VINEYARD
STAY CONNECTED

PUBLIC HEARING AND REGULAR MEETING OF THE VINEYARD PLANNING COMMISSION, Wednesday, June 3, 2020 at 6:00 p.m.

_____

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a public hearing and regular planning commission meeting, on Wednesday, June 3, 2020 at 6:00 p.m. *This meeting will be held electronically because of the gathering restrictions in force due to the COVID-19 Pandemic. This meeting can be viewed live through Zoom.*

Please click on this link:
https://zoom.us/j/94312495402?pwd=TUVtVk43M21VeFlsNWJSUkZrZm1zUT09 or dial 1-253-215-8782

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.

Public comments can be submitted ahead of time to elizabeth@vineyardutah.org. Public comments will also be taken through the zoom app by either clicking the 'chat' feature or by using the 'raise hand' feature when prompted.

4. MINUTES REVIEW AND APPROVAL

No minutes for review.

5. BUSINESS ITEMS:

5.1 Crawford Leishman Dental Sign Standard Waiver
The applicant is requesting approval of a third wall sign. Located at 747 E 440 North.

5.2 Utah Valley Pediatrics Sign Standard Waiver
The applicant is requesting approval of a third wall sign. Located at 747 E 440 North.

5.3 Vineyard Professional Building Sign Standard Waiver
The applicant is requesting approval for additional height on a single tenant monument sign. Located at 747 E 440 North.

5.4 PUBLIC HEARING AND CONSIDERATION: Zoning Map Amendment
The applicant is proposing the creation of a new zoning district; Neighborhood Commercial (NC) with the Vineyard Zoning Ordinance Section 15.12 Establishment of Districts and Zoning Tables.

5.5 PUBLIC HEARING AND CONSIDERATION: 600 S. Geneva Road Zoning Map Amendment

The applicant is proposing to rezone the property located at 600 S Geneva Road (Parcel Number 153:589:0002) consisting of 1.05 acres, from Regional Commercial (RC) District to the Neighborhood Commercial (NC) district.

5.6 PUBLIC HEARING AND CONSIDERATION: Waters Edge Special Zoning District 5 – Section 5.08.010 Building Standards Table - Zoning Text Amendment

The City of Vineyard is proposing to amend Title 5 Waters Edge Zoning District, Section .08.10 Building Standards Table to provide reference regarding Short Term Residential Leases and Accessory Buildings & Uses.

5.7 PUBLIC HEARING AND CONSIDERATION: Section 15.34.120 Domestic Livestock and Fowl Zoning Text Amendment

The city of Vineyard is proposing to amend Section 15.34.120 Domestic Livestock and Fowl to provide allowances for horses and other animals to be kept on lots of ½ acre or larger.

5.8 Vineyard Public Works Building Site Plan

The city of Vineyard Public Works department is requesting approval of a site plan for the new Public Works Building. Located at approximately the intersection of 1600 North and Vineyard Road. Parcel Number: 17:023:0017

6. WORK SESSION

6.1 Lakefront at Vineyard Town Center Site Plan Amendment

6.2 Lakefront at Vineyard Town Center Lakeside Trail and Open Space Improvements Site Plan

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. STAFF REPORTS

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

9. ADJOURNMENT

The next regularly scheduled meeting is June 17, 2020.

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

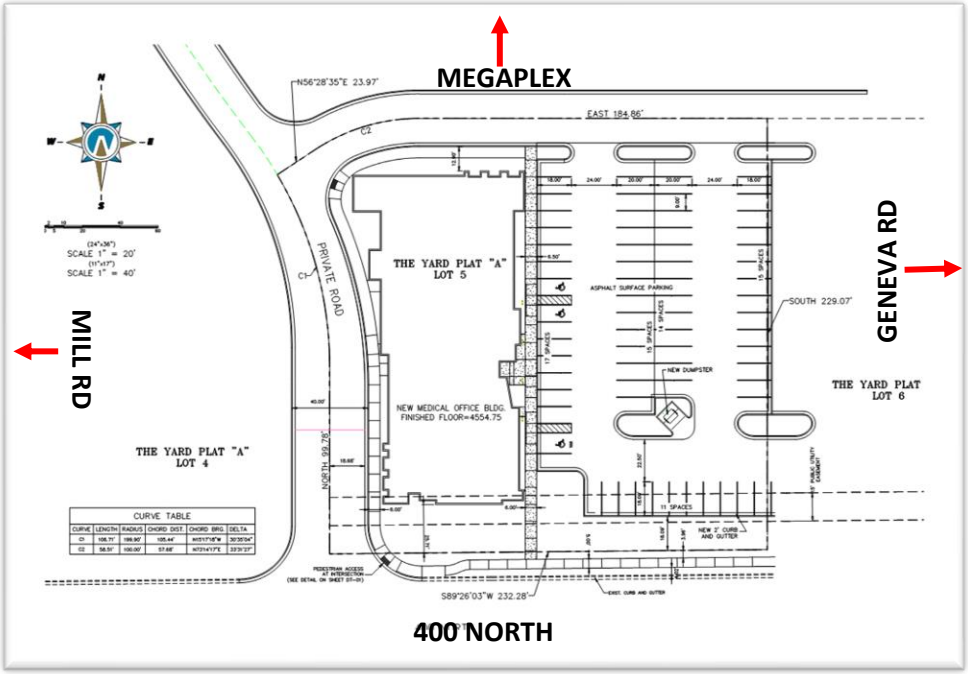
The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

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: June 2, 2020

NOTICED BY: /s/ Elizabeth Hart
Elizabeth Hart, Planner

Date: June 3, 2020
From: Elizabeth Hart, Senior Planner
To: Planning Commission
Item: 5.2 Crawford Leishman Dental Sign Standard Waiver
Address: 747 E 440 North
Applicant: Westin Allred for Crawford Leishman Dental



INTRODUCTION

The applicant is requesting approval of a sign standard waiver for one (1) additional wall sign for its unit within the building. The additional wall sign is located on west side of the building. The property is located within the Regional Mixed Use (RMU) District at the address of 747 E 440 North.

ANALYSIS

The sign ordinance allows for one (1) wall sign per elevation with a maximum of two (2) wall signs allowed on a building. Within the RMU District a wall sign may have a sign area of one (1) square foot per every one (1) linear foot of building frontage not to exceed sixty (60) square feet per sign or a total of 120 square feet.

The sign standard waiver allows the planning commission to approve additional quantities of signage and sign area. The sign standard waiver allows for up to twenty-five percent (25%) more sign area of the allowed maximum sign area. This would allow for an individual sign to be seventy-five (75) square feet and the total maximum sign area for the total number of signs to be 150 square feet.

The applicant is proposing one (1) additional wall sign for its unit within the building. There are two (2) existing wall signs, on the north and east elevations, that were approved through the sign permit process. The existing

wall signs have a sign area of thirty-two and a half (32.5) square feet and fifty (50) square feet, a total sign area of seventy-three (73.3) square feet. The existing wall signage meets the sign ordinance requirements of one (1) square foot of sign area per one (1) linear foot of building frontage. The additional wall sign has a total of forty-one (41) square feet of sign area. This brings the total sign area square footage for the building to one hundred and twenty-three (123) square feet, which is under the total allowed sign area with the sign standard waiver of one hundred and fifty (150) square feet. The third wall sign provides the business additional visibility from Mill Road.

FINDINGS

The intent of the sign ordinance is to reduce potential hazards to motorists and pedestrians, preserve and improve the aesthetic appearance of the city, to encourage well-designed signs, and to provide each sign user an opportunity for effective identification while preserving and protecting the health, safety and general welfare of city residents and businesses by regulating the design, materials, size, number and location of signs.

Staff finds the proposed signs with the conditions listed below to be in compliance with the intent of the sign ordinance and falls within the parameters of the sign standards waiver.

RECOMMENDATIONS

Staff is recommending approval of the sign standard waiver for a third sign on the Crawford Leishman Dental building unit.

CONDTIONS

1) The applicant shall be in compliance with all federal, state and local laws.
2) The sign permit shall be in conformance with the sign ordinance and sign standard waiver.

PROPOSED MOTION

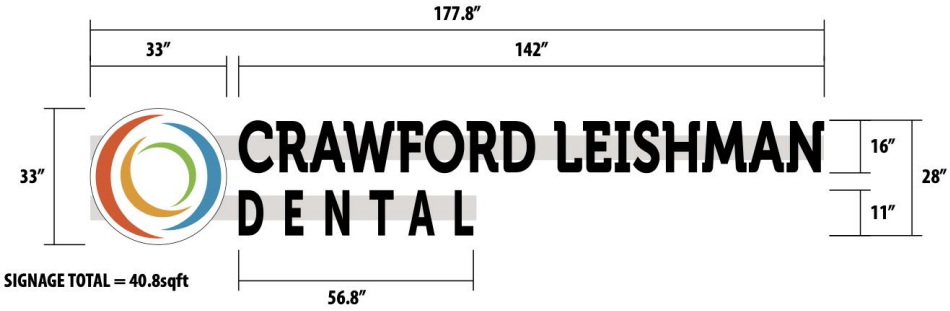
"I move to approve the sign standard waiver with listed conditions by staff for Crawford Leishman Dental".

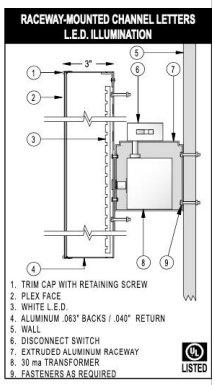
ATTACHMENTS

Proposed Signage Details

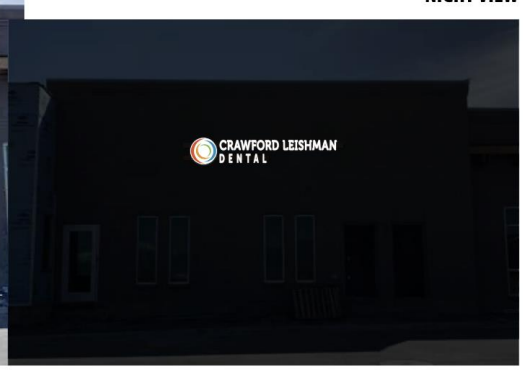
PROPOSED SIGN DETAILS

West Signage



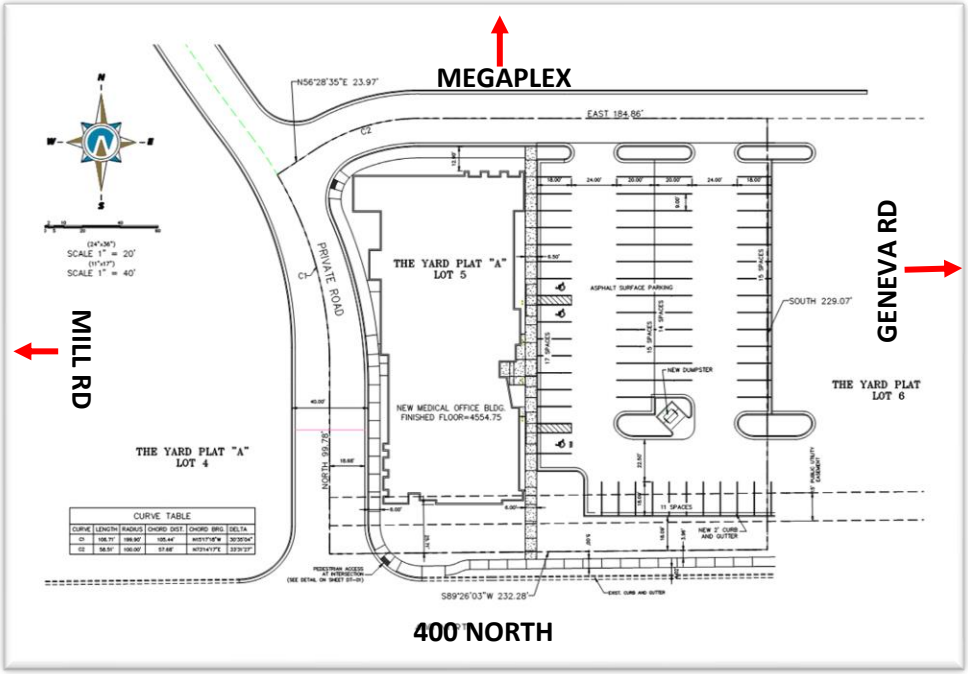


NIGHT VIEW



MATERIAL: 177.8" x 33" Front Lit LED Channel Lettering
FINISH: Black Trim Caps & Returns

Date: June 3, 2020
From: Elizabeth Hart, Senior Planner
To: Planning Commission
Item: 5.3 Utah Valley Pediatrics Sign Standard Waiver
Address: 747 E 440 North
Applicant: Westin Allred for Crawford Leishman Dental



INTRODUCTION

The applicant is requesting approval of a sign standard waiver for one (1) additional wall sign for its unit within the building. The additional wall sign is located on north side of the building. The property is located within the Regional Mixed Use (RMU) District at the address of 747 E 440 North.

ANALYSIS

The sign ordinance allows for one (1) wall sign per elevation with a maximum of two (2) wall signs allowed on a building. Within the RMU District a wall sign may have a sign area of one (1) square foot per every one (1) linear foot of building frontage not to exceed sixty (60) square feet per sign or a total of 120 square feet.

The sign standard waiver allows the planning commission to approve additional quantities of signage and sign area. The sign standard waiver allows for up to twenty-five percent (25%) more sign area of the allowed maximum sign area. This would allow for an individual sign to be seventy-five (75) square feet and the total maximum sign area for the total number of signs to be 150 square feet.

The applicant is proposing one (1) additional wall sign for its unit within the building. There are two (2) existing wall signs, on the west and east elevations, that were approved through the sign permit process. The existing

wall signs have a sign area of fifty-five (55) square feet and thirty-five (35) square feet, a total sign area of eighty-nine (89) square feet. The existing wall signage meets the sign ordinance requirements of one (1) square foot of sign area per one (1) linear foot of building frontage. The additional wall sign has a total of thirty-six (36) square feet of sign area. This brings the total sign area square footage for the building to one hundred and twenty-five (125) square feet, which is under the total allowed sign area with the sign standard waiver of one hundred and fifty (150) square feet. The third wall sign provides the business additional visibility from Mill Road.

FINDINGS

The intent of the sign ordinance is to reduce potential hazards to motorists and pedestrians, preserve and improve the aesthetic appearance of the city, to encourage well-designed signs, and to provide each sign user an opportunity for effective identification while preserving and protecting the health, safety and general welfare of city residents and businesses by regulating the design, materials, size, number and location of signs.

Staff finds the proposed signs with the conditions listed below to be in compliance with the intent of the sign ordinance and falls within the parameters of the sign standards waiver.

RECOMMENDATIONS

Staff is recommending approval of the sign standard waiver for a third sign on the Utah Valley Pediatrics building unit.

CONDTIONS

1) The applicant shall be in compliance with all federal, state and local laws.
2) The sign permit shall be in conformance with the sign ordinance and sign standard waiver.

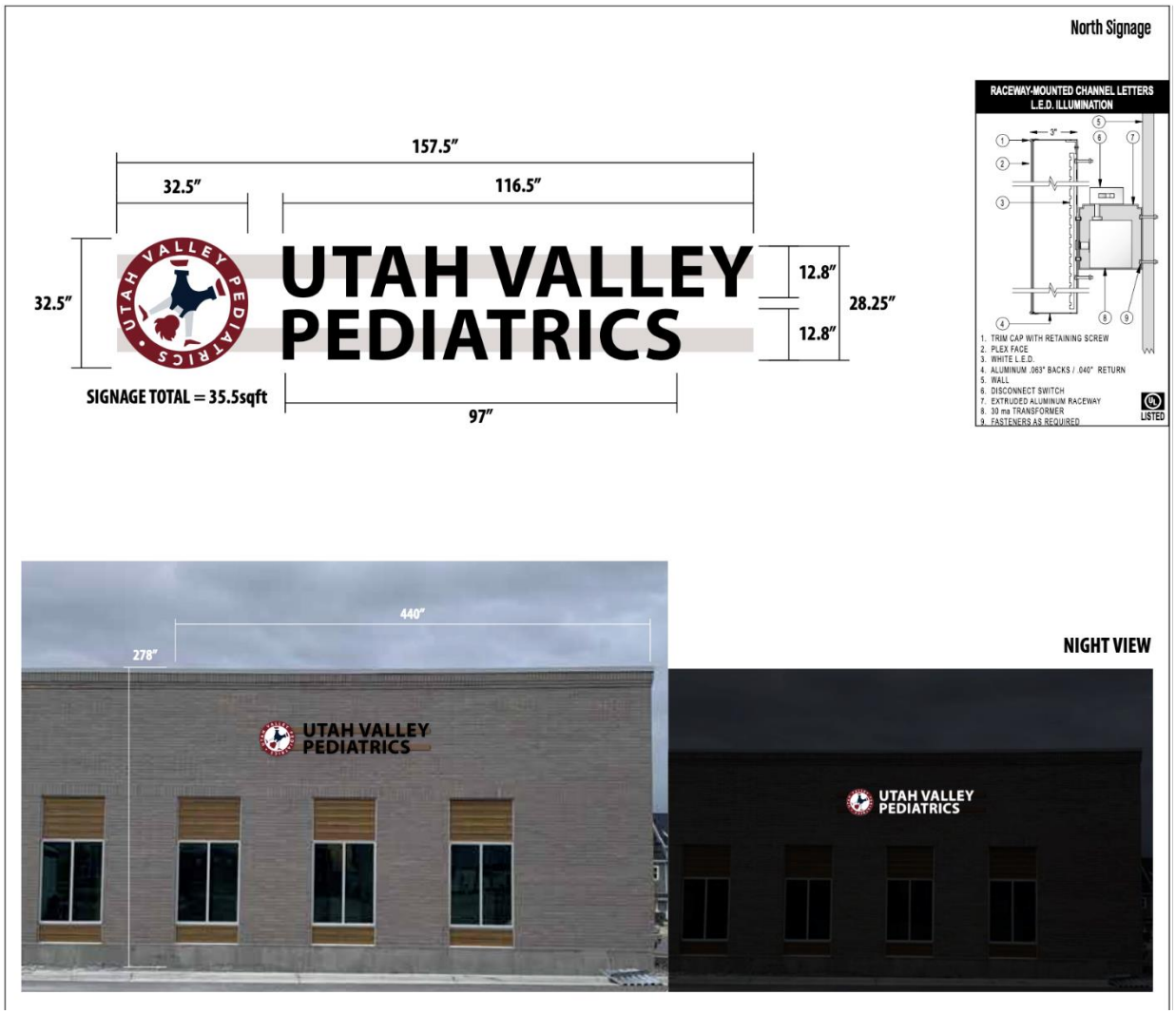
PROPOSED MOTION

"I move to approve the sign standard waiver with listed conditions by staff for Utah Valley Pediatrics".

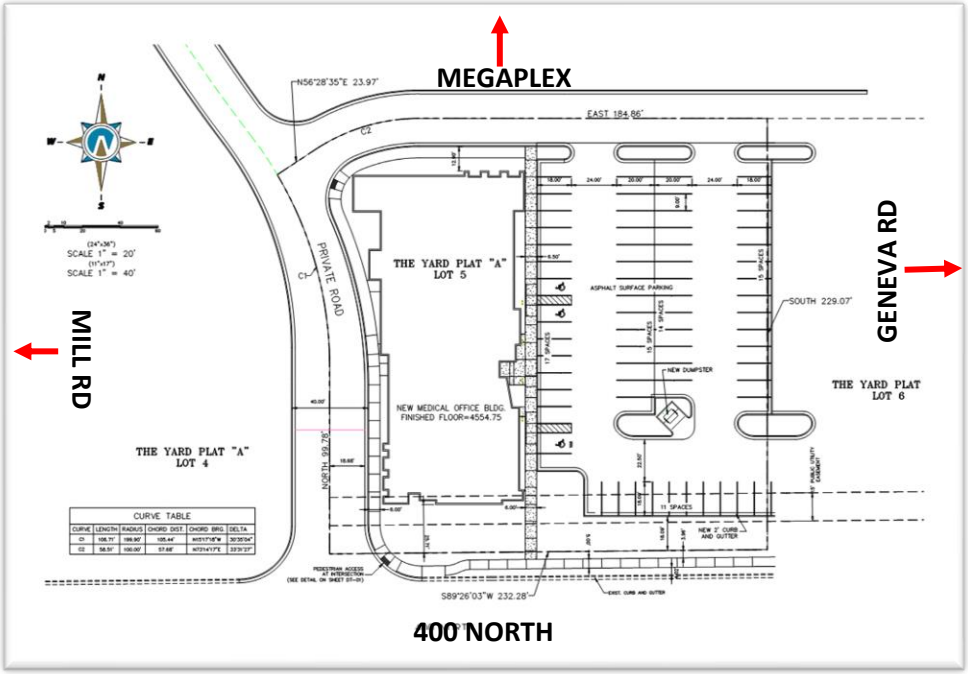
ATTACHMENTS

Proposed Signage Details

PROPOSED SIGN DETAILS



Date: June 3, 2020
From: Elizabeth Hart, Senior Planner
To: Planning Commission
Item: 5.4 Vineyard Professional Building Sign Standard Waiver
Address: 747 E 440 North
Applicant: Creative Signs on behalf of Blaine Hales



INTRODUCTION

The applicant is requesting approval of a sign standard waiver for additional height on a single-tenant monument sign. The side is located at the intersection of 400 North and 700 East, the south west corner of the subject property. The property is located within the Regional Mixed Use (RMU) District at the address of 747 E 440 North.

ANALYSIS

The sign ordinance allows for a single tenant monument sign within the RMU district to be a maximum of six (6) feet in height and have a maximum of forty (40) square feet of sign area.

The sign standard waiver allows the planning commission to approve additional height of monument signs. The sign standard waiver allows a single tenant monument sign to have additional height, a maximum of ten feet.

The applicant is proposing a single tenant monument sign that is eight (8) feet in height. The proposed sign area is thirty-two (32) square feet. The subject lot has a two (2) unit building that only requires two (2) sign panels on the monument sign. The applicant is requesting the additional height so that they do not have to split the sign into two (2) monument signs on the property.

FINDINGS

The intent of the sign ordinance is to reduce potential hazards to motorists and pedestrians, preserve and improve the aesthetic appearance of the city, to encourage well-designed signs, and to provide each sign user an opportunity for effective identification while preserving and protecting the health, safety and general welfare of city residents and businesses by regulating the design, materials, size, number and location of signs.

Staff finds the proposed signs with the conditions listed below to be in compliance with the intent of the sign ordinance and falls within the parameters of the sign standards waiver.

RECOMMENDATIONS

Staff is recommending approval of the sign standard waiver for additional height of the single tenant monument sign for the Vineyard Professional Building.

CONDTIONS

1) The applicant shall be in compliance with all federal, state and local laws.
2) The sign permit shall be in conformance with the sign ordinance and sign standard waiver.

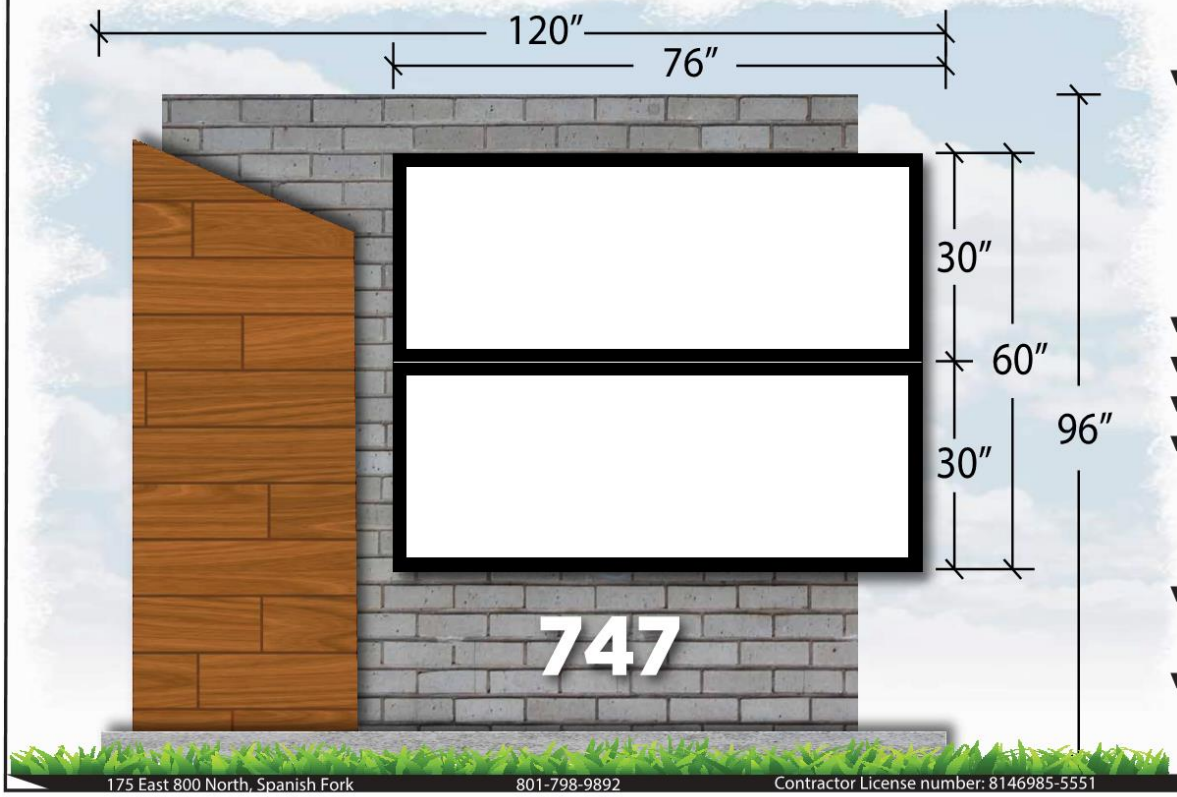
PROPOSED MOTION

"I move to approve the sign standard waiver with listed conditions by staff for the Vineyard Professional Building".

ATTACHMENTS

Proposed Signage Details

Vineyard Professional Building



CREATIVE SIGNS & GRAPHICS

JOB NAME: Vineyard Professional Building

INSTALL ADDRESS:

BILLING ADDRESS:

CONTACT NAME: Blaine Hales

PHONE: 801-360-9178

DATE: 3-30-2020

DESIGN NUMBER:

SALES PERSON:

DESIGNER: Storm Seat

THIS DRAWING WAS CREATED TO ASSIST YOU IN VISUALIZING OUR PROPOSAL AND CANNOT BE COPIED OR REVISED IN ANY FORM. THE ORIGINAL IDEAS HEREIN ARE THE EXCLUSIVE PROPERTY OF CREATIVE SIGN & GRAPHICS. DRAWING IS REPRESENTATIONAL ONLY; SCALE, SIZING AND COLOR MAY VARY. REFER TO PROPOSAL FOR EXACT SPECIFICATIONS

CUSTOMER APPROVAL: X

SALES PERSON SIGNATURE: X

DATE:

175 East 800 North, Spanish Fork 801-798-9892 Contractor License number: 8146985-5551

Vineyard Professional Building

CREATIVE SIGNS & GRAPHICS

JOB NAME: Vineyard Professional Building

INSTALL ADDRESS:

BILLING ADDRESS:

CONTACT NAME: Blaine Hales

PHONE: 801-360-9178

DATE: 3-30-2020

DESIGN NUMBER:

SALES PERSON:

DESIGNER: Storm Seat

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CUSTOMER APPROVAL: X

SALES PERSON SIGNATURE: X

DATE:

COMMUNITY DEVELOPMENT

DATE: June 3, 2020
FROM: Morgan Brim, Community Development Director
TO: Planning Commission
ITEM: Public Hearing and Consideration of ordinances to update the Vineyard Zoning Ordinance and Zoning Map.
APPLICANT: City and Craig LaMont, Telos Academy

INTRODUCTION:
This staff report comprises a list of text amendments proposed by city staff and a text amendment and zoning map amendment proposed by the Telos Academy. The following list explains each item under consideration at the public hearing:

- Waters Edge Special Zoning District 5 – Section 5.08.010 Building Standards Table: Proposed changes will provide a reference to the accessory structures and home occupation provisions of the Vineyard Zoning Ordinance and clarifies restrictions on short-term residential leases, also known as short-term rentals. This change will clarify that short-term rentals are not an allowed use in the Waters Edge District, similar to other city zoning districts.
- Domestic Livestock and Fowl Section 15.34.120: Proposed changes will provide allowances for the keeping of domestic livestock such as goats and horses on properties containing a minimum of one acre. Currently, the code allows properties zoned agricultural to have one domestic animal per acre. This change will increase this number to Two (2) domestic animals per acre.
- Establishment of Districts and Zoning Tables Section 15.12: Proposal to add a new zoning district: Neighborhood Commercial (NC). The NC district provides a transition zone between large impacts uses like major commercial areas and arterials to residential neighborhoods. This district provides allowance for mixed uses within a development or single building. Residential square footage is limited to 50% of the building or development and is not allowed on the ground floor street facing sides of buildings. This provision will ensure a high level of commercial square footage. The Telos Academy has recently approached the city with a concept to construct a new building at 600 S. Geneva Road, adjacent to their current facility, which is location directly across our city boundary line in Orem. Additionally, the applicant is applying to rezone their property from Regional Commercial to Neighborhood Commercial.

RECOMMENDATION:
Staff is recommending approval of the proposed three ordinances.

PROPOSE MOTION:
- *"I move to recommend approval of the proposed zoning ordinance text amendment: Ordinance 2020-04"*
- *"I move to recommend approval of the proposed zoning ordinance text amendment: Ordinance 2020-06"*
- *"I move to recommend approval of the proposed zoning ordinance text amendments and zoning map: Ordinance 2020-07"*

ATTACHMENTS: Proposed three ordinances

VINEYARD
ORDINANCE 2020-04

AN ORDINANCE OF THE VINEYARD CITY COUNCIL, VINEYARD, UTAH, AMENDING THE CITY'S WATERS EDGE SPECIAL ZONING DISTRICT 5 - SECTION 5.08.010 BUILDING STANDARDS TABLE TO PROVIDE REFERENCE TO THE ACCESSORY STRUCTURES AND HOME OCCUPATION PROVISION OF THE VINEYARD ZONING ORDINANCE AND TO CLARIFY RESTRICTIONS REGARDING SHORT-TERM RESIDENTIAL LEASES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Planning Commission held a public hearing on June 3, 2020, and after fully considering staff recommendations, recommended approval to the Vineyard City Council on June 3, 2020, and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on June 24, 2020; and

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

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

SECTION 1: **AMENDMENT** "5.08.010 Building Standards (Table)" of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

A M E N D M E N T

5.08.010 Building Standards (Table)

1. **PURPOSE**. This Exhibit outlines the standards pursuant to which WatersEdge Residential uses shall be developed within the Zone Plan.

2. **PERMITTED USES**

a. CODES AND SYMBOLS. In the following section, uses of land or buildings will have the following CODES or SYMBOLS:

i. P indicates permitted uses
ii. *P indicates permitted per city code
iii. C indicates conditional uses
iv. - indicates that the use is not allowed
v. A indicates that the use is allowed
vi. N/A indicates that the use is not applicable
vii. X[i] indicates additional requirements are applicable in the list at the end of the Building Standards Table

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the WatersEdge Zone Plan except as provided in this *Table: Building Standards*.

Table: Building Standards

ZONE	**SFDC**	**SFD 36**	**SFD 45**	**SFD 54**	**SFD 65**	**SFD 8**	**SFD 10**	**SFD 15**	**SFD 20**	**TH 12**	**TH 17**	**CN**	**SFA 6**
Accessory buildings and uses customarily incidental to permitted uses other than those listed below	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]
Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory buildings and uses customarily incidental to conditional uses	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]	P[i]
Temporary buildings for uses													

incidental to construction work, including living quarters for guard or night watchman, which building must be removed upon completion or abandonment of the construction work. Mobile homes for temporary uses found appropriate to the Planning Commission	*P	*P	*P	*P	*P	*P	*P	*P	*P	*P	*P	*P	*P
Temporary model home sales offices for the sale and/or rent of new homes, townhomes, big houses and apartments Each housing type is	P	P	P	P	P	P	P	P	P	P	P	P	P

permitted 4 model homes, 1 of which may be a sales office.													
SPECIAL USES	**SFDC**	**SFD 36**	**SFD 45**	**SFD 54**	**SFD 65**	**SFD 8**	**SFD 10**	**SFD 15**	**SFD 20**	**TH 12**	**TH 17**	**CN**	**SFA 6**
Home Day Care (one to seven children)	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]
Home Day Care (eight to ten children)	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]
Home Preschool (one to seven children)	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]	P[ii]
Home Preschool (eight to ten children)	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]	C[ii]
Family Food Production	P	P	P	P	P	P	C	P	C	P	P	P	P
The tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P	P	P	C	P	C	P	P	P	P
Assisted Living	C	C	C	C	C	C	C	C	C	C	C	C	C

Center													
RESIDENTIAL	**SFDC**	**SFD 36**	**SFD 45**	**SFD 54**	**SFD 65**	**SFD 8**	**SFD 10**	**SFD 15**	**SFD 20**	**TH 12**	**TH 17**	**CN**	**SFA 6**
Single-family dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P
Single attached family dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P
**Groups of dwellings (including twin homes and senior housing) when approved as a planned unit development.	P	P	P	P	P	P	P	P	P	P	P	P	P
Multi-family dwelling										P	P	P	P
Short-Term Residential Lease/Short-Term Rental	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential facilities (group homes) for the handicapped and elderly	P	P	P	P	P	P	P	P	P	C	C	C	C
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A

Household Pets	P	P	P	P	P	P	P	P	P	P	P	P	P
PUBLIC AND QUASI-PUBLIC	**SFDC**	**SFD 36**	**SFD 45**	**SFD 54**	**SFD 65**	**SFD 8**	**SFD 10**	**SFD 15**	**SFD 20**	**TH 12**	**TH 17**	**CN**	**SFA 6**
Private educational institution having a curriculum similar to that ordinarily given in public schools	C	C	C	C	C	C	C	C	C	C	C	C	C
Private recreational grounds and facilities not open to the general public and to which admission charge is made	C	C	C	C	C	C	C	C	C	C	C	C	C
Public and quasi-public buildings and uses (commentaries, churches, essential service facilities, golf courses, substations, transmission	C	C	C	C	C	C	C	C	C	C	C	C	C

lines (50kv or greater capacity), recreation trails, schools, streets (public and private), and railroad and utility lines and rights of ways)													
AREA REGULATIONS	**SFDC**	**SFD 36**	**SFD 45**	**SFD 54**	**SFD 65**	**SFD 8**	**SFD 10**	**SFD 15**	**SFD 20**	**TH 12**	**TH 17**	**CN**	**SFA 6**
The minimum lot area, in square feet, for a single-family dwelling structure shall be:	2,400	3,600	4,200	5,200	6,200	8,000	10000	15000	20000	N/A	N/A	N/A	N/A
WIDTH REGULATIONS	SFDC	SFD 36	SFD 45	SFD 54	SFD 65	SFD 8	SFD 10	SFD 15	SFD 20	TH 12	TH 17	CN	SFA6
The minimum width at the front setback line for units adjacent to roadways, in feet, for any lot shall be:	42	40	45	50	60	75	85	90	100	N/A	N/A	N/A	N/A
The additional													

minimum width at the front setback line for units on a corner lot shall be:	10	10	10	10	10	10	10	10	10	N/A	N/A	N/A	N/A
The minimum width at the front setback line for units on a cul-de-sac lots shall be: (measured 20' from back of the side walk)	N/A	35	40	45	50	70	80	80	80	N/A	N/A	N/A	N/A
FRONT YARD REGULATIONS	**SFDC**	**SFD 36**	**SFD 45**	**SFD 54**	**SFD 65**	**SFD 8**	**SFD 10**	**SFD 15**	**SFD 20**	**TH 12**	**TH 17**	**CN**	**SFA 6**
The minimum depth, in feet, for the front yard from the property line to a front loaded garage (measured to the garage foundation), shall be:	N/A	20	20	20	20	20	20	20	20	N/A	N/A	N/A	20
The minimum depth, in													

feet, for the front yard from the property line to a side loaded garage, shall be:	N/A	15	15	15	15	20	20	20	20	N/A	N/A	N/A	15
The minimum depth, in feet, for the front yard from the property line to the living space or front porch shall be:	N/A	15	15	15	15	20	20	20	20	N/A	N/A	N/A	15
The maximum amount of homes in a row that can have the same front yard setback (must have a minimum 1-2 foot offset between front structural component of home).	N/A	2	2	2	2	2	2	2	2	N/A	N/A	N/A	N/A
REAR YARD REGULATIONS	**SFDC**	**SFD 36**	**SFD 45**	**SFD 54**	**SFD 65**	**SFD 8**	**SFD 10**	**SFD 15**	**SFD 20**	**TH 12**	**TH 17**	**CN**	**SFA 6**
The minimum		10 (5'	10 (5'	10 (5'						10 (5'	10 (5'		10 (5'

depth, in feet, for the rear yard from the property line to the living space shall be:	10	for alley loaded units)	for alley loaded units)	for alley loaded units)	15	20	20	20	20	for alley loaded units)	for alley loaded units)	N/A	for alley loaded units)
SIDE YARD REGULATIONS	**SFDC**	**SFD 36**	**SFD 45**	**SFD 54**	**SFD 65**	**SFD 8**	**SFD 10**	**SFD 15**	**SFD 20**	**TH 12**	**TH 17**	**CN**	**SFA 6**
The minimum side yard, in feet, for interior dwelling units shall be: (all SFD units must keep 5' side yard setbacks clear for access) (amended 6.10.2015 Ord 2015-09)	5	5	5	5	5	6 (Fire-places may extred into set back 2 feet)	8 (Fire-places may extend into set back 2 feet)	8 (Fire - places may extend into set back 2 feet)	8 (Fire - places may extend into set back 2 feet)	5 (when detached)	5 (when detached)	N/A	5 (except on zero lot lines)
The total width of the side yards, in feet, for interior dwellings shall be: (amended 6.10.2015 Ord 2015-	10	10	10	10	10	14	18	18	18	N/A	N/A	20	10

09)													
The minimum side yard, in feet, for a private garage shall be:	5	5	5	5	5	8	8	8	8	N/A	N/A	N/A	5
The minimum side yard, in feet, for a corner lot, shall be:	10	15	15	15	15	20	20	20	20	20	20	25	15
HEIGHT REGULATIONS	**SFDC**	**SFD36**	**SFD45**	**SFD54**	**SFD65**	**SFD8**	**SFD10**	**SFD15**	**SFD20**	**TH12**	**TH17**	**CN**	**SFA6**
The maximum height in feet for all buildings and structures (measured from the top of back of curb), shall be:	35	35	35	35	35	35	35	35	35	35	35	40	35
COVERAGE REGULTIONS	**SFDC**	**SFD36**	**SFD45**	**SFD54**	**SFD65**	**SFD8**	**SFD10**	**SFD15**	**SFD20**	**TH12**	**TH17**	**CN**	**SFA6**
The maximum coverage of impervious area for any lot (measured	70%	65%	65%	60%	60%	55%	55%	55%	55%	70%	70%	75%	70%

as a percentage of the total lot area), shall be:													
The Maximum / Minimum number of attached units in a row, shall be:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6 Max 2 Min	10 Max 2 Min	N/A	6 Max 2 Min
DEPTH REGULATIONS	**SFDC**	**SFD 36**	**SFD 45**	**SFD 54**	**SFD 65**	**SFD 8**	**SFD 10**	**SFD 15**	**SFD 20**	**TH 12**	**TH 17**	**CN**	**SFA 6**
The mimimum depth, in feet, of any lot, except as modified by conditional use permit, shall be (amended 6.10.2015 Ord 2015-09)	65	65	80	100'	100'	100'	100'	100'	100'	N/A	N/A	N/A	N/A
PARKING REGULATIONS	**SFDC**	**SFD 36**	**SFD 45**	**SFD 54**	**SFD 65**	**SFD 8**	**SFD 10**	**SFD 15**	**SFD 20**	**TH 12**	**TH 17**	**CN**	**SFA 6**
The minimum number of covered parking spaces per dwelling	*2	*2	*2	*2	*2	*2	*2	*2	*2	*2	*2	1	*2

unit: (*garage required)													
The minimum number of total parking spaces per dwelling unit:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	2	2	2
Guest parking per unit (includes pocket parking lots, allowable street parking, parking in front of garages)	.5 (includes parking in front of garages for rear courtyard units)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.5 (includes parking in front of garages where allowed)	.5 (includes parking in front of garages where allowed)	.5 (includes parking in front of garages where allowed)	.5 (includes parking in front of garages where allowed)

i. See Vineyard Zoning Ordinance Sections 15.34.030; 15.34.050 and 15.12.060.
ii. See Vineyard Zoning Ordinance Section 15.34.150.

3.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL
_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
John Earnest	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Chris Judd	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

_____
Julie Fullmer, Mayor, Vineyard

Attest

_____
Pamela Spencer, City Recorder
Vineyard

VINEYARD
ORDINANCE 2020-06

AN ORDINANCE OF THE VINEYARD CITY COUNCIL, VINEYARD, UTAH, AMENDING THE CITY'S ZONING ORDINANCE TO SECTIONS 15.34.120 DOMESTIC LIVESTOCK AND ANIMAL TO ALLOW THE KEEPING OF UP TO TWO (2) DOMESTIC ANIMALS ON LOTS CONTAINING A MINIMUM OF ONE ACRE IN SIZE IN THE AGRICULTURE AND SINGLE-FAMILY ZONING DISTRICTS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Planning Commission held a public hearing on June 3, 2020, and after fully considering staff recommendations, recommended approval to the Vineyard City Council on June 3, 2020, and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments held a public hearing on June 24, 2020; and

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

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

SECTION 1: **<u>AMENDMENT</u>** "15.34.120 Domestic Livestock And Fowl" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.120 Domestic Livestock And Fowl

The keeping of domestic livestock, limited to the domesticated horse (Equus caballus), domesticated cattle (Bos taurus and Bos indica), domesticated sheep (Ovis aries), domesticated goat (Capra hircus) and domestic fowl, but excluding the keeping of pigs (Suidae), shall be allowed subject to the following:

1. The keeping of domestic livestock and fowl may be allowed as a Permitted Use in the A-1, ~~and~~ R&A-5 and single-family residential Zoning Districts, subject to the provisions of this Section.
2. No domestic livestock or domestic fowl shall be kept on any lot located in an A-1, ~~or~~ R&A-5 and single-family residential Zoning Districts where the area used exclusively for the keeping of domestic livestock or domestic fowl is less than one (1) acre (43,560 square feet).
3. The number of domestic livestock or fowl that may be kept where the area used exclusively for the keeping of domestic livestock or fowl is one (1) acre (43,560 square feet), or larger, shall be as follows;
    a. Limited to a maximum of two~~one~~ (2~~1~~) domestic animals for each one (1) acre (43,560 square feet).
    b. Fowl may be kept on lots equal to, or larger than one (1) acre (43,560 square feet), provided the number of fowl maintained does not exceed twenty-five (25) fowl for each acre.
4. Domestic livestock, fowl, and other animals, but excluding all Prohibited Animals, may be kept on lots of five (5) acres or larger, and located in the A-1 and R&A-5 Zoning Districts, without restriction on the type or number of domestic livestock or animals kept.
5. Residents who have kept domestic livestock on legal lots smaller than one (1) acre (43,560 square feet) and who have those animals legally on the effective date of this Ordinance shall not be in violation of this Ordinance. However, the number of animals being kept shall not be increased, and the nonconforming use shall be deemed to have ceased when the keeping of domestic animals has been discontinued for a minimum period of one (1) year.
6. No barn, stable, shelter, corral, coop, pen, or run in which domestic livestock or fowl are maintained shall be closer than one hundred (100) feet to any residential structure located on adjacent lots.
7. The required minimum side yard and rear yard setbacks for the zone in which a barn, stable, shelter, corral, coop, pen, or run is located shall be met, or twenty (20) foot side and rear yard setbacks shall be provided, whichever is greater.
8. All yards, barns, shelters, cages, areas, places, and premises where domestic livestock, animals, or fowl are kept shall be maintained in a clean and sanitary condition so that flies, dust, or odors do not disturb the health of any person or animal or create a nuisance to any adjoining property.
9. All pens, yards, shelters, cages, areas, and premises where animals are held or kept shall be maintained so that no flies, insects, or vermin, rodent harborage, odors, ponded water, the accumulation of manure, garbage or other noxious materials do not disturb health and safety of any person or animal.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL
_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
John Earnest	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Chris Judd	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

_____
Julie Fullmer, Mayor, Vineyard

Attest

_____
Pamela Spencer, City Recorder
Vineyard

VINEYARD
ORDINANCE 2020-07

AN ORDINANCE OF THE VINEYARD CITY COUNCIL, VINEYARD, UTAH, AMENDING THE VINEYARD ZONING ORDINANCE SECTION 15.12 ESTABLISHMENT OF DISTRICTS AND ZONING TABLES TO CREATE A NEW ZONING DISTRICT: NEIGHBORHOOD COMMERCIAL (NC) AND INCLUDING A NC DISTRICT PURPOSE STATEMENT; TO AMENDMENT THE VINEYARD ZONING MAP AT 600 SOUTH GENEVA ROAD FROM REGIONAL COMMERCIAL (RC) TO NEIGHBORHOOD COMMERCIAL (NC), SERIAL NO. 39:228:0002; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Planning Commission held a public hearing on June 3, 2020, and after fully considering staff recommendations, recommended approval to the Vineyard City Council on June 3, 2020, and

WHEREAS, The Vineyard City Council, having reviewed the proposed text amendments held a public hearing on June 24, 2020; and

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

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

SECTION 1: **<u>AMENDMENT</u>** "15.12.050 District Use Table*" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.12.050 District Use Table*

1. District Use Table: The district use table lists all use types and zoning districts where the use type is permitted (P), allowed through the provision of a conditional use permit (C), permitted as an accessory use (A) to a principal use or permitted for temporary timeframe (T).
2. Prohibited Uses: All uses marked with an "x" in the district use table or not specifically listed are prohibited, except where state or federal law otherwise preempts local land use regulation.
3. Additional Requirements: In addition to requirements listed at the bottom of the district use table, additional requirements for specific uses are listed in VZC 15.14 Special Purpose Districts, VZC 15.32 General Property Development Standards and VZC 15.34 Supplementary Development Standards of the zoning ordinance.

Accessory Use: An accessory use, unless otherwise permitted in the zoning ordinance, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site. P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R & A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	NC	FOI	M	PF
RESIDENTIAL[8]	Dwelling, Multiple-Family	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P[8]	N	N	N
	Dwelling Single-Family	N	P	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N	N
	Dwelling, Two-Family	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N	N	N	N
	Model Home or Unit	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	N	N	N
	Residence for Persons with a Disability	N	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	N	N	N	N	p[2]	N	N	N
	Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a school	N	C[5]	C[5]	C[5]	C[5]	C[5]	C[5]	C[5]	C[5]	C[5]	N	N	N	N	C[5]	N	N	N
	Residential Facility for Elderly Persons	N	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	N	N	N	N	N	N	N	N
	Residential Lease, Short-term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Agriculture,																		

Commercial	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Animal Hospital	N	N	N	N	N	N	N	N	N	N	P	N	N	P	C	P	P	N
Financial Institution	N	N	N	N	N	N	N	N	N	N	P	P	C	P	P	P	N	N
Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Car Wash	N	N	N	N	N	N	N	N	N	N	C	N	N	C[3]	N	C	P	N
Chemical Manufacture, Storage, and Distribution (Existing)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial Day Care/Preschool Center	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C[3]	N	N
Commercial Plant Nursery	N	C	C	N	N	N	N	N	N	N	C	N	N	P	N	P	P	N
Commercial Recreation, Indoor	N	N	N	N	N	N	N	N	N	N	C	C	C	P	P	N	N	N
Commercial Recreation, Outdoor	N	C	C	N	N	N	N	N	N	N	C	N	C	C	N	N	N	N
Composting Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Construction Sales and Service	N	N	N	N	N	N	N	N	N	N	P	N	N	C	N	C	P	N
Contractor's Office/Storage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Distribution Center	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	N	P	N
Drive-thru Facility	N	N	N	N	N	N	N	N	N	N	P[7]	P[7]	N	P[7]	N	N	P[7]	N
Dry Cleaning	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	N	N
Flammable Liquids or Gases Manufacture, Storage and Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	C	N
Funeral Home/Mortuary	N	N	N	N	N	N	N	N	N	N	C	N	C	N	C	N	N	N
Golf Course	C	C	C	N	C	N	N	N	N	N	N	N	N	N	N	N	N	N

	Health and Fitness Facility	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N
	Hotel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N
	Hybrid Production Facility	N	N	N	N	N	N	N	N	N	N	C	C	N	C	C	P	N	N
	Kennel, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P[2]	P[2]	N
	Kennel, Outdoor Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C[2]	C[2]	N
	Laundry, Commerical	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	P	P	N
	Laundry, Self Serve	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P	N
	Manurfacturing, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Manufacturing, Light	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	P	P	N
COMMERCIAL	Medical and Dental Clinic	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N
	Medical or Dental Laboratory	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P	N
	Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N	N
	Motor Vehicle Fueling Station	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	C	N	N
	Nightclub	N	N	N	N	N	N	N	N	N	N	C	C	N	C	C	N	N	N
	Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N
	Nursing Home, Convalescent Care	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N
	Office	N	N	N	N	N	N	N	N	N	N	P	P	P	P[4]	P	P[4]	N	N
	Pawnshop	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N
	Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N
	Personal Instruction Service	N	N	N	N	N	N	N	N	N	N	P	P	C	P	P	C	N	N
	Private Club	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N
	Restaurant	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N
	Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	P	P	P[3]	P	P	P[3][3]	N	N

	Retail Sales and Services (Community Commercial)	N	N	N	N	N	N	N	N	N	N	P	P	N	N	P	N	N	N
	Retail Sales and Services (Regional)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N	N
	Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Storage - Self Service Mixed-Use Facility	N	N	N	N	N	N	N	N	N	N	C[2]	N	C[2]	C[2]	C[2]	C[2]	N	N
	Storage - Self Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Storage of Recreational Vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Trailer/RV Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Vehicle and Equipment Rental	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N
	Vehicle and Equipment Repair (Major)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	P	N
	Vehicle and Equipment Repair (Minor)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	P	N
	Vehicle and Equipment Sale and Rental New or Used (Heavy)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N
	Vehicle and Equipment Sale or Rental New or Used (Light)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	N	N
	Warehouse	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	P	N
	Warehouse Club	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N	N
	Wholesale Distribution	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	P	P	N
	Assembly, Place of	N	C	C[1]	C[1]	C[1]	C[1]	C	C[1]	C[1]	C[1]	C	C	C	N	C	N	N	N

			1					1											
	Commuter and Light Rail Facilities and Station	N	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C	C
	Earth Station (Satellite Dish Farm)	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	P	N
	Educational Facility	N	C	C	C	C	C	C	C	C	C	P	P	P	C	P	N	N	N
	Emergency Care Facility	N	N	N	N	N	N	N	N	N	N	p	P	C	N	N	N	N	N
	Environmental Remediation Activities	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P
	Farmers' Market	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	N	C
	Heliport	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	C	N
PUBLIC AND INSTITUTIONAL	Hospital	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N
	Liquor Store (State Owned)	N	N	N	N	N	N	N	N	N	N	C	C	N	C	C	N	N	N
	Major Facility of a Public Utility	C	C	C	C	C	C	C	C	C	C	C	N	N	C	N	C	C	C
	Minor Facility of a Public Utility	P	P	P	P	P	P	P	P	P	P	C	C	P	C	C	P	P	P
	Museum	N	N	N	N	N	N	N	N	N	N	P	P	C	C	P	N	N	N
	Open Space and Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Parks and Associated Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Park and Ride Facility	N	N	N	N	N	N	N	N	N	N	P	N	C	N	N	P	P	N
	Power Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Public Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
	Recycling Collection Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N
	Recycling Processing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Transit Passenger Hub (Intermodal)	N	N	N	N	N	N	N	N	N	N	P	P	N	C	N	C	C	C
	Wireless																		

	Telecommunications Site/Facility	N	C[2]	C[2]	N	N	N	N	N	N	N	C[2]	C[2]	C[2]	N	N	C[2]	C[2]	C[2]
ACCESSORY USES	Accessory Building	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	N	N	N	N	~~P~~[2]	N	N	N
	Accessory Dwelling Unit	N	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	N	N	N	N	N	N	N	N
	Accessory Dwelling Unit for Owner or Employee	N	P	P	N	N	N	N	N	N	N	N	N	N	N	P	C	C	N
	Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Domestic Livestock and Fowl	N	P[2]	P[2]	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Home Day Care (one to seven children)	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N
	Home Day Care (eight to ten children)	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N
	Home Occupation	N	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	N	N	N	~~P~~[2]	N	N	N
	Home Preschool (one to seven children)	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N
	Home Preschool (eight to ten children)	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N
	Household Pets, Noncommercial	N	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	N	N	N	N	~~P~~[2]	N	N	N
	Open/Outdoor Display of Products or Merchandise	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	C	P	N
	Seasonal Use	T[5]	N	N	N	N	N	N	N	N	N	T[5]	T[5]	T[5]	T[5]	T[5]	T[5]	N	N
	Sign - Temporary	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]	T[6]
	Swimming Pool	P	C[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	P[2]	N	N	~~P~~[2]	N	N	N

	Temporary Use	T 5	T 5	T[5]	T[5]	T[5]	T[5]	T[5]	T[5]	T[5]	T[5]	T[5]	T[5]	T 5	T 5	T 5	T[5] 5	T 5	T
	Tennis Court/Sports Court	C	C	C	C	C	C	C	C	C	C	N	N	N	N	P	N	N	C

1. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in VZC 15.60 of this ordinance are permitted.

2. See VZC 15.34 for additional use development standards.

3. Use is allowed as an accessory use to a principle use.

4. Use shall not exceed 25% of the net square footage of a single building or development.

5. See VZC 15.26 for additional use standards.

6. See VZC 15.48 for signage requirements.

7. In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in Section 15.34.190 Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require the approval of a conditional use permit. See Part 12 of Section 15.34.190 of the VZC.

8. Residential uses shall not exceed 50% of the net square footage of a single building or development. Residential uses shall not be located on the ground floor street-facing sides of buildings. The ground floor street-facing sides of buildings shall be dedicated to non-residential uses.

SECTION 2: **AMENDMENT** "15.12.030 Zoning Districts Purpose" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.12.030 Zoning Districts Purpose

The zoning districts of the city are provided to achieve the purposes of the general plan, all adopted land use ordinances and the purposes of LUDMA.

1. Agricultural District (A-1). The A-1 District is provided to allow locations within the city devoted primarily to the raising of livestock, growing crops, and to preserve and protect the continued use of the property for agricultural purposes by excluding incompatible development. Additionally, this district is provided to allow very low-density residential uses compatible with the environmental values and qualities of the property. The A-1 District recognizes and allows existing agricultural and farming activities to continue, consistent with the provisions and requirements of the A-1

District.

2. Residential Agriculture District (RA-5). The R&A-5 District is provided to allow low-density residential uses with the opportunity for keeping of domestic livestock and the operation and maintenance of small farms and hobby farms. The primary land uses allowed are small farms, single-family dwellings, and associated and compatible accessory uses.
3. Residential Estates District (RE-20). The RE-20 District is provided for low-density residential estates neighborhoods with a quality of openness. This district is intended to promote, preserve, and protect single-family residential development. The principal land use allowed is single-family dwellings and accessory uses in recognition and sensitivity to the physical environment of the district.
4. Single-Family Residential (R-1-15, R-1-10 and R-1-8). The R-1-15, R- 1-10 and R-1-8 Districts are provided to maintain and allow opportunities for average sized lot single-family residential areas for single-family residential dwellings.
5. Multiple Residential (R-2-15, HDR-1 and HDR-2). The R-2-15, HDR-1 and HDR-2 Districts are provided to allow medium and high-density multiple family residential areas. These districts allow the development of single-family, duplex units, townhouses, condominiums and apartments to provide a full range of housing choices for city residents and amenities and conveniences in a pleasing and attractive residential environment with adequate light, air, open space, and landscaped areas.
6. Business Park (BP). The purpose of the BP District is to provide an attractive and nuisance free environment for the establishment of professional offices, light assembly and warehouse development in a campus-like and convenient setting.
7. Neighborhood Commercial (NC). The purpose of the NC District is to provide mixed-use transition areas between major roadways and high impact uses between residential neighborhoods.-
8. Regional Commercial (RC). The purpose of the RC District is to provide areas for the location of various types of commercial uses and activities needed to serve the residents of the city, and surrounding areas.
9. Flex Office & Industry (FOI). The purpose of the FOI District is to provide an area in the city to foster economic development, establish employment centers and provide flexible development standards to accommodate business expansion. Land uses in the FOI District will be concentrated in information technology, pharmaceuticals, light manufacturing, biotechnology, light industrial and business development and will primarily be contained within quality structures and limit external impacts to surrounding properties.
10. Manufacturing and Industrial (M and I-1): The purpose of the M and I-1 Districts is to recognize and provide for established manufacturing and industrial uses existing in the city and also provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.
11. Open Space (OS): The purpose of the OS District is to establish areas for enhanced natural environments and outdoor recreation. This district is intended to preserve, maintain and protect open space resources; protect access to Utah Lake and to encourage development of a comprehensive network of permanent, multifunctional publicly and privately owned open spaces in the city.

12. Public Facilities (PF): The purpose of the PF District is to provide areas for public facilities and to recognize the public and institutional nature of particular parcels of land within the city. This district is intended to ensure that the public, quasi-public, and institutional uses of property is related to the policies of the general plan.
13. Special Purpose Zoning Districts. Special Purpose Zoning Districts are provided to meet specific needs and goals of the city as follows:
    a. Planned Development Overlay (PD). The PD District is provided as an overlay zoning district to allow residential development opportunities with a greater degree of flexibility than may be allowed by the underlying zoning districts. The PD District requires creativity and uniqueness in the proposed development with recognition of the environmental and community values existing on the development site. The PD District promotes the efficient use of all land resources and requires the provision of development and community amenities, with the preservation of the natural and scenic qualities of the development site.
    b. Regional Mixed Use (RMU). The purpose of the RMU District is to promote the goals of the general plan in areas of the city that are designated by the general plan for a combination of land uses in a mixed-use development pattern either horizontal or vertical design. This zoning designation recognizes that adherence to a traditional pattern of development standards would preclude the application of a more flexible approach. Commercial, employment, and residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities. Developments within this district shall be compatible with surrounding existing and planned land uses.
    c. Town Center (TC). The purpose of the TC District is to facilitate the creation of an urban- style community center with places to visit, live, work, recreate, and shop. It promotes a mix of uses, including: residential, professional office, retail commercial, and community amenities. It also anticipates a future multi-modal transit hub with commuter rail, light rail, and bus service.
    d. Water's Edge (WE). The WE District is a master planned community that includes a range of residential homes, from large homes on large lots to multi-family/condominium housing and is located within a network of open spaces including parks, trails, and native open areas. The WE District has been designed to promote an active family lifestyle where residents are encouraged to walk between neighborhoods and several community gathering places including the Utah Lake shoreline.
    e. The Forge Mixed Use (FMU). The FMU District is intended to encourage a mixture of commercial, office and residential uses within an urban neighborhood atmosphere. Development in the FMU District is intended to provide a pedestrian oriented, safe, and attractive streetscape, and a controlled and compatible setting for residential and commercial development. The standards are intended to achieve established objectives for urban and traditional design, pedestrian amenities, and land use regulation.

SECTION 3: **AMENDMENT** "15.12.060 Dimensional Standards Table" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.12.060 Dimensional Standards Table

1. Unless otherwise specified, development in the city shall comply with the standards set forth in the Dimensional Standards Table. Special purpose districts standards are located in VZC 15.14 Special Purpose Districts.

Dimensional standards regulating accessory buildings of VZC 15.34.030 shall apply.
All other applicable development standards are located within various chapters of the zoning ordinance.

Dimensional Standards Table

STANDARDS	OS	A-1	R & A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	BP	RC	NC	FOI	M	PF
Minimum Lot Size	NA	40 Acres	5 Acres	40,000 sf	15,000 sf	10,000 sf	8,000 sf	15,000 sf per SFD or 25,000 sf per Two-Family Dwelling	10,000 sf plus 5,000 sf per multi-family unit.	8,000 sf plus 4,500 sf per multi-family unit.	10 acres[1].	40,000 sf	NA	NA	20,000 sf	20,000 sf	NA
Maximum Base Density allowed by a PD Overlay District in Units Per Acre	NA	1 unit per 20 acres	1 unit per 5 acres	1.75 units per acre	2.32 units per acre	3.5 units per acre	4.35 units per acre	2.33 SFD units per acre. 2.8 Two-family dwelling units	2-12 units per acre with an average of 8 units	9.7 units per acre.	NA	NA	NA	NA	NA	NA	NA

								per acre.	per acre.								
Minimum Lot Width	NA	Lot width to lot length ration not less than 1:3		100'	90'	80'	80'	100' for SFD and 120' for Two-Family Dwellings	60' unless other wise approved by the City Council.	120'	See standard # 1 below.	140'	NA	NA	100'	100'	NA
Minimum Distance Between Condominium & Multi-Family Units Primary Buildings located on the same Lot or Parcel	NA	NA	NA	NA	NA	NA	NA	NA	30'	30'		NA	NA	NA	NA	NA	NA
Minimum Building Height	No primary building within any district shall be erected to a height less than one (1) story entirely above grade. See definition of story.																
Maximum Building Height	35'[2]	35'[2]	35'[2]	35'[2]	35'[2]	35'[2]	35'[2]	35'[2]	35'[2]	35'[2]	60'[2]	90'[2]	60'[2]	60'[6]	60'[2]	60'[2]	NA
Minimum Front Yard	NA	30'	30'	30'	30'	30'	20'	20'	20'	20'		30'	20'	NA	25'	25'	NA
Minimum								A total of at least 20' between the two side	20', unless other wise appro								

Side Yard - Interior Lots	NA	30'	30'	30'	30'	30'	20'	yards, with no side yard of less than 8'.	ved by the City Council.	20'	See standard #1 below.	25'	20'	20'[7]	20'	20'	NA
Minimum Side Yard for Corner Lots	NA	30'	30'	30'	30'	30'	20'	20'	20'	20'		25'	25'	NA	25'	25'	NA
Minimum Rear Yard	NA	30'	30'	30'	30'	30'	20'	20'	20'	20'		25'	25'	20'[7]	25'	25'	NA
Maximum Building Lot Coverage (Principle and Accessory Buildings)	NA	NA	15%	50%	50%	50%	50%	50%	50%	50%	NA	NA	NA	NA	NA	NA	NA
Maximum encroachment of Architectural Features Encroaching into required setback	NA	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	NA
Accessory Buildings - In addition to the requirements of Section 15.34.030, the following dimensional standards apply:																	
Minimum Internal Side Setbacks	NA	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	NA	NA	3'	NA	NA	NA
	See Section 15.34.030																

Street Side Corner Lot Standards																
Minimum Rear Setbacks	NA	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	NA	NA	3'	NA	NA	NA
Minimum Distance from Principle Building	NA	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	NA	NA	6'	NA	NA	NA
Maximum Building Height	NA	NA	25'	25' [4]	25' [4]	25' [4]	25' [4]	25'[4]	25'[4]	25'[4]	25' [4]	NA	NA	25' [4]	NA	NA	NA
Roof Overhang Setback	NA	NA	1'[5]	1'[5]	1'[5]	1'[5]	1'[5]	1'[5]	1'[5]	1'[5]	1'[5]	NA	NA	1' [5]	NA	NA	NA
Maximum allowed rear yard building coverage.	NA	NA	50%	50%	50%	50%	50%	50%	50%	50%	50%	NA	NA	NA	NA	NA	NA

Additional Standards:
1. See VZC 15.14 Special Purpose Districts

for additional RMU Districts standards.2. Building height is measured from the top of the back of curb to the highest point of the building or structure. See also definition of "Building Height."4. For every one foot (1') in height above fifteen feet (15') the roof overhang setback shall be increased an additional one foot (1') from the internal side and rear property lines.5. For every one foot (1') in height above fifteen feet (15') the building setback shall be increased an additional one foot (1') from the internal side and rear property lines.

6. Buildings located in the NC District shall not exceed 35 feet in height when located within 50 feet of a property line of a parcel containing a detached single-family home.

7. No building setbacks are required for buildings located adjacent to parcels that do not contain stand-alone residential uses and are zoned for commercial uses.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL
_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
John Earnest	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Chris Judd	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

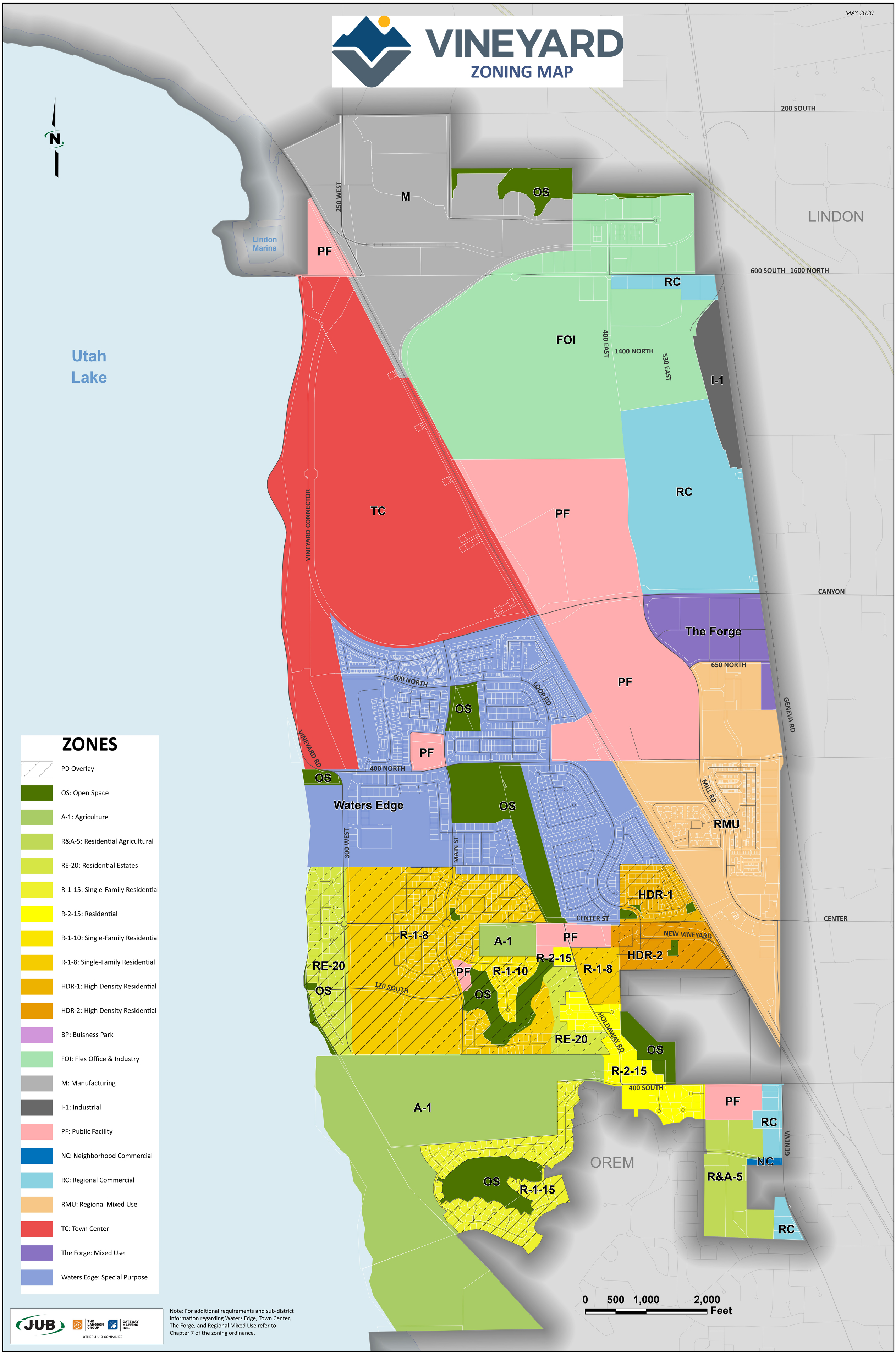
_____
Julie Fullmer, Mayor, Vineyard

Attest

_____
Pamela Spencer, City Recorder
Vineyard

VINEYARD
ZONING MAP

MAY 2020



ZONES

- PD Overlay
- OS: Open Space
- A-1: Agriculture
- R&A-5: Residential Agricultural
- RE-20: Residential Estates
- R-1-15: Single-Family Residential
- R-2-15: Residential
- R-1-10: Single-Family Residential
- R-1-8: Single-Family Residential
- HDR-1: High Density Residential
- HDR-2: High Density Residential
- BP: Buisness Park
- FOI: Flex Office & Industry
- M: Manufacturing
- I-1: Industrial
- PF: Public Facility
- NC: Neighborhood Commercial
- RC: Regional Commercial
- RMU: Regional Mixed Use
- TC: Town Center
- The Forge: Mixed Use
- Waters Edge: Special Purpose

J-U-B | THE LANGDON GROUP | GATEWAY MAPPING INC.
OTHER J-U-B COMPANIES

Note: For additional requirements and sub-district information regarding Waters Edge, Town Center, The Forge, and Regional Mixed Use refer to Chapter 7 of the zoning ordinance.

COMMUNITY DEVELOPMENT

DATE: June 3, 2020
FROM: Morgan Brim, Community Development Director
TO: Planning Commission
ITEM: Consideration of a proposed public works facility
APPLICANT: Public Works Department – Don Overson and Chris Wilson

INTRODUCTION:
A few years ago, the city purchased a 9.05-acre parcel, serial #17:023:0017, from Lindon City for a future public works yard and facility. This property was officially annexed into Vineyard's municipal boundary and provided a Public Facility zoning designation. The services provided by our city has grown exponentially in direct correlation to our population increase (Est. 15,000). The city has found it necessary to accommodate this growth and maintain a high level of service by constructing a new public works facility. This first phase of development will include a warehouse with offices and salt storage building. Existing drying beds and washout area are located on the northern end of the site.

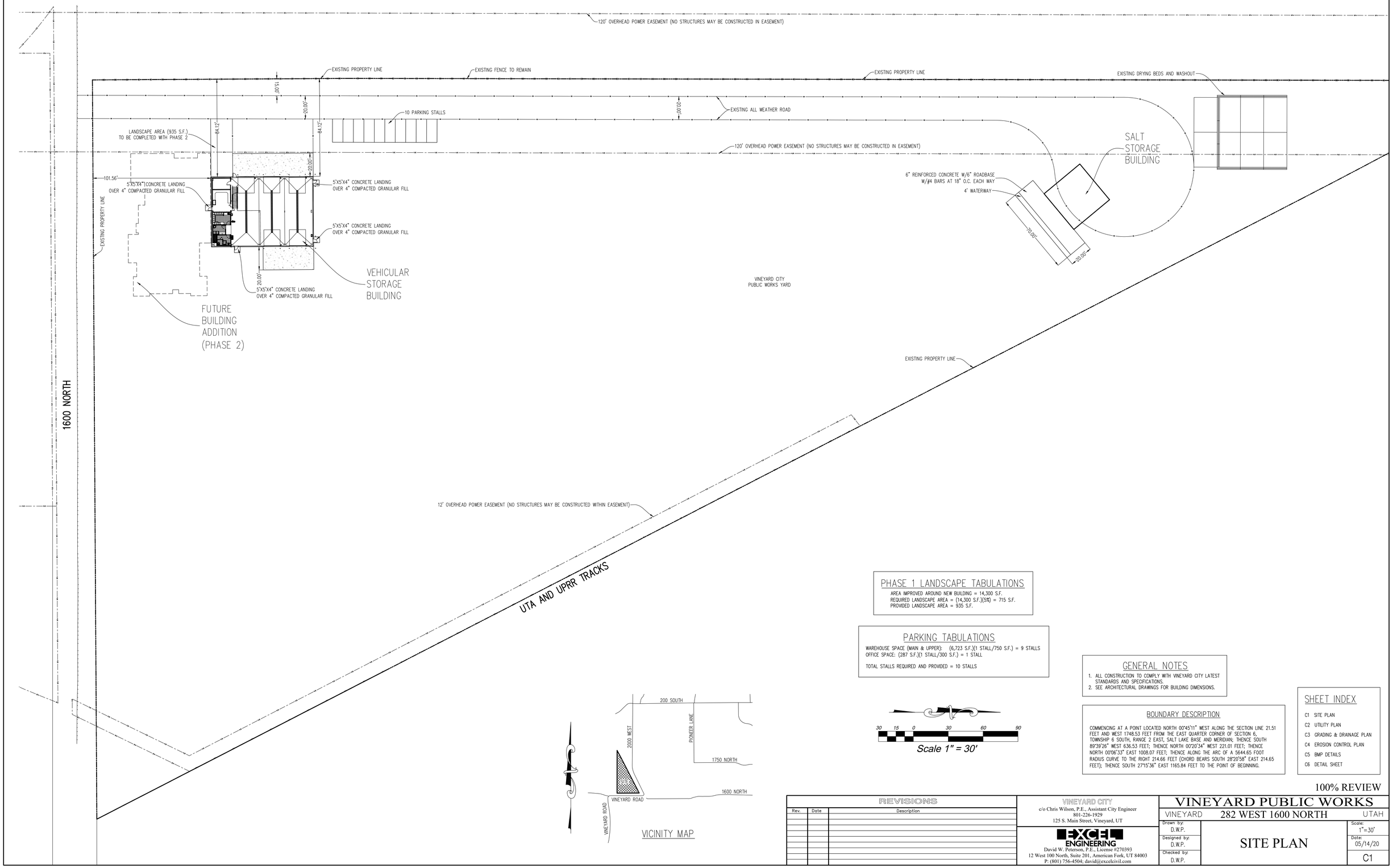
The proposed warehouse will contain 6,723 square feet and office space will contain 287 square feet. This translates to approximately 10 required onsite parking spaces which is the amount being provided. As this site will develop in phases, this first phase will impact approximately 14,300 square feet, including the warehouse/office building and immediate area. The code requires industrial properties to contain a minimum of 5% landscaping, which translates to 715 square feet for this property. The public works department is proposing a landscape area of 935 square feet. A future phase to this property may include city offices for the building and planning departments (As indicated in the site plan). When constructed, this building will provide street frontage to harmonize with the urban nature of the Vineyard Downtown development being constructed to the immediate south. Building materials are shown in the attached elevations. Representatives from the public works department will be in attendance to present this project to the planning commission.

RECOMMENDATION:
Staff is recommending approval of the proposed Public Works Yard and Building site.

PROPOSE MOTION:
"I move to approve phase one of the Vineyard Public Works Yard and Building Site Plan."

ATTACHMENTS:
- Proposed site plan and elevations

VINEYARD PUBLIC WORKS



PHASE 1 LANDSCAPE TABULATIONS

AREA IMPROVED AROUND NEW BUILDING = 14,300 S.F.
REQUIRED LANDSCAPE AREA = (14,300 S.F.)(5%) = 715 S.F.
PROVIDED LANDSCAPE AREA = 935 S.F.

PARKING TABULATIONS

WAREHOUSE SPACE (MAIN & UPPER): (6,723 S.F.)(1 STALL/750 S.F.) = 9 STALLS
OFFICE SPACE: (287 S.F.)(1 STALL/300 S.F.) = 1 STALL

TOTAL STALLS REQUIRED AND PROVIDED = 10 STALLS

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH VINEYARD CITY LATEST STANDARDS AND SPECIFICATIONS.
2. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

BOUNDARY DESCRIPTION

COMMENCING AT A POINT LOCATED NORTH 00°45'11" WEST ALONG THE SECTION LINE 21.51 FEET AND WEST 1748.53 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°39'26" WEST 636.53 FEET; THENCE NORTH 00°20'34" WEST 221.01 FEET; THENCE NORTH 00°06'33" EAST 1008.07 FEET; THENCE ALONG THE ARC OF A 5644.65 FOOT RADIUS CURVE TO THE RIGHT 214.66 FEET (CHORD BEARS SOUTH 28°20'58" EAST 214.65 FEET); THENCE SOUTH 27°15'36" EAST 1165.84 FEET TO THE POINT OF BEGINNING.

SHEET INDEX

C1 SITE PLAN
C2 UTILITY PLAN
C3 GRADING & DRAINAGE PLAN
C4 EROSION CONTROL PLAN
C5 BMP DETAILS
C6 DETAIL SHEET

100% REVIEW

REVISIONS		
Rev.	Date	Description

VINEYARD CITY
c/o Chris Wilson, P.E., Assistant City Engineer
801-226-1929
125 S. Main Street, Vineyard, UT

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

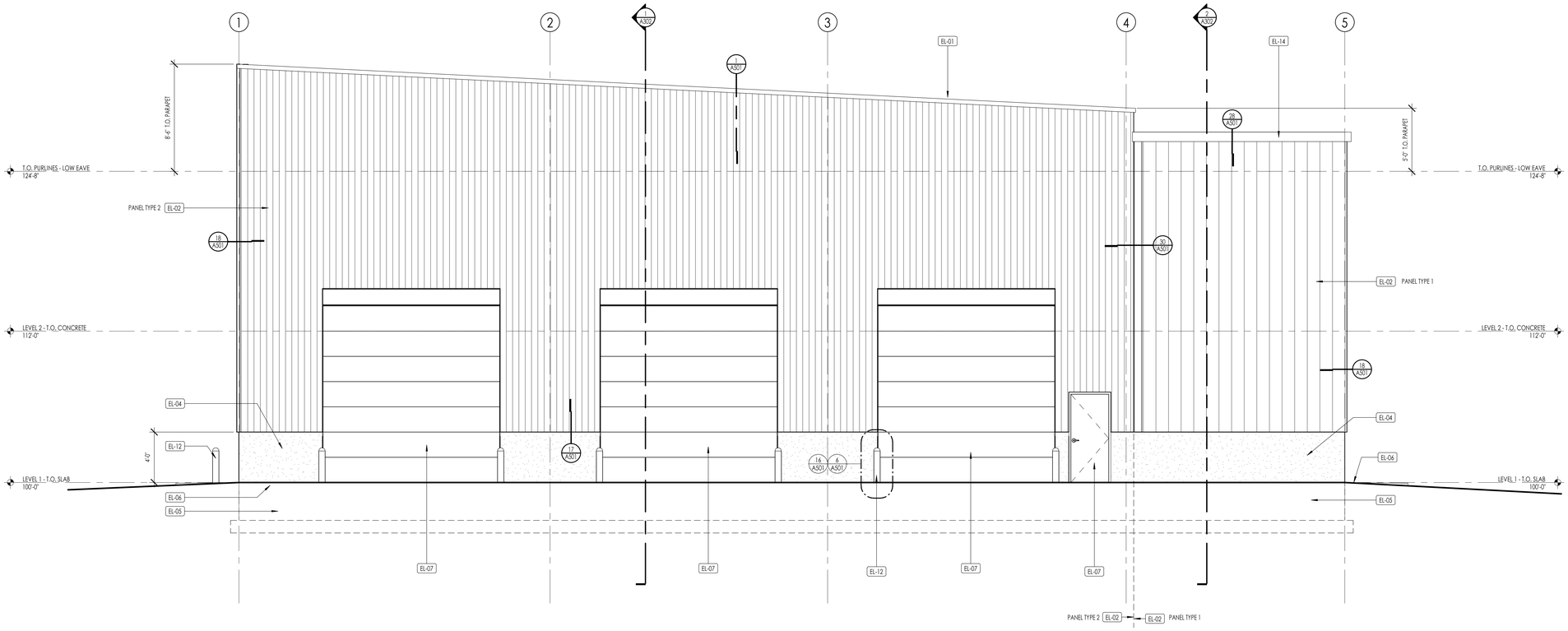
VINEYARD PUBLIC WORKS

VINEYARD 282 WEST 1600 NORTH UTAH

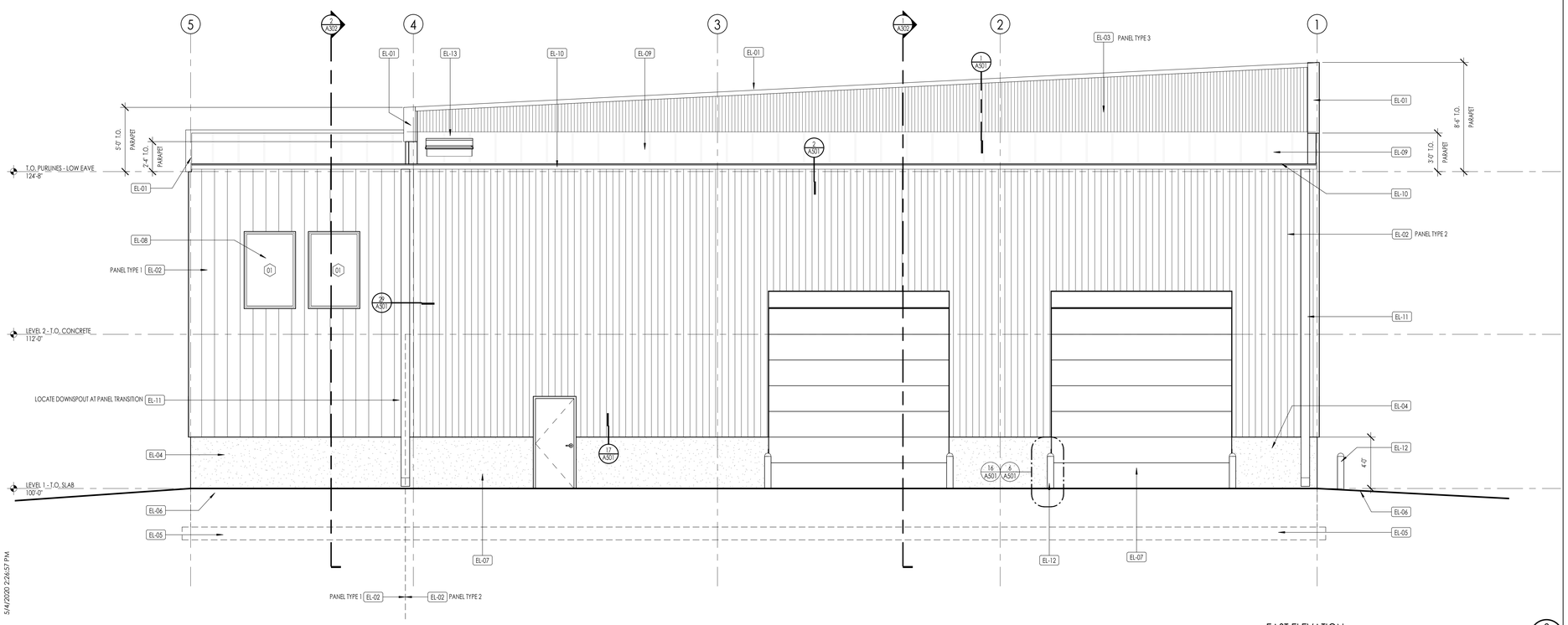
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

SITE PLAN

Scale: 1"=30'
Date: 05/14/20
C1



WEST ELEVATION
1/4" = 1'-0"
1 A201



EAST ELEVATION
1/4" = 1'-0"
2 A201

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL TYPE 1
	METAL PANEL TYPE 2
	METAL PANEL TYPE 3 - LINER PANEL
	CONCRETE

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTE INSTRUCTIONAL	
EL-01	PRE-FINISHED METAL CAP FLASHING
EL-02	PRE-FINISHED METAL PANEL - BY P.E.B.M.
EL-03	LINER PANEL ON BACKSIDE OF PARAPET WALL - BY P.E.B.M.
EL-04	EXPOSED CONCRETE WALL
EL-05	FOOTING AND FOUNDATION WALL
EL-06	FINISH GRADE - SEE CIVIL DRAWINGS
EL-07	SCHEDULED DOOR SYSTEM
EL-08	SCHEDULED WINDOW SYSTEM
EL-09	STANDING SEAM METAL ROOFING
EL-10	METAL RAIN GUTTER - BY P.E.B.M.
EL-11	METAL DOWNSPOUT
EL-12	STEEL BOLLARD - PAINTED
EL-13	ROOF HATCH - SEE DETAIL B/A501
EL-14	EAVE TRIM - BY P.E.B.M.

Think Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 HIGH POINT PARKWAY, SUITE 300
SANDY, UT 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkarec.com

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STATE OF UTAH
COREY R. ROLLIM
LICENSED ARCHITECT
312767

May 1, 2020

VINEYARD PUBLIC WORKS FACILITY

282 WEST 1600 NORTH
VINEYARD CITY, UTAH 84059

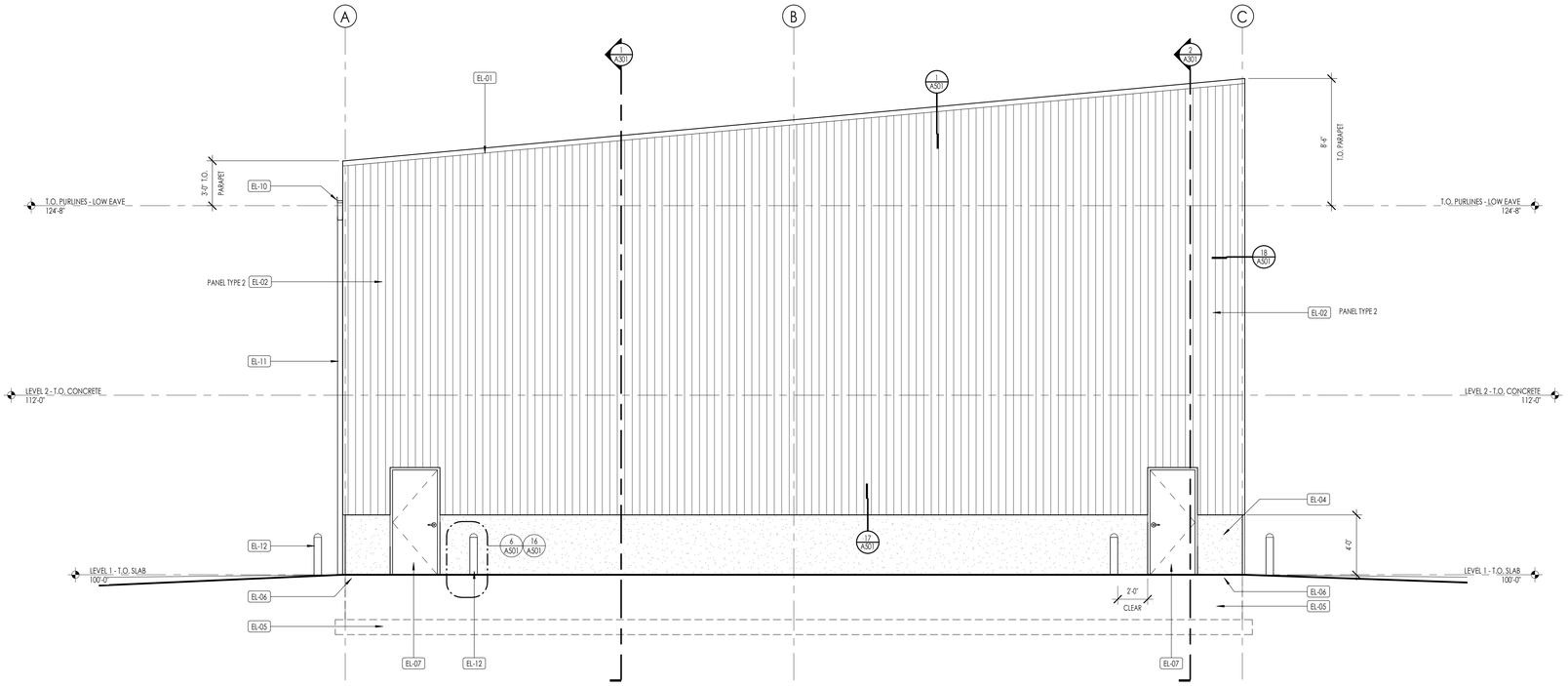
PROJECT NO. 20-025
DATE: 01 MAY 2020
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

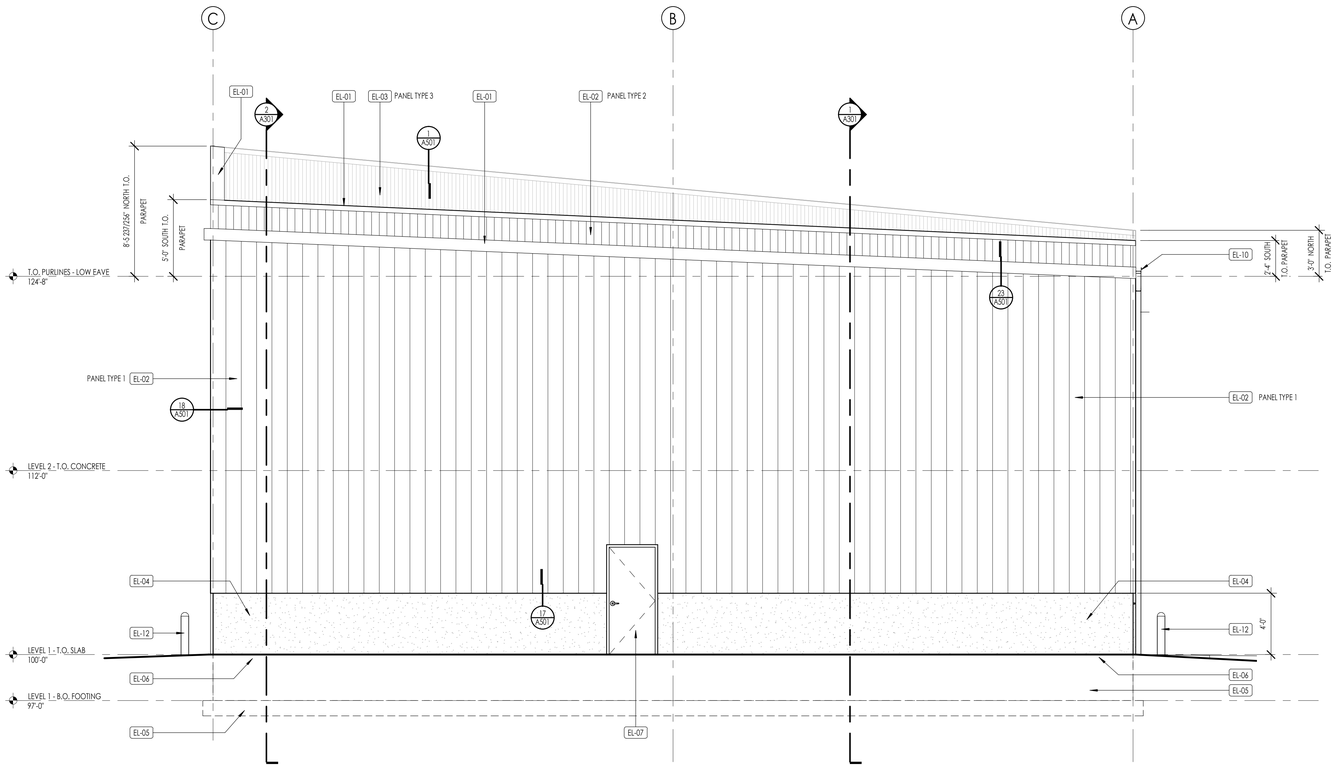
SHEET NUMBER:
A201

100% REVIEW

Plot Date: 5/4/2020 2:26:57 PM



NORTH ELEVATION
1/4" = 1'-0"
1 A202



SOUTH ELEVATION
1/4" = 1'-0"
2 A202

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL TYPE 1
	METAL PANEL TYPE 2
	METAL PANEL TYPE 3 - LINER PANEL
	CONCRETE

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTE INSTRUCTIONAL	
EL-01	PRE-FINISHED METAL CAP FLASHING
EL-02	PRE-FINISHED METAL PANEL - BY P.E.B.M.
EL-03	LINER PANEL ON BACKSIDE OF PARAPET WALL - BY P.E.B.M.
EL-04	EXPOSED CONCRETE WALL
EL-05	FOOTING AND FOUNDATION WALL
EL-06	FINISH GRADE - SEE CIVIL DRAWINGS
EL-07	SCHEDULED DOOR SYSTEM
EL-10	METAL RAIN GUTTER - BY P.E.B.M.
EL-11	METAL DOWNSPOUT
EL-12	STEEL BOLLARD - PAINTED

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STATE OF UTAH
COREY R. ROLLIM
LICENSED ARCHITECT
312767
May 1, 2020

VINEYARD PUBLIC WORKS FACILITY

282 WEST 1600 NORTH
VINEYARD CITY, UTAH 84059

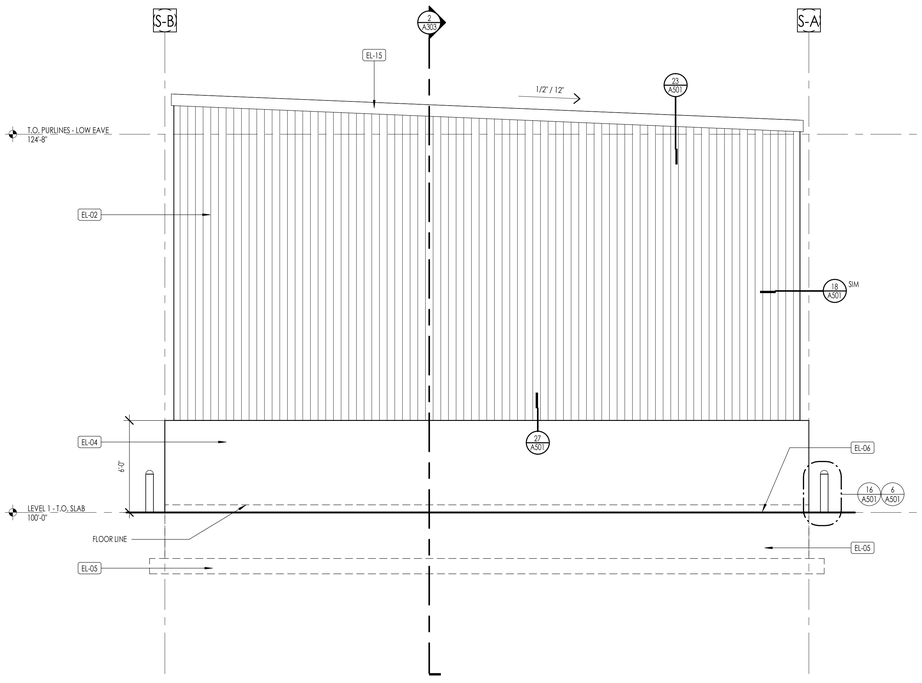
PROJECT NO. 20-025
DATE: 01 MAY 2020
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

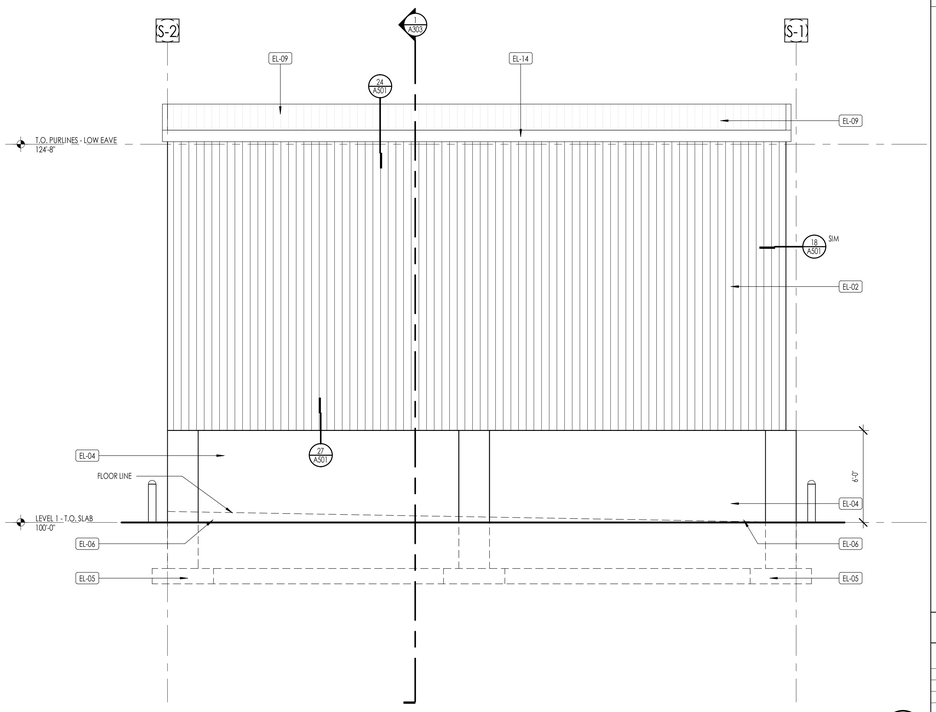
SHEET NUMBER:
A202

100% REVIEW

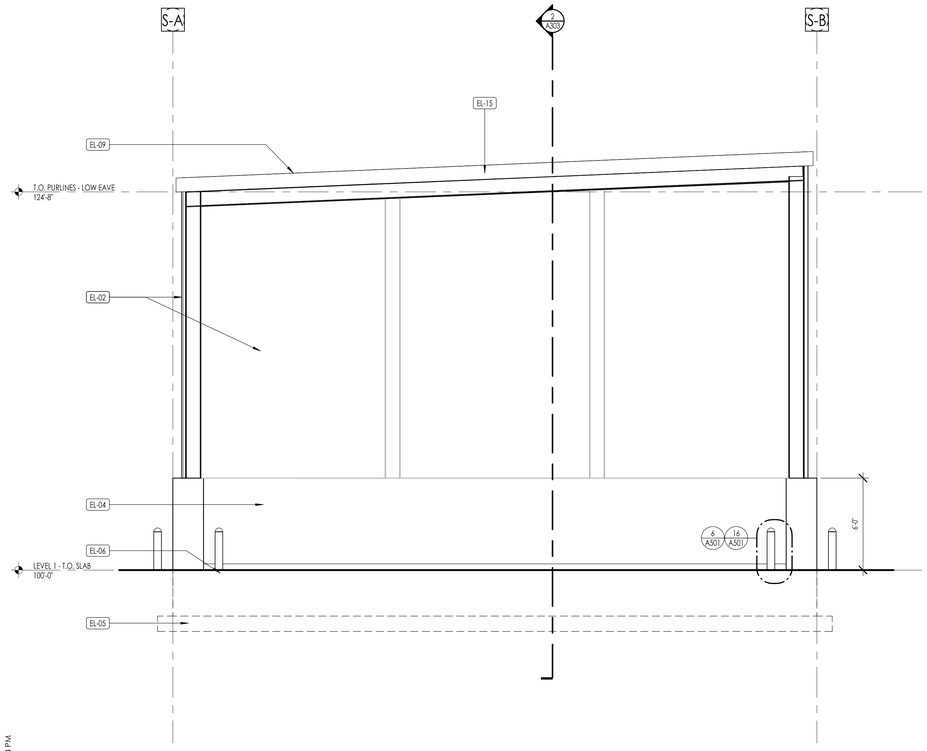
Plot Date: 5/4/2020 2:27:01 PM



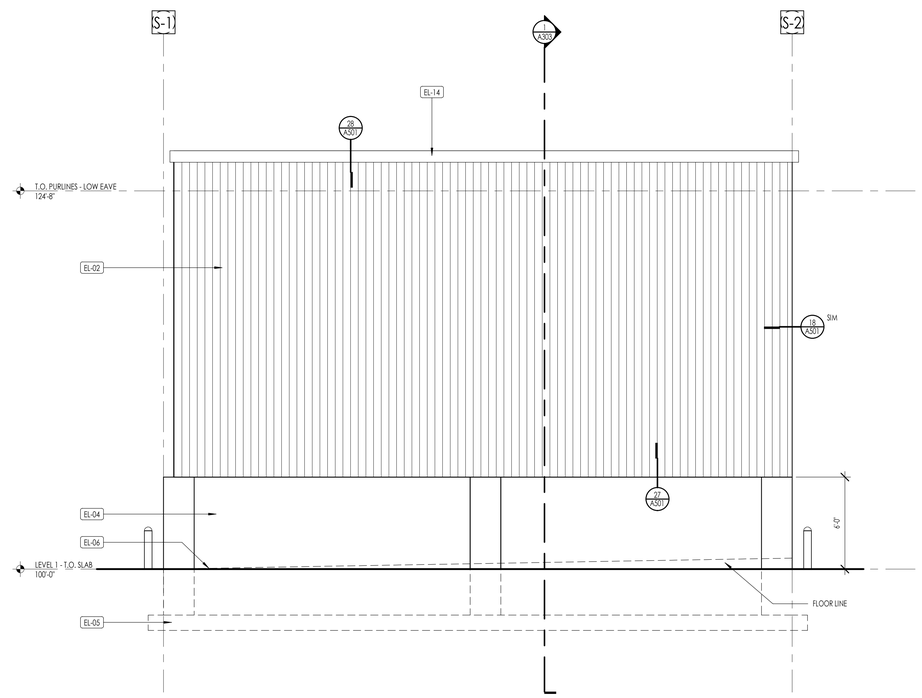
SALT STORAGE - NORTH ELEVATION
1/4" = 1'-0"
1 A203



SALT STORAGE - WEST ELEVATION
1/4" = 1'-0"
2 A203



SALT STORAGE - SOUTH ELEVATION
1/4" = 1'-0"
3 A203



SALT STORAGE - EAST ELEVATION
1/4" = 1'-0"
4 A203

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL TYPE 1
	METAL PANEL TYPE 2
	METAL PANEL TYPE 3 - LINER PANEL
	CONCRETE

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTE INSTRUCTIONAL	
EL-02	PRE-FINISHED METAL PANEL - BY P.E.B.M.
EL-04	EXPOSED CONCRETE WALL
EL-05	FOOTING AND FOUNDATION WALL
EL-06	FINISH GRADE - SEE CIVIL DRAWINGS
EL-09	STANDING SEAM METAL ROOFING
EL-14	EAVE TRIM - BY P.E.B.M.
EL-15	RAKE TRIM - BY P.E.B.M.

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STATE OF UTAH
COREY R. ROWLAN
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May 1, 2020

VINEYARD PUBLIC WORKS FACILITY

282 WEST 1,600 NORTH
VINEYARD CITY, UTAH 84059

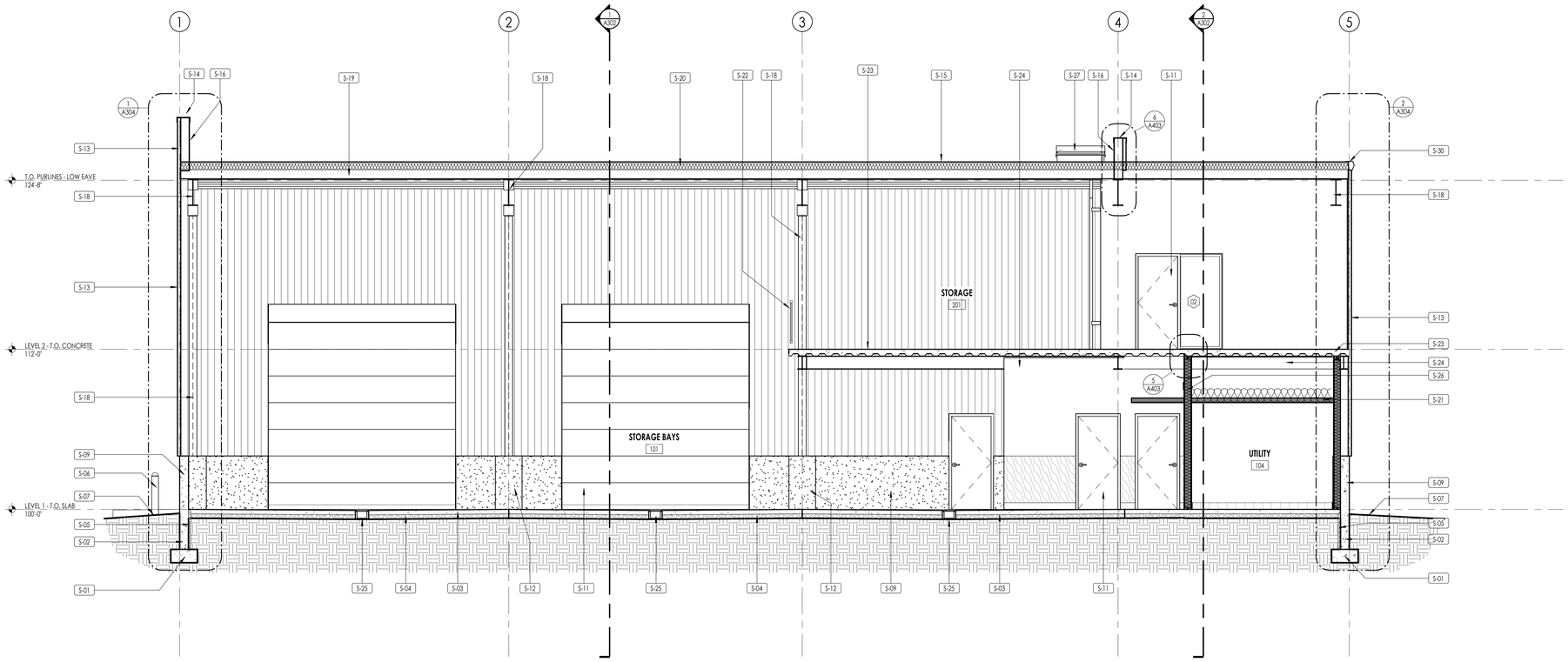
PROJECT NO. 20-025
DATE: 01 MAY 2020
REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS - SALT STORAGE

SHEET NUMBER:
A203

100% REVIEW

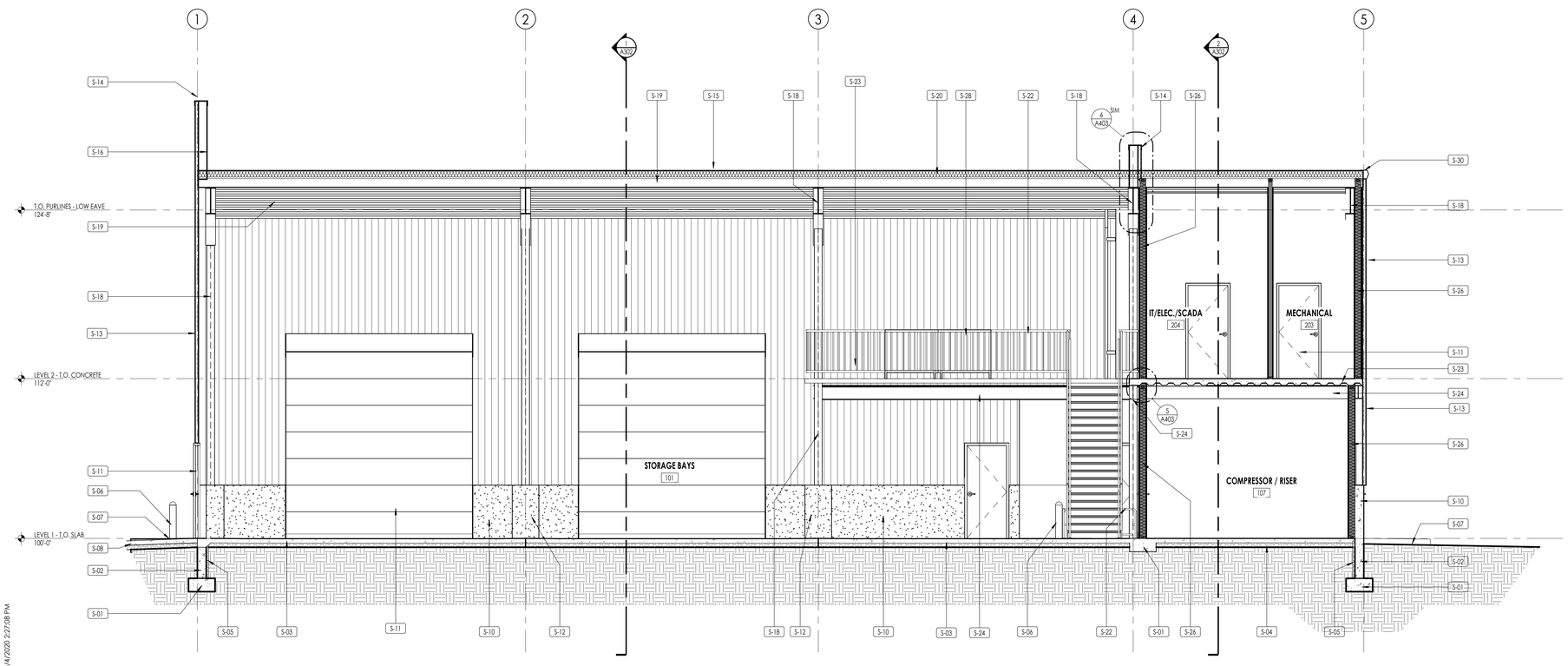
Plot Date: 5/4/2020 2:27:04 PM



BUILDING SECTION 1

1/4" = 1'-0"

1 A301



BUILDING SECTION 2

1/4" = 1'-0"

2 A301

SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL TYPE 3 - LINER PANEL
	CONCRETE
	BATT INSULATION

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTE INSTRUCTIONAL	
S-01	STRUCTURAL FOOTING
S-02	STRUCTURAL FOUNDATION
S-03	CONCRETE FLOOR SLAB
S-04	4" COMPACTED GRANULAR FILL
S-05	2" BELOW GRAD RIGID INSULATION BOARD
S-06	STEEL BOLLARD - SEE DETAILS
S-07	FINISH GRADE
S-08	EXTERIOR CONCRETE FLATWORK - SEE CIVIL
S-09	CONCRETE WALL
S-10	SCHEDULED WINDOW SYSTEM
S-11	SCHEDULED DOOR SYSTEM
S-12	STRUCTURAL CONCRETE PIER
S-13	INSULATED METAL WALL PANEL - SEE EXTERIOR ELEVATIONS FOR PANEL TYPE - BY P.E.B.M.
S-14	PRE-FINISHED METAL CAP FLASHING WITH DRIP EDGE
S-15	STANDING SEAM METAL ROOFING - BY P.E.B.M.
S-16	LINEAR PANEL ON BACKSIDE OF PARAPET WALL - BY P.E.B.M.
S-18	STRUCTURAL RIGID FRAME - BY P.E.B.M.
S-19	STRUCTURAL STEEL PURLIN - BY P.E.B.M.
S-20	BATT ROOFING INSULATION SYSTEM - BY P.E.B.M.
S-21	SCHEDULED CEILING TYPE
S-22	42" HIGH PIPE GUARDRAIL - PAINTED
S-23	ELEVATED CONCRETE SLAB IN METAL DECK - PAINTED
S-24	LEVEL 2 STRUCTURAL FLOOR FRAMING - BY P.E.B.M.
S-25	FLOOR DRAIN - SEE MECHANICAL
S-26	BATT INSULATION
S-27	ROOF HATCH
S-28	SWINGING GUARDRAIL GATE
S-30	RAKE TRIM - BY P.E.B.M.

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STATE OF UTAH
COREY R. ROZIN
LICENSED ARCHITECT
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May 1, 2020

VINEYARD PUBLIC WORKS FACILITY

282 WEST 1600 NORTH
VINEYARD CITY, UTAH 84059

PROJECT NO. 20-025
DATE: 01 MAY 2020

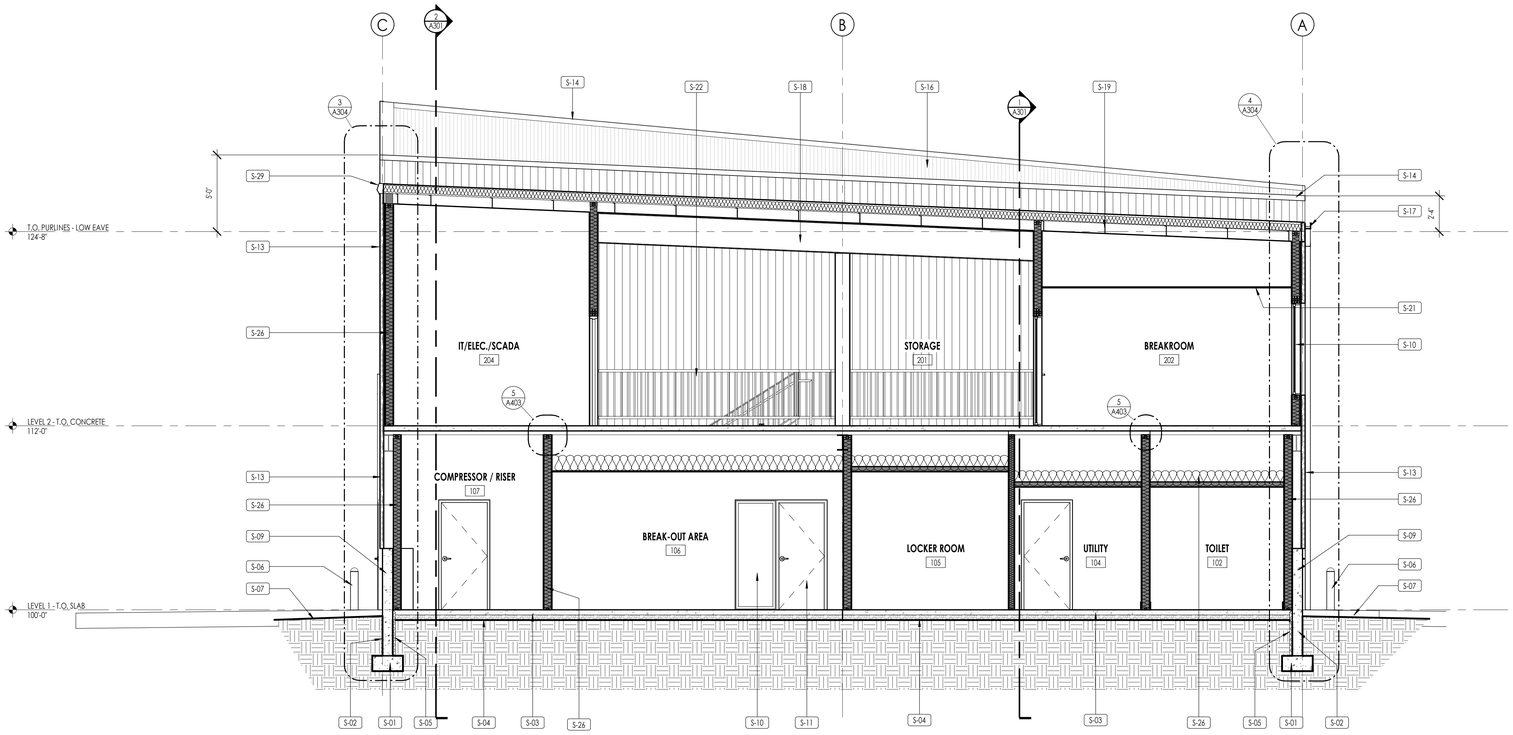
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A301

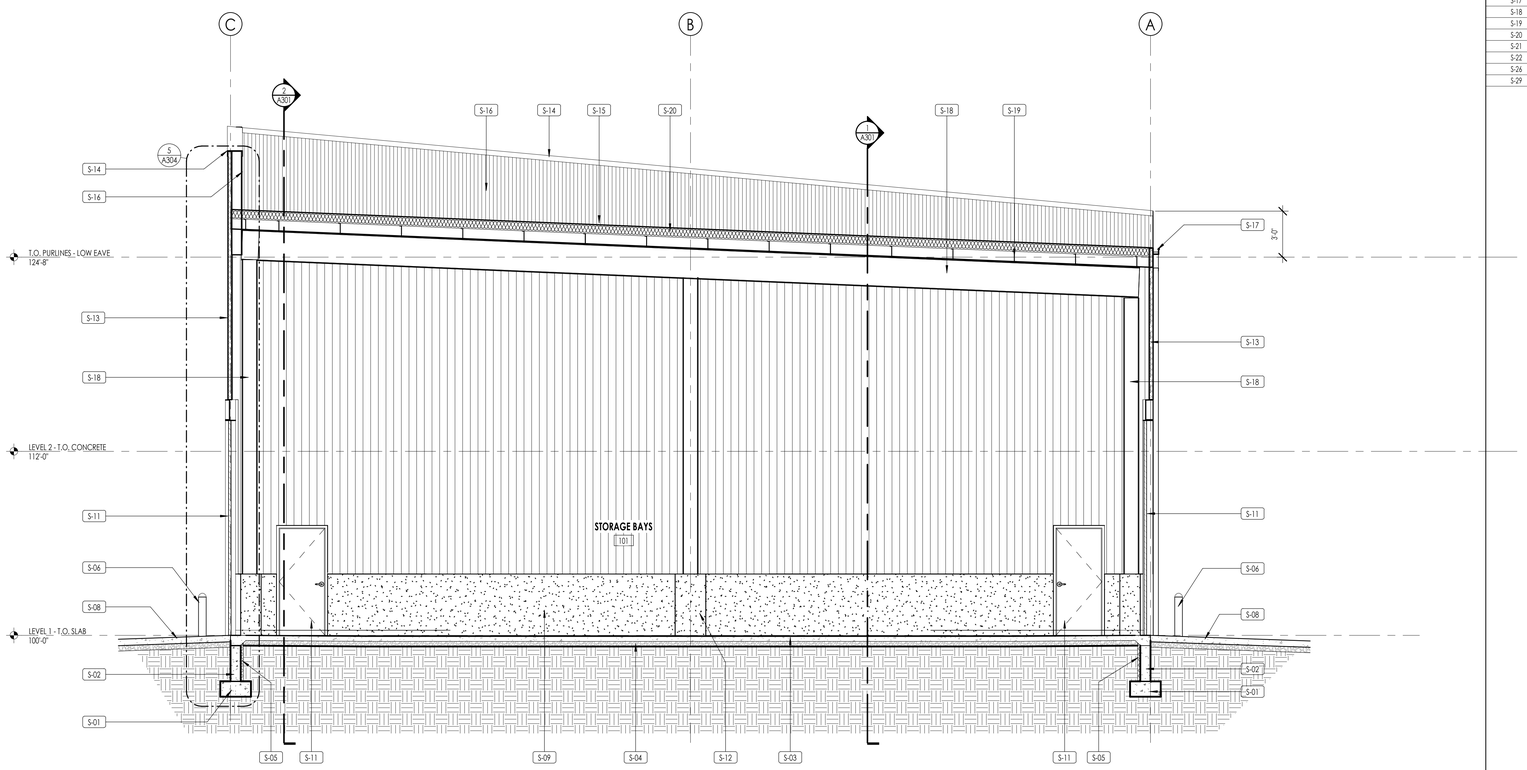
100% REVIEW

Plot Date: 5/4/2020 2:27:08 PM



BUILDING SECTION 3 — 2 A302

1/4" = 1'-0"



BUILDING SECTION 4 — 1 A302

1/4" = 1'-0"

SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL TYPE 3 - LINER PANEL
	CONCRETE
	BATT INSULATION

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTE INSTRUCTIONAL	
S-01	STRUCTURAL FOOTING
S-02	STRUCTURAL FOUNDATION
S-03	CONCRETE FLOOR SLAB
S-04	4" COMPACTED GRANULAR FILL
S-05	2" BELOW GRAD RIGID INSULATION BOARD
S-06	STEEL BOLLARD - SEE DETAILS
S-07	FINISH GRADE
S-08	EXTERIOR CONCRETE FLATWORK - SEE CIVIL
S-09	CONCRETE WALL
S-10	SCHEDULED WINDOW SYSTEM
S-11	SCHEDULED DOOR SYSTEM
S-12	STRUCTURAL CONCRETE PIER
S-13	INSULATED METAL WALL PANEL - SEE EXTERIOR ELEVATIONS FOR PANEL TYPE - BY P.E.B.M.
S-14	PRE-FINISHED METAL CAP FLASHING WITH DRIP EDGE
S-15	STANDING SEAM METAL ROOFING - BY P.E.B.M.
S-16	LINEAR PANEL ON BACKSIDE OF PARAPET WALL - BY P.E.B.M.
S-17	PRE-FINISHED METAL RAIN GUTTER - BY P.E.B.M.
S-18	STRUCTURAL RIGID FRAME - BY P.E.B.M.
S-19	STRUCTURAL STEEL PURLIN - BY P.E.B.M.
S-20	BATT ROOFING INSULATION SYSTEM - BY P.E.B.M.
S-21	SCHEDULED CEILING TYPE
S-22	42" HIGH PIPE GUARDRAIL - PAINTED
S-26	BATT INSULATION
S-29	EAVE TRIM - BY P.E.B.M.

SECTION LEGEND

1/4" = 1'-0"

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STATE OF UTAH — COREY R. ROLLIN — LICENSED ARCHITECT — 312767

May 1, 2020

VINEYARD PUBLIC WORKS FACILITY

282 WEST 1600 NORTH
VINEYARD CITY, UTAH 84059

PROJECT NO. 20-025
DATE: 01 MAY 2020

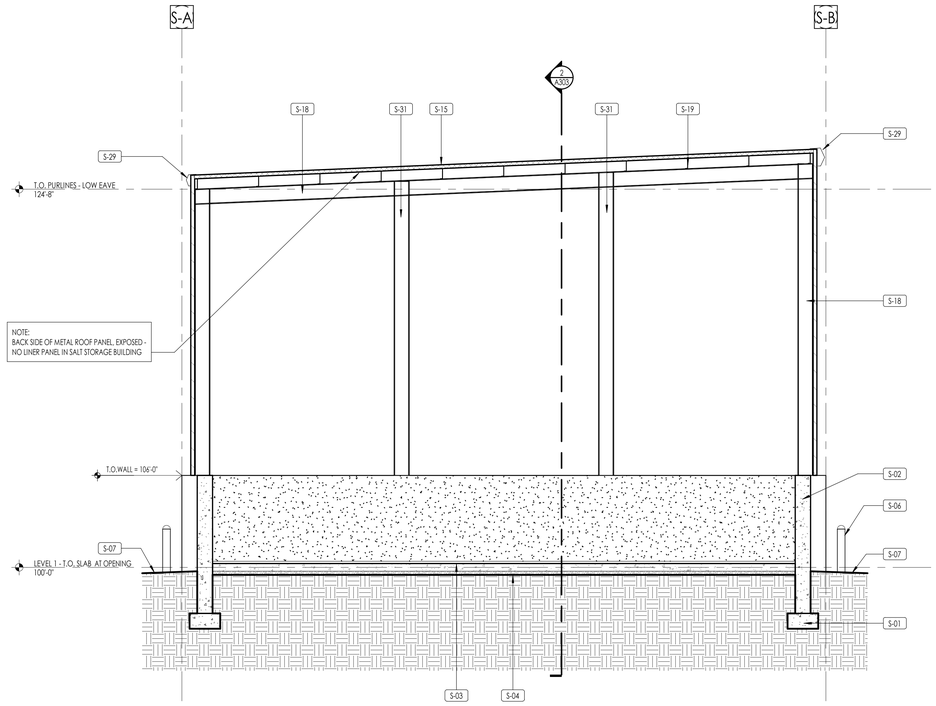
REVISIONS:

SHEET TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A302

100% REVIEW

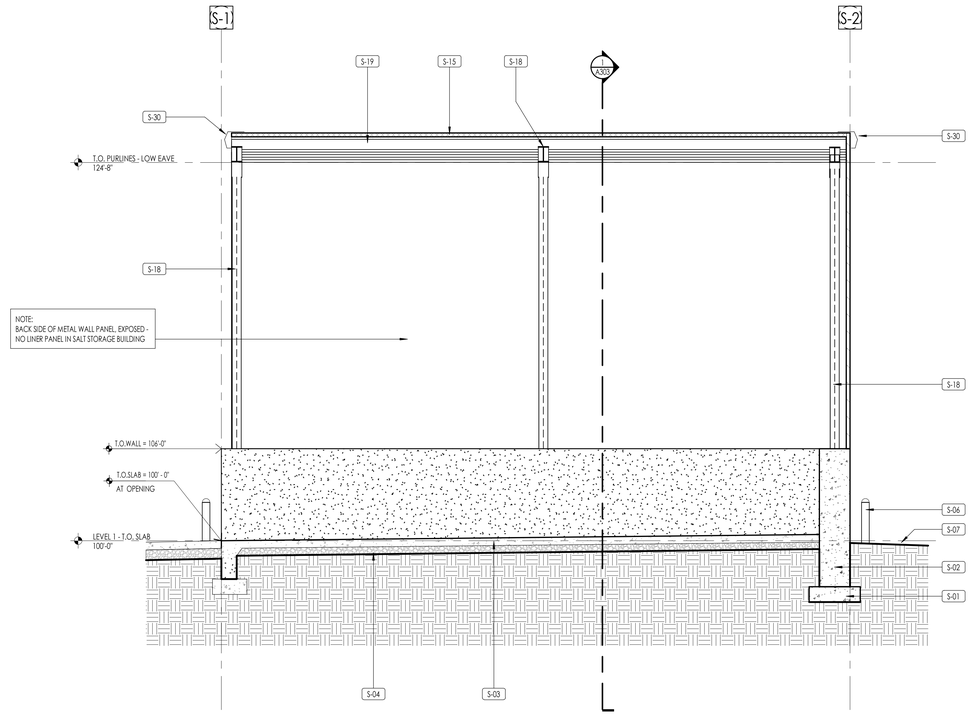
Plot Date: 5/4/2020 2:27:11 PM



SALT STORAGE SECTION 1

1/4" = 1'-0"

1 / A303



SALT STORAGE SECTION 2

1/4" = 1'-0"

2 / A303

ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	METAL PANEL TYPE 1
	METAL PANEL TYPE 2
	METAL PANEL TYPE 3 - LINER PANEL
	CONCRETE

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

ELEVATION/ SECTION KEYNOTES

KEYNOTE INSTRUCTIONAL	
S-01	STRUCTURAL FOOTING
S-02	STRUCTURAL FOUNDATION
S-03	CONCRETE FLOOR SLAB
S-04	4" COMPACTED GRANULAR FILL
S-06	STEEL BOLLARD - SEE DETAILS
S-07	FINISH GRADE
S-15	STANDING SEAM METAL ROOFING - BY P.E.B.M.
S-18	STRUCTURAL RIGID FRAME - BY P.E.B.M.
S-19	STRUCTURAL STEEL PURLIN - BY P.E.B.M.
S-29	EAVE TRIM - BY P.E.B.M.
S-30	RAKE TRIM - BY P.E.B.M.
S-31	STRUCTURAL STEEL GIRT, LOCATION AND SPACING PER P.E.B.M. - BY P.E.B.M.

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STATE OF UTAH
COREY R. PAUL
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May 1, 2020

VINEYARD PUBLIC WORKS FACILITY

282 WEST 1600 NORTH
VINEYARD CITY, UTAH 84059

PROJECT NO. 20-025
DATE: 01 MAY 2020
REVISIONS:

SHEET TITLE:
SALT STORAGE - BUILDING SECTIONS

SHEET NUMBER:
A303

100% REVIEW

Plot Date: 5/4/2020 2:27:14 PM