



**VINEYARD PLANNING COMMISSION  
REGULAR MEETING  
Vineyard City Hall, 125 S Main Street, Vineyard, Utah  
Wednesday, March 6, 2019 at 6:00 p.m.**

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PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a regular planning commission meeting, on Wednesday, March 6, 2019 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**

Minutes from February 6, 2019 planning commission meeting.

**5. BUSINESS ITEMS:**

**5.1 MS Properties Lot 12 Site Plan Application**

The applicant, MS Properties, is requesting site plan approval for a warehouse building. The property is located on the west end of 1600 N within the Flex Office & Industry (FOI) district. The building is located on 3.69 acres of the subject property. The applicant is proposing approximately 60,000 square feet of office/warehouse/manufacturing building. *(Continued from February 19, 2019)*

**5.2 The Yard A Site Plan and Conditional Use Application**

The applicant, Brian Hansen with X Development, is requesting approval of a site plan and approval of a conditional use permit for six (6) drive-thrus. The site is located within the Regional Mixed Use (RMU) district and is located east of the existing four (4) buildings in front of the Megaplex. Staff is recommending that the planning commission continue the action for approval of the site plan application and conditional use permit to the March 20, 2019 Planning Commission meeting. *(Continued from February 19, 2019)*

**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 March 20, 2019.

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:** March 4, 2019

**NOTICED BY:** /s/ McKenna Marchant  
McKenna Marchant, Planning Technician



**PUBLIC HEARING AND REGULAR MEETING  
OF THE VINEYARD PLANNING COMMISSION,  
Vineyard City Hall, 125 S Main St., Vineyard, Utah  
Wednesday, February 6, 2019 at 6:00 p.m.**

| Present                    | Absent                                 |
|----------------------------|----------------------------------------|
| Vice Chair Anthony Jenkins | Madam Chair Christy Welsh              |
| Commissioner Tim Blackburn | Commissioner Bryce Brady               |
| Commissioner Jeff Knighton | Commissioner Shan Sullivan (Alternate) |
|                            | Commissioner Nate Carter (Alternate)   |
|                            | Commissioner Stan Jenne (Alternate)    |

**Staff Present:** Morgan Brim, Elizabeth Hart, McKenna Marchant, Jacob McHargue, Chris Wilson

**Others:** David Lauret

**1. CALL TO ORDER**

Vice Chair Anthony Jenkins called the meeting to order at 6:00pm.

**2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**

Vice Chair Anthony Jenkins invited Jeff Knighton to offer the invocation.

**3. OPEN SESSION**

Vice Chair Anthony Jenkins opened the open session at 6:02 and asked for public comment on items not on the agenda. Hearing no further comments, he closed the open session at 6:02.

**4. MINUTES REVIEW AND APPROVAL**

Vice Chair Jenkins clarified that one of the motions from January 16<sup>th</sup> had been made by Commissioner Brady and seconded by himself instead of the other way around. He then asked for a motion.

**Motion:** COMMISSIONER BLACKBURN MOTIONED TO APPROVAL MINUTES FROM OCTOBER 17<sup>TH</sup>, NOVEMBER 7<sup>TH</sup>, AND NOVEMBER 14<sup>TH</sup> OF 2018. HE ALSO MOTIONED TO APPROVE MINUTES FROM JANUARY 16<sup>TH</sup> OF 2019 WITH THE CHANGE THAT VICE CHAIR JENKINS ADDED. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR.

**5. BUSINESS ITEMS:**

**5.1 Public Hearing & Consideration: The Yard A Conditional Use Permit Application and Site Plan Application.**

See agenda item 5.7.

**5.2 Lakefront at Vineyard Town Center: Proposed Site Plan Application**

The proposed site plan application is for a 685-unit development within the Lake Front Residential district of the Special Purpose Town Center Zoning District attached to tax ID number 17:026:0045. (This item is continued from January 16, 2019.)

Ms. Hart began by stating this item was continued from the January 16<sup>th</sup> meeting. She then gave some background information: Edge Homes was asking approval for a 685-unit townhomes/condos/single family lots in the Lakefront Residential Town Center area. Staff had not looked at the newly updated landscaping plans at last Planning Commission meeting. They had looked at those before this meeting. Edge does meet the landscaping requirements. There are a few things such as trees on 300 West and trees in parking islands Edge still needs to do, but staff can work with them on that. Concerning elevations there are still need specific things like design, materials, blank wall imitations, and transparency that staff put in a condition to allow staff to review these more thoroughly during the building permit process. There will be a lot more detail when the building permit comes in and is typical with these types of projects. Edge also presented the new elevations to Planning Commission during the meeting as well. There was some confusion about open space last meeting. This project is required to have 20% open space. That is 10.2 acres for the entire project. The open space can be on site or in lieu substitution off site. Right now, they have 5.4 acres of open space, which meets the requirements for on-site open space. They are requesting in lieu substitution for the rest of the space which would be 4.6 acres as the Lake Promenade. They do meet the 20% open space requirement with on-site and an off-site in lieu substitution.

Vice Chair Jenkins asked if that acreage should be 4.8 of open space.

Mr. Brim responded that that would be correct. After approval, staff can go down to a more granular level once staff has the plans. The city cannot require anything beyond the 20% of open space. Staff can put 4.8 in the condition, but if turns out to be a little bit less than the City will need to accept it.

Vice Chair Jenkins asked if there were any questions.

Commissioner Blackburn clarified that the open space would be in the north of the property.

Mr. Brim stated that staff would run through some of the conditions of approval, and would dig in deeper with conditions three through six. Condition #3 addresses the timeline when the amenities will be completed. They shall be in place prior to the issuance of 343<sup>rd</sup> residential building permit (approximately 50% of total units). That allows Edge time to get that built out and is also a significant core of amenities they'll have time to get that done as well. Mr. Brim then asked for questions concerning condition #3.

Commissioner Knighton asked how staff would calculate permitting. Would a fourplex be one building permit because technically it is one building. So, it is one building but it is four units in that building permit.

Mr. Brim responded that staff can change the condition to units. Before the 343 unit that would the stop to make sure the improvements are in place.

Commissioner Knighton asked if he could ask questions to applicant.



75 Mr. Brim invited applicant up to answer the commissioners' questions.

76 Commissioner Knighton asked how long it will take to build the project.

77 Brandon Watson, Edge Homes, responded that Edge is in agreement with the 343 unit  
78 timeline. The project will be three to five years. Edge plans on doing their first  
79 townhome phase and then condo phase that are built simultaneously. The clubhouse  
80 will be built during that first condo phase. Edge wants to get it up and started as quickly  
81 as possible, but stated that to expect the amenities to be done after 25% of the project  
82 was done would be a little short.

83 Commissioner Blackburn asked him to clarify when they would start building.

84 Mr. Watson responded Edge would like to start pulling permit May or June of this year.

85 Commissioner Knighton asked how long until Edge would reach the 50% of pulling  
86 permits.

87 Mr. Watson responded that it would probably be two years.

88 Mr. Brim stated that if Edge would like to stay on track, they will need to start the  
89 clubhouse at the beginning of the project instead of the middle. Staff can amended the  
90 conditions to state the clubhouse would be either constructed or completed.

91 Mr. Watson responded that Edge would like the clubhouse to be completed and  
92 operational.

93 Mr. Brim asked if they would like the condition to state the clubhouse must be  
94 completed and approved.

95 Mr. Brim moved to Condition #4: Proposed lakeside improvements shown in the  
96 approved site plan, as approved by City Staff, shall be installed prior to issuance of the  
97 343<sup>rd</sup> residential unit (approximately 50% of total units) or one year from the date of  
98 approval by the State of Utah/Utah County for said improvements, whichever comes  
99 later. The reason why staff put later is because Edge, in good faith could move forward  
100 with it, because it's really with the State and County to get a permit for it and they'll  
101 essentially be the permit holder for those improvements. If it's taking forever to get a  
102 permit it provides Edge the ability to keep building if they're having an issue.

103 Condition #5: An in-lieu open space credit of 4.6 acres shall be granted for the adjoining  
104 Lake Promenade contingent upon approval of a Development Agreement between the  
105 owner of the Lake Promenade and the City Council. If a Development Agreement has  
106 not been approved and signed by both parties prior to the issuance of the 343<sup>rd</sup>  
107 residential building permit, the developer shall submit a promenade development plan  
108 and engineering estimate with associated improvement costs, obtaining a bond to cover  
109 costs necessary to develop 4.6 acres of the Lake Promenade. The bond and costs shall  
110 be approved by the Public Works Director. The developer will have eighteen months  
111 from the date of the Development Agreement to complete the portion of the Lake  
112 Promenade required for in-lieu open space credit. That condition basically ensures that  
113 the open space will be completed and that the city will get the benefit of having it and  
114 Edge will have that amenity.

Vice Chair Jenkins asked how Condition #5 ties in with the million dollars of offsite improvements and if it would be worth tying into the conditions.

Mr. Brim responded that the city doesn't care about the amount Edge spends. For them to meet the code they have to have that acreage improved to a park condition. Staff can work on those base requirements with Edge. If the improvements cost them less then that's find. If they get to a point where a development agreement has not been worked out at the 50% residential units, then the city would have Edge come in and bond for those improvements so there would be an assurance those items would get developed. They have to have the acreage approved. We didn't want to tie it down to a certain number. We would have them come in and bond for those units. Staff does not feel that there should be a specific number attached. The requirement is that they meet code. Basically, Edge will provide staff a design that was in conformance with the code for that area.

Condition #6: The Lake Promenade development plan shall be reviewed and approved by City Staff prior its construction. This plan shall meet general conformance to the plan shown in Section 3.12.020 Lake Promenade of the Vineyard Zoning Ordinance. This condition is just tying it back to the plan that was originally approved two or three years ago by City Council.

Condition #7: Approval of the Lake Front @ Vineyard Town Center site plan is contingent upon the City Council's approval of the in-lieu open space credit. Following this meeting, Edge will go to the City Council as they are the authority of accepting the off-site in-lieu credit. The whole permit is approved once the in-lieu credit is approved. Mr. Brim then remarked that those were all the conditions and asked for any questions. Vice Chair Jenkins replied that the conditions seemed pretty straight forward. He asked if the commission would see any updates on traffic conditions and then someone replied there would not be.

Mr. Watson began by stating the Vineyard staff is topnotch. City council asked to double check every box and they triple check. The Planning Commission has also done a really good job. He stated he was very confident with the material he would be showing Planning Commission. All the public comment really helped the project evolve. There's a lot of diversity and Edge cannot wait to build this project. Mr. Watson explained the project north to south. The north half of the project is townhomes and condominiums. There was a more traditional color scheme to the contemporary elevations, but because of commissioner concerns Edge has added a whole new element to create a sleek new elevation. Edge hasn't built something like this they are excited to build it and bring it to the community. He then explained the contemporary condos. Each of these have different color schemes and there will be 12 different color schemes. There will only be a duplicate of two-color schemes which will not be by each other. There will also be a rambler unit townhome for those who want single level living with a basement. Moving south to loop road there will be the alley load townhomes. All of these will have different color schemes. There will be some red brick units and all will have color variations.

Vice Commissioner Jenkins asked if this was the first phase.

Mr. Watson replied that yes it will be. Edge will do the ones on the south side first. Mr. Watson then refocused to further south on the plat. There will be individuality in each of these units, this is the front load townhome unit. They're all designed to be very diverse and sleek. Across the street up 300 west there will be condos. They will tie in with the townhomes and will also have a red brick theme there with three different color schemes. On the very south end will have the very traditional townhomes with a stone masonry element to them with their own color schemes. There will also be the rambler units in this area because these will look like leisure villas. Lastly, there will be the single-family units. A commissioner had requested some breakup on the back of these homes. These will have a pop out element on the back of it. This is probably the most unique project edge has ever built. Mr. Watson then asked for questions.

Commissioner Blackburn complemented Mr. Watson for what Edge has done. They have really tried to address the concerns. This is a community the Commission wants to be proud of because of where it is and the architecture it will be. He thanked Edge for working with the Commission as they have picked apart details so that this project will be well received from our community.

Mr. Watson replied that where Edge is today is really a complement to the staff and public input.

Commissioner Knighton asked about the corner elevations when there is a townhouse on a corner lot. He wanted to make sure that when there was a corner lot the side elevation had the requirements to meet the percentage of stucco and everything.

Mr. Watson replied that there will be a lot of side units along 300 west, but Edge want that as well.

Commissioner Knighton responded that that is probably in the staff comments as well, but it was the only comment he had.

Mr. Brim mentioned that there had been talk for the condos having different architectural types mixed, but Edge is showing that there is more of zones. There was also some concern with have the same roofline. He asked if Edge would be able to provide some sort of variety.

Mr. Watson stated that he was confident that with the two different elevations it will break up the roofline. With so many pop outs on the front there is almost a unique townhome look. The roof should have enough variation to break that up and make it look unique.

Discussion ensued about roofing specifics.

Vice Chair Commissioner Jenkins asked for more questions. If there were no more questions then he said that he had a question for Mr. Brim and Ms. Hart regarding condition number five about in-lieu open space credit of 4.8 acres. Was that language all that is required for the bonding?

Mr. Brim responded that staff feels comfortable with that language. That language encourages Edge to just build it, but if they don't then the language is kind of a safety net to build it.

Commissioner Blackburn asked how much of that depends on the developer that gets that project.

Mr. Brim responded that a lot of it does. One thing that is nice about the zoning code is that the area was designated as a Promenade and cannot be used as anything else. They cannot do anything else with it. They could add things beyond what the code calls for but it gets the city the start to a great amenity.

Mr. Brim also read conditions eight and nine and told the Commissioners that they could add those conditions 'as stated by staff'.

Condition #8: The applicant pays any outstanding fees and makes any redline corrections.

Condition #9: The applicant is subject to all federal, state, and local laws.

Commissioner Blackburn asked if Mr. Brim needed to read in condition #1 and #2.

Mr. Brim responded that those were in the last staff report.

Vice Commissioner Jenkins asked if either of the commissioners were ready to put forward a motion.

**Motion:** COMMISSIONER KNIGHTON MOTIONED TO APPROVE THE LAKEFRONT AT VINEYARD TOWNCENTER SITE PLAN WITH THE PROPOSED CONDITIONS DATED FEBRUARY 6, 2019 IN ADDITION TO THE CONDITIONS AS NOTED BY STAFF MEMBERS THE SAME NIGHT. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

### **5.3 Public Hearing & Consideration: Zoning Text Amendment, Ordinance #2019-01: Regulations for Golf Driving Ranges**

See agenda item 5.7 for more information.

Mr. Brim asked that the public hearing be continued to February 19<sup>th</sup>. Staff is still working out a few issues because it is so site specific that will only affect one property owner. Lighting and the spacing of poles away from residential are still needing to be agreed upon. It needs to fit and still protect the quality of life for the residents near the property.

Vice Chair Jenkins asked if there were any questions for Mr. Brim before they moved on. There were no questions and he asked for a motion to continue the public hearing.

**Motion:** COMMISSIONER BLACKBURN MADE A MOTION TO CONTINUE THE PUBLIC HEARING TO FEBRUARY 19<sup>TH</sup>. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR.

### **5.4 Public Hearing & Consideration: Zoning Map Amendment, Ordinance #2019-02: Rezoning City Owned Property**

The Planning Commission will hold a public hearing on Ordinance #2019-02. This ordinance proposes rezoning 9.05 acres of real property to Public Facility (PF) with Tax ID 17:023:0017 located at 281 west 1600 north. This property was recently annexed into Vineyard City from Lindon City and previously zoned Public Facility (PF) under the Lindon City Zoning Ordinance. Vineyard is proposing to utilize this property for a future Public Works Yard and Facility.

Mr. Brim stated that last year Vineyard purchased 9.05 acres from the city of Lindon for the purpose of establishing a Public Works yard and building related facilities. That property was zoned PF, Public Facility, under the Lindon zoning ordinance. Typically, when you annex a property you bring over whatever zoning was applied to the property in the previous jurisdiction. In this case our ordinance of approval didn't do the zoning so this ordinance will zone it as PF under the Vineyard City ordinance. The property is located at 281 west 1600 north with tax ID #17:023:0017. That trail still belongs to Lindon. The city retained a chunk. They were supposed to do a regional park right here. There is a trail on the south side of the property that will run adjacent to the south of the property.

Discussion ensued about the plans for the facility.

Mr. Brim stated that any plans that move through with the area will go through Planning Commission first.

Vice Chair Jenkins asked for a motion to open the meeting up to public comment.

**Motion:** COMMISSIONER BLACKBURN MOTIONED TO OPEN THE MEETING TO PUBLIC COMMENT. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR AND THE PUBLIC HEARING OPENED AT 6:55PM.

There was no public comments made.

**Motion:** COMMISSIONER KNIGHTON MOTIONED TO FORWARD A POSITIVE RECOMMENDATION OF ORDINANCE 20.19.02 TO THE CITY COUNCIL. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR AND THE PUBLIC HEARING CLOSED AT 6:56PM.

## **5.5 Bike Utah: Chris Wiltsie & Shawna Mecham with Mountainland Association of Governments**

The Planning Commission will hear a presentation regarding the Governor's 1,000-mile campaign. The presentation will focus on how Vineyard can make the trail system better and more integrated with other regional trails.

Ms. Shawna Mecham, Mountainlands Association of Governments, introduced herself first and thanked the commission for inviting them to come.

Mr. Chris Wiltsie, Bike Utah 1,000 miles program director, introduced himself. They came to talk not just about creating some great bike infrastructure and give people a reason to use it. First, he introduced the 1,000 miles program. The governor set a goal in 2017 of adding 1,000 miles of family-friendly bicycle infrastructure throughout the state which includes mountain bike trails and also paved infrastructure. It basically

represents creating a Murdock canal for the next 10 years, basically running the span of the Wasatch front every year. His position is to create trails that are high quality and people will actually use. The criteria for family friendly are: as speed increase infrastructure increase. If you build a road right in the first place you don't have to go back and put in expensive bicycle infrastructure. 0-25 mph all you need are narrow roads and design features that reinforce those speeds. As speeds increase you will need to physically need to protect the bicyclist or family. In highway speeds (45+) you will want to separate the infrastructure. Vineyard has been very forward thinking as they've been creating this community. For mountain bike trails you can post the skill level that's required. There is a way forward and many different grants for these opportunities. In Daggett county they have managed to find basically ½ million in funding for their trails. The first concept is: diversity. What reason do people have to be at a building? Give people a lot of different reasons to be somewhere at different times of the day. People who work there and commercial areas to eat dinner or lunch at. Density isn't always the ultimate thing to be desired. The next concept is setting up a system that allows for natural densification. Floating height limits can influence this. It allows for incrementable growth instead of sudden growth. It is densification over time. Another concept is to design an area to make it attractive and make it safe for people to get there. With the lakefront properties you can create something very beautiful and unique. Right now, you drive through Utah and Salt Lake county and it all looks the same, you cannot create a brand by looking like your next-door neighbors.

Ms. Mecham 10% of people are avid bike riders and willing to do get out next to cars and take a lane. If you really want to be a community of active transportation, there are another 50% of people who are interested, but they don't quite feel comfortable riding in car lanes. You need to plan for all ages and abilities. If you can say "I would send my 3<sup>rd</sup> grader to school down this road." or "My 55-year-old neighbor could take this and feel comfortable." You should prioritize people rather than getting cars through. What are we doing about those seconds of speed in comparison with the safety of biking.

Mr. Wiltsie reminded those in attendance: as you are designing your communities keep in mind where people can get in five minutes. Have signs that state where could you ride in 5 minutes and create routes that represent those paths.

Ms. Mecham stated that Vineyard is fantastic. No resident, according to her calculations, will be more than 2.2 miles away from a Frontrunner station.

Mr. Morgan stated that Vineyard has lightrail that is coming.

Ms. Mecham stated that MAG created a street connectivity guide. Do you have to hope a neighbors wall to get out of your neighborhood? Vineyard's neighborhoods sometimes require a 10-minute walk just to get out of the neighborhood. That presents a connectivity problem. MAG would be willing to help to an analysis on this. Neighborhoods should be porous and not barriers that trap people inside.

Mr. Wiltsie stated that Lehi was a good example of this.

Ms. Mecham stated that she had heard someone state that they would like vineyard to be a renowned destination for biking. There are wonderful regional connections here: Frontrunner station, Lakeshore Trail, UVU, etc.

Mr. Wiltsie stated that Utah doesn't have a lot of destinations other than camping destination. Why not make vineyard a place people want to stay when they are looking to cycle?

Ms. Mecham stated that there is a wonderful parks and trails plan for Vineyard. There are only five cities and towns in Utah county that don't have an active transportation plan and Vineyard is one of them.

Mr. Wiltsie offered his help with that project.

Mr. Brim replied that the city is doing its general plan right now and that plan, with a few adjustments, could essentially be an active transportation plan as well.

Discussion ensued about how Vineyard can brand itself to become a destination.

Mr. Wiltsie moved on to the next point to diversify multimodal transportation.

Commissioner Knighton responded that the graphic they projected was a good graphic how this county could fit everybody that it is projected to have.

Ms. Mecham said that they had been asked about counting systems. STRAVA tracks how fast you're riding and where you're going. MAG has access to this data. There are also physical units out there that count how many people are going by. So just like with traffic models they should soon be able to pair that data to give a better idea of where and why people are riding.

Discussion ensued about multimodal transportation.

Mr. Wiltsie asked for questions.

Vice Chair Jenkins thanked Mr. Wiltsie and Ms. Mecham for coming in and presenting.

Chris Judd, resident, asked if there was any correlation for cities that do these things and how events would look more closely at cities which are doing these things.

Mr. Wiltsie yes there's definitely correlation there. They're going to go to the places that are bike friendly first. There's space for Vineyard to be the active transportation city and the place events start at.

Discussion ensued about funding.

David Lauret, resident, asked if active transportation is just bikes?

Mr. Wiltsie responded that active transportation is any transportation you power by yourself. Active transportation is limited by distance and safety.

Commissioner Knighton stated that some of the benefits of active transportation is that it reduces the amount of people using the automobile system.

Mr. Wiltsie responded that another benefit of active transportation is that you try to keep people in your area as long as possible to spend money.

Vice Chair Jenkins thanked Mr. Wiltsie and Ms. Mecham and asked that their slides would be added into the minutes to be public documents.

## **5.6 Work Session: Zoning Text Amendments**

### **5.6.1 Short Term Rental Units**

Mr. Brim stated that our text amendment will allow for short term rentals similar to the way Sandy City does. They allow for short term rental units as long as it is owner occupied. It allows people to rent their basement out, but they're onsite and able to manage it better. The concern with rentals that are not owner occupied is that the owners do not even live in state. Staff has received quite a few phone calls about concern of the management of the rentals.

Vice Chair Jenkins asked if anything in the current legislative session to address this.

Mr. Brim responded that staff felt it would be good to at least get a code in place to get some transient room tax.

### **5.6.2 Lot Line Adjustment**

Ms. McKenna Marchant introduced the text that would cover lot line adjustment. It includes a definition as well as a process for how they would be processed and timeline. The process would entail the competition of an application, a legal description, a title, a deed, and then staff will review that and ensure that the applicants will still meet code and setbacks and then staff will record it.

Vice Chair Jenkins clarified that people would not be able to sell off some of their property which would place them under the minimum lot size.

Ms. Marchant, correct. They would still have to meet the code before they were allowed to adjust their property lines.

## **5.7 Planning Commission Special Meeting**

Vice Chair Jenkins said that Mr. Brim had asked to move item 5.7 to the beginning of the meeting.

Mr. Brim explained that two of the items on the agenda were continued from last Planning Commission meeting. It is important to continue a Public Hearing for items that have been noticed so that they don't have to be renoticed. The first is the conditional use permit for Yard A. There are still a few more items that are being worked out. It is not quite finished so he asked for its approval to be moved to the 19<sup>th</sup>.

The other item was the Big Shots project. There have been a few issues with lighting that should be continued. He offered to still give an update on the project if anyone from the public had come to speak to that.



Those both were noticed for public hearing so that public hearing could still be opened, but that the hearing should just be continued for the next meetings.

Vice Chair Jenkins said that item 5.7 was a proposal to hold a special Planning Commission meeting on Tuesday, February 19<sup>th</sup> that would allow for more time to work on items 5.1 and 5.3. He then asked if Commissioners Blackburn and Knighton would be available on Tuesday. Both motioned in the affirmative.

Mr. Brim added that the meeting is necessary on February 19<sup>th</sup> because on February 20<sup>th</sup> and 21<sup>st</sup> there will be two public meetings for different neighborhoods. The city was broke into four quadrants. Two quadrants will meet on Wednesday and two will meet on Thursday. He then welcomed and asked the planning commissioners to come and volunteer at the meetings.

Vice Chair Jenkins clarified that it would be at the City Office Building.

Mr. Brim answered that it would be. He added that the meetings will from 5:30-8:30pm.

Vice Chair Jenkins asked for a motion to move the next Planning Commission meeting to February 19<sup>th</sup>.

**Motion:** COMMISSIONER KNIGHTON MOTIONED TO HOLD A SPECIAL PLANNING COMMISSION MEETING ON FEBRUARY 19<sup>TH</sup> TO ADDRESS ITEMS 5.1 AND 5.3. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

Vice Chair Jenkins opened up the meeting for public comment for the Yard (the project taking place to the west of Megaplex).

**Motion:** COMMISSIONER BLACKBURN MOTIONED TO OPEN THE MEETING TO PUBLIC HEARING. COMMISSIONER KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR.

No comments were made.

**Motion:** COMMISSIONER KNIGHTON MADE A MOTION TO CONTINUE THE PUBLIC HEARING TO FEBRUARY 19<sup>TH</sup>. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

## 6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

No reports

## 7. STAFF REPORTS

Mr. Brim, Economic Development Director

- General Planning Meetings – Staff would appreciate any volunteers that would be able to make it to those meetings next week.

Mr. Don Overson, Public Works Director

- Overpass – there is a new project manager over Vineyard's project and hopefully the bid will be complete by April.
- Frontrunner Station – Staff has been working with UDOT and the owners in the Towncenter area to sit down and move that project forward. That will also be bid in April.
- Mainstreet extension – This project will also be bid in April. Residents will fill a little growing pain in connection with the expansion, but it is good growing pain.

430  
431  
432 **8. ADJOURNMENT**

433 Vice Chair Jenkins asked for a motion to adjourn the meeting.

434 **Motion:** COMMISSIONER BLACKBURN MOTIONED TO ADJOURN THE MEETING. COMMISSIONER  
435 KNIGHTON SECONDED THE MOTION. ALL WERE IN FAVOR.  
436

437 **MINUTES APPROVED ON:**  
438

439 **NOTICED BY:** /s/ McKenna Marchant  
440 McKenna Marchant, Planning Technician  
441

# Vineyard

Feb 6, 2019  
6:00 pm Planning Commission

# Topics

Funding sources

1000 Miles Program

6 D's of TOD and Active Transportation

Attracting visitors from outside the city

Connecting to regional facilities

Commercial Activity

STRAVA

Counting programs

Keeping trail data & info up-to-date

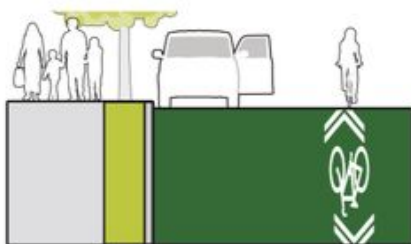


**1000 Miles Program**

## Paved Infrastructure

### 0 – 25 mph

Neighborhood Bikeway;  
No Separation but requires  
signage/markings designating  
space as bicycle friendly with  
appropriate road treatments  
to reinforce speed limit



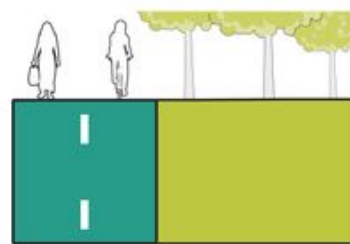
### 26 - 44 mph

Physically Protected Lane;  
curbs, vehicles, etc. may be  
used as physical protection  
for cyclists



### 45+ mph

Multi-Use;  
Path separated by  
at least a median  
or grade separation



Images sourced from Salt Lake County Regional Planning & Transportation; Bikeway Design

## Mountain Bike Trails

A range of difficulties are allowed so long as signage is posted indicating the level of difficulty.

# Grants

- Federal Build Grant
- Federal Lands Access Program (FLAP)
- Surface Transportation Block Grant Program (STBG)
- Mormon Pioneer Heritage Area (MPHA)
- Recreational Trail Program
- Utah Boater Access Grant
- Land & Water Conservation Fund
- Utah Rural Development Grant
- Community Impact Board
- Community Development Block Grants
- Safe Routes to School
- USDA Rural Development Community Facilities Grants
- Utah Outdoor Recreation Infrastructure
- Utah Youth Outdoor Recreation Program
- NPS Rivers Trails and Conservation Assistance Program
- People for Bikes Community Grants
- MAG Funds
  - CMAQ (Congestion Mitigation & Air Quality)
  - TAP (Transportation Alternatives Program)
  - Quarter cent sales tax
  - Exchange Program

# The 6 D's of Transit Oriented Development and Active Transportation



**Diversity**

What reason do these people  
have to be walking here?





**Density**





# **Allowing for natural densification**

Floating height limits

Move to next level of densities

Prevents distortions in land and  
housing market

**Design**











## All Ages and Abilities



## Prioritize people



Tefft, B. C. Impact speed and a pedestrian's risk of severe injury or death. Accident Analysis & Prevention 50 (2013) 871-878.

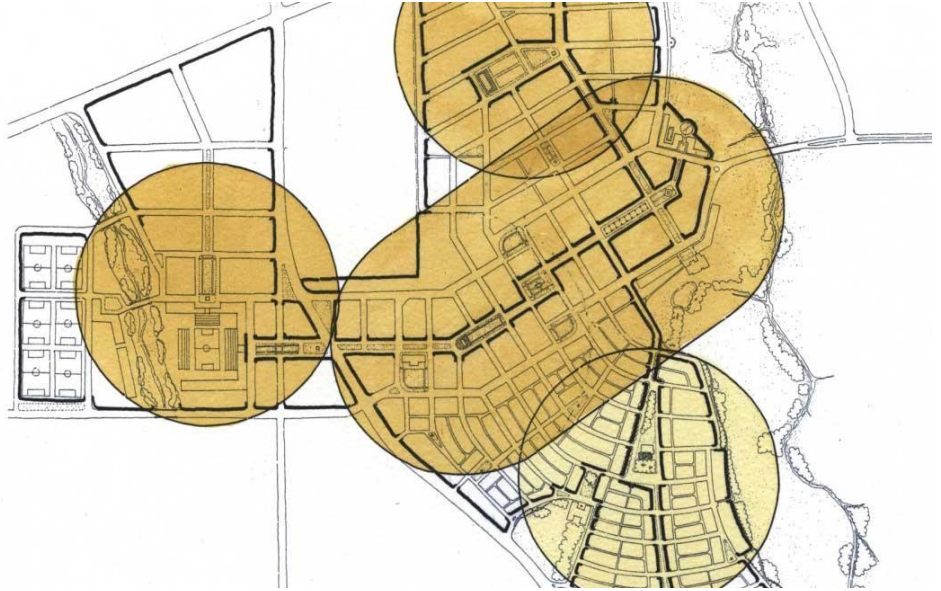
@altaplanning

## **Bike and pedestrian walk shed**

Planning for walk/bike-ability. What can be walked or biked to within 5 minutes?

## **Cities should be fractal**

Each “shed” should provide all necessary amenities at scale.

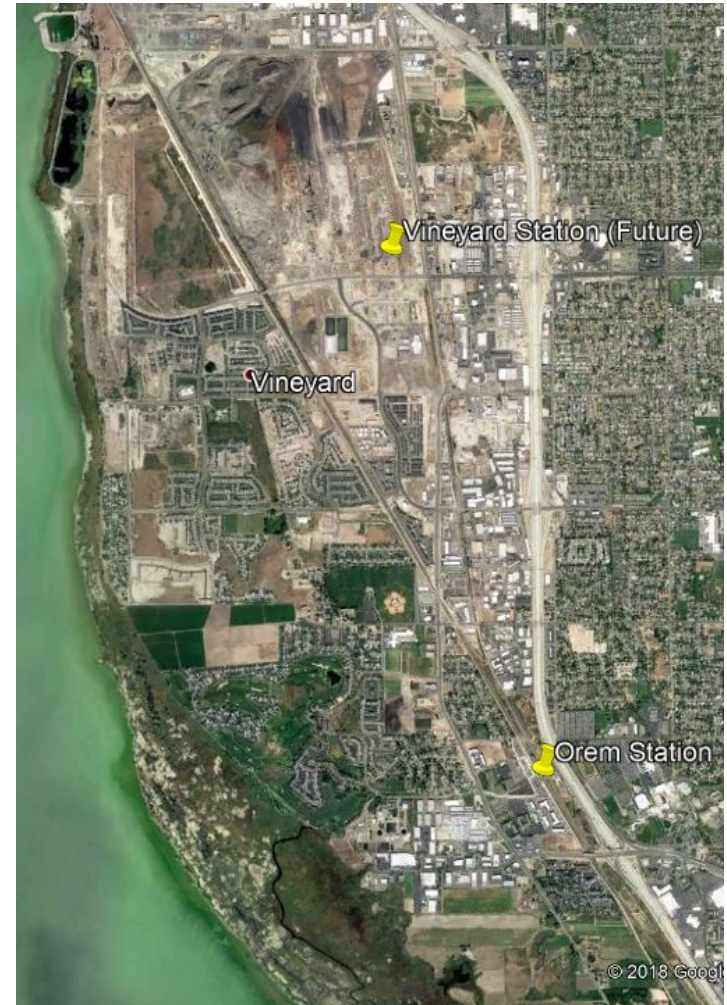


# Distance to Transit

No resident will be more than  
2.25 miles from a Frontrunner  
station

Infrastructure in place to support  
different modes of transportation

Consider your walk and bike  
sheds

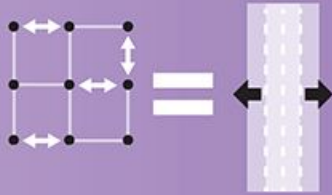


# Destination Accessibility



# Utah Street Connectivity Guide

## CONNECTIVITY IMPROVES **MOBILITY**

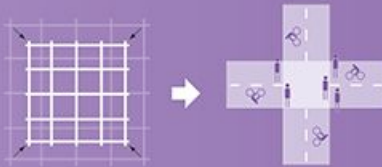


Within this guide's case studies

each **1%** increase of connectivity yields the same travel time benefits as

**1 lane mile** of roadway

## CONNECTIVITY CREATES **TRANSPORTATION CHOICE**



**High intersection density** is the **best predictor** for **use of active transportation**

## CONNECTIVITY IMPROVES **EMERGENCY SERVICE**



Adding **300 feet of roadway** between two subdivisions in Charlotte, N.C., **increased the fire station service area by 17 percent**

## CONNECTIVITY IMPROVES **SAFETY**



The **highest risks** of fatal or severe crashes tend to occur in areas with **low intersection densities**

## CONNECTIVITY IMPROVES **THE ECONOMY**



**Compact, connected, walkable neighborhoods** can command a **price premium of 40 to 100 percent** compared to nearby less-connected neighborhoods



# Regional Connections

Frontrunner Stations

UVU (existing and future)

Lakeshore Trail (Wakara Way)

Lindon Marina

Provo River Delta

Canyon Road/Orem 800 North “Trail”

## 2017 Parks & Trails Plan

-Active Transportation Plan?



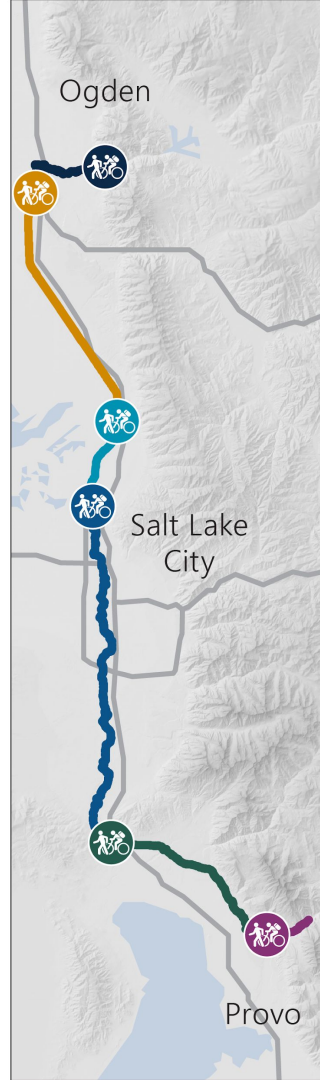
# Attracting Visitors

Wayfinding

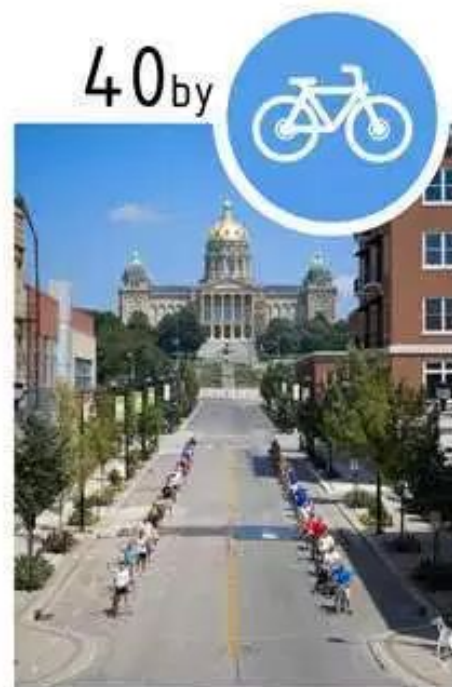
Amenities (Hotel?)

Connectivity

Wasatch Loop



# Demand Management



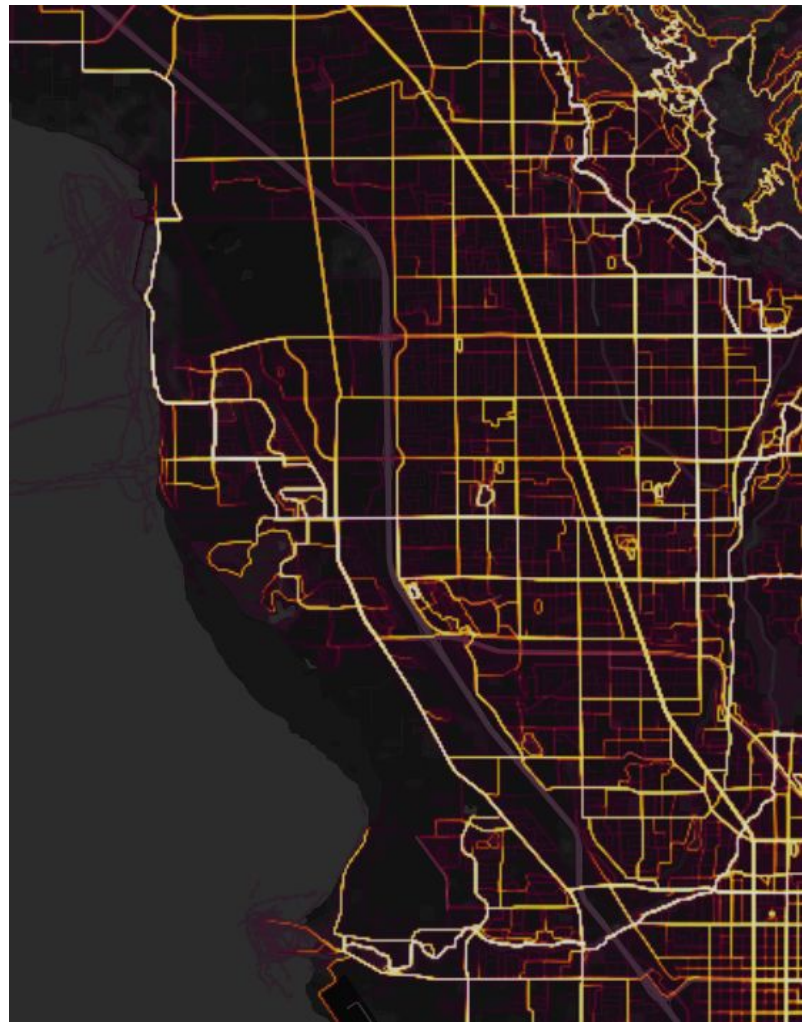
Amount of space required to transport the same number of passengers by car, bus, or bicycle.

Event info at [www.facebook.com/Urban.Ambassadors](http://www.facebook.com/Urban.Ambassadors) - Photos by [www.tobinbennett.com](http://www.tobinbennett.com)

(Des Moines, Iowa - August 2010)



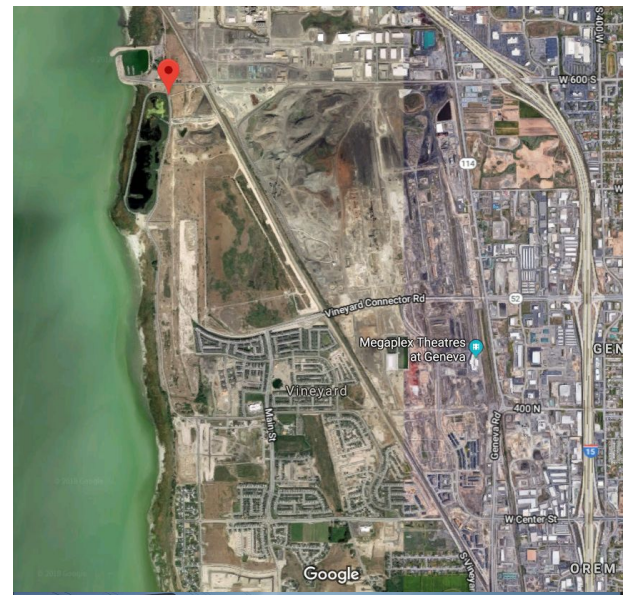
# STRAVA Heatmap





# Counting Programs

STRAVA + Physical units



# Keep it going!

## Maintenance

(paint, sweep, pave, plow, etc.)

Retrofitting much more expensive

## City-sponsored Bike Group



**Date:** February 19, 2019  
**From:** McKenna Marchant, Planning Tech  
**To:** Planning Commission  
**Item:** Site Plan Application – MS Properties  
**Address:** Parcel #38:424:0012  
**Applicant:** MS Properties



**INTRODUCTION:**

The applicant is requesting site plan approval for a warehouse building. The property is located on the west end of 1600 N within the Flex Office & Industry (FOI) district. The building is located on 3.69 acres of the subject property. The applicant is proposing approximately 60,000 square feet of office/warehouse/manufacturing building.

**ANALYSIS:**

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

The proposed building is being proposed for manufacturing or warehousing capabilities. Warehousing and light manufacturing are permitted uses, heavy manufacturing is not a permitted use, and office uses are restricted to 25% of the net square footage of the building, for the proposed building the allowable office use is a total of 15,000 square feet.

| CATEG                                                       | Standard                                                                                                                                                                                                                                                                                                                                                                                                                                           | Comments                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| .050<br>District Use<br>Table                               | Uses are identified in the District Use Table 59957                                                                                                                                                                                                                                                                                                                                                                                                | The applicant is proposing 48,081 sq ft of Warehouse space (allowed use within the FOI district), 10,000 sq ft of Manufacturing (must be Light Manufacturing within FOI), and 1,876 sq ft of Office (which is less than 3% of the building and within the 25% limit of the building) |
| .060<br>Minimum Lot<br>Size                                 | 20,000 SF                                                                                                                                                                                                                                                                                                                                                                                                                                          | Total Lot Size: 162,914 SF or 3.74 Acres                                                                                                                                                                                                                                             |
| Maximum<br>Building<br>Height                               | 60 Feet                                                                                                                                                                                                                                                                                                                                                                                                                                            | To the roof is 30 feet and to the parapet is 33 feet                                                                                                                                                                                                                                 |
| Front Yard<br>Setback                                       | 25 feet                                                                                                                                                                                                                                                                                                                                                                                                                                            | ~25 feet                                                                                                                                                                                                                                                                             |
| Rear Yard<br>Setback                                        | 25 Feet                                                                                                                                                                                                                                                                                                                                                                                                                                            | ~26 feet                                                                                                                                                                                                                                                                             |
| Side Yard<br>Setback                                        | 20 Feet                                                                                                                                                                                                                                                                                                                                                                                                                                            | East Side: ~54 feet<br>West Side: ~208 feet                                                                                                                                                                                                                                          |
| <b>15.36 Site Planning and Building Design Requirements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                      |
| .030.1<br>Subdivision<br>and Project<br>Features            | All subdivisions and other projects shall include features that add visual interest and attractiveness to the project area and the City. Such features may include subdivisions and project entry features, public art pieces, streetscape designs, pedestrian biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and useable parks and open spaces. | The proposed building has consistency in design features on all sides.                                                                                                                                                                                                               |
| .03.1.a.i.<br>View<br>Protection                            | Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominant rooflines shall be avoided.                                                                                                                                                                                                                                    | Proposing a flat roof and 3-foot parapets. The proposed height of the building, with the parapet, is 33 feet which is under the maximum height and consistent with other building heights in the area.                                                                               |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                           |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 030.1.a.ii.1<br>Coherent<br>Building<br>Design  | All sides of a building 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 of a building shall be provided.                                                                                                                                                                                                                                                                                                                                                 | There is a consistent level of detail and finish on all sides of the building.                                                                                            |
| 030.1.a.ii.2.                                   | Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.                                                                                                                                                                                                                                                                                                                                                                                                                          | The rear elevation has multiple building pop-outs that create shadow areas and add visual interest to the rear. The front façade has entry ways that create shadow areas. |
| 030.1.a.iii.<br>Reduced<br>Roof Mass            | Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation rather than a gabled formation.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The proposed roof is flat.                                                                                                                                                |
| 030.1.a.v.<br>Visual<br>Patterns                | All buildings shall have shadow relief created by recesses and projections.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The rear elevation has multiple building pop-outs that create shadow areas and add visual interest to the rear. The front façade has entry ways that create shadow areas. |
| 030.1.a.vi.<br>Architectural<br>Details         | Surface details, ornaments, and other building elements that enrich the character of a building are encouraged. Stonework, Exposed beams and columns, cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features, covered entries, patios, walkways, breezeways, bay and balconies, enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs, accessories such as art features, benches, pots, lamps, artwork and sculptures.                                                                                              | The front façade has covered entries that also pop-out from the wall.                                                                                                     |
| 030.7.<br>Building<br>Materials<br>and Textures | Exterior building materials shall be similar to and compatible with those found in a rural setting. Are encouraged in natural colors or earth tone finishes                                                                                                                                                                                                                                                                                                                                                                                                                | There will be a natural three tone color scheme to match surrounding valley.                                                                                              |
| .030.4<br>Mechanical<br>Equipment               | Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening Walls, landscaping, and other screening treatments shall be used so all required mechanical equipment screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on | The parapet walls conceal the mechanical equipment on the roof.                                                                                                           |



|                                               | or adjacent to a building wall, the color of all mechanical equipment shall blend with the color and design details of the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                 |       |         |          |        |         |          |        |         |                                                    |
|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|----------|--------|---------|----------|--------|---------|----------------------------------------------------|
| 030.10.<br>Site Access                        | The location and number of access points to the site, the interior circulation pattern and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.                                                                                                                                                                                                                                                                                                                                                           | There are two access points off of 1600 North.                                                                                                                                                                                                  |       |         |          |        |         |          |        |         |                                                    |
| 030.13.c.<br>Landscape Materials              | All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged.                                                                                                                                                                                                                                                                                                                                                          | Callery Flowering Pear, Aristocrat Pear, and Dart's Gold Ninebark, Golden Spirit Smoke Bush, Green Beauty Boxwood, Summer Snowflake Viburnum are permitted by Vineyard Tree. Xeriscape landscaping is including on sides and edges of property. |       |         |          |        |         |          |        |         |                                                    |
| 030.17.<br>Site Lighting Standards            | To protect views of the night sky, all outside lighting shall be "down lighting" so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.                                                                                                                                                                                                                                                                                                                                                    | No site lighting plan was submitted, staff is requesting on to submitted for review. The applicant has indicated in the Narrative that site lighting will be used to show off the building for security purposes.                               |       |         |          |        |         |          |        |         |                                                    |
| <b>15.38 Parking and Loading Requirements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                 |       |         |          |        |         |          |        |         |                                                    |
| 030.1.d.i.<br>Accessible Parking              | Accessible parking for non-residential developments shall be provided in conformance with the Americans with Disabilities Act (ADA), Utah Americans with Disabilities Act (Utah ADA) and International Building Code (IBC).                                                                                                                                                                                                                                                                                                                                                                                                  | The building department checks this standard when a building permit is submitted. The applicant is proposing 4 ADA stalls in front of the proposed building with two ADA Ramps and two signs                                                    |       |         |          |        |         |          |        |         |                                                    |
| 030.1.e.<br>Parking Stall Dimensions          | <p>Minimum parking stall size:</p> <table border="1"> <thead> <tr> <th>Type</th><th>Width</th><th>Length*</th></tr> </thead> <tbody> <tr> <td>Standard</td><td>9 feet</td><td>20 feet</td></tr> <tr> <td>Parallel</td><td>8 Feet</td><td>24 Feet</td></tr> </tbody> </table> <p>* The front of the parking space may overhang two (2) feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access (a total of six (6) feet from the curb face to the opposite edge of the walkway).</p> | Type                                                                                                                                                                                                                                            | Width | Length* | Standard | 9 feet | 20 feet | Parallel | 8 Feet | 24 Feet | All proposed parking stalls meet this requirement. |
| Type                                          | Width                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Length*                                                                                                                                                                                                                                         |       |         |          |        |         |          |        |         |                                                    |
| Standard                                      | 9 feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 20 feet                                                                                                                                                                                                                                         |       |         |          |        |         |          |        |         |                                                    |
| Parallel                                      | 8 Feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 24 Feet                                                                                                                                                                                                                                         |       |         |          |        |         |          |        |         |                                                    |
| 030.2.c.                                      | Office: 1 space per 300 SF of Office Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <u>Proposed Warehouse:</u><br>Office: 6 stalls = 1,876 SF                                                                                                                                                                                       |       |         |          |        |         |          |        |         |                                                    |



|                                                        |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Off-street Parking Requirement<br>Non-Residential Uses | Manufacturing: 1 space per 750 SF of Warehouse area and 1 space per 300 SF office or retail floor area<br>Warehouse: 1 space per 1000 SF of Warehouse area                                                                                       | Manufacturing: 13 stalls = 10,000 SF<br>Warehouse: 48 stalls = 48,081 SF<br>Total Stalls Required: 67<br>Total Proposed Stalls: 67<br>Bike rack shall also be included                                                                                                                         |
| <b>15.38.040 Off- Street Loading Requirements</b>      |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                |
| .040.a.1                                               | Loading spaces or berths shall be at least 45 feet in length and all loading berths shall be at least 12 feet in width and 14 feet in height.                                                                                                    | Some loading spaces or berths meet the requirement. Applicant stated that door openings are 8 feet wide by 9 feet tall and are 4 feet below floor level. This put the applicant at 13'. There is a pad around the overhead door openings to seal the trailer when it is backed up to the dock. |
| .040.a.4                                               | Sufficient room for turning and maneuvering vehicles shall be provided on the site so that vehicles shall cross a property line only by driving forward.                                                                                         | Yes                                                                                                                                                                                                                                                                                            |
| .040.a.6                                               | The loading area, aisles, and access drives shall be paved so as to provide a durable dust-proof surface and shall be so graded and drained so as to dispose of surface water without damage to private or public properties, streets or alleys. | The loading area is paved.                                                                                                                                                                                                                                                                     |
| .040.a.7                                               | Bumper rails shall be provided at locations where needed for safety or to protect property.                                                                                                                                                      | Yes (need to be shown on updated site plan)                                                                                                                                                                                                                                                    |
| 040.a.10                                               | Off-street loading facilities shall be located on the same site with the use for which the berths are required.                                                                                                                                  | Yes                                                                                                                                                                                                                                                                                            |
| 040.b.1                                                | Aggregate gross floor area of 100,001 sq. ft. up to 160,000 sq. ft. required number of Berths: 3                                                                                                                                                 | The applicant is proposing 6                                                                                                                                                                                                                                                                   |
| <b>15.40 Landscaping</b>                               |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                |
| 080.1.b.<br>Minimum Size of Plantings                  | All required deciduous trees shall be a minimum of two-inch caliper in size. All evergreen trees shall be a minimum of 6-feet in height. All shrubs shall be a minimum of 5-gallon in size.                                                      | Planting Schedule specifies that both trees varieties (Emerald Queen Maples and Spring Snow Crab Flowering Crab are two-inch caliper. Shrubs are specified to be 5-gallon size                                                                                                                 |
| 080.2.a.<br>Onsite Landscaped Areas                    | For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than five (5) percent of the net site area, whichever is greater.                                    | Total Site Area: 60,285 SF<br>Required Landscaping: 3,014 SF<br>Existing/Proposed: 23,440 SF                                                                                                                                                                                                   |
| 080.6.a                                                |                                                                                                                                                                                                                                                  | There is ~33 feet of a landscaped setback.                                                                                                                                                                                                                                                     |

|                  |                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                   |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Street Frontages | The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows:<br><br>Collector Streets: 20 feet                                                                                |                                                                                                                                                                                                                                                                                                                                   |
| 080.6.e          | The installation of street trees, shrubs and vegetation 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. | Staff is proposing a condition of approval that would require the applicant to work with staff on the spacing and number of trees and shrubs for this site due to there are discrepancies between the zoning ordinance and the Vineyard Tree Manual, the applicant would have to do this prior to a building permit being issued. |

**FINDINGS:**

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

**RECOMMENDATION:**

Staff recommends the Planning Commission APPROVE the SITE PLAN for MS Properties Lot 12 subject to the following conditions:

1. The applicant works with staff on the street frontage landscaping and receive staff approval prior to a building permit being issued.
2. The applicant submits a site lighting plan to staff.
3. The applicant pays any outstanding fees and makes any redline corrections
4. The applicant is subject to all local, state and federal laws.

**PROPOSED MOTION:**

"I move to approve of the MS Properties Lot 12 Site Plan with the proposed conditions.

**Attachments:**

Application

Site Plan Narrative

Site Plan Documents

Updated Elevations



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:

LOT 12

Address:

19<sup>th</sup> E 1600 N VINEYARD UT. 84058

Acreage/Property Size:

3.60<sup>74</sup> ACRES

### APPLICANT INFORMATION

Name:

MS PROPERTIES GROUP 4 LLC

Mailing Address:

PO BOX 699 PLEASANT GROVE, UT 84062

Phone #:

801-785-0505 EX 340

Fax #:

Email Address:

### Owner Information

Owner Name:

MS PROPERTIES GROUP 4 LLC

Owner Address:

P.O. BOX 699 PLEASANT GROVE UT 84062

Owner Phone #:

801-785-0505 EX 340

Owner Email Address:

r1info@msl-properties

Owner's Signature:

Thomas C. Mullins



## PROPERTY OWNERS AFFIDAVIT

I (we) MS PROPERTIES GROUP 4 LLC, 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.

Marcus Paulson

Owner's Signature

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

State of UTAH

County of UTAH

Subscribed and sworn to (affirmed) before me this 19 day of December, 2018.



Makelle Baker

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

December 12, 2018

Town of Vineyard  
125 S Main Street  
Vineyard, UT 84058

Dear Town of Vineyard,

MS Business Properties Group 4 is pleased to announce their intent of constructing a 60,206 square foot Office/Warehouse/Manufacturing building to add to their portfolio of leasable properties. This property is located in the town of Vineyard of the I-1 zoning of the East Lake at Geneva subdivision. Although we don't have a specific tenant in mind for this project, we have already have seen a great amount of interest in this location and multi-tenant sized building.

MS Business Properties Group 4 is managed by Martin Snow, the owner of a local steel fabrication plant and property management company. Martin Snow started his steel fabrication business in 1977 which eventually became Universal Industrial sales in 1984. In 1987 he started building and leasing industrial properties. Currently his companies own and lease 782,115 square feet of property, acts as a mortgage on 147,000 square foot property, and owns and leases 100 acres in the Pipe Mill area of the former Geneva property on 1600 north.

This new 60,206 square foot building is designed to fit any type of tenant that is looking for manufacturing or warehousing capabilities. This attractive building can also work as a corporate hub with its aesthetically pleasing design. With the attractive design, universal layout, excellent features, we know that this will be a bright spot in this developing subdivision.

This building features:

- Concrete Tilt-up by with ample amounts of glass, design lines, and architectural features.
- A natural 3 tone color scheme to match surrounding valley.
- Early Suppression Fast Response (ESFR) Fire Sprinklers for fire Safety.
- 30' clear head space meant for accommodating tall pallet racking systems and manufacturing processes.
- Well planned landscaping to match your landscape ordinance.
- Site lighting to show off building in the night for security purposes.
- Parapet walls to conceal mechanical units on the roof.

We trust that this shall meet your development goals for the area and we look forward to working with the Town of Vineyard on another successful project and on future projects to come.

Regards,

Brett Wood- Construction manager

12/19/2018

Vineyard City / Community Development

240 East Gammon Road

Vineyard Utah 84058

RE: Site Plan Narrative Lot 12 building project 19<sup>7</sup>~~8~~ E 1600 N Vineyard Utah 84058

Site plan Narrative proposed building Lot 12 19<sup>7</sup>~~8~~ E 1600 N Vineyard Utah 84058

Owner MS Properties Group 4 LLC

1. Consistency with General Plan and compliance with the development Code and other city codes and regulations will be achieved through the use of competent and qualified architectural and engineering firms. Architectural Coalition Guilford A Rand is the Architect, Dudley and Associates Todd Dudley is the civil engineer. The Architect and Engineer have done multiple buildings in Vineyard in association MS Properties Martin Snow and are well acquainted with the development code and other city codes and regulations. Fincon Construction is the general contractor they as well have a multitude of experience with buildings in Vineyard City. The latest two buildings are just now complete with tenant occupancy being granted East Lake 1 permit number VIN16-377 351 E 1750 N Vineyard UT 84058 and East Lake 2 permit number VIN18-409 277 E 1750 N Vineyard UT 84058. The architect and engineer will provide plans, specification, and supervision that ensure that all the development and city codes and regulations are followed.
2. General compatibility of the proposed use with the adjacent property will be done as the owner owns the majority of the adjacent property along with a parcel to the east that is owned by the general contractor. Every



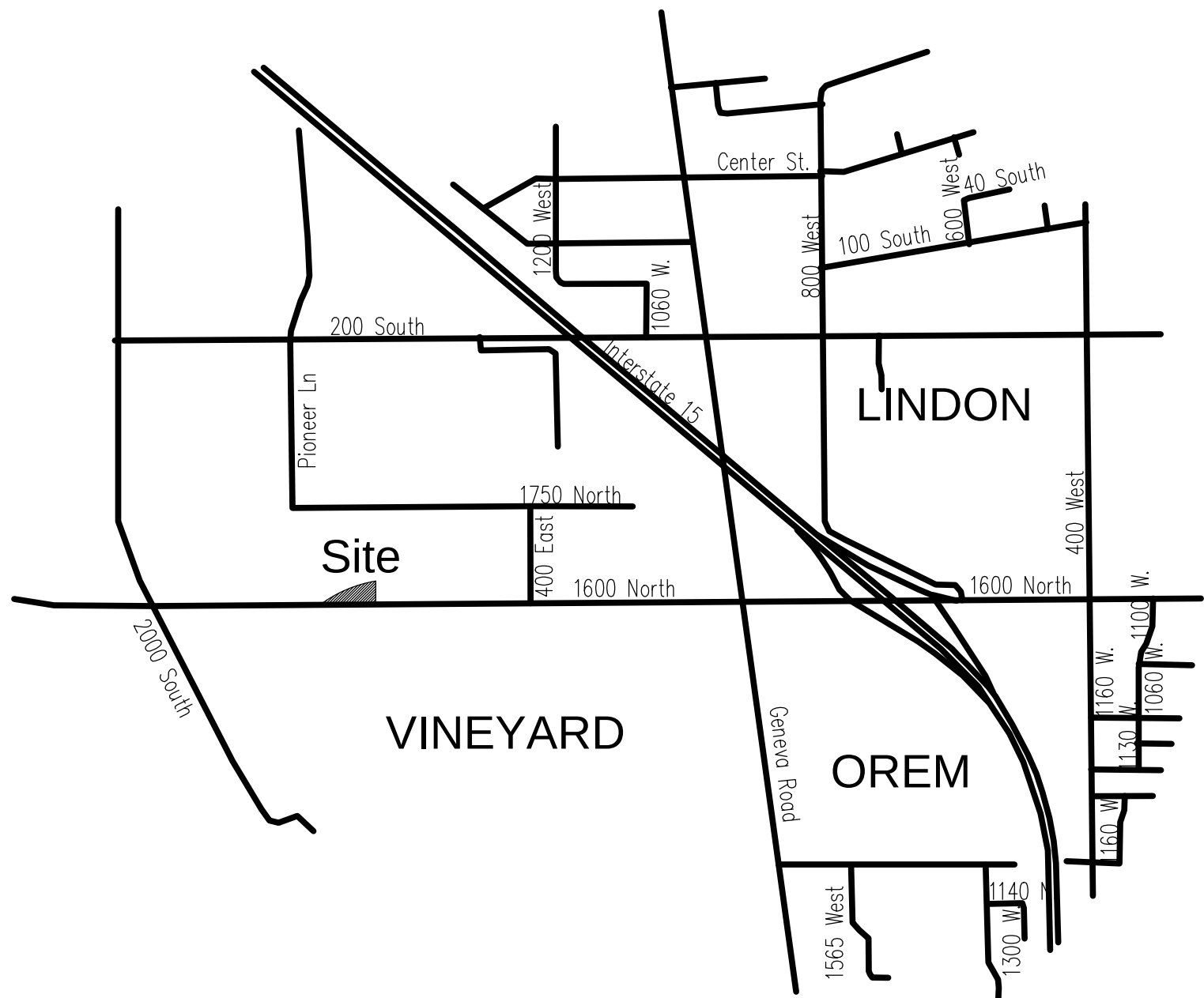
effort will be made to make the building meet the spirit of the area and flow with the existing planning and design. The plans reflect that same design cues for the surrounding buildings as they were designed and built by the same contractor, architect and engineers.

3. The site and building design with the exterior lighting with reference to the adjacent properties will be the same minimalist approach as the surrounding property when it comes to the exterior lighting. No parking lot light poles and just the necessity for exterior light as it will match the existing buildings.
4. Ingress and egress to the property and the proximity to driveways and street intersections in the vicinity of the subject property have been well accounted for by the civil engineer on the drawings. The entrances and the flow of traffic has been well designed for the property's unique location and proximity to railroad and public roadways. The future of the 1600 North street and its future extension have been taken in consideration when the site was designed.
5. Internal vehicular circulation including emergency and delivery vehicles has been meticulously laid out to meet the shape of the property and the building for the most efficient flow for parking and delivery to keep the main entrance clear for emergency access to the building.
6. Pedestrian traffic considerations have been well designed for the property and building and will meet the needs for pedestrian traffic. Alternative vehicles such as fork lifts would mostly be confined to the interior of the building has been equipped with loading docks and overhead doors on the back of the building so any delivery's will be done out of sight and out of the way of the normal traffic flow and parking for the building.
7. The volume and character of traffic as well as off street parking and loading will be minimal. The building are large storage warehouse that will not have a large number of employees so the majority of parking will be handled by the new building parking lot. The traffic in the area will be relatively unaffected by the new building.
8. The impact of public services including utilities, schools, and recreation will be minimal the project has adequate utilities and no schools in the area.

9. Screening and buffering of services will be contained in the building itself as the building enough to handle all of the services inside the building.
10. There are no proposed outdoor activities or storage proposed for the property
11. The hours of operation will be normal business hours and the number of employees will be determined by the tenant but due to the nature of the build will be somewhat limited as the building is designed as warehouse space.
12. There should be no noise, smoke, odor , dust, vibration, or illumination created by the use of the building

# Eastlake Lot 12

| Legend |                                                   |
|--------|---------------------------------------------------|
| Symbol | Description                                       |
|        | Proposed 8" Sanitary Sewer Main                   |
|        | Existing Sanitary Sewer Main (size noted on plan) |
|        | Proposed Culinary Water Main (size noted on plan) |
|        | Existing Culinary Water Main (size noted on plan) |
|        | Existing Storm Drain pipe (size noted on plan)    |
|        | Proposed Storm Drain pipe (size noted on plan)    |
|        | Cable TV utility lines                            |
|        | Existing Power lines                              |
|        | New underground Power lines                       |
|        | Outside Boundary line                             |
|        | Existing surface improvements                     |
|        | Existing Sidewalk                                 |
|        | Existing Sidewalk                                 |
|        | Existing Contour Elevation                        |
|        | Finish Contour Elevation                          |
|        | Finish Spot Elevation                             |
|        | Drainage Flow Direction                           |
|        | Water Meter (size noted on plan)                  |
|        | Culinary Water Valve                              |
|        | Fire Hydrant                                      |
|        | Sanitary Sewer Manhole                            |
|        | Storm Drain Manhole                               |
|        | Storm Drain Box                                   |
| ta     | top of asphalt                                    |
| tw     | top of sidewalk                                   |
| boc    | back of top of curb                               |
| bow    | back of top of sidewalk                           |
| SSMH   | Sanitary Sewer Manhole                            |
| SDMH   | Storm Drain Manhole                               |
| WV     | Water Valve                                       |
| CV     | Gas valve                                         |
| WM     | Water Meter                                       |
| eo     | edge of existing asphalt                          |
| PUE    | Public Utility Easement                           |



Vicinity Map

## NOTES:

- The fire protection items (fire hydrant, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines.
- All landscaped areas shall have an automatic, underground sprinkling system with a back-flow device to the building. Back-flow devices shall be installed and tested in accordance with the City Code. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within 10 feet (10') of any existing or proposed structure.
- If required by the City Code or by the applicant's permit for Industrial Wastewater Discharge, a sampling manhole and fat and oil separator/grease trap shall be installed I.A.W. City standards and specifications.
- All signage shall comply with the requirements of the City Code.
- All utilities, including water and sewer laterals, water and sewer mains, storm water drains, storm water sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the City Code.
- All roof drainage shall be routed through on-site storm water management facilities.
- At the time of construction, the City of may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
- All construction shall conform to the City of construction standards and specifications unless the improvement is within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications.

## Planning Department

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

Community Development Director - Morgan  
Brim 385.248.7029

## Public Works Department

Phone (801) 766-6506

## Public Safety

Emergency 911  
Utah County Animal Shelter 801-785-3442

## Building Inspection

Building Inspector  
George Reid  
801.226.1929

## Gas

Questar  
1640 North Mountain Springs Parkway  
Springville, Utah 84663  
Phone (801) 853-6585  
Brad Mattinson

## Electricity

Rocky Mountain Power  
70 North 200 East  
American Fork, Utah 84003  
Phone (801) 756-1220  
Fax (801) 756-1274  
Mark Steele

## Telephone

Qwest  
75 East 100 North  
Provo, Utah 84606  
Phone (801) 356-7050  
Cell (801) 473-3385  
Kasey Lunt

## Cable T.V.

Comcast Cable Communications, Inc.  
1350 East Miller Avenue  
Salt Lake City, Utah 84106  
Phone (801) 485-0500  
Fax (801) 487-1887

## Project Address:

400 East 1750 North Street  
Vineyard, Utah 84057

## Property Owner:

MS BUSINESS PROPERTIES GROUP 4 LLC

## Developer:

MS Business Properties Group 4 LLC  
435 North 1200 West  
Lindon, Utah 84062  
801-424-9825

## Architect:

Architectural Coalition  
1991 South State  
Springville, Utah 84663  
801-491-0275

## Engineer / Surveyor:

Dudley and Associates, Inc.  
353 East 1200 South  
Vineyard, Utah 84058  
801-224-1252 office  
801-224-1264 fax  
t-dudley@qwestoffice.net

## Site Data:

Zone = M  
Total Area = 156,766 sq.ft. or 3.60 Acres  
Total number of lots = 1

## Parking Requirements:

Office Area: 1 space / 300 sq.ft.  
Warehouse area: 1 space / 1000 sq.ft.  
Manufacturing area: 1 space/750 sq.ft.

Office Area = 1,876 sq.ft. = 6 Spaces required  
Warehouse Area = 48,081 sq.ft. = 48 Spaces required  
Manufacturing Area = 10,000 sq.ft. = 13 Spaces required

Spaces required = 67  
Spaces provided = 67 (4 ADA spaces provided)

|                           | Square Footage | Acreage | Percent of total |
|---------------------------|----------------|---------|------------------|
| Total Area                | 156,766        | 3.60    | 100              |
| Total Building / Pad Area | 59,957         | 1.38    | 38               |
| Total Hard Surface Area   | 60,428         | 1.39    | 38               |
| Total Impervious Area     | 120,385        | 2.77    | 77               |
| Total Landscaped Area     | 36,381         | 0.83    | 23               |

Tabulation Table

## Sheet Index

|         |                |
|---------|----------------|
| 1.0     | Cover Sheet    |
| 1.1     | General Notes  |
| 2.0     | Site Plan      |
| 3.0     | Utility Plans  |
| 4.0-4.2 | Drainage Plans |
| 5.0-5.2 | Detail Sheets  |



UTILITY GENERAL NOTES

1. All installation and materials shall, at a minimum, conform to standards, specifications, and plans.
2. The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.
3. Contractor shall coordinate with all utility companies for installation requirements and specifications.
4. All necessary inspections and/or certifications required by codes and/or utility service companies shall be preformed prior to announced building possession and the final connection of service.
5. The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
6. Underground utilities shall be installed, inspected and approved before backfilling.
7. Contractor shall notify Engineering inspectors 72 hours before connecting to any existing utility.
8. All fill material is to be in place and compacted before installation of proposed utilities.
9. Existing utilities shall be verified in field prior to installation of any new lines.
10. All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.
11. Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.
12. All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.
13. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.
14. All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.
15. Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.
16. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
17. Drawings do not purport to show all existing utilities.
18. Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.
19. See notice requirement under general project notes.
20. The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.
21. All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing.

SURVEY CONTROL NOTE:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Dudley & Associates ALTA Survey or Dudley & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Dudley & Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Dudley & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

SANITARY SEWER GENERAL NOTES

1. See this sheet for general project notes.
2. All sanitary sewer construction shall be in conformance with the standards and specifications.
3. All gravity sanitary sewer lines shall be in conformance with the standards and specifications.
4. Sanitary sewer lines shall be SDR-35 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications.
5. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.
6. All sanitary sewer main testing shall be accordance with the standards and specifications copies of all test results shall provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.
7. Compaction of all trenches within the project site must be attained and compaction results submitted to Department of Public Works.
8. The contractor is responsible for protecting all existing structures and improvements during installation of sanitary sewer line.
9. The contractor is responsible for the following:
  - (A) Obtaining all required permits from the city or regulatory authorities at the contractors cost including permits required for work within the public right-of-way.
  - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.
  - (C) Verification and protection of all existing utilities within the limits of construction.
  - (D) Providing as-built drawings to the City and engineer.
  - (E) All permitting, development, location, connecting and inspection.
  - (F) Verifying all standard details conform to the current standards and specifications.
- (G) For obtaining and understanding all city, county, and state standards and specifications pertaining to the construction of sanitary sewer improvements.
- (H) Reference architectural plans for all connections to building services and verify locations as shown.
10. The contractor shall provide all materials necessary for construction or installation of all proposed improvements shown.
11. The contractor shall pothole the existing sewer main and provide an as-built elevation of the main to the engineer prior to any new construction.
12. Sanitary sewer pipes shall be bedded in accordance with standards.

STORM DRAIN GENERAL NOTES

1. The contractor shall be responsible for the following:
  - (A) Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.
  - (B) Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinklers systems.
  - (C) Verification and protection of all existing utilities within the limits of construction.
  - (D) Providing as-built drawings to the city and engineer.
  - (E) All permitting, development, location, connection and inspection.
  - (F) Scheduling all required inspections.
2. All storm drain construction shall be in conformance with standards, specifications, and plans.
3. Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.
4. Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.
5. Compaction of all trenches within the project site must be attained and compaction results submitted to the engineer prior to final acceptance.
6. Storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
7. All storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
8. All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".
9. Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction.
10. Storm drains shall be bedded in accordance with the City standards.

GRADING PLAN GENERAL NOTES

1. Contours shown are for finished paving, sidewalk, slab, or ground adjustment to sub-grade is the contractor's responsibility.
2. All disturbed areas that are un-surfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.
3. If during the overall grading process, conditions are encountered which could indicate an unidentified situation is present, the soils engineer shall be contacted for recommendations.
4. Unless otherwise shown, not proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.
5. If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed mix immediately after stripping operations are complete.
6. On-site materials suitable for fill beneath drives and asphalt areas beyond 5' (five) of the building shall be compacted in accordance with guidelines presented in the soils report.
7. Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.
8. Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.
9. All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.
10. All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.
11. The contours shown in the detention/retention pond area represent final grade. The top 6 inches of material in the detention/retention pond and berm areas shall be top soil as specified in the project standards.
12. Grades within asphalt areas shall be constructed to within 0.10 feet of the design grade. However, the contractor shall maintain positive drainage in all pavement areas and along all curbs. All curbs shall be built in accordance to the plan. Curbs or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.
13. Spot elevations represent flow line or top of asphalt unless otherwise noted.
14. The contractor is responsible for providing his own estimate of earthwork quantities.
15. All landscaped islands shall have a crown of topsoil prior to landscaping. Refer to landscape plan for specifications.
16. Were new curb and gutter is being constructed adjacent to existing asphalt or concrete pavement, the following shall apply. Prior to placement of any concrete, the contractor shall have a licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to the engineer immediately of any section which does not conform to the design or typical cross section. The contractor shall be solely responsible for curb and gutter pours without the approval of the engineer.
17. The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.
18. Pre cast structures may be used at contractor's option.
19. Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove
20. Existing grade contour intervals shown at 1 foot intervals.
21. Proposed grade contour intervals shown at 1 foot intervals.
22. If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.
23. The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.
24. Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.
25. Contractor shall assure positive drainage away from buildings for all natural and paved areas.
26. Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
27. All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3H:1V or steeper. Contractor shall place sod or hydroseed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.
28. Construction shall comply with all applicable governing codes and be constructed to same.
29. Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.
30. Site work shall meet or exceed site specifications.
31. All concrete to have a minimum 28 day compression strength of 4000 PSI.

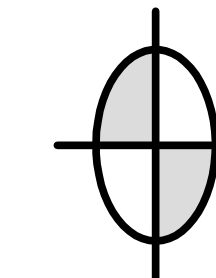
GENERAL NOTES

1. All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the City Public Works, Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the City Public Works Inspector and/or UDOT. Inspection services and construction certification to be provided by engineer of record.
2. The contractor is specifically cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies and where possible, measurements taken in the field, the information is not to be relied upon as being exact or complete. The contractor must call the local utility location center at least 48 hours before any excavation to requested exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
3. The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.
4. The contractor shall coordinate with City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.
5. The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.
6. The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.
7. If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.
8. All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
9. The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
10. The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.
11. The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.
12. The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the City Public Works Inspector at all times.
13. Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.
14. All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.
15. The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to installation of water lines and dry utilities.
16. All work within the public right-of-way is subject to the jurisdiction of the City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.
17. The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to the City before beginning any work on these streets. Contractor shall begin work only after City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.
18. All operations conducted on the premises, including the warming up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.
19. It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.
20. Contractor shall be responsible for obtaining all temporary power and water to the site, paying all fees excluding tap fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)
21. In general, limits of site work are up to (and excluding) constructing sidewalks.





NORTH  
1" = 30'



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

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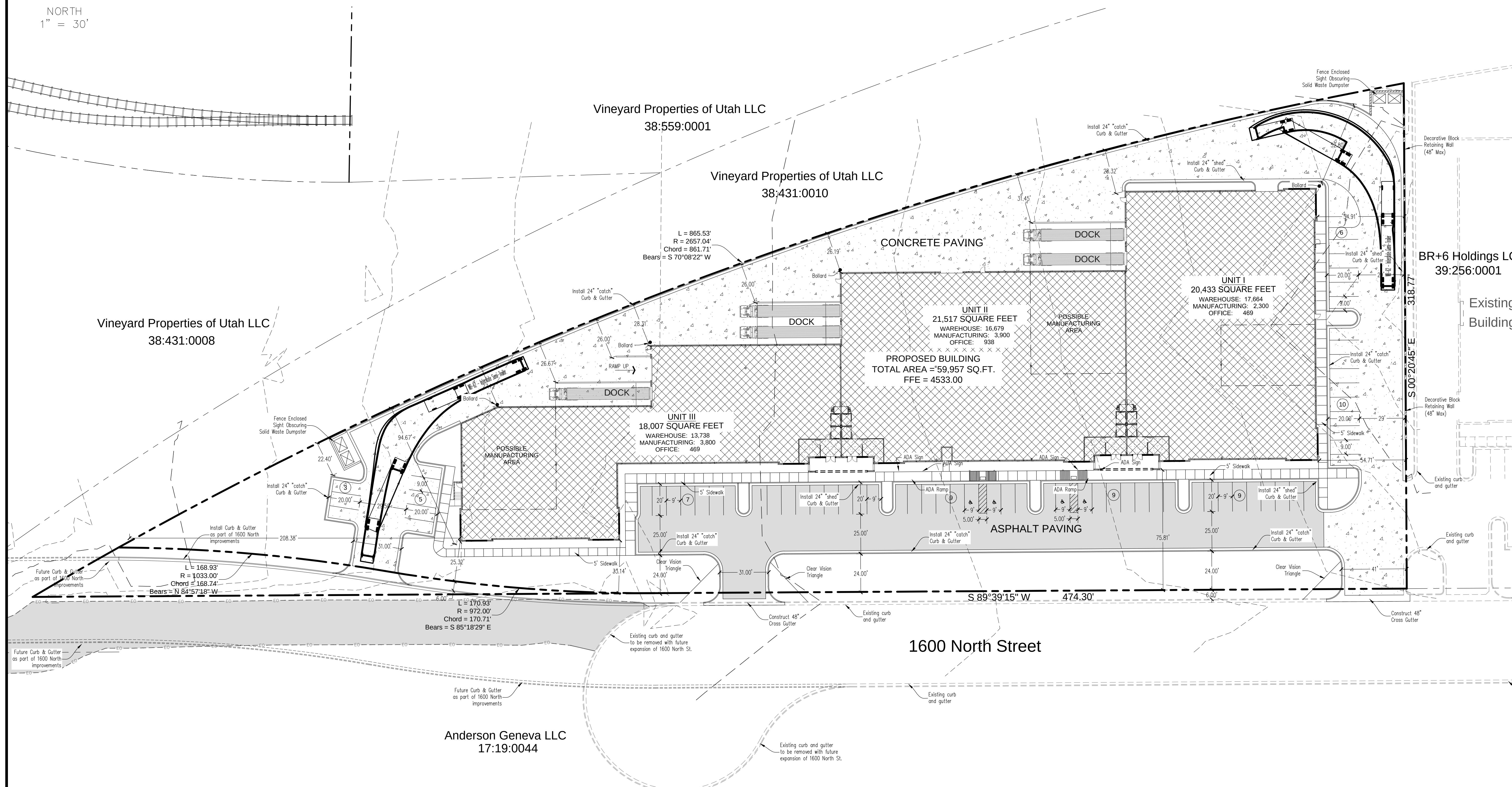
Eastlake Lot 12

# Site Plan

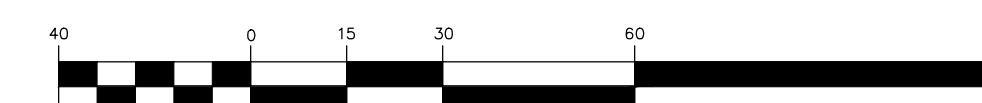
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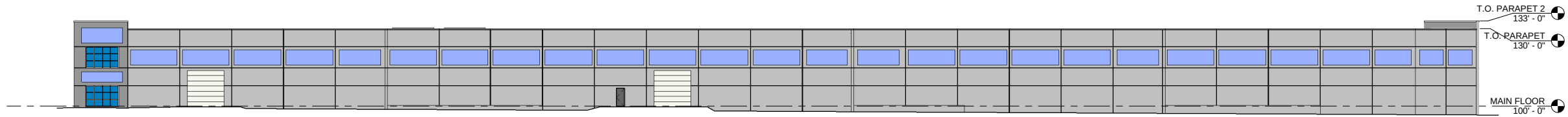


GRAPHIC SCALE



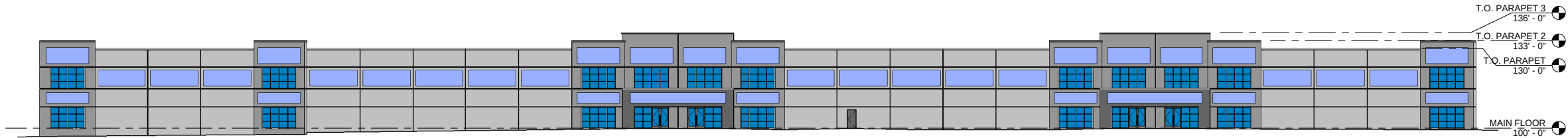
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1 inch = 30 f

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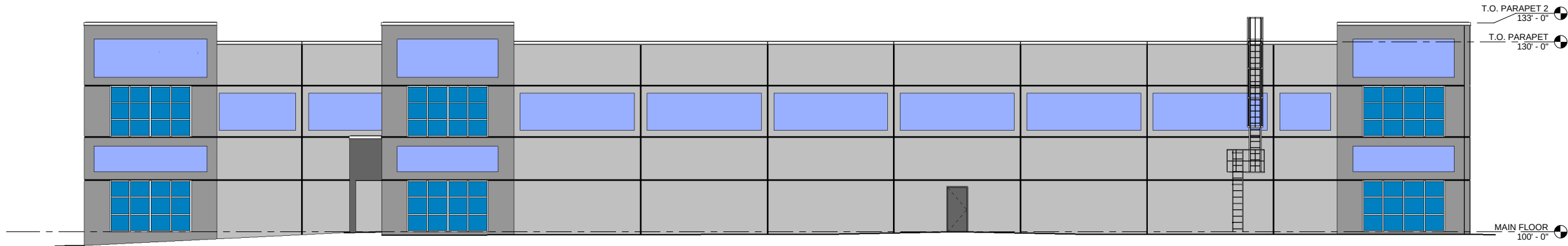
NORTH ELEVATION

SCALE 1" = 20'-0"



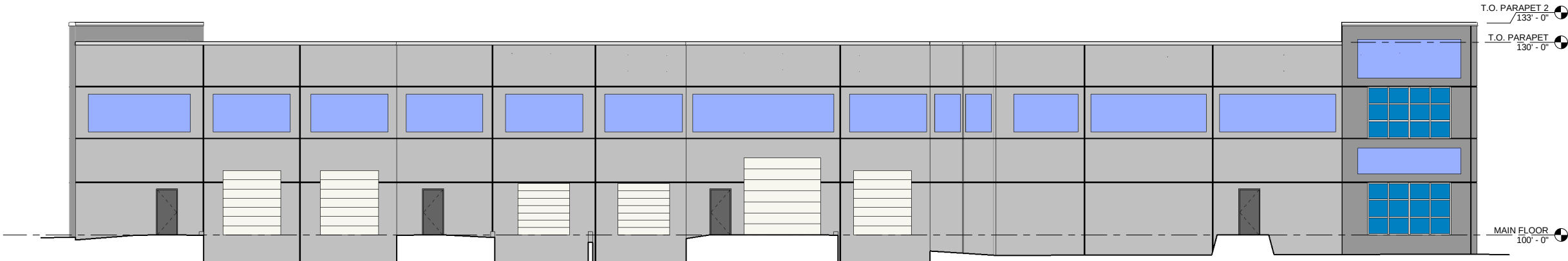
SOUTH ELEVATION

SCALE 1" = 20'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



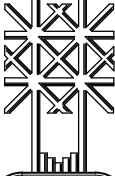
WEST ELEVATION

SCALE 1/8" = 1'-0"

| REVISIONS |
|-----------|
| DATE      |
|           |
|           |
|           |
|           |

ARCHITECTURAL COALITION

1991 South State Road Springville, UT 84663 PH: 801-491-0275



PRELIMINARY  
NOT FOR  
CONSTRUCTION

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WRITTEN APPROVAL OF THE  
ARCHITECTURAL COALITION

EASTLAKE LOT 12 WAREHOUSE

MS PROPERTIES

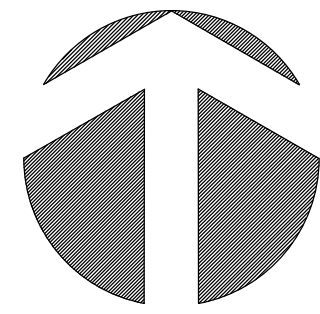
197 EAST 1600 NORTH VINEYARD, UTAH

SHEET NO.

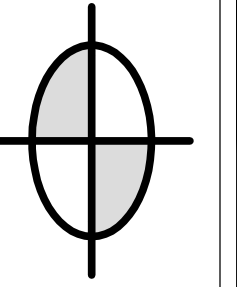
A-2

DATE  
10/22/2018





NORTH  
1" = 30'



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

Utah

Orem

Eastlake Lot 12

# Utility Plan

Revisions

Date  
1-22-2019  
Scale  
1" = 30'  
By  
TD  
Tracing No.  
L -

Sheet No.  
C - 3.0

Vineyard Properties of Utah LLC  
38:559:0001

Vineyard Properties of Utah LLC  
38:431:0010

Vineyard Properties of Utah LLC  
38:431:0008

Existing Building  
FFE 4539.00

FFE 4533.00

FFE 4533.00

FFE 4533.00

1600 North Street

RETENTION BASIN  
6,080 CU.FT. STORAGE REQUIRED  
8,405 CU.FT. STORAGE PROVIDED

New SSMH #11  
Rim = 4527.04  
FL IN = 4511.42  
FL OUT = 4511.22

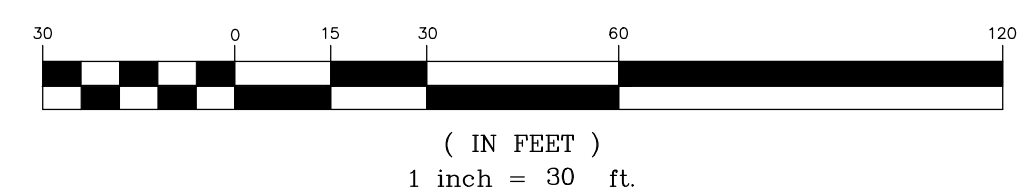
New SSMH #12  
Rim = 4524.73  
FL IN = 4510.41

Existing SSMH #24  
Rim = 4528.37  
FL IN = 4519.02  
FL OUT = 4519.02

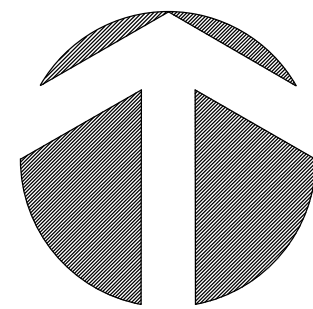
Existing SSMH #4  
Rim = 4527.06  
FL IN = 4510.28  
FL OUT = 4510.28

Existing SSMH #3  
Rim = 4532.23  
FL IN = 4520.83  
FL OUT = 4520.82

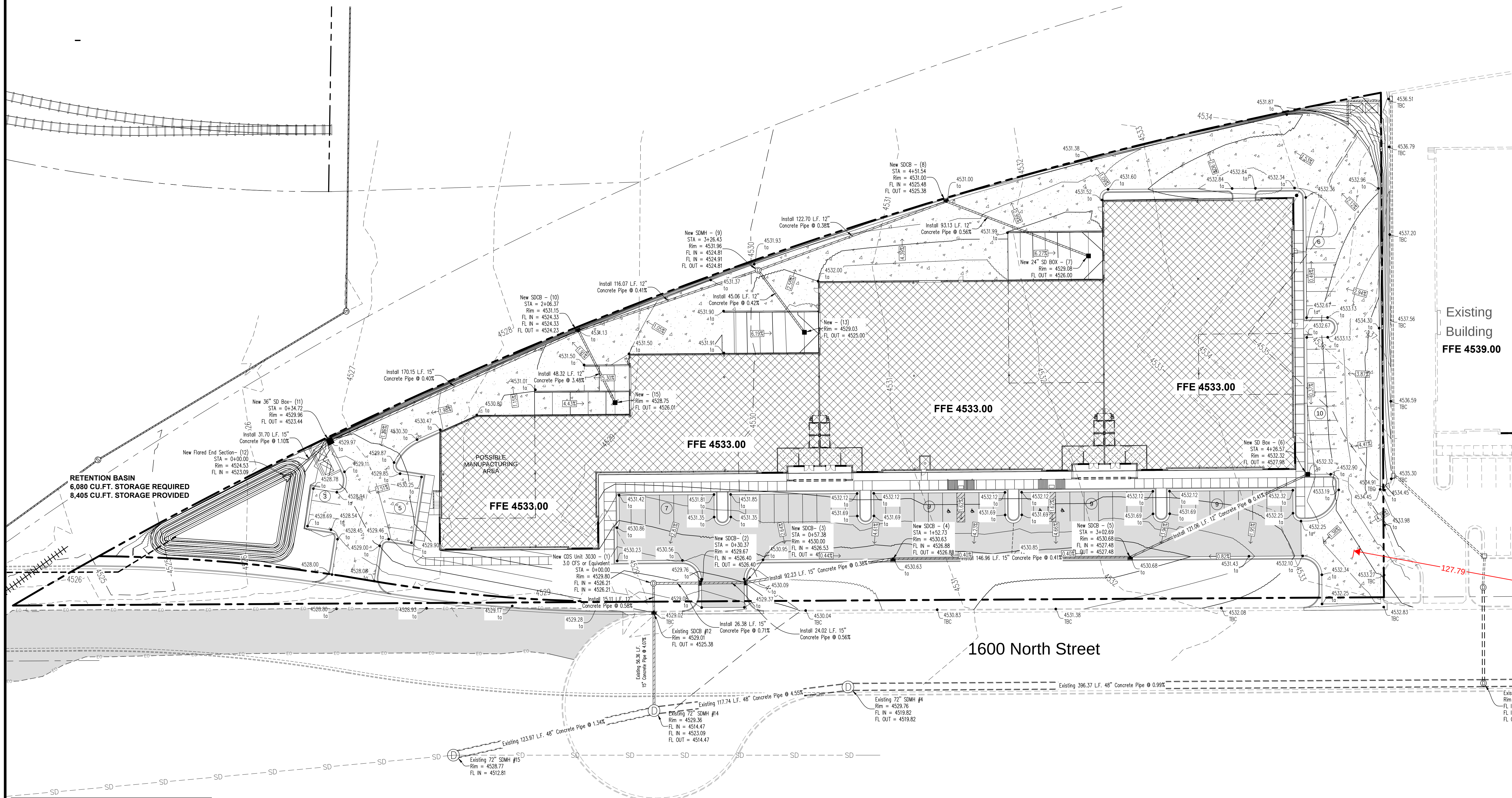
GRAPHIC SCALE







NORTH  
1" = 30'



RETENTION BASIN  
6,080 CU.FT. STORAGE REQUIRED  
8,405 CU.FT. STORAGE PROVIDED

FFE 4533.00

FFE 4533.00

FFE 4533.00

FFE 4533.00

Existing Building  
FFE 4539.00

1600 North Street

Eastlake Lot 12

# Grading and Drainage Plan

Utah

Vineyard

Revisions

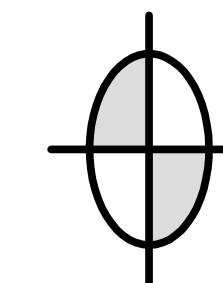
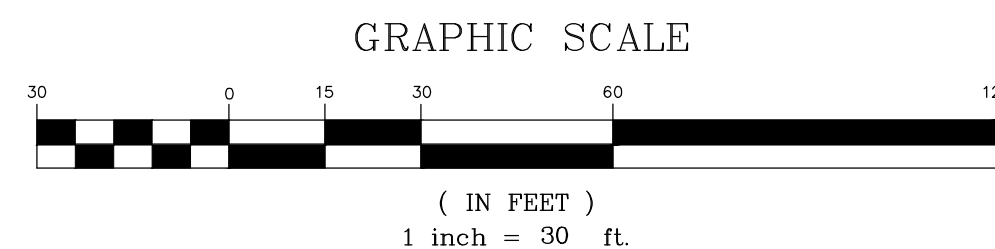
Date  
1-22-2019  
Scale  
1" = 30'  
By  
TD  
Tracing No.  
L -

Sheet No.  
C - 4.0

Know what's below. **811**  
Call 811 before you dig.  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
www.bluestakes.org  
1-800-662-4111

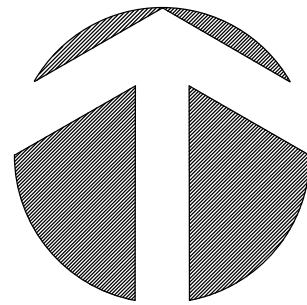
CAUTION!!! Notice to contractors

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

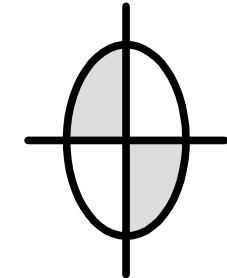
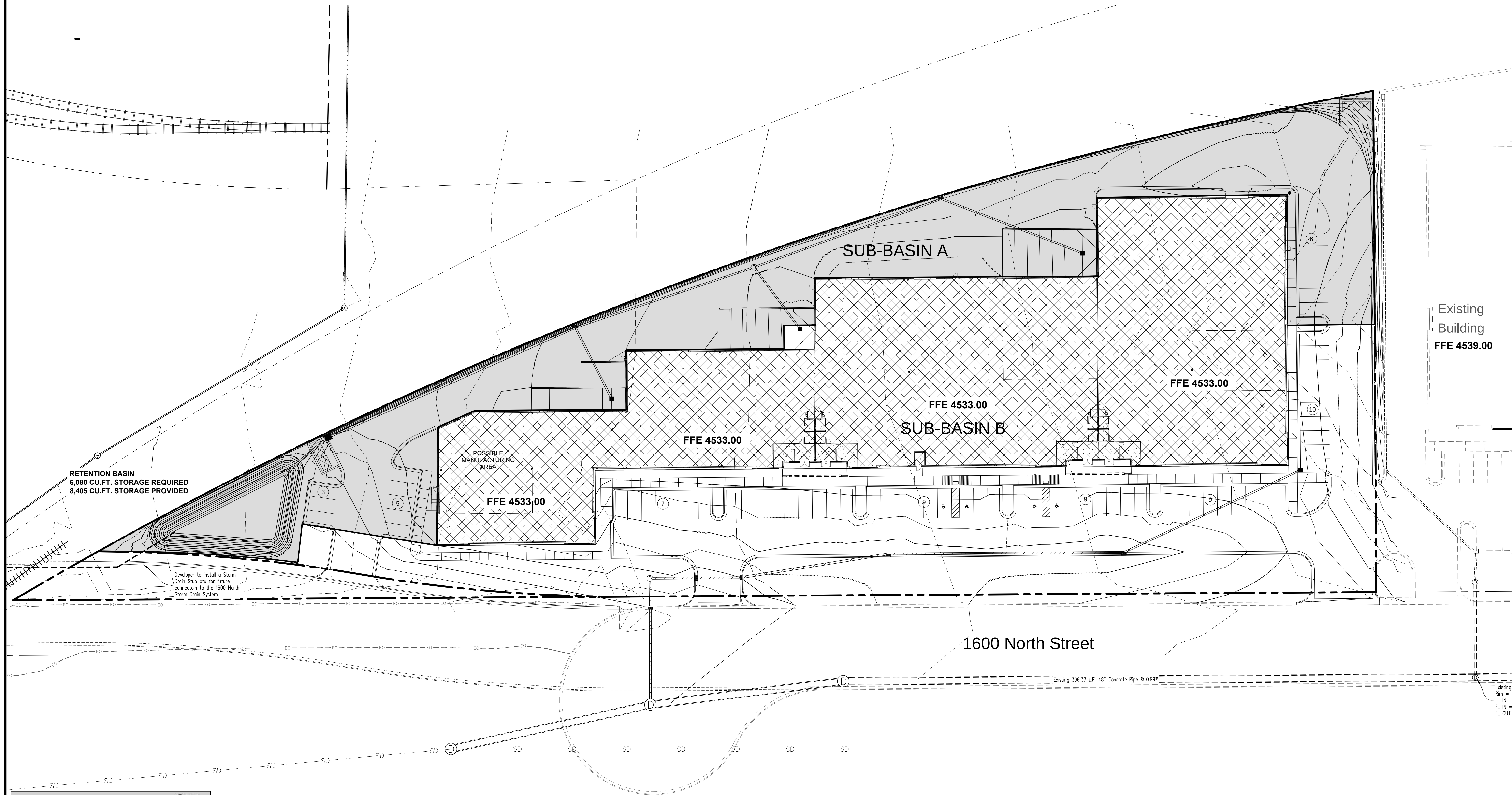


DUDLEY AND ASSOCIATES  
ENGINEERS PLANNERS SURVEYORS  
353 EAST 1200 SOUTH, OREM, UTAH  
801-224-1252





NORTH  
1" = 30'



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

Utah

# Sub-Basin Diagram

Vineyard

Eastlake Lot 12

Existing Building  
FFE 4539.00

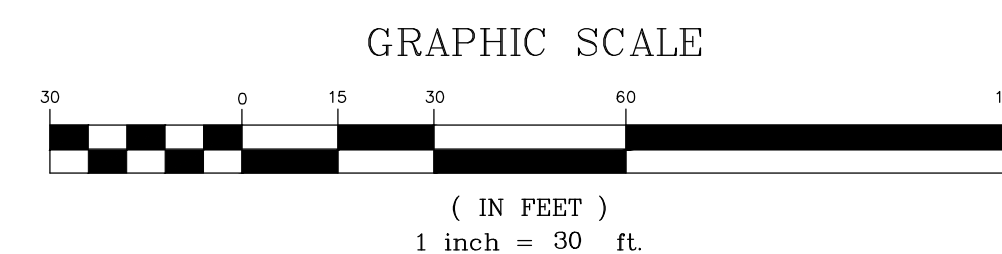
Revisions

Date  
1-22-2019  
Scale  
1" = 30'  
By  
TD  
Tracing No.  
L -

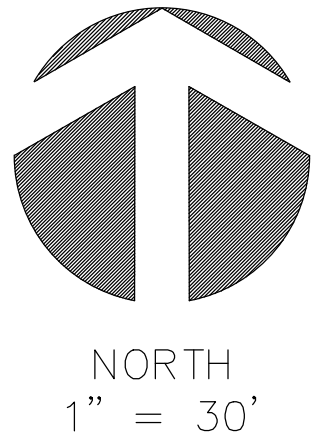
Sheet No.  
C - 4.1

**Know what's below.**   
**Call 811 before you dig.**  
**BLUE STAKES OF UTAH**  
UTILITY NOTIFICATION CENTER, INC.  
[www.bluestakes.org](http://www.bluestakes.org)  
1-800-662-4111

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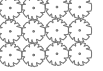






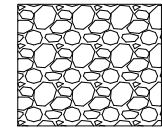
PLANTING SCHEDULE

| SYMBOL                                                                            | SPECIES                          | SIZE    | CONDITION | SPACING  |
|-----------------------------------------------------------------------------------|----------------------------------|---------|-----------|----------|
| DECIDUOUS TREES                                                                   |                                  |         |           |          |
|  | CALLERY FLOWERING PEAR (CLASS I) | 2" CAL. | B & B     | 30' O.C. |
|  | ARISTOCRAT PEAR (CLASS II)       | 2" CAL. | B & B     | 40' O.C. |
| SHRUBS                                                                            |                                  |         |           |          |

|                                                                                   |                                                                                                       |        |       |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------|-------|
|  | Dart's Gold Ninebark<br>Golden Spirit Smoke Bush<br>Green Beauty Boxwood<br>Summer Snowflake Viburnum | 5 Gal. | Cont. |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------|-------|



Grass Area



Xeriscape Landscaping

Landscaping Notes:

REFER TO VINEYARD CITY'S TREE MANUAL

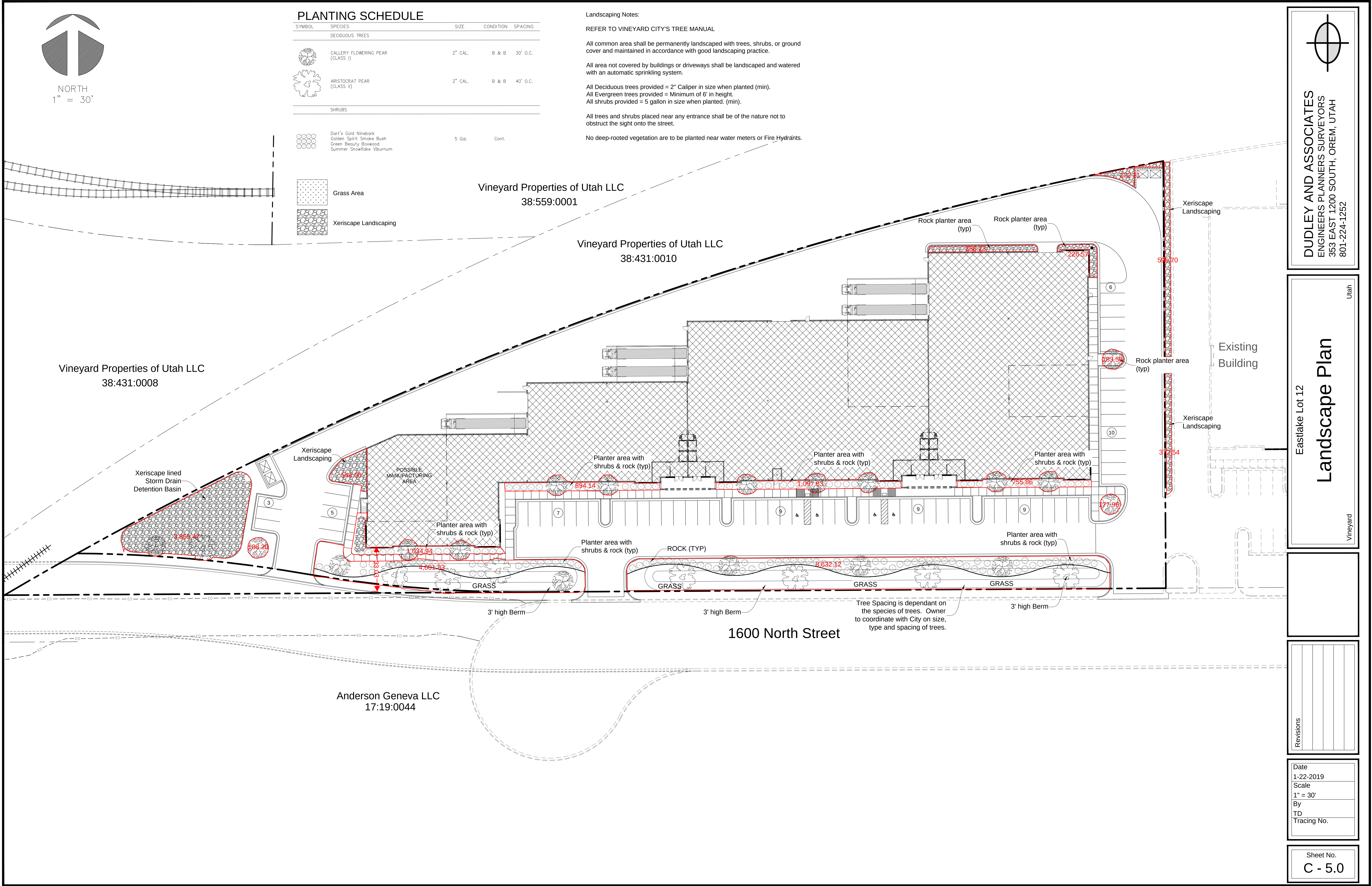
All common area shall be permanently landscaped with trees, shrubs, or ground cover and maintained in accordance with good landscaping practice.

All area not covered by buildings or driveways shall be landscaped and watered with an automatic sprinkling system.

All Deciduous trees provided = 2" Caliper in size when planted (min).  
All Evergreen trees provided = Minimum of 6' in height.  
All shrubs provided = 5 gallon in size when planted. (min).

All trees and shrubs placed near any entrance shall be of the nature not to obstruct the sight onto the street.

No deep-rooted vegetation are to be planted near water meters or Fire Hydrants.



DUDLEY AND ASSOCIATES  
ENGINEERS PLANNERS SURVEYORS  
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801-224-1252

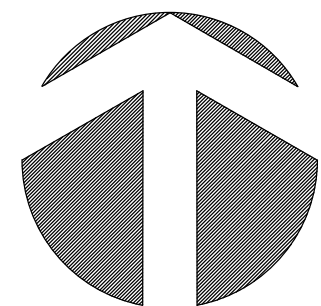
Eastlake Lot 12  
**Landscape Plan**  
Utah  
Vineyard

|           |  |
|-----------|--|
| Revisions |  |
|           |  |
|           |  |
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|           |  |

Date  
1-22-2019  
Scale  
1" = 30'  
By  
TD  
Tracing No.

Sheet No.  
**C - 5.0**





NORTH  
1" = 30'

Vineyard Properties of Utah LLC  
38:559:0001

Vineyard Properties of Utah LLC  
38:431:0010

Vineyard Properties of Utah LLC  
38:431:0008

RETENTION BASIN  
6,080 CU.FT. STORAGE REQUIRED  
8,405 CU.FT. STORAGE PROVIDED

Developer to install a Storm  
Drain Stub out for future  
connection to the 1600 North  
Storm Drain System.

POSSIBLE  
MANUFACTURING  
AREA  
FFE 4533.00

FFE 4533.00

FFE 4533.00

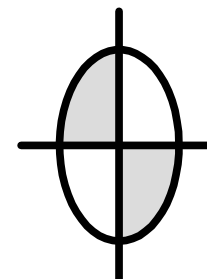
FFE 4533.00

Existing  
Building  
FFE 4539.00

1600 North Street

Existing 396.37 L.F. 48" Concrete Pipe @ 0.99%

Anderson Geneva LLC  
17:19:0044



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

Utah

Eastlake Lot 12

SWPPP

Vineyard

Existing  
Rim =  
FL IN =  
FL OUT

A Construct Stabilized Construction Entry  
(See Detail SCE)

B Construct Silt Fencing as needed to  
prevent runoff onto existing street,  
adjacent properties and existing ditch.  
(See detail SF)

C Install Filter Fabric in existing  
downstream and/or recently installed  
inlet boxes or manholes to prevent silt  
buildup.

Portable toilet locations are to be  
determined by the contractor.

D Contractor Washdown area in sediment  
basin (see detail CWM, SCU)

E Material Storage Area (see detail MS)

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

Know what's below. **811**  
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Revisions

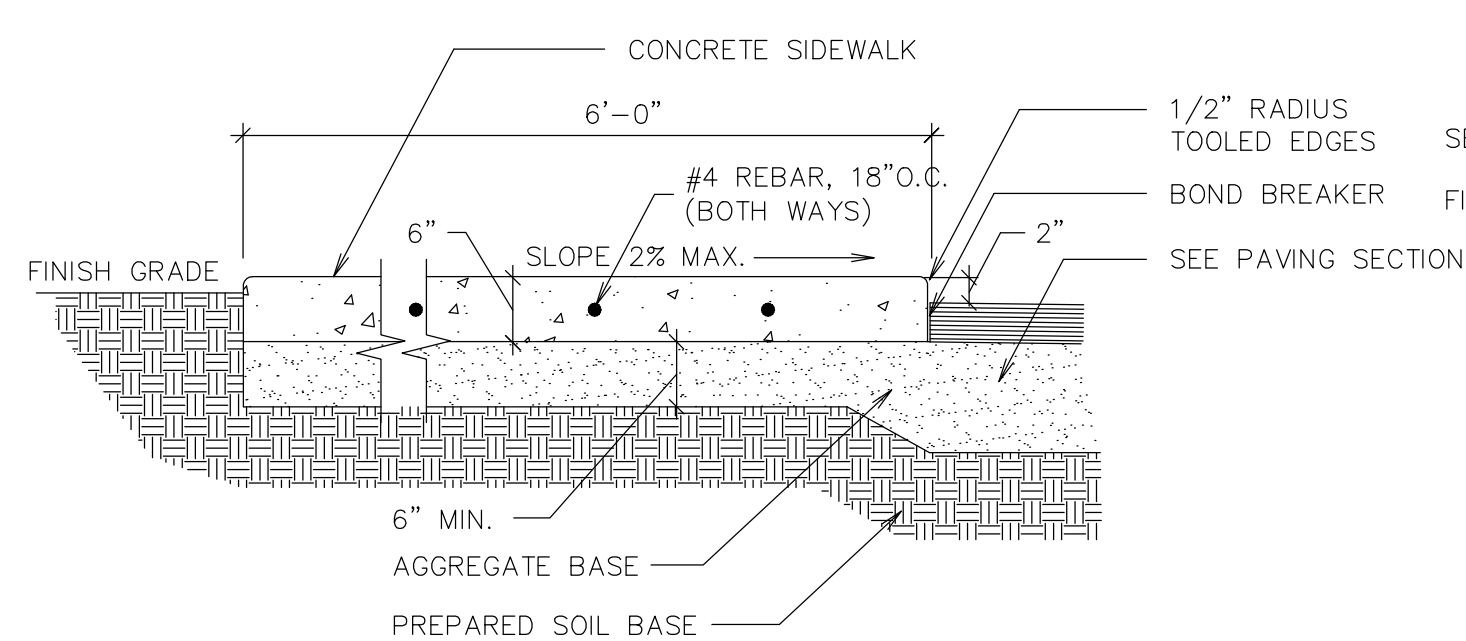
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1-22-2019  
Scale  
1" = 30'  
By  
TD  
Tracing No.  
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Sheet No.  
C - 6.0

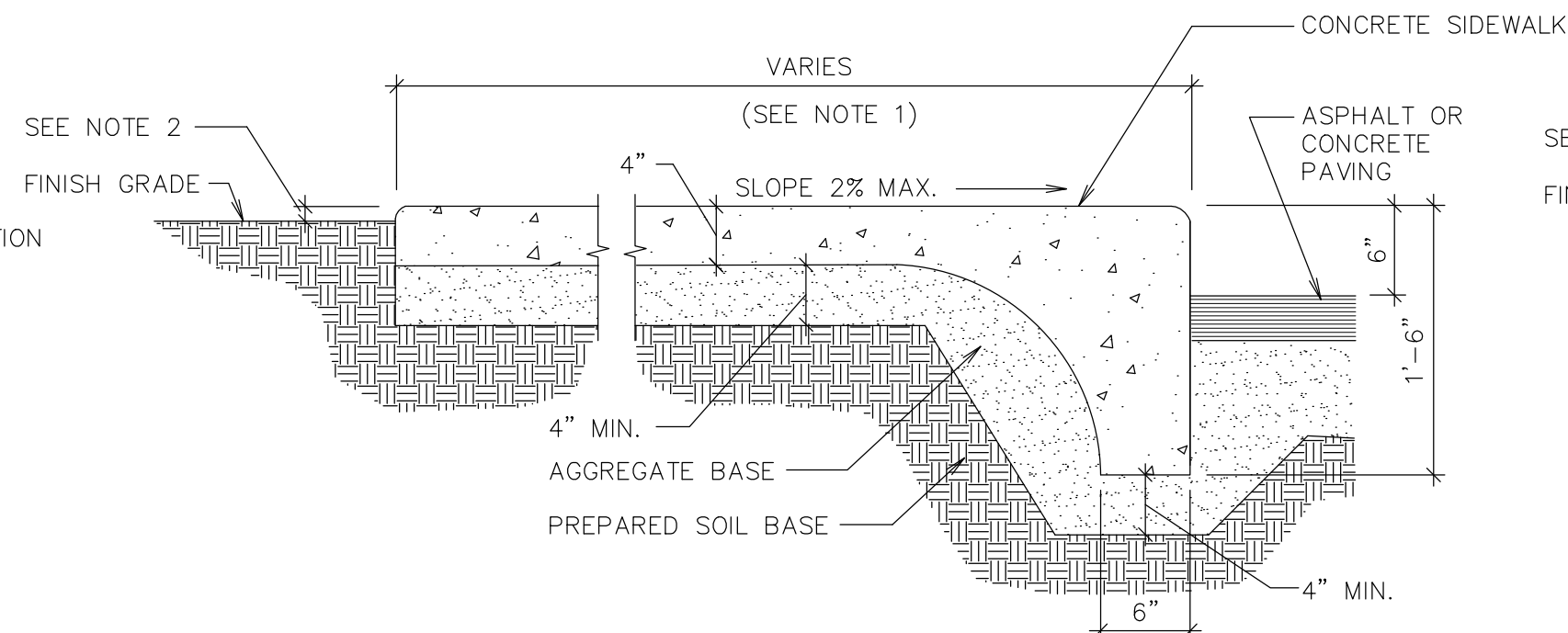




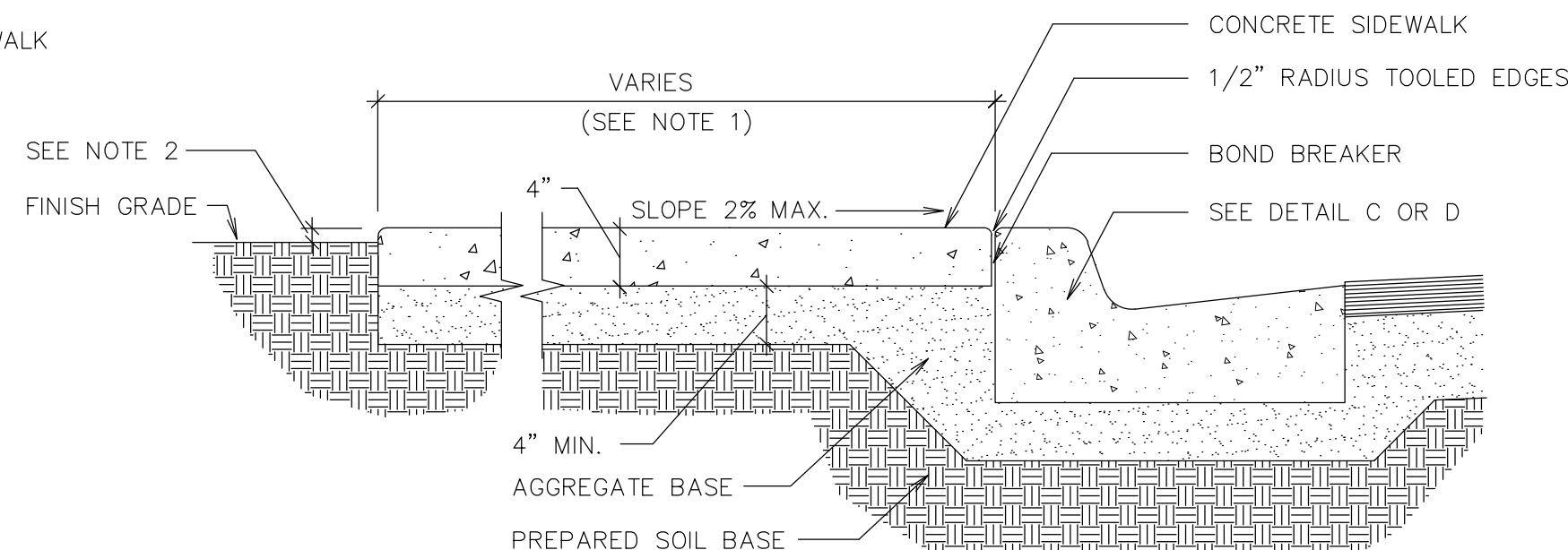




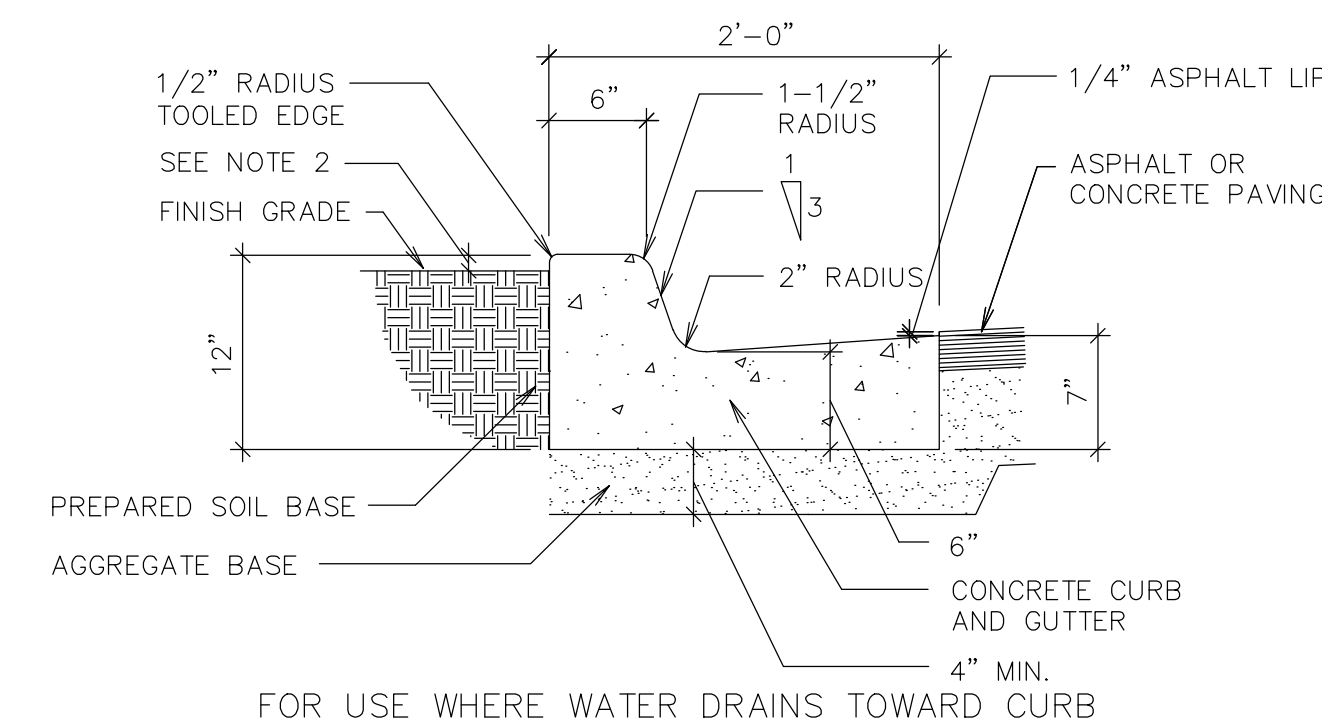
**T APRON DETAIL**  
1" = 1'-0"



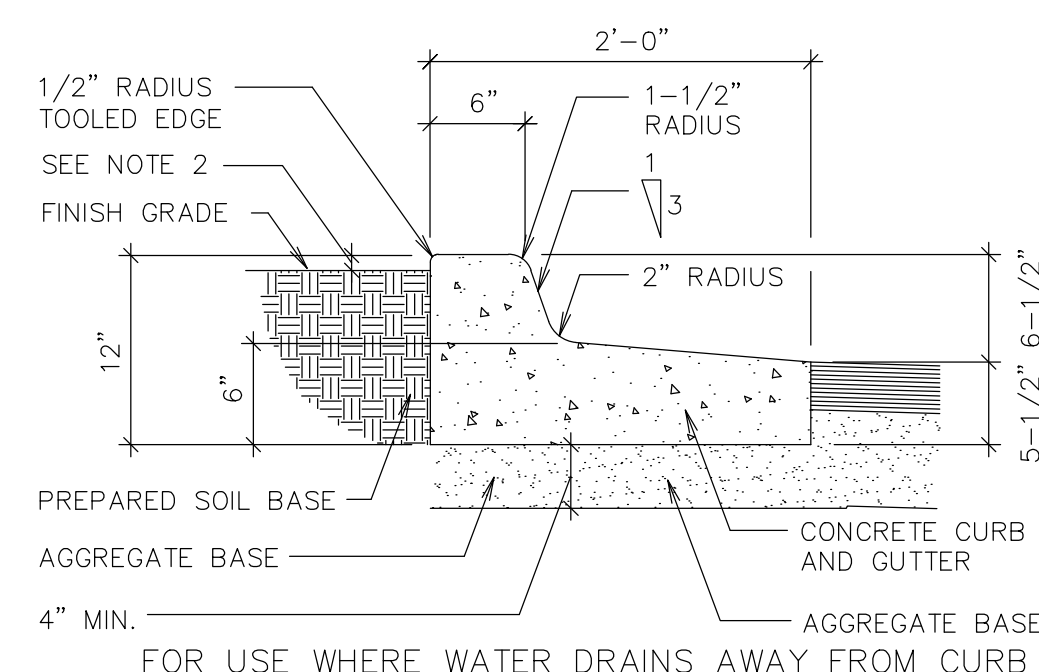
**A INTEGRAL SIDEWALK & CURB**  
1" = 1'-0"



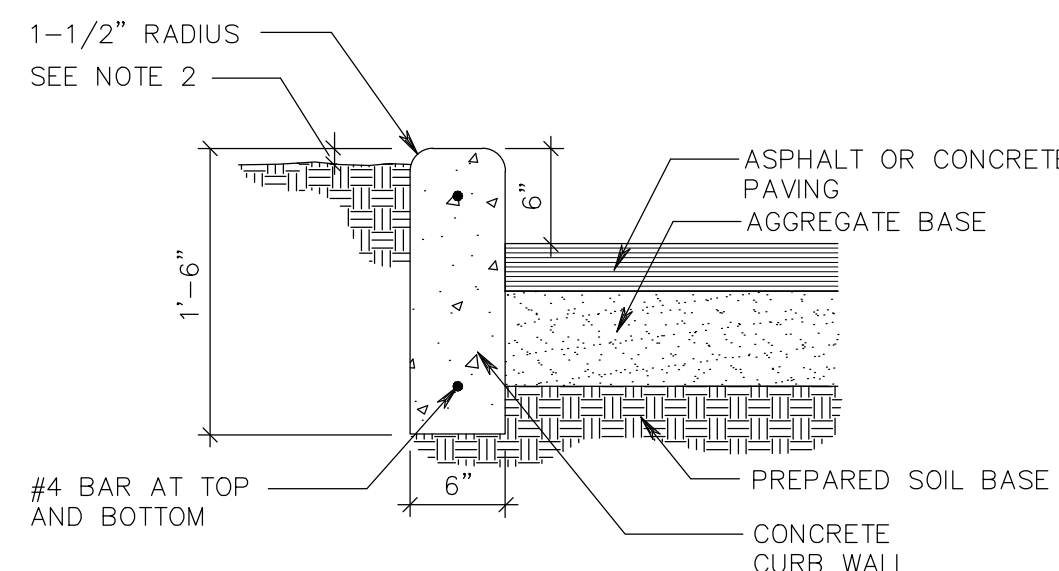
**B SIDEWALK, CURB AND GUTTER**  
1" = 1'-0"



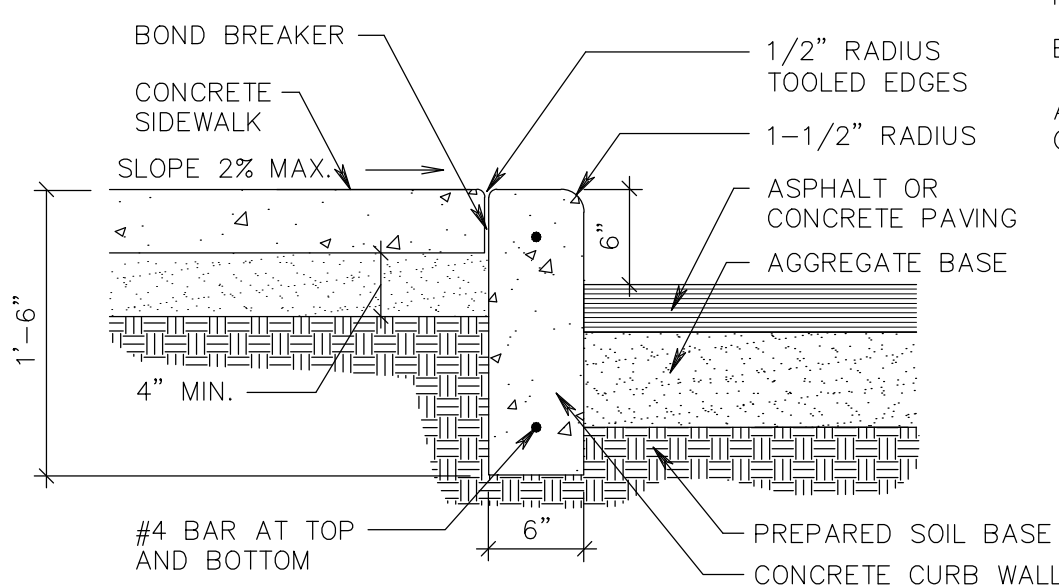
**C CURB AND GUTTER**  
1" = 1'-0"



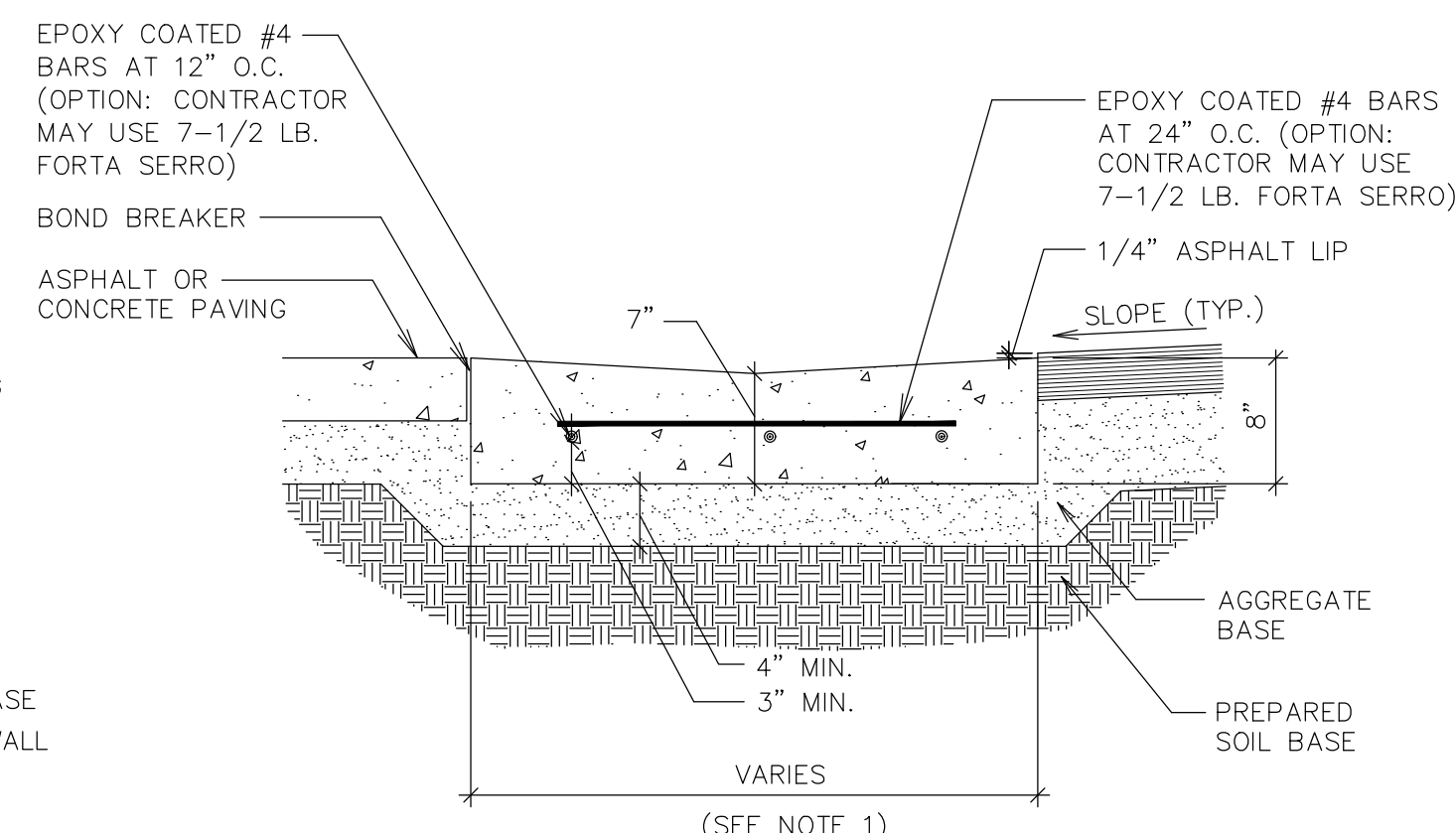
**D OPEN FACE CURB AND GUTTER**  
1" = 1'-0"



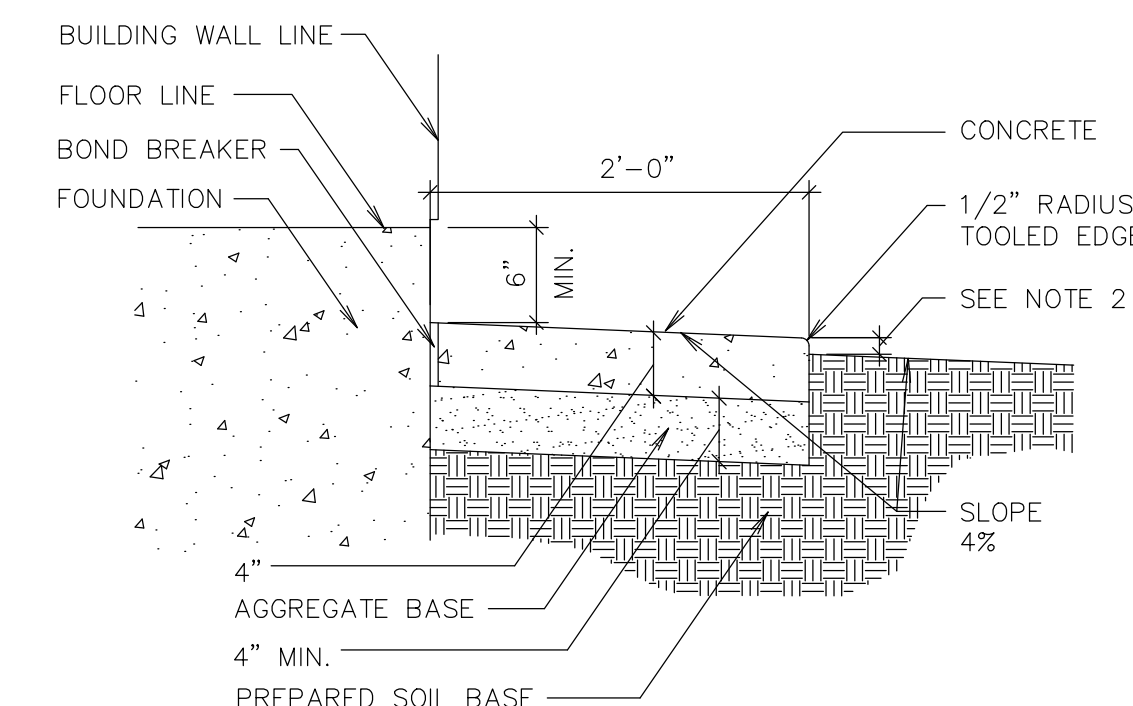
**E CURB WALL**  
1" = 1'-0"



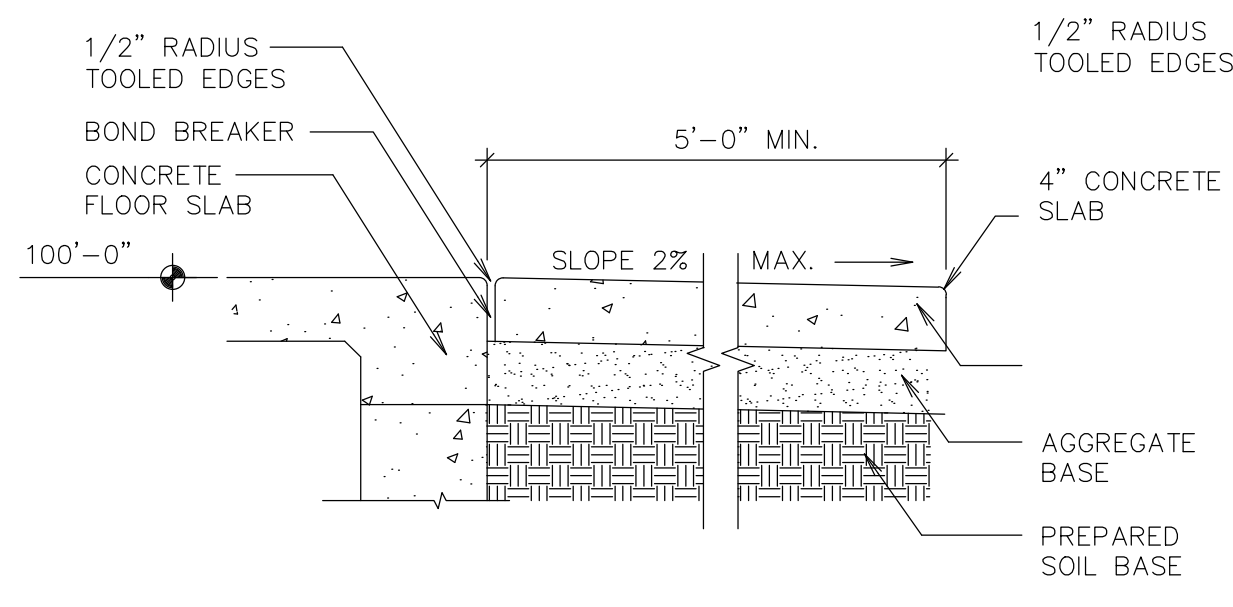
**F CURB WALL WITH SIDEWALK**  
1" = 1'-0"



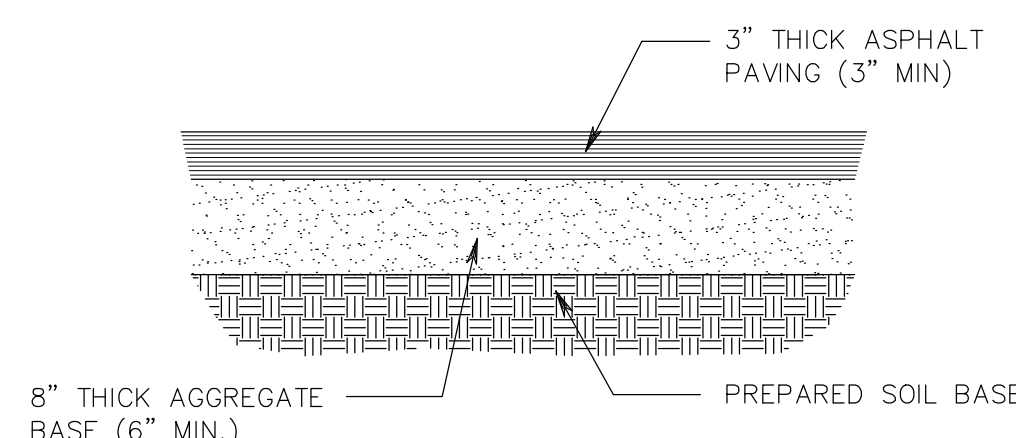
**G CONCRETE WATERWAY**  
1" = 1'-0"



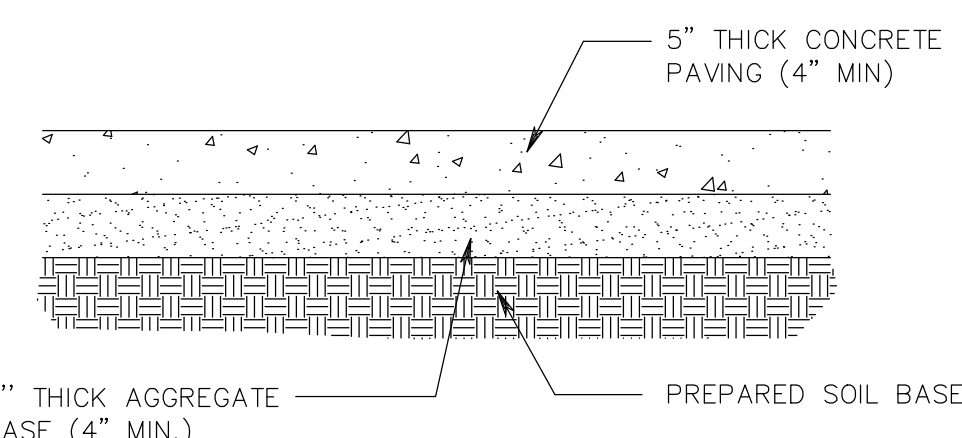
**H APRON ADJACENT TO BUILDING**  
1" = 1'-0"



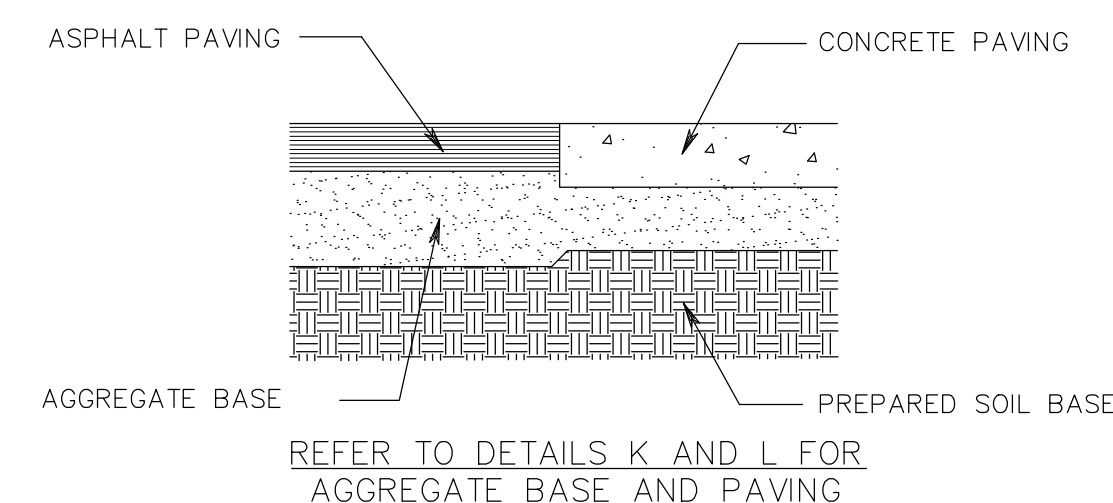
**J ENTRY AT DOOR**  
1" = 1'-0"



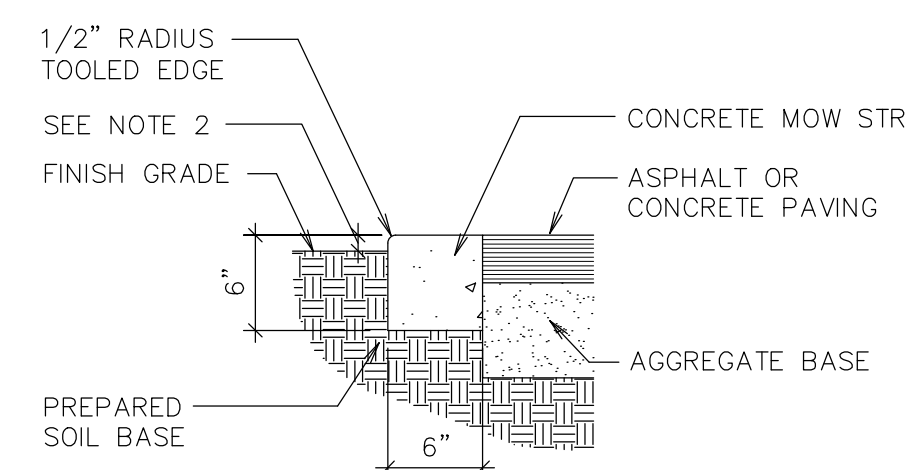
**K ASPHALT PAVING**  
1" = 1'-0"



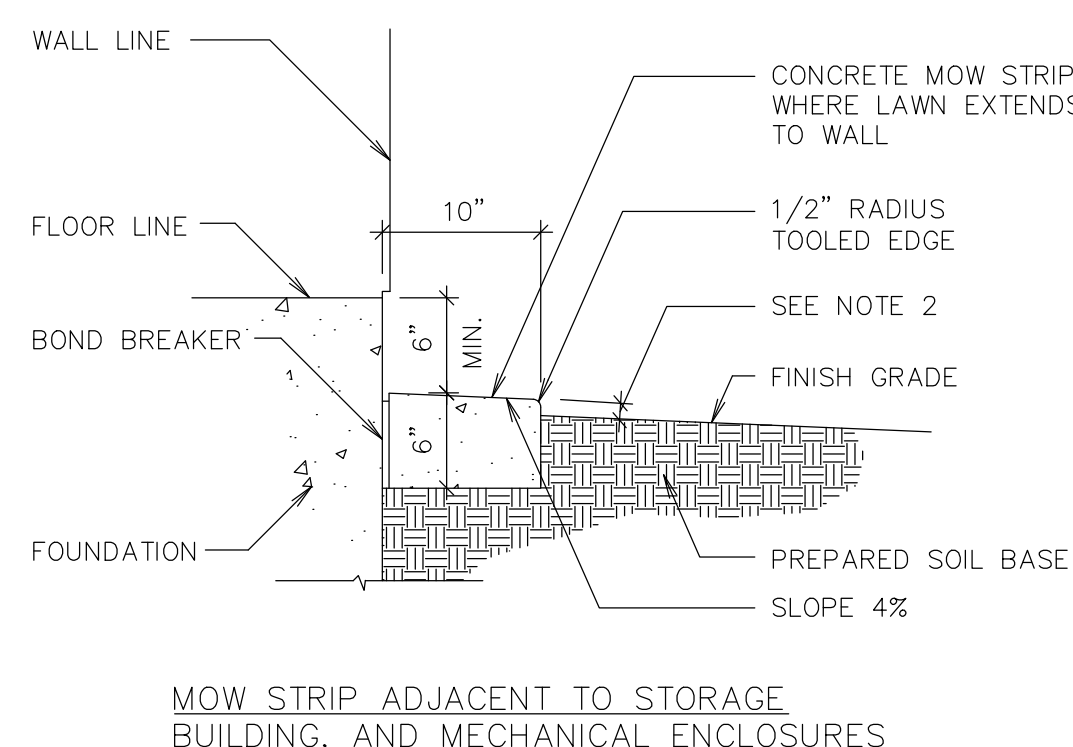
**L CONCRETE PAVING**  
1" = 1'-0"



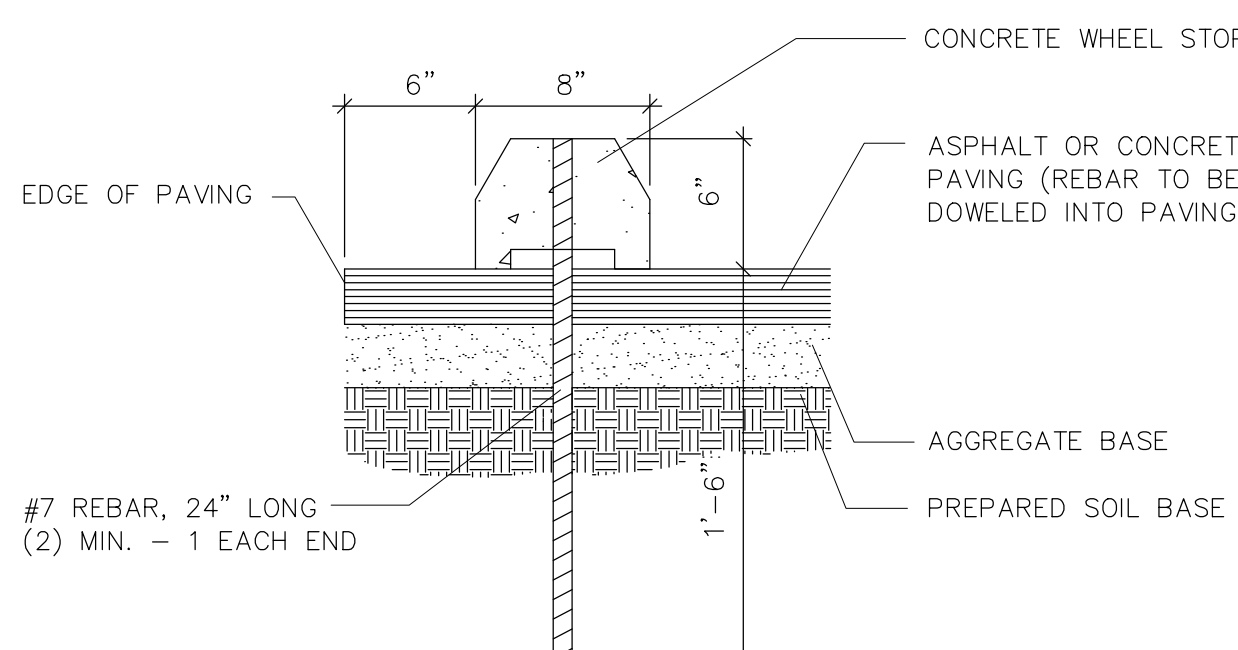
**M JOINT BETWEEN ASPHALT AND CONCRETE PAVING**  
1" = 1'-0"



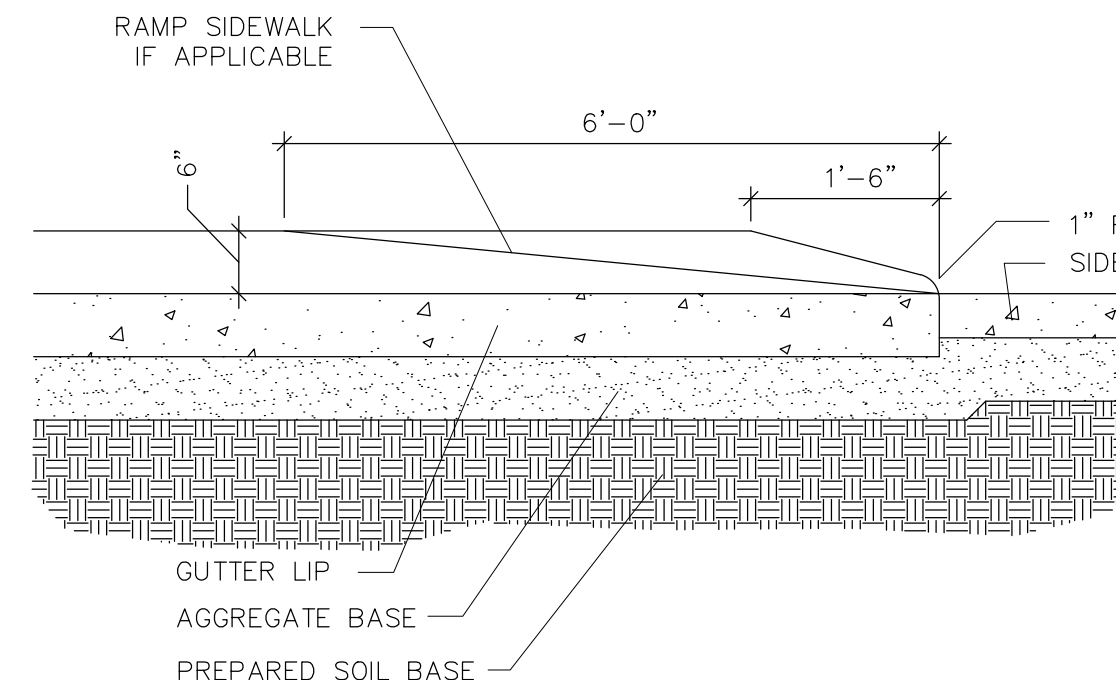
**N MOW STRIP**  
1" = 1'-0"



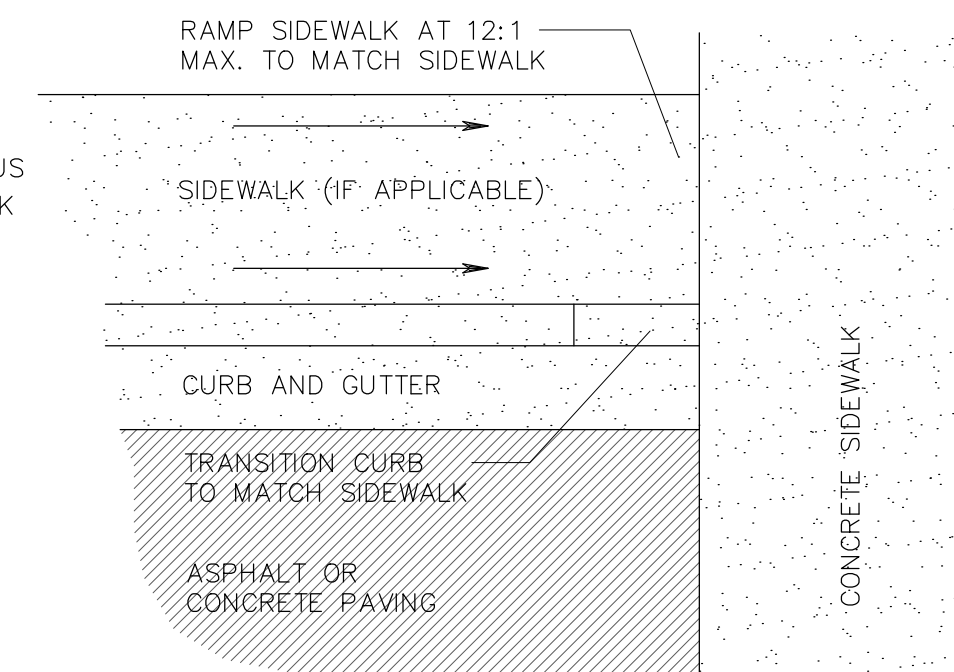
**P MOW STRIP**  
1" = 1'-0"



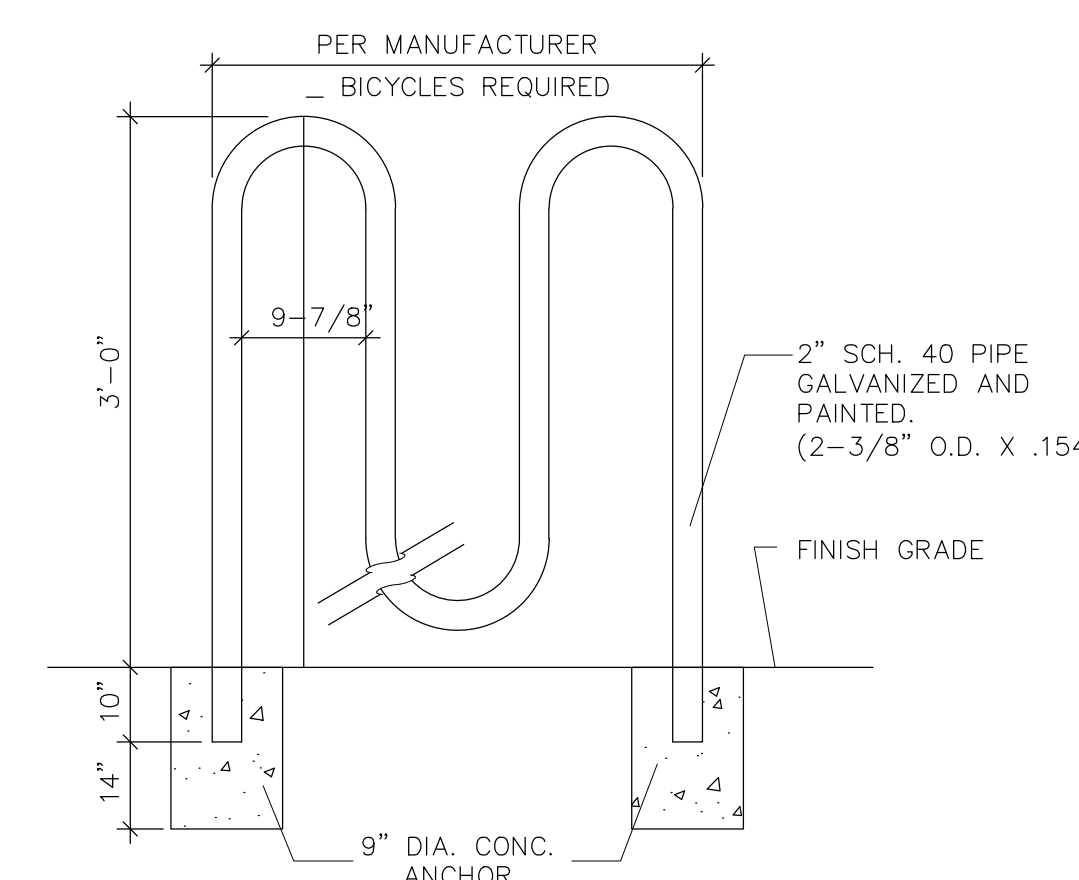
**Q TYPICAL CONCRETE WHEEL STOP**  
Not to Scale



SECTION



PLAN



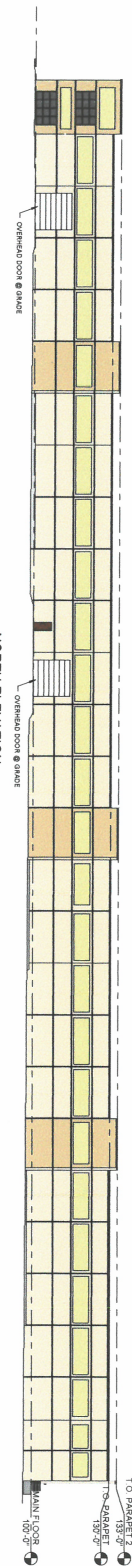
**S BICYCLE RACK**  
Not to Scale

| REVISIONS |
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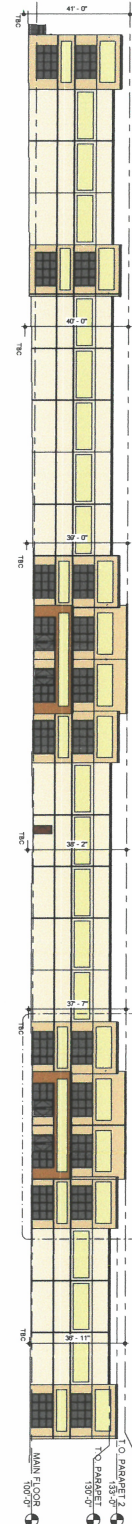
|                          |
|--------------------------|
| DATE                     |
| SCALE<br>not to scale    |
| BY                       |
| TRACING NO.<br>L - 14177 |

|                             |
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| SHEET No.<br><b>D - 2.0</b> |
|-----------------------------|

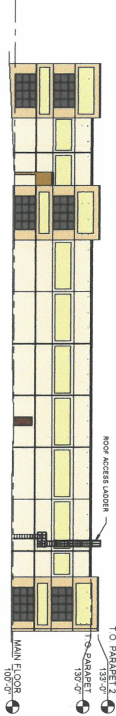




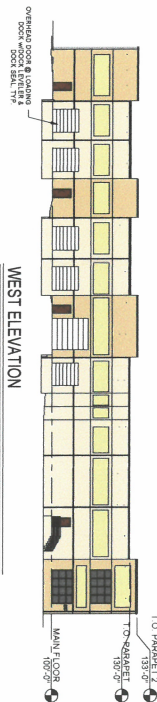
NORTH ELEVATION  
SCALE 1" = 20'-0"



SOUTH ELEVATION  
SCALE 1" = 20'-0"



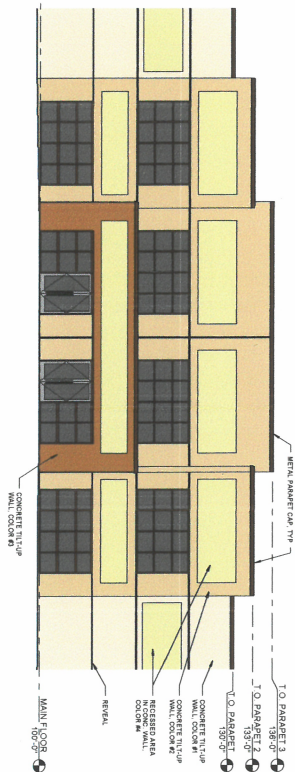
EAST ELEVATION  
SCALE 1" = 20'-0"



WEST ELEVATION  
SCALE 1" = 20'-0"



3D VIEW @ ENTRY  
SCALE 1" = 20'-0"



ENLARGED SOUTH ELEVATION @ ENTRY  
SCALE 1/8" = 1'-0"

| REVISIONS | DATE       | BY                      | APP'D |
|-----------|------------|-------------------------|-------|
| 1         | 02/14/2019 | ARCHITECTURAL COALITION |       |

DATE  
02/14/2019

SHEET NO.  
A-2

EASTLAKE LOT 12 WAREHOUSE  
MS PROPERTIES  
197 EAST 1600 NORTH  
VINEYARD, UTAH

ARCHITECTURAL COALITION  
1991 South State Road Springville, UT 84663 PH: 801-491-0275



1991 South State Road Springville, UT 84663 PH: 801-491-0275

# Memo

**Date:** March 6, 2019  
**From:** Elizabeth Hart, Planner  
**To:** Planning Commission  
**Item:** Site Plan Application and Conditional Use Permit - The Yard Plat A  
**Address:** ~ 650 North and Mill Road  
**Applicant:** Brian Hansen, X Development



## **MEMORANDUM:**

Staff has been working with the applicant on pedestrian access into the site, drive-thru standards, elevations, and signage. At the February 19, 2019 planning commission meeting the planning commission voted to continue the action for approval of the site plan and conditional use permit to the March 6, 2019 planning commission meeting. Since the February 19, 2019 planning commission meeting the applicant has not submitted the required updated documents to staff for review. Staff is recommending that the Planning Commission continue the action for approval of the site plan and conditional use permit to the March 20, 2019 planning commission meeting.

## **BACKGROUND**

The applicant is requesting approval of a site plan and approval of a conditional use permit for six (6) drive-thrus. The site is located within the Regional Mixed Use (RMU) district and is located east of the existing four (4) buildings in front of the Megaplex.



**RECOMMENDATION**

Staff is recommending that the planning commission to continue the action for approval of the site plan application and conditional use permit to the March 20, 2019 Planning Commission meeting.

**PROPOSED MOTION:**

"I move to continue the Yard A site plan application and conditional use permit to the March 20, 2019 Planning Commission meeting.