

**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, August 2, 2017 at 6:30 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular planning commission meeting, on Wednesday, August 2, 2017 at 6:30 p.m. The meeting will be held at City Hall, 240 East Gammon Road, Vineyard, Utah. The public is invited to participate in all 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 – Minutes from the May 17, 2017 planning commission meeting.

5. BUSINESS ITEMS:

5.1 Eastlake at Geneva Industrial Business Park Ph. 10 Preliminary Plat

The applicant is proposing to subdivide two existing lots into three lots located at 451, 487, 523 E 1750 N.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, City Engineer

8. 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 Elizabeth Hart, Community Development Technician, at least 24 hours prior to the meeting by calling (801) 226-1929.
- **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 Website and at the Vineyard City Office, delivered to each member of the Vineyard Planning Commission, and emailed to the Daily Herald and surrounding entities.

AGENDA NOTICING COMPLETED ON: July 27, 2017

CERTIFIED (NOTICED) BY: /s/ Elizabeth Hart

Elizabeth Hart, Community Development Technician

Community Development

Date: August 2, 2017
From: Elizabeth Hart, Planner
To: Planning Commission
Item: Eastlake at Geneva Industrial Business Park Phase 10 Preliminary Subdivision Plat
Address: 451, 487, 523 E 1750 N
Applicant: Darrin Long



INTRODUCTION:

The proposed application is for a preliminary subdivision plat. The applicant is proposing to subdivide two existing lots into three lots. Three buildings have been built on the proposed lots, the layout of the buildings is shown in an attachment to this report. The property is in the Flex Office Industry (FOI) district. City Council approved a site plan for the buildings in February of 2015.



Community Development

ANALYSIS:

The purpose of the FOI District is to provide an area in the city to foster economic development, establish employment centers and provide flexible development standards to accommodate business expansion. Land uses in the FOI District will be concentrated in information technology, pharmaceuticals, light manufacturing, biotechnology, light industrial and business development and will primarily be contained within quality structures and limit external impacts to surrounding properties.

LOT SIZE	LOT 1	LOT 2	LOT 3	TOTAL ACREAGE
EXISTING	1.74 Acres	3.0 Acres	XX	4.74 Acres
PROPOSED	1.14 Acres	2.49 Acres	1.10 Acres	4.73 Acres

Section 606 - Dimensional Standards Table – FOI			
CATEG	Standard	Comments	Compliance
Minimum Lot Size	20,000 square feet	Lot 1: 49,824 sq. ft.	YES
		Lot 2: 108,612 sq. ft.	
		Lot 3: 48,017 sq. ft.	
Minimum Lot Width	100 feet	Lot 1: 149 ft.	YES
		Lot 2: 323 ft.	
		Lot 3: 148 ft.	
Maximum Building Height	4 stories or 60 feet	All buildings are under this requirement	YES
Minimum Side Yard – Interior Lots	20 feet	Lot 1: ~40 ft.	YES
		Lot 2: West side: ~12 ft. East side: ~13 ft. Refer to comment below table.	
		Lot 3: ~48 ft.	

Side Yard Setbacks

**please refer to the attached Site Plan*

The building on lot 2 does not meet the 20-foot side yard setback where the proposed property lines are located. Staff has found that if they adjust the lot lines a few feet that all the buildings will meet the 20' side yard setback. Staff has requested that the lot lines be adjusted to meet the 20-foot side yard setback.



Community Development

FINDINGS:

With the proposed conditions, the proposed preliminary plat meets the following findings:

- It is in conformance with the standards and requirements of the zoning ordinance.

RECOMMENDATION:

Staff recommends the Planning Commission approve the preliminary plat for Phase 10 of the Eastlake at Geneva Industrial Park subject to the following conditions:

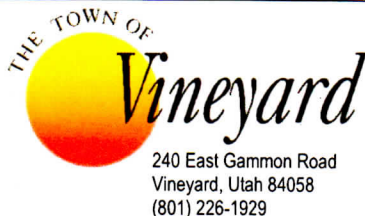
1. The applicant adjusts the property lines to meet the 20-foot side yard setback requirement
2. The applicant pays any outstanding fees and makes any redline corrections
3. The forthcoming final plat be in conformance with this preliminary plat
4. The applicant is subject to all local, state and federal laws.

PROPOSED MOTION:

"I move to approve the proposed preliminary plat for Phase 10 of the Eastlake at Geneva Industrial Business Park with the proposed conditions.

Attachments:

Application
Preliminary Plat
Site Plan



240 East Gammon Road
Vineyard, Utah 84058
(801) 226-1929

PRELIMINARY SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: 5.15.17

APPLICANT(S): Darrin Long

ADDRESS OF APPLICANT: 523 E 1750 N Vineyard UT
Suite 600 84057

BUSINESS PHONE #: _____ CELL PHONE #: 801-362-0338

EMAIL ADDRESS: steelpointplaza@gmail.com FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: I-1

NUMBER OF PROPOSED NEW LOTS: 3

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 451 E 1750 N, 487 E 1750 N,
523 E 1750 N

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 4.74

NAME OF PROPERTY OWNER(S): Darrin Long

CHECK APPLICABLE PERMIT ATTACHMENT:

CONDITIONAL USE PERMIT	FINAL PLAT
GENERAL MAP/PLAT AMENDMENT	LAND DISTURBANCE PERMIT
MINOR PLAT AMENDMENT	PERMITTED USE SITE PLAN
PRELIMINARY SUBDIVISION	ROAD CUT PERMIT
TEMPORARY USE PERMIT	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

[Signature] 5.15.17
Applicant Signature Date

Co-Applicant Signature Date

OFFICE USE ONLY			
DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal	Complete Submittal	Planning Commission	Town Council
Type of Request	Staff Comments:		
PAYMENT INFORMATION			
Amount Due	Date Paid	Amount Paid	Check #

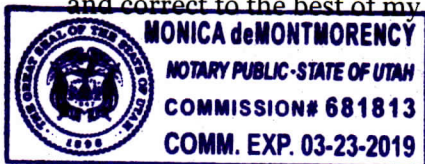
Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }

COUNTY OF UTAH }ss

I, the undersigned, Darrin Long, as 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.



[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn before me, Monica deMontmorency, a Notary Public, on this 26 day of June, 20 17.

My commission expires: 3-23-2019
[Signature] (Notary Public)

AGENT AUTHORIZATION AFFIDAVIT

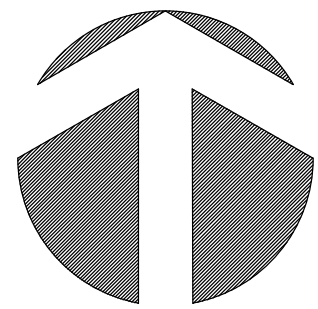
I, the undersigned, _____, as owner(s) of the real property described in the attached application, do authorize the following:
_____, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me, _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)
My commission expires: _____



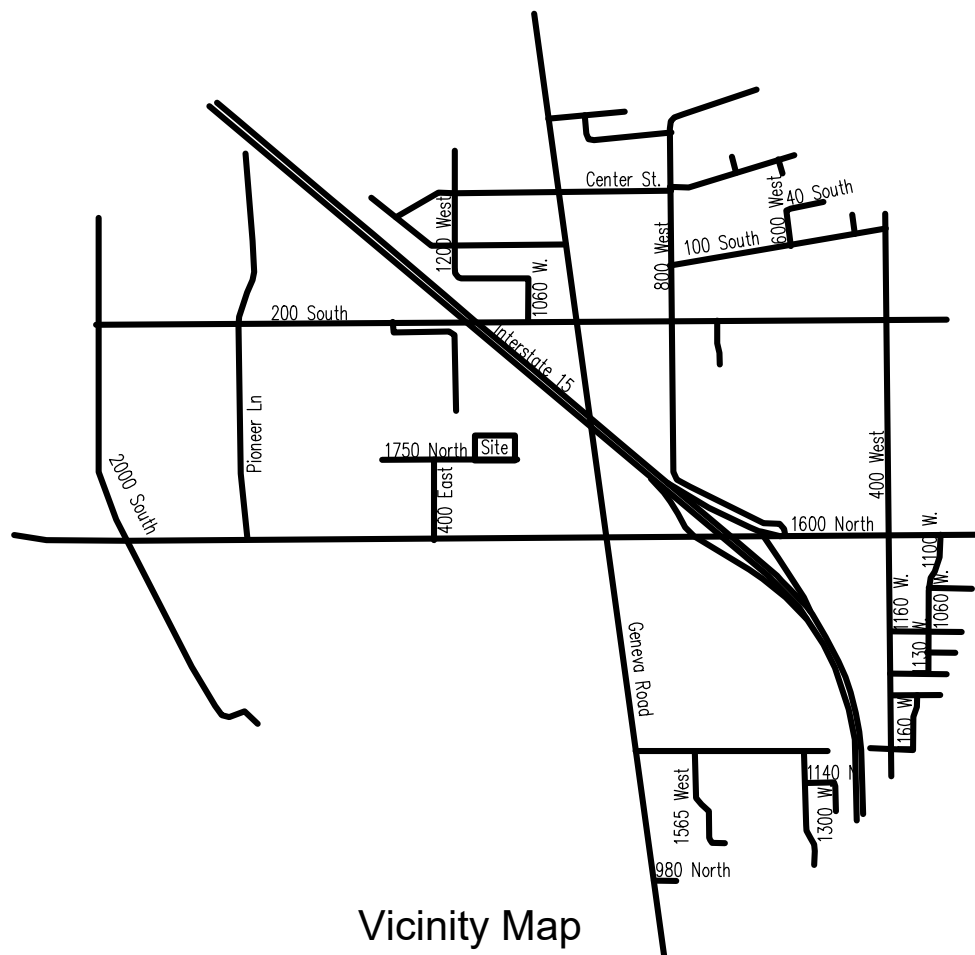
1" = 40'

LEGEND

- EXISTING SECTION CORNER (FOUND)
(AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- PROPOSED STREET MONUMENT
- MONUMENT TO MONUMENT TIE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS

Eastlake at Geneva Industrial Business Park Phase 10

Located in a portion of the Northwest
quarter of Section 5, Township 6 South,
Range 2 East, Salt Lake Base and Meridian
Vineyard City, Utah County Utah



Vicinity Map

Surveyor's Certificate

I, **ROGER D. DUDLEY**, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No. 147089 as prescribed under the laws of the State of Utah. I further certify that, by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, blocks, streets, and easements and that the same as shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

Boundary Description

Commencing at a point located North 89°42'17" East along the Section line 179.52 feet and South 1427.68 feet from the North quarter corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 79°40'27" East 94.04 feet; thence East 442.58 feet; thence along the arc of a 108.00 foot radius curve to the left 38.96 feet (chord bears North 79°40'02" East 38.75 feet); thence North 69°20'04" East 49.75 feet; thence South 00°00'01" East 359.28 feet; thence South 89°29'43" West 7.49 feet; thence along the arc of a 66.00 foot radius curve to the left 120.16 feet (chord bears North 82°39'28" West 104.24 feet); thence along the arc of a 50.00 foot radius curve to the right 38.68 feet (chord bears South 67°20'30" West 37.72 feet); thence South 89°29'57" West 474.09 feet; thence North 323.34 feet to the point of beginning.

AREA=206,453 sq. ft. or 4.73 acres

Basis of Bearing is North 89°42'17" East along the Section line from the North quarter corner to the Northeast corner of Section 5.

DATE: _____ Professional Land Survey
(see seal below)

Owner's Dedication

Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as _____, do hereby dedicate for perpetual use of the public and/or City all parcels of land, easements, and public amenities shown on this plat as intended for public use. The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

In witness whereof I have hereunto set this _____ day of _____, A.D. 20____

LOT 1

LOT 2

LOT 3

Acknowledgement

STATE OF UTAH } S.S.
County of Utah

On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public residing at _____

Acknowledgement

STATE OF UTAH } S.S.
County of Utah

On the _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

My commission expires: _____ Notary Public residing at _____

Sheet 1 of 1

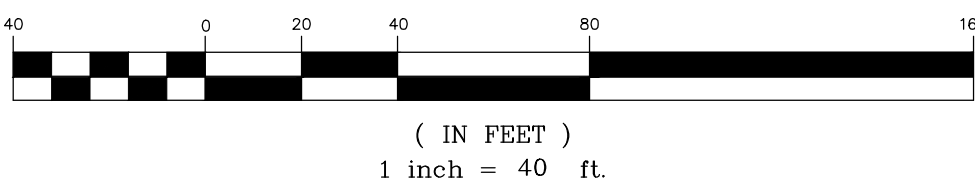
Eastlake at Geneva Industrial Business Park Phase 10

Including a Vacation of a portion of Lot 3, and all of Lot
4, Phase 7 Eastlake at Geneva Industrial Business Park

Scale: 1" = 40'

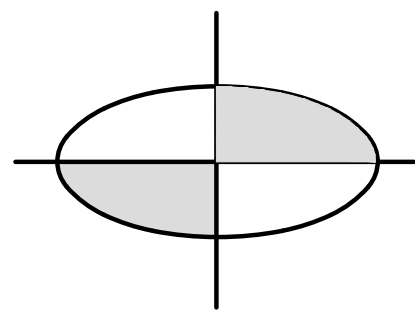
Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	66.00'	120.16'	104.24'	N 82°39'28" W	104°18'52"
C2	50.00'	38.68'	37.72'	S 67°20'30" W	44°19'15"
C3	108.00'	38.96'	38.75'	S 79°40'02" W	20°40'02"

GRAPHIC SCALE



Plat Vacation Notice

The City of Vineyard is satisfied that neither the public nor any person will be materially injured by the Vacation of a portion of Lot 3 & Lot 4, Phase 7, Eastlake at Geneva Industrial Business Park. A portion of Lot 3 & Lot 4, Phase 7, Eastlake at Geneva Industrial Business Park is hereby vacated.



Prepared by:

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264

Mayor Approval

Approved by the Mayor this _____ day of _____
A.D. 20____

Mayor _____

Planning Commission Approval

Approval by the Planning Commission on this _____ day of _____ A.D. 20____

Chairman, Planning Commission _____

Town of Vineyard Engineer Approval

Approved this _____ day of _____
A.D. 20____ By the City Engineer.

Town of Vineyard Engineer _____

Town of Vineyard Attorney

Approval as to form this _____ day of _____
A.D. 20____ By the
City Attorney.

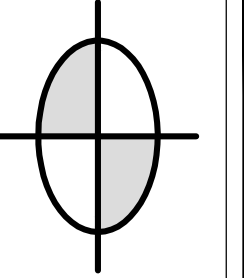
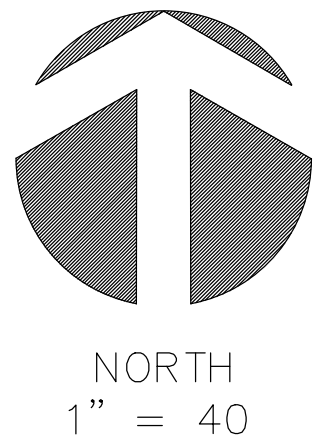
Town of Vineyard Attorney _____

SURVEYORS' SEAL

NOTARY PUBLIC
SEAL

CIVIL ENGINEERS
SEAL

CLERK-RECORDER
SEAL



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

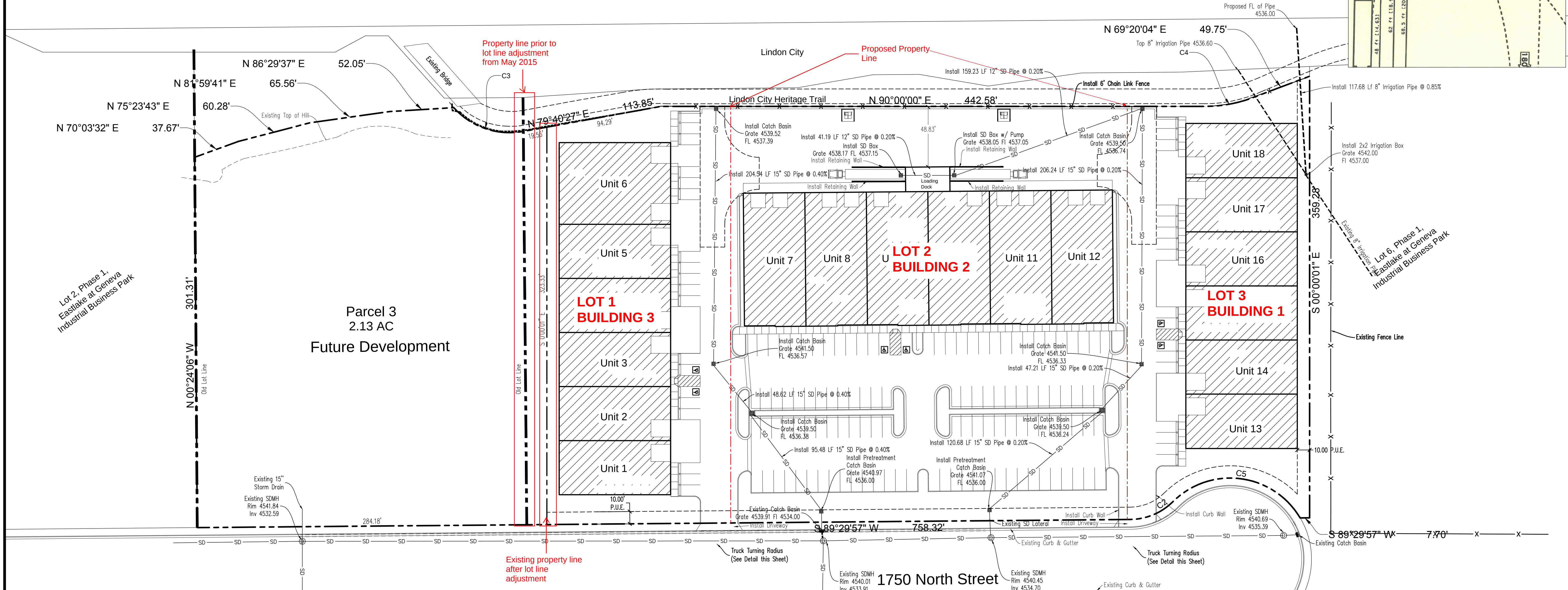
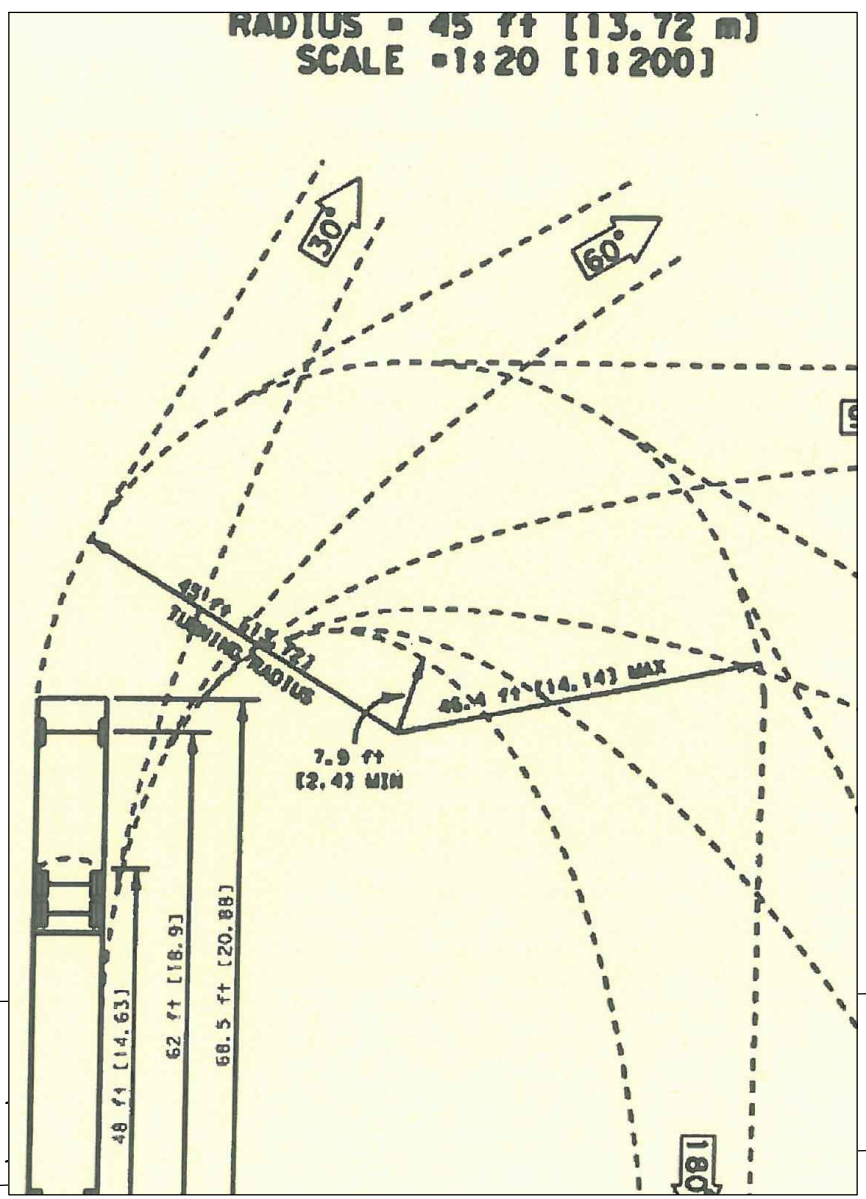
Steel Pointe
Site Plan

Utah
Vineyard City

Revisions

Date
8-21-2014
Scale
1"=40'
By
BHT
Tracing No.
L - 4553

Sheet No.
C - 2



CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. **811** before you dig.

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

