VINEYARD
PLANNING COMMISSION

MEETING DATE:	Wednesday, November 1, 2017
SITE VISIT TIME:	6:00 PM
SITE VISIT LOCATION:	349 East 50 North, Vineyard, UT
PUBLIC HEARING TIME:	6:30 PM
MEETING LOCATION:	Vineyard City Hall, 240 E Gammon Rd., Vineyard, UT

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a public hearing and regular planning commission meeting, on Wednesday, November 1, 2017 at 6:30 p.m. in the Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

1. **CALL TO ORDER**
2. **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**
3. **OPEN SESSION**

   "Open Session" is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. 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.
4. **MINUTES REVIEW AND APPROVAL**

   Minutes from August 16, 2017, September 20, 2017, October 04, 2017 planning commission meetings.
5. **BUSINESS ITEMS:**

   5.1 Site Visit, Public Hearing and Consideration – Shining Stars Preschool Conditional Use Permit – 349 E 50 North, The Willows Subdivision

   Sarah Williams, owner of Shining Stars Preschool is requesting approval of a conditional use for a childcare facility within her home.

   5.2 Lincoln Square Site Plan Amendment – 355 N. Mill Road

   The applicant is applying for a site plan amendment to the Lincoln Square Apartment development. The applicant is proposing to change the architectural elevations of the buildings.

   5.3 Preliminary Plat – Geneva Retail Frontage Subdivision – 350 N. Geneva Road

   Jerry Grover, with Anderson Geneva Development, is requesting approval for a preliminary plat. The proposed property is located at 350 N. Geneva Road and is within the Regional Mixed-Use zoning district. The applicant is proposing to subdivide the property into eleven (11) lots.

   5.4 Planning Commission 2018 Proposed Schedule

   The commission will review and take action on the proposed schedule for 2018.
6. **COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**
7. **STAFF REPORTS**
   - Morgan Brim, Planning Director
   - Don Overson, Town Engineer

8. ADJOURNMENT

The next regularly scheduled meeting is November 15, 2017.

This meeting may be held electronically to allow a commissioner to participate by teleconference.

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: October 26, 2017
NOTICED BY: /s/ Elizabeth Hart
Elizabeth Hart, Planner

MINUTES OF THE VINEYARD PLANNING COMMISSION
SITE VISIT, REGULAR MEETING AND WORK SESSION
Site Visit: Concord Apartments, 125 N Mill Rd. @ 6 PM
Regular Meeting: Vineyard Town Hall, 240 East Gammon Road, 6:30 PM
Wednesday, August 16, 2017

SITE VISIT: Concord Apartments, 125 N Mill Rd. at 6PM

Present:	**Absent:**
Chairman Chris Judd	Commissioner Tim Blackburn
Commissioner Nate Carter	Commissioner Daniel Pace
Commissioner Cristy Welsh	Commissioner Anthony Jenkins
Commissioner Bryce Brady	

Staff Present: Community Development Director Morgan Brim, Planner Elizabeth Hart

Others Present: James McLaughlin from Bach Homes

Chairman Judd began the site visit at 6:05 PM.

Mr.Brim stated that for the site visit they would walk around the property and the applicant will be able to show the areas they are proposing to modify for additional parking.

James McLaughlin, the applicant with Bach Homes, began with pointing out areas where the landscaping would be taken out in order to add parallel parking. Mr. Brim stated that on the original site plan this parallel parking was planned but landscaping was put in its place. Mr. McLaughlin also pointed out he areas in the back of the property that would be altered into additional parking. Commissioner Welsh asked if parking was going to be added in the front of the development. Mr. McLaughlin stated that no parking would be added to front. Mr. Brim stated that staff requested more trees to be planted in the front to accommodate for the loss of landscaping, he also stated that they still meet the minimum landscaping requirement for the district.

Chairman Judd concluded the site visit at 6:18 PM.

REGULAR MEETING: Vineyard City Hall

Present:	**Absent:**
Chairman Chris Judd	Commissioner Daniel Pace
Commissioner Nate Carter	Commissioner Anthony Jenkins
Commissioner Cristy Welsh	
Commissioner Bryce Brady	
Commissioner Tim Blackburn	

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Staff Present:
Community Development Director Morgan Brim, Public Works Director/City Engineer Don Overson, Planner Elizabeth Hart

CALL TO ORDER
Chairman Judd called the meeting to order at 6:30 PM.

INVOCATION
Chairman Judd asked Commissioner Carter to offer the invocation

OPEN SESSION
Chairman Judd asked for public comment. Hearing none Chairman Judd closed the open session.

MINUTES REVIEW AND APPROVAL
There were no minutes for approval

BUSINESS ITEMS:
5.1 Site Visit and Consideration – The Concord Apartments Site Plan Amendment
James McLaughlin, with Bach Homes, presented the proposed amendments to the Concord site plan. He stated that the development is proposing to add 30 additional parking stalls to help with the parking issues happening within the development, as well as in the area. He stated the parking would mainly be added in the back of the development. He stated that landscaped areas will be taken out to accommodate the extra parking stalls. He stated that ten (10) additional trees will be added to the landscaped street frontage in order to make up for the loss of landscaping being removed for the parking stalls. He discussed how the property manager is taking action to ensure the private garage spaces are used for parking and storage.

Mr. Brim discussed the previous parking requirements, he stated that if the development was built today there would be a substantial amount of more parking spaces. Mr. Brim reiterated that more landscaping would be added within the street frontage. He added that the frontage is close to twenty-five (25) feet in width, which allows for more landscaping to be added and it will also keep the Mill Road corridor visually pleasing.

Chairman Judd asked for questions or comments from the commissioners.

Commissioner Blackburn asked where the residents of the apartments were parking if they could not find parking on the site. Mr. McLaughlin stated that residents have been finding parking off site.

Commissioner Blackburn asked if the additional parking will help eliminate the overall parking issues. Mr. McLaughlin stated that the additional parking will help with the parking issue but it will not eliminate the parking issue.

Commissioner Blackburn asked what the parking standard was for the development when it was originally approved. Mr. Brim stated that it was approved with about two (2) stalls per unit, but if it went through an application with the zoning ordinance in place now it would need about three (3) stalls per unit.

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Commissioner Blackburn asked why it wasn't anticipated that more parking spaces would be needed when the development originally went through the application process. Mr. Brim stated that when most of the projects on Mill Road came in that they were presented as single-family dwellings. He stated that it was not anticipated to be student housing but the area is very close to the University and more young professionals are coming to live in Vineyard and the area. He discussed how the housing shortage in the state of Utah is effecting Vineyard and how the multi-family units are being used. Mr. Brim stated that the applicant did meet the minimum parking requirements at the time of approval.

Commissioner Blackburn commented that more needs to be done in order to get more than what meets the minimum requirement. Additional discussion continued on minimum requirements.

Commissioner Brady asked if it was possible to plant more trees in the back of the development. Chairman Judd stated that there was a trail along the back of the development and only about one (1) foot of space available for landscaping. Mr. Brim also noted that a water lines runs in the back as well.

Chairman Judd stated that it is frustrating to see so many trees dead or dying, he asked the applicant why that was. Mr. McLaughlin stated that it was a property management issue, which they recently turned over management. He also stated that all the dead trees will be replaced. Chairman Judd asked for a time frame of when the additional trees will be added and the dead trees removed. Mr. McLaughlin stated that the plan was to have it in by mid-October. Chairman Judd asked for a condition to be added that the dead trees be replaced by mid- October.

Commissioner Welsh stated that she agrees with Commissioner Blackburn on doing more than just requesting for the minimum requirements to be met. She stated that she thought the placement of the parking was thoughtful.

Chairman Judd asked for additional comments and questions. Hearing none he asked for a motion.

Motion: COMMISSIONER WELSH MADE A MOTION TO APPROVE THE CONCORD APARTMENT SITE PLAN AMENDMENT WITH THE CONDITIONS LISTED BY STAFF AND THE ADDITIONAL CONDITION:

1. The applicant works with staff on which species and size of trees to be planted
2. The applicant replaces all dead landscaping by mid-October
3. The applicant be incompliance with the original landscaping plan

COMMISSIONER CARTER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

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5.2 Holdaway Farms Preliminary Plat

Jack Holdaway, resident and applicant, presented the preliminary plat application for the Holdaway Farms subdivision. He stated that they are proposing five (5) lots and dedicating a small piece of frontage for a future trail. There was discussion on the trail and parking along Holdaway Road.

Commissioner Welsh asked if the road into the subdivision met the city's standards. Mr. Overson stated that it does meet city standards.

Commissioner Blackburn asked about lot sizes. Ms. Hart stated that the lots meet the size requirements, she pointed out that lot five (5) meets the minimum size requirement because they are dedicating a portion of the property as a trail. She also stated that in order for lot three (3) to meet the minimum width requirement a front setback had to be set at approximately 50 feet from the front property line in order for it to meet the minimum lot width requirement.

Chairman Judd asked for additional comments or questions. Hearing none he asked for a motion.

> **Motion:** COMMISSIONER CARTER MADE A MOTION TO RECOMMEND APPROVAL OF THE HOLDAWAY FARMS PRELIMINARY PLAT TO THE CITY COUNCIL WITH THE CONDITIONS LISTED BY STAFF. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

WORK SESSION

6.1 Park and Trails Naming Proposal Discussion

Chairman Judd passed the time of over to Commissioner Blackburn.

Commissioner Blackburn stated that at the last planning commission meeting a parks and trails naming process was discussed. He stated that the he put together a draft of the process and application. He stated that he sent it out to commissioners for review and asked for comments on his proposal.

Chairman Judd stated that he thought the proposed process what straightforward and detailed that it was easy to understand what you were applying for and what the process was. what Commissioner Blackburn put together was straightforward. He then asked Mr. Brim what was the next step for getting this process in place.

Mr. Brim stated that he would talk with the City Manager about getting the proposal on the city council agenda. He asked Commissioner Blackburn to be at the meeting to present the proposal.

Commissioner Blackburn asked who would approve or deny the applications. Mr. Brim stated that the city council can approve them or they can appoint authority to a subcommittee. There was additional discussion on who should approve the applications.

Chairman Judd reiterated that Mr. Brim would take the proposal to the city manager to put on a future city council agenda meeting and that he would bring the topic up during his report to city council at the next meeting. Mr. Brim stated that he will spruce up the proposal before it goes before the city council.

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6.2 Short Term Rentals and Drive-Thru Discussion

Mr. Brim stated that complaints have been received about short-term rentals (STR) and more investors are showing interest in buying homes specifically for turning them into permanent STR.

Mr. Brim explained that the city zoning ordinance has never allowed STR within in any district. He clarified that an STR is a rental of thirty (30) days or less. Mr. Brim explained why STR are not allowed when there is no mention of them within the zoning ordinance. He stated that the zoning ordinance is what is known as an inclusionary zoning ordinance. He explained that this means if something is not listed or specifically called out in the ordinance then it is not allowed. He noted that STR are not listed in the zoning district table of uses, which is a list of uses that are allowed within each zoning district, ranging from residential uses to commercial uses.

Mr. Brim stated that the zoning ordinance needs to clearly state that STR are not allowed within any zoning district so that confusion is avoided by interested parties. He explained this would be done by adopting a definition and adding it into the zoning district use table as a non-permitted use in all zoning districts.

Chairman Judd asked what state laws are in place for STR. Mr. Brim explained that the state law does not allow cities to enforce a code that does not allow STR based off of what is found on a STR website. He gave an example that staff would have to catch them in the act or receive a complaint in order to enforce a code violation. Discussion continued about the state law on STR.

Commissioner Blackburn asked how this will affect the people that have STR. Mr. Brim stated that residents and investors that currently have STR are in violation of the zoning ordinance because the ordinance does not allow them. He stated that by making the ordinance clear, by specifically stating that STR are not allowed, it will help staff to take action on complaints on STR and to be able to point to a section of the ordinance that clearly states they are not allowed.

Discussion ensued on how to allow for STR in the future.

Chairman Judd asked Mr. Brim to discuss the drive-thru ordinance. Mr. Brim stated that there has been interest from investors to build developments that would have a drive-thru. He explained that the what is in the ordinance currently doesn't address specifics about drive-thrus except for stacking space. He stated that he would like to see drive-thrus on the side and rear of buildings so that the front of the building will be pulled up to the street, eliminating the concrete path between pedestrians and the buildings entrance. He provided an example from Elk Grove, California, he also reviewed some of the requirements within Elk Grove's drive thru standards.

Discussion ensued about the design of drive-thrus.

COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Welsh updated the commission on the 18-acre park.

Commissioner Blackburn gave an update on the Heritage Commission, he stated that they are now a 501(c)(3).

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STAFF REPORTS

- Morgan Brim, Planning Director

  Mr. Brim gave an update on the property in front of the Megaplex. He mentioned that O'Reilly's Auto Parts will be submitting an application within the next few weeks.

  Mr. Brim reminded the commissioners of the Utah League of Cities and Towns conference coming up. He stated that commissioners are welcome to go with staff.

  Mr. Brim also mentioned that staff and Vicechair Pace will be conducting interviews for a new alternate.

- Don Overson, City Engineer

  Mr. Overson updated the commission on the Forge. He stated that they are close having 650 N finished.

  Mr. Overson stated that the new Vineyard Road is now open. He also stated that flashing school signs are now up.

  Mr. Overson gave an update on POD 2 of the Homesteads. He stated that Orem still wants there to be a connection from 180 South to Holdaway Road. He stated that staff is still proposing to have a connection through 180 South but not onto Holdaway Road.

ADJOURNMENT

Chairman Judd asked for a motion to adjourn the meeting.

Motion: COMMISSIONER BRADY MADE A MOTION TO ADJOURN THE PLANNING COMMISSION MEETING. COMMISSION CARTER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEETING ADJOURNED AT 8:30PM.

CORRECTED BY: /s/ Elizabeth Hart

Elizabeth Hart, Community Development Technician

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MINUTES OF THE
VINEYARD PLANNING COMMISSION
REGULAR MEETING
Wednesday, September 20, 2017 at 6: 30 p.m.

PRESENT	ABSENT
Chairman Chris Judd	Commissioner Anthony Jenkins
Commissioner Tim Blackburn	Commissioner Daniel Pace
Commissioner Cristy Welsh	(A) Commissioner Bryce Brady
	(A) Commissioner Jeff Knighton

Staff Present: Community Development Director Morgan Brim, Public Works Director/Engineer Don Overson, Planner Elizabeth Hart

Other Present: Residents: Kevin Mehner, David Lauret, and Councilmember/Resident Tyce Flake

1. CALL TO ORDER

Chairman Judd called the meeting to order at 6:30 PM.

2. INVOCATION

Chairman Judd asked Commissioner Welsh to offer the invocation.

3. OPEN SESSION

Chairman Judd asked for public comment.

David Lauret, Resident of Holdaway Road, asked what the future plans are for the traffic flow regard 400 South and Holdaway Road. He mentioned an increase in traffic and heavy vehicles driving down Holdaway Road.

Commissioner Welsh commented that she recently saw an increase of traffic on Holdaway Road.

Chairman Judd explained that soccer games are taking place at the park, a lot of the neighbors, want to exit on the south end of the city, if they use Vineyard Road out to 400 South and turn left they will never be able to turn left during park activity hours because of all the traffic so going down Holdaway road is faster and easier.

Don Overson, City Engineer, commented that the overpass is one of the best options, working on that. He also discussed talking with Orem to put up a light on the intersection of 400 South and Vineyard Road intersection. Very short stack to Geneva Road is an issue.

He stated that the best option would be to punch Main Street through the Clegg Farm to 400 South, that would take away most of the traffic on Holdaway Road. Homestead residents trying to get to 400 south or school traffic. Discussion continued about extending Main Street to 400 South.

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Mr. Brim commented that the overpass will also help with the traffic.

Chairman Judd commented that at the next city council meeting it could be discussed to have the sheriff could do additional patrols down Holdaway Road.

Mr. Lauret stated that his biggest concern was the heavy construction trucks driving down the road. Mr. Overson commented that staff needs to find which contractor is doing it and then they can take action to stop it.

Chairman Judd asked for additional public comment. Hearing none he asked for a motion to close the public comment session.

Motion: Commissioner Welsh moved to close the open session. Commissioner Blackburn seconded the motion. The open session closed.

4. MINUTES REVIEW AND APPROVAL

There were no minutes for review.

5. BUSINESS ITEMS:

5.1 Site Plan Application – Eastlake 2

Ms. Hart stated that the subject property is located on the west end of 1750 North and is located within the Manufacturing district. She noted that the proposed building is located on 3.69 acres and the applicant is proposing a 50,000-square foot office/warehouse/manufacturing building. She then handed the time over to the applicant, Robert Tubman, to review his application and to answer questions the commissioner had.

Mr. Tubman gave a background on the property and the project. He stated that the reason only one site is planned for the property at the moment is because the western portion of the property is not buildable until they are able to get utility lines past the spur line, and they have not received any answers from Union Pacific about their plans for the spur line yet. He stated that he worked with Mr. Overson and the public works department on getting gas, water and sewer lines to the proposed building. He also stated that there are docking stations for trucks on the front and side of the building to accommodate the possibility of the building having two tenants in the future.

Mr. Brim commented that the industrial district has been very successful and that has been because of developers like Mr. Tubman.

Commissioner Blackburn asked if the proposed building would have similar architecture to the other buildings he has done within the area. Mr. Tubman stated that it would be the same and explained the design of the building.

Commissioner Welsh asked about the extension of 1750 North. Mr. Tubman explained that the road is extended as far enough for ingress and egress to the site. Mr. Overson

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stated that there is no dedication for 1750 North until it connects into a public road. He stated that they can build the road to our standards and once it connects to a public road then it will be accepted by the city.

Commissioner Blackburn asked Mr. Tubman to show how the trucks would maneuver when coming in and out of the docks on the side of the building. Mr. Tubman stated that property line shown on the site plan is just a line, the actual property is open and connected to the adjacent property, trucks can come in and maneuver easily in the area. Mr. Brim stated that they have a cross access easement. Commissioner Blackburn asked about the front docks. Mr. Tubman stated that they will be able to pull to the end of the drive and back in if needed. Commissioner Blackburn asked if he foresees any issues with the trucks stacking up because they are waiting to dock. Mr. Tubman stated he didn't believe so because there wouldn't be much traffic except trucks. Mr. Brim stated that within the Manufacturing district there isn't much of a retail industry which makes the traffic mostly from the employees instead of customers. Commissioner Blackburn asked about employee parking. Mr. Tubman stated that there is parking in front of the building and on the sides.

Chairman Judd asked if the easement is for the entrance to the site only or did it include the area that is open to both properties. Mr. Brim stated that it was just for the entrance. There was discussion about having an easement in the cross section for both properties. It was decided that a condition would be added that a shared parking easement agreement between the proposed site and the property to the east located at 351 E 1750 N, addressing the use of the northeast dock prior to the issuance of a building permits.

Chairman Judd asked for additional comments or questions. Hearing none he asked for a motion.

Motion: COMMISSIONER WELSH MOVED TO APPROVE THE SITE PLAN FOR EASTLAKE 2 WITH THE FOUR CONDITIONS LISTED BELOW:

1. The applicant pays any outstanding fees and makes any redline corrections
2. The applicant is subject to all local, state and federal laws.
3. A shared parking easement agreement between the proposed site and the property to the east located at 351 E 1750 N, addressing the use of the northeast dock prior to the issuance of a building permits.

COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Welsh mentioned that she went to the Utah League of Towns and Cities

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conference. She stated that what she liked most was during the general session the speaker talked about how we built our communities around a town center and then we just build out from there, and he stated that its not working now. She stated that felt confident in what the cities in Utah Valley are doing, especially Vineyard, because all the town centers are so accessible and connected to one another. She stated that he went on to say the number one challenge for any city is housing, he mentioned that he was from San Francisco and housing is their number one issue. She stated that after listening to him she felt confident about the city's multi-family density and the multiple options for housing type available.

Commissioner Blackburn mentioned that the proposal for the application and process of naming parks is on the future agenda list for the city council.

Chairman Judd stated that the city council passed the zoning text amendment ordinance for short-term rentals. He stated that they left it open to those who can prove to the city that currently have homes as short-term rentals because they will be grandfathered in.

7. STAFF REPORTS

- Morgan Brim, Planning Director
  Did not have any reports for the commission
- Don Overson, City Engineer
  Got changes to the TC area grading plan approved, moving forward with getting the Town Center grading plan along with that we might have some money for train station.

8. ADJOURNMENT

Motion: COMMISSIONER BLACKBURN MOVED TO ADJOURN THE MEETING. COMMISSIONER WELSH SECONDED THE MOTION. THE PLANNING COMMISSION MEETING ADJOURNED AT 7:35 PM.

MINTUES APPROVED ON: _____

CORRECTED BY: /S/ Elizabeth Hart
Elizabeth Hart, Planner

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MINUTES OF THE
VINEYARD PLANNING COMMISSION WORK SESSION
Vineyard City Offices, 125 Main Street, Vineyard, Utah
Wednesday, October 4, 2017 at 6:30 p.m.

Present	**Absent**
Chair Chris Judd	Commissioner Daniel Pace
Commissioner Tim Blackburn	
Commissioner Anthony Jenkins (7:49 PM)	
Commissioner Cristy Welsh	
Alternate Commissioner Bryce Brady	
Alternate Commissioner Nate Carter	
Alternate Jeff Knighton	

Staff Present: Planning Director Morgan Brim, Public Works Director/Engineer Don Overson, City Recorder Pamela Spencer

Others Present: Residents Tyce Flake, Kevin Mehner, David Lauret, Stan Jenne, and Lorie Ann Warr

Chair Judd called the meeting to order at 6:32 PM. Commissioner Carter gave the invocation.

OPEN SESSION
Chair Judd called for public comments. Hearing none, he closed the public session.

MINUTES REVIEW AND APPROVAL – There were no minutes for review.

Chair Judd had the new Alternate Planning Commissioner Jeff Knighton introduce himself. The rest of the Planning Commission and staff introduced themselves to Mr. Knighton.

Chair Judd reopened the public session and called for public comment. Hearing none, he closed the public session.

WORK SESSION:
5.1 Zoning Text Amendments Discussion

- **Adding text for a Hearing Officer**
- **Dimensional Table - Referencing RMU Building Height**
- **Landscaping on Street Frontages**
- **Non-Residential Parking Spaces Table**
- **Drive-thru facilities**

Chair Judd turned the time over to Planning Director Morgan Brim.

He asked Mr. Brim to give a brief background on the current text amendment for drive-thrus.

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Mr. Brim explained that they adopted code which provided development standards for drive-thrus that included landscaping, distance requirements, specific lane lengths and widths, and orientation of the building.

Land Use Hearing Officer – Mr. Brim explained that they could have either a Hearing Officer or a Board of Adjustment. He said that City Attorney David Church recommended that the city have a Land Use Hearing Officer.

Mr. Brim said that there were two types of uses for a Hearing Officer:

- Variances – when there was something specific with the property that would create a unique hardship.
- Appeals – if a decision was made with a condition included and the developer appealed it, it would go in front of the hearing officer or authority.

Mr. Brim explained that a Hearing Officer would be someone who had a background in law. We would develop language that specifies what their authority would be. A fee that someone would pay for the appeal or variance request would go to cover the Hearing Officer's costs for the first meeting. A Hearing Officer would have the authority to oversee zoning appeals and zoning variances, and "special exceptions" which were similar to conditional use permits. Mr. Brim mentioned that he would bring back the actual amendment for recommendation at a later meeting. Mr. Blackburn asked if this would be a final authority. Mr. Brim replied that it could go to court after they go through the appeals authority. There was a discussion about the appeals process.

Dimensional Table - Referencing RMU Building Height

Mr. Brim explained that the Dimensional Standards Table had a height of 60 feet for the Regional Mixed-Use District (RMU) and that RMU District in Chapter 7 of the Zoning Ordinance had a height of 52 feet. He was recommending that they remove the height from the district and refer to the table. He added that he would like to make changes so that people were going to the Dimensional Table for all of the standards.

There was discussion about the height differences. Mr. Brim was recommending that they keep the 60-foot requirement. Mr. Overson suggested that the height of 52 feet was due to the height of fire truck ladders. Chair Judd asked Mr. Brim to research why the RMU required 52 feet. The discussion continued.

Landscaping on Street Frontages

Mr. Brim explained that the RMU District required most of the area to have a 25-foot landscaping buffer. He stated that engineering standards allowed the landscaping setback to be based off of the back of sidewalk without a parking strip, which would allow the sidewalk to be measured from the back of the curb. He recommended that the zoning standards match the engineering standards. He said that there were issues with drive-thrus being required to be close to the buildings and entrances closer to the sidewalk, which would not be enough land with a 25-foot setback.

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Chair Judd asked how they would beautify the site. Mr. Brim explained how the code would work and that the standards could be included in the elements of the landscaping. Mr. Overson explained that when they put the standards together it was so a commercial road would measure from back of curb to back of curb and that the engineering standards had not been added to the Zoning Code. Mr. Brim stated that they needed to clear up the language in the ordinance. He felt that quality was more important than quantity. Commissioner Welsh stated that she was fine with matching the standards up, but felt that they needed to have language that specified the types of landscaping required. Mr. Brim recommended that they hold a work session specific to landscaping standards. Mr. Overson stated that Mill Road was a collector road and asked if all of the buildings would be fronting the road and if so would it be harder or easier for people to recognize the stores. Mr. Judd felt it would be easier to see the store. Mr. Overson recommended that all of the stores front Mill Road. Chair Judd agreed to hold a separate work session.

Non-Residential Parking Spaces Table

Mr. Brim explained that in the new drive-thru standards they required 180 feet of queueing length and the parking code only had 160 feet. He recommended that they clean up the language to match the drive-thru code.

Drive-thru facilities - "Hours of Operation. When located on a site within one hundred (100') feet of any residential property, measured from the proposed drive-thru facility to the nearest property lines of the residential property, hours of operation for the drive-thru service shall be limited from 7:00 a.m. to 10:00 p.m. daily. This regulation does not apply to mixed-use buildings containing both residential and non-residential uses."

Mr. Brim explained that his intent was the distance between the drive-thru and a residential building. He recommended that they change the wording from "residential property" to "residential building." There was a discussion about drive-thrus and changing the wording. Commissioner Welsh expressed concerns with headlights shining in the apartment buildings on Mill Road. Mr. Brim stated that the drive-thrus were required to have a 3-foot berm. The discussion continued. Mr. Brim suggested that they hold another work session.

Mr. Brim recapped the discussions. He would be bringing back text for the Hearing Officer and the Dimensional Standards Table. Landscaping would be discussed in a separate work session, or they could include it as part of the Site Plan Ordinance discussions. Commissioner Welsh felt that landscaping, parking, and signs were critical and should be amended sooner. Mr. Brim stated that they could get those done quickly in another work session. Mr. Brim felt that signage might take longer because it was tied to a Supreme Court Case.

COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

STAFF REPORTS – Commissioner Welsh proposed moving the Planning Commission meetings to 6 pm starting in January. Mr. Brim explained that site visits were usually held a half hour before Planning Commission meetings. There was a discussion about the time change. The commission agreed to put it on the next meeting for further discussion.

Morgan Brim, Planning Director – Mr. Brim reported that O'Reilly Auto Parts was interested in purchasing about 1.5 acres along Geneva Road. He said that Anderson Geneva would be

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requesting to subdivide their property into 11 parcels. There was a discussion about infrastructure and the subdivision of the property.

Mr. Brim added that America First Credit Union was also interesting in building in that area.

Mr. Brim reported that the General Plan subcommittee had met with the Berkley Group who was working on the General Plan. Chair Judd mentioned that they would have a document to the Planning Commission by their next meeting. Mr. Brim stated that he would email the document to the commission for review and then have it on the agenda in November for approval.

Chair Judd explained that the document did not mean that the General Plan was done. He said that it would be a road map for the General Plan and that they would need to look what could reasonably be done by staff and if they needed to hire a contractor to help. He said that if they did not get the General Plan updated they would miss out on things. Commissioner Welsh expressed appreciation for the mayor's input. She felt that with the growth, the General Plan should have been done earlier so they could be using it now. There was a discussion about how to proceed with updating the General Plan.

Commissioner Brady felt that it was important to work with UVU on their General Plan. There was a discussion about UVU and including them in meetings.

Commissioner Brady felt that it was important to have a Parks Master Plan. Commissioner Welsh asked what more they needed to include in the master plan. Commissioner Brady replied that he would like to include what they wanted/needed in the parks. Commissioner Judd suggested that they determine things such as a sports program, playgrounds, pavilions, restrooms, etc. Commissioner Brady added that they should make parks low maintenance and enjoyable. Mr. Overson said that he would like to see in the master plan the different types of parks and what sizes should they be. There was a discussion about the parks and what types to include, and where they should be located.

Chair Judd said that when the document came back they would have another subcommittee meeting and bring it to a Planning Commission work session. Mr. Brim suggested that they have a work session on the diagnostic report.

Commissioner Blackburn asked if there was an option to turn some of the General Plan over to a class at UVU or BYU. Chair Judd replied that as long as the instructor was active and engaged in the project then it might be worthwhile to include a school group. Mr. Brim explained that he liked to use school groups for ideas and concepts. Commissioner Welsh felt that they needed to do this right so that future revisions would be easier to do.

Mr. Overson expressed his frustration with the development in front of the Megaplex. There was a discussion about the development.

Commissioner Welsh asked about the work that was being done on The Forge site. Mr. Brim replied that they were working on the 650 North road. Mr. Overson explained that The Forge had an agreement with Intermountain Healthcare and needed to have the access point in. There was a

DRAFT

discussion about the site. IHC was on a five-year plan, so the area closer to Mill Road would be built out first.

Commissioner Welsh asked about the livestock on the UVU property. Chair Judd explained that it was UVU's staging area for rodeo practice. Mr. Brim mentioned that UVU would be building another playing field south of their current soccer fields. There was a discussion about the fields.

Commissioner Jenkins entered the meeting at 7:49 PM.

Don Overson, City Engineer – Mr. Overson reported that he was excited about the progress on the Town Center area. He said that they were close to having the train model and the road layout complete. Then they would be ready for Anderson Geneva to start moving the Oil Reclamation Area materials (ORA) to the site to start building the roads. He said that all of the area north of the Vineyard Connector and west of the tracks was being cleaned up and the roads and a parking lot were being built so that they could move forward with the train station. Chair Judd asked what still needed to be cleaned up. Mr. Overson explained that there was a line on the map and south of that had already been cleaned up, so they had to go north of that line. He said it was material that had settled in the cooling ponds. He explained the timeline for the extension of Main Street. He added that they still needed to work with Utah Transit Authority (UTA) on finalizing the train station. UTA would spend $1.5 million to upgrade the platform and Vineyard would have to spend $3.5 million on the parking lot and everything adjacent to it. He added that they would also be working with UTA on upgrades to make the train station more attractive than standard train stations.

Mr. Overson reported that they were refreshing the plans for the Center Street overpass in anticipation of having it funded. He said that there was an engineer trying to talk Vineyard into building a water storage tank under the overpass and cover it with retaining walls. There was a discussion about fitting the tank under the overpass.

ADJOURNMENT

Chair Judd called for a motion to adjourn the meeting.

Motion: COMMISSIONER BRADY MOVED TO ADJOURN THE MEETING AT 7:58 PM. COMMISSIONER CARTER SECONDED THE MOTION. ALL PRESENT VOTED AYE. MOTION CARRIED WITH ONE ABSENT.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER

DRAFT

Community Development

Date: November 1, 2017
From: Elizabeth Hart, Planner
To: Planning Commission
Item: Conditional Use Permit – Shining Stars Preschool
Address: 349 E 50 North
Applicant: Sarah Williams, WE Willows Subdivision

INTRODUCTION:
The applicant Sarah Williams, owner of Shining Stars Preschool, is requesting a conditional use permit approval for a childcare facility within her home, which is located at 349 E 50 North. The applicant's residence is located within the Waters Edge community and is zoned SFD-6500 which allows a child day care as a conditional use.

ANALYSIS:
The zoning ordinance defines a daycare facility as 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.

The applicant is proposing a preschool facility for children 3-5 years of age, where play and learning is combined to create a fun and exciting way to develop knowledge and skills, which will prepare them for kindergarten.

Proposed Class Schedule

AGE	CLASS DAYS	CLASS TIMES
4-5 yrs.	M, W, F	9AM – 11AM 12PM – 2PM
3-4 yrs.	T, TH	9AM – 11AM

Community Development

FINDINGS:
The proposed conditional use meets the required standards for approval.

RECOMMENDATION:
Staff recommends approval of the conditional use application.

1. The applicant is subject to federal, state and local laws.

PROPOSED MOTION:
"I move to approve the conditional use permit for the Shining Star Preschool with the conditions listed above."

ATTACHMENTS:
Conditional Use Application
Narrative

Recieved 9/27/17 EJH

THE TOWN OF Vineyard

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

CONDITIONAL USE PERMIT APPLICATION

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

APPLICATION DATE: 09/25/17

APPLICANT(S): Sarah Williams

ADDRESS OF APPLICANT: 349 East 50 North
Vineyard, Utah 84058

BUSINESS PHONE: 801-694-0734 CELL PHONE: 801-694-0734

EMAIL ADDRESS: 493stars@gmail.com FAX NUMBER: N/A

CURRENT ZONING DISTICT DESIGNATION: WESFD6500

NUMBER OF PROPOSED NEW LOTS:

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION:

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION:

NAME OF PROPERTY OWNER(S): Chad & Sarah Williams

CHECK APPLICABLE PERMIT ATTACHMENT:

X	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):

Sarah Williams 9/27/17

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 #
$250.00	9/27/17	$250.00	929

EJH

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 }
}ss
COUNTY OF UTAH}

Shining Stars Preschool

349 East 50 North
Vineyard, Utah

Narrative:

For children 3-5 years of age, where play and learning is combined to create a fun and exciting way to develop knowledge and skills, which will prepare them for kindergarten.

Classes:

4-5 year olds: Monday, Wednesday & Friday
9:00am – 11:00am and 12:00pm – 2:00pm
3-4 year olds: Tuesday & Thursday
9:00am – 11:00am

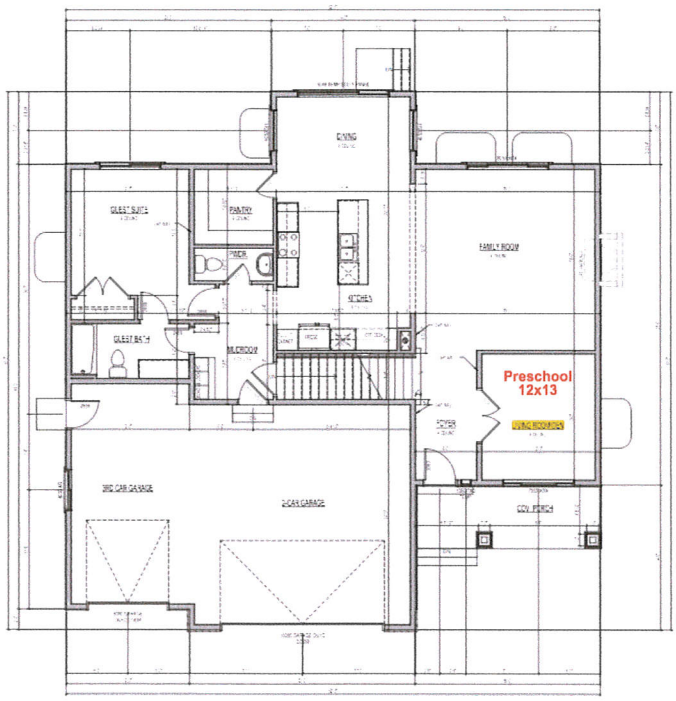
Safety:

All basement windows have window well covers
Fully fenced yard with latching gate
Playground area is rubber mulch

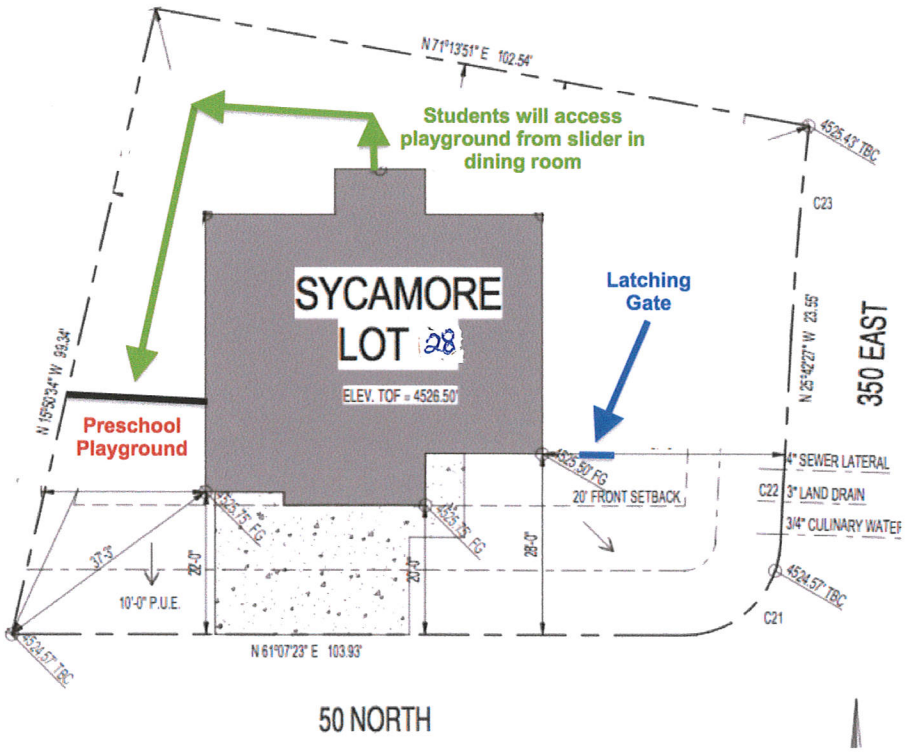
Square Footage:

Total home square footage is 4,640

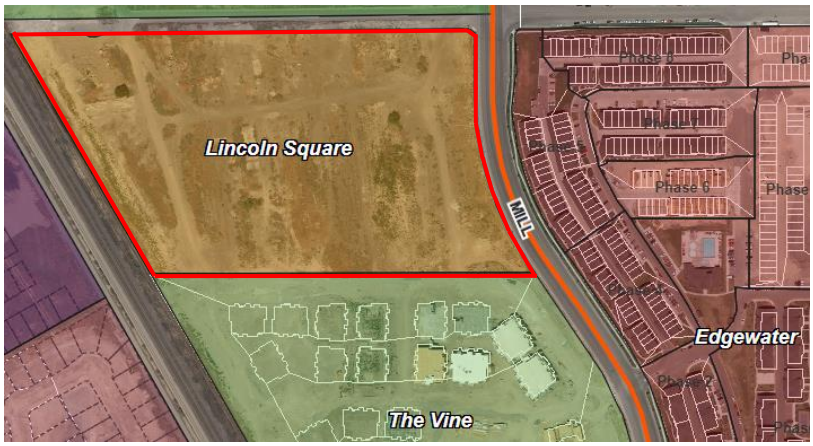
Preschool square footage is 156 – on main level of home



MAIN FLOOR - EXT PORCH - B



Date: November 1, 2017
From: Elizabeth Hart, Planner
To: Planning Commission
Item: Lincoln Square Site Plan Amendment Application
Address: 355 N. Mill Road
Applicant: Ralph Moffat



INTRODUCTION:
The applicant is applying for a site plan amendment to the Lincoln Square Apartment development. The applicant is proposing a different architectural elevation that what was approved by city council. The original site plan was approved by the city council on February 11, 2015. The Lincoln Square Apartment development is located within the RMU district on the west side of Mill Road, north of the Vine Apartments property and across the street to the west from the Edge Water Townhomes.

ANALYSIS:
The applicant is requesting approval of a site plan amendment to accommodate the design changes to the elevations of the buildings. The original design had flat roofs, which was an exception the city council approved for this project. The new design shows a pitched roof, which is the design the city council originally wanted for the project. The table below provides a break-down of applicable standards and compliance.

VINEYARD
COMMUNITY DEVELOPMENT

COMPLIANCE	CODE SECTION	CODE	STAFF COMMENTS
Chapter 6 Establishment of Districts and Zoning Tables Section 606 – Dimensional Standards Table			
☒ Yes ☐ No ☐ N/A	Maximum Building Height	The maximum building height for the RMU district is 60’	The proposed new buildings are approximately 57’
Chapter 18 Project Site Planning and Building Design Requirements			
☒ Yes ☐ No ☐ N/A	1.1.2.1 Coherent building design	All sides of a building may have a visual or other impact, and shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides shall be provided	Staff has determined that a consistent level of detail and finish on all sides of the building has been provided.
☒ Yes ☐ No ☐ N/A	1.1.2.2.	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	Yes
☒ Yes ☐ No ☐ N/A	1.1.3. Reduced roof mass	Visual impact is minimized when the roof is a very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only.	The proposed roof design would be considered a hip roof formation.
☒ Yes ☐ No ☐ N/A	1.1.5. Visual Patterns	All buildings shall have shadow relief created by recesses and projections.	The proposed elevations show entryways, balconies/patios/porches that provide shadow relief.
☒ Yes ☐ No ☐ N/A	8.1 Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior building colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors.	Staff has requested colored elevations to be presented to the Planning Commission.

FINDINGS:
With the proposed conditions, the proposed site plan amendment is in conformance with the standards and requirements set forth in the zoning ordinance.

RECOMMENDATION:
Staff recommends the Planning Commission approve the site plan amendments for Lincoln Square Apartments subject to the following conditions:

1. The applicant pays any outstanding fees and makes any redline corrections
2. The applicant is subject to all local, state and federal laws.

PROPOSED MOTION:
"I move to approve the site plan amendments for Lincoln Square Apartments with the proposed conditions.

Attachments:
Application
Amended Elevations
Original Elevations
Site Plan

THE TOWN OF Vineyard

240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

SITE PLAN APPLICATION

STAFF USE ONLY
Application Date: ____ / ____ / ____ Application Number: _____ Fee Owed: $_____
Received by: _____ Receipt #: _____ Cash/Card/Check#

PROJECT INFORMATION

Name:
LINCOLN SQUARE APARTMENTS, LLC
Address:
355 N. MILL ROAD
Acreage/Property Size:
15.92 ACRES

APPLICANT INFORMATION

Name:
RALPH R. MOFFAT
Mailing Address:
4544 S. HOLLADAY BLVD.
Phone #: 801-278-0426 Fax #: 801-277-8560
Email Address:
johnc moffat@comcast.net

Owner Information

Owner Name:
RALPH R. MOFFAT
Owner Address:
4544 S. HOLLADAY BLVD.

Owner Phone #: 801-278-0426 Owner Email Address: ralphrmoffat@comcast.net

Owner's Signature: Ralph R. Moffat

THE TOWN OF Vineyard

PROPERTY OWNERS AFFIDAVIT

I (we) RALPH R. MOFFAT, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon personal knowledge.

Ralph R. Moffat
Owner's Signature

Owner's Signature (co-owner, if any)

State of Utah

County of Salt Lake

Subscribed and sworn to (affirmed) before me this 19 day of October, 2017.

VICKIE WILKINSON
Notary Public - State of Utah
Comm. No. 689778
My Commission Expires on
Jul 12, 2020

Vickie Wilkinson
Notary Public

AGENT AUTHORIZATION AFFIDAVIT

I (we), _____, owner(s) of the real property located at _____, in Highland City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the able described real property.

Owner's Signature

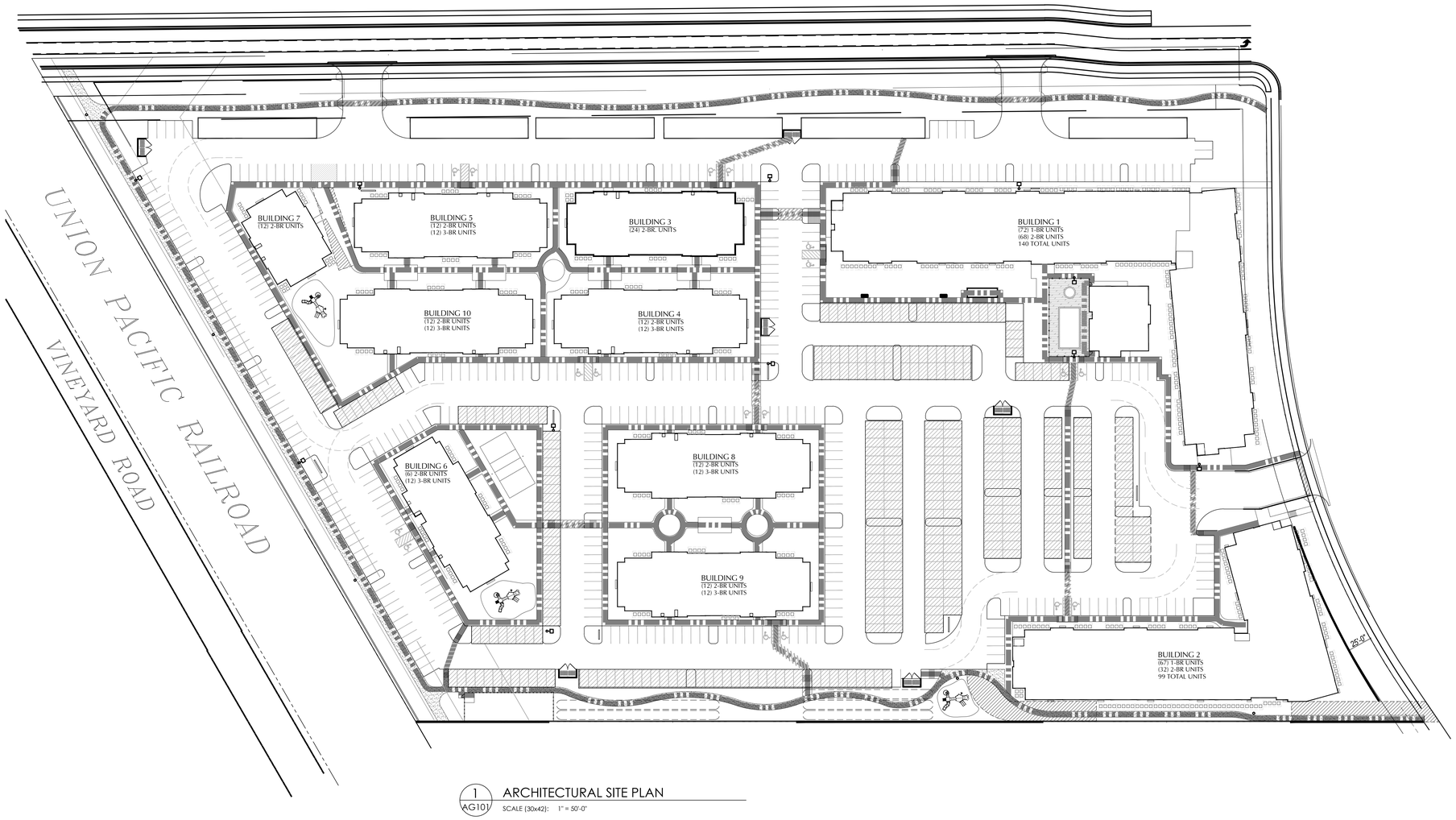
Owner's Signature (co-owner, if any)

State of _____

County of _____

Subscribed and sworn to (affirmed) before me this _____ day of _____, 20_____.

Notary Public



1 AG101 ARCHITECTURAL SITE PLAN

SCALE (30x42): 1" = 50'-0"

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architects and engineers
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salt lake city, utah 84119
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

LICENSED ARCHITECT
174600
JAMES MICHAEL
STATE OF UTAH

LINCOLN SQUARE APARTMENTS

355 N. MILL ROAD

VINEYARD, UT

AGENCY RESPONSE #2
25 MAY 2017

Issue Schedule

MARK	ISSUE DATE	DESCRIPTION

AE2016.016

ARCHITECTURAL SITE PLAN

4 052517 CITY REVIEW

DATE:

SHEET #:

AG101

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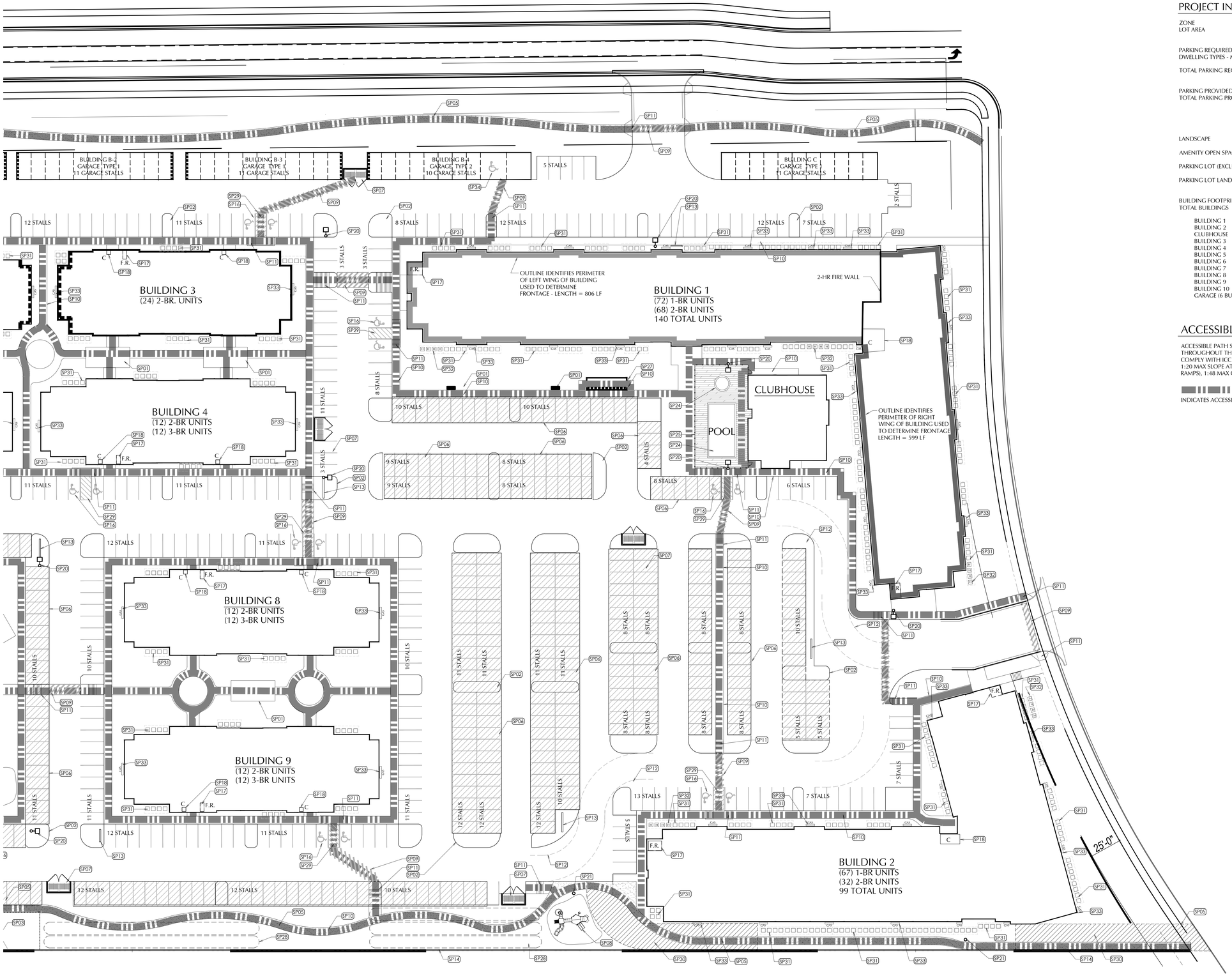

1 ARCHITECTURAL SITE PLAN
AG101a SCALE (30x42): 1" = 30'-0"

PROJECT INFORMATION / LEGEND

ZONE	RMU (RESIDENTIAL MIXED USE)
LOT AREA	693,010 SF or 15.91 ACRES
PARKING REQUIRED DWELLING TYPES - MULTIFAMILY	
TOTAL PARKING REQUIRED	800 STALLS (16 ADA STALLS)
PARKING PROVIDED TOTAL PARKING PROVIDED	800 STALLS 735 STANDARD STALLS 18 ADA STALLS 342 COVERED 65 GARAGE STALLS
LANDSCAPE	208,546 SF (30%)
AMENITY OPEN SPACE	135,285 SF (20%)
PARKING LOT (EXCLUSIVE OF DRIVE AISLES)	142,201 SF
PARKING LOT LANDSCAPING	18,860 SF (13.26%)
BUILDING FOOTPRINTS TOTAL BUILDINGS	175,490 SF (25%)
BUILDING 1	42,360 SF
BUILDING 2	30,018 SF
CLUBHOUSE	4,079 SF
BUILDING 3	11,106 SF
BUILDING 4	11,708 SF
BUILDING 5	11,708 SF
BUILDING 6	9,068 SF
BUILDING 7	5,382 SF
BUILDING 8	11,708 SF
BUILDING 9	11,708 SF
BUILDING 10	11,708 SF
GARAGE (6 BUILDINGS)	14,937 SF

ACCESSIBLE PATH NOTES

ACCESSIBLE PATH SHALL BE CONTINUOUS THROUGHOUT THE SITE AS SHOWN AND SHALL COMPLY WITH ICC A117.1-2009 IN ALL ASPECTS - 1:20 MAX SLOPE AT PATH (1:12 MAX SLOPE AT RAMPS), 1:48 MAX CROSS SLOPE

INDICATES ACCESSIBLE PATH

SITE PLAN KEYNOTES

SP01	CONC. SLAB AT OUTDOOR SEATING AREA - SEE LANDSCAPE DRAWINGS
SP02	CONCRETE CURB & GUTTER, TYP. - SEE CIVIL
SP03	4' HIGH OPEN FENCING AT DOG PARK
SP04	10' WIDE ASPHALT JOGGING TRAIL - CONNECT TO NORTH AND SOUTH PROPERTIES AS REQ'D
SP05	6' WIDE ASPHALT JOGGING TRAIL - CONNECT TO CONC. SIDEWALK AT EAST PROPERTY LINE
SP06	HATCH INDICATES LOCATION OF CANOPIES AT COVERED PARKING
SP07	TRASH ENCLOSURE - SEE SITE DETAILS SHEETS
SP08	TOT LOT & PLAY STRUCTURE - SEE LANDSCAPE DRAWINGS
SP09	STRIPE CROSSWALK (SEE ACCESSIBLE PATH NOTES)
SP10	CONCRETE SIDEWALK
SP11	ADA RAMP - SEE SITE DETAILS SHEET (SEE ACCESSIBLE PATH NOTES)
SP12	DASHED LINE INDICATES 28' I.D. TURNING RADIUS FOR EMERGENCY VEHICLES
SP13	PROPOSED LOCATION FOR WAY-FINDING AND EMERGENCY VEHICLE SIGNAGE
SP14	FENCE AT SOUTH PROPERTY LINE - SEE LANDSCAPING
SP15	RETAINING WALL, SEE CIVIL
SP16	ADA PARKING & LOADING STALLS - SEE SITE DETAILS SHEET - ALL ACCESSIBLE STALLS TO BE VAN ACCESSIBLE (MIN. 96" WIDE)
SP17	INDICATES LOCATION OF FIRE RISER ROOM
SP18	INDICATES LOCATION OF TELECOMM. ROOM
SP19	STRIPE ASPHALT FOR UTILITY COMPANY ACCESS
SP20	SITE LIGHTING POLE - SEE ELECT.
SP21	LIGHT BOLLARD - SEE ELECT.
SP22	UTILITY ACCESS - SIDEWALK SHALL BE DESIGNED TO WITHSTAND 75,000 lb CAPACITY IN CONCERT WITH ADJACENT PAVER SYSTEM
SP23	CONC STAIRS & PAINTED METAL HANDRAIL
SP24	POOL & HOT TUB - DESIGN BY OWNER
SP25	6' HIGH FENCE AT POOL ENCLOSURE - PROVIDE (2) EMERGENCY EGRESS DOORS w/ PANIC HARDWARE & ELECTRONIC ACCESS CONTROLS
SP26	CONCRETE SLAB AT DOG PARK (SEE ACCESSIBLE PATH NOTES)
SP27	MAILBOX ENCLOSURE BUILDING, SEE AG112
SP28	LOCATION OF UNDERGROUND STORAGE TANKS - SEE CIVIL & BID ALTERNATE #2
SP29	VAN ACCESSIBLE LOADING STALL (MIN. 96" WIDE)
SP30	HATCH INDICATES LOCATION OF OPEN-CELL CONCRETE PAVERS (TURF BLOCK OR EQUAL) TO PROVIDE 20' WIDE FIRE DEPT ACCESS DR. PAVER SYSTEM SHALL BE DESIGNED TO WITHSTAND 75,000 lb CAPACITY
SP31	UNIT HVAC CONDENSER CLUSTER (TYP.) - SEE MECH.
SP32	PROPOSED LOCATION FOR HOUSE CONDENSERS - SEE MECH.
SP33	PROPOSED LOCATION OF GAS METER BANK (TYP.) - SEE CIVIL & MECH. VERIFY & MAINTAIN ALL REQ'D CLEARANCES PER UTILITY PROVIDER
SP34	INDICATES ACCESSIBLE GARAGE STALL

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355 N. MILL ROAD
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AGENCY RESPONSE #2
25 MAY 2017

Issue Schedule

MARK	ISSUE DATE	DESCRIPTION

AE2016.016

ARCHITECTURAL SITE PLAN

DATE:

SHEET #:

AG101a

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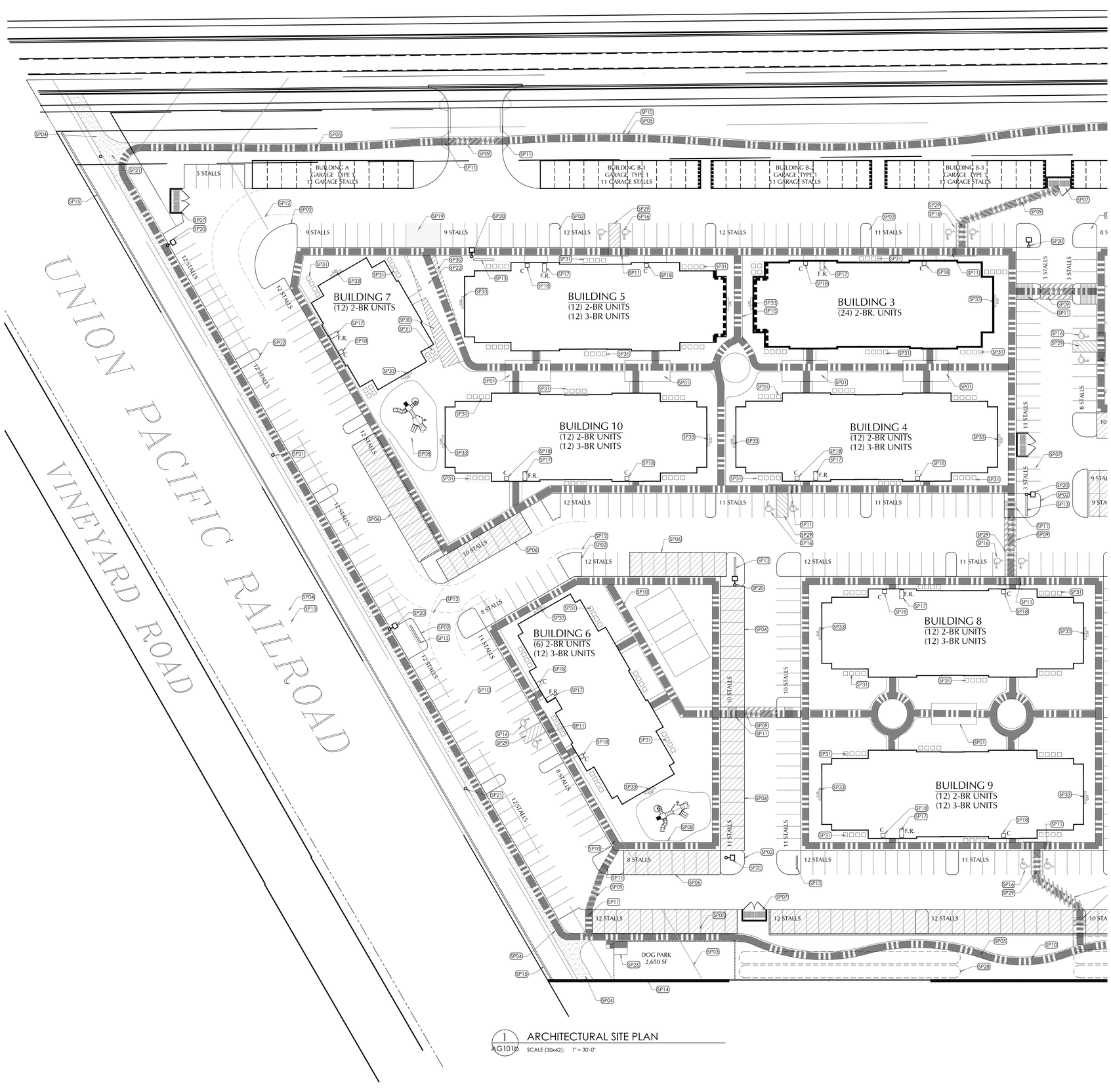

1 ARCHITECTURAL SITE PLAN
AG101b SCALE (30x42): 1" = 30'-0"

SITE PLAN KEYNOTES

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SP02	CONCRETE CURB & GUTTER, TYP. - SEE CIVIL
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SP34	INDICATES ACCESSIBLE GARAGE STALL

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VINEYARD, UT

AGENCY RESPONSE #2
25 MAY 2017

Issue Schedule

MARK	ISSUE DATE	DESCRIPTION

AE2016.016

ARCHITECTURAL SITE PLAN

DATE:

SHEET #:

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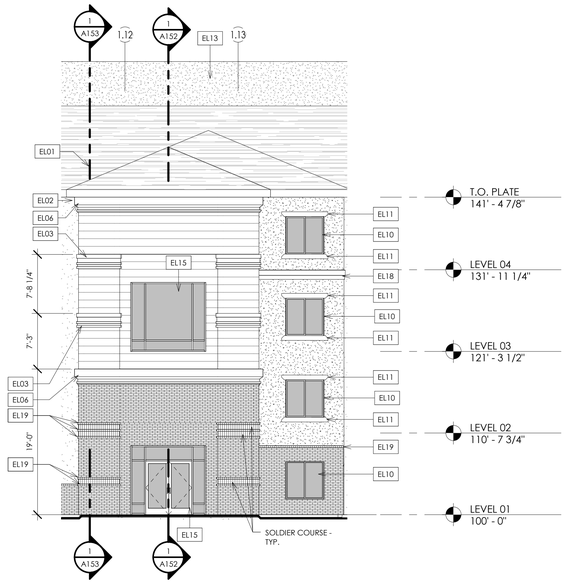
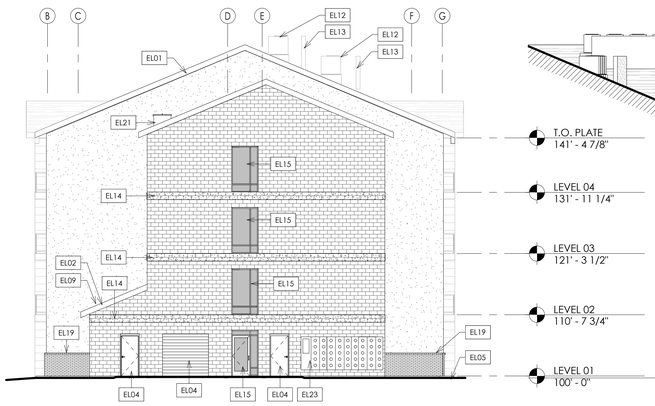
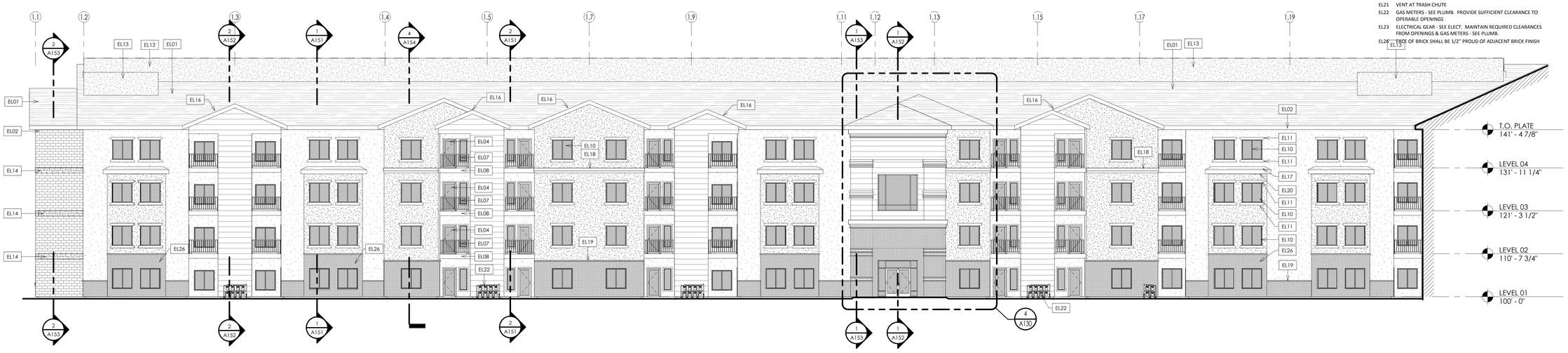


4 A130 **BLDG 1 - ELEVATION AT ENTRANCE**
1/8" = 1'-0"



3 A130 **BLDG 1 - WEST ELEVATION**
3/32" = 1'-0"

2 A130 **BLDG 1 - WEST ELEVATION**
3/32" = 1'-0"



1 A130 **BLDG 1 - SOUTH ELEVATION**
3/32" = 1'-0"

GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE
2. DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE
3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS
4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSIVE-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS
5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR
6. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARHSAL PRIOR TO INSTALLATION
7. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE ADA SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK
8. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2012 INTERNATIONAL BUILDING CODE.
9. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION
10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL

ELEVATIONS GENERAL NOTES

1. ALL EXTERIOR STEEL (HANDRAILS, RAILINGS, STAIRS, ETC) SHALL BE PAINTED (2 COATS)
2. CONTINUOUS PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS (NOT SHOWN FOR CLARITY) ARE REQUIRED AT ALL BUILDINGS - DOWNSPOUTS (3"x4" MIN.) EVERY 40 LF SHALL TIE INTO STORM DRAINAGE SYSTEM
3. CAULK & SEAL ALL EXTERIOR JOINTS & PENETRATIONS WITH CONTINUOUS POLYURETHANE SEALANT
4. ALL FINISHES SHALL TERMINATE IN ACCORDANCE WITH MFR. RECOMMENDATIONS AND ON AN INSIDE CORNER. TERMINATE ALL FINISHES 6" ABOVE FINISH GRADE
5. FINISH COLOR AT ALL TRIM ELEMENTS SHALL MATCH FASCIA & SOFFIT
6. FINISH MATERIALS & TRIM SHOWN AT FACE OF WALL SHALL BE ASSUMED TO WRAP CORNERS & RETURN TO ADJACENT/REAR WALL UNLESS OTHERWISE NOTED
7. ALL VENTS ON EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR - VERIFY COLOR w/ OWNER & ARCHITECT

EXTERIOR ELEVATION LEGEND:

= EIFS OVER 1 1/2" POLY-ISO FOAM - BODY COLOR

= EIFS OVER 1 1/2" POLY-ISO FOAM - ACCENT COLOR

= BRICK

= FIBER-CEMENT SIDING - PAINT (2 COATS)

= CMU - SMOOTH FACE

= CMU - SPLIT FACE

= DOUBLE PANE LOW-e GLAZING AT ALL EXTERIOR GLAZING

KEYNOTE LEGEND

EL01 30-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER 15 lb FELT OVER ROOF SHEATHING (SEE STRUCT.) OVER PRE-ENGINEERED WOOD TRUSSES AT 5:12 PITCH - TYP.
EL02 CONT. SMOOTH PRE-FINISHED ALUMINUM FASCIA OVER 2x FASCIA MEMBER (GUTTERS NOT SHOWN FOR CLARITY) SEE ELEVATIONS GENERAL NOTES
EL03 20" EPS FRIEZE AT SOFFIT
EL04 DOOR - SEE DOOR SCHEDULE
EL05 FINISH GRADE/SIDEWALK - SEE CIVIL
EL06 24" EPS FOAM CORNICE SHAPE - PROVIDE PRE-FINISHED METAL CAP w/ SLOPED TOP FOR DRAINAGE
EL07 42" STEEL GUARDRAIL - PAINT 2 COATS - RAILING SHALL ATTACH TO STRUCTURE AT BASE AND AT TOP RAIL
EL08 PRE-FINISHED ALUMINUM WRAP AT FACE OF PATIO BEAM/FRAMING
EL09 30-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES OVER 15 lb FELT OVER ROOF SHEATHING (SEE STRUCT.) OVER SINGLE-SLOPE ROOF FRAMING - SEE STRUCT.
EL10 WINDOW (SEE WINDOW SCHEDULE) - LOCATE OPERABLE PANEL AWAY FROM HVAC VENTS, GAS & ELECT GEAR - TYP.
EL11 6" EPS FOAM TRIM w/ CHAMFERED EDGES AT WINDOW HEAD AND SILL - TYP. AS SHOWN
EL12 MECH. EQUIPMENT MOUNTED TO 2x MECH. PLATFORM - VERIFY CLEAR SPACE REQ'D w/ MECH UNIT MFR
EL13 TYPICAL EIFS FINISH (BOTH SIDES) & WALL CONSTRUCTION AT MECH. SCREEN WALL
EL14 SPLIT FACE CMU BAND
EL15 PRE-FINISHED ALUMINUM STOREFRONT - SEE WINDOW TYPES
EL16 TYP. ROOF CONSTRUCTION AT ROOF OVERBUILD FRAMING - TYP. SEE ROOF PLAN & STRUCT.
EL17 TYP. ROOF CONSTRUCTION AT EYEBROW ROOF
EL18 15" 2-TIER EPS FOAM BAND - SLOPE TOP FOR DRAINAGE
EL19 BRICK TRIM (ROWLOCK COURSE) - TYP. AS SHOWN
EL20 CONT. SMOOTH PRE-FINISHED ALUMINUM FASCIA OVER 2x FASCIA MEMBER
EL21 VENT AT TRASH CHUTE
EL22 GAS METERS - SEE PLUMB. PROVIDE SUFFICIENT CLEARANCE TO OPERABLE OPENINGS
EL23 ELECTRICAL GEAR - SEE ELECT. MAINTAIN REQUIRED CLEARANCES FROM OPENINGS & GAS METERS - SEE PLUMB.
EL26 FACE OF BRICK SHALL BE 1/2" PROUD OF ADJACENT BRICK FINISH

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LINCOLN SQUARE APARTMENTS
355 N. MILL ROAD
VINEYARD, UT 84058

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2015.115

BUILDING 1 ELEVATIONS

DATE: 6/27/2016 1:59:50 PM

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A130

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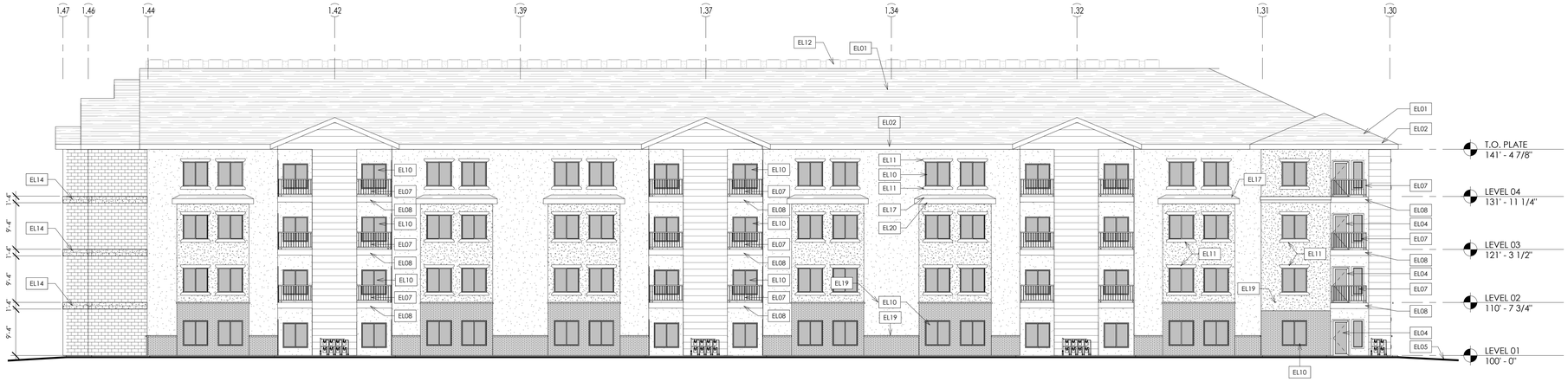
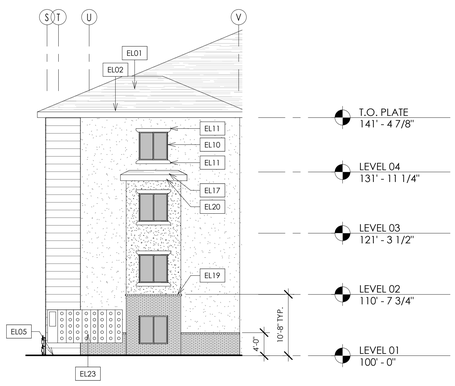
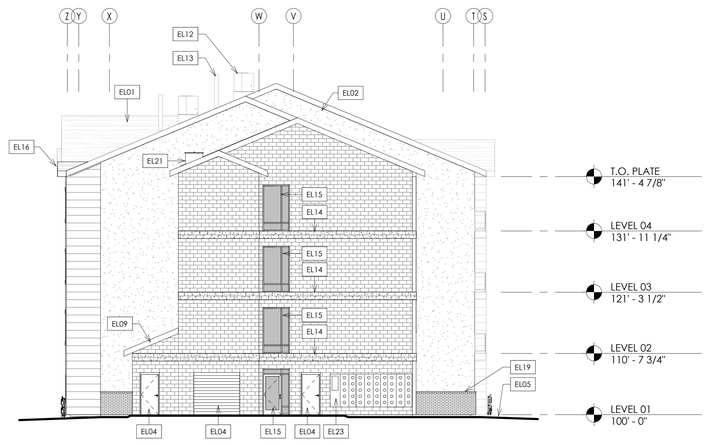


4 A131 **BLDG 1 - EAST ELEVATION**
3/32" = 1'-0"



2 A131 **BLDG 1 - NORTH ELEVATION**
3/32" = 1'-0"



3 A131 **BLDG 1 - SOUTH ELEVATION**
3/32" = 1'-0"

1 A131 **BLDG 1 - NORTH ELEVATION**
3/32" = 1'-0"

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= CMU - SPLIT FACE

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KEYNOTE LEGEND

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EL02 CONT. SMOOTH PRE-FINISHED ALUMINUM FASCIA OVER 2x FASCIA MEMBER (GUTTERS NOT SHOWN FOR CLARITY) SEE ELEVATIONS GENERAL NOTES
EL04 DOOR - SEE DOOR SCHEDULE
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LINCOLN SQUARE APARTMENTS

355 N. MILL ROAD

VINEYARD, UT 84058

Revision Schedule		
MARK	DESCRIPTION	Revision Date

AE2015.115

BUILDING 1 ELEVATIONS

DATE: 6/27/2016 2:00:06 PM

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A131

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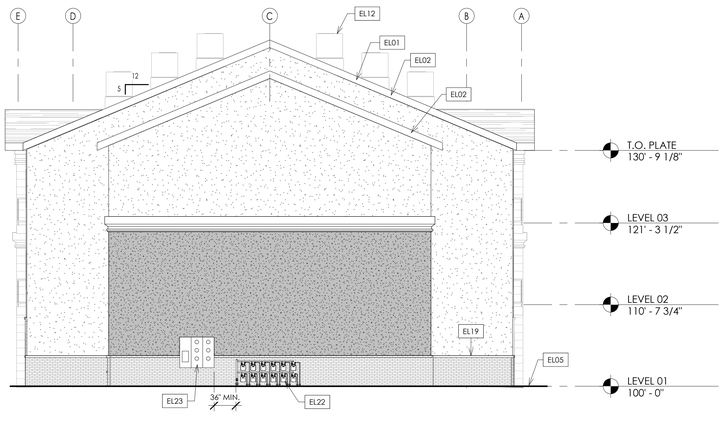
1 A320 BUILDING 3 - NORTH ELEVATION

1/8" = 1'-0"

2 A320 BUILDING 3 - SOUTH ELEVATION

1/8" = 1'-0"



3 A320 BUILDING 3 - END ELEVATION

1/8" = 1'-0"

GENERAL NOTES

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4. ALL FINISHES SHALL TERMINATE IN ACCORDANCE WITH MFR. RECOMMENDATIONS AND ON AN INSIDE CORNER. TERMINATE ALL FINISHES 6" ABOVE FINISH GRADE
5. FINISH COLOR AT ALL TRIM ELEMENTS SHALL MATCH FASCIA & SOFFIT
6. FINISH MATERIALS & TRIM SHOWN AT FACE OF WALL SHALL BE ASSUMED TO WRAP CORNERS & RETURN TO ADJACENT/REAR WALL UNLESS OTHERWISE NOTED

EXTERIOR ELEVATION LEGEND:

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- = EIFS OVER 1 1/2" POLY-ISO FOAM - ACCENT COLOR
- = EIFS OVER 1 1/2" POLY-ISO FOAM - ACCENT COLOR TO MATCH PAINT AT SIDING
- = BRICK
- = FIBER-CEMENT SIDING - PAINT (2 COATS)
- = CMU - SMOOTH FACE
- = CMU - SPLIT FACE
- = DOUBLE PANE LOW-e GLAZING AT ALL EXTERIOR GLAZING

KEYNOTE LEGEND

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EL02	CONT. SMOOTH PRE-FINISHED ALUMINUM FASCIA OVER 2x FASCIA MEMBER (GUTTERS NOT SHOWN FOR CLARITY) SEE ELEVATIONS GENERAL NOTES
EL03	20" EPS FREEZE AT SOFFIT
EL04	DOOR - SEE DOOR SCHEDULE
EL05	FINISH GRADE/SIDEWALK - SEE CIVIL
EL06	24" EPS FOAM CORNICE SHAPE - PROVIDE PRE-FINISHED METAL CAP w/ SLOPED TOP FOR DRAINAGE
EL07	42" STEEL GUARDRAIL - PAINT 2 COATS - RAILING SHALL ATTACH TO STRUCTURE AT BASE AND AT TOP RAIL
EL08	PRE-FINISHED ALUMINUM WRAP AT FACE OF PATIO BEAM/FRAMING
EL10	WINDOW (SEE WINDOW SCHEDULE) - LOCATE OPERABLE PANEL AWAY FROM HVAC VENTS, GAS & ELECT GEAR - TYP.
EL11	6" EPS FOAM TRIM w/ CHAMFERED EDGES AT WINDOW HEAD AND SILL - TYP. AS SHOWN
EL12	MECH. EQUIPMENT MOUNTED TO 2x MECH. PLATFORM - VERIFY CLEAR SPACE REQ'D w/ MECH UNIT MFR
EL19	BRICK TRIM (ROWLOCK COURSE) - TYP. AS SHOWN
EL22	GAS METERS - SEE PLUMB. PROVIDE SUFFICIENT CLEARANCE TO OPERABLE OPENINGS
EL23	ELECTRICAL GEAR - SEE ELECT. MAINTAIN REQUIRED CLEARANCES FROM OPENINGS & GAS METERS - SEE PLUMB.
EL24	ADDRESS PLACARD (ONLY AT PARKING LOT SIDE OF BUILDING)
EL25	EXTERIOR LIGHT FIXTURE - SEE ELECT.
EL26	FACE OF BRICK SHALL BE 1/2" PROUD OF ADJACENT BRICK FINISH

DOOR SCHEDULE - COMMON

		DOOR								Frame		
MARK	From Room: Name	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	Fire Rating	MATERIAL	FINISH	HARDWARE	MATERIAL	FINISH	REMARKS
351-1	COMM.	A	3' - 0"	6' - 8"	1 3/4"	20 min.	HOLLOW METAL	PAINT	04	HOLLOW METAL	PAINT	
352-1	FIRE RISER	A	3' - 0"	6' - 8"	1 3/4"	20 min.	HOLLOW METAL	PAINT	03	HOLLOW METAL	PAINT	SEE FOOTNOTE 'A' - PROVIDE KNOX BOX
451-1	COMM.	A	3' - 0"	6' - 8"	1 3/4"	20 min.	HOLLOW METAL	PAINT	04	HOLLOW METAL	PAINT	
452-1	FIRE RISER	A	3' - 0"	6' - 8"	1 3/4"	20 min.	HOLLOW METAL	PAINT	03	HOLLOW METAL	PAINT	SEE FOOTNOTE 'A' - PROVIDE KNOX BOX
651-1	COMM.	A	3' - 0"	6' - 8"	1 3/4"	20 min.	HOLLOW METAL	PAINT	04	HOLLOW METAL	PAINT	
652-1	FIRE RISER	A	3' - 0"	6' - 8"	1 3/4"	20 min.	HOLLOW METAL	PAINT	03	HOLLOW METAL	PAINT	SEE FOOTNOTE 'A' - PROVIDE KNOX BOX
751-1	COMM.	A	3' - 0"	6' - 8"	1 3/4"	20 min.	HOLLOW METAL	PAINT	04	HOLLOW METAL	PAINT	
752-1	FIRE RISER	A	3' - 0"	6' - 8"	1 3/4"	20 min.	HOLLOW METAL	PAINT	03	HOLLOW METAL	PAINT	SEE FOOTNOTE 'A' - PROVIDE KNOX BOX

DOOR SCHEDULE NOTES:

1. ALL DOOR HARDWARE TO BE LEVER TYPE MECHANISMS
2. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. MASTER KEY ALL LOCKSETS.
4. MANUAL FLUSH BOLTS FOR THE DOUBLE DOORS ARE ONLY ALLOWED IN THE INACTIVE DOOR ACCESSING MECHANICAL AND STORAGE ROOMS.
5. PROVIDE DOOR STOPS OR BUMPERS AT ALL DOOR LOCATIONS WHERE DOOR COMES IN CONTACT WITH ADJACENT WALL. COORDINATE TYPE AND PLACEMENT WITH OWNERS.
6. ALL MECHANICAL, COMM & FIRE RISER ROOMS SHALL BE KEYED THE SAME THROUGHOUT THE COMPLEX
7. ALL INTERIOR DOORS TO HAVE 5 POUND MAX FORCE - ALL EXTERIOR DOORS TO HAVE 8 POUND MAX FORCE
8. SEE SPECIFICATIONS MANUAL FOR HARDWARE GROUPS
9. PROVIDE METAL THRESHOLDS AT ALL COMMON/PUBLIC DOORS AND AT UNIT ENTRANCES IN CORRIDOR BUILDINGS
10. PROVIDE DOORSTOPS AT ALL DOORS
11. SEE SHEET A170 FOR DOOR TYPES

FOOT NOTES:

A. PROVIDE A SIGN INDICATING "FIRE RISER" 4" LETTERS MIN. w/ CONTRASTING BACKGROUND
B. PROVIDE A SIGN INDICATING "FIRE ALARM PANEL" 4" LETTERS MIN. w/ CONTRASTING BACKGROUND
C. ELEVATOR FIRE DOOR w/ EXITING HARDWARE - DOOR SHALL BE ON ELECTRONIC HOLDOPEN TIED TO FIRE SUPPRESSION SYSTEM - VERIFY SIZE w/ ELEV. MFR. PRIOR TO ORDERING

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LINCOLN SQUARE APARTMENTS

355 N. MILL RD.
VINEYARD, UT 84058

Revision Schedule

MARK	DESCRIPTION	Revision Date

AE2015.115

BUILDING 3 ELEVATIONS & DOOR SCHEDULE

DATE: 6/27/2016 2:20:40 PM

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A320

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1 A3.0 VIEW 1

SCALE (24x36): N.T.S.
SCALE (11x17): N.T.S.

2 A3.0 VIEW 2

SCALE (24x36): N.T.S.
SCALE (11x17): N.T.S.

3 A3.0 VIEW 3

SCALE (24x36): N.T.S.
SCALE (11x17): N.T.S.

4 A3.0 VIEW 4

SCALE (24x36): N.T.S.
SCALE (11x17): N.T.S.

ae urbia
architects and engineers
[redacted]

12/12/2014

LAKESIDE APARTMENTS

AT VINEYARD
VINEYARD, UT

AE2014.094

PERSPECTIVE VIEWS

REVISIONS:

DATE: 10/20/2014
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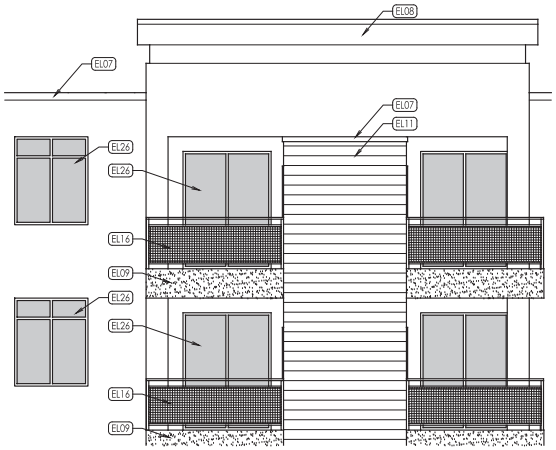

3 ENLARGED ELEVATION

SCALE (24x36):
SCALE (11x17):

1 BUILDING 1 ELEVATION (EAST)

SCALE (24x36):
SCALE (11x17):

2 BUILDING 1 ELEVATION (NORTH)

SCALE (24x36):
SCALE (11x17):

KEYNOTES

EL01 CONC. TILT-UP PANEL, TYP.; PAINTED SW 0055 'LIGHT FRENCH GRAY'
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NOTE:
AIR CONDITIONING EQUIPMENT WILL BE PLACED BEHIND RAISED PARAPETS, TYPICAL.

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12/12/2014

LAKESIDE APARTMENTS

AT VINEYARD
VINEYARD, UT

AE2014.094

ELEVATIONS
BUILDING 1

REVISIONS:

DATE: 10/20/2014
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3 BUILDING 1 ELEVATION (WEST)

SCALE (24x36):
SCALE (11x17):

4 BUILDING 1 ELEVATION (SOUTH)

SCALE (24x36):
SCALE (11x17):

KEYNOTES

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phone: 801.746.0462 - fax: 801.375.0462
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LAKESIDE APARTMENTS

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ELEVATIONS
BUILDING 1

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7 BUILDING 2 ELEVATION (SOUTH)

SCALE (24x36):
SCALE (11x17):

8 BUILDING 2 ELEVATION (EAST)

SCALE (24x36):
SCALE (11x17):

6 BUILDING 2 ELEVATION (WEST)

SCALE (24x36):
SCALE (11x17):

5 BUILDING 2 ELEVATION (NORTH)

SCALE (24x36):
SCALE (11x17):

KEYNOTES

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VINEYARD, UT

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ELEVATIONS
BUILDING 2

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DATE: 10/20/2014
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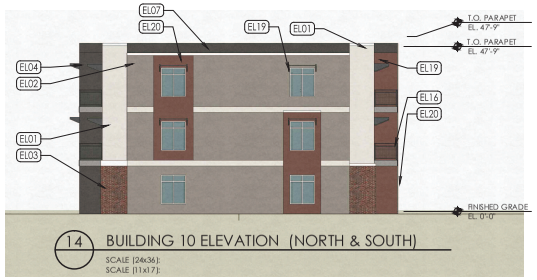
13 BUILDING 10 ELEVATION (EAST & WEST)

SCALE (24x36):
SCALE (11x17):

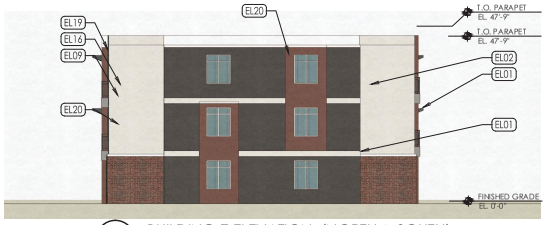


14 BUILDING 10 ELEVATION (NORTH & SOUTH)

SCALE (24x36):
SCALE (11x17):

11 BUILDING 7 ELEVATION (EAST & WEST)

SCALE (24x36):
SCALE (11x17):



12 BUILDING 7 ELEVATION (NORTH & SOUTH)

SCALE (24x36):
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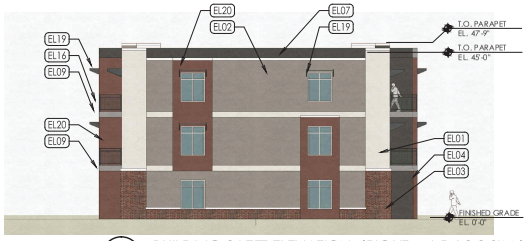

9 BUILDING 3 LEFT ELEVATION (RIGHT + 4,5,6,8,9 SIM.)

SCALE (24x36):
SCALE (11x17):

10 BUILDING 3 FRONT ELEVATION (REAR + 4,5,6,8,9 SIM.)

SCALE (24x36):
SCALE (11x17):

KEYNOTES

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NOTE:
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LAKESIDE APARTMENTS
AT VINEYARD
VINEYARD, UT

AE2014.094

ELEVATIONS
BUILDINGS 3-10

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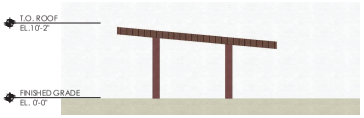
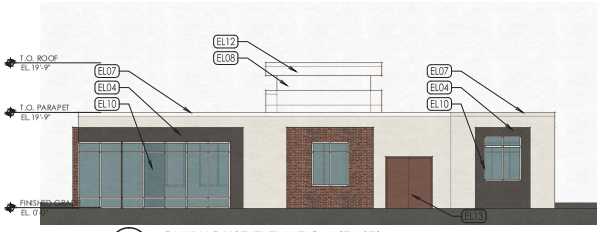
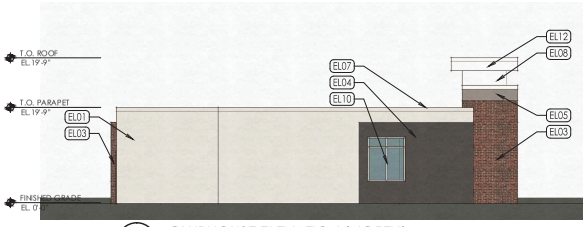


23 CANOPY ELEVATION - SIDE
SCALE (24x36):
SCALE (11x17):

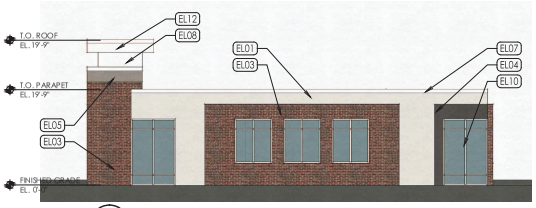


17 CLUBHOUSE ELEVATION (EAST)
SCALE (24x36):
SCALE (11x17):



18 CLUBHOUSE ELEVATION (NORTH)
SCALE (24x36):
SCALE (11x17):

15 CLUBHOUSE ELEVATION (WEST)
SCALE (24x36):
SCALE (11x17):



16 CLUBHOUSE ELEVATION (SOUTH)
SCALE (24x36):
SCALE (11x17):

KEYNOTES

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LAKESIDE APARTMENTS
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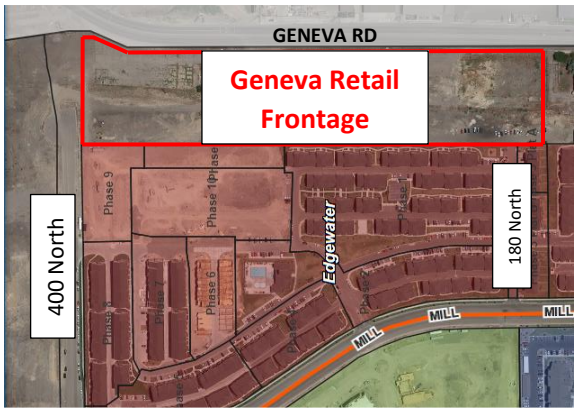
Date: November 1, 2017
From: Elizabeth Hart, Planner
To: Planning Commission
Item: 5.2 Preliminary Plat Geneva Retail Frontage
Address: 350 N. Geneva Road
Applicant: Jerry Grover, Anderson Geneva Development



INTRODUCTION:
Jerry Grover, Anderson Geneva Development, is requesting approval for a preliminary plat. The proposed property is located at 350 N. Geneva Road, adjacent to the eastern section of the Edgewater development, and is within the Regional Mixed Use (RMU) zoning district.

ANALYSIS:
The RMU district does not have standards for individual lots. The RMU zoning ordinance states that the minimum acreage for a development is ten (10) acres. The proposed property meets this requirement with a total of nine (9) buildable lots totaling at 11.28 acres.

The property has a 55' cross access and parking easement that is located along the property adjacent to Geneva Road, staff is working with the applicant to have the cross access and parking easement moved to the rear of property. There are three (3) accesses from Geneva Road, located between lots 3 and 4, lots 7 and 8, and lots 10 and 11. There is also an access from 400 North.

LOT #	SIZE
1	60,856 SF/1.40 AC
2	43,560 SF/ 1 AC
3	43,560 SF/ 1 AC
4	43,560 SF/ 1 AC
5	43,560 SF/ 1 AC
6	43,560 SF/ 1 AC
7	43,560 SF/ 1 AC
8	43,560 SF/ 1 AC
9	43,560 SF/ 1 AC

10	43,560 SF/ 1 AC
11	39,224 SF/ 1 AC

FINDINGS:
With the proposed conditions, the proposed preliminary plat is in conformance with the standards and requirements set forth in the zoning ordinance.

RECOMMENDATION:
Staff recommends the Planning Commission approve preliminary plat subject to the following conditions:

1. The cross access and parking easement be on the final plat.
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 recommend approval of the proposed GENEVA RETAIL FRONTAGE PRELIMINARY PLAT with the proposed conditions.

Attachments:
Application
Preliminary Plat

Anderson Geneva Development Inc.

373 E. 1750 N., Suite E
Vineyard, UT 84057
Telephone (801) 368-1966
Facsimile: (801) 225-2041

October 3, 2017

Town Clerk
Town of Vineyard
240 East Gammon Road
Vineyard, Utah 84058

Re: Application for Preliminary Subdivision Plat, Geneva Retail Frontage Subdivision

Dear Clerk,

Attached is an application and documents in support of a Preliminary Subdivision Plat Application for the Geneva Retail Frontage subdivision. As commercial lots those proposals will require a site plan review which will incorporate a grading and drainage plan specific to each lot.

As this property subdivision does not involve any public road construction or pavement design, and because it historically supported extensive buildings, we would request that the Town Engineer review the property as part of the preliminary plat application to determine if and what type of a geotechnical report would actually be needed for the property. If the Town Engineer determines that there are geotechnical parameters that are still needed, we will be happy to complete them.

If you have any questions, please feel free to call me at 801-368-1966.

Sincerely,

Jerry Grover
Site Engineer
Anderson Geneva Development, Inc.

THE TOWN OF Vineyard

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: September 29, 2017

APPLICANT(S): Anderson Geneva Development, Inc

ADDRESS OF APPLICANT: 373 E. 1750 N. Ste E Vineyard, Utah 84057

BUSINESS PHONE #: 801-368-1966 **CELL PHONE #:**

EMAIL ADDRESS: jgrover@geneva-dev.com **FAX NUMBER:**

CURRENT ZONING DISTICT DESIGNATION: RMU

NUMBER OF PROPOSED NEW LOTS: 11

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 350 North Geneva Road

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 11.279 acres

NAME OF PROPERTY OWNER(S): Anderson Development, LLC and Ice Castle Retirement LLC

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):

Applicant Signature — Date: 10/04/17

Co-Applicant Signature — Date:

Revised 5/30/2013

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 }

}ss
COUNTY OF UTAH}

I, the undersigned, Gerald D. Anderson, 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.

ALLISON LYNN FORBUSH
Notary Public
State of Utah
Comm. No. 676921
My Comm. Expires Oct 12, 2018

(Property Owner)

(Property Owner)

Subscribed and sworn before me, Allison L. Forbush, a Notary Public, on this 4th day of October, 20 17.

Allison L Forbush
(Notary Public)

My commission expires: Oct. 12th, 2018

.....

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: _____

Meridian
Title Company
"We Do Good Deeds"

MTC File No. 247959

64 East 6400 South, Suite 100
Salt Lake City, UT 84107

ESCROW OFFICER:
Chris Lambert
License Number: 241549

Ph. (801)264-8888X192
Fax (801)747-5101
clambert@mtcutah.com

SUBJECT PROPERTY ADDRESS:	**BUYER/BORROWER(S):**
280 North Geneva Road Vineyard, UT 84058	tbd **SELLER:**
LISTING AGENT:	**SELLING AGENT:**
Attn:	Attn:
LOAN OFFICER:	**LOAN PROCESSOR:**
Attn:	Attn:

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ALTA Commitment for Title Insurance

Issued By Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

Issued through the Office of

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

Authorized Signatory

By *President*

Attest *Secretary*

ORT Form 4690 6/06 Rev. 8-1-16
ALTA Commitment for Title Insurance

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements;
(f) Schedule B, Part II—Exceptions; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse
claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
(i) comply with the Schedule B, Part I—Requirements;
(ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
(iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I— Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is
not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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SCHEDULE A

Commitment No. 247959

1. **Commitment Date**: September 21, 2017 8:00AM (2nd Amended)

Amount

2. Policy or Policies to be issued:

   A. Owner's Policy

   Premium $0.00

   Proposed Insured: tbd

   B. ALTA Extended Coverage Loan Policy 2006

   Premium $0.00

   Proposed Insured:

   C. Endorsements:
   $0.00

3. The estate or interest in the land described or referred to in this Commitment is FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in the Land is at the Commitment Date vested in:

   Anderson Geneva, LLC, a Utah limited liability company, as to an one-half undivided interest as a tenant in common, and Ice Castle Retirement Fund L.L.C., a Utah limited liability company, as to an undivided one-half interest as a tenant in common

5. The land referred to in this commitment is situated in the County of Utah, State of Utah, and described as follows:

   Lot 1, Geneva Road South Subdivision, according to the official plat thereof as recorded in the office of the Utah County Recorder.

Address: 280 North Geneva Road, Vineyard, UT 84058

Escrow Officer: Chris Lambert

Old Republic National Title Insurance Company

Counter Signed _____
Authorized Officer or Agent

SCHEDULE B - PART I
Requirements

File Number: 247959

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amounts for the estate or interest to be insured.

3. Pay us the premiums, fees and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

SCHEDULE B, PART II
Exceptions

File Number: 247959

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

This policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.

2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.

4. Any lien, or right to a lien, imposed by the law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public record.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c), or (d) are shown by the public records.

6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

7. Any service, installation, connection, maintenance or construction charges for sewer, water electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.

8. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

9. Taxes for the year 2017 are now a lien not yet due and payable. Taxes for the year 2016 have been paid in the amount of $17,350.44. Property I.D. No. 40-466-0001.

   Lien arising as of January 1 for any unpaid personal property taxes which may be listed against the property described herein.

10. Said property is located within the boundaries of Vineyard City, Utah County and Central Utah Water Conservancy District and is subject to the charges and assessments levied thereunder.

11. The terms, covenants and conditions of that certain Tenancy-in-Common Agreement, dated December 22, 2005, by and between Anderson Geneva, LLC and Ice Castle Retirement Fund L.L.C.;
    Recorded: December 23, 2005 as Entry No. 148698:2005 of Official Records.

12. An Easement including its terms, covenants and provisions as disclosed by instrument;
    To: Utah Department of Transportation
    Purpose: a perpetual easement for the purpose of constructing thereon cut and full slopes and appurtenant parts thereof, and for the maintenance of a retaining wall to facilitate the construction of State Route 114 known as Project No. F-0114(21)0. This easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT.
    Recorded: September 21, 2010 as Entry No. 79769:2010 of Official Records.

    Affects: Beginning at a point in the westerly right of way line of State Route 114 of said project, said point being 1,073.69 feet North 00°02'55" West along the Section line and 73.33 feet West from the East Quarter corner of said Section 17, said point also being 49.50 feet perpendicularly distant westerly from the right of way control line of said project, opposite approximate Engineers Station 617+10.16; and running thence North 01°20'52" East 190.56 feet; thence North 00°25'44" West 542.63 feet; thence East 10.00 feet to a point in the existing westerly right of way line of State Route 114; thence along said existing westerly right of way line South 00°25'44" East 542.71 feet; thence South 01°20'52" West 182.88 feet; thence South 53°14'52" West 12.71 feet to the point of beginning.

13. An Easement including its terms, covenants and provisions as disclosed by instrument;
    To: Town of Vineyard, a Utah municipal corporation
    Purpose: a temporary construction easement for the purpose of constructing a public roadway and other public appurtenances thereto, on, over, and through
    Recorded: August 2, 2012 as Entry No. 64401:2012 of Official Records.

    Affects: Beginning at a non-tangent point of curvature which is North 01°32'27" West 1,271.82 feet along the section line and North 88°27'33" East 4,505.11 feet from the West Quarter Corner of said Section 17; thence northerly 30.00 feet along the arc of a 799.00 foot radius curve to the left, through a central angle of 02°09'05", the chord of which bears North 02°24'47" West 30.00 feet to a point on non-tangency; thence North 87°35'13" East 834.45 feet to a point on the east boundary of said entire tract; thence South 00°25'44" East 30.02 feet along said boundary; thence South 87°35'13" West 833.41 feet to the point of beginning.

14. An easement(s) for the purposes and rights incidental thereto as shown or as offered for dedication on the recorded map entitled "Geneva Road South Subdivision".
    Recorded: January 3, 2014 as Entry No. 518:2014 of Official Records.

15. Materials or labor liens created or authorized by law of which no notice is of record.

NOTE: Upon full and satisfactory compliance with all underwriting requirements, including but not limited to, the requirements set forth in Schedule B-1, and payment of all applicable charges, exceptions 1-8 may be omitted from the policy or policies to be issued hereunder.

NOTE: Judgments have been searched in the names of Anderson Geneva, LLC, Ice Castle Retirement Fund L.L.C. and tbd for the past eight years and none were found of record except as shown above.

NOTE: A cancellation fee of $250.00 will be billed for this commitment if a Policy of Title Insurance is not issued within 120 days.

NOTE: The policy to be issued contains an arbitration clause. Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action. You may review a copy of the arbitration rules at http://www.alta.org. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees, if allowed by state law, and may be entered as a judgment in any court of proper jurisdiction.

NOTE: This file was examined by Sean Newell (801) 264-8888.

CHAIN OF TITLE

Order Number: 247959

THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT MADE A PART OF ANY COMMITMENT FOR TITLE INSURANCE PRODUCED BY MERIDIAN TITLE COMPANY.

According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

None

Meridian
Title Company
"We Do Good Deeds"

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic National Title Insurance Company and Meridian Title Company.

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from [our affiliates or] others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

(Revised February 5, 2016)

Utah County
HEART of UTAH

PROPERTY INFORMATION

mobile view

Serial Number: 40:466:0001 **Serial Life:** 2015...

Total Photos: 1

Property Address: 280 N GENEVA RD - VINEYARD
Mailing Address: 9537 S 700 E SANDY, UT 84070-3494
Acreage: 11.278681
Last Document: 518-2014
Subdivision Map
Filing *(Viewable in Internet Explorer Only)*
Legal Description: LOT 1, GENEVA ROAD SOUTH SUB AREA 11.279 AC.

Owner Names | Value History | Tax History | Location | Photos | Documents

Year	General Taxes	Adjustments	Net Taxes	Fees	Payments	Tax Balance*	Balance Due	Tax District
2018	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	095 - VINEYARD CITY
2017	$18,128.66	$0.00	$18,128.66	$0.00	$0.00	$18,128.66	Click for Payoff	095 - VINEYARD CITY
2016	$17,350.44	$0.00	$17,350.44	$0.00	$17,350.44	$0.00	$0.00	095 - VINEYARD CITY
2015	$16,164.66	$0.00	$16,164.66	$0.00	$16,164.66	$0.00	$0.00	095 - VINEYARD CITY

** Note: Original tax amount (Does not include applicable interest and/or fees).*

Additional Information

Main Menu

Comments or Concerns on Value/Appraisal - Assessor's Office
Documents/Owner/Parcel information - Recorder's Office
Address Change for Tax Notice

This page was created on 10/2/2017 11:52:55 AM

GENEVA RETAIL FRONTAGE SUBDIVISION

LOCATED IN SOUTHEAST 1/4 QUARTER OF SECTION 8
T.6S., R.2E., S.L.B.&M.

BOUNDARY DESCRIPTION

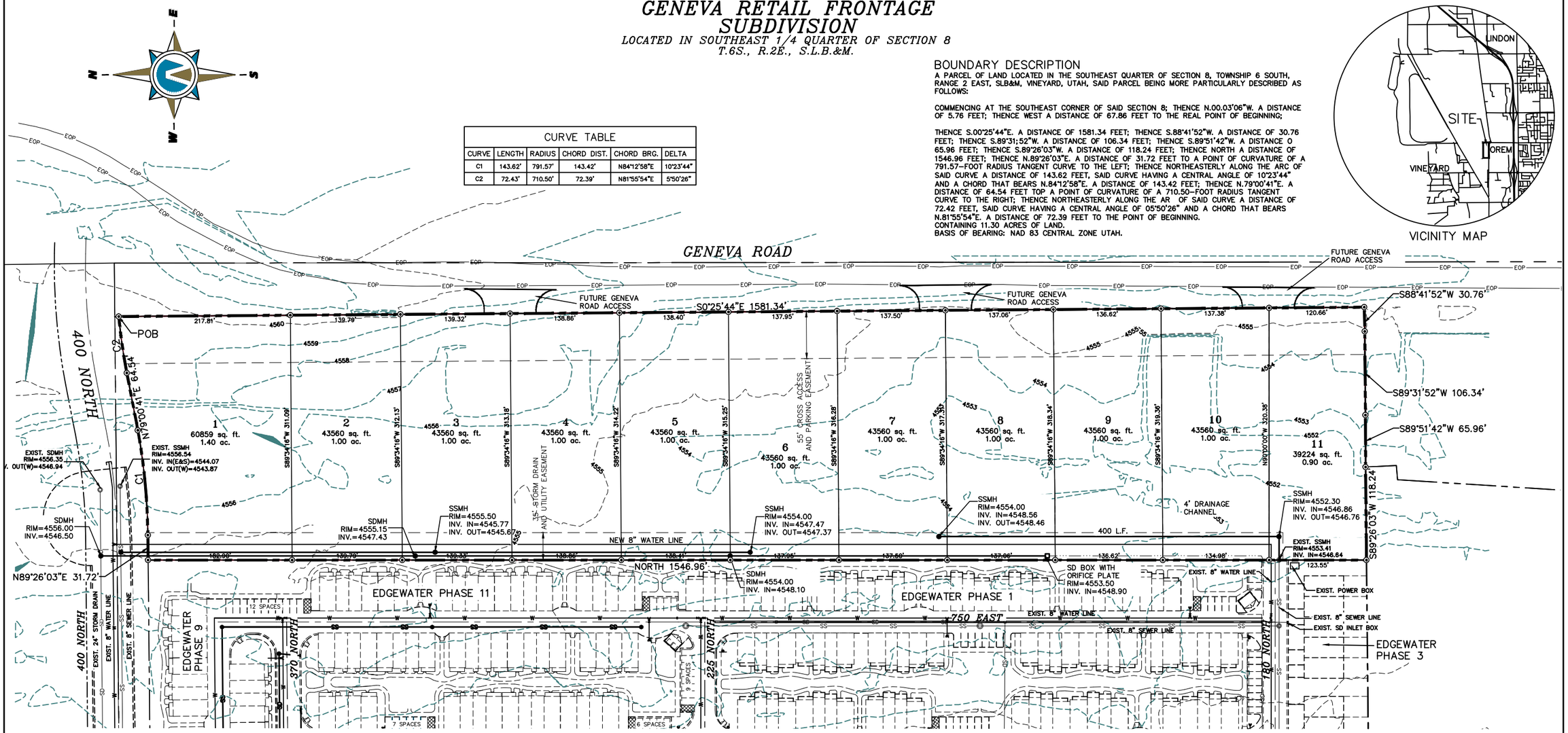
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N.00.03'06"W. A DISTANCE OF 5.76 FEET; THENCE WEST A DISTANCE OF 67.86 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.00°25'44"E. A DISTANCE OF 1581.34 FEET; THENCE S.88°41'52"W. A DISTANCE OF 30.76 FEET; THENCE S.89°31;52"W. A DISTANCE OF 106.34 FEET; THENCE S.89°51'42"W. A DISTANCE O 65.96 FEET; THENCE S.89°26'03"W. A DISTANCE OF 118.24 FEET; THENCE NORTH A DISTANCE OF 1546.96 FEET; THENCE N.89°26'03"E. A DISTANCE OF 31.72 FEET TO A POINT OF CURVATURE OF A 791.57-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.62 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°23'44" AND A CHORD THAT BEARS N.84°12'58"E. A DISTANCE OF 143.42 FEET; THENCE N.79°00'41"E. A DISTANCE OF 64.54 FEET TOP A POINT OF CURVATURE OF A 710.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE AR OF SAID CURVE A DISTANCE OF 72.42 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°50'26" AND A CHORD THAT BEARS N.81°55'54"E. A DISTANCE OF 72.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.30 ACRES OF LAND.
BASIS OF BEARING: NAD 83 CENTRAL ZONE UTAH.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	143.62'	791.57'	143.42'	N84°12'58"E	10°23'44"
C2	72.43'	710.50'	72.39'	N81°55'54"E	5°50'26"

VICINITY MAP



DEVELOPER:
ANDERSON GENEVA DEVELOPMENT, INC.
99 NORTH GENEVA
VINEYARD, UTAH
801-225-2031

NOTES:
1.GENERAL GRADING OF ALL LOTS TO SLOPE TO THE WEST FOLLOWING NATURAL GROUND SLOPE.
2. ALL BUILDING SETBACKS TO APPLY AS PER TOWN OF VINEYARD ZONING ORDNANCE.

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

CENTRAL UTAH CONSERVANCY DISTRICT
THIS _____ DAY OF _____, A.D. 20____
APPROVED

APPROVED AS TO FORM	APPROVED AS TO FORM	APPROVED AS TO FORM	APPROVED AS TO FORM
THIS _____ DAY OF _____, A.D. 20____	THIS _____ DAY OF _____, A.D. 20____	THIS _____ DAY OF _____, A.D. 20____	THIS _____ DAY OF _____, A.D. 20____
TOWN OF VINEYARD MAYOR	APPROVED TOWN OF VINEYARD PLANNING COMMISSION CHAIR	APPROVED TOWN OF VINEYARD ENGINEER	APPROVED TOWN OF VINEYARD TOWN PLANNER

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

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-07-045-00 EAST LAKE\Drawings\MILL ROAD\GENEVA RETAIL FRONTAGE\PRELIM BASE 09-26-17.dwg 9/28/2017 1:48:39 PM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

GENEVA RETAIL FRONTAGE

PRELIMINARY PLAT
VINEYARD, UTAH

JOB NO. 14-043
SHEET NO. PR-01

PROPOSED PLANNING COMMISSION MEETING SCHEDULE FOR 2018

January 3, 2018

January 17, 2018

February 7, 2018

February 21, 2018

March 7, 2018

March 21, 2018

April 4, 2018

April 18, 2018

May 2, 2018

May 16, 2018

June 6, 2018

June 20, 2018

July 18, 218

August 1, 2018

August 15, 2018

September 5, 2018

September 19, 2018

October 3, 2018

October 17, 2018

November 7, 2018

November 21, 2018

December 5, 2018