



**VINEYARD PLANNING COMMISSION
REGULAR MEETING**

**Vineyard City Offices, 125 S Main Street, Vineyard, Utah
Wednesday, November 7, 2018 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular planning commission meeting, on Wednesday, November 7, 2018 at 6:00 p.m. in the Vineyard City Hall, 125 S. Main Street, 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

None

5. BUSINESS ITEMS:

5.1 Sign Standard Waiver Application – Starbucks

The applicant, Scott Mansfield with Starbucks, is requesting approval for a sign standard waiver. The applicant is proposing a total of three (3) wall signs on the Starbucks building located at 748 E. Mill Road within the Regional Mixed Use (RMU) district. A sign standard waiver may be approved by the Planning Commission as an alternative to the standards set forth in Chapter 15.48 Signs of the Vineyard Zoning Ordinance.

5.2 Public Hearing and Consideration of Ordinance 2018-16 - Zoning Text Amendments

The City of Vineyard is proposing text amendments to the Vineyard Zoning Ordinance including:

- **Section 15.12.050 District Use Table** – To allow home occupations within the RMU, to allow environmental remediation activities as a permitted use and clarifying occupancy of dwelling units.
- **Section 15.32.120 Exception to Maximum Height Limitations** – to remove flagpoles.
- **Section 15.34.060 Accessory Dwelling Units** – to clarify where the exterior and interior entrances must be located.
- **Section 15.38.030 Parking Requirements** – to add a maximum driveway slope, removing drive-thru standard and changing parking standards for medical offices and clinics.

- **Section 15.40.080 Design Standards and Requirements** – to refer planting installation and materials to the approved Vineyard Tree Manual and to change street tree requirements.
- **Section 15.60.020 Definitions** – Clarifying one family occupancy per dwelling unit.
- **Section 2.08.5 Development Standard – Building Height** – to refer to the District Use Table for the RMU district.
- **Chapter 15.44** – to delete in its entirety and reference Title 11 in the Municipal Code.

5.3 Planning Commission Special Meeting

The Planning Commission will consider a request to schedule a Special Meeting.

5.4 Chair and Vice Chair Appointment

The Planning Commission will appoint a chair and vice chair.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

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

8. ADJOURNMENT

The next regularly scheduled meeting is December 5, 2018. A special meeting may be scheduled at a non-regularly scheduled time and date.

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: November 5, 2018

NOTICED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner

Date: November 7, 2018
From: Elizabeth Hart, Planner
To: Planning Commission
Item: 5.1 Starbucks Sign Standard Waiver
Address: 748 E. Mill Road
Applicant: Scott Mansfield with Starbucks



INTRODUCTION:

The applicant, Scott Mansfield with Starbucks, is requesting approval for a sign standard waiver. The applicant is proposing a total of three (3) wall signs on the Starbucks building located at 748 E. Mill Road within the Regional Mixed Use (RMU) district. A sign standard waiver may be approved by the Planning Commission as an alternative to the standards set forth in Chapter 15.48 Signs of the Vineyard Zoning Ordinance.

ANALYSIS:

In June of 2018 the City Council adopted a new sign ordinance. This ordinance allowed for applicants to apply for a sign standard waiver. The waiver allows an applicant to receive approval, from the Planning Commission, on a sign that does not meet the standards of placement, quantity, height, sign area, and design features and materials that are set forth within Chapter 15.48 of the zoning ordinance.

The Planning Commission may attach conditions, requirements, or standards necessary to assure the sign covered by the sign standard waiver meet the intent of Chapter 15.48 Signs and will not be materially detrimental to persons or property in the vicinity. Conditions may not be based on the content of any sign.

The sign standard waiver ordinance states that a stand-alone commercial use is a type of use that may apply for a waiver. The applicant is a stand-alone commercial and is asking for a waiver to the maximum allowed number of wall signage allowed on a building. The applicant is proposing a total of three (3) wall signs. The sign ordinance states that a maximum of two (2) walls sign area allowed. An analysis of the proposed signage and sign ordinance are below.

Section 15.48.050 and 15.48.070		North (front) Elevation	East (left side) Elevation	West (right side) Elevation
15.48.070 Sign Area: 1 SF per every 1 linear foot of building frontage not to exceed 60 SF or a total of 120 SF.	Proposed	Building Frontage: 33' Sign Area: 33 SF	Building Frontage: 88' Sign Area: 48 SF	Building Frontage 88' Sign Area: 48 SF
15.48.070 Sign Height: A minimum of 8 feet above finished grade, shall not extend above the lowest portion of a parapet wall, or above any line/fascia of any roof type.	Proposed	~14 feet from finished grade	~13 feet from finished grade	~13 feet from finished grade
15.48.070 Location: Located within the middle 80% of the building frontage, measured from lease line to lease line.	Proposed	Not applicable. The location standard set forth in 15.48.070 was meant to apply to buildings that have multiple units, like a strip mall, not a stand-alone commercial use.		
15.48.70 Maximum Number: 1 per elevation, maximum of 2. Includes projecting sign.	Proposed	The applicant is proposing a total of 3 signs on 3 different elevations.		
15.48.070 Special Provisions: Shall not project more than 15 inches from the wall.	Proposed	All signs do not project more than 3 inches from the wall.		

15.48.050 Illumination: Wall signs may be internally or externally illuminated.	Proposed	All proposed signs are internally illuminated.
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PROPOSED MOTION:

“I move to APPROVE or DENY the sign standard waiver for one (1) additional wall sign for the Starbucks project”

ATTACHMENTS:

Sign Waiver Application
Signage Plan Set

STARBUCKS COFFEE 52517
748 East Mill Road
Vineyard City, UT



17-38565

***HILTON*DISPLAYS**

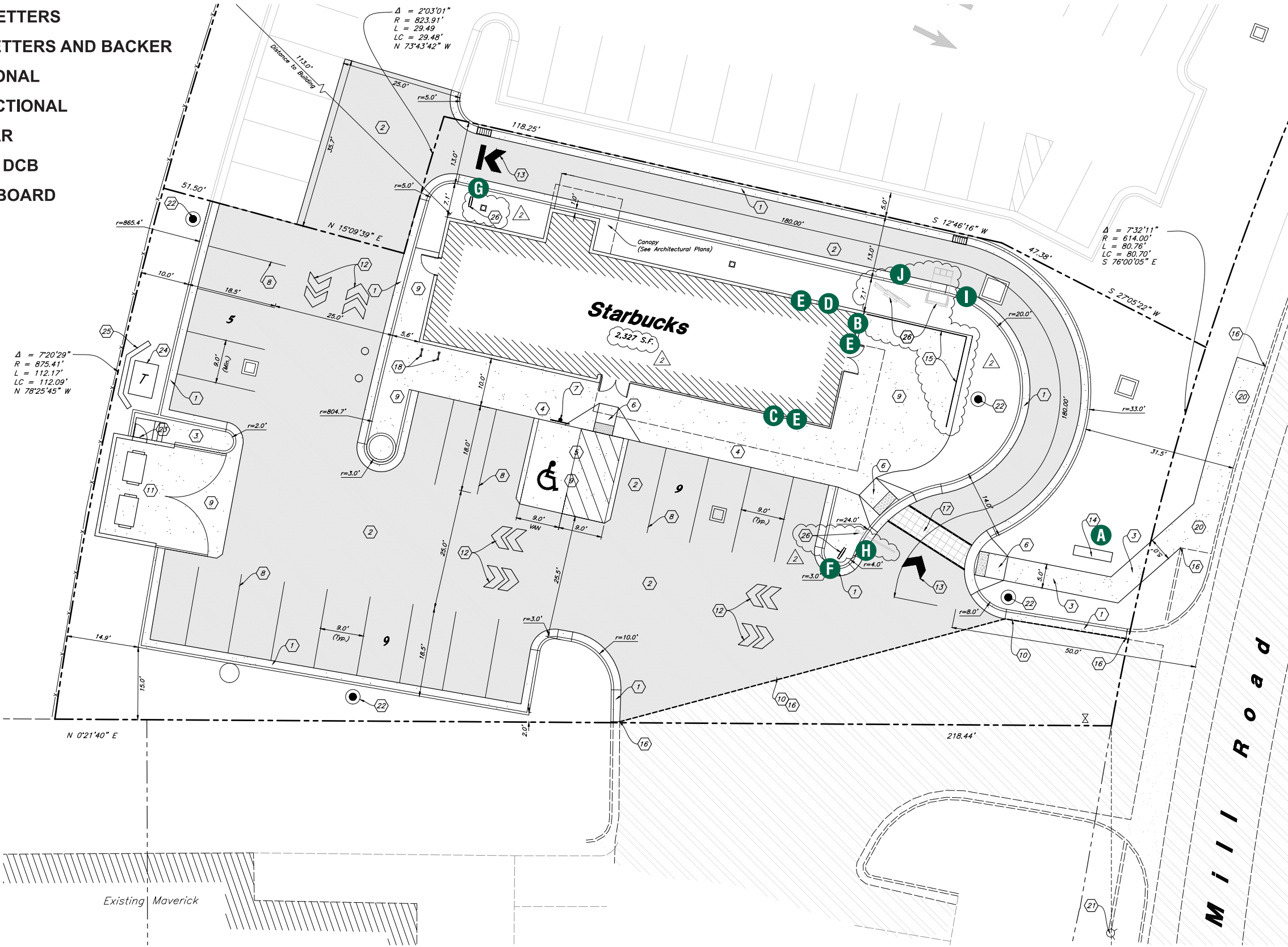
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SITE PLAN

- A MONUMENT
- B 60" SIREN
- C 24" CHANNEL LETTERS
- D 22" CHANNEL LETTERS
- E DT CHANNEL LETTERS AND BACKER
- F 36" DT DIRECTIONAL
- G 36" TY/EO DIRECTIONAL
- H CLEARANCE BAR
- I CANOPY / DOS / DCB
- J 5 PANEL MENU BOARD



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QID 17-38565

JOB NAME

Starbucks 52517

LOCATION

748 East Mill Road
Vineyard City, UT

CUSTOMER CONTACT

SALESMAN / PM

Jennifer Craft

DESIGNER

Greg Sloan

DWG. DATE

4-05-18

REV. DATE / REVISION

10-3-18 CW / updates
10-23-18 PA / updates
10-24-18 / GTS

SCALE

FILE

2018/Starbucks/Vineyard UT/
17-38565/SB Vineyard UT
52517.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

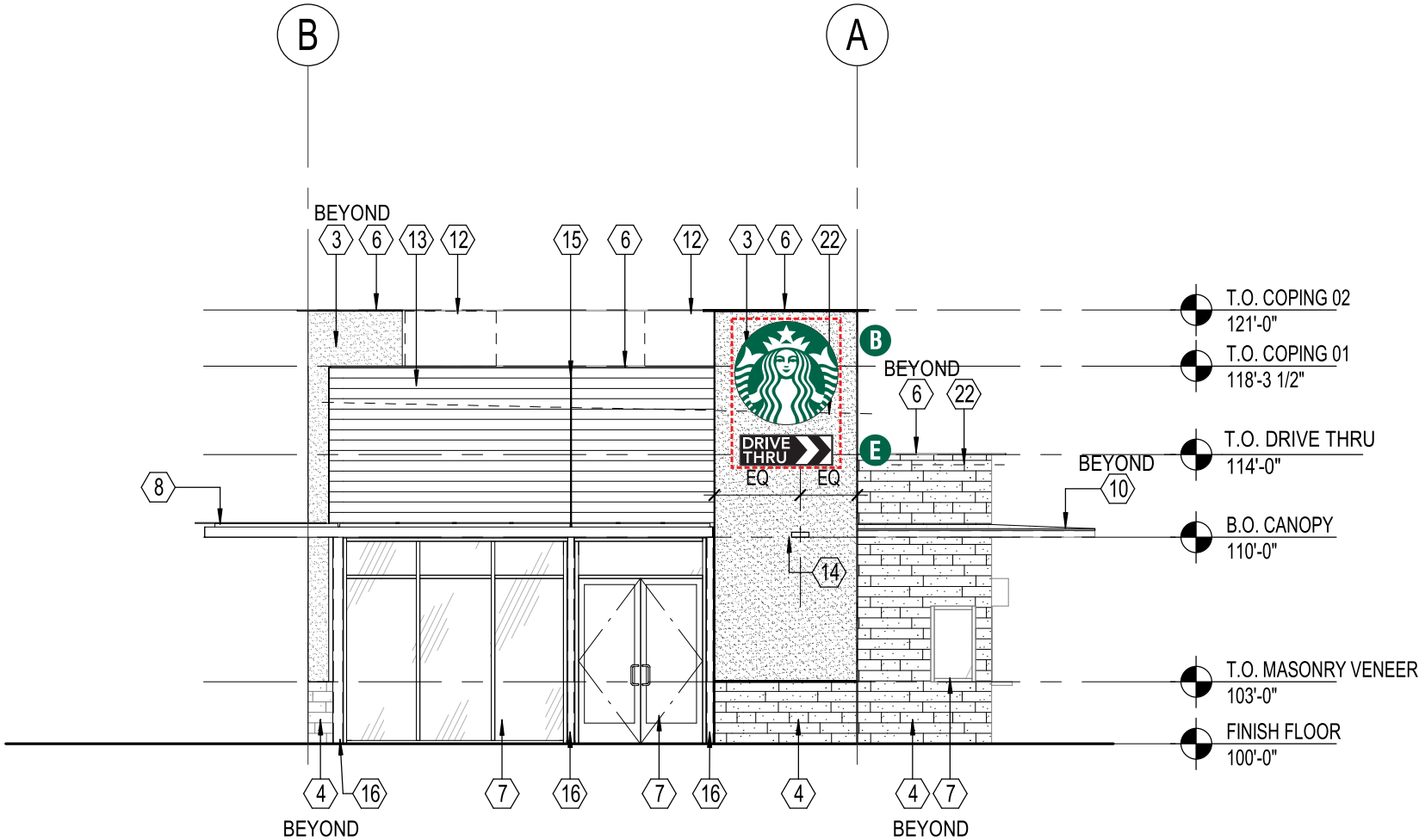
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SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ELEVATION

- A MONUMENT
- B 60" SIREN
- C 24" CHANNEL LETTERS
- D 22" CHANNEL LETTERS
- E DT CHANNEL LETTERS AND BACKER
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NORTH ELEVATION

SIGN STANDARD WAIVER NEEDED TO ALLOW SIGNAGE

QID 17-38565

JOB NAME

Starbucks 52517

LOCATION

748 East Mill Road
Vineyard City, UT

CUSTOMER CONTACT

SALESMAN / PM

Jennifer Craft

DESIGNER

Greg Sloan

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SCALE

1/8" = 1'

FILE

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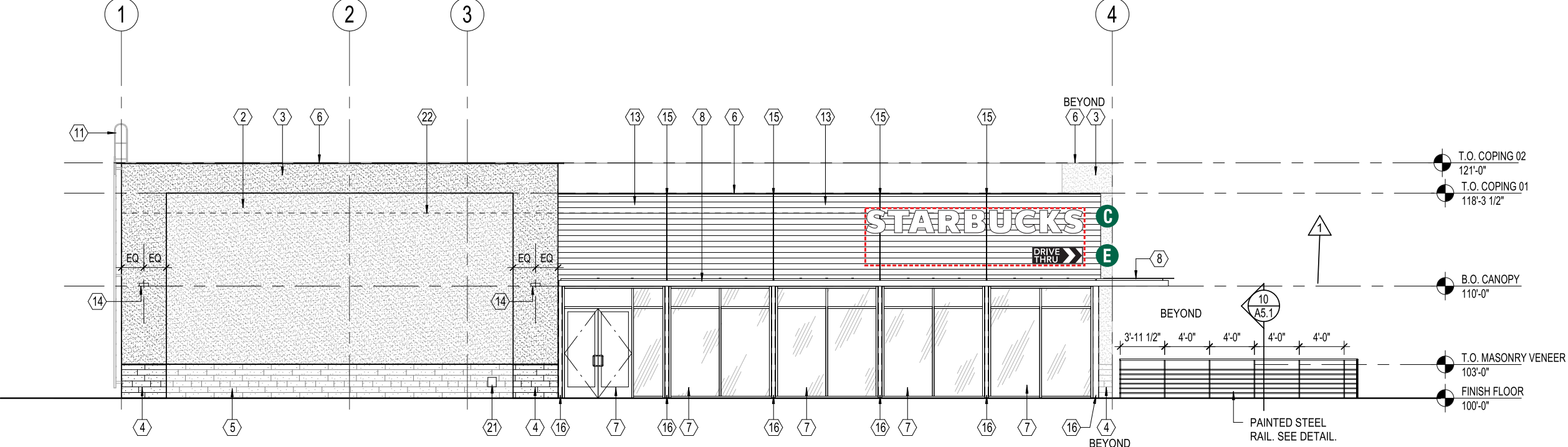
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EAST ELEVATION

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SCALE

3/32" = 1'

FILE

2018/Starbucks/Vineyard UT/
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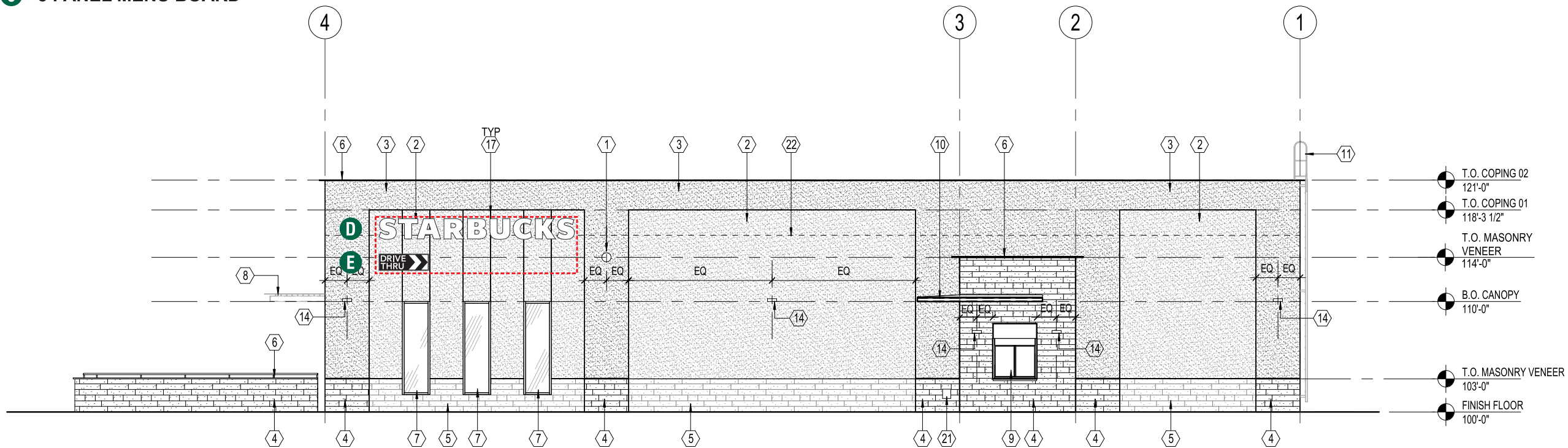
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WEST ELEVATION

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SCALE

3/32" = 1'

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60” ILLUMINATED SIREN

Qty. 1 SBC S13164-SL

B



1 Front View

3/4" = 1'-0" (11x17 Paper)

SPECIFICATIONS:

- A** Single faced internally illuminated wall mount logo disk. Cabinet to be 3" deep, fabricated aluminum returns and back. Paint cabinet black. Faces to be 3/16" white Plex with 1" black trimcap
- B** Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C** Internally illuminated logo disk with Sloan Prism Enlighten 6500K white LEDs

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

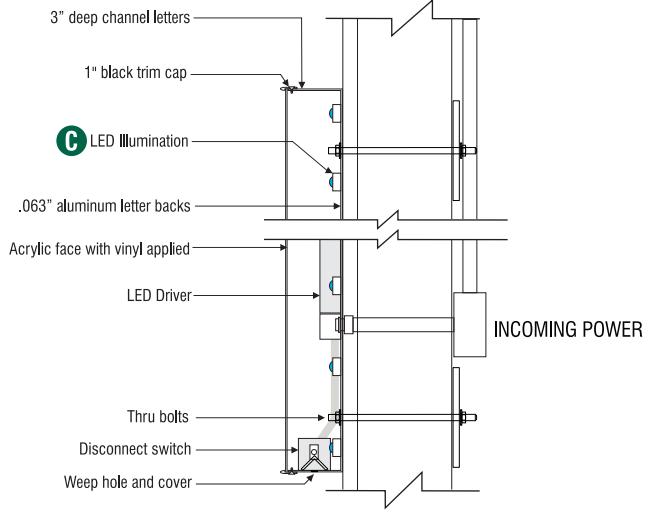
wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	19.62	1.82	120/277

3" (76mm)

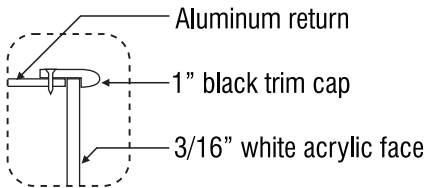
A



2 Side View



3 Disk Section View Typ.



4 Enlarged Detail

ILLUMINATION VIEW



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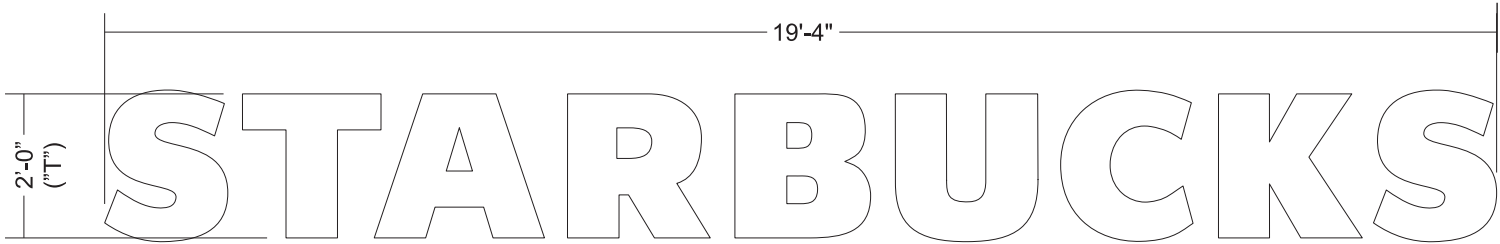


24” CHANNEL LETTERS - REMOTE

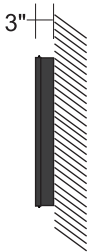
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Qty. 1

C



1 Front View

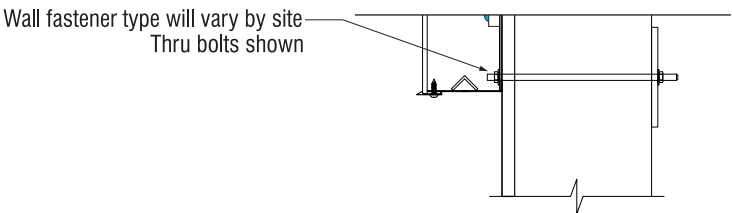
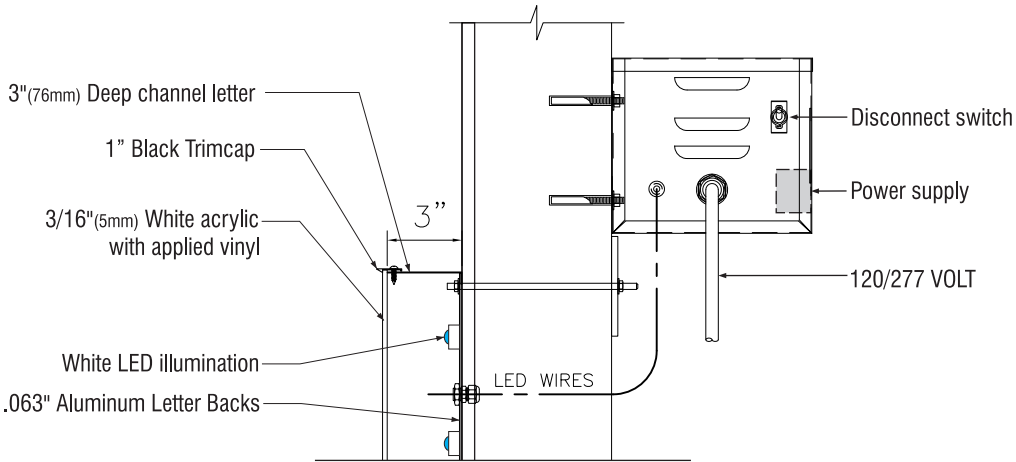


2 Side View

Scale: 3/8" = 1' (11x17 Paper)

SPECIFICATIONS

- A** Internally illuminated channel letters to be fabricated from .040 returns aluminum with pre-painted White interiors and pre-finished Black returns. Letter backs to be aluminum stapled to sidewalls and sealed.
- B** Faces to be 3/16" White acrylic with 1" Black trimcap
- C** Letters illuminated w/ Sloan Prism Enlighten White 6500k LED's w/ remote power supply.
- D** Letters to be installed flush to wall.



MOUNTING AND LETTER DETAIL(TYP)
SCALE: NTS

ILLUMINATION VIEW

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10



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JOB NAME

Starbucks 52517

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CUSTOMER CONTACT

SALESMAN / PM

Jennifer Craft

DESIGNER

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DWG. DATE

4-05-18

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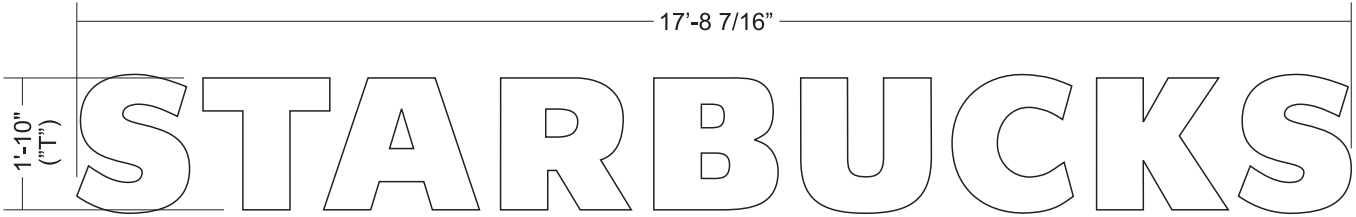


22” CHANNEL LETTERS - REMOTE

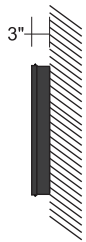
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Qty. 1

D



1 Front View

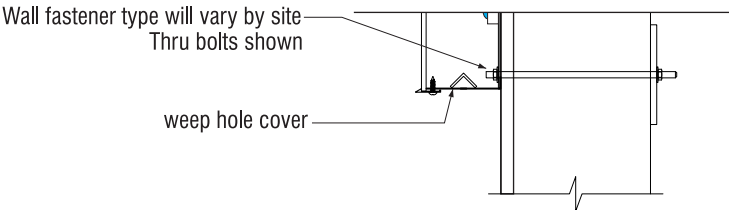
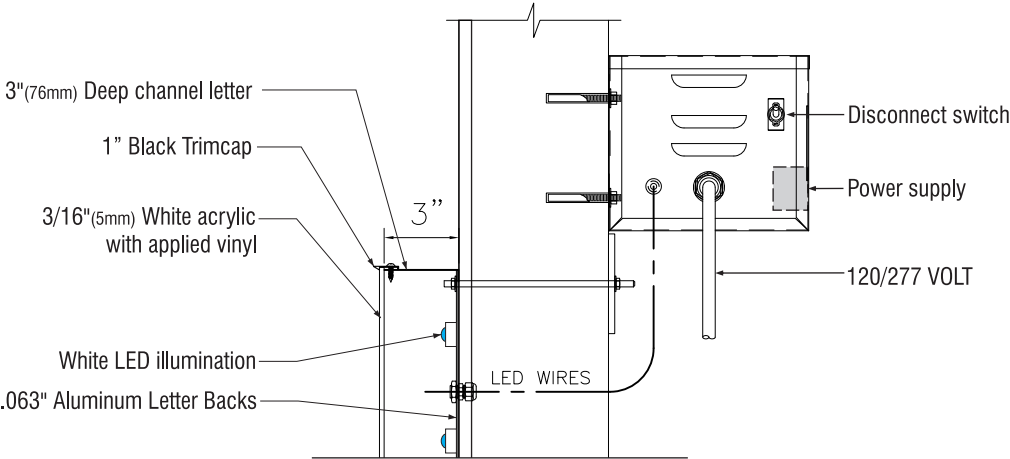


2 Side View

Scale: 3/8" = 1' (11x17 Paper)

SPECIFICATIONS

- A** Internally illuminated channel letters to be fabricated from .040 returns aluminum with pre-painted White interiors and pre-finished Black returns. Letter backs to be aluminum stapled to sidewalls and sealed.
- B** Faces to be 3/16" White acrylic with 1" Black trimcap
- C** Letters illuminated w/ Sloan Prism Enlighten White 6500k LED's w/ remote power supply.
- D** Letters to be installed flush to wall.



MOUNTING AND LETTER DETAIL(TYP)
SCALE: NTS

ILLUMINATION VIEW

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10



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DESIGNER

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Underwriters
Laboratories Inc.

DRY

DAMP

WET

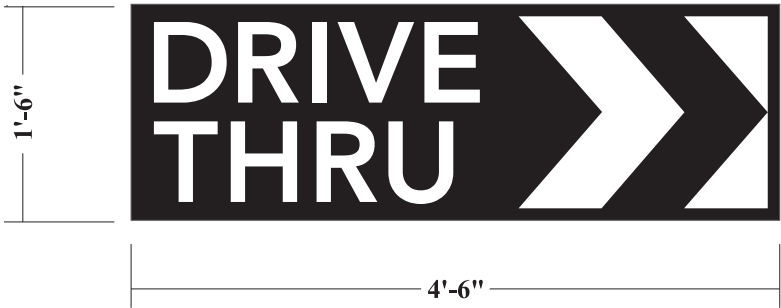
X

DT CHANNEL LETTERS / PANEL

SBC-17-38565-10

Qty. 3

E



Scale: 3/4" = 1' (11x17 Paper)



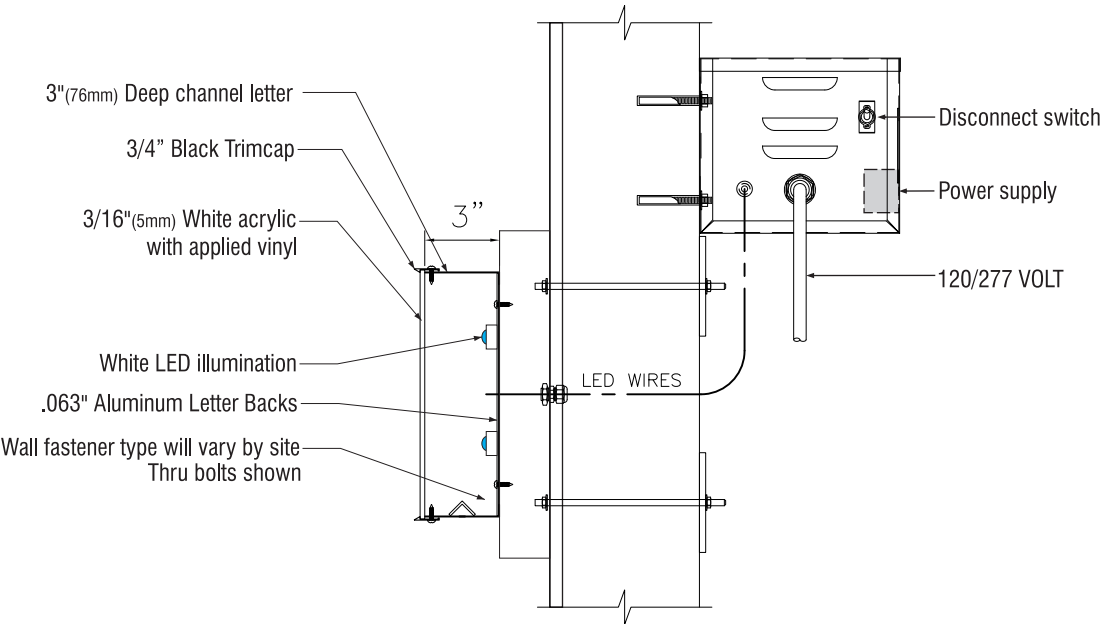
SIDE VIEW

SPECIFICATIONS

- A** Internally illuminated channel letters to be fabricated from .040/3003 aluminum with pre-painted White interiors and painted satin finish Black polyurethane exteriors. Letter backs to be aluminum pop-riveted to sidewalls and sealed.
- B** Faces to be 3/16" (5mm) White acrylic with 1" (25mm) Black trimcap retainer edging.
- C** Letters illuminated w/ Sloan Prism Nano LED's w/ remote 120V power supply.
- D** Letters to be installed on a 2" deep backer panel painted Black.

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 343 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

ILLUMINATION VIEW



MOUNTING AND LETTER DETAIL(TYP)
SCALE: NTS

HILTONDISPLAYS

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Underwriters Laboratories Inc.

DRY

DAMP

WET

X

10/29
Paid fee
\$250 via CC
EJH



VINEYARD
STAY CONNECTED

SIGN STANDARD WAIVER APPLICATION

APPLICANT INFORMATION

Application Date: 10/26/18
Applicant(s): SWT MANSFIELD (VALKYRIESIGNS) STARBUCKS
Address of Applicant: 524 COMMERCIAL DR. DREMHAM 84057
Email: info@valkyriesigns.com Phone: 801 592 8369

PROJECT INFORMATION

Site Address: 748 EAST MILL RD. VINEYARD
Zoning District: _____
Name of Business: STARBUCKS

Purpose for Sign Waiver
(narrative explaining what you are asking for that requires a sign waiver)

WE WOULD LIKE A LOGO SIGN ON A THIRD ELEVATION
FACING MILL ROAD

Sign Type: Logo with letters
Number of Proposed Signs: _____
Proposed Sign Area: NORTH ELEVATION
Proposed Sign Height (if applicable): _____
Proposed Sign Location: WALL
Will the sign be internally or externally illuminated? INTERNALLY ILLUMINATED

SIGNATURE OF APPLICANT (S)

[Signature] Date: 10/26/18
Applicant Signature

Co-Applicant Signature Date: _____

SIGN STANDARD WAIVER CHECKLIST

A Sign Standard Waiver may be approved by the Planning Commission as an alternative to the requirements set forth in this Title for the uses and developments listed below.

Please check applicable use or development type this project identifies as:

☒	Stand-alone or Multi-tenant commercial, office or employment uses.	Indoor or Outdoor commercial recreation areas	
	A multi-building complex for a single commercial or employment use in a project exceeding 40 net acres.	Commuter/light rail stations	
	Shopping Center	Motor vehicle fueling stations	
	Hospital	Drive-thru facilities	
	Hotels and Commercial lodging having at least 150 guest rooms and a full-service restaurant or conference and meeting rooms.	Gateway Feature	
	Conference Centers		

The following materials shall be submitted with this application:

	Location of the sign/s on the building or premises
	- For wall signs: final building elevations showing the sign at the proposed location, wall dimensions and sign dimensions - For all other signs: A site plan showing the proposed locations of the sign, distances from property line or any other proposed or existing sign/s on the site.
	Sign Specification Plans
	- Design of sign - Dimensions - Materials - Colors - Illumination (night time view of sign) - Landscaping (if applicable)
	Photometric Plan for signs with illumination
	Fee of \$250 – check, cash or credit card (3% credit card fee charged)

ADDITIONAL INFORMATION:

1. Prohibited signs are excluded from receiving a Sign Standard Waiver, except as allowed within this Title.
2. Conditions: The Planning Commission may attach conditions, requirements, or standards necessary to assure that the signs covered by the Sign Standard Waiver meet the intent of

this Title and will not be materially detrimental to persons or property in the vicinity. In making its determination the Planning Commission shall not base any condition on the message content of a sign. The Planning Department will have the right to inspect that any conditions set by the Planning Commission are being met.

ZONING ORDINANCE CODE SECTION:

Please refer to the link below for additional information on the Sign Standard Waiver

https://vineyard.municipalcodeonline.com/book?type=zoning#name=15.48.040_General



Date: November 7, 2018
Agenda Item: 5.2 Public Hearing and Consideration of Ordinance 2018-16 Zoning Text Amendments
From: Morgan Brim, Community Development Director
Department: Community Development
Subject: Public Hearing for Zoning Ordinance Text Amendments

Community Development staff briefed the Planning Commission during the October 17, 2018 work session regarding several areas of the Vineyard Zoning Ordinance (VCO) that need attention. The proposed Ordinance 2018-16 is staff's recommendation to incorporate comments received from the work session. Each proposed text amendment is detailed below.

PROPOSED ORDINANCE:

1. Section 15.12.050 District Use Table

- The VCO currently does not specify that occupancy of dwelling units are limited to one family as defined:

***Family:** A person living alone, or any of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities: (a) Any number of people who are related by blood, marriage, adoption, or court sanctioned guardianship together with any incidental domestic or support staff who may or may not reside on the premises; or (b) four (4) unrelated people; or (c) two (2) unrelated people and any children related to either of them. "Family" does not include any group of individuals whose association is temporary or seasonal in nature or who are in a group living arrangement because of criminal offenses.*

It is important to clarify in the VCO that dwelling units are limited to one family. This will safeguard the city from a potential claim that multiple family units may inhabit one dwelling. The city currently is experiencing a parking shortage and the State of Utah on the whole, has a significant housing shortage. This climate could result in an increase in housing unit occupancy. The city needs clear language to assist code enforcement in addressing these important issues. The proposed text amendment inserts standard eight to the District Use Table which states that the occupancy of a dwelling unit shall be limited to one family as defined above. A note is provided in the residential category of the table to reference this standard.

- Home Occupations
The RMU district was amended to allow Home Occupations as a permitted use.

VINEYARD CITY PLANNING COMMISSION STAFF REPORT

- Environment Remediation Activities
During the work session meeting, the Jacob McHargue, City Manager made a request to have environmental remediation allowed as a permitted use in the BP, RC, FOI, M and PF Districts. Currently, a conditional use permit is required. Environmental cleanup of the former Geneva Mill is highly regulated by State and Federal Agencies. Staff feels it is important to not add another layer of regulation on future remediation efforts and is proposing a permitted use allowance in the applicable districts.
2. Section 15.32.120 Exception to Maximum Height Limitations
 - Flag Poles
The height exception for flag poles was removed.
 3. Section 15.34.060 Part 11 Accessory Dwelling Units
 - Accessory Dwelling Unit Exterior Entrances and Interior Connections
Staff has received requests to allow ADU entrances from within attached garages. The fire marshal and inspector have recommended that ADU's contain an entrance directly from the exterior of the structure as opposed to having to first enter a home and then enter into the ADU. This change will allow emergency personnel to enter directly into an ADU without have to search the interior of a home for entry into the ADU. ADUs must also have a connection from within the home to ensure ADUs do not operate as a duplex. The code was amended to clarify this requirement.
 4. Section 15.38.030 Parking Requirements
 - Driveway Slopes
Driveway slopes are restricted to 8% with the ability of the Public Works Director to approve greater slopes.
 - Drive-thru Standards
Drive-thru standards are removed from the parking table since standards are already contained in the Drive-thru Development Standards.
 - Parking Requirements for Medical Offices and Clinics
Vineyard will soon receive multiple proposals for medical offices and clinics. Currently, the VCO requires one parking space per 150 square feet. This translates to a very high parking requirement. Staff reviewed the following six municipal parking codes and found, except for Mapleton, Vineyard had a much higher parking requirement. Staff is proposing that one space be required per 200 square feet. This will put Vineyard more in-align with other localities in Utah County.

VINEYARD CITY PLANNING COMMISSION STAFF REPORT

Parking for Medical Offices and Clinics

City	Standard
Springville	1 space per one 150 square feet of floor area. When part of a mixed use/shopping center, 1 space per 225 square feet of floor area.
Lehi	1 space per 250 square feet of gross floor area
Pleasant Grove	1 space per 200 square feet of gross floor area
Highland	1 space per 250 square feet
Mapleton	1 space per 150 square feet of gross floor area
Payson	1 space per square feet of floor space.

5. Section 15.40.080 Design Standards and Requirements

- References for plant and tree standards
References to the Vineyard Tree Manual is added for tree and plant materials.
- Tree Spaces
Tree spaces was increased from 20 feet to 40 feet.

6. Section 15.60.020 Definitions

- Dwelling Definition
The definition of Dwelling was amended to specify that only one family may occupy a dwelling unit.

7. Section 2.08.5 RMU - Development Standard – Building Height

- During a past text amendment, the City Council approved an increase in building height in the RMU District to 60 feet measured from the top of back of curb. The RMU Special Zoning District conflicts with this standard and states that allowable height is 52 feet and four stories. The proposed amendment removes building height provisions in the RMU District and adds a reference to Section 15.12.060 Dimensional Standards Table.

8. Chapter 15.44

- In the past, the city adopted Chapter 15.44 Development Code. When the new zoning ordinance was adopted this ordinance was not repealed. The new ordinance will repeal this code.

RECOMMENDATION:

Staff is recommending approval of Ordinance 2018-16 with the findings identified in the staff report.

PROPOSE MOTION:

"I move to forward a positive recommendation of Ordinance 2018-16 to the City Council."

ATTACHMENTS:

- Proposed Ordinance (Includes all text amendments)

ORDINANCE 2018-16

AN ORDINANCE AMENDING THE VINEYARD MUNICIPAL ZONING CODE SECTIONS 15.12.050 DISTRICT USE TABLE, 15.32.120 EXCEPTIONS TO MAXIMUM HEIGHT LIMITATIONS, 15.34.060 ACCESSORY DWELLING UNITS, 15.38.030 PARKING REQUIREMENTS, 15.40.080 DESIGN STANDARDS AND REQUIREMENTS, 15.60.020 DEFINITIONS, AND 2.08.5 DEVELOPMENT STANDARD, BUILDING HEIGHT AND DELETING CHAPTER 15.44.

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code, permits Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code § 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on November 7, 2018 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on November 14, 2018; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW THEREFORE, be it ordained by the City Council of Vineyard, in the State of Utah, as follows:

SECTION 1: AMENDMENT "15.12.050 District Use Table" of the Vineyard Municipal Zoning Code is hereby amended as follows:

AMENDMENT

15.12.050 District Use Table

1. District Use Table: The district use table lists all use types and zoning districts where the use type is permitted (P), allowed through the provision of a conditional use permit (C), permitted as an accessory use (A) to a principal use or permitted for temporary timeframe (T).
2. Prohibited Uses: All uses marked with an "x" in the district use table or not specifically listed are prohibited, except where state or federal law otherwise preempts local land use regulation.
3. Additional Requirements: In addition to requirements listed at the bottom of the district use

table, additional requirements for specific uses are listed in VZC 15.14 Special Purpose Districts, VZC 15.32 General Property Development Standards and VZC 15.34 Supplementary Development Standards of the zoning ordinance. Accessory Use: An accessory use, unless otherwise permitted in the zoning ordinance, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site.

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; Xx = Indicates Additional Standards Below

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
RESIDENTIAL	Dwelling, Multiple-Family	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
	Dwelling, Single-Family	N	P	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N
	Dwelling, Two-Family	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N	N	N
	Model Home	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
	Residence for Persons with a Disability	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N
	Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a school.	N	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	N	N	N	N	N	N	N
	Residential Facility for Elderly Persons	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N
	Residential Lease, Short-term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
COMMERCIAL	Agriculture, Commercial	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Animal Hospital	N	N	N	N	N	N	N	N	N	N	P	N	N	P	P	P	N
	Financial Institution	N	N	N	N	N	N	N	N	N	N	P	P	C	P	P	N	N
	Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Car Wash	N	N	N	N	N	N	N	N	N	N	C	N	N	C ³	C	P	N
	Chemical Manufacture, Storage, and Distribution (Existing)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Commercial Day Care/Preschool Center	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C ³	N	N

Commercial Plant Nursery	N	C	C	N	N	N	N	N	N	N	C	N	N	P	P	P	N
Commercial Recreation, Indoor	N	N	N	N	N	N	N	N	N	N	C	C	C	P	N	N	N
Commercial Recreation, Outdoor	N	C	C	N	N	N	N	N	N	N	C	N	C	C	N	N	N
Composting Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Construction Sales and Service	N	N	N	N	N	N	N	N	N	N	P	N	N	C	C	P	N
Contractor's Office/Storage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Distribution Center	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	P	N
Drive-thru Facility	N	N	N	N	N	N	N	N	N	N	P ⁷	P ⁷	N	P ⁷	N	P ⁷	N
Dry Cleaning	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	N	N
Flammable Liquids or Gases Manufacture, Storage and Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	C	N
Funeral Home/Mortuary	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	N	N
Golf Course	C	C	C	N	C	N	N	N	N	N	N	N	N	N	N	N	N

P: Permitted Uses; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^s = Indicates additional standards below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
COMMERCIAL	Health and Fitness Facility	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N
	Hotel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
	Hybrid Production Facility	N	N	N	N	N	N	N	N	N	N	C	C	N	C	P	N	N
	Kennel, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P ²	P ²	N
	Kennel, Outdoor Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	C ²	N
	Laundry, Commercial	N	N	N	N	N	N	N	N	N	N	C	C	N	N	P	P	N
	Laundry, Self-Serve	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N
	Manufacturing, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Manufacturing, Light	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	N
	Medical and Dental Clinic	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N

Medical or Dental Laboratory	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N
Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
Motor Vehicle Fueling Station	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	N	N
Nightclub	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N
Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
Nursing Home, Convalescent Care	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N
Office	N	N	N	N	N	N	N	N	N	N	P	P	P	P ⁴	P ⁴	N	N
Pawnshop	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N
Personal Instruction Service	N	N	N	N	N	N	N	N	N	N	P	P	C	P	C	N	N
Private Club	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
Restaurant	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N P ³	N	N
Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	P	P	P ³	P	P ³	N	N
Retail Sales and Services (Community Commercial)	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N

P: Permitted Uses; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates additional standards below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
COMMERCIAL	Retail Sales and Services (Regional)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N
	Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Storage - Self Service Mixed-Use Facility	N	N	N	N	N	N	N	N	N	N	C ²	N	C ²	C ²	C ²	N	N
	Storage - Self Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Storage of Recreational Vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Trailer/RV Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Vehicle and Equipment Rental	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N
	Vehicle and Equipment Repair (Major)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N
	Vehicle and Equipment Repair (Minor)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N
	Vehicle and Equipment Sale and Rental New or Used (Heavy)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N
	Vehicle and Equipment Sale or Rental or Sale - New or Used (Light)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N	N
	Warehouse	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	P	N
	Warehouse Club	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N
	Wholesale Distribution	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	P	N
PUB	Assembly, Place of	N	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C	C	C	N	N	N	N

Commuter and Light Rail Facilities and Station	N	N	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C
Earth Station (Satellite Dish Farm)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	N
Educational Facility	N	C	C	C	C	C	C	C	C	C	C	P	P	P	C	N	N	N
Emergency Care Facility	N	N	N	N	N	N	N	N	N	N	N	P	P	C	N	N	N	N
Environmental Remediation Activities	N	N	N	N	N	N	N	N	N	N	N	P	P	ⓔ P	ⓔ P	ⓔ P	ⓔ P	ⓔ P
Farmers' Market	N	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C
Heliport	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	C	N
Hospital	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N
Liquor Store (State Owned)	N	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N
Major Facility of a Public Utility	C	C	C	C	C	C	C	C	C	C	C	C	N	N	C	C	C	C
Minor Facility of a Public Utility	P	P	P	P	P	P	P	P	P	P	P	C	C	P	C	P	P	P
Museum	N	N	N	N	N	N	N	N	N	N	N	P	P	C	C	N	N	N

P: Permitted Uses; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^s = Indicates additional standards below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
PUBLIC AND INSTITUTIONAL	Open Space and Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Parks and Associated Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Park and Ride Facility	N	N	N	N	N	N	N	N	N	N	P	N	C	N	P	P	N
	Power Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Public Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
	Recycling Collection Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N
	Recycling Processing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Transit Passenger Hub (Intermodal)	N	N	N	N	N	N	N	N	N	N	P	P	N	C	C	C	C
	Wireless Telecommunications Site/Facility	N	C ²	C ²	N	N	N	N	N	N	N	C ²	C ²	C ²	N	C ²	C ²	C ²
ACCESSORY USES	Accessory Building	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
	Accessory Dwelling Unit	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
	Accessory Dwelling Unit for Owner or Employee	N	P	P	N	N	N	N	N	N	N	N	N	N	N	C	C	N
	Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Domestic Livestock and Fowl	N	p ²	p ²	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Home Day Care	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
	Home Occupation	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N p ²	N	N	N	N	N	N
	Home Preschool	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
	Household Pets, Noncommercial	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
	Open/Outdoor Display of Products or Merchandise	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	P	N
	Seasonal Use	T ⁵	N	N	N	N	N	N	N	N	N	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	N	N
	Sign - Temporary	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶
	Swimming Pool	P	C ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N

Temporary Use	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵
Tennis Court/Sports Court	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	C

1. Assembly uses as defined in VZC 15.60 of this ordinance are permitted.
2. See VZC 15.34 for additional use development standards.
3. Use is allowed as an accessory use to a principle use.
4. Use shall not exceed 25% of the net square footage of a single building or development.
5. See VZC 15.26 for additional use standards.
6. See VZC 15.48 for signage requirements.
7. In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in Section 15.34.190 Part 1 through 1 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require approval of a conditional use permit. See Part 12 of Section 15.34.190 of the VZC.

8. A dwelling unit shall be occupied by one (1) family, as defined herein.

SECTION 2: AMENDMENT “15.32.120 Exceptions To Maximum Height Limitations” of the Vineyard Municipal Zoning Code is hereby amended as follows:

AMENDMENT

15.32.120 Exceptions To Maximum Height Limitations

The requirement for maximum building height shall not apply to steeples.

~~1. Flagpoles.~~

~~2. Steeples.~~

SECTION 3: AMENDMENT “15.34.060 Accessory Dwelling Units” of the Vineyard Municipal Zoning Code is hereby amended as follows:

AMENDMENT

15.34.060 Accessory Dwelling Units

11. Entrance: The exterior entrance to the accessory apartment shall be on the side or rear of the building and shall must enter directly into the accessory dwelling unit. The interior entrance to the accessory dwelling unit shall must be from within the principle dwelling unit. Only one (1) front entrance shall be visible from the front yard.

SECTION 4: AMENDMENT “15.38.030 Parking Requirements” of the Vineyard Municipal Zoning Code is hereby amended as follows:

AMENDMENT

15.38.030 Parking Requirements

2 Off-street Parking Requirements

b. Additional Residential Parking Requirements

v. Grade/Slope for residential driveways shall not exceed 8%, anything higher shall receive approval from the City Engineer.

c. Nonresidential Uses. The number of parking spaces for non-residential uses shall be provided as follows:

NON-RESIDENTIAL SPACES		
USE	DESCRIPTION	PARKING RATIO
EATING AND DRINKING ESTABLISHMENTS		
Restaurants	With drive through services	In addition to the above eighty (80) linear feet of stacking space from the entrance of the drive-through lane to the menu board exclusive of drive aisle and parking spaces, plus eighty (80) linear feet of stacking space from the menu board to the pickup window.
MEDICAL		
Medical Offices and Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	One (1) space per two one hundred fifty (200 150) sq. ft. of floor area.

SECTION 5: AMENDMENT “15.40.080 Design Standards and Requirements” of the Vineyard Municipal Zoning Code is hereby amended as follows:

AMENDMENT

15.40.080 Design Standards and Requirements

1. Generally

- a. **Landscape Improvements and Guarantees:** All landscape improvements (landscape materials, irrigation system, screening walls, etc.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit in an amount sufficient to guarantee installation of the landscaping and irrigation system, the ~~Town~~ City Planner may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed six (6) months. In those instances where the ~~Town~~ City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the Town Planner.
- b. **Minimum Size of Plantings.** Unless otherwise specified herein, all required deciduous trees shall be a minimum of two-inch caliper in size. All evergreen trees shall be a minimum of six feet in height. All shrubs shall be a minimum of five gallon in size
- c. **Plant Installation.** Plants installed pursuant to this Chapter shall conform to installation standards within the approved Vineyard Tree Manual. ~~or exceed the plant quality standards of the most recent edition of American Standard for Nursery Stock, published by the American Association of Nurserymen.~~
- d. **Plant Materials.** Plant shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide the water requirements for all plant material. Plant materials shall be chosen from the approved Vineyard Tree Manual. ~~It is suggested that plants be chosen from the Water Wise Plants for Utah Landscapes list prepared by the Utah State University Extension.~~

6. Street Frontages

- e. The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than ~~one (1) tree and ten (10) shrubs for every twenty (20) feet of street frontage or~~ one

(1) tree and ten (10) shrubs for every forty (40) feet of street frontage ~~for residential subdivisions~~ and vegetative groundcover as required to meet a minimum of sixty-five (65) percent of the total street frontage landscaped area.

SECTION 6: AMENDMENT “15.44 Building Codes” of the Vineyard Municipal Zoning Code is hereby amended as follows:

AMENDMENT

15.44 Building Codes

~~15.44.010 Purpose~~

~~The adoption and enforcement of Building Codes for the construction of buildings and structures located within the Town serves the public interest by providing for structural stability, fire resistance, adequate ventilation and other safety and sanitary features.~~

This Title is located in the Municipal Code Title 11.

SECTION 7: AMENDMENT “15.44.020 Building Permit Required” of the Vineyard Municipal Zoning Code is hereby amended as follows:

AMENDMENT

~~15.44.020 Building Permit Required~~

- ~~1. The construction, reconstruction, restoration, extension, alteration, expansion, or enlargement of any building or structure shall not be commenced until a Building Permit Application is approved, as required by the adopted Building Codes, unless exempt by the Building Code, or State Law.~~
- ~~2. For any construction exempt from the requirements of the adopted Building Codes or State Law, the Building Official may require the submission of information and materials necessary to ensure compliance with the provisions of the Land Use Ordinances, Building Codes, and State Law.~~

SECTION 8: AMENDMENT “15.44.030 Building Permit Application” of the Vineyard Municipal Zoning Code is hereby amended as follows:

AMENDMENT

~~15.44.030 Building Permit Application~~

- ~~1. Applications for Building Permits shall be presented to the Building Official, including all information and materials as required by the adopted Building Codes.~~

- ~~2. Prior to the issuance of any required Building Permit(s), the proposed use(s), building(s), or structure(s) shall have received the necessary Approvals, Permits or Licenses, or other Land Use Application approvals, as applicable, as required by this Ordinance, and the Town's other Land Use Ordinances.~~
- ~~3. Prior to issuance of a Building Permit, the Applicant may be required to post a bond, or provide other financial security, in such form and sum as required by the Land Use Authority, or Building Official, and approved by the Town Attorney, with sufficient surety running to the Town to offset any costs or expenses associated with construction activities on and of the site.~~

SECTION 9: AMENDMENT “15.44.040 Building Code Compliance” of the Vineyard Municipal Zoning Code is hereby amended as follows:

AMENDMENT

~~15.44.040 Building Code Compliance~~

- ~~1. All structures requiring a Building Permit shall comply with Title 1 in the Municipal Code. The requirements of the Building Codes, as adopted.~~

SECTION 10: AMENDMENT “15.44.050 Certificates of Occupancy” of the Vineyard Municipal Zoning Code is hereby amended as follows:

AMENDMENT

~~15.44.050 Certificates of Occupancy~~

- ~~1. A Certificate of Occupancy (CO) shall be required before any building or structure, or part hereof, may be used or occupied, as required by the adopted Building Codes. No Certificate of Occupancy shall be issued permitting the occupancy or use of any building or structure unless and until;
 - ~~a. All construction has been completed, as authorized, if a Building Permit is required.~~
 - ~~b. The use conforms to the regulations of the Land Use Ordinances of the Town and all other applicable statutes, Ordinances and regulations, if no Building Permit is required.~~
 - ~~c. Payment of all applicable fees, charges, other requirements have been provided, and all conditions for the establishment of the use, building, or structure have been met.~~~~

SECTION 11: AMENDMENT “15.60.020 Definitions” of the Vineyard Municipal Zoning Code is hereby amended as follows:

AMENDMENT

15.60.020 Definitions

Dwelling Unit: A building, occupied by no more than one (1) family as defined herein, containing one (1) or more rooms and one (1) kitchen and including areas for living and

SECTION 12: AMENDMENT “Special Purpose Districts 2.08 Development Standards” of the Vineyard Municipal Zoning Code is hereby amended as follows:

AMENDMENT

2.08 Development Standards

5. Building Height. Building height standards are provided for in Section 15.12.060-Dimensional Standards Table.

~~a. The maximum allowable building height shall be fifty-two (52) feet. The maximum number of stories shall be four (4) for standalone residential uses and four (4) stories for non-residential or vertical mixed-use buildings.~~

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

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

EFFECTIVE DATE: This Ordinance shall be in full force and effect from November 14, 2018 and after the required approval and publication according to law.

Mayor Julie Fullmer

ATTEST:

City Recorder