



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday November 1, 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. BUSINESS ITEMS

3.1 PUBLIC HEARING – Homestead at Vineyard City, Utah Pod 1 Live-Work Units Development Agreement Amendment

The Planning Commission will continue the public hearing for an amendment to the Development Agreement from Mike Olsen with Home Center Construction, to the Homestead at Vineyard City, Utah, Pod 1, Live-Work Units to the December 6, 2023 Planning Commission Meeting.

4. WORK SESSION

4.1 Homestead at Vineyard City, Utah Pod 1 Live-Work Units Development Agreement Amendment

The Planning Commission will hold a work session to discuss an amendment to the Development Agreement from Mike Olsen with Home Center Construction, to the Homestead at Vineyard City, Utah, Pod 1 Live Work Units. No action will be taken.

5. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

6. 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, Planner, 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: October 31, 2023

NOTICED BY: /s/ Rachel Stevens

Rachel Stevens, Planner



Bridgeport

LeCheminant

Rendezvous Park

The Orchards (POD 1)

POD 2

Streets shown: RUE COURNOT, RUE HUGO, RUE DE MATH, RUE BOUDON, VINEYARD, CENTER, CORTONA, NEW VINEYARD, 140 SOUTH, 160 WEST.

Other labels: Phase 1, Phase 2, Phase 3, Phase 4, Phase 5, Phase 6, 20 SOUTH, 60 SOUTH, 410 EAST, 350 EAST, 380 EAST, 460 EAST, 1600 WEST.

North arrow pointing up.

Home Center Construction is developing the Homesteads Residential project which comprises approximately 1,200 units. This project was originally entitled under a development agreement approved in June 2007. Past amendments have included items like building material allowances, permitting a variety of fencing types, and the removal of the Shores neighborhood from the master development plan. Mike Olsen, project manager for Homesteads, is requesting an amendment to permit live-work units within the northern section of Pod 1. This section consists of 56 town home units that have already been permitted through the existing development agreement. This amendment provides the ability to design these units with higher ceilings on the ground floor and workspace. The number of residential units will stay the same. This amendment will also permit a future office building to provide co-working space for members of the community needing a larger space for meetings and business operations. The office building is anticipated to be approximately 5,000 square feet and will only be constructed if the market demand warrants it.

The development agreement includes requirements for open space, parking, street improvements and the use allowances. The proposed 56 live-work units are designed around four outdoor plaza areas that will contain outdoor meeting space, play areas and a future space for a co-working office building. The

developer will stub water to the east side of the property for a community garden, provide trail head parking, and construction a dog park/run on the north side of the project area adjacent to the Center Street Overpass. Employees and residents of the Live-Work units

ATTACHMENTS:

Proposed Development Agreement

**THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE
HOMESTEAD AT VINEYARD CITY, UTAH**

This Third Amendment to the Homestead at Vineyard Development Agreement (“Third Amendment”) is entered into this ____ day of _____, 2023 (“Effective Date”), by and between Vineyard City, a Utah Municipal Corporation (“City”, and Vineyard Homesteads Development 2012, LLC (“Developer”). City and Developer are hereinafter referred to individually as a “Party” and collectively as the “Parties”).

RECITALS

- A. Vineyard City and Anderson Development Services, Inc., and other property owners first entered into this Development Agreement on January 31, 2006 (“Original Agreement”).
- B. The Original Agreement has been amended twice since – first on May 9, 2007 (“First Amendment”), and again on July 11, 2012 (“Second Amendment”).
- C. The Original Agreement, First Amendment, Second Amendment, and this Third Amendment are hereinafter referred to collectively as the “Development Agreement”).
- D. At the time of the Original Agreement, Anderson Development owned and controlled certain real property located within the boundaries of the City, which property was approximately 319 acres, as more particularly described in Exhibit A, attached hereto (“Project Area”).
- E. Vineyard Homesteads Development 2012, LLC is the successor in interest of Anderson Development, and is the Developer pursuant to the Development Agreement.
- F. Developer has entitled the Property referred to as Sub-Area 1, pursuant to the Development Agreement, and has filed the appropriate Plats and made the appropriate dedications necessary to develop multi-family housing within Sub-Area 1.
- G. The specific development for Sub-Area 1 is referred to as Orchards at Vineyard – PUD.
- H. Developer and City have identified a need for more specific parking and other requirements related to Orchards at Vineyard – PUD, within the Sub-Area 1 development, and desire now to amend the Development Agreement to identify the requirements for Orchards at Vineyard – PUD, within Sub-Area 1.
- I. Developer and City have also agreed to amend the requirements for development and use related to Orchards at Vineyard – PUD as set forth in this Third Amendment.

AGREEMENT

NOW, THEREFORE, in exchange for good and valuable consideration, the sufficiency of which is hereby acknowledged, and to accomplish the mutual goals of the City and Developer, which include the coordinated development of the Project Area, and more specifically Sub-Area 1, to achieve a development of the highest quality, the parties hereby agree and enter into to this Third Amendment to the Development Agreement, with the intent to be legally bound, as follows:

1. Recitals. The recitals set forth above are incorporated herein by reference and are explicitly made a part of this Third Amendment to the Development Agreement.

2. Parking Requirements. Developer shall provide parking in each phase of development within Sub-Area 1 consistent with the map and parking management requirements described at Exhibits A and B hereto, by reference made a part hereof, which map and parking management requirements shall apply to the development known as The Orchards at Vineyard PUD – Phase 1, and all future phases of the project located within Sub-Area 1 as set forth therein. Developer or assignee of Developer shall be required to install, and maintain, as part of the said Project, the minimum number of parking stalls designated for each phase of the said Project and in the locations specified unless otherwise approved by Vineyard City.

Parking spaces shown within the public rights of way on Vineyard Road and Cortona Lane shall be installed by developer concurrent with the Phase of development that is adjacent to the parking spaces shown. For example, upon development of Phase 1, parking spaces shown on Cortona Lane adjacent to Phase 1 shall be installed and developed with the development and construction of Phase 1. Parking spaces adjacent to Phase 2 lying within the right of way for Cortona Lane shall be installed and developed at the time of development and construction of Phase 2 Units. Similarly, parking shown adjacent to Phases 3-8, lying within Vineyard Road shall be installed and developed at the time of development and construction of Units in each respective Phase.

3. Regulation of Parking. Parking located within the public right-of-way will be maintained and managed by the city. Developer may enter into an overnight parking permit program with Vineyard City. The City will not permit overnight parking without a permit.

Parking within the Project Area but not located in the public right of way shall be managed by Developer, either directly or by passing control to the Homeowners Association for the Project Area (“Association”). Except for those parking spaces located near the live-work units and marked for public parking by patrons of the businesses contained within those live-work units, all parking within the Orchards at Vineyard - PUD without a permit issued by the Association or the City shall be prohibited. Except for parking in the public rights of ways, the Association shall have power to regulate such parking, including times of use, by posting signs and adopting such enforcement means as the Association shall determine, including but not limited to imposing fines, placing parking “boots” immobilizing unpermitted vehicles, towing and impounding unpermitted vehicles, or taking other enforcement action as the Association may determine. The Association may adopt such rules and regulations for use of unassigned parking as it may determine. In general, all overnight parking within such areas without a permit issued by the

Association and displayed prominently on any vehicle shall be prohibited, to such regulation as the Association may impose.

4. Amenities. In the recorded Covenants, Conditions, and Restrictions for the Orchards at Vineyard – PUD, Developer shall grant the residents and employees of the live-work units access to the Clubhouse. Developer to stub water to the community garden area on the west side, as indicated in Exhibits A and B. Kelly Boren Park shall be transferred back to Developer and maintained by the Association. Developer shall improve the dog park area as indicated in Exhibits C, including fencing and a dog drink station or fountain.

5. Vineyard Road Crosswalks and Bike Lane Paint. Developer shall install crosswalks and bicycle lane paint as indicated on Exhibits A and B.

6. Limitations Related to Occupancy. Occupancy of Units located within Sub-Area 1 and the Orchards at Vineyard – PUD shall be limited such that Units may not be occupied for residential purposes by more than three unrelated persons, whether as Owners, Guests, or Tenants. The Association may regulate such use with fines, assessments and rights of eviction, as determined by the Association. The CCR's and Association bylaws shall be amended as required to provide for these occupancy limitations.

7. Allowed Uses for Phases 7 and 8 of Orchards at Vineyard – PUD. The City of Vineyard has authorized that Phases 7 and 8, located in Pod 1, Sub-Area 1, and within the Orchards at Vineyard-PUD shall be authorized as "Live-Work Units" in which Owners may use the first floor of the Units for commercial purposes and the remainder of the Units shall be limited to use for residential purposes as otherwise allowed and limited within the Orchards at Vineyard – PUD. Exhibit C, attached hereto and incorporated herein by reference, sets forth the preliminary designs, Unit configurations and anticipated styles and uses of the Units in Phases 7 and 8. Non-residential uses shall include the following as allowed businesses and uses (except as indicated below):

- Software Development
- Home Occupations as authorized by Vineyard City Ordinances.
- Professional Office (law, finance, insurance, real estate)
- Bakery and baked goods (provided a commercial hood is not required)
- Specialty Retail
- Photographic Services
- Coffee Shop
- Soda Shop
- Sandwich Shop
- Beauty and Barber, hair styling Services Nail Salon
- Advertising Services (office only – no outside storage) Office Services

Commented [MB1]: The residents and employees within the Live/Work units will have access to the Clubhouse. Developer to stub water to the community garden area on the west side.
Dog park will be improved with fencing and a dog drink station/fountain.

Commented [MB2]: Kelley Boren Park to be transferred back to developer and maintained by the HOA.

Commented [JB3]: Is this correct, or is it the other way around?

- Jewelry, Watch & Clock Service and Repair
- Computer and Electronics Repairs
- Pottery/Art Gallery
- Pet Grooming (fully enclosed within building. No Pet Boarding. Daytime Operations – 7a.m. – 6 p.m.)
- Interior Design Services (Office Only)
- Dwelling and Building Services (Office only – no outside storage)
- Building Materials and Design (Office only – no outside storage)
- Daycare – Compliant with State regulations. Only available through Conditional Use Permit

5. Effect of Amendments. Except as provided in this Third Amendment to Development Agreement, and except where the amendments herein contradict or modify the Development Agreement, the Development Agreement and subsequent First and Second Amendments shall remain in full force and effect. Any conflicts between the provisions of this Amendment and the Development Agreement and subsequent First and Second Amendments shall be resolved in favor of this Third Amendment. To the extent Exhibits attached hereto shall modify existing Exhibits, the Exhibits attached hereto shall control.

SIGNATURE PAGES FOLLOW:

Signed and Dated this _____ day of _____, 2023.

CITY OF VINEYARD:

JULIE FULLMER, Mayor

ATTEST:

City Clerk/Recorder

APPROVED AS TO FORM:

Vineyard City Attorney

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On this day of _____, 2023, before me, _____, a notary public, personally appeared JULIE FULLMER, as Mayor of THE CITY OF VINEYARD, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same for and on behalf of THE CITY OF VINEYARD.

Notary
Public

DEVELOPER:

Vineyard Homesteads Development 2012, LLC
A Utah limited liability
company By Pro-management
– Utah, LLC Its Manager

Glen R. Pettit, Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this day of_____, 2023, before me,_____, a notary public, personally appeared GLEN R. PETTIT, as Manager of Pro Management - Utah, LLC, personally known to me or proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same for and on behalf of Vineyard Homesteads Development 2012, LLC, the Developer.

Notary Public

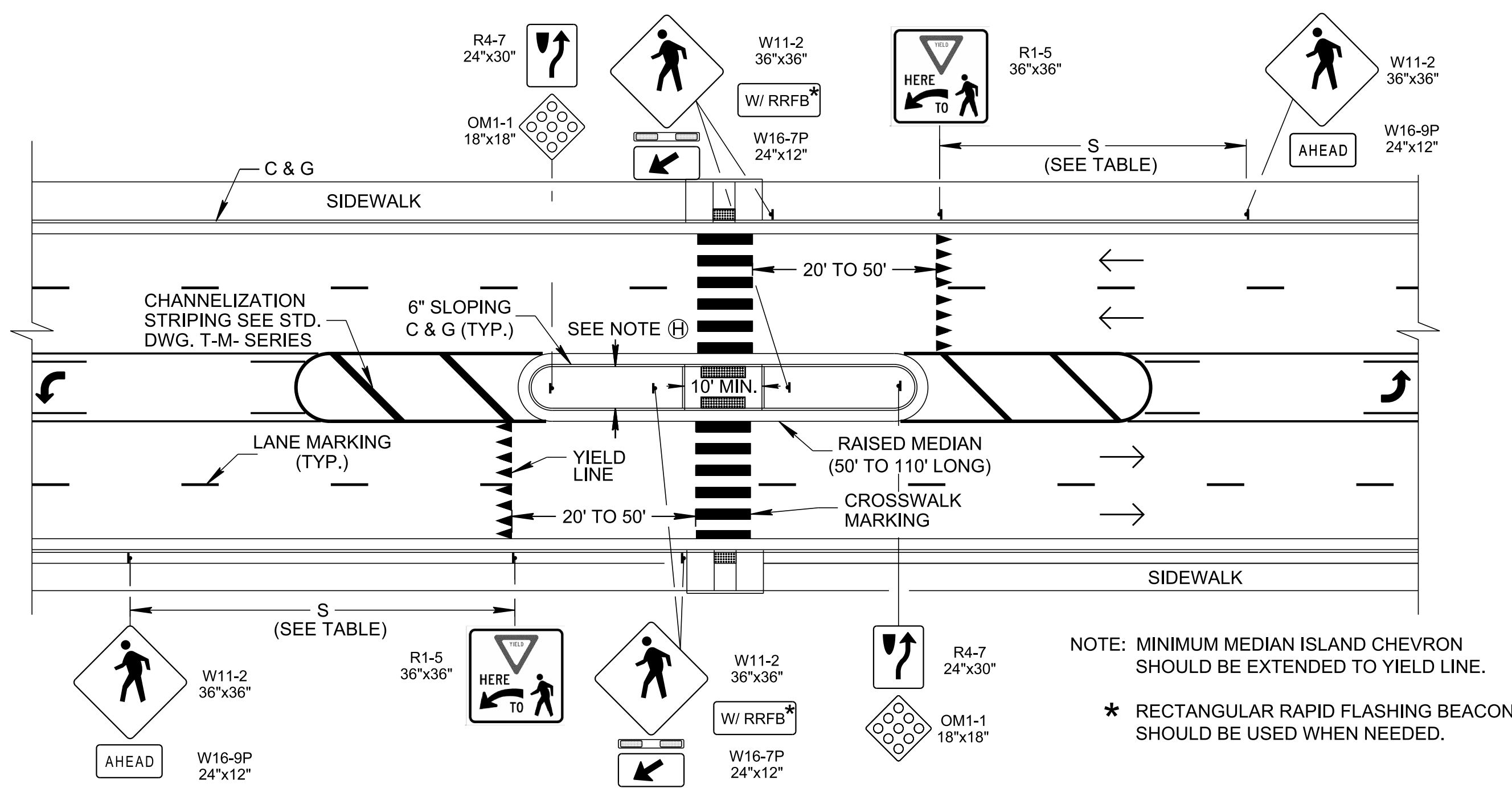


THE ORCHARDS - PLAZA VILLAGE CALCULATIONS		
UNITS	TOTAL	
1J	8 UNITS	
2K	15 UNITS	
3L	31 UNITS	
1C	1 UNIT	
TOTAL	55 UNITS	
PARKING	TOTAL	
RETAIL PARKING STALLS	50 STALLS	
COMMERCIAL SQ. FT. CALCULATIONS		
UNITS	TOTAL	
1J	8 UNITS @ 458 SQ. FT.	3664 SQ. FT.
2K	15 UNITS @ 368 SQ. FT.	5520 SQ. FT.
3L	31 UNITS @ 303 SQ. FT.	9,393 SQ. FT.
1C	1 UNIT @ 658 SQ. FT.	658 SQ. FT.
TOTAL	55 UNITS	19,235 SQ. FT.

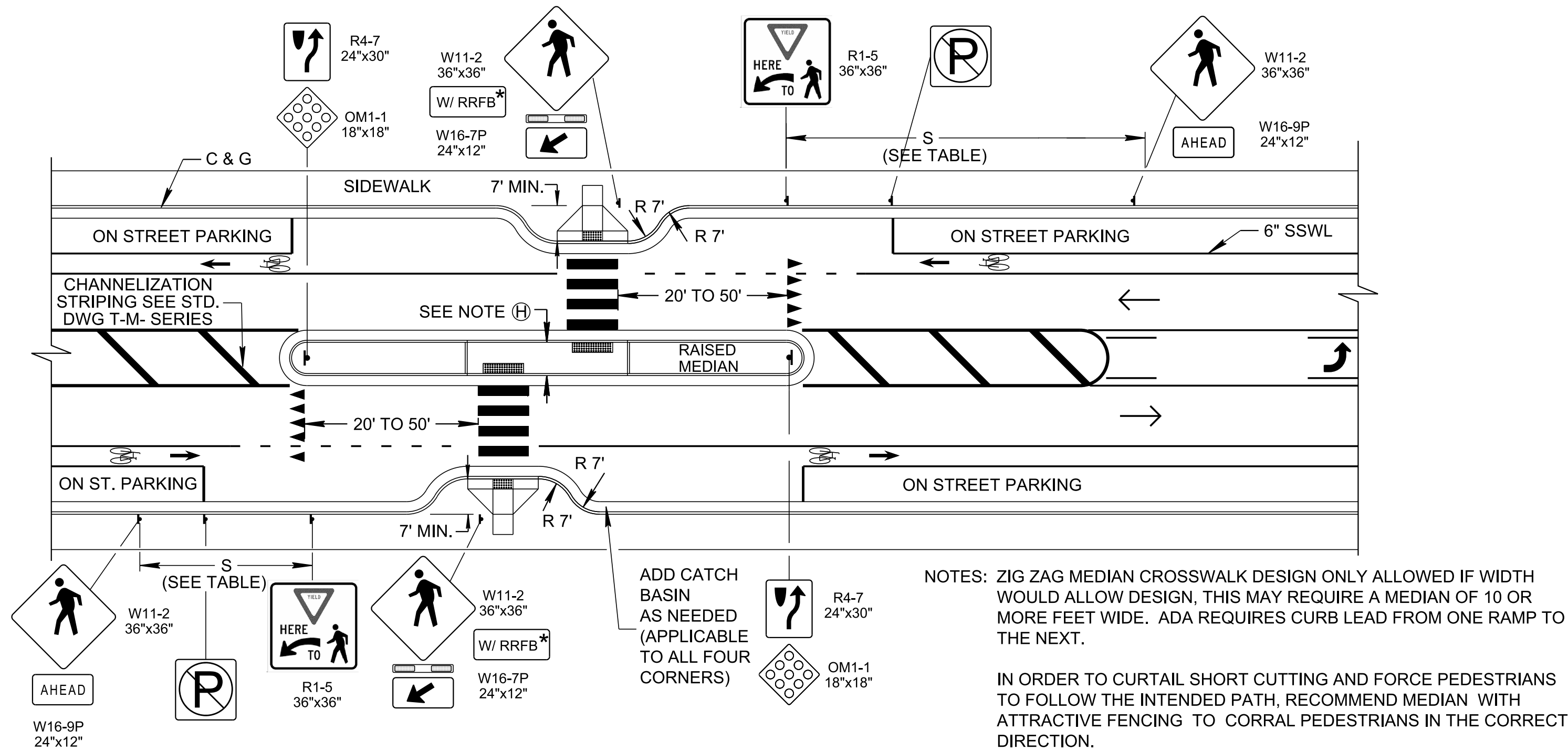


SITE PLAN
1" = 30'-0"

1
D001



**5 LANES WITH RECTANGULAR RAPID FLASHING BEACON
MID-BLOCK CROSSING**



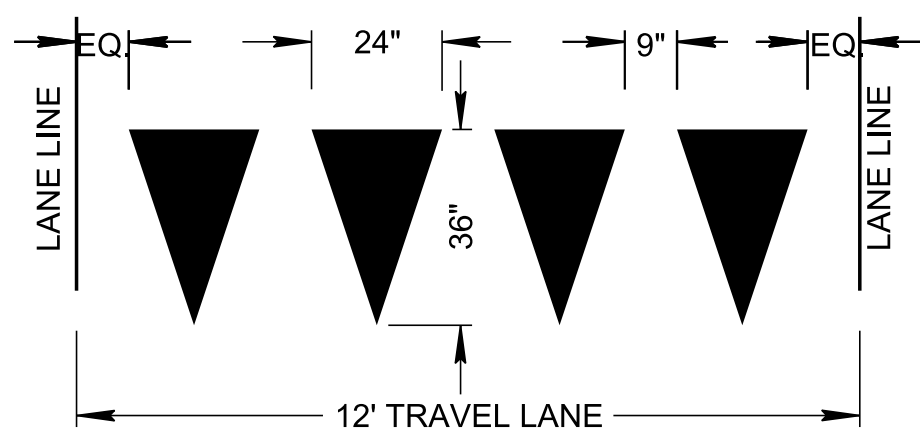
**2 LANES WITH RECTANGULAR RAPID FLASHING BEACON
ALT. MID-BLOCK CROSSING**

**MINIMUM ADVANCE PLACEMENT
OF PEDESTRIAN WARNING SIGNS**

POSTED SPEED	WARNING SIGNS MINIMUM ADVANCE PLACEMENT DISTANCE - S
≤ 35 MPH	100 FT
40 MPH	125 FT

NOTE: WHERE THE SPEED LIMIT EXCEEDS 40 MPH, MARKED CROSSWALKS ALONE SHOULD NOT BE USED AT UNSIGNALIZED (NO SIGNAL) LOCATIONS.

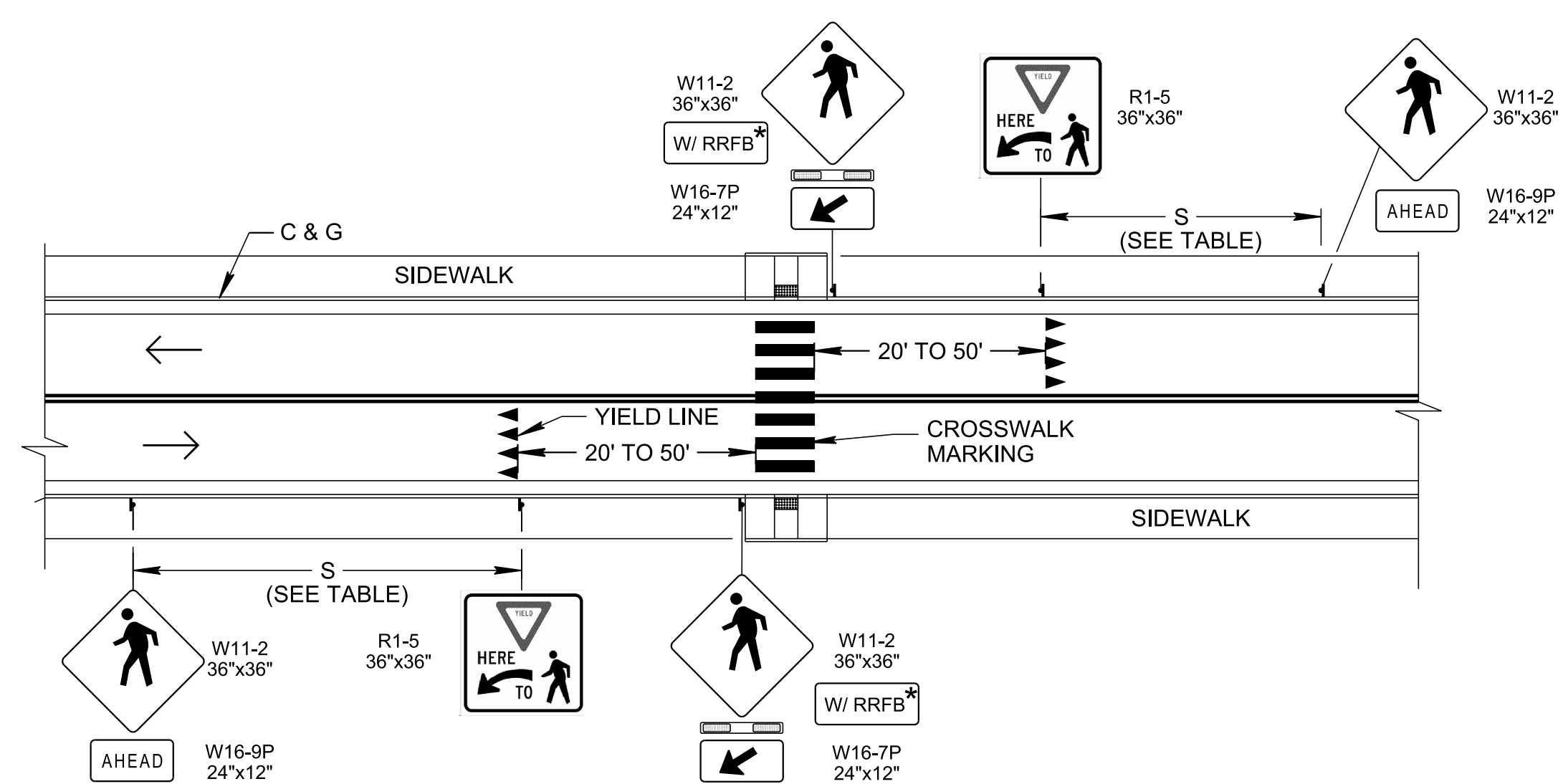
LEGEND	
	GROUND MOUNT SIGN
	DETECTABLE WARNING SURFACE
	RECTANGULAR RAPID FLASHING BEACON
	PAVEMENT MARKING SYMBOLS
	DIRECTION OF TRAFFIC



RECOMMENDED YIELD LINE LAYOUTS

NOTES: YIELD LINES MAY BE SMALLER THAN SUGGESTED WHEN INSTALLED ON MUCH NARROWER, SLOW SPEED FACILITIES SUCH AS SHARED-USE PATHS.

AREA OF EACH TRIANGLE A BASE OF 24 INCHES AND A HEIGHT OF 36 INCHES IS = 3 SF.



**2 LANES WITH RECTANGULAR RAPID FLASHING BEACON
MID-BLOCK CROSSING**

GENERAL NOTES

- DETAILS SHOWN ON THIS STANDARD DRAWING APPLY TO THE CONSTRUCTION OR RECONSTRUCTION OF MID-BLOCK CROSSINGS AND MODIFICATION OF STREETS, CURBS, OR SIDEWALKS ASSOCIATED WITH IT. CONTACT AHJ FOR ADDITIONAL INFORMATION FOR SITE SELECTION, NEW CONSTRUCTION OR RECONSTRUCTION DURING PEDESTRIAN SAFETY INITIATIVE, SPOT SAFETY IMPROVEMENTS AT LOCATIONS MAX 45 MPH. OTHER LOCATIONS WILL NEED SITE SPECIFIC ANALYSIS.
- FOR NEW CONSTRUCTION A TRAFFIC ENGINEERING STUDY WILL HAVE TO BE CONDUCTED TO DETERMINE IF A MID-BLOCK CROSSING IS WARRANTED. MID-BLOCK CROSSINGS SHALL BE INSTALLED DURING RECONSTRUCTION PROJECTS AND REPAVING PROJECTS AT LOCATIONS WHERE EXISTING PEDESTRIAN SAFETY IS A CONCERN.
- PEDESTRIAN IN CROSSWALK SIGNS (W11-2) SHALL BE INSTALLED AT EACH END OF THE CROSSWALK LOCATION. THE SIGNS SHALL BE PLACED IN ADVANCE OF THE CROSSWALK ADJACENT TO THE TRAVEL LANE AND FACING THE DRIVER. REFER TO THE MUTCD FOR ADDITIONAL WARNING SIGNS, TYPE AND LOCATION.
- FOR CURB RAMPS, THE DETECTABLE WARNING SURFACE, PAVEMENT MARKINGS, AND CROSSWALK MARKING DETAILS, SEE UTAH DEPT OF TRANSP STD'S DWGS RESPECTIVELY. FOR MARKING STANDARDS AND CONCRETE CURB AND GUTTER SEE UTAH MUTCD & UTAH DOT STD'S & DWGS RESPECTIVELY.
- WHILE LOCATION OF SIGN OR PEDESTRIAN SIGNAL MAY VARY BASED ON SITE CONDITIONS, ANY PEDESTRIAN PUSHBUTTON SHALL MEET ALL REQUIREMENTS FOR HEIGHT AND REACH RANGE PER PROWAG. 4FT BY 4FT LANDINGS (MAX 2% SLOPE) SHALL BE ADJACENT TO ANY PUSHBUTTON. PEDESTRIAN PUSHBUTTON SHALL BE INSTALLED IN COMPLIANCE WITH SECTION 4E.08 OF THE MUTCD. AND REFER TO UTAH DEPT OF TRANSP STD'S FOR PEDESTRIAN PUSHBUTTON POST DETAILS.
- SEE SECTION 3B.18 OF THE MUTCD FOR UNSIGNALIZED MIDBLOCK CROSSWALKS.
- A DEVICE THAT MAY BE USED TO ASSIST PEDESTRIANS CROSSING IN A MARKED CROSSWALK AT AN UNSIGNALIZED INTERSECTION IS A RECTANGULAR RAPID FLASHING BEACON (RRFB). RRFB'S ARE PARTICULARLY EFFECTIVE AT MULTILANE CROSSINGS WITH SPEED LIMITS LESS THAN 40 MPH. CONSIDER THE PEDESTRIAN HYBRID BEACON (PHB) INSTEAD OF RRFB'S FOR ROADWAYS SPEED LIMITS ARE EQUAL TO OR GREATER THAN 40 MPH SEE STANDARD DRAWING T-M-4B FOR SIGNALIZED MID-BLOCK CROSSING.
- A MEDIAN SHOULD BE AT LEAST 8.0 FEET WIDE TO ALLOW THE PEDESTRIAN TO WAIT COMFORTABLY IN THE CENTER, IF THE DESIRED 8 FEET CANNOT BE ACHIEVED, USE A MINIMUM WIDTH OF 6 FEET. THE PEDESTRIAN CROSSWALK MEDIAN ISLAND ARE ADA-APPROVED RAMPS (1:12 GRADE) SHOULD BE USED. IT IS BEST TO PROVIDE A SLIGHT GRADE 2 PERCENT TO PERMIT WATER AND SILT TO DRAIN FROM THE AREA. DRAINAGE STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS. INSTALL CATCH BASINS ON UPSTREAM SIDE OF RAMP FOR ROADS WITH GRADES LESS THAN 2%.
- PARKING AND OTHER SIGHT OBSTRUCTIONS SHOULD BE PROHIBITED FOR AT LEAST 100 FEET IN ADVANCE OF AND AT LEAST 20 FEET BEYOND THE MARKED CROSSWALK, OR SITE ACCOMMODATIONS SHOULD BE MADE THROUGH CURB EXTENSIONS OR OTHER TECHNIQUES TO PROVIDE ADEQUATE SIGHT DISTANCE. THE INSTALLATION SHOULD INCLUDE SUITABLE STANDARD SIGNS AND PAVEMENT MARKINGS.
- DESIGNERS OF MIDBLOCK CROSSINGS SHOULD ALSO CONSIDER ADDING OR ENHANCING STREET ILLUMINATION TO IMPROVE PEDESTRIAN SAFETY.
- MIDBLOCK CROSSWALKS SHOULD BE LOCATED AT LEAST 100 FEET FROM THE NEAREST SIDE STREET OR DRIVEWAY SO THAT DRIVERS TURNING ONTO THE MAJOR STREET HAVE A CHANCE TO NOTICE PEDESTRIANS AND PROPERLY YIELD TO PEDESTRIANS WHO ARE CROSSING THE STREET.
- ADD CHANNELIZING DEVICES AT MID-BLOCK PEDESTRIAN CROSSINGS IN CONJUNCTION WITH IN STREET PEDESTRIAN CROSSING (R1-6 SERIES) SIGNS AS NEEDED.

REV. 07-17-20: REMOVED RIGHT TURN ARROWS FROM THE MIDDLE LANE.

REV. 11-30-20: REVISED CROSSWALK SIGN ON GENERAL NOTE (C). ADDED GENERAL NOTE (M).

REV. 06-15-21: REVISED GENERAL NOTE (E).

REV. 05-04-22: REVISED DOWNWARD DIAGONAL ARROW SIGN DESIGNATION.

REV. 03-01-23: ITEM NUMBERS 730-50.20 AND 730-50.21 WERE ADDED ON GENERAL NOTE (M). ADDED DIRECTION OF TRAFFIC AND PM SYMBOLS UNDER LEGEND. CHANGED W11-2 SIZE FROM 30"x30" TO 36"x36" FOR SINGLE LANE ROADS. ADDED RRFB CELL ON THE DRAWINGS. REMOVED YIELD AHEAD PM.

REVISED GENERAL NOTES (E), (F), (H) AND (K). DELETED GENERAL NOTE (G) AND REARRANGED GENERAL NOTE NUMBERS.

VINEYARD CITY
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

**STANDARD
UNSIGNALIZED
MID-BLOCK CROSSING**