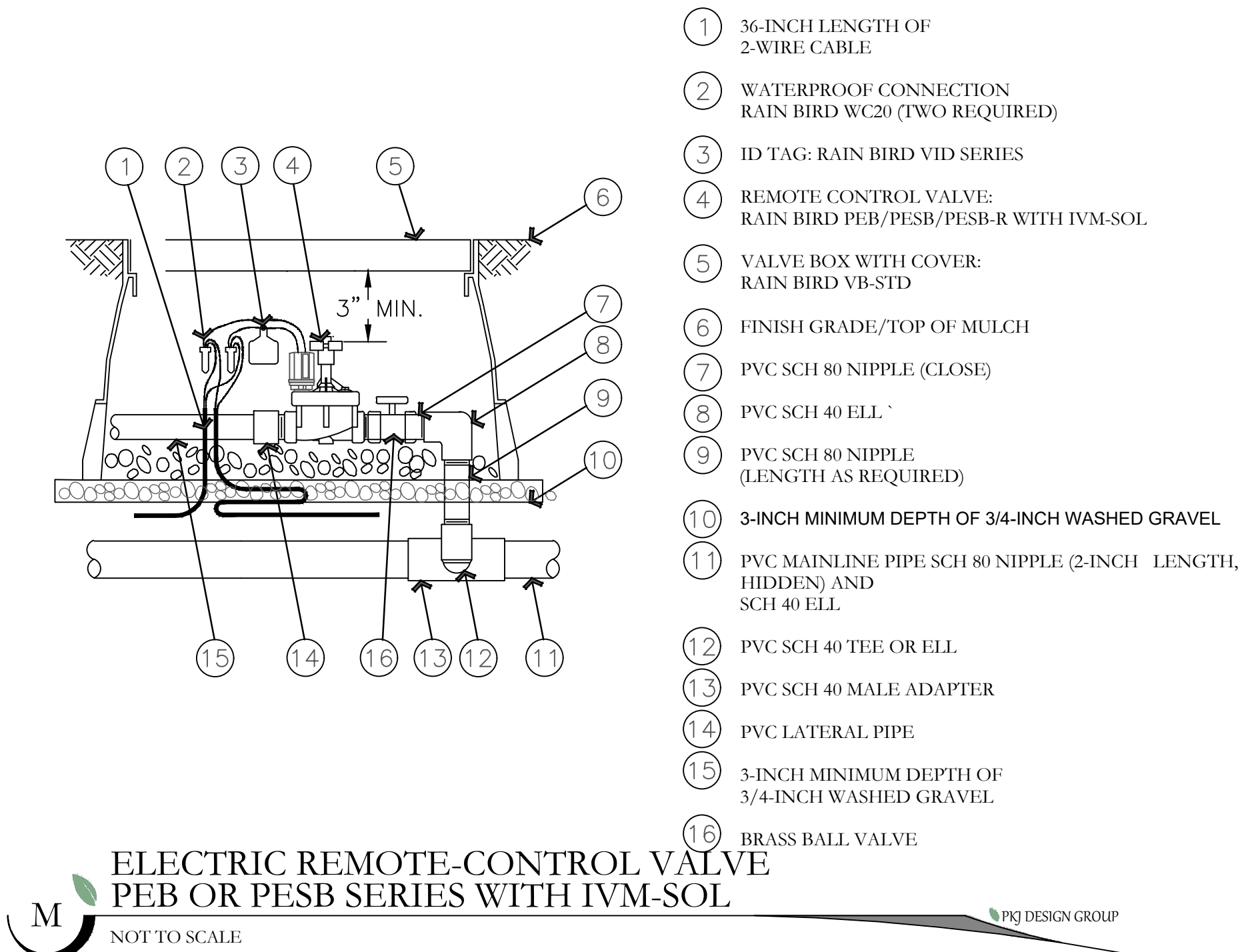
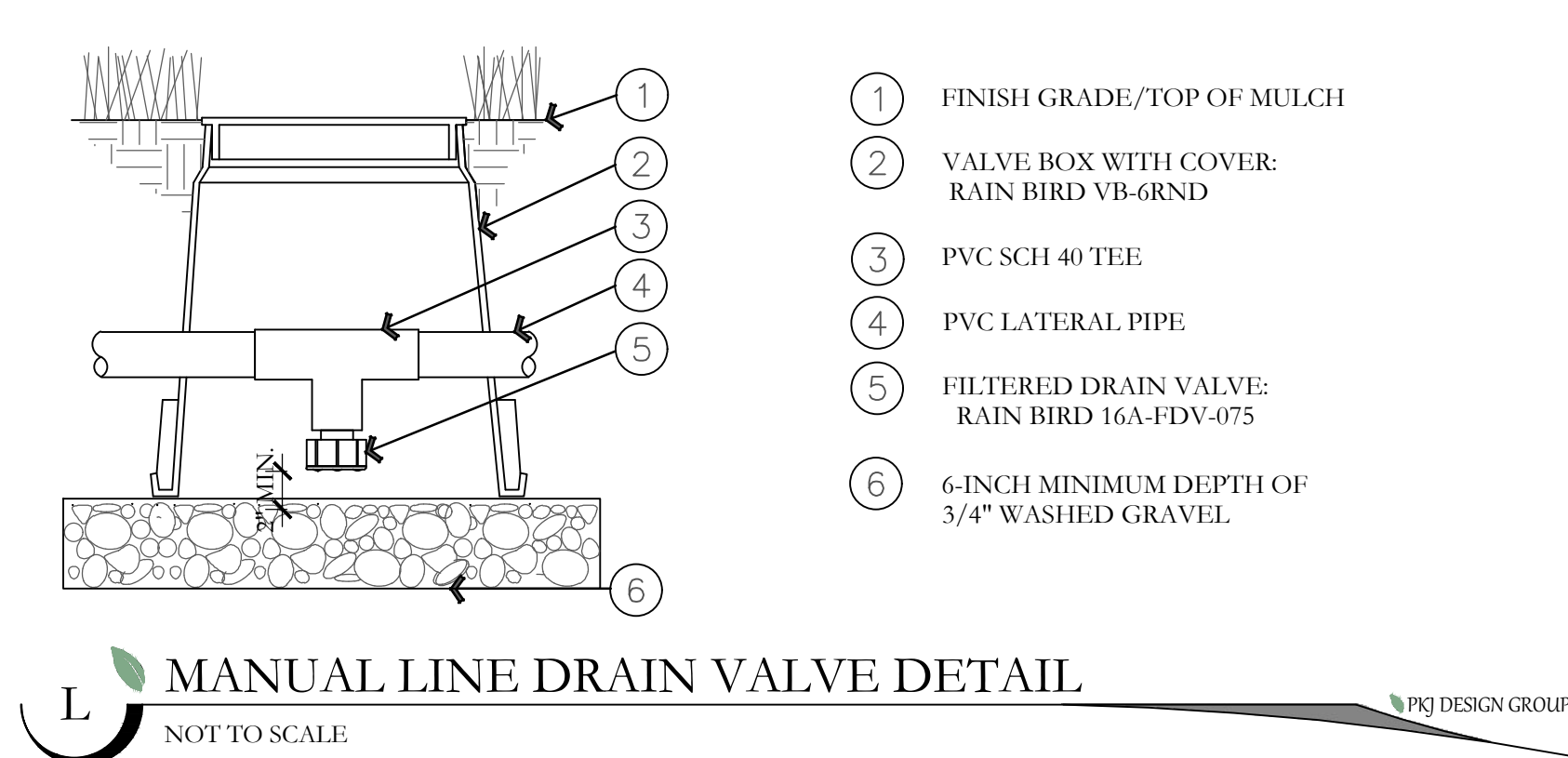
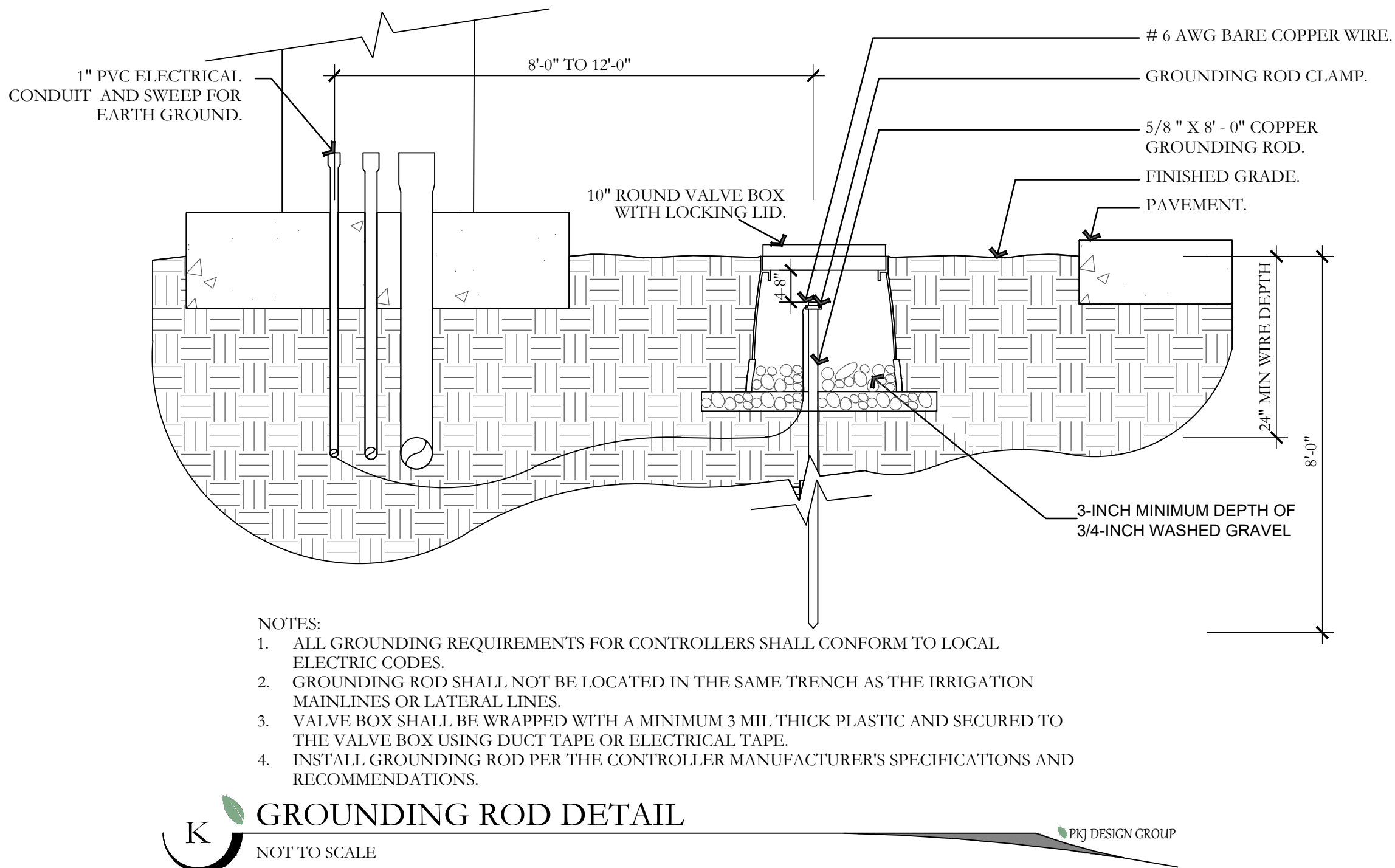
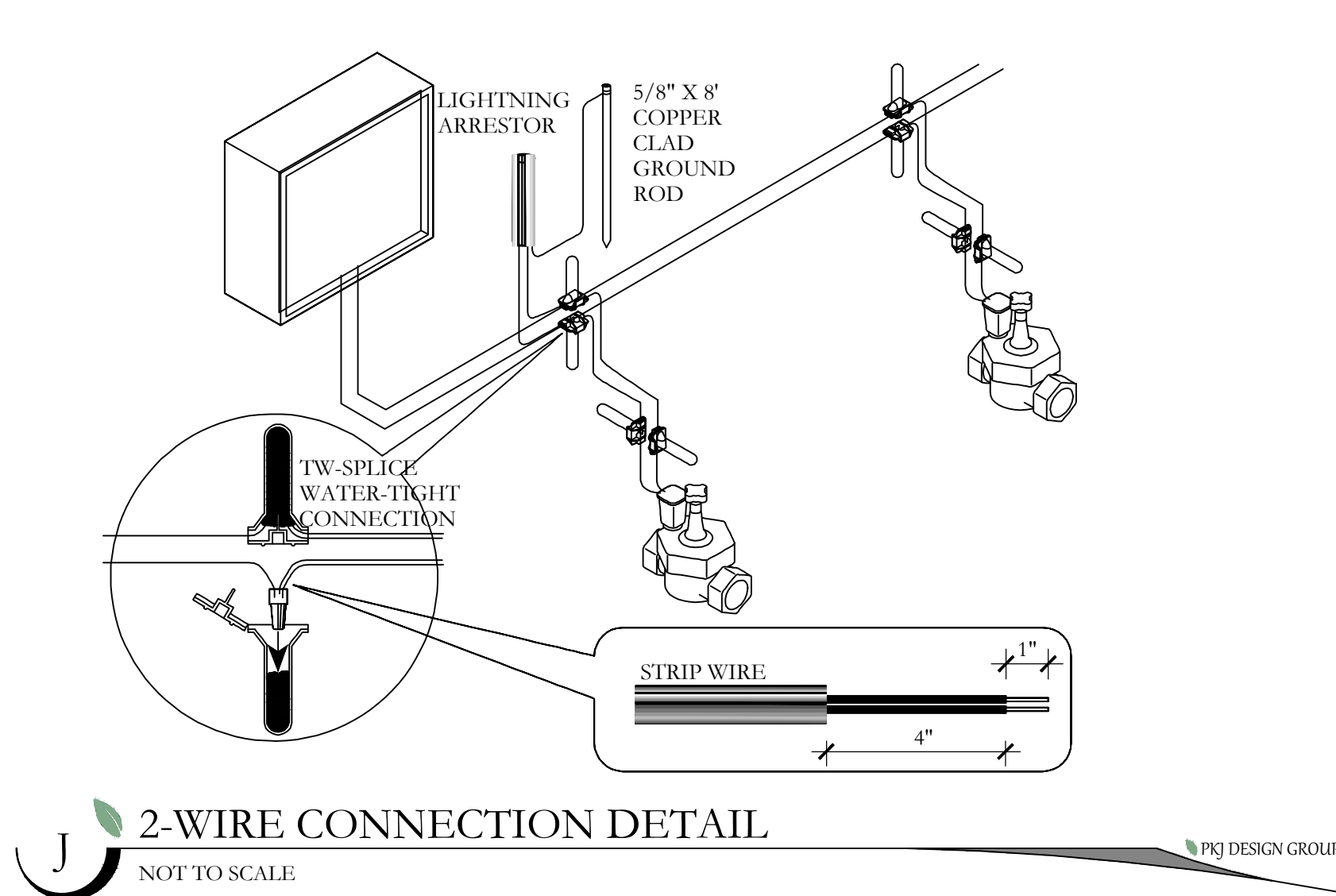
PM: JTA

DRAWN: ACP

CHECKED: JMA

PLOT DATE: 1/24/2023





ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
1/24/2023		UT23001			NORTHERN ENGINEERING ATT: KYLE SPENCER 801-802-8992 KSPENCER@NEIUTAH.COM	PKJ DESIGN GROUP Landscape Architecture Planning & Visualization		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 1/24/2023
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
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6								
7								

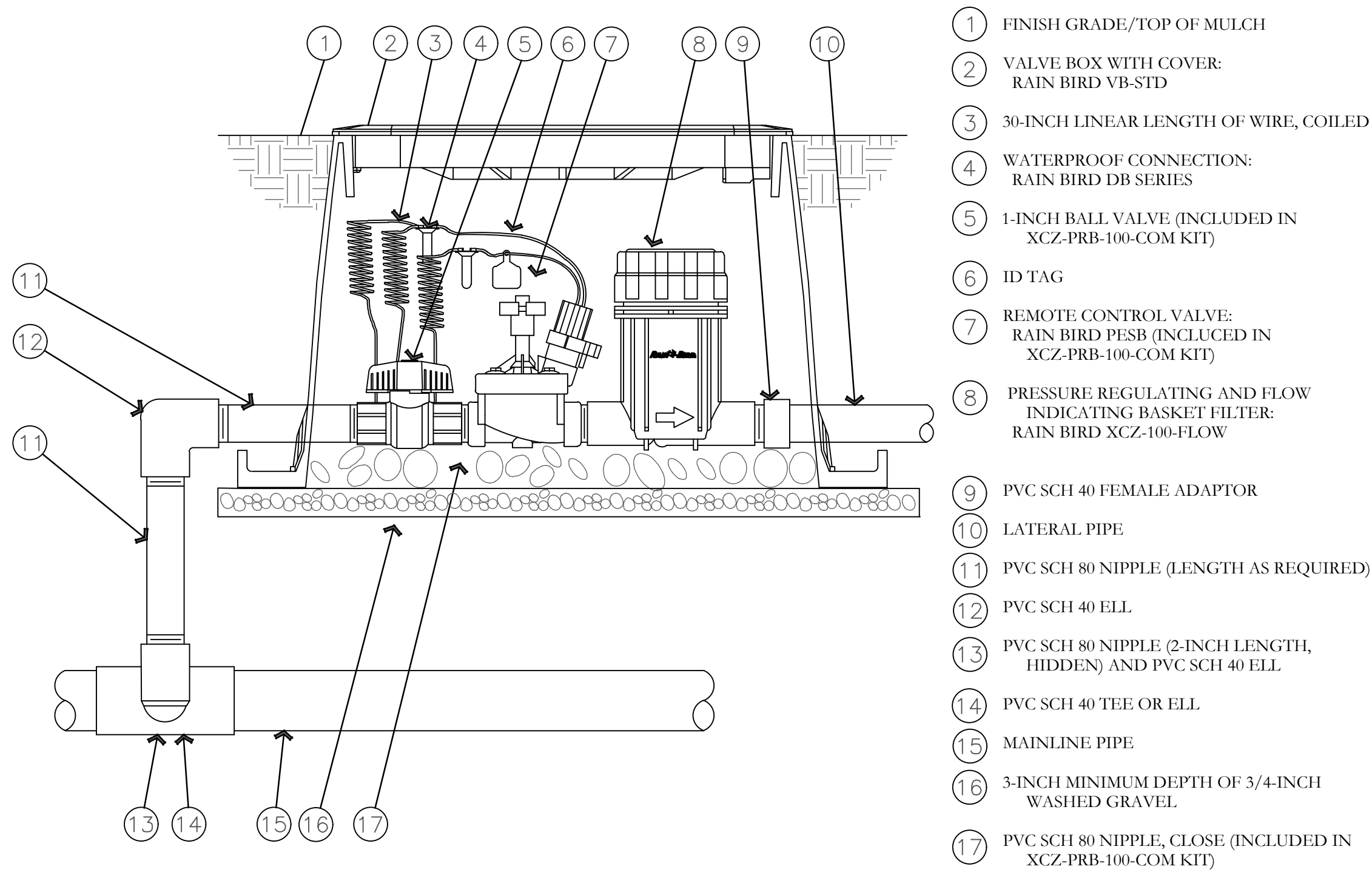
811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

AUTO LOT
VINEYARD, UTAH

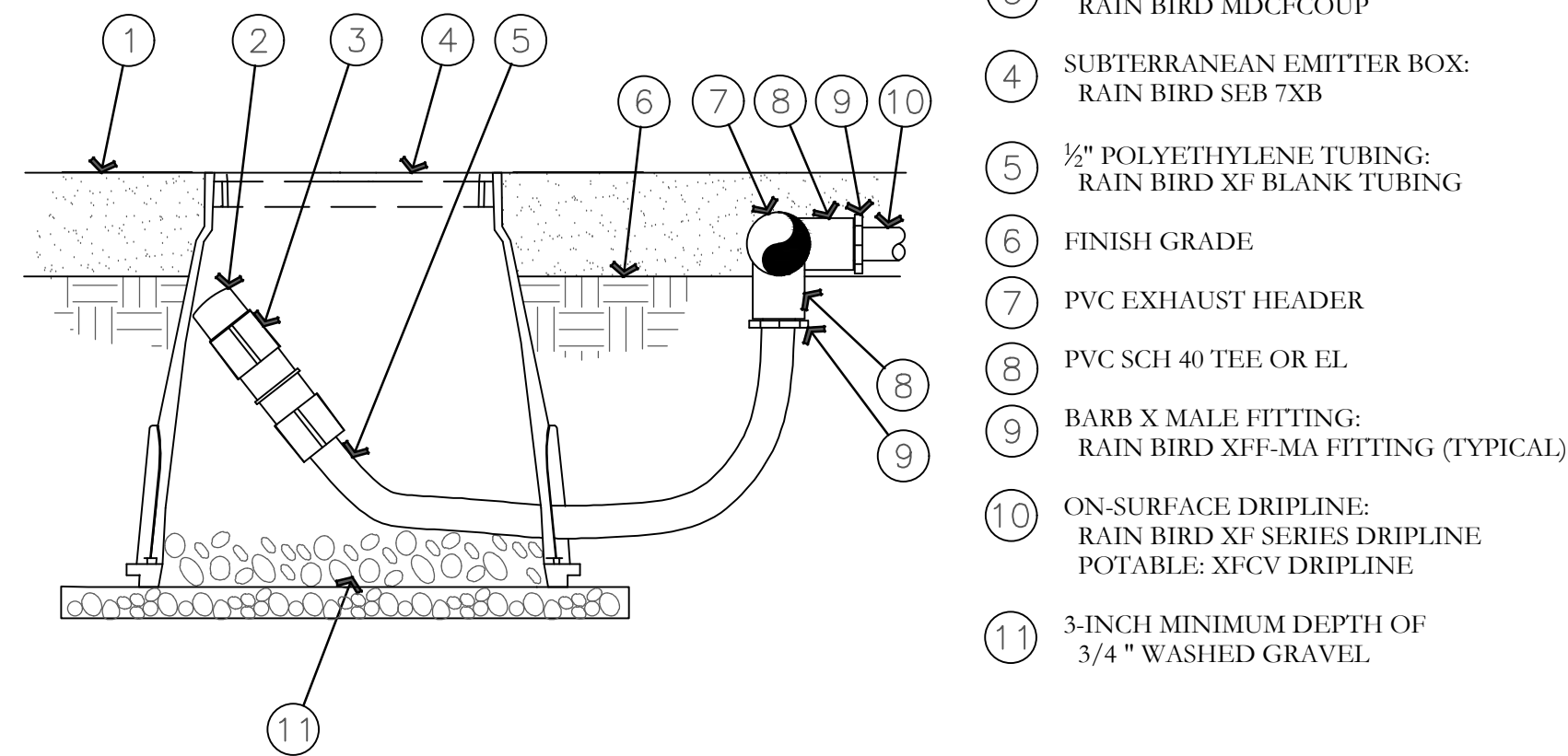
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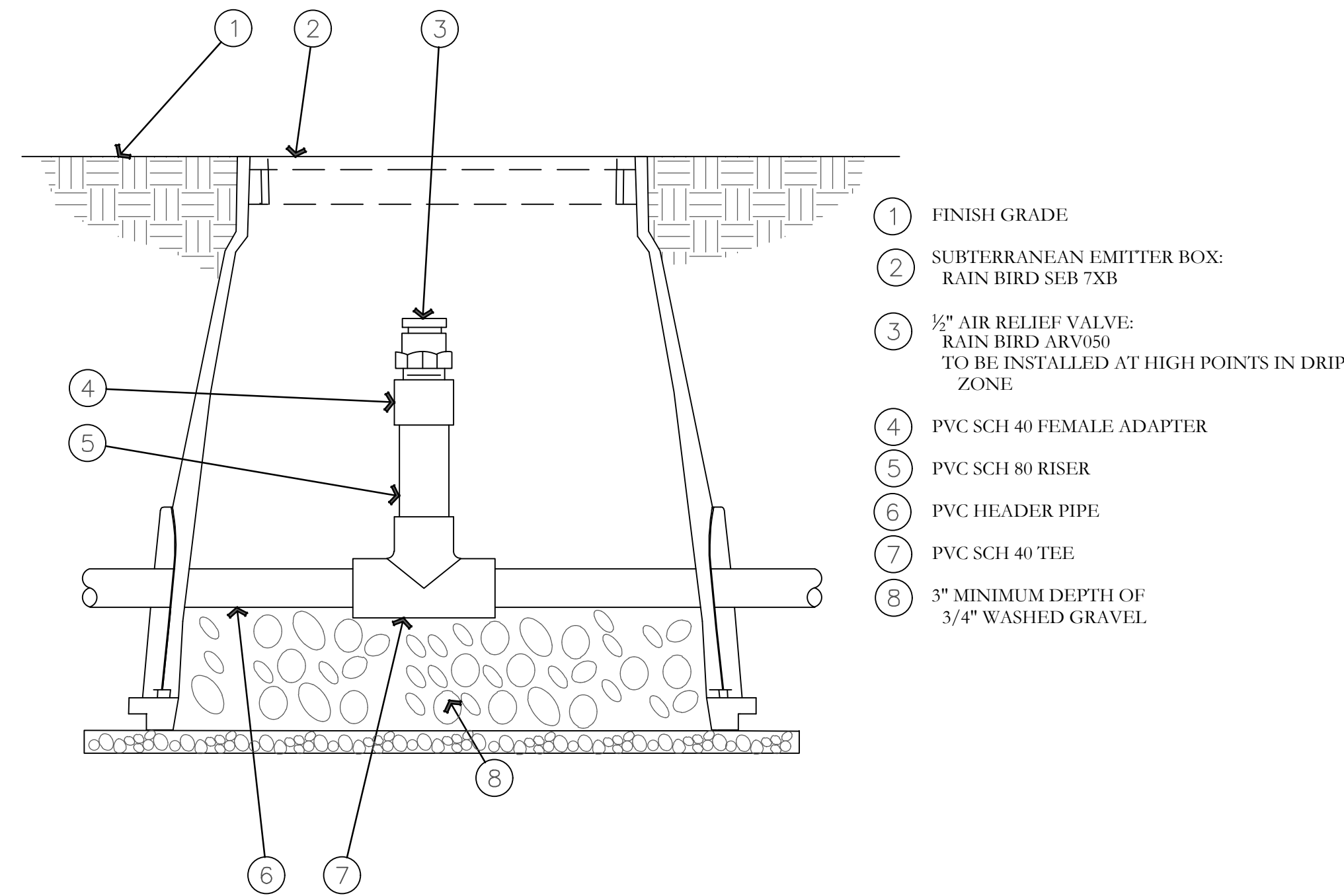


P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

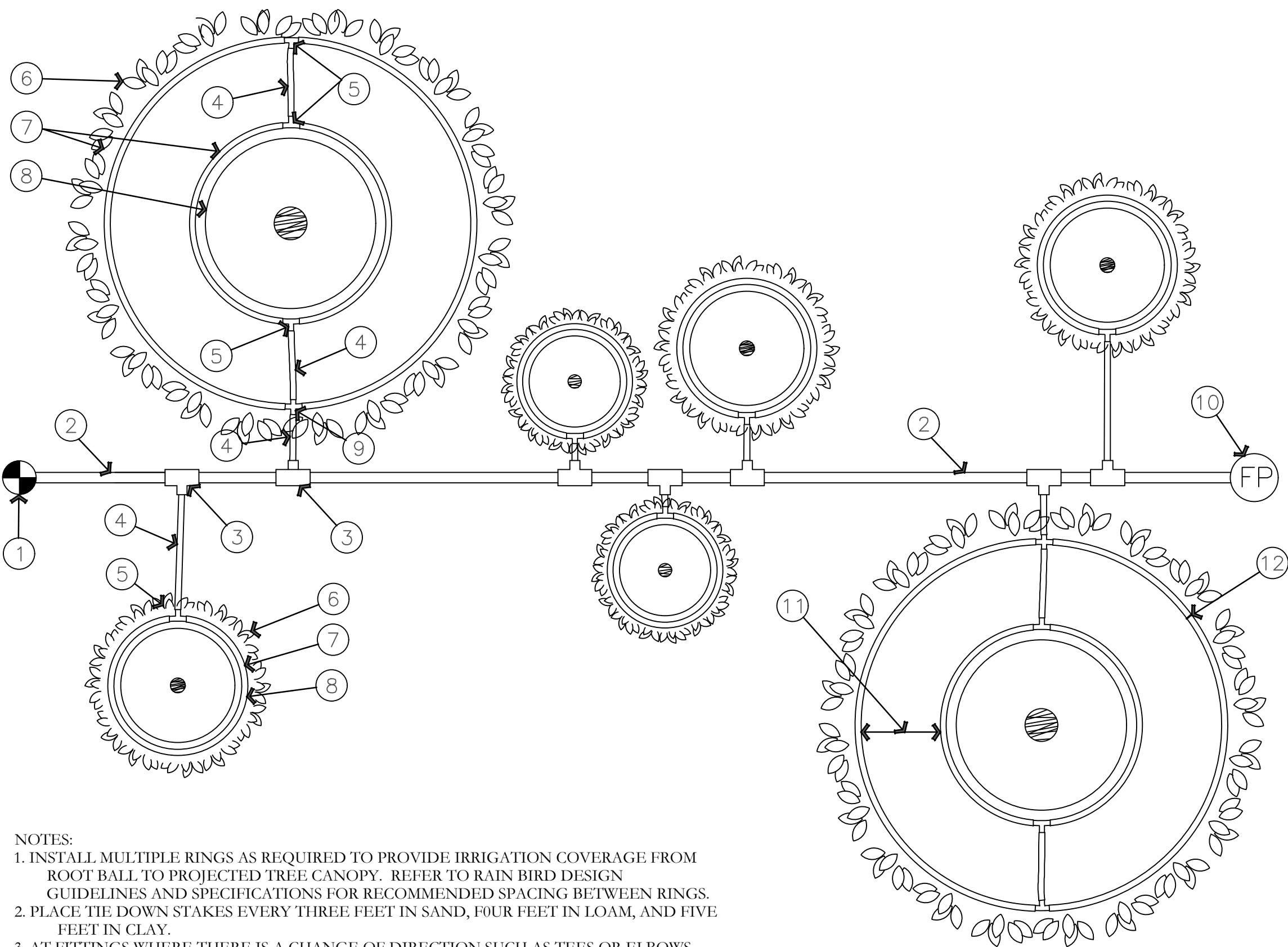


NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

- RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- PVC DRIP LATERAL PIPE
- PVC SCH 40 TEE OR EL (TYPICAL)
- 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
- BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XF-CV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- ROOT BALL (TYPICAL)
- BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XF-CV DRIPLINE FLUSH POINT WITH BALL VALVE")
- SPACING PER SPECIFICATION
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
1/24/2023		UT23001			NORTHERN ENGINEERING ATT: KYLE SPENCER 801-802-8992 KSPENCER@NEIUTAH.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 1/24/2023
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								

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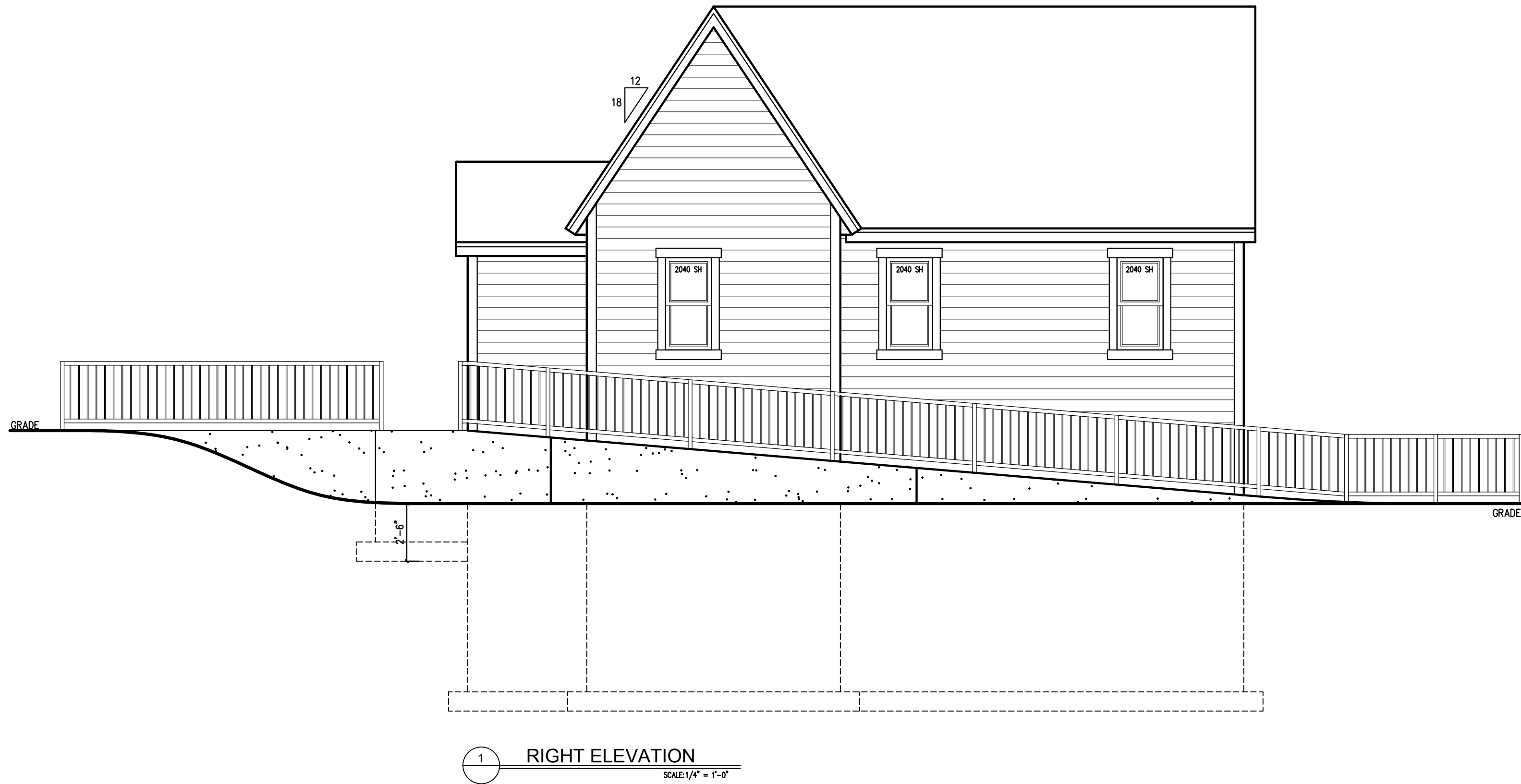
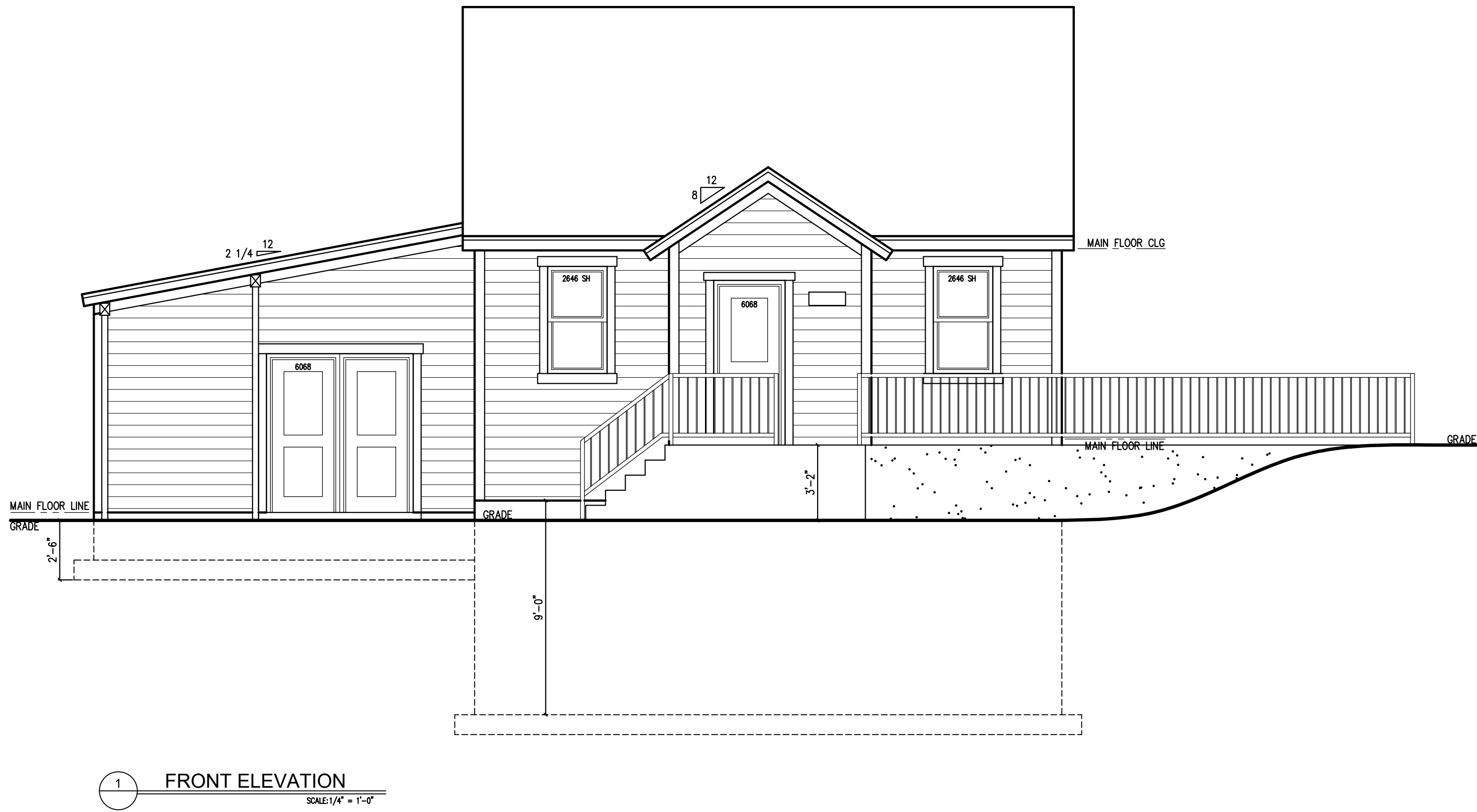
AUTO LOT VINEYARD, UTAH

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

IRRIGATION DETAILS
PERMIT SET
IR-503

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PLOT DATE: 1/24/2023 Q:\ACAD\File\Etchebest Auto\LEV.dwg



XXXXXXXXXXXXXXXXXXXXX

PRELIMINARY - NOT FOR CONSTRUCTION

A NEW RESIDENCE FOR

PEDRO ETCHEBEST AUTO

REVISIONS

DRAWN BY
AAH

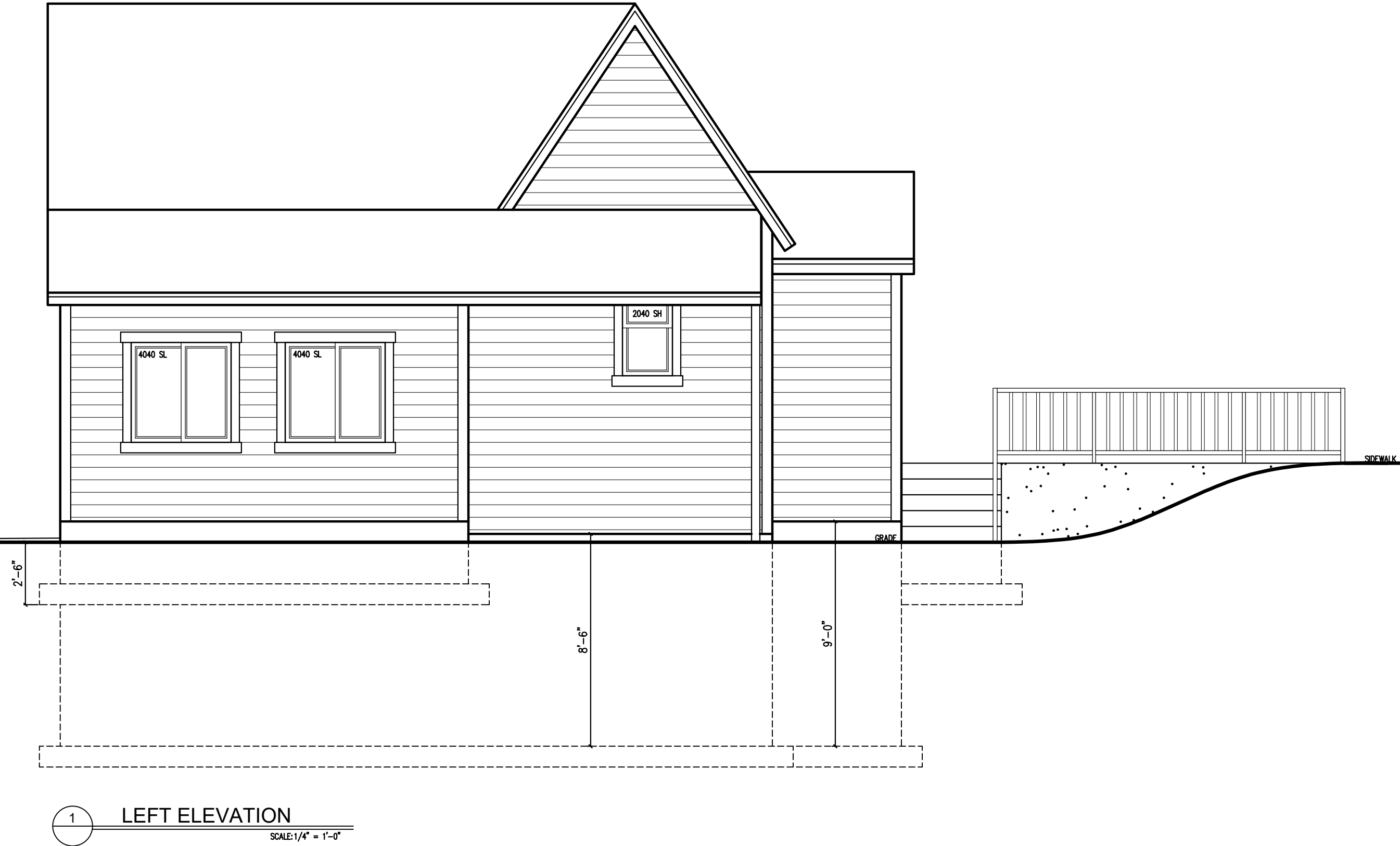
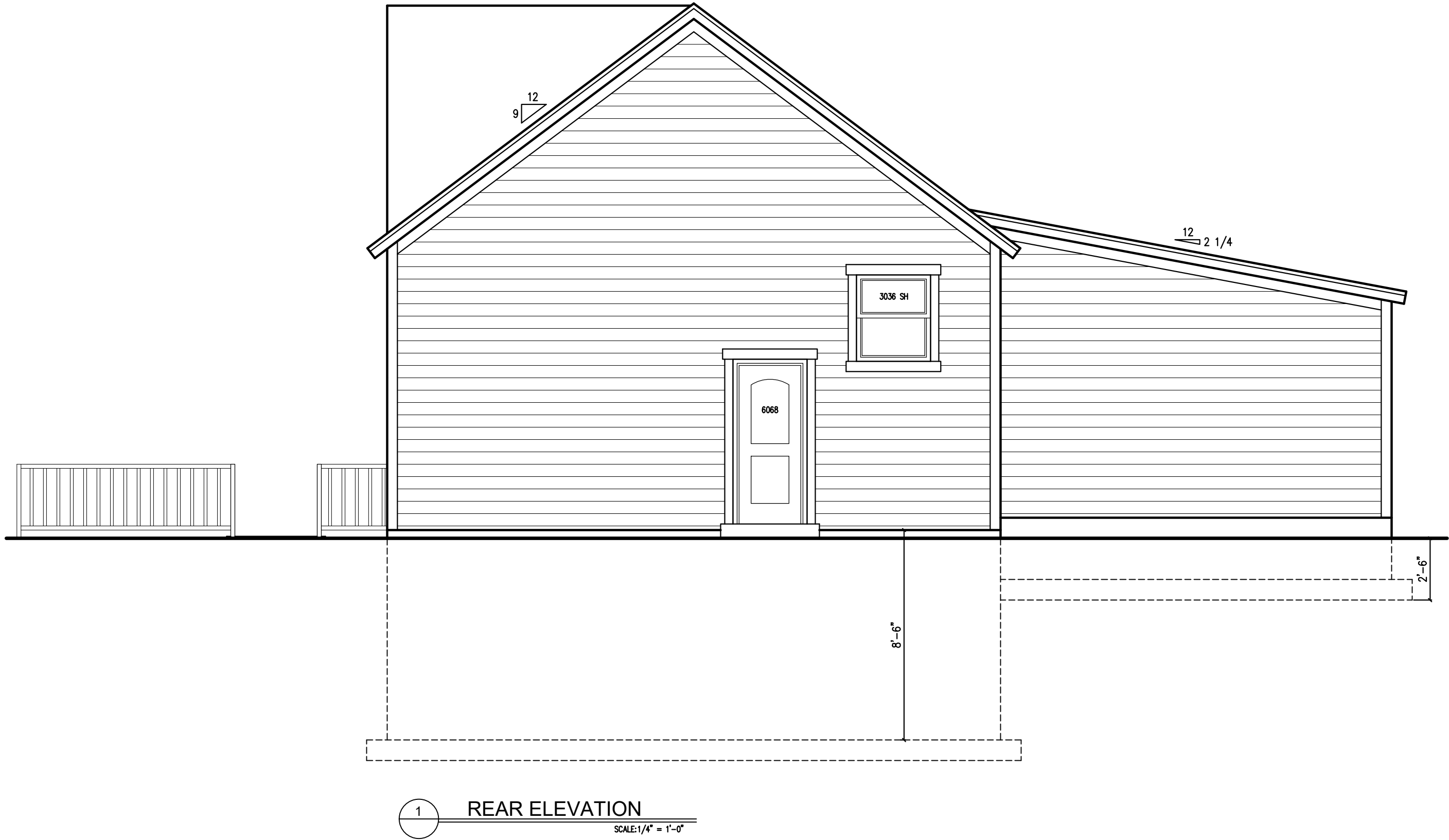
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PLOT DATE: 1/24/2023 Q:\ACAD\file\Etchebest Auto\LEV.dwg



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PRELIMINARY - NOT FOR CONSTRUCTION

A NEW RESIDENCE FOR

PEDRO ETCHEBEST AUTO

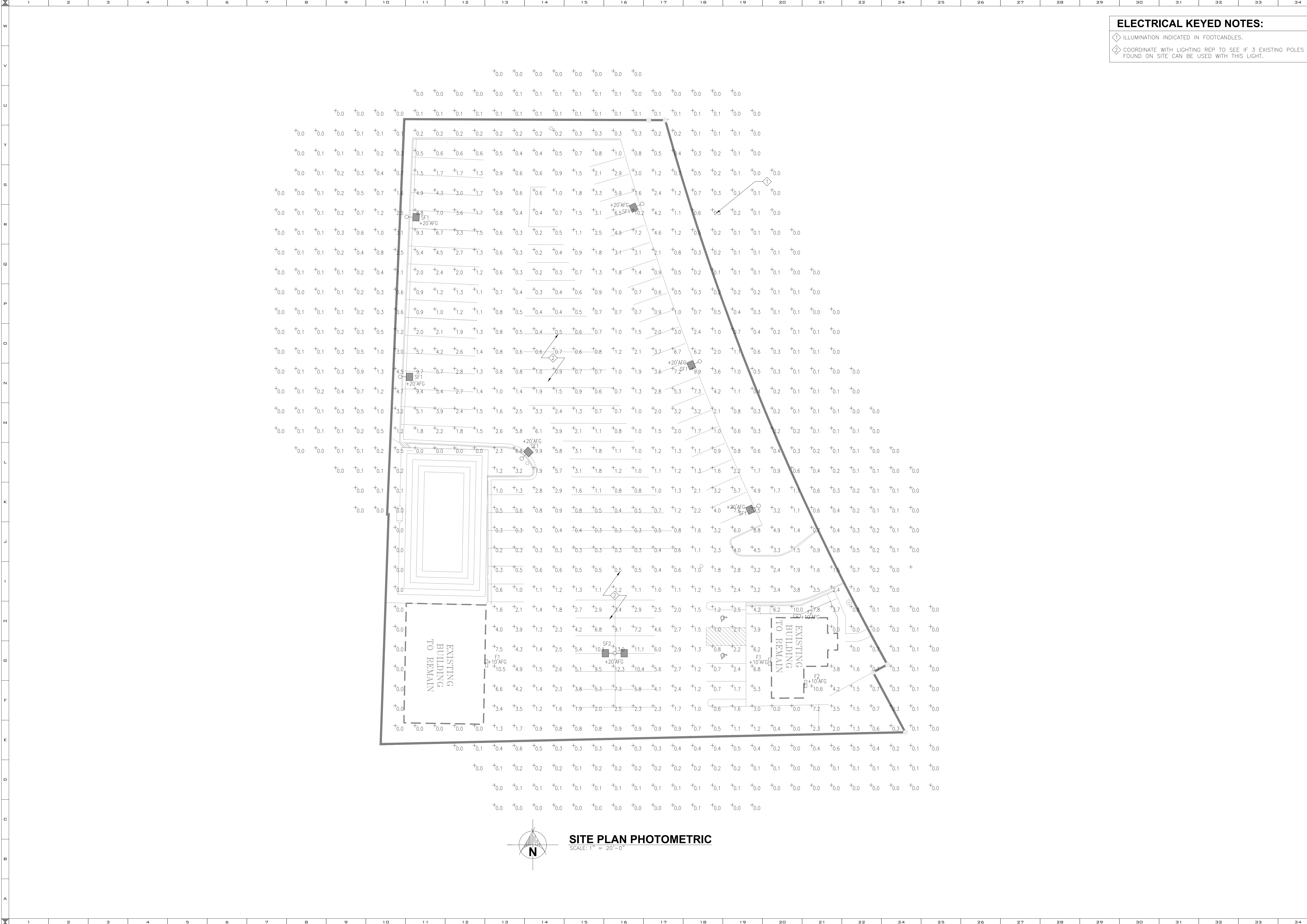
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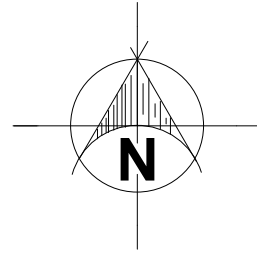
01/23/2023

REVISIONS



ELECTRICAL KEYED NOTES:

- 1 ILLUMINATION INDICATED IN FOOTCANDLES.
- 2 COORDINATE WITH LIGHTING REP TO SEE IF 3 EXISTING POLES FOUND ON SITE CAN BE USED WITH THIS LIGHT.

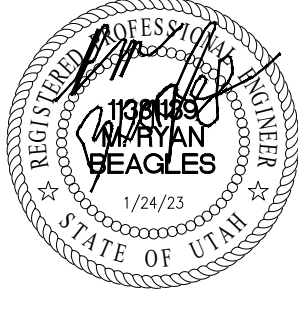


SITE PLAN PHOTOMETRIC

SCALE: 1" = 20'-0"

ROYAL
ENGINEERING
ELECTRICAL
1837 S. EAST BAY BLVD.
PHONE: 801.375.2228
FAX: 801.375.2676

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REVISIONS:

VINEYARD AUTO
VINEYARD, UTAH

DRAWING TITLE:
**SITE PLAN
PHOTOMETRIC**

DRAWN BY: MDB
CHECKED BY: RB

DATE PLOTTED:
12/27/2022

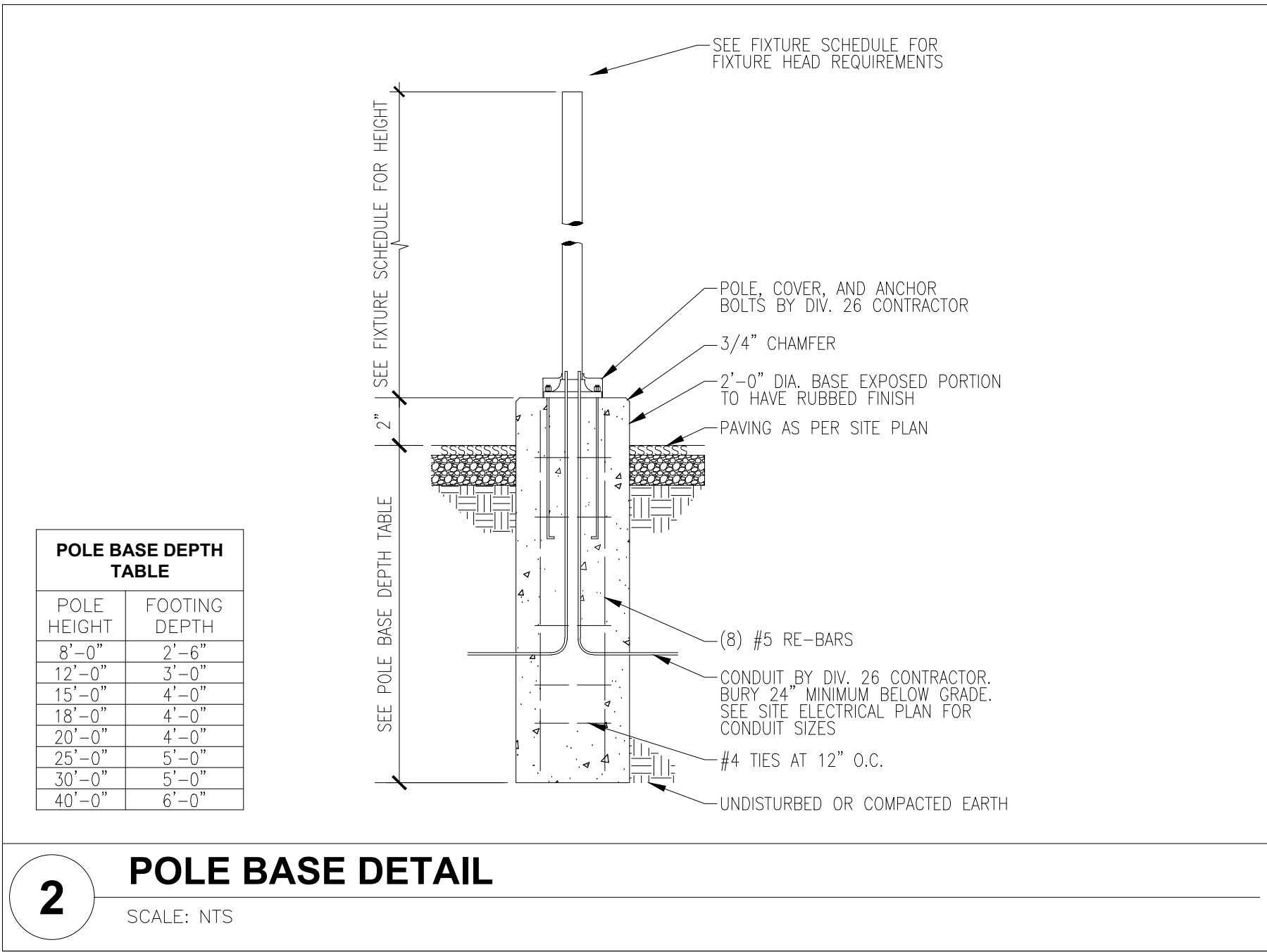
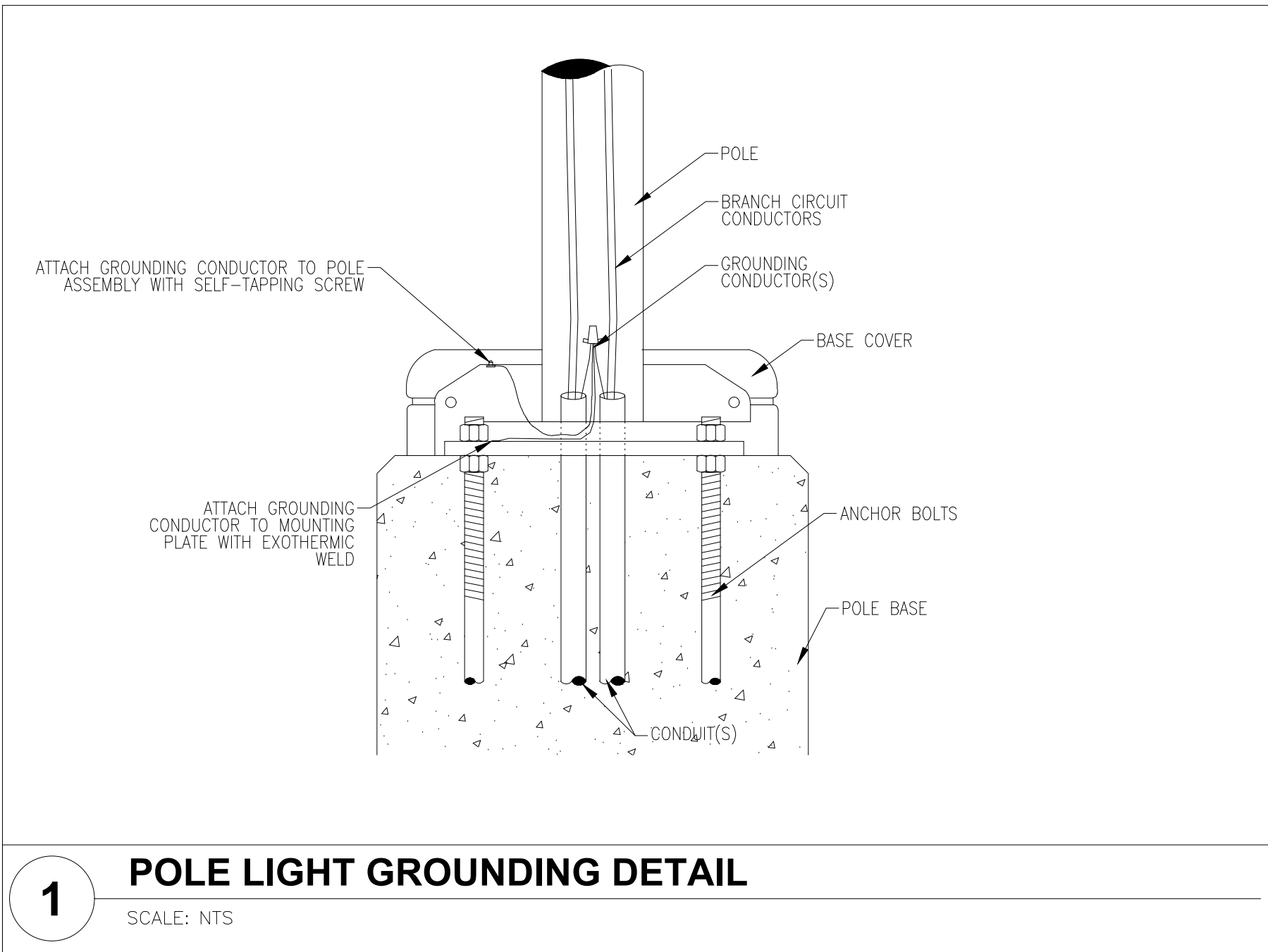
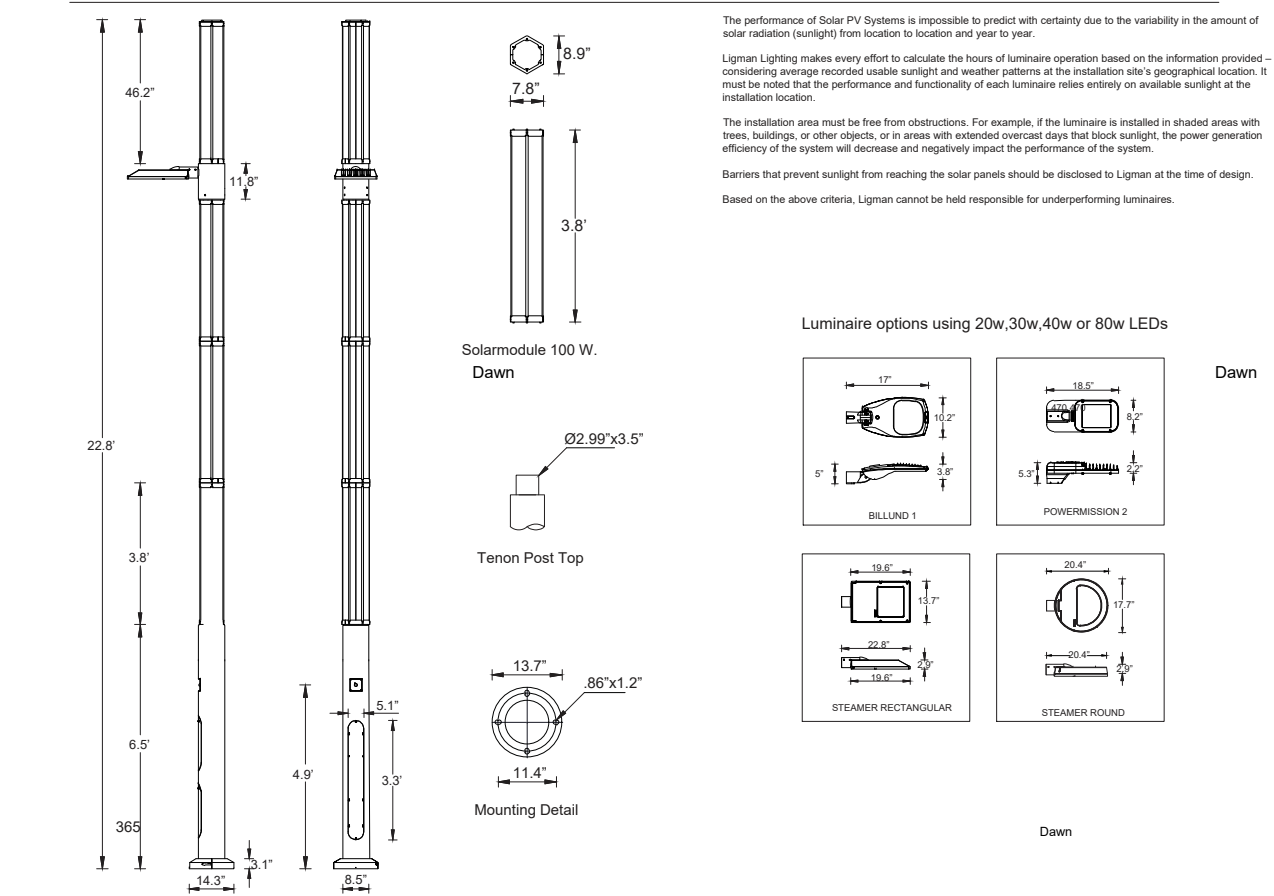
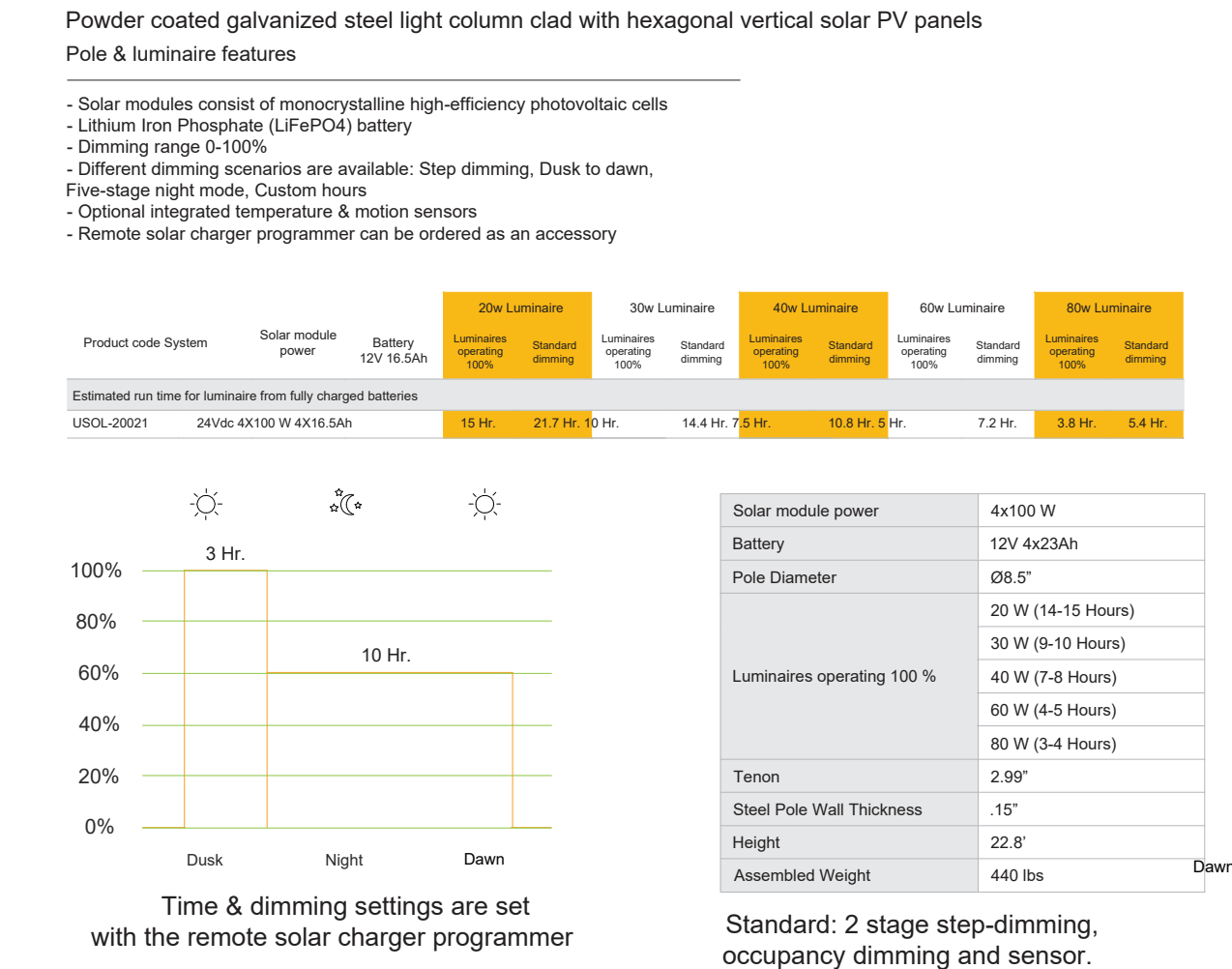
PROJECT #:
J22424.00

E1.1



USOL-20021
Solar PV Pole 3 • Vertically Integrated Solar Panels

LIGMAN
LIGHTING USA



POLE BASE DEPTH TABLE	
POLE HEIGHT	FOOTING DEPTH
8'-0"	2'-6"
12'-0"	3'-0"
15'-0"	4'-0"
18'-0"	4'-0"
20'-0"	4'-0"
25'-0"	5'-0"
30'-0"	5'-0"
40'-0"	6'-0"

[illegible]



Community Development

Date: Wednesday, February 15, 2022
From: Briam Amaya Perez, Senior Planner
To: Planning Commission
Item: Business Item: ORD. 2023-10; Geneva Road Mixed-Use Zoning Text Amendment
Applicant: Jason Boal, Snell & Wilmer Law

SUMMARY

The applicant, Jason Boal, with Snell & Wilmer Law, is proposing to amend the Geneva Road Mixed-Use Special Purpose Zoning District to allow for off-site residential parking as permitted. This ordinance modifies the language pertaining to requirements for landscape buffers and requirements for setbacks. XDevelopment has been in talks with the city and the Edgewater Apartments on a proposal that would create additional parking for the apartment complex within the property located within the GRMU District and owned by XDevelopment. In order for the proposal to work, the use of “off-site residential parking” needs to be added to the permitted use table. Additionally, the landscaping requirements between the residentially zoned property and proposed parking area need to be modified.

STAFF RECOMMENDATION

City Staff recommend approval of the Geneva Road Mixed-Use Zoning Text Amendment.

PROPOSED MOTION

“I move to approve Ordinance 2023-10 as presented by City Staff.”

ATTACHMENTS

Scope of Work
Ordinance 2023-10.

Snell & Wilmer

15 WEST SOUTH TEMPLE
SUITE 1200
GATEWAY TOWER WEST
SALT LAKE CITY, UT 84101
801.257.1900 P
801.257.1800 F

Jason Boal
(801) 257-1917
jboal@swlaw.com

January 24, 2023

Mayor Julie Fullmer
Vineyard City
125 S Main Street
Vineyard, UT 84059

Re: Vineyard City Zoning Code Amendment - GRMU

Honorable Mayor,

On behalf of X Development LLC, the property owners of parcels - 40:597:0004, 40:513:0005, 40:513:0006, 40:513:0007, 40:513:0008, 40:587:0012, 40:587:0013, 40:587:0014 and 40:587:0015, we would like to make an application for an amendment to the Vineyard City Zoning Code, specifically the recently adopted Geneva Road Mixed-Use (GRMU) District. This request is made pursuant to Vineyard City’s Zoning Code § 15-10-6, as adopted.

The reason for the request is to modify the GRMU District in order to identify “off-site residential parking” as a permitted use. X Development has been in talks with the city and the Edgewater Apartments on a proposal that would create additional parking for the apartment complex within the property located within the GRMU District and owned by X Development. In order for the proposal to work, the use of “off-site residential parking” needs to be added to the permitted use table. Additionally, the landscaping requirements between the residentially zoned property (current Edgewood property) and proposed parking area need to be modified.

As required in Vineyard City Code §15-10-070, we have included a redlined version of the proposed changes. Our proposal is to simply add a single use in the permitted use table and modify the landscaping screening standards to fit this unique circumstance. This approach allows the quickest and most efficient way of providing additional parking to the Edgewater complex.

We ask for the opportunity to present our proposed Code amendment to the Planning Commission for their recommendation and ultimately the City Council. We are pleased to have for the opportunity to work with Vineyard City through this Code amendment request.

Snell & Wilmer

Mayor Julie Fullmer
January 24, 2023
Page 2

If you have any questions or concerns, please feel free to reach out to us.

Respectfully submitted,

Snell & Wilmer



Jason Boal, AICP

CC: X Development LLC
Craig Jenson

Enclosures:
Redlined proposal of GRMU Code

**VINEYARD
ORDINANCE 2023-10**

ORDINANCE 2023-10

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, UPDATING THE GENEVA ROAD MIXED-USE (GRMU) SPECIAL PURPOSE ZONING DISTRICT TO INCLUDE NEW LANGUAGE THAT DESIGNATES OFF-SITE RESIDENTIAL PARKING AS A PERMITTED USE. THIS ORDINANCE MODIFIES THE LANGUAGE PERTAINING TO REQUIREMENTS FOR LANDSCAPE BUFFERS AND REQUIREMENTS FOR SETBACKS. PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in compliance with the Utah State Municipal Land Use, Development, and Management Act (LUDMA), the City established an amendment to the Geneva Road Mixed-Use Special Purpose Zoning District; and

WHEREAS, the Geneva Road Mixed-Use Special Purpose Zoning District Amendment provides for modifications to the requirements for landscape buffers, setbacks, and permitted uses; and

WHEREAS, the Planning Commission held a public hearing on February 15, 2023, and after fully considering public comment and staff recommendation, recommended approval to the City Council, and

WHEREAS, the City Council reviewed the amended language within the Geneva Road Mixed-Use Special Purpose Zoning District Amendment and held a public hearing on February 22, 2023, and after fully considering public comment, staff and Planning Commission's recommendations, evidence, and testimony presented by the 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** “7.08 Development Standards” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

AMENDMENT

7.08 Development Standards

1. Project Characteristics. Development on the lots located in the GRMU District shall have the following characteristics:

- a. Buildings which may accommodate one or more uses;
 - b. Predetermined right in/right out access points to Geneva Road will be utilized for access to Geneva Road.
 - c. Access will be provided to the lots via a eastern cross access drive and/or western cross access drive, an access point on 400 North and the approved access points on Geneva road;
2. **Minimum Acreage.** The minimum acreage for application of the GRMU District is five (5) acres.
3. **Residential Intensity.**
- a. Mixed use residential projects may only be permitted through a Development Agreement, as provided for in Section 15.16 of this title, on lot 8 of the Geneva Retail Frontage Subdivision and lots 12, 14 and 15 of the Geneva Retail Frontage Subdivision Plat B. See Section 07.12 District Use Table and Table Note 8 for additional standards.
4. **Non-Residential Intensity.** There is no limit on the intensity of non-residential development as long as each development complies with the development standards of The GRMU District, any other applicable Vineyard Ordinances and the requirements herein.
5. **Building Height.**
- a. No primary building within any district shall be erected to a height less than one (1) story entirely above grade.
 - b. No primary building shall be built to a height greater than sixty feet (60'). Building height is measured from the top of the back of curb to the highest point of the building or structure. See also the definition of "Building Height."
6. **Setbacks.**
- a. Building Setback: The building setbacks in the GRMU district shall be measured from established property lines. The property contains easements that may further impact buildable areas.
 - i. Front Setback: Five feet (5') from the property line adjacent to Geneva Road. The south five lots shall maintain a minimum 15 foot landscape street buffer along Geneva Road.
 - ii. Side Setback: There shall be no minimum internal side setback requirement from property lines. Street side setbacks on a corner lot shall be twenty feet (20').
 - iii. Rear Setback: Twenty feet (20')
 - iv. Landscaping, parking and drive areas are permitted in the rear setback area on lots with a building. On lots with no-buildings, landscaping, parking, and drive areas are permitted in all setback areas.
7. **Compatibility Requirements.** Development within The GRMU District shall be compatible with and preserve the character and integrity of adjacent land uses. Each development shall include improvements or modifications, either on-site or within the public rights-of-way, to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances or other similar adverse effects on existing adjacent land uses.

These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, the alteration of building mass, and the addition of landscaping, walls, or both.

- a. The main structure on Lot 11 of the Geneva Retail Frontage Subdivision, which is the corner lot on Geneva Road and 400 North, shall have a design that is comparable and compatible with the structures on the north side of 400 North.

8. **Separation Between Industrial Uses.** There shall be an appropriate separation between existing or planned industrial uses and planned residential uses to provide adequate safety and to avoid concerns with noise, odors, views, and other reasonable concerns as determined by the Planning Commission at the time of Site Plan approval.

9. **Mixed Use Requirements**

- a. Mixed-use development is a development in which land uses are mixed vertically and/or horizontally (such as with existing or planned adjacent land uses). The GRMU District shall comply with the following standards:
- b. Each development or project area shall connect to and be compatible with any adjacent development or project area.

10. **Open Space.** The GRMU District shall provide open space within the development as follows:

- a. If mixed use residential is approved through a development agreement, a minimum of fifteen (15) percent of the site area of the residential development shall be set aside as recreation amenities. Such areas shall be used for tot lots, play fields, armadas, gardens, and other similar areas as approved by the Planning Commission during site plan approval. The City Council may require open space details to be submitted with the development agreement for their consideration.
- b. A minimum of ten (10) percent of the total project area shall be dedicated towards open space.
- c. All open space areas shall be owned and maintained by a property owners association or landowner. Areas greater than 5 acres in size may be dedicated to the City upon approval of the City Council.
- d. Detention and retention basins shall not be counted towards the Open Space requirements. The city engineer may approve underground stormwater facilities to count toward minimum open space requirements if the quality of the open space recreational amenities is maintained.
- e. Light Vehicle Repair, Sales, Carwashes, and drive-thru establishments shall at a minimum contain a fifteen (15) foot waterwise street landscaping buffer with a variety of trees, vegetation, and ground cover, measured from the property line along Geneva Road. A decorative fence not exceeding 42" in height shall be installed within the street landscaping buffer. The fifteen (15) foot street landscape buffer may be split between both sides of a shared access road if located between the front building façade and Geneva Road, but shall maintain at least ten (10) feet of landscaping buffer abutting the Geneva Road property line.

11. **Parking.** Parking shall meet the requirements of Chapter 15.38 Parking and Loading

Requirements. Shared parking agreements for property in the GRMU and adjacent to the GRMU are permitted.

12. **Landscaping.** A common landscape theme shall be established for each Site Plan. All landscaping, including materials and quantities, shall be installed in accordance with the provisions of the Zoning Ordinance, except as otherwise stated in this code.

- a. No landscape buffer is required between a lot that contains off-site residential parking and contiguous residential development or residential zoning district.
- b. Four feet (4') of landscaping buffer shall be provided between off-site residential parking and other uses. The landscaping can be provided on either lot, as long as the total buffer is four feet (4').

SECTION 2: **AMENDMENT** “7.12 District Use Table*” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

AMENDMENT

7.12 District Use Table*

ZONING DISTRICT USES		GRMU
	Agriculture; Commercial	N
	Animal Hospital	N
	Billboard	C
	Cannabis Production Establishment	N
	Car Wash	P
	Chemical Manufacture, Storage, and Distribution (Existing)	N
	Commercial Day Car/Preschool	C
	Commercial Plant Nursery	N
	Commercial Recreation, Indoor	C
	Composting Facility	N
	Construction Sales and Service	N
	Contractor's Office/Storage Yard	N
	Distribution Center	N
	Drive-thru Facility	P ⁷

COMMERCIAL	Dry Cleaning	P
	Financial Institution	P
	Flammable Liquids or Gases Manufacture, Storage and Distribution	N
	Funeral Home/Mortuary	N
	Golf Course	N
	Health and Fitness Facility	P
	Hotel	C
	Hybrid Production Facility	C
	Kennel, Commercial	N
	Kennel, Outdoor Commercial	N
	Laundry, Commercial	P
	Laundry, Self Serve	P
	Manufacturing, Heavy	N
	Manufacturing, Light	N
	Medical and Dental Clinic	P
	Medical or Dental Laboratory	P
	Motel	C
	Motor Vehicle Fueling Station	P
	Nightclub	C
	Nursing Care Facility	C
	Nursing Home, Convalescent Care	N
	Office	P
	Pawnshop	N
	Personal Care Services	P
	Personal Instruction Service	P
	Pharmacy	P
	Pharmacy, Medical Cannabis	N
	Private Club	C
	Restaurant	P

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

ZONING DISTRICT USES		GRMU
PUBLIC AND INSTITUTIONAL	Assembly, Place of	C
	Commuter and Light Rail Facilities and Station	P
	Earth Station (Satellite Dish Farm	N
	Educational Facility	P
	Emergency Care Facility	P
	Environmental Remediation Activities	P
	Farmer's Market	C
	Heliport	N
	Hospital	C
	Liquor Store (State Owned)	C
	Major Facility of a Public Utility	C
	Museum	P
	Open Space and Trails	P
	Parks and Associated Facilities	P
	Park and Ride Facility	N
	Power Plant	N
	Public Use	C
	Recycling Collection Center	N
	Recycling Processing Facility	n
	Transit Passenger Hub (Intermodal)	P
	Wireless Telecommunications Site/Facility	C ²

ZONING DISTRICT USES		GRMU
	Accessory Building	N
	Accessory Dwelling Unit	N
	Accessory Dwelling Unit for Owner or Employee	N
	Accessory Use	P
	Billboard	N
	Domestic Livestock and Fowl	N
	Home Day Care (one to seven children)	N
	Home Day Care (eight to ten children)	N
	Home Occupation	N
	Home Preschool (one to seven children)	N
	Home Preschool (eight to ten children)	N
	Household Pets, Noncommercial	N
	Open/Outdoor Display of Products or Merchandise	N
	<u>Off-site Residential Parking Lot</u>	<u>p⁹</u>
	Seasonal Use	T ⁵
	Sign - Temporary	T ⁶
	Swimming Pool	p ²
	Temporary Use	T ⁵
	Tennis Court/Sports Court	N

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. Mixed-Use Residential may only be permitted by the City Council through approval of a development agreement. The City Council may only approve Mixed-Use Residential that is incorporated into a mixed-use building containing commercial uses located on the ground floor facing the street in which it fronts. Mixed-Use residential will be limited to lot 8 of the Geneva Retail Frontage Subdivision Plat and lots 12, 14 and 15 of the Geneva Retail Frontage Subdivision Plat B.

9. Off-site residential parking lot is defined as an area that provides parking to an existing and approved residential project, but is located on a separate lot.

SECTION 3: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 4: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 5: EFFECTIVE DATE This Ordinance shall be in full force and effect from _____ and after the required approval and publication according to law.

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



Community Development

Date: Wednesday, February 15, 2022
From: Briam Amaya Perez, Senior Planner
To: Planning Commission
Item: Business Item: ORD. 2023-11; VZC 15.12.050 'District Use Table' Zoning Text Amendment
Applicant: Gary Tyler, Telos U Academy

SUMMARY

The applicant, Gary Tyler, with Telos Academy, is proposing an amendment to Vineyard Zoning Code 15.12.050 'District Use Table' to increase Clinical Support Housing use in a single building or development within the Neighborhood Commercial Zoning District to no more than 80% of the net square footage. Telos Academy intends to construct a three story building with residents living on the 2nd and 3rd floors, while maintaining the 1st floor for business and commercial operations. Mr. Tyler stated that for the project to be feasible, they need this amendment to the zoning code. Telos feels that this amendment still allows them to meet the intent of the Neighborhood Commercial zoning district by providing a mixed-use transition between major roadway and high-impact use between residential neighborhoods. The main level of this building will have a storefront feel with offices and conference rooms.

STAFF RECOMMENDATION

No recommendation from City Staff.

POTENTIAL MOTIONS

"I move to approve Ordinance 2023-11 as presented by City Staff."

"I move to approve Ordinance 2023-11 with the following conditions..."

"I move to deny Ordinance 2023-11 as presented by City Staff."

ATTACHMENTS

Scope of Work
Ordinance 2023-11.

To whom it may concern:

See the letter below from the Owner's General Council for an explanation of the proposed building and use. The building will be 3 stories with residents on the 2nd and 3rd floors. The main floor will be for business and commercial operations.

For the project to be feasible we need to modify Ordinance 2020-05, 15.12.050 District Use Table, 8. Clinical support Housing use shall not exceed 80% of the net square footage of a single building or development.

We feel that the project meets the intent of the NC zone by providing a mixed-use transition area between major roadways and high impact use between residential neighborhoods. The main level of this building will have a storefront feel with offices and conference rooms.

We will provide floor plans and renderings of the proposed building for your consideration.

Thanks,

GARY L. TYLER

Design/Build Manager

HUGHES GENERAL

CONTRACTORS

[801.292.1411](tel:801.292.1411) office

[801.296.5746](tel:801.296.5746) direct

[801.295.0530](tel:801.295.0530) fax

[801.644.9894](tel:801.644.9894) cell

garyt@hughesgc.com

www.HughesGC.com



August 29, 2022

George Reid, Chief Building Official
Vineyard Building Department
125 S. Main Street
Vineyard, UT 84059

Mr. Reid, or To Whom It May Concern:

RE: Telos property development on Geneva Road

As you are aware, Telos purchased property located directly to the North of its current building on Geneva Road in Orem, as the intended site for expansion of our residential treatment program. This new property is situated within Vineyard city boundaries, and has been made subject to a special NC District building and zoning criteria.

We now write to request your recognition of our proposed facility – to be built on this Vineyard property – as one that falls within an exception to the requirements of the NC District building and zoning criteria, as a care facility for residents with disabilities.

Our present business operations, and the primary purpose of our intended care facility to be built in Vineyard, provides for the physical, emotional and therapeutic needs of adolescents and young adults in a residential treatment setting, most of whom have mental impairments which require constant supervision and support from residential and nursing staff. In addition, our adolescent residents who come to us with continuing high-school education needs are enrolled in Telos Academy, which will be located within this same proposed building, and which provides for many of our student residents via contractual placements by School Districts in other states under the Individuals with Disabilities Education Improvement Act (IDEIA). These students are recognized by congress as having disabilities being accommodated by Telos.

Specifically, we trust that your recognition of our new campus as a care facility providing for those with disabilities of varying needs will allow Telos to make use of its building as necessary, without the constraints of the NC District requiring that fifty percent (50%) of its total square footage be assigned to retail use.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Rogers", with a long horizontal flourish extending to the right.

Christopher J. Rogers, Esq.
General Counsel
Direct: (801) 884-8501
Phone: (801) 426-8800, ext. 1143
crogers@telos.org

**VINEYARD
ORDINANCE 2023-11**

ORDINANCE 2023-11

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, UPDATING 15.12 'ESTABLISHMENT OF DISTRICTS AND ZONING TABLES' OF THE ZONING CODE. THIS ORDINANCE MODIFIES THE LANGUAGE FOUND IN 15.12.050 'DISTRICT USE TABLE', MORE PARTICULARLY SUPERScript 8, TO INCREASE CLINICAL SUPPORT HOUSING IN A SINGLE BUILDING OR DEVELOPMENT WITHIN THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT TO NO MORE THAN 80% OF THE NET SQUARE FOOTAGE. PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in compliance with the Utah State Municipal Land Use, Development, and Management Act (LUDMA), the City established an amendment to 15.12 "Establishment of Districts and Zoning Tables" of the Zoning Code; and

WHEREAS, the amendment to 15.12 'Establishment of Districts and Zoning Tables' of the Vineyard Zoning Code allows Clinical Support Housing in a single building or development within the Neighborhood Commercial Zoning District to no more than 80% of the net square footage; and

WHEREAS, the Planning Commission held a public hearing on February 15, 2023, and after fully considering public comment and staff recommendation, recommended approval to the City Council; and

WHEREAS, the City Council reviewed the amended language within Vineyard Zoning Code Section 15.12 'Establishment of Zoning Districts and Zoning Tables and held a public hearing on February 22, 2023, and after fully considering public comment, staff and Planning Commission's recommendations, evidence, and testimony presented by the 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** "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 - 5	R E - 2 0	R - 1 - 1 5	R - 1 - 1 0	R - 1 - 8 5	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
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	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	

	school																				
	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	N
	Agriculture, Commercial	P	P	P	N	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 ⁹	p ⁹	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	N
	Commercial Day Care/Preschool Center	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C ₃	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																				

CO MM ERC IAL	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
	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
	Manufacturing, 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 Cannabis	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	p ⁹	N	N	
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	N				
	Trailer/RV Camping Facilities	N	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	N	C	N	N		C	N	N
	Vehicle and Equipment Repair (Major)	N	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	N	C	N	C	C	C	P	N
	Vehicle and Equipment Sale and Rental New or Used (Heavy)	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	N	C	N	P	N	N		
	Warehouse	N	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	N	C	N	N	C	N	N	N	N	N		
Wholesale Distribution	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	P	P	N				
	Assembly, Place of	N	C ₁	C ₁	C ₁	C ₁	C ₁	C ₁	C ₁	C ₁	C ₁	C	C	C	N	C	N	N	N			
	Commuter and Light Rail Facilities and Station	N										P	P	C	C	C	C	C	C			
	Earth Station (Satellite Dish Farm)	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	P	N			
	Educational Facility	N	C	C	C	C	C	C	C	C	C	P	P	P	C	P	N	N	N			
	Emergency Care Facility	N	N	N	N	N	N	N	N	N	N	p	P	C	N	N	N	N	N			
	Environmental Remediation	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P			

PUB LIC AN D INS TIT UTI ON AL	Activities																		
	Farmers' Market	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	N	C
	Heliport	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	C	N
	Hospital	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N
	Liquor Store (State Owned)	N	N	N	N	N	N	N	N	N	N	C	C	N	C	C	N	N	N
	Major Facility of a Public Utility	C	C	C	C	C	C	C	C	C	C	C	N	N	C	N	C	C	C
	Minor Facility of a Public Utility	P	P	P	P	P	P	P	P	P	P	C	C	P	C	C	P	P	P
	Museum	N	N	N	N	N	N	N	N	N	N	P	P	C	C	P	N	N	N
	Open Space and Trails	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	
	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 Telecommunica tions 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
	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																		

AC CES SOR Y USE S	for Owner or Employee	N	P	P	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
	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
	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
	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
	Home Preschool (one to seven children)	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N
	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. Clinic Support Housing use shall not exceed ~~5~~80% of the net square footage of a single building or development.
9. 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.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from _____ and after the required approval and publication according to law.

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

Community Development

Date: Wednesday, February 15, 2022
From: Emily Kofoed, EIT, Staff Engineer I; and Briam Amaya Perez, Senior Planner
To: Planning Commission
Item: Business Item: ORD. 2023-09; Water Use and Preservation Element of the General Plan
Applicant: City Initiated

SUMMARY

Utah consistently ranks in the top five driest states in the nation year to year, with this past being one of the worst droughts on record. Utah is also one of the highest water users per capita, and water demand is expected to increase substantially as projections for Utah County alone predict a population of one million by 2040. Figure 1 below shows Utah's drought conditions in the last 13 years, with D0 representing abnormally dry conditions to D4 representing exceptional drought conditions.

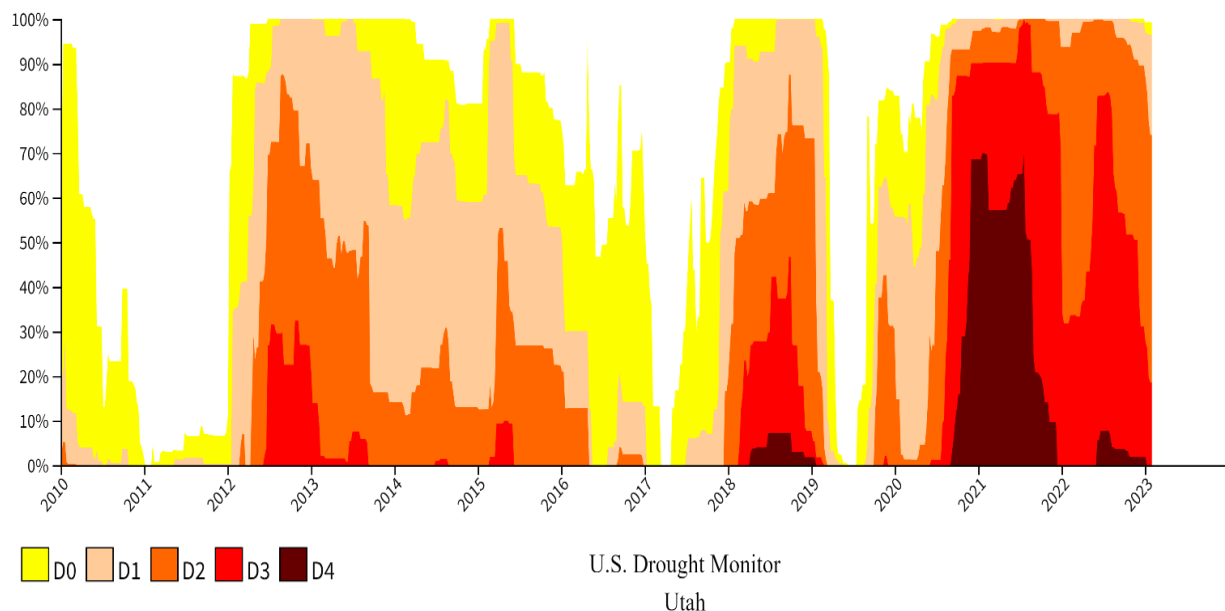


Figure 1: Drought in Utah from 2010-Present (source: www.drought.gov/states/utah)

Vineyard City provides potable water distribution and wastewater collection services to approximately 23,000 residents in a 6-square-mile area. On the completion of the downtown area, Vineyard's population is expected to grow by an additional 72,000 people. Water demand will increase along with this population growth. Creating a culture of water conservation is imperative and steps need to be taken now to sustain life in our beautiful city.

Discussion

Utah State Legislature's Senate Bill 110 came into effect on May 4th, 2022, which modifies provisions related to general plans to address water. This bill requires a water use and preservation element to be a part of municipal general plans. The steps to develop this element and how to integrate it into the general plan are also outlined in this bill.

Vineyard's Water Conservation Team Members: Briam Perez (Senior Planner), Sullivan Love (Water Conservation Coordinator), Karl Patten (Environmental Utilities Supervisor), George Schramm (City Arborist), and Emily Kofoed (Staff Engineer I) worked together to write a Water Use and Preservation Element to be added to the General Plan. This element follows SB110's outline by focusing on four main goals and assigning 4 to 5 strategies to achieve each goal. The four main goals are:

- 1. Goal 1: Reduce water demand and per capita consumption for existing development.**
- 2. Goal 2: Reduce water demand and per capita consumption for future development.**
- 3. Goal 3: Improve the effect of permitted development or patterns of development on water demand and water infrastructure.**
- 4. Goal 4: Modify the Municipality's Operations to Eliminate Practices or Conditions that Waste Water**

The city will continue to amend this element and add to these goals and strategies as necessary.

STAFF RECOMMENDATION

City Staff recommend approval of the Water Use and Preservation Elements as written.

PROPOSED MOTION

"I move to approve Ordinance 2023-09 as presented by City Staff."

ATTACHMENTS

Ordinance 2023-04.

**VINEYARD
ORDINANCE 2023-09**

ORDINANCE 2023-09

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, UPDATING THE CITY'S GENERAL PLAN TO INCLUDE A NEW ELEMENT (OR CHAPTER) TITLED, "WATER USE AND PRESERVATION". THIS NEW ELEMENT (NOW ELEMENT 11 OF THE GENERAL PLAN) IS A REQUIREMENT FROM SENATE BILL 0110, WHICH MODIFIES PROVISIONS RELATED TO GENERAL PLANS TO ADDRESS WATER. THE BILL REQUIRES A WATER USE AND PRESERVATION ELEMENT TO BE A PART OF A MUNICIPAL OR COUNTY GENERAL PLAN ON OR BEFORE DECEMBER 31, 2025. THIS ORDINANCE ADDRESSES THE REQUIREMENTS OF THAT BILL; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in compliance with the Utah State Municipal Land Use, Development, and Management Act (LUDMA), the City established a Water Use and Preservation Element in the General Plan; and

WHEREAS, the Water Use and Preservation Element provides the city strategies for reductions in water usage and preservation; and

WHEREAS, the Planning Commission held a public hearing on February 15, 2023, and after fully considering public comment and staff recommendation, recommended approval to the City Council, and

WHEREAS, the City Council reviewed the Water Use and Preservation Element of the General Plan and held a public hearing on February 22, 2023, and after fully considering public comment, staff and Planning Commission's recommendations, evidence, and testimony presented by the 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: **ADOPTION** “11 Water Use And Preservation” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

11 Water Use And Preservation(*Added*)

[See 12.18 for Goals and Strategies regarding Water Use and Preservation.](#)

SECTION 2: **ADOPTION** “Goals And Strategies” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

Goals And Strategies(*Added*)

SECTION 3: **ADOPTION** “12.18 Water Use And Preservation” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

12.18 Water Use And Preservation(*Added*)

SECTION 4: **ADOPTION** “12.18.010 Goal 1” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

12.18.010 Goal 1(*Added*)

1. **Implement methods for reducing water demand and per capita consumption for existing development.**
 - a. Strategy 1: Replace non-programmable turf with water-wise landscaping based on elements from Locascapes.
 - b. Strategy 2: Monitor water meter data to detect residential and commercial water leakages and excessive water use.
 - c. Strategy 3: Create a program where residents can ear rebates through the "Flip Your Strip" Program.
 - d. Strategy 4: Continue to use social media and other online platforms to promote water conservation.

SECTION 5: **ADOPTION** “12.18.020 Goal 2” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

12.18.020 Goal 2(*Added*)

1. Implement methods for reducing water demand and per capita consumption for future development.

- a. Strategy 1: Install local weather stations and moisture sensors in city-owned properties to allow smart controllers to water by sensing evapotranspiration. The city shall consider a method of incentivizing private property owners to adopt similar mechanisms.
- b. Strategy 2: For future Downtown development, offer water credits to developers who are willing to implement more than required water-wise landscaping and/or install water-saving devices.
- c. Strategy 3: Create a Secondary Water Master Plan. Secondary water is used for irrigation and is less expensive than potable water.
- d. Strategy 4: Implement a tiered-rate billing structure that incentivized using less water.
- e. Strategy 5: Adopt a landscaping ordinance requiring water-wise landscaping and water on all new construction.

SECTION 6: **ADOPTION** “12.18.030 Goal 3” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

12.18.030 Goal 3(*Added*)

1. Improve the effect of permitted development or patterns of development on water demand and water infrastructure.

- a. Strategy 1: Focus on Smart Growth and water-sensitive urban and building design.
- b. Strategy 2: Incorporate Blue/Green Infrastructure (BGI) solutions and Low Impact Development (LID).
- c. Strategy 3: Reduce hardscape and impervious surfaces throughout the city.
- d. Strategy 4: Preserve open space, natural beauty, and critical environmental areas.

SECTION 7: **ADOPTION** “12.18.040 Goal 4” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

12.18.040 Goal 4(*Added*)

1. Modify the municipality's operation to eliminate practices or conditions that waste water.

- a. Strategy 1: Identify and retrofit areas within public property that can be converted to low-water usage in the near or immediate future.
- b. Strategy 2: Implement a water audit program that sends a certified employee to a residents home to survey their water usage and implement a plan to conserve water.
- c. Strategy 3: Provide regular water conservation training for city staff that are involved with water infrastructure repair and monitoring and water services.
- d. Strategy 4: City staff shall repair water leaks within 24 hours of detection.
- e. Strategy 5: Upgrade and maintain the existing water infrastructure network, rather than invest in expanding water systems to dispersed development.

SECTION 8: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 9: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 10: EFFECTIVE DATE This Ordinance shall be in full force and effect from _____ and after the required approval and publication according to law.

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