



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, January 6th, 2016 at 7:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Public Hearing and Regular Planning Commission Meeting, on Wednesday, January 6th, 2016 at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

- 1. CALL TO ORDER**
- 2. INVOCATION** – Individuals are invited to volunteer.
- 3. OPEN SESSION** – This is a Public Comment period (see definition below).
- 4. MINUTES REVIEW AND APPROVAL** –No minutes to approve
- 5. BUSINESS ITEMS:**
 - 5.1 Continued Public Hearing from 12.16.2015** – Applicant from BKB Foods for Dairy Queen. The proposed location of the project is Lot 4 of the Vineyard Gateway Subdivision, within the RMU zone.
 - 5.2 Continued Public Hearing from 12.16.2015**- The Applicant is requesting a rezone and text amendment for “The Forge”, on approximately 45 acres located on the southwest corner of the Vineyard Connector and Geneva Road. The Applicant will present the proposal to the Planning Commission. The Town Council has been invited to attend and take part in the discussion, but will take no action.
 - 5.3 Public Hearing** – WatersEdge Zone Amendment- The Applicant from Flagship Homes is requesting an amendment to the WatersEdge Zone Plan. The objectives of the amendment are as follows:
 - Create a Senior Housing Overlay for planning areas A15 and A17
 - Amend the existing fencing plan
 - Create a sign plan
 - 5.4 Continued Public Hearing from 12.16.2015** - The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to: signs, procedures, definitions, and land use tables. Citizens, property owners, and all other members of the public are encouraged to attend and participate.

6. PLANNING COMMISSION MEMBERS' REPORTS

7. STAFF REPORTS

- Aric Jensen, Town Planner
- Don Overson, Town Engineer

8. ITEMS REQUESTED FOR NEXT AGENDA

9. ADJOURNMENT

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McDermott, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

AGENDA NOTICING COMPLETED ON:

CERTIFIED (NOTICED) BY: /s/ Kinsli McDermott
Kinsli McDermott, Deputy Recorder/Planning Coordinator



COMMUNITY DEVELOPMENT

DATE: December 16, 2015
FROM: Aric Jensen; Town Planner
TO: Planning Commission
ITEM: Conditional Use Permit and Site Plan Approval
ADDRESS: 33 North Geneva Road
APPLICANT: BKB Foods; John Bylund

BACKGROUND AND ANALYSIS:

Mr. John Bylund, representing Bylund Properties and BKB Foods (Dairy Queen), requests conditional use and site plan approval for a fast food restaurant with drive-thru. The site is part of the existing Vineyard Gateway Retail Development; however, it was withheld from the recent amended approval because the drive-thru requires a conditional use permit.

The application as submitted is incomplete and lacks at least the following information:

- Parking calculations
- Landscaping plan
- Building elevations with a color/material board

Typically an incomplete submittal will not be placed on an agenda; however, the public hearing notice had already been posted before the inadequacies were discovered, and so the item is presented with the recommendation that the hearing be opened and continued to a future date.

FINDINGS:

Staff has found the application to be incomplete.

RECOMMENDATION:

Staff recommends that the Planning Commission **OPEN** the public hearing and then **CONTINUE** the public hearing until the second Commission meeting in January in order for the applicant to provide the missing information.

PROPOSED MOTION:

I move that the Commission **CONTINUE** the public hearing until the second Commission meeting in January in order for the applicant to provide the missing information.

ATTACHMENTS:

Aerial Photo
Proposed Site Plan

Aerial Photo and Map Vineyard Gateway Commercial





November 20, 2015

Aric Jensen, Planning Director
Town of Vineyard
240 E. Gammon Road
Vineyard, UT 84058

RE: Rezoning for The Forge at Geneva

Dear Aric,

Attached please find our application for a new **zone district** for The Forge at Geneva.

This package contains 3 parts:

A. A request for an amendment to the Vineyard Zoning Code to create The Forge District. Included, please find:

1. Application for Land Use Ordinance & Zoning District Amendment
2. Related Affidavits
3. Legal Description
4. Location map
5. Proposed text of The Forge Zone Description, including Design Guidelines
6. Illustrative Figures

B. Proposed concepts for the **Signage** element of The Forge District. The Signage element in the requested

C. For background and context we have included **oblique sketches and illustrative plan** for The Forge proposed development.

The Land Use Application Fee: \$500 (Land Use Ordinance & Zoning District Amendment) is forthcoming and will be provided to you with a hard copy of this application.

The proposed Forge District is very consistent with the Town Center District recently approved by the Town. To illustrate this, we have included in the submittal a table that compares the road standards for The Forge with those of the Town Center.

We look forward to your feedback at your earliest convenience.

Sincerely,
MIG, Inc.

A handwritten signature in black ink, reading "Jeffrey T. Winston".

Jeffrey T. Winston, ASLA/APA
Principal

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, JOHN L. WEST ACTING FOR COTTONWOOD GENEVA, LLC, the undersigned and owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge I have received written instructions regarding the process for which I am applying, and the Vineyard Planning Staff have indicated they are available to assist me in making this application.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Layla Anthony, a Notary Public, on this 4th
day of June, 2015.

[Signature]
(Notary Public)

My commission expires: August 8, 2018



AGENT AUTHORIZATION AFFIDAVIT

I, JOHN L. WEST, ACTING FOR COTTONWOOD GENEVA, LLC., the undersigned and owner(s) of the real property described in the attached application, do authorize JEFF WINSTON OF MIG/WINSTON BOULDER, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

[Signature]
(Property Owner)

(Property Owner)

Dated this 4th day of June, 2015, personally appeared before me John L. West, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

[Signature]
(Notary Public)

My commission expires: August 8, 2018



Revised: 5/28/2013

Exhibit "A"

A portion of Lots 1 and 2, Geneva Park East - Phase One Megaplex, according to the official plat thereof as recorded in the office of the Utah County Recorder, more particularly described as follows:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 8, Township 6 South, Range 2 East, Salt Lake Base & Meridian, said property being more particularly described as follows:

Beginning at the Southeast Corner of said Section 8; thence North $00^{\circ}47'32''$ West a distance of 1598.34 feet along the section line; thence West a distance of 204.63 feet to the real point of beginning; thence South $08^{\circ}05'53''$ East a distance of 795.08 feet; thence South $86^{\circ}38'21''$ West a distance of 36.41 feet to a point of curvature of a 1600.00-foot radius tangent curve to the right; thence Southwesterly along the arc of said curve a distance of 89.76 feet, said curve having a Central Angle of $03^{\circ}12'51''$ and a chord that bears South $88^{\circ}14'47''$ West a distance of 89.74 feet; thence South $89^{\circ}51'16''$ West a distance of 126.74 feet; thence North a distance of 792.35 feet; thence South $89^{\circ}59'58''$ West a distance of 1193.19 feet to a point of curvature of a 899.00-foot radius non-tangent curve to the left; thence Northwesterly along the arc of said curve a distance of 171.33 feet, said curve having a Central Angle of $10^{\circ}55'09''$ and a chord that bears North $46^{\circ}48'33''$ West a distance of 171.07 feet; thence North $52^{\circ}16'08''$ West a distance of 320.41 feet to a point of curvature of a 801.00-foot radius tangent curve to the right; thence Northwesterly along the arc of said curve a distance of 516.45 feet, said curve having a Central Angle of $36^{\circ}56'31''$ and a chord that bears North $33^{\circ}47'52''$ West a distance of 507.55 feet to a point of curvature of a 87.00-foot radius tangent curve to the right; thence Northwesterly along the arc of said curve a distance of 34.73 feet, said curve having a Central Angle of $22^{\circ}52'11''$ and a chord that bears North $03^{\circ}53'31''$ West a distance of 34.50 feet; thence North $07^{\circ}32'34''$ East a distance of 48.47 feet; thence North $08^{\circ}00'00''$ West a distance of 120.28 feet; thence North $35^{\circ}52'37''$ East a distance of 123.08 feet to a point of curvature of a 7928.00-foot radius non-tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 147.28 feet, said curve having a Central Angle of $01^{\circ}03'52''$ and a chord that bears North $87^{\circ}15'29''$ East a distance of 147.28 feet to a point of curvature of a 7929.28-foot radius non-tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 237.88 feet, said curve having a Central Angle of $01^{\circ}43'08''$ and a chord that bears North $88^{\circ}10'05''$ East a distance of 237.87 feet to a point of curvature of a 7930.00-foot radius non-tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 134.12 feet, said curve having a Central Angle of $00^{\circ}58'09''$ and a chord that bears North $89^{\circ}59'38''$ East a distance of 134.12 feet; thence South $89^{\circ}31'18''$ East a distance of 1268.07 feet; thence South $08^{\circ}05'53''$ East a distance of 1050.79 feet to the point of beginning.

A Portion of Tax ID: 40-468-0001, 40-468-0002



40 mi to
Salt Lake City

**The Forge
at Geneva**



Vineyard

Orem

Provo

Utah Lake

Legend

-  **The Forge**
-  **Highways**
-  **Interstate**

Section 741 The Forge Mixed Use District

A. PURPOSE

The Forge Mixed Use ("MU") District is intended to encourage a mixture of commercial, office and residential uses within an urban neighborhood atmosphere. Development in the Forge MU District is intended to provide a pedestrian oriented, safe and attractive streetscape, and a controlled and compatible setting for residential and commercial development. The standards are intended to achieve established objectives for urban and traditional design, pedestrian amenities and land use regulation.

B. USES

Permitted uses in The Forge MU District shall be those specified in Table 32-3 "Table of Allowed Uses in Non-Residential Zoning Districts", as attached and amended.

C. SITE PLANS AND BUILDING DESIGN

It is intended that development in The Forge MU District (Figure 1.1) will be subject to the following standards and regulations and Design Guidelines (Section E – Design Guidelines).

This will be accomplished by the following procedures:

C.1. Individual Subdivision Plats and Site Plans. A site plan for each parcel shall be submitted for review and approval by the Town of Vineyard in accordance with Chapter 14 – Permitted Uses. Individual site plans shall include a demonstration of how the proposed project will be consistent with the The Forge MU District and Design Guidelines, including the following:

- 1.1. The proposed architectural and site design concepts including style, colors, type of materials and placement of structures.
- 1.2. A description of the landscaping treatment, plant materials, fences, walls and other open space improvements.

C.2. Amendments to the Master Development Plan

2.1. Minor Amendments

2.1.A. Minor amendments are those that increase by ten percent (10%) or less any individual element shown in the Forge MU District to achieve a more suitable development plan.

2.1.B. Minor amendments do not allow an increase in the maximum building height or to the maximum residential intensity or non-residential intensity.

2.1.C. The Vineyard Town Planner shall be the approval authority for minor amendments.

2.2. Major Amendments

2.2.A. Major amendments are those that increase the maximum allowable building height, maximum residential density, maximum non-residential intensity, and/or that exceed ten percent (10%) of an individual Forge MU District element.

2.2.B. Approval of any major amendments will require review approval of the Vineyard Town Council upon a recommendation from the Planning Commission following the process for zoning ordinance text amendments set forth in the Vineyard Town Zoning Ordinance.

D. DEVELOPMENT STANDARDS

D.1. Project Characteristics

The Forge MU District shall have the following characteristics:

- 1.1.** Multiple buildings, each of which may accommodate one or more uses;
- 1.2.** Buildings on the site are expected to be connected by internal streets and/or drives, and/or pedestrian connections and pathways; and,
- 1.3.** Public spaces, such as plazas, parks, squares or other types of gathering space.

D.2. Minimum Acreage

The minimum acreage for application of The Forge MU District is 5 acres.

D.3. Residential Intensity

The quantity of residential uses approved or constructed shall never exceed the quantity of non-residential uses approved or constructed, as measured in total floor area (square feet). Ancillary uses that directly support residential development are considered residential uses for calculation purposes. Ancillary uses that are shared between residential and non-residential uses shall be calculated proportionately.

D.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 Forge MU District, any other applicable Vineyard Town Ordinances and the requirements herein.

D.5. Building Height

(see Section E – Design Guidelines)

D.6. Setbacks

Minimum and maximum front or side setback requirements are specified in the Design Guidelines (Section E – Design Guidelines). Building components, such as awnings, signage or decks are permitted to encroach beyond the setback.

D.7. Compatibility Requirements

Development within The Forge MU 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.

D.8. Mixed Use Requirements

8.1. 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) which promote easy access by pedestrians. The Forge MU District shall comply with the following standards:

8.1.A. Each development or project area shall connect to and be compatible with any adjacent development or project area.

8.1.B. Individual project areas shall provide a comprehensive pedestrian network of parks, plazas and other open space elements that connect uses. Open space areas and the paths that link them shall facilitate the integration of adjacent land uses on the site.

Specifically, onsite pedestrian connections shall be provided to and between the following points:

- The primary entrance or entrances to each building;
- Existing or planned transit stops, stations, and park-n-ride locations;
- On-site amenities; and
- Adjacent development.

D.9. Open Space

The Forge MU District shall provide open space within the development as follows:

9.1. Plazas, parks, town squares, or other gathering spaces designed and located for substantial use. At least one gathering space should include a significant public amenity, such as water features and/or public art.

9.2. A minimum of ten percent (10%) of the net site area of the development shall be set aside for open space. Such areas shall be used for plaza areas, outdoor seating areas, pedestrian ways, landscape areas, recreation areas, or other similar uses as approved by the Vineyard Town Planner.

9.3. 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 Town of Vineyard upon approval of the Vineyard Town Council.

D.10. Parking

10.1. Given the mixed-use nature of the Forge MU District and the desire to accommodate a range of uses in any building over time, off-street parking at the Forge MU District will be governed by the following requirements:

Table 1.1 Minimum Parking Requirements

Use	Minimum Parking Requirement
Non-residential	An average of 3 spaces per 1,000 square feet of gross building floor area
Residential	An average of 1.5 spaces per dwelling unit

10.2. Shared Parking: Shared parking allows a reduction in the total number of required parking spaces when a parcel is occupied by two or more uses which typically do not experience peak parking demands at the same time. When any land or building is used for two or more uses that are listed below, the minimum total number of required parking spaces may be determined by the following procedures:

10.2.A. Multiply the minimum required parking for each individual use, excluding spaces reserved for use by specified individuals or classes of individuals (except car share programs), by the appropriate percentage listed in Table 1.2, *Shared Parking Table*, for each of the designated time periods.

10.2.B. Calculate a sum for all uses for each of the five time periods (columns). The minimum parking requirement is the highest of these sums. Table 1.3, *Illustrative Shared Parking Credit Calculation*, provides an example of how to use Table 1.2, *Shared Parking Table* to calculate required parking.

Table 1.2 - Shared Parking Table					
Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)
Residential	100%	60%	90%	80%	90%
Office	5%	100%	10%	10%	5%
Retail / Commercial	5%	70%	90%	100%	70%
Commercial Lodging	80%	80%	100%	50%	100%
Restaurant	10%	50%	100%	50%	100%
Entertainment	10%	40%	100%	80%	100%
All Others	100%	100%	100%	100%	100%

Table 1.3 - Illustrative Shared Parking Credit Calculation					
EXAMPLE: A mixed-use building has 50 2-bedroom residences, 50,000 square feet of office space, and 50,000 square feet of retail space. Separately, these uses would require 450 parking spaces ((50 sp. x 2 sp. / unit) + (50,000 sf. x (1 sp. / 250 sf.)) + (50,000 sf. x (3 sp. / 1,000 sf.)) = 450). However, combined, they could share 350 parking spaces.					
Use	Weekday			Weekend	
	Night (12 AM to 6 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)	Day (6 AM to 6 PM)	Evening (6 PM to 12 AM)
Residential 100 spaces	100% x 100 = 100	60% x 100 = 60	90% x 100 = 90	80% x 100 = 80	90% x 100 = 90
Office 150 spaces	5% x 150 = 8	100% x 150 = 150	10% x 150 = 15	10% x 150 = 15	5% x 150 = 8
Retail / Commercial 200 spaces	5% x 200 = 10	70% x 200 = 140	90% x 200 = 180	100% x 200 = 200	70% x 200 = 140
Commercial Lodging	80% x 0 = 0	80% x 0 = 0	100% x 0 = 0	50% x 0 = 0	100% x 0 = 0
Restaurant	10% x 0 = 0	50% x 0 = 0	100% x 0 = 0	50% x 0 = 0	100% x 0 = 0
Entertainment	10% x 0 = 0	40% x 0 = 0	100% x 0 = 0	80% x 0 = 0	100% x 0 = 0
All Others	100% x 0 = 0	100% x 0 = 0	100% x 0 = 0	100% x 0 = 0	100% x 0 = 0
COLUMN TOTALS	118	350¹	285	295	238
TABLE NOTE: ¹ The largest number, 350, is the number of parking spaces that are required. This example is a 22 percent reduction compared to individual calculations.					

Source: Centennial CO Land Development Code 12-5-29-06

10.3. Conversion of Parking Lots to Structures: It is anticipated that surface parking lots may be provided in the initial phases of development, in many cases to eventually be replaced by structured parking. No surface parking lot shall be constructed within fifty feet (50') of any street intersection, or between any building and street property line.

D.11. Landscaping

Each project shall be consistent with the Design Guidelines for The Forge MU District and the landscape provisions of the Town of Vineyard zoning ordinance.

E – DESIGN GUIDELINES

The following Design Guidelines have been adopted for The Forge MU District. No project shall be approved until design and landscaping standards are submitted to and approved by the Vineyard Town Council per the process set forth in this Title.

E.1. Introduction

The Forge MU District is approximately 45 acres located on the southwest corner of Vineyard Connector and Mill Road. The proposed project will consist of up to 1.8 million square feet of building space including retail, services, offices, medical, entertainment and hotels. It will also contain a range of residential uses in order to provide vitality day and night, and opportunities to live close to work and to accommodate the multiple housing needs of the region.

The Forge MU District is intended to complement the adjacent Megaplex commercial development and to jointly provide dining, entertainment and convenience for both workers, visitors, and residents.

The Forge MU District will be implemented over time by a variety of individual builders. The urban design framework for The Forge MU District will guide future development to ensure consistency and a high level of urban design quality (Figure 1.3 - Urban Design Framework). To be successful as a high energy, high density center, it will be important that fundamental principles of good urban design be followed in each project.

The following Design Guidelines are intended to foster a rich urban environment that will assure The Forge MU District retains a human scale through change, contrast, intricacy, color and materials. Block structure, building massing and architectural character will define a private realm that will shape public space, offer additional connectivity, frame views and celebrate key gathering places. The streets, plazas and parks of the public realm will foster lively pedestrian activity, support commercial vitality and facilitate community pride.

E.2. Design Intent

The general, overall character of The Forge MU District should reflect the multi-layered history of the site (Figure 1.2 - Vision Mosaic). This character will bring about a familiar, traditional setting for users while allowing a diversity of building styles that is both timeless and contemporary.

E.3. Urban Design Framework

The Urban Design Framework (Figure 1.3), is a summary of the key physical constraints and building placement objectives that are described in subsequent Figures.

E.4 Block Structure

4.1. Block Size: Typical block size will not exceed 500' in length with the length of the block running along an east-west axis to ensure the maximum potential for south-facing facades (Figure 2.1 – Block Structure).

4.2. Mid Block Alleys and Passages: The walkability of a community is defined by how well the pedestrian network is connected. To ensure a high walkability for The Forge MU District, mid block alleys and passages are envisioned to break down block scale allowing for greater accessibility for both pedestrian and automobile circulation (Figure 2.2 – Pedestrian Circulation).

4.3. Continuous Building Frontage: A continuity of building frontage, not interrupted by parking lots or deep setbacks, encourages a more active involvement between building uses and pedestrians. Blocks B, C, E and F shall have continuous building frontage which will include not less than eighty percent (80%) of the block length or at least seventy-five percent (75%) of the total block perimeter of these blocks. (Figure 2.3 – Building Frontage and Build-to Zone).

4.4. Ground Floor Building Setback: The street frontage of all habitable buildings shall be built within the designated zero foot (0') minimum and ten foot (10') maximum front setback ("Build-to Zone") from the right of way to support a strong, continuous "street wall" to reinforce an urban form. Exceptions may be made for publicly accessible outdoor plazas. [Note: The maximum building setback may be increased along major streets such as Mill Road or Geneva Road to provide additional buffering of pedestrians from busy traffic.]

4.4.A. Side and Rear Setbacks: There shall be no minimum side setback requirement from property lines. Rear setbacks along alleys shall range from zero feet (0') adjacent to pedestrian ways to five feet (5') adjacent to travel lanes.

4.4.B. Building Height and Stepbacks: Buildings can range from a minimum of twenty feet (20') to a maximum of one hundred-twenty five feet (125') for flat roofs or one hundred forty feet (140') for pitched roofs. Any stories above the fourth story should stepback a minimum of ten feet (10') from the right of way line (Figure 2.4 – Building Stepback).

4.5. Perceived Building Length: Individual buildings along the street edge should not appear to exceed one hundred fifty feet (150'). If a longer building is necessary, its perceived length should incorporate stepback or material changes (Figure 2.5 – Maximum Building Length between Insets).

E.5 Building Orientation and Climate Protection

5.1. Energy and Climate Orientation: Buildings are highly encouraged to include passive solar and passive wind strategies (Figure 3.1 – Building Design Maximizing Solar Access).

5.2. Protective Porticos and Awnings: Architectural elements that provide shade are encouraged to provide pedestrians a pathway that is enjoyable to use year round and foster walking and social interaction. The climate in Utah Valley is such that in the summer months shade is preferred, and in the winter months protection from snow is preferred. Awnings that extend over the public right of way require a revocable permit and shall have at least eight feet (8') clearance above the adjacent sidewalk at all points, and shall not extend more than six feet (6') into the public right-of-way..

E.6. Ground Floor Activation

6.1. Transparency: The first floor elevation facing a street shall not have less than sixty percent (60%) transparent surfaces. All first floor glass will be non-reflective. Display windows that are three-dimensional and are at least 2 feet deep are permitted and may be counted toward the sixty percent (60%) transparency requirement. If the ground level of a building is occupied by residential uses, the sixty percent (60%) transparency requirement may be reduced to thirty-five percent (35%) (Figure 3.2 – Bottom Floor Glass Surface Transparency). Upper floors will maintain a minimum of thirty-five percent (35%) transparency.

6.2. Entrances: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street.

6.3. Wall planes: The maximum length of any continuous ground floor wall surface, uninterrupted by a change in material, setback or protrusion, will be thirty feet (30').

6.4. Screening: All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that would be visible from the public right of way, shall be screened from public view, or enclosed as to appear to be an integral part of the architectural design of the building (Figure 3.3 – Roof Equipment Screening).

E.7. Architectural Character and Materials

7.1. Building Character Organization: All buildings shall generally have a “**base, middle, and top**” character to avoid monotonous uniformity of single-material building walls. Differentiating buildings into these three components gives human scale and variety through change, contrast, and intricacy in facade form, color and/or material. Other scaling elements such as insets and projections are encouraged to break up flat or monotonous facades (Figure 4.1 – Base, Middle, and Top Building Character).

7.2. Exterior Three-Dimensional Details: Three-dimensional details are encouraged along the publicly-visible exterior of buildings, including:

7.2.A. Cornices, fascia, visible substantial window sills and headers, projecting bay windows, inset doors and windows and balconies (Figure 4.2 – Building Exterior 3D Details).

7.2.B. Recessed windows (all windows are encouraged to be recessed a minimum of three inches)

7.3. Building Materials: All materials shall be durable in nature and build on the multi layered history of the site. The following is a non-exhaustive list of materials that would meet this objective:

- Sandstone-based brick material - this is desired as a base material for the entire development and is of regional significance to the area;
- Brick with accent banding and symbols of various colors and patterns (Figure 4.3 – Brick Building with Accent Banding);
- Visible steel support such as I-beam columns and spandrels, steel cable or rod suspension, decorative steel railings (Figure 4.4 – Building with Visible Steel Support);
- Corrugated steel siding (Figure 4.5 – Building with Corrugated Steel Siding);
- Concrete foundations, columns, lintels, sills, loading docks (Figure 4.6 – Building with Concrete Loading Dock Frontage);
- Large expanses of multi-paned glass windows, glass block, large display windows, skylights, greenhouses (Figure 4.7 – Building with Multi-paned Glass Windows);
- Heavy wood timber columns and spandrel beams (Figure 4.8 – Building with Heavy Wood Timber Columns); and
- Wood, stone, corrugated metal, etc.

- Local materials are encouraged, whether as reclaimed materials from nearby projects or manufactured locally and support sustainable building practices.
- Other materials can be considered to minimize costs while achieving a similar aesthetic (e.g., concrete with an applied texture versus a brick wall) while out-of-character materials will be considered in special circumstances - such as iconic architecture - to bring additional variety and contemporary influences.

7.4. Iconic Architectural Elements: Selected use of iconic architectural elements is encouraged at key locations that serve as focal points for the district. Examples might include:

7.4.A. Tower buildings fronting open spaces, plazas, or other gathering spaces (Figure 4.9 – Iconic Tower Building with Park Space).

7.4.B. Architectural signage and marquees (Figure 4.10 – Iconic Marquee Sign).

7.5. Gateway Buildings: Buildings at major road intersections and gateways carry additional significance and should have the highest design quality.

7.5.A. These buildings should present front facades and entries to the public, and should incorporate visible public gathering spaces and provide the visual interest to frame the intersection.

7.5.B. Building corners fronting onto intersections should be defined with appropriate retail uses and architectural treatment. Gas station canopies, fast-food restaurants with drive-thrus and other services shall not be allowed in these locations.

E.8. Signage

(RESERVED)

E.9. Lighting

9.1. Street Lights: Consistent street light fixtures will be used throughout The Forge MU District for both automobile and pedestrian safety.

9.2. Architectural Lighting: Building illumination will be limited to:

- Highlighting of specific building features
- Building and ground floor business names
- Lighting of public walkways
- Lighting of architectural features above the ground floor

E.10 Streets

10.1. Prototypical Sections and Plans:

10.1.A. Commercial Street (Figures 6.1 and 6.2)

10.1.B. Retail "Stroll Street" (Figures 6.3 and 6.4)

10.1.C. Frontage Street (Figure 6.5)

10.1.D. Alley (Figure 6.6)

10.2. Roadways: The portion of the right of way - from flow line to flow line - is envisioned to accommodate parallel and/or diagonal parking lanes on either side of the street adjacent to the outside edge of two travel lanes - one in each direction.

10.3. Bulb-outs/Flush Curbs/Bollards: These items help to facilitate pedestrian and automobile circulation through universal design, and are envisioned to occur in the parking lane at intersections and at mid-block crossings where strong desire lines occur (Figure 6.7).

10.4. Crosswalks and Mid-Block Crossings: On private streets, crosswalks will be ten feet (10') minimum in width and will occur no greater than three hundred (300') apart along any block. Crosswalks should include two directions at every corner (Figure 6.8). On public streets, crosswalks shall be located and constructed in accordance with adopted City Standards.

10.5. Sidewalks: Sidewalks serve multiple purposes within an urban environment and should incorporate different activities including seating, outdoor dining, lighting, trash and recycling receptacles, bus stops and shelters, newsstands, utility boxes and shade trees between pedestrian walkways and traffic. A minimum eight feet (8') ADA accessible, unobstructed pedestrian walkway is required.

10.5.B. Pedestrian Zone – Five feet to nine feet (5'-9') in width, this portion of the sidewalk occurs adjacent to the furniture zone and is intended to provide a comfortable clear path of travel for pedestrians.

10.5.C. Activity Zone – Four feet to seven feet (4'-7') in width, this portion of the sidewalk is adjacent to the building edge and is intended to provide an activity zone for commercial businesses to serve customers or show their wares on the street.

E.11. Interior Block Connections (Alleys)

11.1. Prototypical Alley Section: Alley rights of way can range in width between thirty and forty feet (30'-40') feet (Figure 6.6).

11.2. Multi-Purpose Connections: Alleys are encouraged to provide necessary connections for service/delivery, fire protection and pedestrian access. Since alleys and interior connections are envisioned to accommodate off-street loading as well as serve as pedestrian connections the following includes preferred and minimum guidelines:

11.2.A. Preferred Guidelines

- i. Roadway - Twenty-one foot (21') unobstructed automobile pathway (which combined with the adjacent rear-yard building setback provides twenty-six feet (26') clear for fire equipment).
- ii. Sidewalk – 10-16 feet wide, consisting generally of:
 1. Pedestrian Zone – Six to ten feet (6'-10') wide
 2. Furniture Zone – Four to six feet (4'-6') wide (for shade trees, benches, trash cans, lighting).

11.2.B. Minimum Guidelines

- i. Roadway – Twenty one foot (21') unobstructed vehicular way
- ii. Sidewalk – Five foot (5') unobstructed pedestrian way

11.2.C. Comparison of Road Standards: Table 1.4 below illustrates how the road standards for The Forge MU District are consistent with those of the Vineyard Town Center.

Table 1.4 Road Standards

Side Street Requirements (Vineyard Town Center)		The Forge
Permitted Districts	All Districts	All Districts
Permitted Adjacent Building Types	See Building section	N/A
Typical Right-of-Way Width	61' to 81'	70' to 75'
Vehicular Realm		
Travel Lanes	1 lane in each direction	1 lane in each direction
Lane Width	11' - 13'	11' - 13'
Allowable Turn Lanes	NA	Yes on Retail "Stroll" Streets
Parking Lanes	Parallel required on both sides of street.	Parallel required on both sides of the commercial streets Diagonal allowed on one side with Parallel on the other side of retail streets
Pavement Width	18' - 22' on each side of centerline	18' - 20' on each side of centerline for commercial streets 18' - 20' on flush side, and 27' - 29' on podium side of Retail "Stroll" Streets
Bicycle Facilities	Shared Bike Lanes	Shared Bike Lanes
Pedestrian Realm		
Pedestrian Facilities	6' - 10' Sidewalk (10' on Main Street)	17' Sidewalk on Commercial Streets 12'-16' Sidewalk on flush side, and 14' Sidewalk on podium side of Retail "Stroll" Streets
Street Buffer	Park strip between sidewalk and protected bike lane varies depending on street tree size, 6' - 8' +. Allows for trees, bike racks, planter beds, street furnishings and lights.	Parking Lane, and Furniture Zone provide buffer between Pedestrian Zone and Travel Lanes on the Commercial Street Diagonal Parking Lane, provides buffer between Pedestrian Zone and Travel Lanes on the Retail "Stroll" Street

11.3. Overhead and Underground ROW: Developments that include interior alleys or service lanes - whether dedicated or privately owned with a public easement - may use the overhead and underground right-of-way of the new mid block street as part of their developable area, subject to design evaluation and approval of the final legislative authority.

11.4. Service and Storage: Consideration should be given to loading, delivery and transfer of merchandise, garbage collection, recycling, fire and utilities. Loading areas should be provided when appropriate. However, these functional needs should not compromise the visual character of the overall development or adjacent properties and will be subject to design evaluation and approval of the final legislative authority.

11.5. Drive-thru Lanes: Typical drive-thru lanes break up the continuity of block building facades and conflict with pedestrians. Drive-thru facilities at The Forge will be subject to careful design evaluation and approval of the final legislative authority. Any drive-thru lanes adjacent to roadways in The Forge are encouraged to be designed with one or more of the following conditions:

- Be limited to 3 bays or less
- Occur at the end of a block façade
- Be masked within a building form
- Feed into a single exit lane
- Be screened from view through a combination of low screen walls ("knee walls"), berming, and landscaping.

11.6. Screening: Screening techniques should be utilized throughout The Forge MU District for any activity or storage that should be kept from public view. This may include any combination of building design, landscaping and berming, and/or location and will be subject to design evaluation and approval of the final legislative authority. Typical areas that should require screening may include:

- Outdoor Storage
- Refuse Containers
- Surface Parking
- Loading Areas (adjacent to roadways)

11.7. Enclosures: Enclosures should be located to provide easy access for users, adequate space for servicing by refuse trucks, and visibility for safe vehicle circulation.

11.7.A. Enclosure materials and colors should be consistent with, and complementary to, building materials and finishes.

11.7.B. Refuse containers should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.

E.12. Parking

12.1. On-Street Parking: The Forge MU District will provide on-street parking along all streets:

12.1.A. Parallel parking will occur along all streets throughout the development.

12.1.B. Diagonal parking will be an optional element of the “Stroll Street” condition where elevated sidewalks atop podium parking (sub-grade parking facilities) may occur (Figures 6.3 and 6.4).

12.2. Sub-grade Parking Facilities: No special design and setback restrictions will apply to parking facilities built below grade.

12.3. Parking Structures: Parking structures are envisioned as the primary parking strategy for The Forge MU District and will meet the following conditions:

12.3.A. Unbundled parking will be provided as an option for development at the block level and will accommodate all potential uses

12.3.B. Structures, in general, will be located in block interiors behind principal buildings

12.3.C. Structures adjacent to street rights-of-way will maintain the continuity of the pedestrian experience along the ground level by providing either:

- i. Wrapped retail, offices and/or restaurants to maintain an active ground-floor edge;
- ii. Liner retail (e.g., shallow building that can house news stand, flower shop, small offices, etc.); or
- iii. Façade articulation or screening that masks the parking interior

Figure 1.1 - The Forge MU District Boundary Map



Figure 1.2 - Vision Mosaic

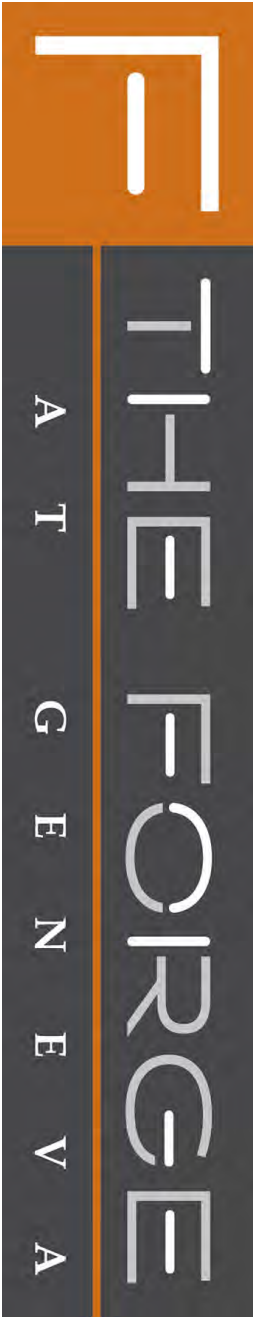


Figure 1.3 - Urban Design Framework

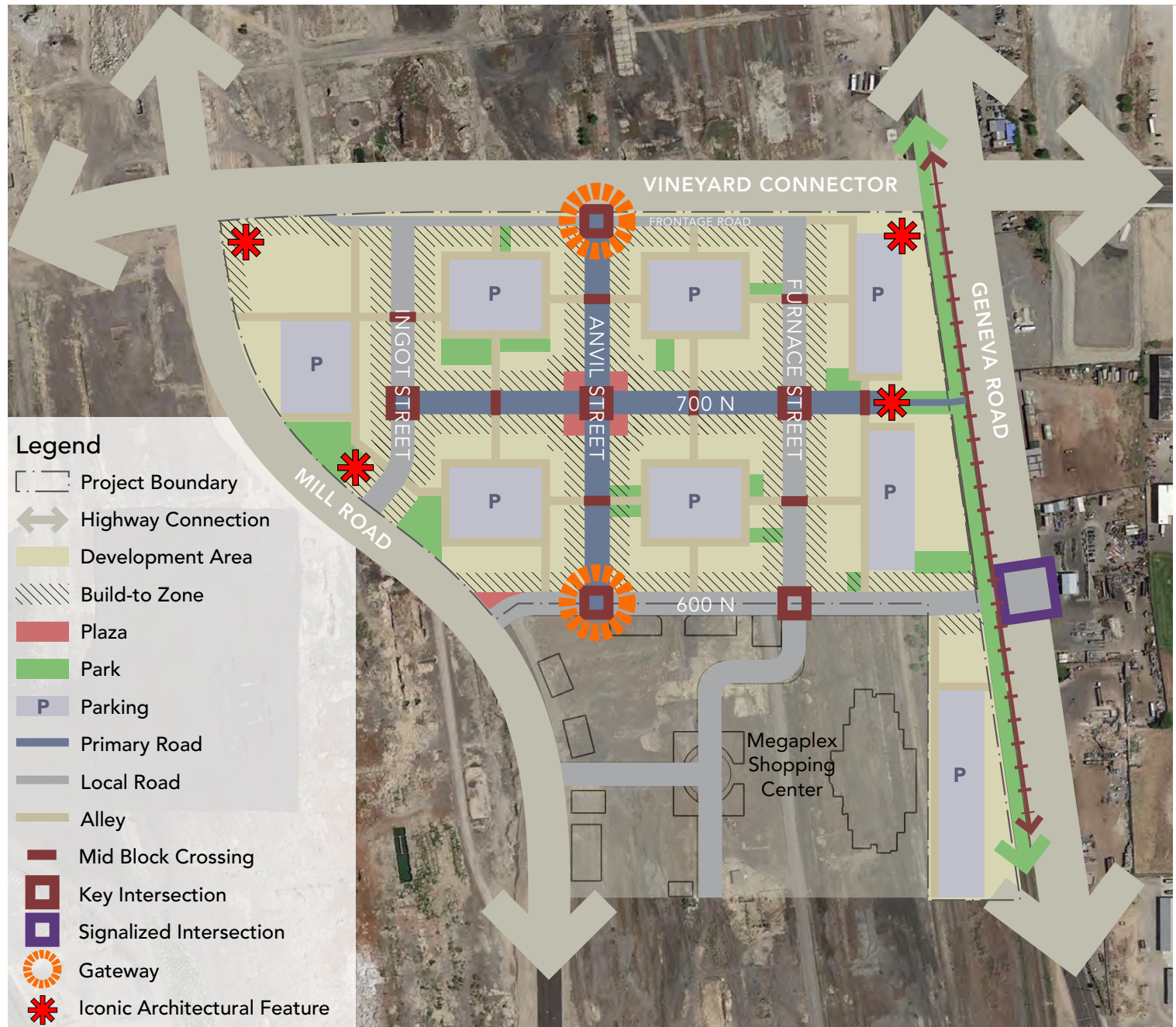


Figure 2.1 - Typical Block Structure



Figure 2.2 - Pedestrian Circulation



Figure 2.3 - Building Frontage and Build-to Zone



Figure 2.4 - Building Height Stepback

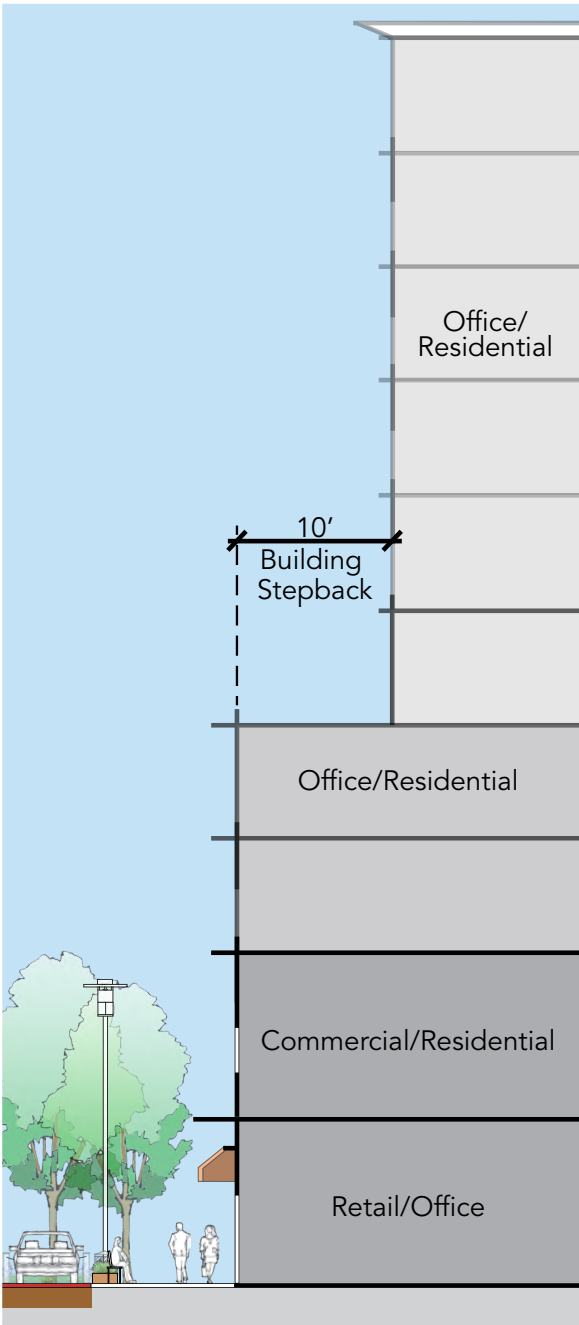


Figure 2.5 - Maximum Perceived Building Length

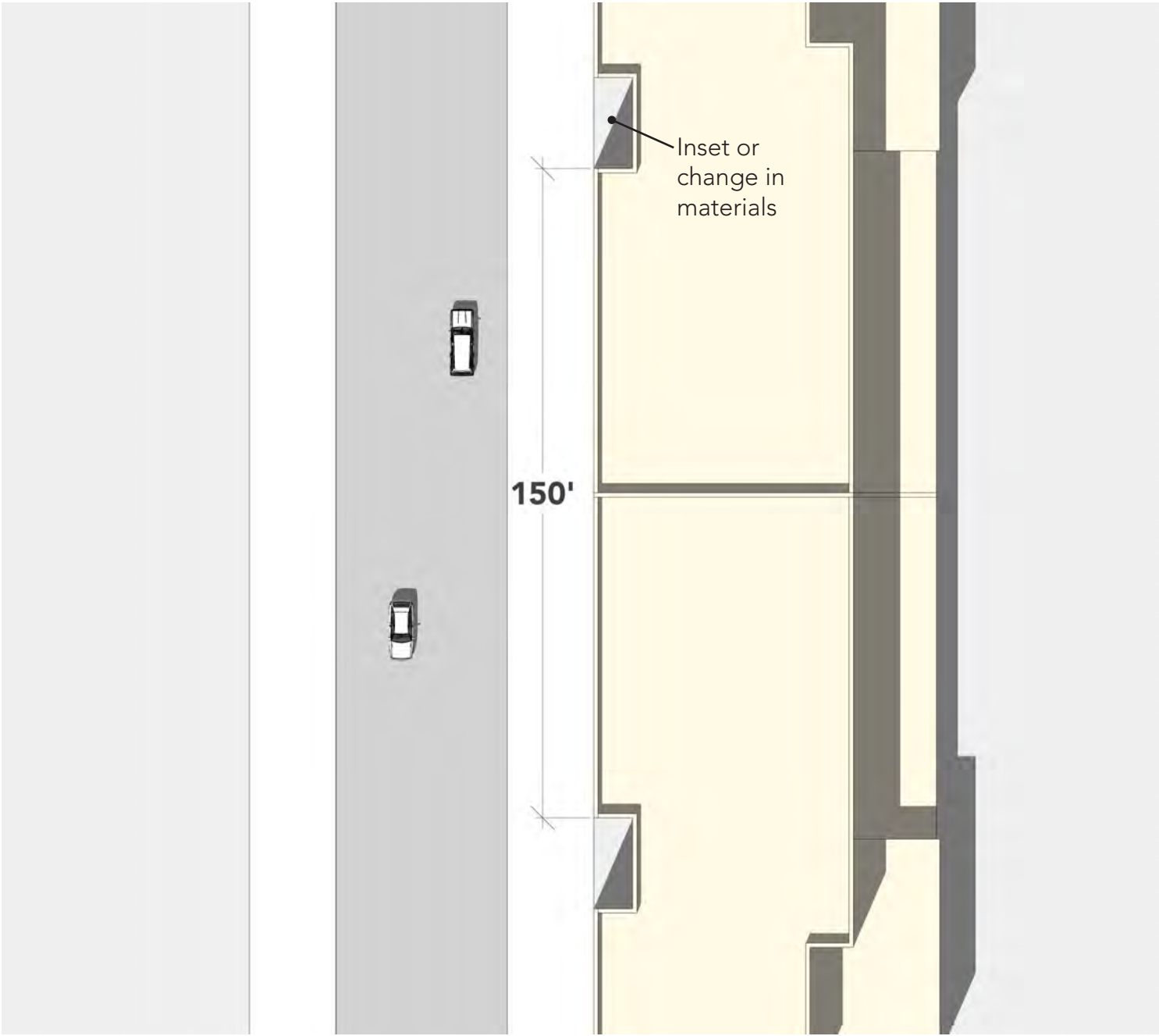


Figure 3.1 - Building Design Maximizing Solar Access

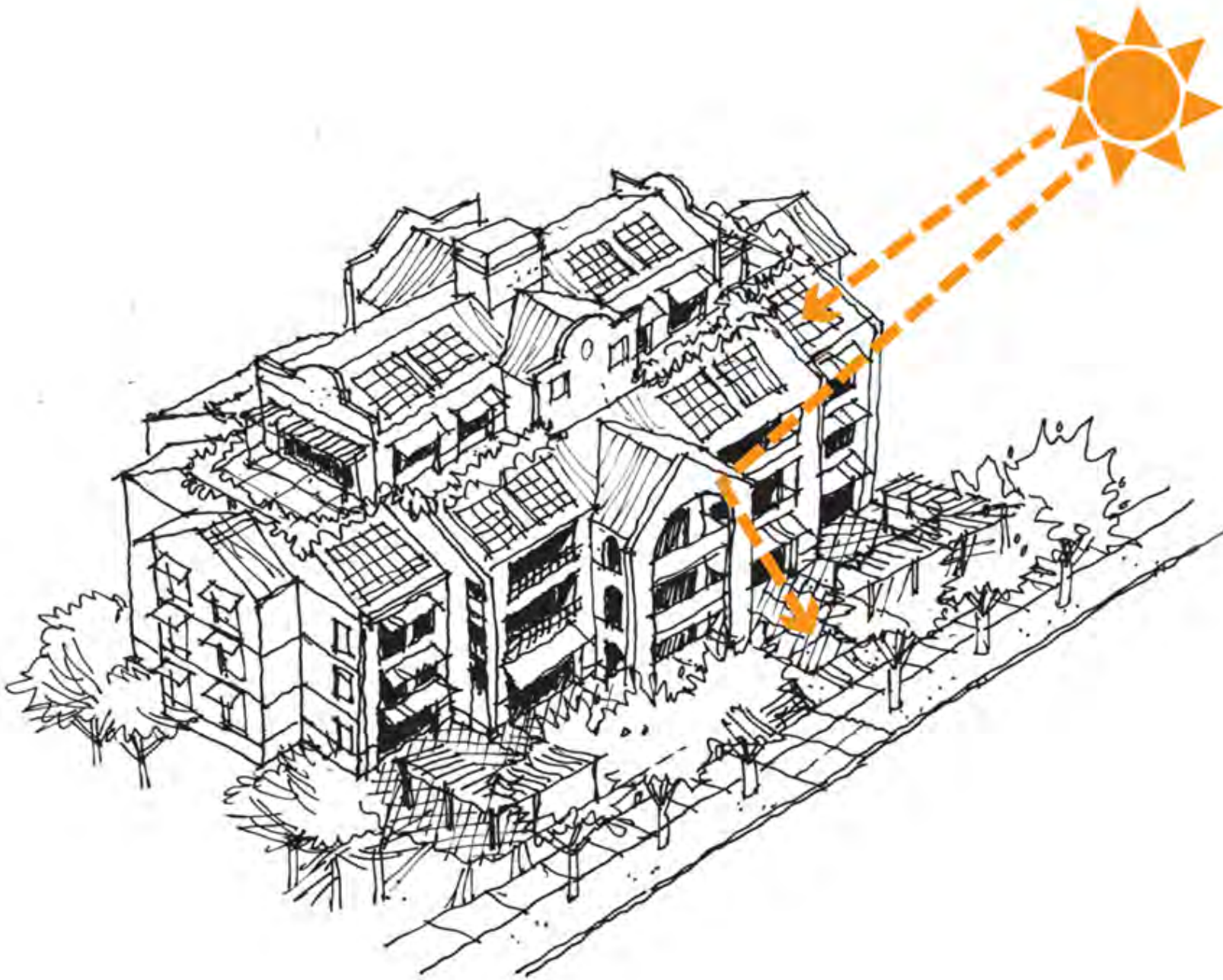


Figure 3.2 - Bottom Floor Glass Surface Transparency



Figure 3.3 - Roof Equipment Screening

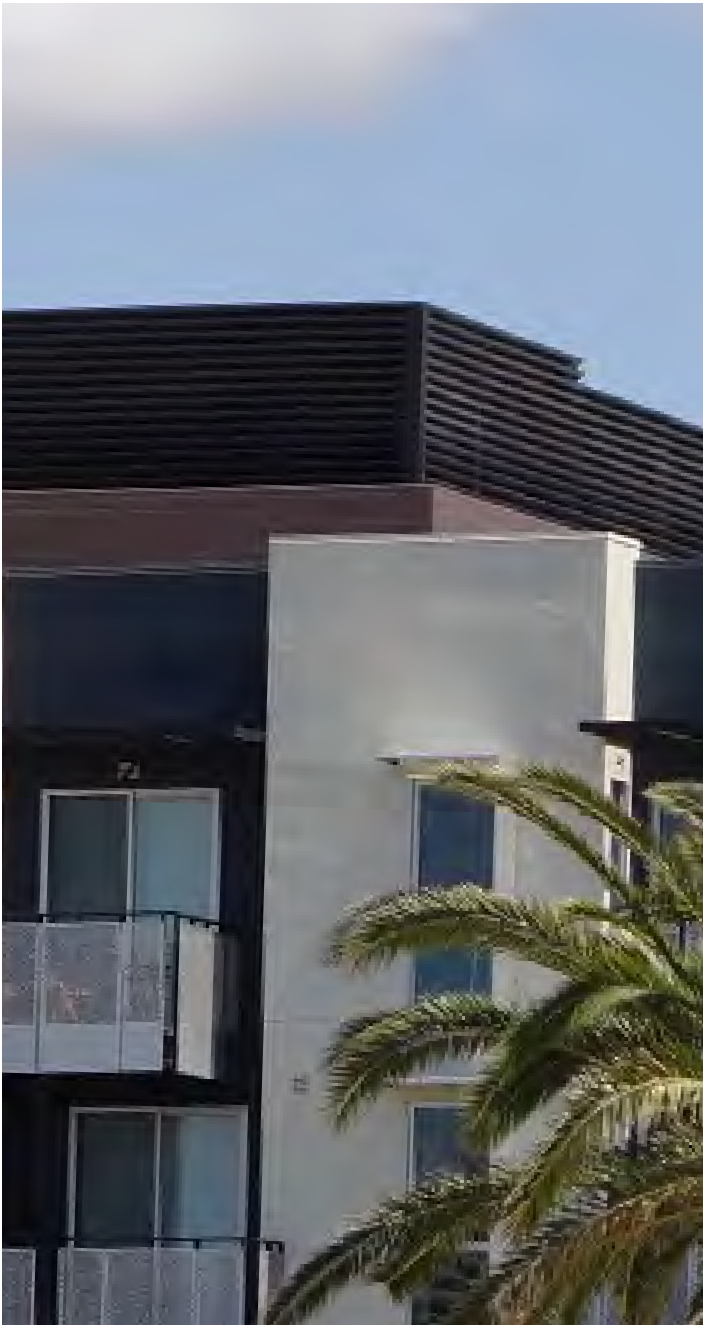


Figure 4.1 - Base, Middle and Top Building Character



Figure 4.2 - Building Exterior 3D Details

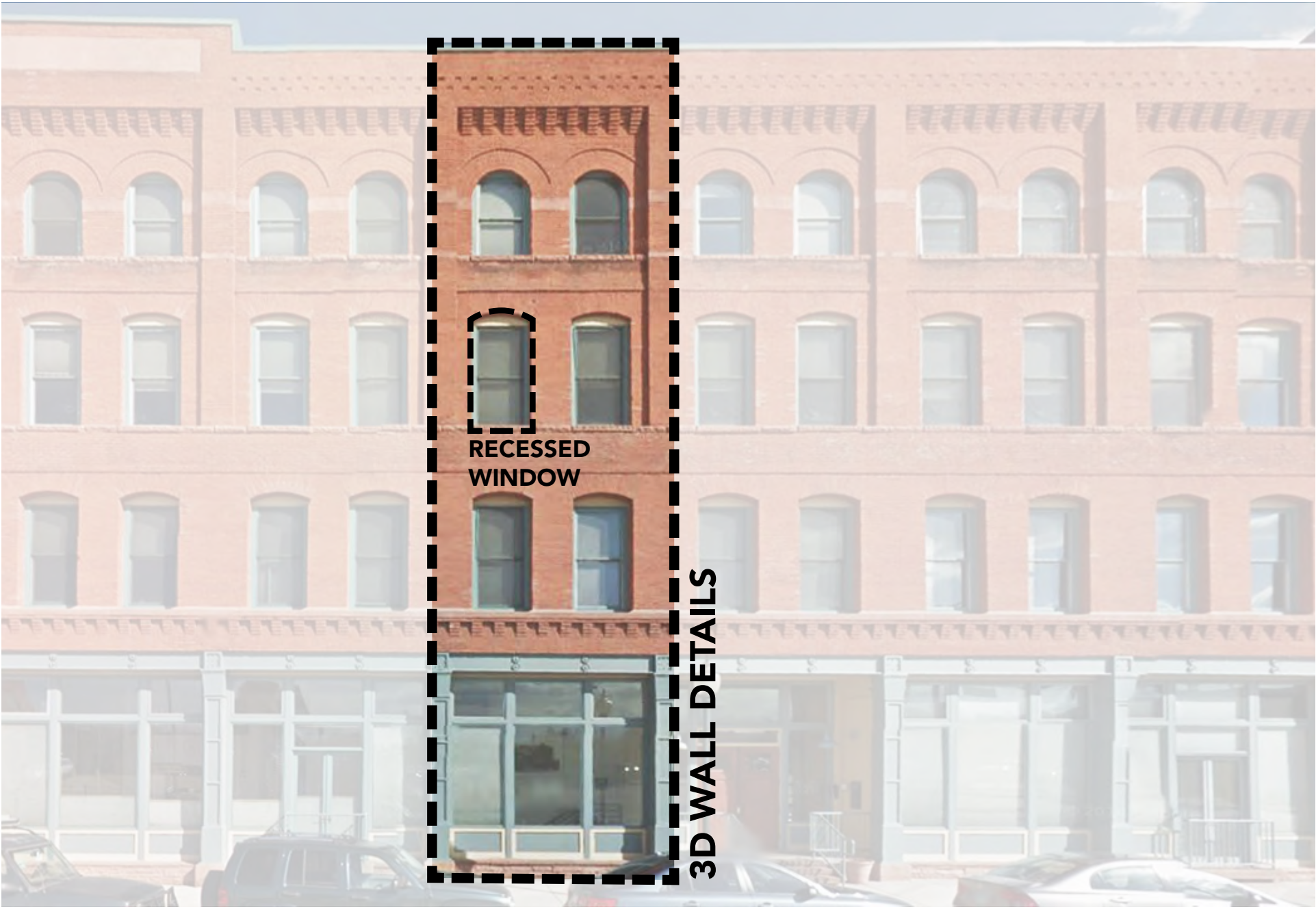


Figure 4.3 - Brick Building with Accent Banding



Figure 4.4 - Building with Visible Steel Support



Figure 4.5 - Building with Corrugated Steel Siding

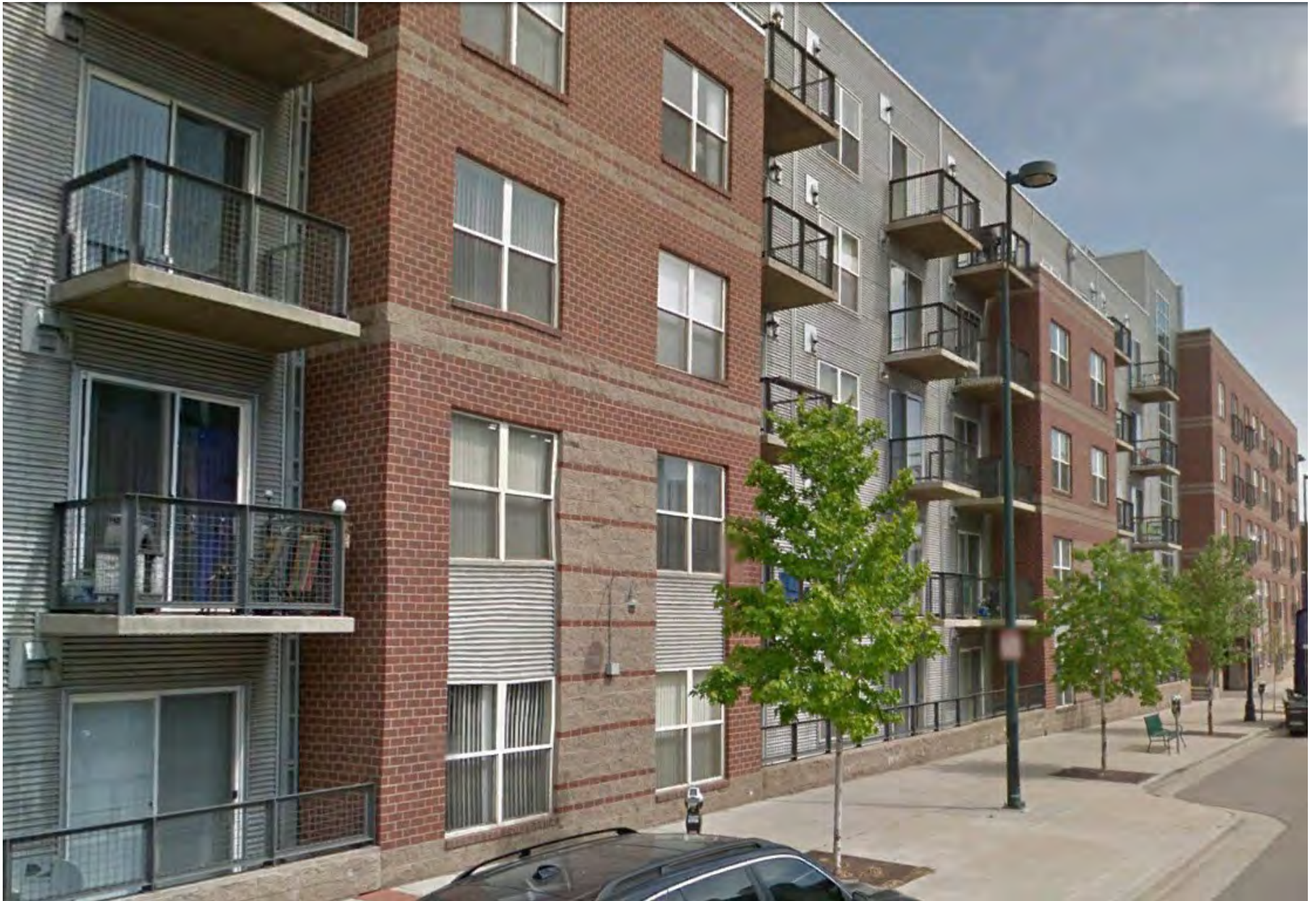


Figure 4.6 - Building with Concrete Loading Dock Frontage



Figure 4.7 - Building with Multi-Paned Glass Windows



Figure 4.8 - Heavy Wood Timber Columns



Figure 4.9 - Iconic Tower Building with Park Space



Figure 4.10 - Iconic Marquee Sign

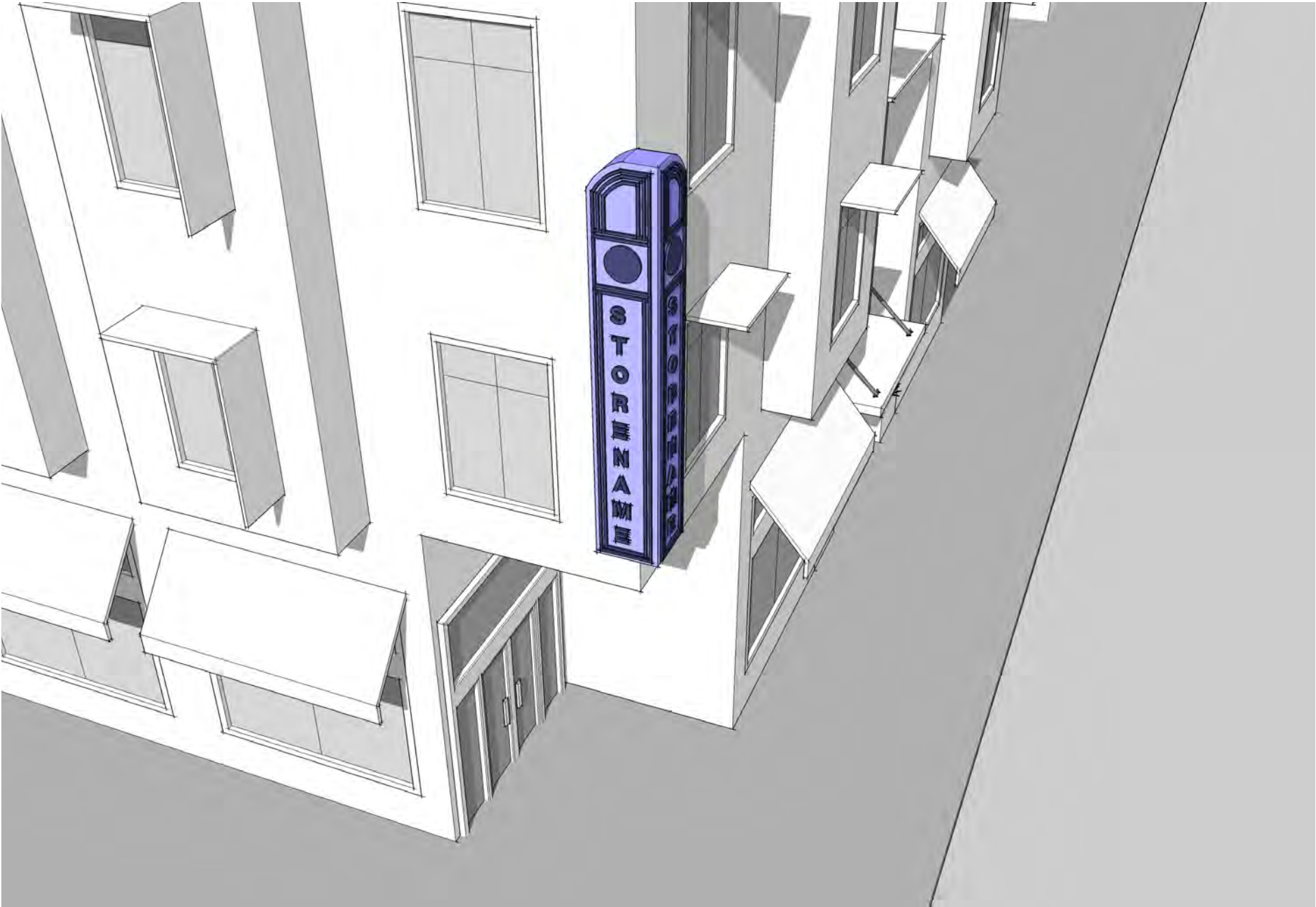


Figure 6.1 - Commercial Street Section

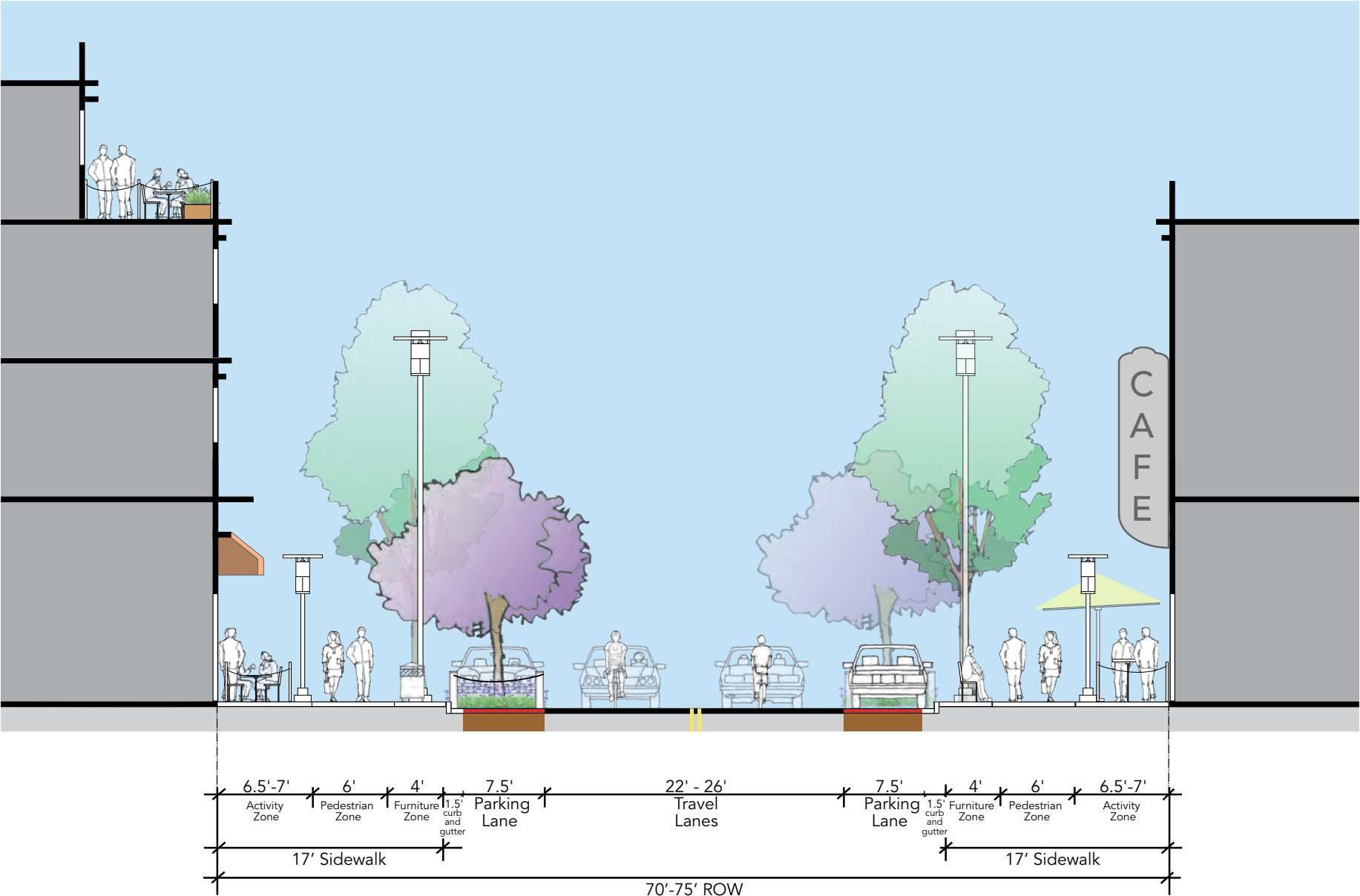


Figure 6.2 - Commercial Street Plan

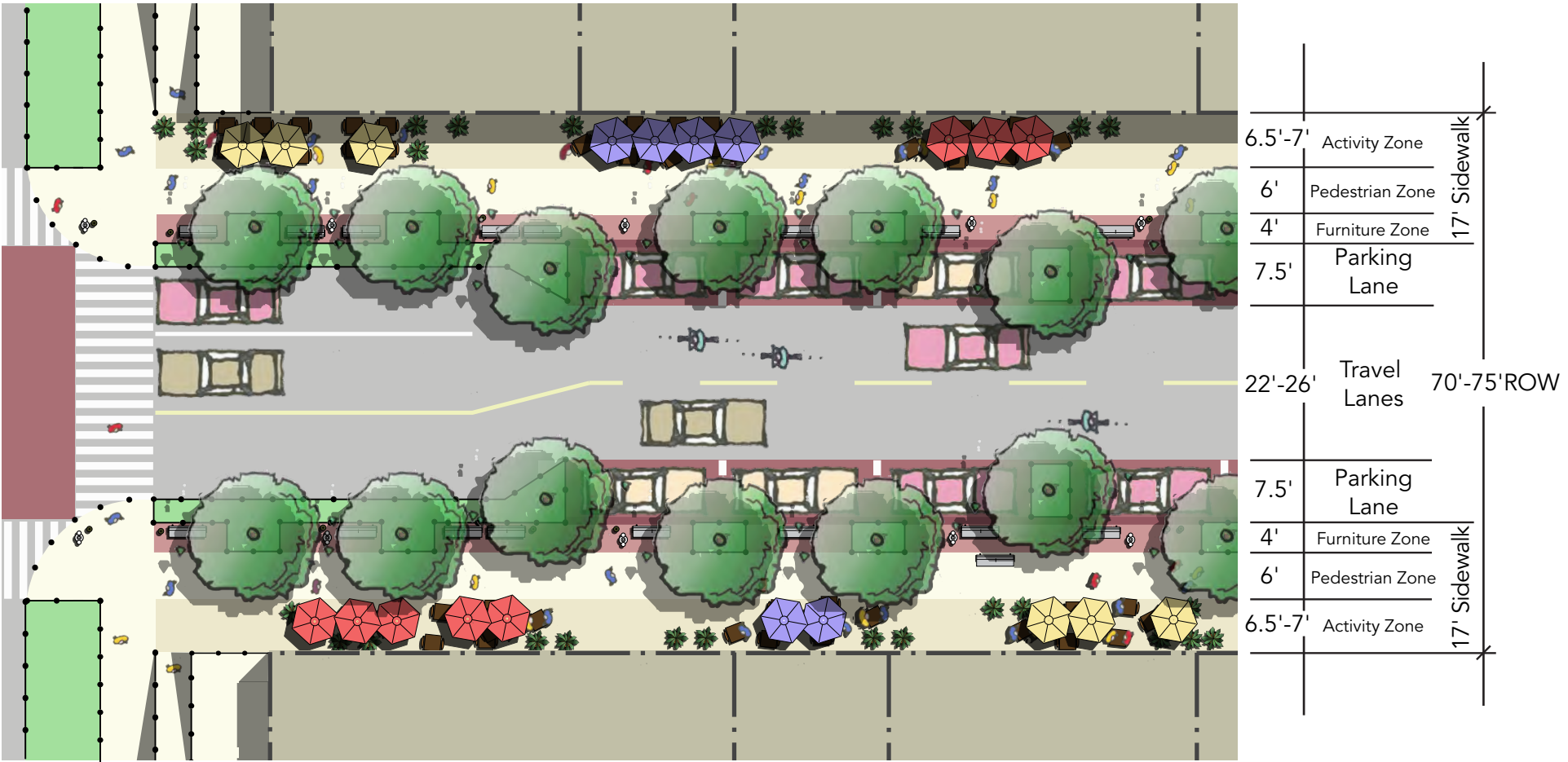


Figure 6.3 - Retail "Stroll" Street Section

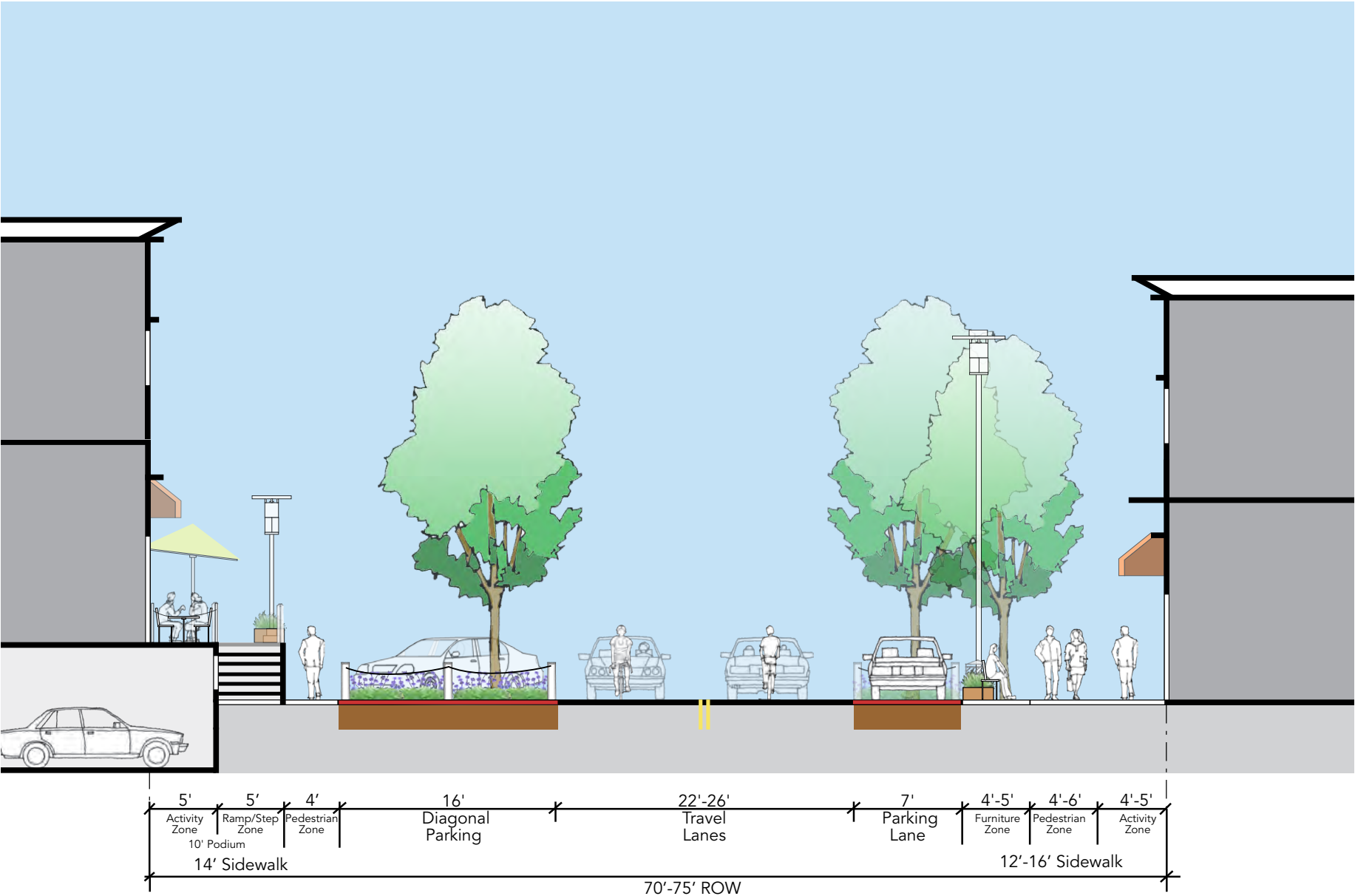


Figure 6.4 - Retail "Stroll" Street Plan

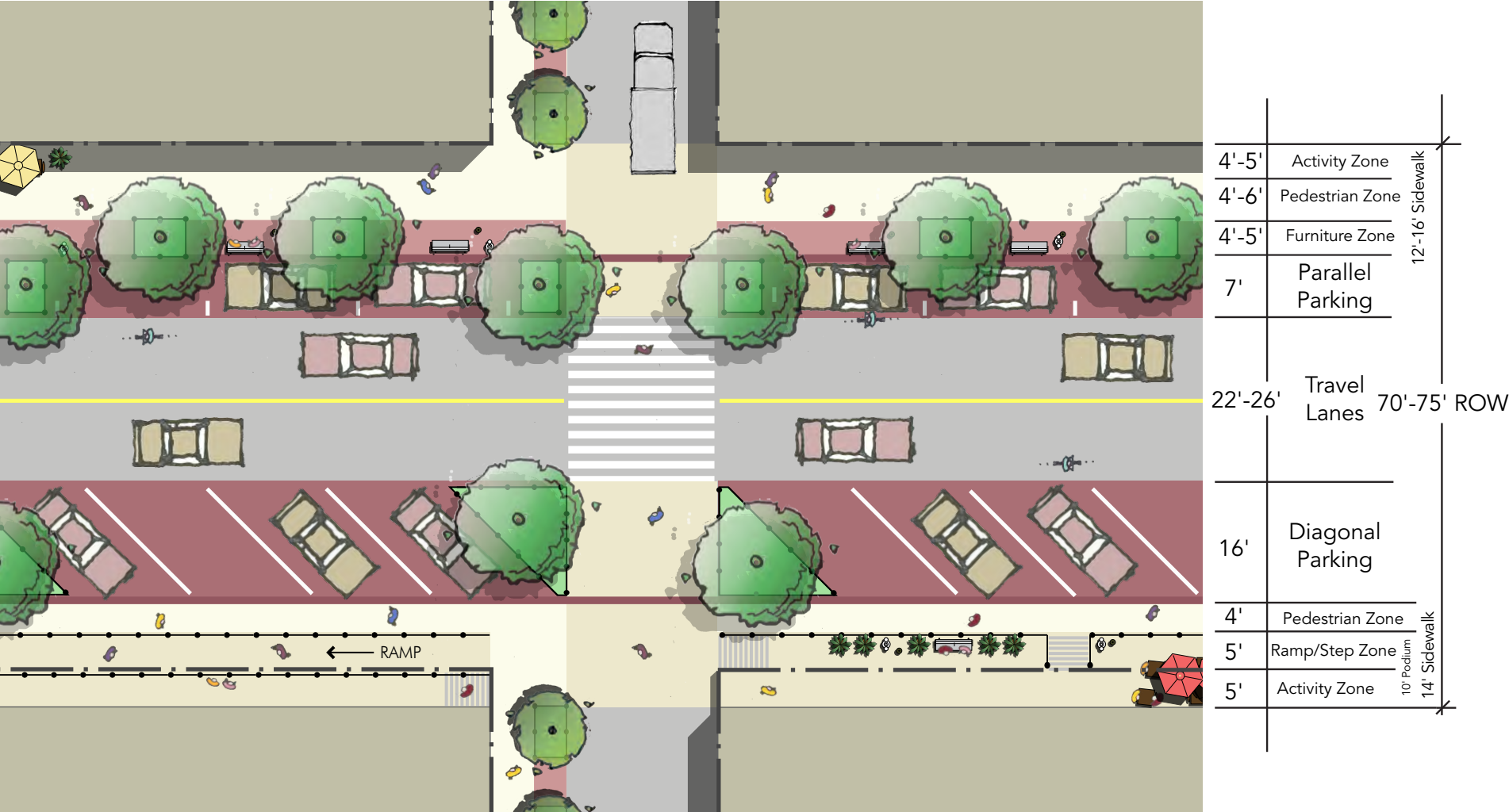


Figure 6.5 - Frontage Street Section

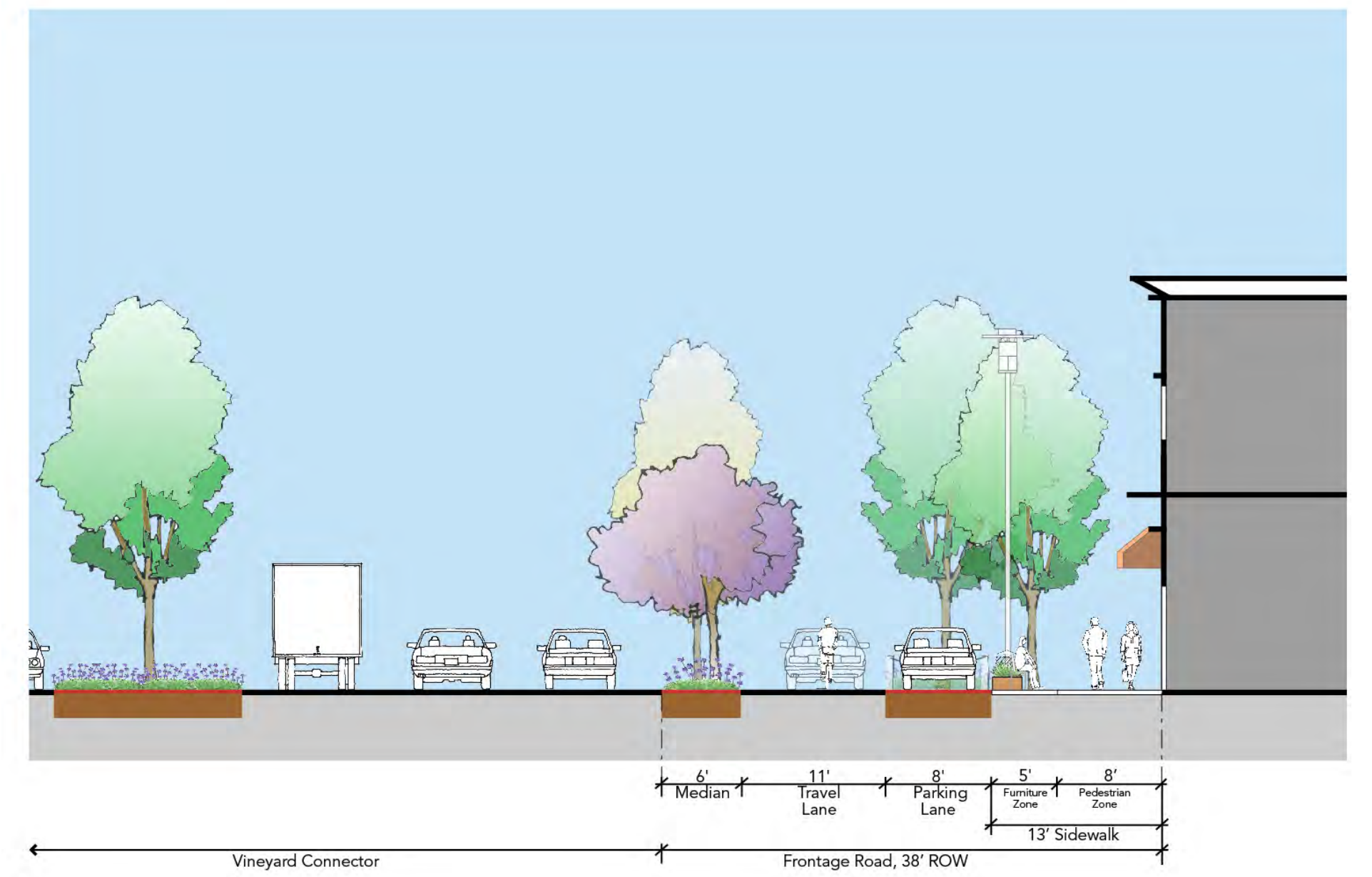


Figure 6.6 - Alley Street Section

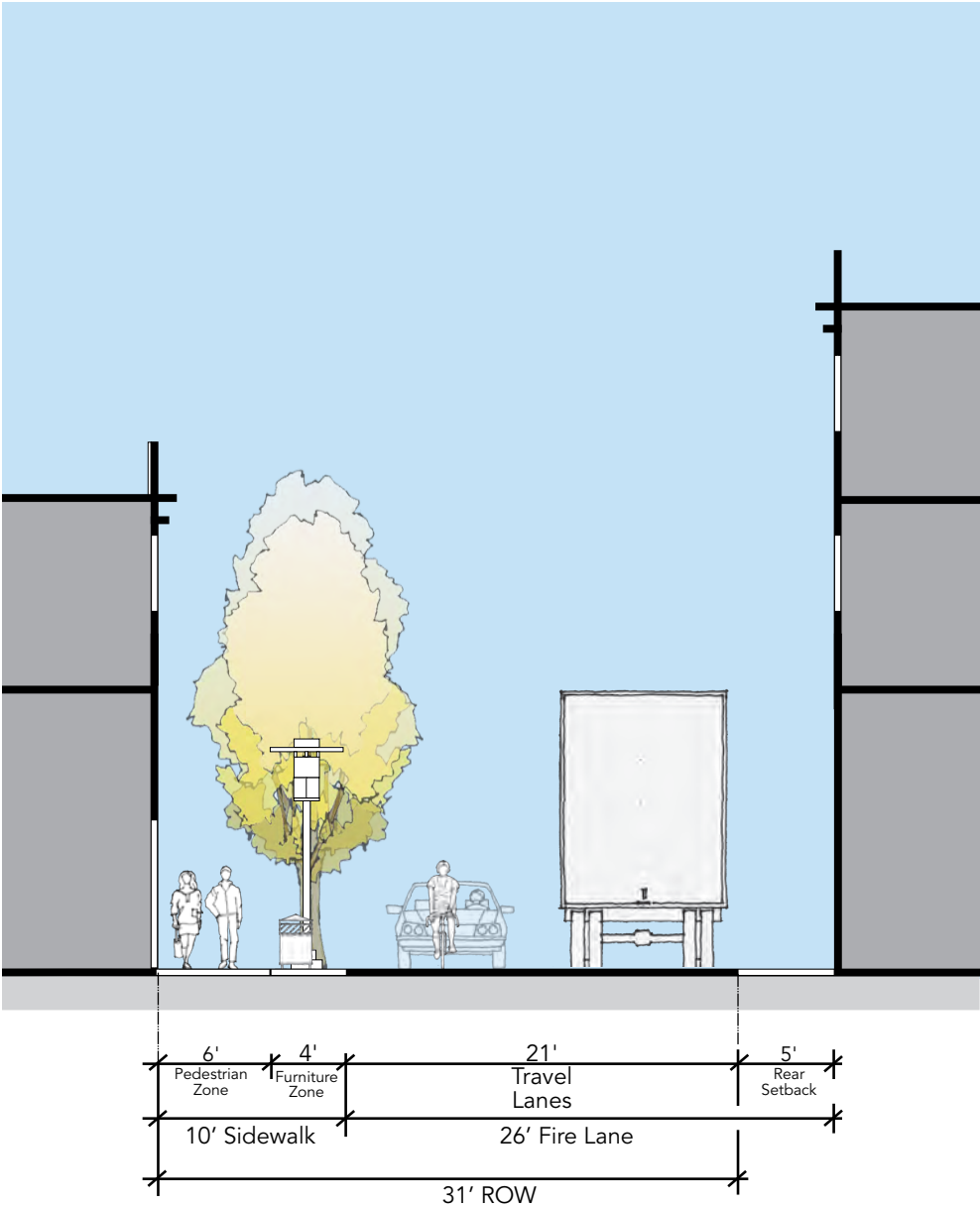


Figure 6.7 - Flush Curbs on Street



Figure 6.8 - Crosswalks at every Corner



Table 32-3
Table of Allowed Uses
In Non-Residential Zoning Districts

Uses identified by the symbol “T” are determined to be Temporary Uses, subject to the requirements of Chapter 13, herein.

Uses identified by the symbols “PERMITTED (P-1) USE” and “PERMITTED (P-2) USE” are determined to be Permitted Uses, subject to the requirements of Chapter 14, herein.

Uses identified by the symbol “C” are determined to be Conditional Uses, subject to the requirements of Chapter 15, herein.

Any Use identified by the symbol “X” is determined to be a prohibited use in the Zoning District.

Any Use not identified in the Table of Uses is hereby determined to be a prohibited use within Vineyard Town.

USE	Forge PD (FPD)
Accessory Building. A building customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building.	P-1
Accessory Dwelling Unit for Owner or Employee. An attached, or detached, dwelling unit for an employee or owner and incidental and clearly subordinate to the existing primary building or use and located on the same lot as the primary building or use.	X

USE	
	Forge PD (FPD)
Accessory Use. A use clearly incidental and subordinate to the existing primary use and customarily found in connection with the primary use and located on the same lot as the primary use.	P-1
Agriculture. An area which is used for the commercial production, keeping, or maintenance for sale of plants and domestic animals typically found in Utah County, or lands devoted to a soil conservation management program, but excluding the keeping of prohibited animals, Commercial Plant Nursery, as defined herein, Concentrated Animal Feeding Operation, as defined by the Utah Code Annotated, 1953, as amended, and subject to the Utah Pollutant Discharge Elimination System (UPDES), or similar activities.	X
Agricultural Building. A structure used in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of §58-56-4, Utah Code Annotated, 1953, as amended. To qualify as an agricultural building the structure must meet all requirements of §58-56-4(1), Utah Code Annotated, 1953, as amended.	X

USE	
	Forge PD (FPD)
Animal Hospital (Veterinary Clinic), With Outdoor Holding or Boarding Facilities. A facility for the diagnosis, treatment, hospitalization, and boarding of animals and that may include both indoor and outdoor holding and boarding facilities.	X
Animal Hospital (Veterinary Clinic), Without Outdoor Holding or Boarding Facilities. A facility for the diagnosis, treatment, and hospitalization of animals and that may include indoor holding facilities only for the treatment and observation of animals but does not include any outdoor holding or boarding facilities.	X
Bank, Credit Union or other Financial Institution. A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money.	P-1
Billboard. A freestanding sign designed or intended to direct attention to a business, product, or service that is not provided, sold, offered, or existing on the property where the sign is located.	X

USE	
	Forge PD (FPD)
Car Wash. A facility that offers the washing of motor vehicles and motorcycles by either machine- or hand-operated mechanisms used principally for the cleaning, washing, polishing, or waxing of motor vehicles not exceeding 10,000 pounds Gross Vehicle Weight. A facility of this type may be able to accommodate more than one vehicle at the same time	C
Chemical Manufacture, Storage, and Distribution (Existing). A use, existing and established in the Town on January 1, 2008 and engaged in making of chemical products from raw or partially finished materials and the storage and distribution of such chemical materials and that by reason of materials, processes, products or waste may be hazardous or that by the emission of odor, dust, smoke, gases, noise, vibration, glare, heat or other impacts may impact adjoining properties, and which may include the parking and storage of distribution vehicles, and accessory activities.	X

USE	
	Forge PD (FPD)
Church. A facility principally used as a location for people to gather for religious worship or other religious activities. One (1) accessory dwelling unit for the housing of the pastor or similar church leader of the church and their family may be Permitted as an accessory use.	C
Class A Retail Beer License - Off Premises Consumption. A Class A retail license shall entitle the licensee to sell beer on the licensed premises in the original containers for consumption off the premises and in accordance with the Utah Alcoholic Beverage Control Act and Vineyard Town Ordinance 2004-01 “Beer Handlers Ordinance,” as amended.	C

USE	
	Forge PD (FPD)
Class B Retail Beer License - On Premises Consumption - Restaurants. 1. A Class B retail license shall entitle the licensee to sell beer in the original containers or on draft for consumption on the premises. 2. Only bona fide restaurants whose food sales constitute at least seventy percent (70%) of the gross dollar value of licensee's business shall be entitled to Class B licenses. (Utah Code Annotated section 32A-4-106(30)). This license does not permit any person to hold, store, possess, or consume alcoholic beverages on the premises other than as provided by the Utah Alcoholic Beverage Control Act and in compliance with all requirements for the issuance of such license.	C

USE	
	Forge PD (FPD)
Class D Beer License - Temporary. A Class D retail license shall entitle the licensee to sell beer in the original containers only upon such premises during such times as the Council, upon application of the licensee. Such sales may be made for consumption on or off the designated premises. The Council shall designate only those premises upon which public fairs, stock and other animal shows, celebrations, fiestas, occasional athletic contests, and similar events occur.	T
Class E Beer License - On Premises Consumption, Private Club. A Class E retail license shall entitle the licensee to all of the privileges of a Class C license upon any premises licensed as a club pursuant to the Utah Nonprofit Corporations Act and the Utah Alcoholic Beverage Control Act, and all authority to be exercised shall be pursuant to the same and the ordinances of the Town.	C

USE	
	Forge PD (FPD)
Class A Liquor License - Private Club. A Class A liquor license shall entitle the licensee to serve, sell, and store liquor, in accordance with the Utah Alcoholic Beverage Control Act. All sales under a private club license shall be to bona fide members of the licensed club, guest members, or their visitors accompanied by members or guest members, and not to the public.	C
Class B Liquor License - Restaurants. A Class B liquor license shall entitle the licensee to provide liquor to patrons for consumption on the premises, in accordance with the Utah Alcoholic Beverage Control Act. Liquor is to be provided only in conjunction with a meal.	P-1
Class C Liquor License – Temporary. A Class C liquor license shall entitle the licensee to provide liquor to patrons for consumption on the premises, in accordance with the Utah Alcoholic Beverage Control Act.	T

USE	Forge PD (FPD)
Commercial Day Care/Preschool Center. A facility, operated by a person qualified and licensed by the State of Utah, which provides children with day care and/or preschool instruction as a commercial business and complying with all applicable State standards and licensing and having regularly scheduled, ongoing enrollment for direct or indirect compensation that provides child care for less than twenty four (24) hours per day. Commercial Day Care/Preschool Center excludes the following: (a) Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning; (b) Facilities operated in connection with a fitness center, shopping center or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available; or (c) Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; (d) or clearly identified as an Accessory Use.	C

USE	
	Forge PD (FPD)
Commercial Plant Nursery. A use wholly, or partially, contained within one or more greenhouses where trees, shrubs, flowers, or vegetable plants are grown and sold to retail or wholesale customers.	X
Commercial Recreation (Indoor). A use, either public or private, providing amusement, pleasure, or sport, which is operated entirely within an enclosed building, including but not limited to live theater, and movie houses, indoor tennis, bowling, and skating, baseball batting cages, paintball, horse riding or similar activities. This use may include associated eating and drinking areas, retail sales areas and staff offices.	C

USE	
	Forge PD (FPD)
Commercial Recreation (Outdoor). An area or facility that offers entertainment or recreation outside. This use includes amusement parks, golf driving range, baseball batting cages, riding arena, tennis facility, miniature golf, and swimming pool, and may include, as accessory uses, associated eating and drinking areas, retail sales areas and staff offices. This use specifically excludes shooting range, go-cart, motor vehicle and/or motorbike tracks, or similar activities that may create noise or dust to adjoining and surrounding uses.	X
Commuter and Light Rail Facilities and Station. A rail transit system that covers long distances, usually with less frequent station spacing and train times than light rail that runs on a separate right-of-way from cars, and often sharing an existing freight corridor. Light rail transit systems can run along city streets or in a separate right-of-way. Station areas are located along the transit lines to link park-and-ride lots with the transit system.	P-1

USE	
	Forge PD (FPD)
Composting Facility. A facility where organic materials are converted into a humus-like material under a process of managed biological decomposition or mechanical processes. Normal backyard composting and composting incidental to agricultural operations are exempted from this use classification.	X
Construction Sales and Service. An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning and heating supply stores.	X
Contractor's Office/Storage Yard. A use that provides construction businesses with a base of operations A facility providing building construction and maintenance services including carpentry, plumbing, roofing, electrical, air conditioning and heating, with a base of operations and which may include the indoor and outdoor storage of building materials, equipment, or vehicles used by the construction business.	X

USE	
	Forge PD (FPD)
Convenience Store. A retail establishment selling consumer products including prepackaged food and household items, having a gross building area of not more than 5,000 square feet. A convenience store may also provide associated retail sale of gasoline and other petroleum products. The maximum square footage of any canopies associated with gasoline pumps shall be no more than 3,000 square feet, or the gross square footage of the primary structure, whichever is less.	C
Distribution Center. A facility where the storage and distribution of goods and materials occurs inside a fully enclosed building and which may include the parking and storage of distribution vehicles, and accessory activities.	X
Drive-through/Drive-up Facility. A facility which accommodates patrons' automobiles and from which the occupants of the automobiles may make purchases or transact business.	C
Dwelling, Single-Family. A building containing one (1) dwelling unit.	X

USE	
	Forge PD (FPD)
Dwelling, Two-Family. A building containing two (2) attached dwelling units.	P-1
Dwelling, Condominium. An individually owned dwelling unit, the ownership of which includes an undivided interest in the land and other common areas and facilities, as provided and recorded in a property deed or other instrument, as required by Utah law, and which is typically maintained by an association of the owners. Must meet allowed density requirements.	P-1
Dwelling, Multiple-Family. A building containing three (3) or more dwelling units.	P-1
Earth Station (Satellite Dish Farm). A communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas.	X

USE	
	Forge PD (FPD)
Educational Facility (Public or Private). Public schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction, and including charter schools. Privately owned buildings and uses for educational activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.	P-1
Environmental Remediation Activities. Removal and processing of on-site waste and/or contaminated materials for the purposes of remediation of the site for future use. All uses in this category are considered temporary for the duration of the remediation process and do not include importation of waste for processing. Such uses shall comply with the provisions for separation of uses and performance standards contained herein.	C
Emergency Care Facility. A facility or licensed healthcare provider providing emergency medical or dental or similar examination, diagnosis, treatment and care on an outpatient basis only.	P-1

USE	
	Forge PD (FPD)
Farmers' Market. An area used for the sale of fresh produce and related food items, which may have outdoor storage and sales. A farmers' market may provide space for one or more vendors.	C
Flammable Liquids or Gases Manufacture, Storage and Distribution. A facility which may produce, store and/or distribute flammable liquids and gases and which may include the parking and storage of distribution vehicles, and accessory activities.	X
Funeral Home/Mortuary. An establishment where the dead are prepared for burial or cremation and which may include areas for embalming, performing of autopsies and the storage of funeral supplies and vehicles and where funerals may be held.	X
Gymnasium/Health and Fitness Club. A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums, private clubs (athletic, health, or recreational), reducing salons, tanning salons, and weight control establishments.	P-2

USE	
	Forge PD (FPD)
Heliport. An area used for the landing and taking off of rotary wing aircraft but not including the regular repair or maintenance of such aircraft or the sale of goods or materials to users of such aircraft.	X
Hospital. A facility licensed by the State of Utah Department of Health providing clinical, temporary or emergency service of a medical, obstetrical or surgical nature to human patients.	C
Hotel. A building and associated facilities offering overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to individual guestrooms, and which may include additional services, such as restaurants, conference and meeting rooms, entertainment, and recreational facilities.	P-1
Kennel (Commercial). An establishment where four (4) or more dogs, older than four (4) months, are kept for the purpose of boarding, breeding, raising or training dogs for a fee or on a nonprofit basis.	X

USE	
	Forge PD (FPD)
Laundry (Commercial). An establishment primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than retail services establishments. Typical uses include bulk laundry and cleaning plants, diaper services, and linen supply services.	C
Laundry, Self Serve or Dry Cleaning. An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry cleaning services.	P-1
Liquor Store (State Owned). An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.	C
Manufacturing (Heavy). The assembly, fabrication or processing of large or bulky goods and materials which typically require extensive building areas or land areas using raw materials or previously prepared materials, using processes and that may have impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards.	X

USE	
	Forge PD (FPD)
Manufacturing (Light). The assembly, fabrication or processing of goods and materials using processes that are not offensive or create any odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts to adjacent property, nor create any health and safety hazards by way of materials, process, product or waste, and where all assembly, fabrication or processing is conducted within a building or structure and where all, equipment, compressors, generators and other ancillary equipment is located within a building or structure and any outside storage areas are screened from view from all adjoining properties and streets.	C
Medical and Dental Clinic. An organization of doctors, dentists, or other health care professional providing physical or mental health service and medical or surgical care of the sick or injured but which does not include in-patient or overnight accommodations.	P-1

USE	
	Forge PD (FPD)
Medical or Dental Laboratory. An establishment that conducts basic medical or dental research and analysis. This term does not include a facility providing any type of in-house patient services typically provided by hospitals and clinics.	P-1
Motel. A building or group of buildings containing guest rooms, some or all of which have a separate entrance leading directly from the outside of the building with a garage or parking space located on the same lot and designed, used or intended wholly or in part for the overnight accommodations of guests and their vehicles.	C
Museum. An institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.	P-1

USE	
	Forge PD (FPD)
Nightclub. A place of entertainment open at night usually serving food and liquor, having a floor show, and providing music and space for dancing. A Nightclub that serves liquor shall maintain a valid Class E License and shall be conducted in compliance with all requirements for the issuance of such license.	C
Nursing Care Facility. A healthcare facility, other than a hospital, constructed, licensed and operated to provide patient living accommodations, twenty four (24) hour staff availability, and at least two (2) of the following patient services: a) a selection of patient care services, under the direction and supervision of a registered nurse, ranging from continuous medical, skilled nursing, psychological or other professional therapies to intermittent health related or paraprofessional personal care services; b) a structured, supportive social living environment based on a professionally designed and supervised treatment plan, oriented to the individual's habilitation or rehabilitation needs; or c) a supervised living environment that provides support, training or assistance with individual activities of daily living.	C

USE	Forge PD (FPD)
Office. A type of business use where a building, room, or other space and where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations.	P-1

USE	
	Forge PD (FPD)
Open/Outdoor Display of Products or Merchandise. The storage of goods or product in an open, unenclosed area, including but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles.	X
Park and Ride Facility. A parking area and transit facility, the purpose of which is to allow the parking of motor vehicles with a connection to mass transit service.	X

USE	
	Forge PD (FPD)
Pawnshop. Any person or establishment engaged in any of the following: (a) Lending money on deposit of personal property; (b) Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor; (c) Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property; or (d) Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property.	X
Personal Care Service. An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barbershops, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tailors, tanning and nail salons, and weight loss centers. The term excludes "Tattoo Establishment."	P-1

USE	
	Forge PD (FPD)
Personal Instruction Service. An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, massage therapist instruction, martial arts training, and swimming clubs.	P-1
Power Plant. An electrical energy generating facility with generating capacity of more than 50 megawatts and any appurtenant and associated facilities.	X
Private Club. Any nonprofit corporation operating as a social club, recreational, fraternal or athletic association, or kindred association organized primarily for the benefit of its stockholders or members. A Private Club that serves liquor shall maintain a valid Class E License.	C

USE	
	Forge PD (FPD)
Public Uses. A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety, or general welfare, and including streets, parks, recreational facilities, administrative and service facilities, and public utilities, and found to conform to the General Plan, as adopted. Public Uses and Utilities do not include “Major Facility of a Public Utility,” as defined herein.	C

USE	
	Forge PD (FPD)
Public Utility (Major Facility). A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including any overhead or underground electric transmission lines (greater than 115,000 volts), substations of electric utilities; gas regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas or petroleum derivatives; and their appurtenant facilities, recreational facilities administrative and service facilities, water treatment plant, sewage treatment plant, or similar public or quasi-public use or activity and found by the Planning Commission to conform to the Vineyard General Plan, or has been considered by the Planning Commission and, after receiving the advice of the Planning Commission, the Vineyard Town Council has approved the proposed location and/or Public Use as an amendment to the Vineyard Town General Plan.	X

USE	Forge PD (FPD)
Public Utility (Minor Facility). A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including streets, parks, and public utilities, including water, sewer, power, gas, telephone, and cable television and found by the Planning Commission to conform to the Vineyard General Plan, or has been considered by the Planning Commission and, after receiving the advice of the Planning Commission, the Vineyard Town Council has approved the proposed location and/or Public Use as an amendment to the Vineyard Town General Plan.	C
Reception Hall, Reception Center. A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.	C

USE	
	Forge PD (FPD)
Recycling Collection Center. A use, often accessory in nature, providing designated containers for the collection, sorting and temporary storage of recoverable resources (such as paper, glass, metal and plastic products) to be transferred to a recycling processing facility. Recycling Collection Centers involve no more than 3 collection containers up to 40 cubic yards in total size. The operator of the collection center shall keep the collection center in proper repair and the exterior must have a neat and clean appearance.	X
Recycling Processing Facility. A facility where recyclable and organic materials are collected, stored and processed. Processing includes but is not limited to baling, briquetting, compacting, flattening, crushing, mechanical sorting, shredding, and cleaning. Recycling Processing Facility dose not include Salvage Yard.	X
Restaurant. A building or facility for the preparation and retail sale of food and beverages.	P-1

USE	
	Forge PD (FPD)
Retail Sales and Services. Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein.	P-1

USE	Forge PD (FPD)
Retail Sales and Services (Community Commercial). Establishments engaged in the retail sale of goods and services. Community Commercial Retail Sales and Service businesses must conduct all sales of goods and services, with all associated storage of goods and materials, within a totally enclosed building (with the exception of occasional outdoor "sidewalk" promotions), with no separate individual building to exceed 3,000 square feet in total gross building and the total gross floor area of all buildings, on any separate, individual lot, does not exceed more than 6,000 square feet of gross building area. Community Commercial Retail Sales and Services specifically excludes all sales, accessory uses, and service uses that typically display goods or services, or store goods or product in open, unenclosed areas, including but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles.	P-1

USE	
	Forge PD (FPD)
Retail Sales and Services (Regional). A commercial retail business that occupies more than 80,000 square feet of floor space, is a car or motor vehicle dealer, is a retail shopping facility (shopping center) that has at least one (1) anchor tenants if the total floor area of all tenants is more than 150,000 square feet, or is a grocery store of more than 30,000 square feet.	P-1
Salvage Yard. The use of any lot, portion of a lot, or land for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery and/or the storage and sale of dismantled or damaged vehicles or their parts.	X
Seasonal Use. A Seasonal Use shall not exceed ninety (90) days. Such uses include fireworks stands, fruit or vegetable stands, beverage or snow cone vendors, and Christmas tree lots.	T

USE	
	Forge PD (FPD)
Sexually Oriented Business. A business which depicts, portrays, or describes “specified sexual activities” or “specified anatomical areas,” or instruments, devices, or paraphernalia which are designated or used in connection with specified sexual activities, including but not limited to adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, or nude or seminude model studio.	X
Sign – Temporary. A sign intended to be displayed for a limited period, not to exceed sixty (60) days.	T
Storage – Self Service (Mini-Storage). An enclosed commercial storage facility providing independent, fully enclosed bays, which are leased to persons exclusively for storage of their household goods or personal property.	X
Storage of Recreational Vehicles. The storage and parking of recreational vehicles, including motor homes, boats, caravans, trailers, or similar, in an unenclosed area for a period exceeding seventy two (72) hours.	X

USE	
	Forge PD (FPD)
Temporary Use. A use or event established for a maximum period of sixty calendar (60) days, such use or event being discontinued after the expiration of sixty calendar (60) days.	T
Theater (Indoor Picture). A building or part of a building devoted to the showing of moving pictures on a paid admission basis.	P-1
Trailer/RV Camping Facilities. Any area or tract of land used or designed to accommodate two (2) or more travel trailers, recreational vehicles, motor homes or camping parties.	X
Transit Passenger Hub (Intermodal). A publicly owned and operated central transit passenger transfer facility servicing rail, bus, shuttle, limousine, taxis, private automobiles, bicyclists and pedestrians.	P-1

USE	
	Forge PD (FPD)
Vehicle and Equipment Sale and Rental – New or Used, (Heavy). An establishment licensed to engage in the retail or wholesale sale or rental, from the premises, of heavy equipment or motorized vehicles, including heavy construction vehicles and equipment, but excluding motorcycles, automobiles, and light trucks, along with incidental service or maintenance. Typical uses include new and used heavy truck sales and rental, boat sales, recreational vehicles, construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental.	X
Vehicle and Equipment Sale or Rental or Sale – New or Used, (Light). An establishment licensed and engaged in the retail sale or rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer's Gross Vehicle Weight Rating not to exceed one (1) ton, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks.	X

USE	
	Forge PD (FPD)
Vehicle and Equipment Rental - An establishment licensed and engaged in the rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer's Gross Vehicle Weight Rating not to exceed one (1) ton, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks.	X
Vehicle and Equipment Repair (Major). An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair, paint, and body shops.	X

USE	
	Forge PD (FPD)
Vehicle and Equipment Repair (Minor). An establishment providing motor vehicle repair or maintenance services and conducted entirely within completely enclosed buildings, but not including paint and body shops or other activities associated with Vehicle and Equipment Repair (Major). Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front-end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc. Vehicle and Equipment Repair (Minor) may include the retail sale of fuels, lubricants and other supplies for motor vehicles.	X

USE	
	Forge PD (FPD)
Warehouse. An establishment that is primarily engaged in the storage of goods, and including activities involving movement and storage of products or equipment and which may include the parking and storage of distribution vehicles, and accessory activities. Uses include moving and storage firms, and warehousing and storage facilities.	X
Warehouse Club. A retail business requiring patron membership, and selling packaged and bulk foods and general merchandise characterized by high volume and a restricted line of popular merchandise in a no frills environment. Examples include, but are not limited to Wholesale Club, Costco, and Sam's Club.	P-1
Wholesale Distribution. A business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of such materials, supplies and goods from its inventory to retail companies within the industry and which may include the parking and storage of distribution vehicles, and accessory activities.	X

USE	Forge PD (FPD)
Wireless Telecommunications Site/Facility. A facility used for the transmission or reception of electromagnetic or electro-optic information, including wireless telecommunications facilities such as “cellular” or “PCS” (Personal Communications Systems) – communication and paging systems. This use is not required to be located on a separate lot or to comply with the minimum lot size requirement for the District in which it is located but is required to meet the design and locational requirements, as established for such uses, as provided by this Ordinance. Telecommunications Site/Facility does not include radio antennas complying with the ruling of the Federal Communications Commission in “Amateur Radio Preemption, 101 FCC 2nd 952 (1985)” or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.	C



COMMUNITY DEVELOPMENT

DATE: January 06, 2016
FROM: Aric Jensen; Town Planner
TO: Planning Commission
ITEM: "The Forge" Zone Map and Zone Text Amendment
ADDRESS: Southwest corner Vineyard Connector and Geneva Road
APPLICANT: Cottonwood Geneva LLC; John West and Jeff Gochmour

BACKGROUND AND PROCEDURE:

Jeff Gochmour, representing Cottonwood Geneva LLC, requests a zone map amendment and a zone text amendment for "The Forge", an urban style mixed use development located on approximately 45 acres on the southwest corner of Vineyard Connector and Geneva Road. The property is currently zoned RMU (Regional Mixed Use), which anticipates uses and development patterns similar to those proposed by the applicants; however, the proposed development contains some elements that either aren't anticipated in the RMU Zone, or that aren't permitted to the extent desired. As such, the applicants request that the Town adopt a new zone district that specifically addresses their proposal.

In brief, the review and approval process is similar to the Town Centre masterplan and zone text amendment process the Town accomplished earlier this year – just on a smaller scale. The proposed uses include: professional offices, retail, residential, and ancillary uses. The layout is a traditional urban rectilinear block configuration, with block lengths of generally 400' to 500'. The single biggest feature of the project is the proposed street design. The City Engineer and the Town Planner have discussed this item at length; the primary concerns center on whether the streets would be public or private, and the non-standard street cross-sections. This topic will be more fully discussed during the public hearing.

At the December 16, 2015 meeting, the Planning Commission opened the public hearing, received a presentation from the applicant, and then continued the public hearing to this meeting. At the meeting the Commission should receive a report/presentation from the applicant on the changes made in the interim, consider any comments/suggestions from the public, and then either recommend approval, denial, or to continue the item to a future meeting to give the applicants time to make further changes and/or provide additional information.

RECOMMENDATION:

Staff recommends that the Planning Commission either recommend approval of the proposed zone amendment (with or without modifications) or continue the public hearing until the next scheduled meeting so that the applicant can make the recommend changes and/or provide additional information.

PROPOSED MOTIONS:

I move that the Commission **RECOMMEND APPROVAL** of the proposed zone map and text amendments (with any modification as determined at the meeting) with the following findings:

1. They meet the minimum requirements of Utah Code and Town Ordinances.
2. They represent sound planning and engineering precepts.
3. They further the health, safety, and welfare of the community.
4. They have been requested by the property owners and developed in conjunction with their authorized agents.

ALTERNATE MOTION

I move that the Commission **CONTINUE** consideration of the proposed zone map and text amendments until the January 20, 2016 Planning Commission meeting so that the applicant can make recommend changes and/or provide additional information.

ATTACHMENTS:

Aerial Photo

Application

Proposed Zoning Map and Zone Text Amendment Submittal (Electronic Copy Only)

Aerial Photo and Map



Preliminary Concepts for The Forge District

Section E.8. Signage

Following are several key signage concepts and related images proposed for The Forge District, which are important to enhancing it's character that evokes it's history as a steel mill, warehouse, "maker space" kind of area.

If these preliminary concepts are acceptable, they will be incorporated into a full Signage element.

1. **Traditional Signage and Supergraphics:** Traditional warehouse and industrial signage, and similar supergraphics (large wall murals, graphics) are encouraged in appropriate locations. They should reinforce the overall character of the warehouse look and feel, especially if affixed to the building. Examples include:
 - a. Scaffold-mounted neon signs (see Figure 5.1).
 - b. Large advertising graphics painted on building walls (see Figure 5.2).
 - c. Projecting signs above entries (see Figure 5.3).
 - d. Neon tube signs
 - e. Rotating signs
2. **Wayfinding:** Directional and wayfinding signage will be located in the public ROW at intersections, points of transition, and at key nodes, and will include:
 - a. Street Names (may be freestanding signs or signage affixed to buildings in consistent locations)
 - b. Consistent Branding: These elements will also incorporate The Forge's graphic image, including logo, typefaces, and/or colors.
3. **Consolidation:** To reduce visual clutter, and to the extent permitted by law, the Town encourages minimum regulatory signs (parking, no parking, pedestrian crossing, etc.) and that they be consolidated.

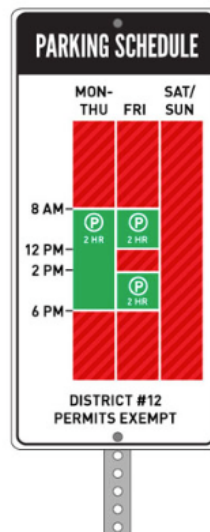


Figure 5.1 - Scaffold-Mounted Neon Signs



Figure 5.2 - Large Advertising Graphics

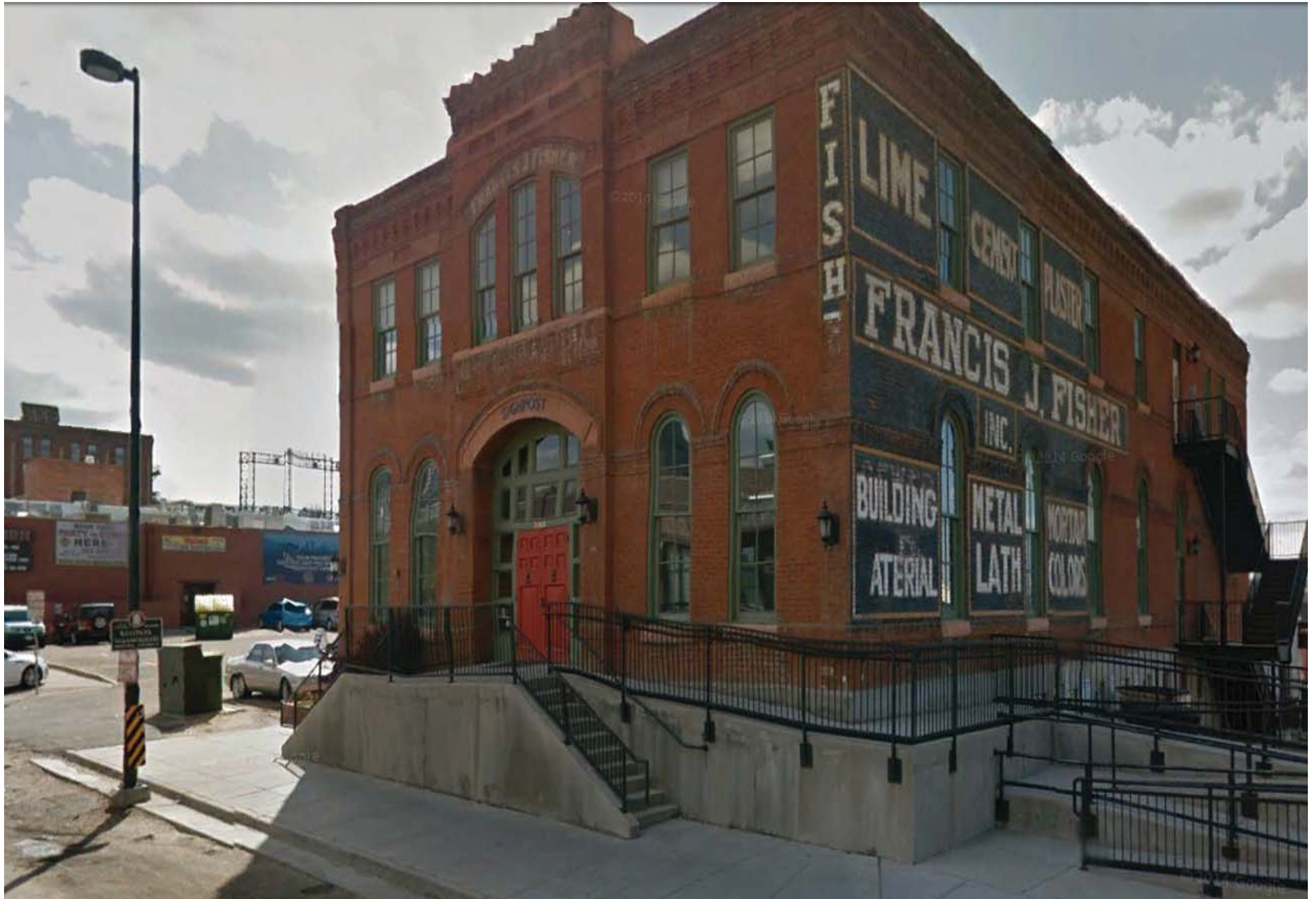
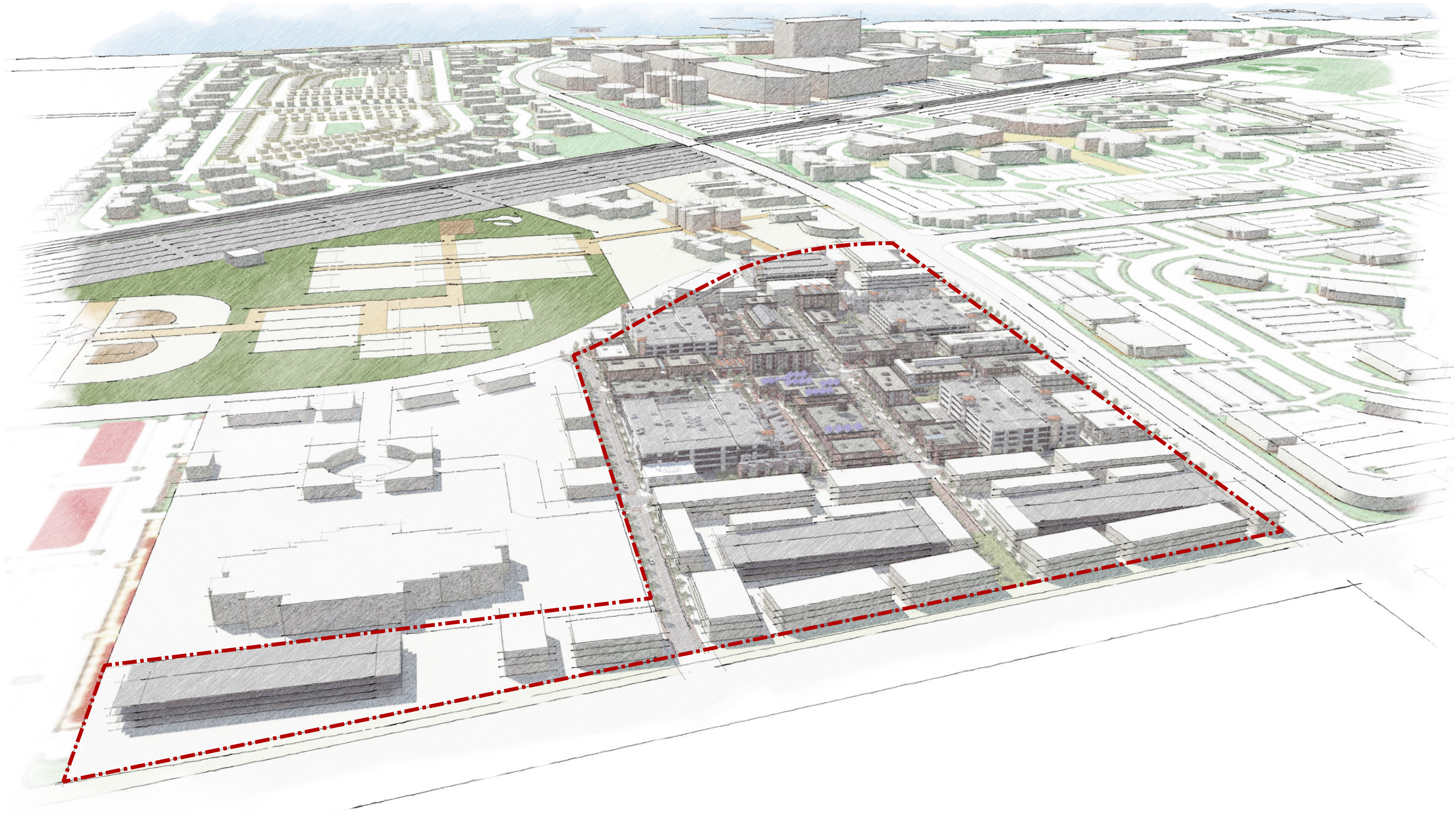
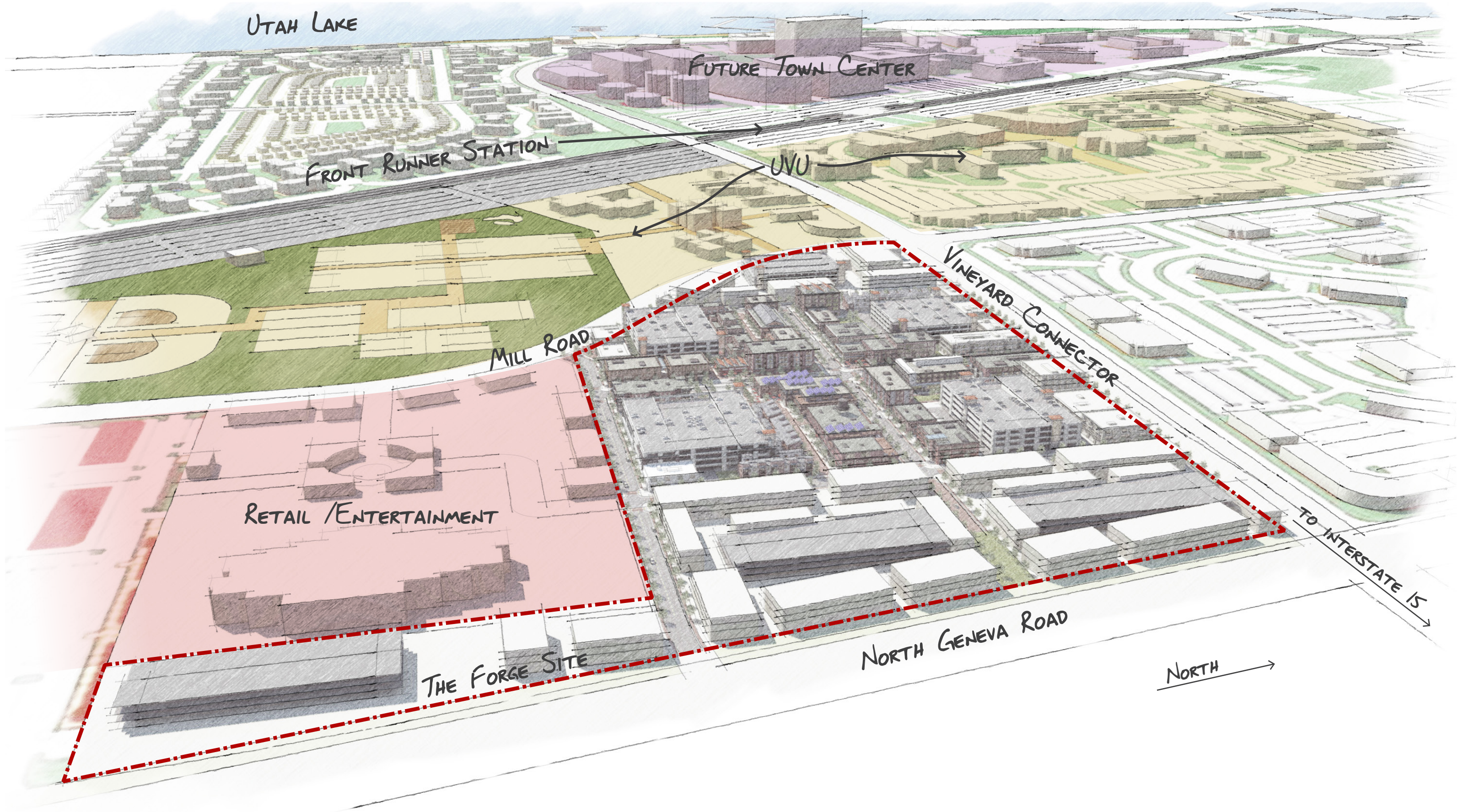


Figure 5.3 - Projecting Signs above Entries





CONTEXT MAP







COMMUNITY DEVELOPMENT

DATE: January 06, 2015
FROM: Aric Jensen; Town Planner
Don Overson; Public Works Director
TO: Planning Commission
ITEM: PUBLIC HEARING; Water's Edge Zone Text Amendment and Sign Plan
APPLICANT: Bronson Tatton/Flagship Homes

BACKGROUND AND ANALYSIS:

There are essentially three components to the application requested:

1. An amendment to the existing Waters Edge Special District zone and master plan to allow for attached senior housing units in the A15 and A17 planning areas, which currently only allow detached single family dwellings.
2. An amendment to the existing Waters Edge Special District zone master fencing plan to allow more "open style" fencing in certain areas.
3. An amendment to the existing Waters Edge Special District zone to include a master project sign plan.

Senior Housing Overlay

As a general rule, substituting senior housing for a small lot single family use results in lower traffic volumes, lower school impacts, and lower utility consumption. However, senior housing usually creates a higher demand on medical and emergency services. As proposed in the requested zone text amendment, the application of a senior housing overlay on the subject properties would probably increase the overall impact on the community as compared to the current zoning. As such, staff has reviewed the proposed text and recommended several modifications. The most significant is the requested density – staff recommends that the number of units remain the same as currently set forth – while the applicant would like to move to a density standard of 8 units per acre for detached housing, and 20 units per acre for attached housing. While 8 units per acre would essentially be a lateral move, 20 units per acre appears to be a significant departure from the approximately 6-7 units per acre in the existing zoning.

Fencing Plan

The proposed fencing plan is the result of collaboration between the applicant and the Town Planner. The objective is to revise the fencing plan consistent with the principles of "crime prevention through environmental design (CPTED)", which encourages visibility and openness. The applicant is not proposing any new fencing types above and beyond the 4 types already set forth in the zoning ordinance; rather the proposal is to reduce the amount of solid, site obscuring walls wherever practical, and to replace them with open or semi-opaque designs that allow the monitoring of activities within public trails and parks. It needs be noted that CPTED is not an exact science – there are pros and cons to every design. For example, a solid wall will better

shield sound and lighting, but it is also more susceptible to graffiti and sheltering illicit activities. And an open fence will allow observation but provides little to no privacy. So the responsibility of the Planning Commission is to review the proposed fencing plan and determine where it is in the best interest of the community to have solid walls, semi opaque fencing, and open fencing. Staff and/or the applicant will review the different styles of fences at the meeting along with the proposed plan.

Master Sign Plan

The proposed sign plan is essentially a proposal for directional signs during the construction and development of the entire Water's Edge development, which will likely take a period years. The staff opinion is that the proposed signs serve a practical purpose during construction and while the new residents are finding their way around, but they would eventually become a nuisance and maintenance problem. If the Commission finds a compelling need for the signs, the staff recommendation is that the developer/property owner be required to remove them with 1 year of the completion of the last dwelling in each phase/area, with the exception of the project development sign at the intersection with Vineyard Connector.

RECOMMENDATION:

Review and discuss the three proposals. If the Commission is able to reach a consensus on any or all of the items, it should make a motion either to recommend approval/denial, or to continue the item to a future agenda for further consideration.

RECOMMENDED MOTION:

As these are policy issues that involve a public hearing and discussion, no specific motion is recommended. However, the general staff opinion is that, with modifications, the proposed amendments are in the best interest of the community.

ATTACHMENTS:

Proposed Ordinance Text Amendments (with Town Planner's comments)
Proposed Sign Plan (new)
Proposed Master Fencing Plan Amendment