



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
April 7, 2021 at 6:00 p.m.**

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting on Wednesday, April 7, 2021 at 6:00 p.m. City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream channel](#).

AGENDA

REGULAR SESSION

Call to Order

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE – *to be announced*

2. 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 future agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.

3. MINUTES REVIEW AND APPROVAL:

3.1 **1.20.2021 Minutes**

3.2 **2.17.2021 Minutes**

4. BUSINESS ITEMS

4.1 DISCUSSION AND ACTION- YESCO Sign Standard Waiver

The applicant is requesting approval of a sign standard waiver for Maverik located at 78 S Geneva Rd within the Regional Mixed-Use (RMU) Zoning District. Parcel ID 40:454:0018. The Planning Commission will act to approve (or deny) the sign waiver.

4.2 DISCUSSION AND ACTION - Geneva Retail Frontage Preliminary Plat B

The applicant is requesting an approval of a preliminary plat for the Geneva Retail Frontage Plat B. Parcel ID's 40:513:0011, 40:513:0010, and 40:513:0009. The Planning Commission will act to approve (or deny) recommendation of the proposed application to the City Council.

5. WORKSESSION

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. ADJOURNMENT

The next regularly scheduled meeting is April 21, 2021.

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 Cache Hancey, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@vineyardutah.org.

The foregoing notice was posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices, delivered electronically to city staff, and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: March 31, 2021

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, January 20, 2021 at 6:00 p.m.**

This meeting will be held electronically because of the gathering restrictions in force due to the COVID-19 Pandemic.

Present

Commissioner Tim Blackburn
Commissioner Anthony Jenkins (Sitting Chair)
Commissioner Jeff Knighton
Commissioner Jessica Welch
Commissioner Amber Rasmussen

Absent: Chair Bryce Brady and Vice-Chair Shan Sullivan

Other Commissioners Present: Commissioner Tay Gudmundson

Staff Present: Community Development Director Morgan Brim, Planner II Briam Amaya Perez, City Engineer Don Overson, Planning Technician Cache Hancey, Water Operator Sullivan Love

Others present: Brandon Watson with Edge Homes

CALL TO ORDER

Sitting Chair Anthony Jenkins called the meeting to order at 6:01 p.m. He then read the following statement:

1. WRITTEN DETERMINATION

This meeting will be an electronic meeting according to Vineyard Municipal Code Section 3.08.030.

I, Anthony Jenkins, as the Sitting Chair of the Vineyard Planning Commission, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Utah County and Vineyard City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Utah County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*.

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the Vineyard Planning Commission shall be conducted by virtual means without an anchor location.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Jeff Knighton lead the meeting in the Pledge of Allegiance.

3. OPEN SESSION

No items were presented before the commission.

4. MINUTES REVIEW AND APPROVAL:

4.1 September 16, 2020

4.2 November 04, 2020

4.3 December 02, 2020

 **Motion:** COMMISSIONER TIM BLACKBURN MOTIONED TO APPROVE MINUTES AS PRESENTED. COMMISSIONER JESSICA WELCH SECONDED THE MOTION. COMMISSIONER JENKINS, COMMISSIONER WELCH, COMMISSIONER BLACKBURN, COMMISSIONER KNIGHTON, AND COMMISSIONER RASMUSSEN VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS

5.1 Lakefront at Town Center Phase 1G

- The Planning Commission will consider making a recommendation for approval of a site plan for the Open Space area delineated as wetlands.

Planner II Briam Amaya Perez reviewed the site plan and landscape plan from the previous Planning Commission. He stated that the area had been cleared by the Army Core of Engineers as not wetlands. To prevent flooding and liability issues, Edge Homes had decided to maintain the area as open space. They have planned to include natural vegetation in the area. At the previous Planning Commission, no action was taken because the Commissioners wanted Commissioner Amber Rasmussen to review the plans. Since then, Commissioner Rasmussen has reviewed the plans and Mr. Perez turned the time over to her to present.

Commissioner Rasmussen stated that she did not want this open space to be wetlands anymore as moisture will not match well with the planned vegetation. She asked for clarification on the moisture of the soil. She stated that she would like flowering plants to encourage monarchs to return to the area. Lastly, she stated that it is important for staff to have appropriate plans to care for the area.

Community Development Director Morgan clarified that this area will be a part of the HOA and they will maintain the area.

Brandon Watson with Edge Homes gave a brief background of the area. He stated that they originally wanted to build units but decided against it due to the moisture in the area. Edge Homes had put an underground drain system so that when water is present, it will be channeled out of the area and prevent the water from surfacing. 300 West also had a drain system installed under the road. They are

open to filling the wetlands with any materials as they can control the moisture. He continued that if you go to the area today, it is covered in phragmites and they want to remove them. They have consulted with Golden Landscape on what to do with this vegetation and have created a plan. Edge Homes felt comfortable with this landscaping plan and believed that it will maintain consistency with the improvements along the lakeshore.

Sitting Chair Anthony Jenkins asked about a federal designation change that allowed for this open space. Mr. Watson replied that they consulted with an environmental engineer. In that consultation, they assumed that due to the proximity to Utah Lake, the area would be considered wetlands. There was a new federal ruling that stated that you cannot assume wetlands designation based on proximity. The Army Core of Engineers performed a sample research and determined that the area was not wetlands.

Sitting Chair Jenkins asked if this ruling could flip-flop from a change in federal government.

Commissioner Rasmussen believed that it is important for the Commission and City to set standards so that federal rulings do not alter plans for the city and this area. She stated that she wanted to be involved in the decision to divert the water in this area but was not asked about it.

Mr. Perez stated that the city wanted to ensure that wetlands are wetlands if we are to treat them as such. He continued that there is nothing that prevents the city from establishing its own rules on what to classify as a wetland. There is currently a study for the wetlands next to Vineyard Grove Park. Doing so, it allows the city to use the space properly without having to go through the Army Core.



Sitting Chair Jenkins asked for a staff review and display of the area.

Mr. Watson displayed the material that Edge Homes had prepared. The area includes Kentucky bluegrass, intermediate and short grasses, windbreaker, and wild rye. These are all typical native plants for the area.

Commissioner Rasmussen mentioned that the Snake River wheat grass is not native and would support a change in the plan to reflect that.

Mr. Brim asked Mr. Watson if they would be okay with including flowering plants as requested from the Commission.

Commissioner Tim Blackburn stated that he would like for butterflies and bees to find refuge and food throughout Vineyard whenever possible. If there is open space, he wanted to ensure that they would include habitat for these. He asked if there was going to be any irrigation system. Mr. Watson replied that where there is sod laid, there will be irrigation but in the natural area there will not. They are going to work with Golden Landscaping to determine the best time to plant these native plants to ensure they take root. Commissioner Blackburn asked if they are going to bring in topsoil to promote growth. Mr. Watson replied that they would bring in 4-6 inches of topsoil for the grass but not add it to the natural area as it is not needed.

Commissioner Rasmussen asked how small the sod areas would be. Mr. Watson replied that they do not like any areas for sod that are smaller than 5 feet in width.

Mr. Watson mentioned that a bridge will not be installed because water in the area will not be sufficient for one. There are plans for one to be installed further west near the lake.



Commissioner Knighton asked Mr. Watson what the reason for the path through the natural vegetation was. Mr. Watson stated that although the path will not be a bridge, the path will provide a way for pedestrians a way to get through the vegetation.

Mr. Perez had a discussion with Water Manager Sullivan Love about the tree manual. The staff would encourage the landscaping company to use the landscaping manual to include a larger variety of trees in the area. Commissioner Rasmussen clarified that trees do need drip lines to survive.

Commissioner Blackburn stated that if the tree manual prohibits certain trees, the developer should adhere to follow the same thinking. Mr. Perez agreed but clarified that they are not required to by code. The staff would appreciate for Mr. Watson to show the landscaper the tree manual.

Commissioner Blackburn observed that from a historical perspective of Vineyard, they are always looking for open spaces for artifacts that would be placed throughout the area. Mr. Watson did not have an issue with the proposal.

Sitting Chair Jenkins asked what the timeframe for this would be. Mr. Watson replied that this approval is the last piece of the puzzle and then 300 West would be opened up. Once that happens, the current road will be dissolved and 300 West will become the main roadway. They just got approval from state lands to get improvements along the lake going.

Commissioner Knighton asked how to include wording in the motion to encourage the use of the tree manual. Mr. Brim replied that this developer has been responsive and could not be tied down to using the manual.



Motion: COMMISSIONER KNIGHTON MOVED TO APPROVE THE PLANS WITH CONDITIONS OF INTRODUCING NATIVE FLOWERING SPECIES WITH AN UPDATED LANDSCAPING PLAN PRIOR TO INSTALLATION. COMMISSION RASMUSSEN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: COMMISSIONER JENKINS, RASMUSSEN, KNIGHTON, BLACKBURN, AND WELCH VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

6. WORKSESSION

6.1 None

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Rasmussen stated that she has been working on producing a webinar on how to get rid of invasive species. She is expecting it to be done around mid-February.

Sitting Chair Jenkins asked for Commissioner Rasmussen to look into awards that the city could be awarded for open spaces.

Sitting Chair Jenkins mentioned that the Bike Committee has discussed trails and there will be more coming out soon.

Mr. Perez stated that the RV parking text amendment will take place next meeting. Staff will provide options that the Commission will take to City council. This council meeting will include Mr. Perez's diagnostics of the general plan and asked the Commission members to ensure they send comments to him so that he can take it to a staff report.

8. ADJOURNMENT



Motion: COMMISSIONER RASMUSSEN MOTIONED TO ADJURN THE MEETING. COMMISSIONER WELCH SECONDED THE MOTION. ROLL WENT AS FOLLOWS: COMMISSIONER JENKINS, RASMUSSEN, KNIGHTON, BLACKBURN, AND WELCH VOTED AYE. THE MOTION PASSED UNANIMOUSLY.

NOTICED BY: /s/ Cache Hancey
Cache Hancey, Planning Technician



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, February 17, 2021 at 6:00 p.m.**

This meeting will be held electronically because of the gathering restrictions in force due to the COVID-19 Pandemic.

Present:

Chair Bryce Brady
Commissioner Jessica Welch
Commissioner Tim Blackburn
Commissioner Anthony Jenkins

Staff Present: Community Development Director Morgan Brim, Planning Technician Cache Hancey, Planner II Briam Amaya Perez, Water Manager Sullivan Love, Assistant Public Works Director Chris Wilson, City Engineer Don Overson

Others Present: Marty Biljanic with MSI Properties and Shaun Hilton with Central Utah Water Conservancy District (CUWCD)

CALL TO ORDER

Chair Bryce Brady called the meeting to order at 6:07 p.m. and read the following statement:

1. WRITTEN DETERMINATION

This meeting will be an electronic meeting according to Vineyard Municipal Code Section 3.08.030.

I, Bryce Brady, as the Chair of the Vineyard Planning Commission, do hereby find and declare as follows:

1. Due to the Emergency conditions which currently exist in the State of Utah, and specifically in Utah County and Vineyard City as a result of the COVID-19 Pandemic and the recent surge in COVID-19 infections across the state and in Utah County, the holding of public meetings with an anchor location as defined in the *Utah Open and Public Meetings Act*, presents a substantial risk to the health and safety of those who may be present at the anchor location; and
2. The risk to those who may be present at an anchor location can be substantially mitigated by holding public meetings of the Planning Commission pursuant to electronic means that allow for public participation via virtual means; and
3. The City has the means and ability to allow virtual participation in the public meetings in accordance with the *Utah Open and Public Meetings Act*;

NOW THEREFORE, BASED UPON THE FOREGOING,

For thirty days from the date of this Order, meetings of the Vineyard Planning Commission shall be conducted by virtual means without an anchor location.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Tim Blackburn offered an invocation.

41 **3. OPEN SESSION**

42 **Motion:** COMMISSIONER JESSICA WELCH MOTIONED TO BEGIN THE OPEN SESSION.
43 COMMISSIONER BLACKBURN SECONDED. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY,
44 COMMISSIONER WELCH, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE.
45 THE MOTION CARRIED UNANIMOUSLY.

46 After hearing no public comments, Chair Brady asked for a motion to close the open session.

47 **Motion:** COMMISSIONER JESSICA WELCH MOTIONED TO CLOSE THE OPEN SESSION.
48 COMMISSIONER BLACKBURN SECONDED. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY,
49 COMMISSIONER WELCH, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE.
50 THE MOTION CARRIED UNANIMOUSLY.

51
52 **4. MINUTES REVIEW AND APPROVAL:**

53 No minutes were presented before the Commission for review and approval.
54

55 **5. BUSINESS ITEMS**

56 **5.1 Central Utah Water Conservancy District Well Site 17, Conditional Use Permit**

57 The Planning Commission will hold a public hearing regarding a Conditional Use Permit for a
58 public utility. The applicant is proposing a new well site and pump house. Well drilling work will
59 consist of drilling a 24-inch diameter drinking water production well, including drilling, casing,
60 developing and testing the completed well. The property is located at 349 North Geneva Road,
61 Vineyard, Utah.

62
63 Community Development Director Morgan Brim introduced the conditional use permit
64 applicant and proposed site. He described the project area and the likeliness of the project to
65 similar well sites near some apartment complexes. There are currently three (3) well sites near
66 residential areas in the city. He asked for Shaun Hilton with Central Utah Water Conservancy
67 District (CUWCD) to explain the public outreach that will be done and how they will resolve
68 issue with residents.

69
70 Shaun Hilton described the construction timelines for drilling sites 16 and 17. While they will be
71 drilled at the same time, only site 17 requires a Conditional Use Permit. The timeline for
72 construction that was given in the staff report is from March of 2021 to March 2022. He stated
73 that CUWCD have planned on starting at well 17 first and getting that drilled, then moving
74 north to well 16 a constructing the well houses afterwards. Drilling will take 2-3 months which
75 consists of a rig drilling in a 24-hour operation with crews changing periodically. There will be
76 noise barrier walls installed to mitigate noise to the neighbors. Another well, Site 8 is in the
77 middle of an apartment complex and had the sound walls installed that has prevented much of
78 the noise. There is a public consultant group that will be on board with CUWCD while wells 16
79 and 17 are being drilled.

80
81 Mr. Brim asked if there would be an educational campaign to inform the public of what is going
82 on at these sites. Mr. Hilton replied that there will be door hangers sent out and they will try to
83 communicate with the neighbors to make them aware of the activities.

84
85 Commissioner Blackburn asked if the equipment will be brought in through Geneva Road. Mr.
86 Hilton replied that all equipment would be brought in through Geneva Road. Commissioner
87 Blackburn then asked if the sound will be similar to that of drilling in pylons. Mr. Hilton replied

that well drilling is different and quieter than pylon pounding. There will pylon pounding to get the sound walls constructed but it will be minimal compared to the drilling.

Mr. Brim explained that the City did receive complaints about drilling for other wells but CUWCD has been great at communicating with residents on these issues. Because of the size of the operation, drilling has to happen 24 hours a day. Mr. Hilton explained that if they have to shut down drilling, the well has a good probability of collapsing on itself.

Mr. Blackburn asked if the City knew anything about the demographics of the neighboring housing units. Mr. Brim replied that most of the population is students, young professionals, and young families. Mr. Blackburn asked if CUWCD is working with the HOA to post about the operation. Mr. Hilton stated that they are working with the nearby HOA's to post on clubhouses and entrances to notify the public.

Mr. Brim explained that staff has produced a proposed motion that included conditions.

Commissioner Jenkins asked if CUWCD will be updating their Wellsatvineyard.com website. Mr. Hilton replied that they will be updating the website to include information about these wells.

 **Motion:** COMMISSIONER JENKINS MOVED TO OPEN TO A PUBLIC HEARING. COMMISSIONER BLACKBURN SECONDED MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER WELCH, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Motion: COMMISSIONER JENKINS MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER WELCH SECONDED MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER WELCH, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

 **Motion:** COMMISSIONER WELCH MOVED APPROVE THE MOTION WITH THE PROPOSED CONDITIONS. COMMISSIONER JENKINS SECONDED MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER WELCH, COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5.2 Eastlake Lot 05, Site Plan

MSI Properties is requesting approval for a new warehouse/industrial building. This building will be located at 71 E 1750 N within the Manufacturing (M) District. Parcel Number: 38:559:0005.

Planner II Briam Amaya Perez introduced the proposed property as well as the applicant. This project is 12.39 acres and valued at \$9 million. Construction will take around 10 months to complete, beginning in April 2021. The property is in the M district, meant for manufacturing. It would allow for mixed use. Manufacturing, warehousing, and office space are all part of this area. This area is designated as the Vineyard commerce center. Mr. Perez continued to describe the size and appearance of the building. The perimeter of the site is surrounded by protected open space, Lindon City, and already built warehouses.

Mr. Perez stated that the design of the building passes City requirements with varied architectural forms and is consistent with the natural environment. Staff has worked with the applicant to mitigate building massing with varied rooflines, wall panels, decorative inserts, and glass. The buildings have safe connectivity for vehicles and pedestrians.

 Mr. Perez continued that the landscaping of this area is extensive. Vineyard only requires 5% of this zone to be reserved for landscaping and this applicant has planned for 25% of the area for landscaping. They have created a buffer to the reserved open space around the perimeter. They have included xeriscape, gravel, and mulch in their design.

The applicant has exceeded all of the parking requirements. With the proposed square footage, the City would require 222 total parking spaces. The applicant has proposed 234 parking spaces and have shown that they cleared the ADA parking expectations as well. Mr. Perez proceeded to show and describe the elevations of the buildings and materials board.

Mr. Perez asked the applicant to consider a connection to the Lindon Heritage Trail and to make sure parking is screened from the public row. He stated that the applicant has agreed to increase screening on the southwest corner of the site and to draw up a new site plan.

Mr. Perez reported that staff found that the site meets the requirements in the zoning code. Staff proposed for the Commission to approve the applicant's proposal with conditions.

Chair Brady asked about the 30-foot side yard setback being in compliance. Mr. Perez replied that he believes he made a mistake and the setback should be 24 feet. Mr. Brim later confirmed that the setback requirement is set at 25-feet.

Commissioner Jenkins asked about the connection to the Lindon Heritage Trail and he would like to add a condition to the motion for the applicant to connect to the trail. Marty Biljanic with MSI Properties stated that they are unsure where the trail connection will need to be as the trail appears to be not crossing into this property. Assistant Public Works Director Chris Wilson stated that Lindon City is working on a project to design and extend that trail. They want the trail completed by next year. City Engineer Don Overson explained that the trail is going to cross diagonally Pioneer Lane and not be included in this property. Mr. Brim explained that the staff was wanting for the applicant to include a connection from the site to the Lindon Heritage Trail, not to finish the Trail.

 **Motion:** COMMISSIONER JENKINS MOTIONED TO APPROVE THE EASTLAKE LOT 05 CONDITIONAL USE PERMIT WITH THE FOLLOWING CONDITIONS: THE APPLICANT SHALL PROVIDE SCREENING OF ALL PARKING LOTS OF FOUR (4) OR MORE SPACES VISIBLE FROM THE STREET VIEW BY A LANDSCAPED BERM, DECORATIVE WALL, VERTICAL LANDSCAPING, OR COMBINATION THEREOF AT LEAST THREE (3') FEET HIGH AS MEASURED FROM THE FINISHED GRADE ADJACENT TO THE PARKING AREA TO BE SCREENED, THE APPLICANT SHALL UPDATE THE SITE PLAN/LANDSCAPING PLAN TO REFLECT THE ADDITION OF SCREENING MATERIALS ALONG THE PUBLIC ROW, AND THE APPLICANT IS SUBJECT TO ALL FEDERAL, STATE, AND LOCAL LAWS. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS CHAIR BRADY, COMMISSIONER JENKINS, COMMISSIONER BLACKBURN, AND COMMISSIONER WELCH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

181 **6. WORKSESSION**

182 No items were brought before the Commission for the work session.
183
184

185 **7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE**

186 Commissioner Blackburn updated the Commission on the fencing for Walkara Way. He stated
187 that there should be cattle brought to the area in the next 2-3 weeks. There will be another section of
188 fence built soon.

189 Commissioner Welch mentioned that the installation of the NARX disposal unit will be installed
190 in the next few weeks. It will be located and locked away at the City Office.

191 Mr. Brim mentioned that the city has installed a time lapse camera on the Walkara Way
192 property to create a video of the impact of the cattle on the phragmites and other invasive species. He
193 wanted to make sure that it was documented. The General Plan is also in the process of getting a first
194 draft together so that the Commission can start making amendments. Staff is hoping to go to a public
195 process around April.
196

197 **8. ADJOURNMENT**



198 **Motion:** COMMISSIONER WELCH MOVED TO CLOSE THE MEETING. COMMISSIONER JENKINS
199 SECONDED MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER WELCH,
200 COMMISSIONER BLACKBURN, AND COMMISSIONER JENKINS VOTED AYE. THE MOTION CARRIED
201 UNANIMOUSLY.
202

203 **NOTICED BY:** /s/ Cache Hancey

204 Cache Hancey, Planning Technician
205
206



Date: April 7, 2021 Planning Commission Meeting
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: 4.1 – YESCO Sign Standard Waiver
Address: 24 S Geneva Rd
Owner: Maverik, INC

INTRODUCTION:

The applicant is requesting approval of a sign standard waiver. The applicant is wanting to install a free-standing, multi-tenant sign for Maverik and Alloy Apartments on the southeast end of their property along Geneva Rd. As designed, this sign would exceed the allowable maximum height and maximum area permitted out-right for this sign classification but would meet the criteria outlined for a sign standard waiver. There are currently two existing, single-tenant monument signs on the premises (one on the northeast of the property along Geneva Rd; the other along Mill Rd.) that serve to advertise current fuel prices. The Vineyard Zoning Code does not allow more than two single-tenant monument signs for this site. In addition, the applicant is also proposing three, double-faced cabinet signs behind the primary building that would provide directional signage for the safe circulation of traffic entering and exiting the property on the newly installed, interior roadway. Lastly, the applicant is installing a wall sign on the existing wall on the northeast corner of the property that would display the Vineyard City logo.

ANALYSIS:

The sign ordinance allows for 1 multi-tenant, monument sign per each street frontage. Properties with 800 FT or more frontage shall be permitted 1 sign per every 400 feet of frontage. The applicant would be allowed up to two, multi-tenant, monument signs if they so desired. As mentioned above, the applicant is only proposing a single, multi-tenant, monument sign along Geneva Road. As designed, this proposed sign measures 18 FT in height. The maximum allowed sign height for a multi-tenant, monument sign is 10 FT without a sign standard waiver. The evaluation criteria of a sign standard waiver would not allow this sign to exceed by more than twenty feet (20') for multi-tenant, monument signs. Therefore, at 18' in height, the proposed sign would be within the allowable criteria to receive approval of the sign standard waiver.

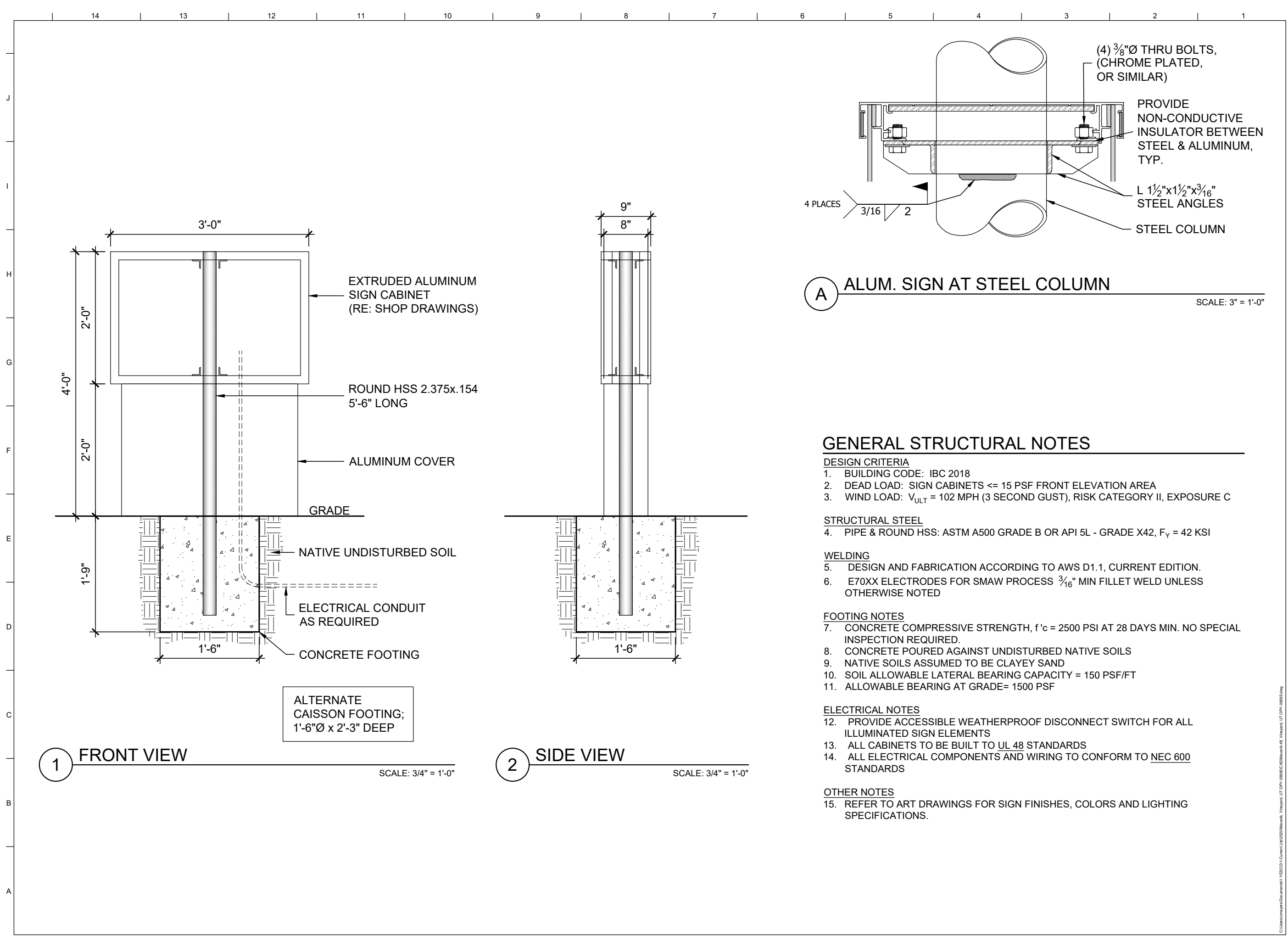
The maximum allowed sign area for multi-tenant, monument signs is 80 SF. The multi-tenant sign proposed by the applicant measures 94.2 SF, exceeding the permitted area by 14.2 SF. Nevertheless, the evaluation criteria concerning sign area for a sign standard waiver states, "in no event shall any sign exceed more than twenty-five percent (25%) any maximum sign area standard permitted by this title (Title 15 'Zoning Code'). This criterion would allow the proposed multi-tenant, monument sign a maximum sign area of 100 SF. In essence, at 94.2 SF, they would be within the allowable maximum sign area permitted to receive the waiver.

There are currently two existing single-tenant, monument signs on the premises that advertise current fuel prices. The sign ordinance would not allow the applicant any further single-tenant, monument signs as the ordinance permits "2 [single-tenant, monument] signs for properties with frontage on 2 arterial streets.

The applicant is also proposing three (3), double-faced, aluminum, box cabinet signs. These signs are considered as free-standing, monument signs in the zoning code. Each sign measures 4 FT in height and 6 SF in area. The maximum height allowed for monument signs is six feet (6') and the maximum allowed area is 40 SF. The proposed signs do not exceed these regulations. The sign standard waiver would permit these signs, even though this would bring the applicant's total number of monument signs to five (5), due to the criterion that states:

- ii. Quantity: The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and way finding for safety of the occupants of vehicles and pedestrians. Factors to be considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas.

These box cabinet signs would provide the necessary direction to facilitate the safe internal circulation of vehicular and pedestrian traffic within the site. Therefore, these should be included within the sign standard waiver approval.



ENGINEERING

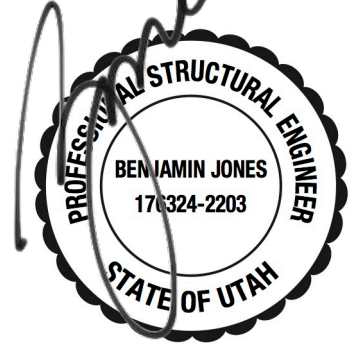
1605 South Gramercy Rd.
Salt Lake City, UT 84104
(801) 487-8481

www.yesco.com

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Revisions

No.	Date
Orig	8/20/2020
1	
2	
3	
4	
5	



Drawn by.....CARL MEYERS
Checked by.....BJ

MAVERIK #517

SWC GENEVA RD & MILL RD
VINEYARD, UT

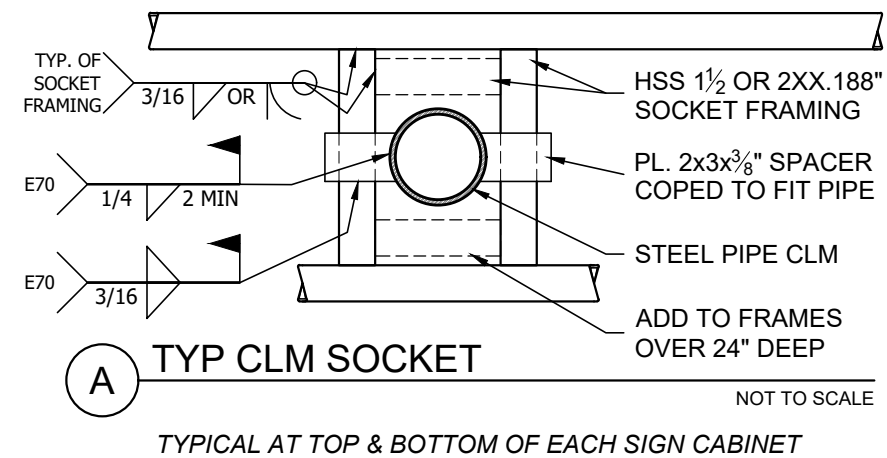
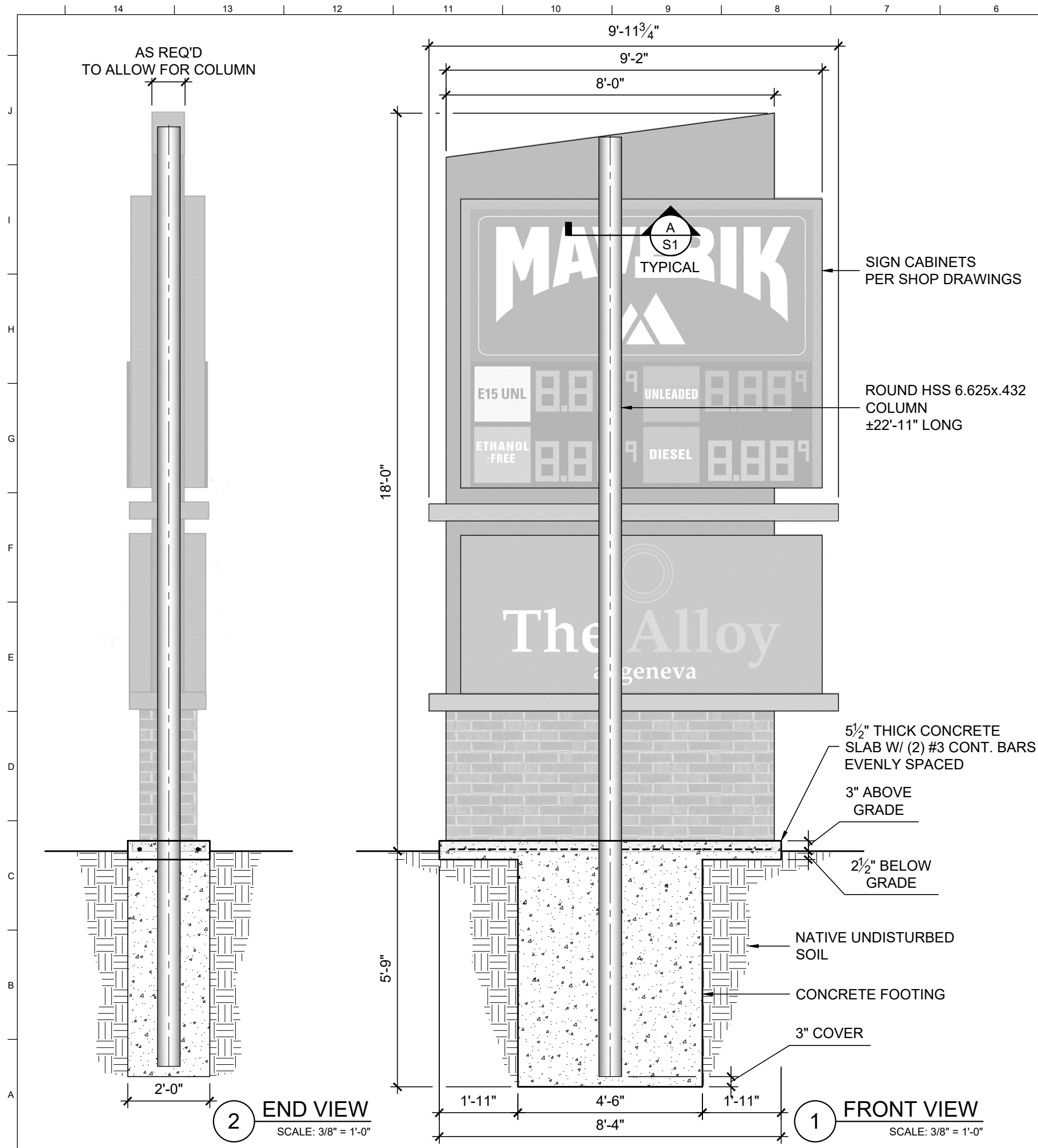
Engineer.....BEN JONES
Account Exec.....MATT WREN
Designer.....CHERYL LEWIS

Date: 8/20/2020

Project No.

OPY-08565

S1



GENERAL STRUCTURAL NOTES

DESIGN CRITERIA

- BUILDING CODE: IBC 2018
- DEAD LOAD: SIGN CABINETS $\leq$ 15 PSF FRONT ELEVATION AREA
- WIND LOAD: $V_{ULT} = 102$ MPH (3 SECOND GUST), RISK CATEGORY II, EXPOSURE C

STRUCTURAL STEEL

- PIPE (P): ASTM A500 GRADE B OR API 5L - GRADE X42, $F_y = 42$ KSI
- STEEL TUBE (HSS): ASTM A500 GRADE B, $F_y = 46$ KSI
- STEEL PLATE (PL) & ROD: ASTM A36

WELDING

- DESIGN AND FABRICATION ACCORDING TO AWS D1.1, CURRENT EDITION.
- WELDING SHALL BE BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES.
- E70XX ELECTRODES FOR SMAW PROCESS
- ER70S-X, E70C-XC ELECTRODES FOR GMAW PROCESSES
- E7XT-X OR E7XT-XM ELECTRODES FOR FCAW PROCESSES
- $\frac{3}{16}$ " MIN FILLET WELD UNLESS OTHERWISE NOTED

FOOTING NOTES

- CONCRETE COMPRESSIVE STRENGTH, $f'_c = 2500$ PSI AT 28 DAYS MIN. NO SPECIAL INSPECTION REQUIRED.
- CONCRETE PLACEMENT AND QUALITY SHALL BE PER RECOMMENDATIONS IN ACI 614, ACI 301 AND ACI 318. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, REMOVE ALL DEBRIS FROM FORMS BEFORE PLACING CONCRETE.
- CONCRETE POURED AGAINST UNDISTURBED NATIVE SOILS
- NATIVE SOILS ASSUMED TO BE CLAYEY SAND
- SOIL ALLOWABLE LATERAL BEARING CAPACITY = 150 PSF/FT
- ALLOWABLE BEARING AT GRADE = 1500 PSF

OTHER NOTES

- REFER TO ART DRAWINGS FOR SIGN FINISHES, COLORS AND LIGHTING SPECIFICATIONS.



ENGINEERING

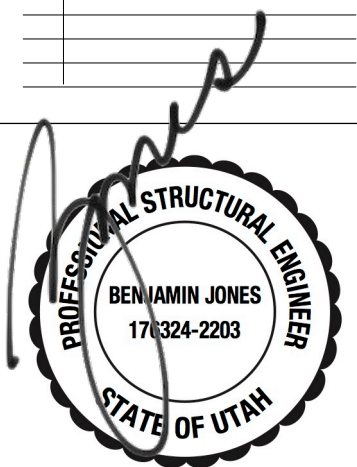
1605 South Gramercy Rd.
Salt Lake City, UT 84104
(801) 487-8481

www.yesco.com

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Revisions

No.	Date
Orig	8/20/2020
1	
2	
3	
4	
5	



Drawn by.....CARL MEYERS

Checked by.....BJ

MAVERIK #517

SWC GENEVA RD & MILL RD
VINEYARD, UT

Engineer.....BEN JONES
Account Exec.....MATT WREN
Designer.....CHERYL LEWIS

Date: 8/20/2020

Project No.

OPY-08565

S1



Vineyard Building Permit

Application Accepted Date: 03/23/2021
Type of Improvement: Sign Waiver
Description: Proposed multi-tenant sign for Maverik and Alloy a
Bldg. Address: 24 S. Geneva Rd
City: Vineyard State: UT Zip: 84059
Subdivision: Phase:
Block: Lot #: Parcel #:
Permit Contact: Rick Magness P:(702) 370-6962
Email: rmagness@yesco.com

CONTACT INFORMATION

APPLICATION DETAILS

of Units: 0

Valuation	\$	0.00
PERMIT FEES		
Total Fees:	\$	0.00

APPROVALS

DATE

INFO

Setbacks	Front:	Rear:	Left:	Right:
Min.				
Actual:				

APPLICATION NUMBER: PLAN21-251

I agree to comply with all City, County, and State building laws and ordinances. I attest that all representations in this application for a building permit are true and accurate, and any misrepresentations of errors herein are the sole responsibility of the applicant, and shall in no way incur or accrue liability or obligation to enforcing officers or agents. This City does not accept any obligation or liability to have plans reviewed or approved by an Architectural Review Committee prior to the issuance of a building permit. It is the responsibility of the owner and builder to receive approval from the Architectural Review Committee. Failure to receive approval may result in civil action. This permit becomes null and void if work on construction authorized is not commenced within 180 days or if construction work is suspended or abandoned for a period of 180 days at any time after work is commenced. OCCUPANCY OF STRUCTURE IS PROHIBITED UNTIL AFTER FINAL INSPECTION AND ZONING/OCCUPANCY COMPLIANCE CERTIFICATE IS ISSUED. I HAVE CHECKED THE SEWER DEPTH OF ABOVE LOT AND WILL TAKE ALL RESPONSIBILITY FOR SETTING THE BUILDING ACCORDINGLY.

Applicant Name: Rick Magness

Signature of Applicant/Authorized Agent or Date:
Owner:

Application Approved By: Date:

Application Issued By: Date:

Receipt #: Date:



Sign Package for Maverik #517 at 24 S. Geneva Road and Mill Road, Vineyard, UT

Presented By



Salt Lake Region

Salt Lake Office
1605 South Gramercy Road
Salt Lake City, UT 84104
801-487-8481

Version:

OPY_08565_R11_02.19.2021



DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

www.yesco.com

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions



No.	Date / Description
orig	
1	10-23-2017 re-number pg CTL
2	1-31-2018 no chg this pg CTL
3	4-12-2019 update new colors CTL
4	6-23-2020 update new logo CTL
5	7-7-2020 Changes per redlines - JAR
6	10-15-2020 No changes (GB)
7	11.05.2020 UPDATE REVISED SIGNS (GB)
8	02.18.2021 UPDATE REVISED SIGNS (GB)

Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

Maverik #517

24 S. Geneva Road

Acct. Exec: Matt Wren

Designer: Cheryl Lewis

Orig: 9-28-2017

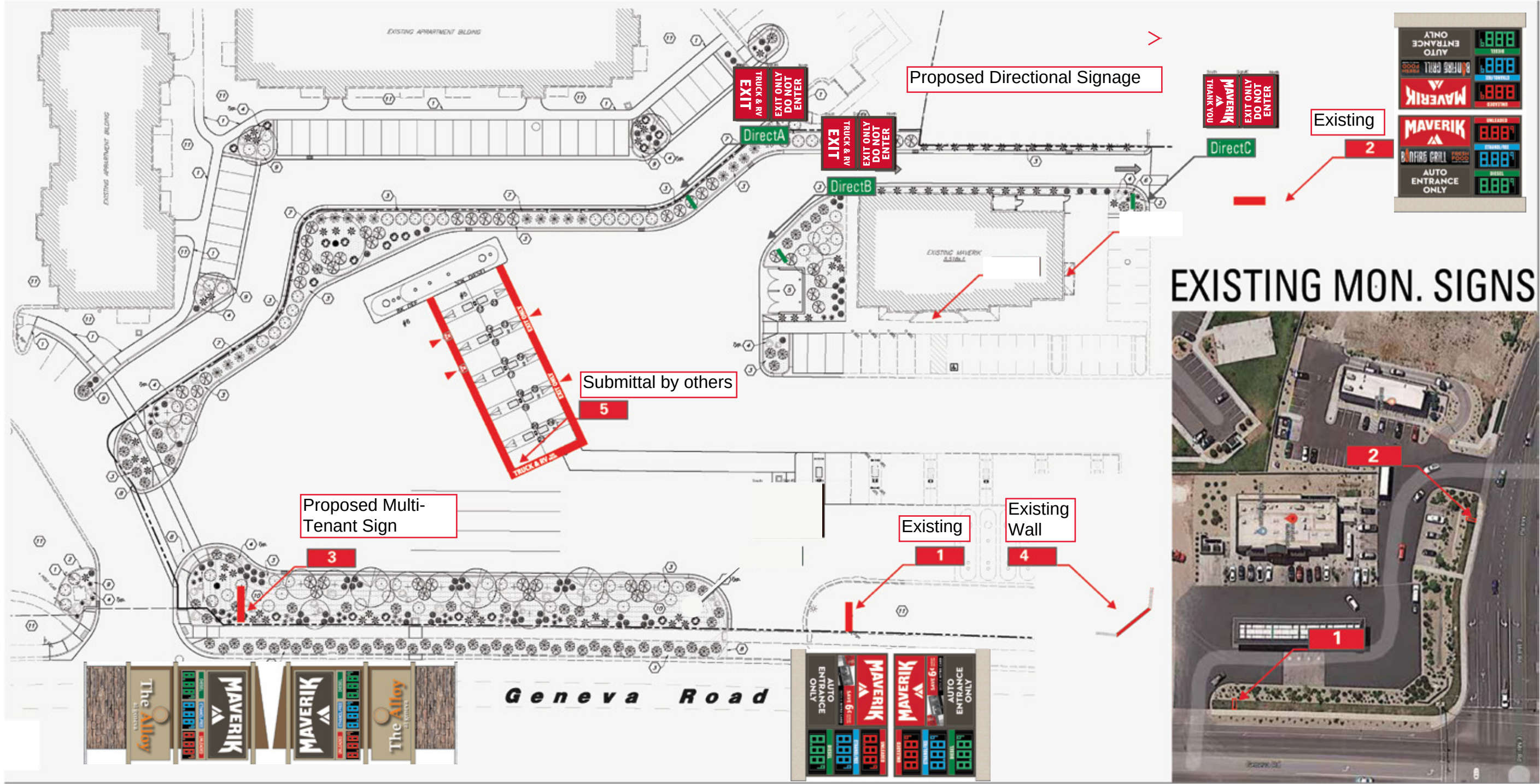
OPY# 08565

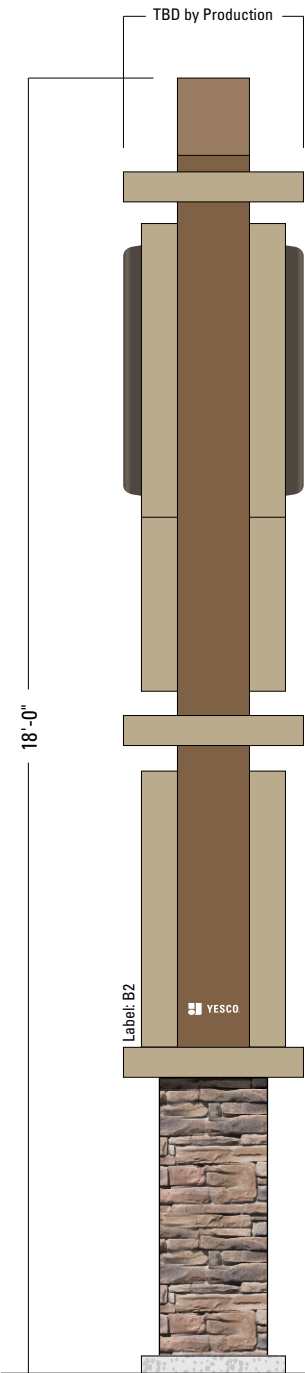
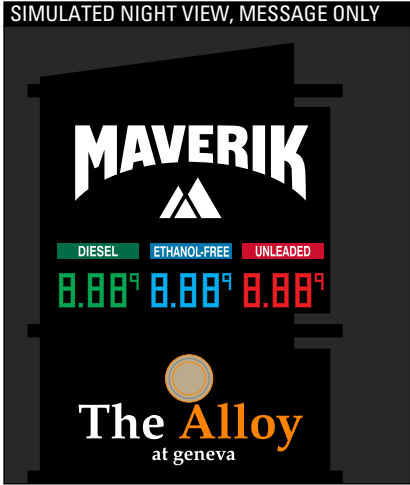
R11

JO #00000

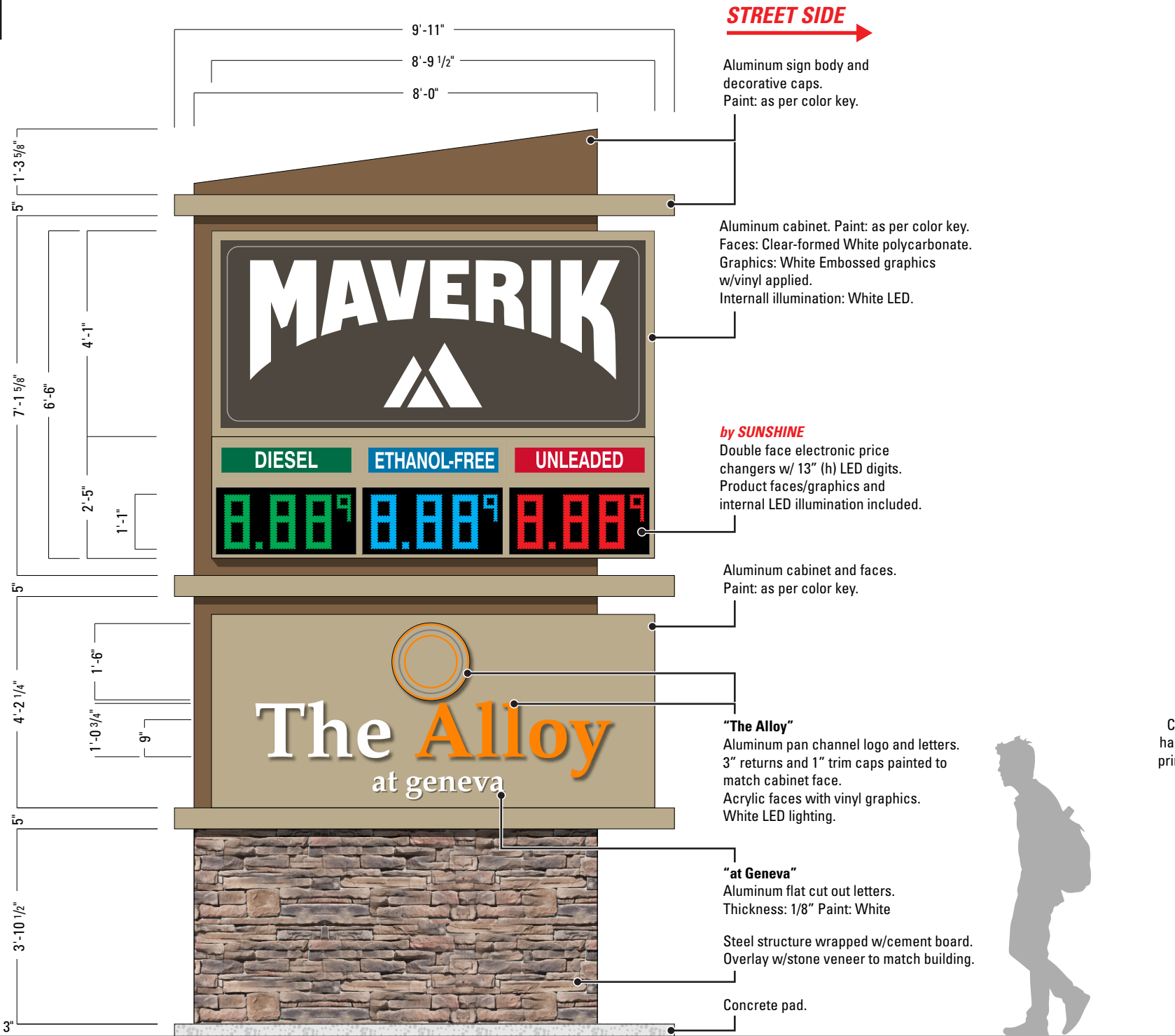
scale: as noted

LOC 0.1





3 SIDE VIEW

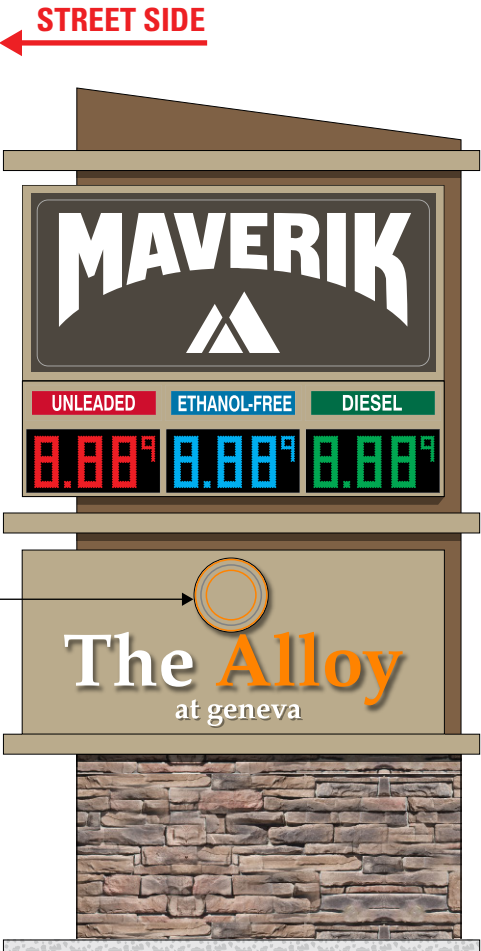


3 DOUBLE FACE PYLON SIGN
SCALE: 3/8" = 1'-0"

SCOPE OF WORK:
MANUFACTURE & INSTALL *ONE (1)* DOUBLE FACE,
INTERNALLY ILLUMINATED PYLON SIGN.
FINAL ELECTRICAL CONNECTION BY: YESCO TO CONNECT SIGN TO CUSTOMER
PROVIDED PRIMARY POWER TO SIGN LOCATION

COLOR KEY		
1	VINYL	3M 3630-26 GREEN
2	VINYL	3M 3630-147 LIGHT EUROPEAN BLUE
3	VINYL	3M 3630-33 RED
4	VINYL	3M 3630-74 KUMQUAT ORANGE
5	PAINT	TAN TO MATCH BUILDING FASCIAS PM: OBTAIN COLOR SAMPLE
6	PAINT	BROWN TO MATCH BUILDING ACCENTS PM: OBTAIN COLOR SAMPLE
NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS		

TABULATIONS
Sign Area: 94.2 s.f.
Sign Height: 18.0 ft



3 OPPOSITE SIDE



DESIGN
1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions	
No.	Date / Description
orig	
1	10-23-2017 add new sign CTL
2	1-31-2018 reconfigure CTL
3	4-12-2019 remove mtn logo CTL
4	6-23-2020 update new logo CTL
5	7-7-2020 Changes per redlines - JAR
6	10-16-2020 ADDED TEMP BANNERS (GB)
7	11.05.2020 REDESIGN SIGN (GB)
8	02.18.2021 REVISED PRICE EMC (GB)

Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

Maverik #517

24 S. Geneva Road

Acct. Exec: Matt Wren
Designer: Cheryl Lewis

Orig: 9-28-2017

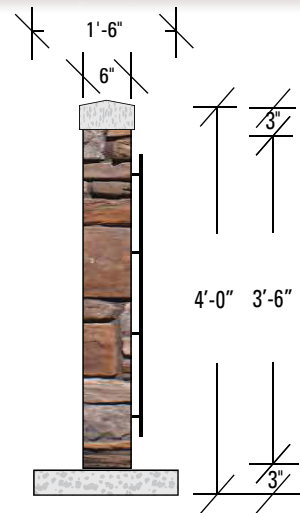
OPY# 08565 R11

JO #00000

scale: as noted

ART 3.0

4 TOP VIEW



4 END VIEW

4 S/F WELCOME WALL LETTERS
SCALE: 1/2" = 1'-0"

YESCO:
Flat cut out 1/8" aluminum
copy/logo painted black
mounted w/ 1" stand offs
or as required. Mounts on existing wall.

EXISTING WALL

SCOPE OF WORK:

MANUFACTURE & INSTALL **ONE (1)** WALL LETTER
DISPLAY WITH LOGO W/ COPY FACING STREET CORNER.
WALL IS EXISTING.

FINAL ELECTRICAL CONNECTION BY: **YESCO**

YESCO
DESIGN
1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481
www.yesco.com
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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions 	
No.	Date / Description
orig	
	10-23-2017 add new sign CTL
	1-31-2018 no chg this pg CTL
	4-12-2019 no chg this pg CTL
	6-23-2020 update new logo & no side wings CTL
	7-7-2020 Changes per redlines - JAR
	8-6-2020 no chg this pg CTL
	8-27-2020 no chg this pg CTL
	10-5-2020 no chg this pg CTL
	10-16-2020 no chg this pg GB
	11-05-2020 NO CHANGES - GB
	02-18-2021 NO CHANGES - GB

Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

Maverik #517
24 S. Geneva Road

Acct. Exec: Matt Wren
Designer: Cheryl Lewis

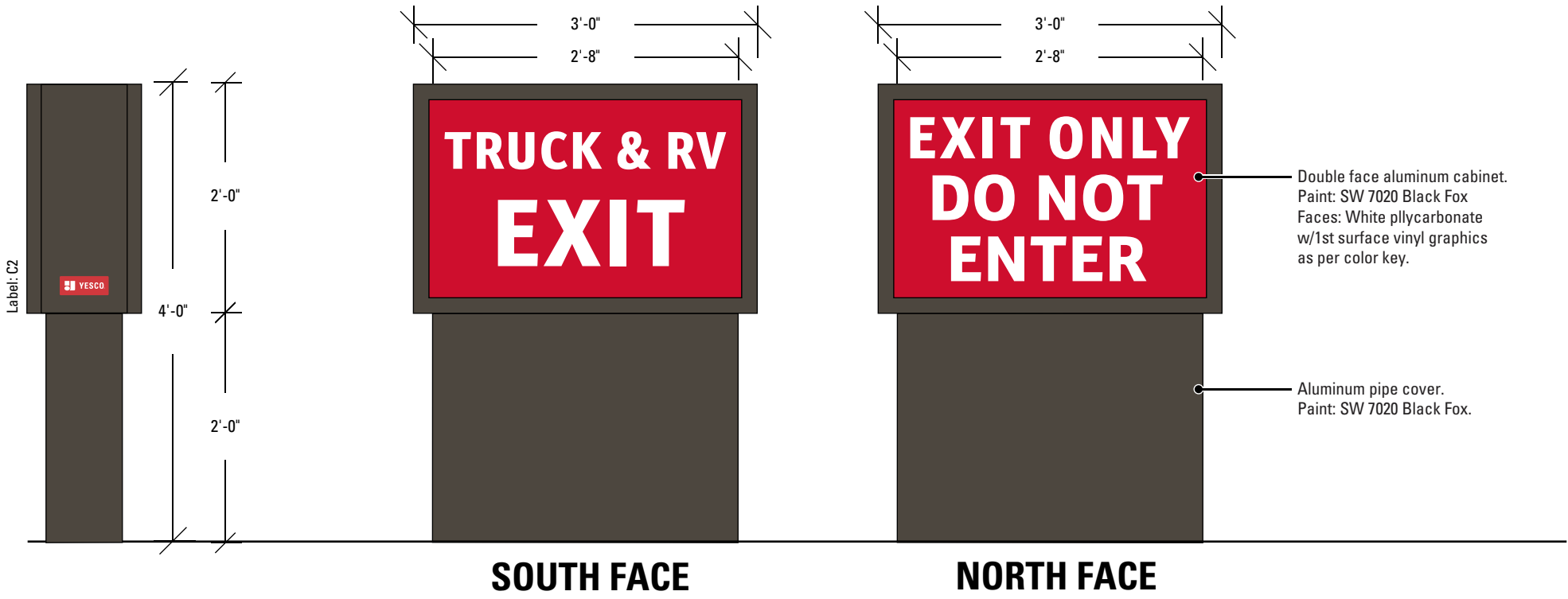
Orig: 9-28-2017

OPY# **08565** **R11**

JO #00000

scale: as noted

ART 4.0



Signs A and B



Sign C

SCOPE OF WORK:

MANUFACTURE & INSTALL THREE [3] DOUBLE FACE, INTERNALLY ILLUMINATED DIRECTIONAL DISPLAYS.

PERMITTING EA. SIGN AREA: 6 ft²

FINAL ELECTRICAL CONNECTION BY: YESCO TO CONNECT SIGNS TO CUSTOMER PROVIDED PRIMARY POWER TO SIGN LOCATIONS.

COLOR KEY - MAVERIK STANDARDS - NEW LOGO

1

PAINT

SHERWIN WILLIAMS 7020 BLACK FOX

2

VINYL

3M 3630-33 RED

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR-CALLOUTS AND THEIR APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

DIRECTIONAL SIGN
TABULATIONS
Sign Area: 6 s.f.
Sign Height: 4 ft.

DESIGN

1605 South Gramercy Rd.
Salt Lake City, UT 84104
801.487.8481

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Revisions

No.	Date / Description
orig	
1	10-23-2017 re-number pg CTL
2	1-31-2018 no chg this pg CTL
3	4-12-2019 update new colors CTL
4	6-23-2020update logo & arrows CTL
5	
6	8-6-2020 no chg this pg CTL
7	8-27-2020 no chg this pg CTL
8	8-27-2020 new font CTL
9	10-16-2020 no chg this pg GB
10	11.05.2020 DELETED ONE SIGN GB
11	02.18.2021 CALLOUT UPDATE (GB)

Approval

A/E Sign / Date

Client Sign / Date

Landlord Sign / Date

Maverik #517

24 S. Geneva Road

Acct. Exec: Matt Wren
Designer: Cheryl Lewis

Orig: 9-28-2017

OPY# 08565 R11

JO #00000

scale: as noted

ART 6.0

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 (Maverik and The Alloy Apartments) while preserving and protecting the health, safety, and welfare of city residents and businesses by regulating the design, materials, number, and location of signs.

Approving the applicant's sign standard waiver application would not go against the spirit of the ordinance. The number of signs that this application would allow on the property would both satisfy the applicants need for sufficient advertisement and the safe circulation of vehicular and pedestrian traffic within the site. The applicant's request falls within the parameters of the sign standard waiver.

RECOMMENDATION:

Staff is recommending approval of the YESCO sign standard waiver.

PROPOSED PLANNING COMMISSION MOTION:

"I move to approve the YESCO Sign Standard Waiver."

ATTACHMENTS:

Sign Standard Waiver Application

Proposed signage details

Date: April 7, 2021 Planning Commission Meeting
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: 4.2 – Geneva Retail Frontage Subdivision Plat B (Preliminary Plat Application)
Address: Located in Northeast Corner of Section 17, T.6S., R.2E., S.L.B.&M
Owner: Anderson Geneva LLC



INTRODUCTION:

The applicant is requesting preliminary plat approval. The subject property is currently platted as the Geneva Retail Frontage Subdivision located in the northeast corner of section 17. The subject property is within the Regional Mixed-Use (RMU) zoning district and contains 2.72 acres of land. The subject property would be composed of four unique parcels (1-4). Central Utah Water Conservancy District intends to locate the approved, Well No. 7, in Parcel 4; therefore, access and utility easements have been designated across each of the proposed parcels. These are called out on the plat.

Staff has reviewed this plat and provided comments back to the applicant. Prior to recording the plat, the applicant will need to meet all city and county plat requirements. A condition has been added to ensure compliance below.

RECOMMENDATION:

Staff is recommending approval of the preliminary plat for the Geneva Retail Frontage Subdivision Plat B with the following conditions:

1. The applicant pays any outstanding fees.
2. The applicant makes any redline corrections prior to the recordation of the plat.
3. All city and county requirements will need to be met prior to recordation of the plat.

PROPOSED PLANNING COMMISSION MOTION:

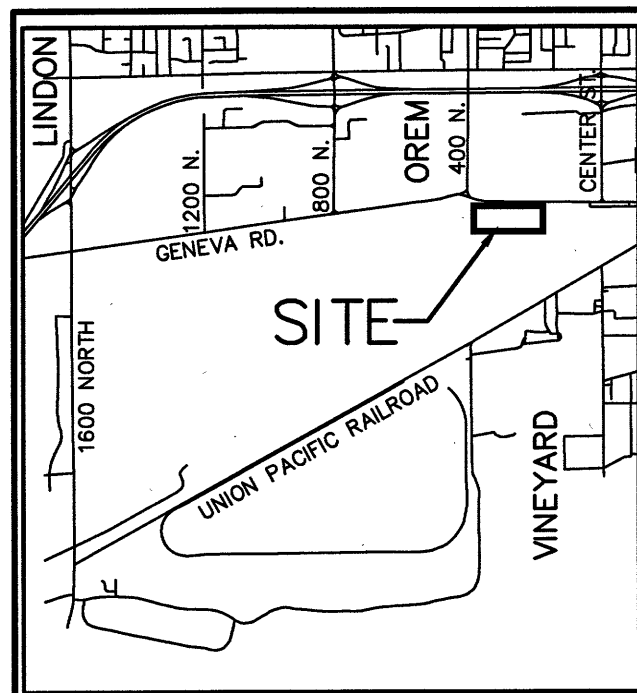
"I move to recommend approval of the Geneva Retail Frontage Subdivision Plat B preliminary plat with the conditions as proposed."

PROPOSED CITY COUNCIL MOTION:

"I move to approve the Geneva Retail Frontage Subdivision B preliminary and final plat with the conditions as proposed."

ATTACHMENTS:

Geneva Retail Frontage Subdivision Plat B



VICINITY MAP
-NTS-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 21ST

DAY OF March, A.D. 20 18

ANDERSON GENEVA, LLC,
a Utah limited liability company
BY: ANDERSON HOLDINGS, LLC, a Utah
limited liability company, its Manager

BY: [Signature]
GERALD D. ANDERSON, MANAGER

ICE CASTLE RETIREMENT FUND L.L.C.
a Utah limited liability company
BY: PRO MANAGEMENT-UTAH, LLC,
a Utah Limited Liability company, its Manager

BY: [Signature]
GLENN R. PETTIT, MANAGER

GENEVA RETAIL FRONTAGE SUBDIVISION

LOCATED IN NORTHEAST QUARTER OF SECTION 17
T.6S., R.2E., S.L.B.&M.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS 21ST DAY OF March, A.D. 2018 PERSONALLY APPEARED BEFORE ME THE
SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID
EXECUTE THE SAME.

MY COMMISSION NUMBER 101218 [Signature]
SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

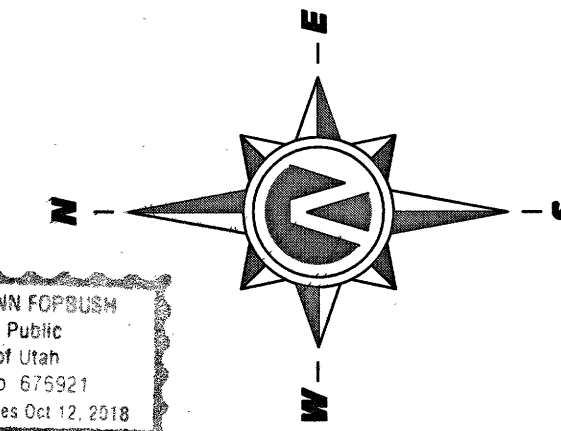
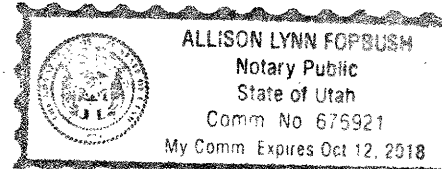
MY COMMISSION EXPIRES 10/21/18 Allison L. Forbush
PRINT NAME OF NOTARY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS 21ST DAY OF March, A.D. 2018 PERSONALLY APPEARED BEFORE ME THE
SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID
EXECUTE THE SAME.

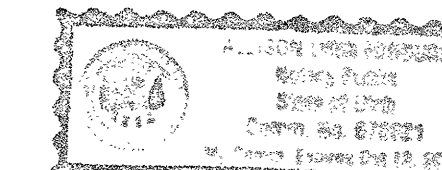
MY COMMISSION NUMBER 101218 [Signature]
SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES 10/21/18 Allison L. Forbush
PRINT NAME OF NOTARY



10 60 120 180
0 30 60 90 120 150 180

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



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

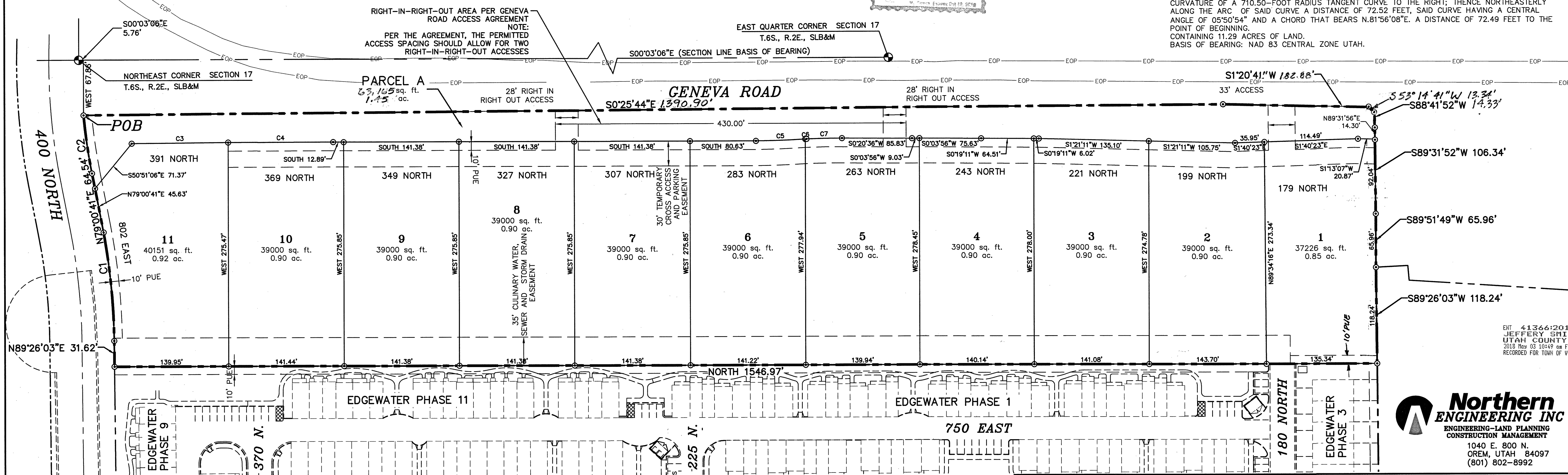
March 13, 2018
DATE

[Signature]
KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00.03°06'E. A DISTANCE OF 5.76 FEET; THENCE WEST A DISTANCE OF 67.86 FEET TO THE REAL POINT OF BEGINNING; THENCE S.00°25'44"E A DISTANCE OF 1370.90 FEET; THENCE S.01°20'41"W A DISTANCE OF 182.88 FEET; THENCE S.53°14'41"W A DISTANCE OF 13.34 FEET; THENCE S.88°41'52"W A DISTANCE OF 14.33 FEET; THENCE S.89°31'52"W A DISTANCE OF 106.34 FEET; THENCE S.89°51'49"W A DISTANCE OF 65.96 FEET; THENCE S.89°26'03"W A DISTANCE OF 118.24 FEET; THENCE NORTH A DISTANCE OF 1546.97 FEET; THENCE N.89°26'03"E A DISTANCE OF 31.62 FEET TO A POINT OF CURVATURE OF A 789.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.62 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°25'22" AND A CHORD THAT BEARS N.84°13'22"E. A DISTANCE OF 143.42 FEET; THENCE N.79°00'41"E. A DISTANCE OF 64.54 FEET TO A POINT OF CURVATURE OF A 710.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.52 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°50'54" AND A CHORD THAT BEARS N.81°56'08"E. A DISTANCE OF 72.49 FEET TO THE POINT OF BEGINNING. CONTAINING 11.29 ACRES OF LAND. BASIS OF BEARING: NAD 83 CENTRAL ZONE UTAH.



ENT 41366-2018 Map & 16027
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Nov 03 10:49 am FEE \$2.00 BY NG
RECORDED FOR TOWN OF VINEYARD

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

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	143.62'	789.50'	143.42'	N84°13'22"E	10°25'22"
C2	72.52'	710.50'	72.49'	N81°56'08"E	5°50'54"
C3	118.35'	21833.96'	118.35'	S0°29'33"E	0°18'38"
C4	128.55'	21833.96'	128.55'	S0°10'07"E	0°20'14"
C5	60.64'	943.56'	60.63'	S1°58'32"E	3°40'55"
C6	1.51'	943.56'	1.51'	S3°51'45"E	0°05'31"
C7	43.59'	817.47'	43.58'	S1°13'24"E	3°03'18"

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- △ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- ADJOINERS PROPERTY LINE

NOTE:
LOTS 1-11 AND PARCEL A SHALL PROVIDE A 30' MINIMUM CROSS ACCESS BETWEEN LOTS AND ADJOINING PROPERTIES THAT FRONT GENEVA RD TO APPROVED UDOT ACCESS POINTS ON GENEVA ROAD. THIS IS SHOWN ON THE PLAT AS A TEMPORARY CROSS ACCESS EASEMENT AND SHALL BE ABANDONED WITHIN EACH LOT AS THE RESPECTIVE LOT RECORDS AN APPROVED PERMANENT CROSS ACCESS AGREEMENT DURING THE SITE PLAN APPROVAL PROCESS. THE CROSS ACCESS SHALL BE REASONABLY FLUID BETWEEN ADJOINING LOTS. ACCESS POINTS TO GENEVA ROAD SHALL BE CONSISTENT WITH THE GENEVA ROAD ACCESS MANAGEMENT AGREEMENT.

[Signature]
VINEYARD CITY MANAGER
DATE: 04 / 19 / 2018

[Signature]
VINEYARD ENGINEER
DATE: 04 / 25 / 2018

[Signature]
VINEYARD PLANNING COMMISSION CHAIR
DATE: 04 / 19 / 2018
[Signature]
CLERK/RECORDER
DATE: May / 1 / 2018
[Signature]
VINEYARD ATTORNEY
DATE: May / 1 / 2018

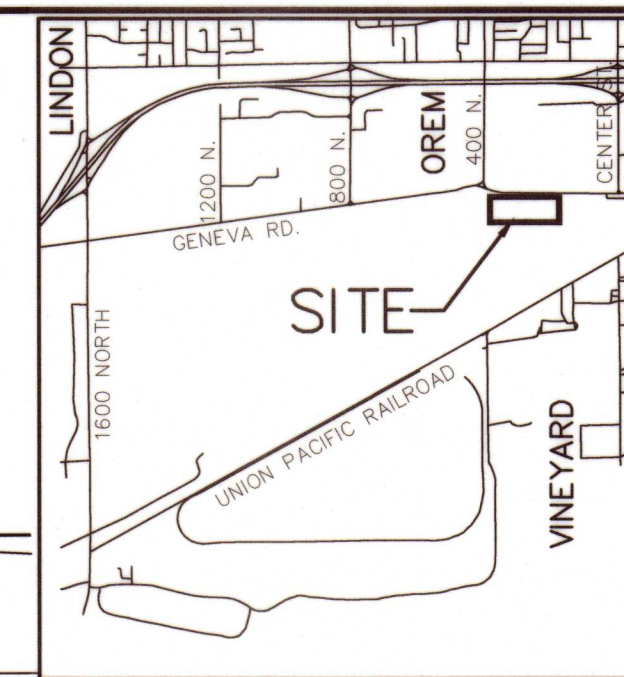
GENEVA RETAIL FRONTAGE SUBDIVISION

LOCATED IN NORTHEAST QUARTER OF SECTION 17
T.6S., R.2E., S.L.B.&M.

TOWN OF VINEYARD
SCALE: 1" = 60' FEET
UTAH COUNTY, UTAH
SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CLERK-RECORDER SEAL
VINEYARD SEAL

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT B

AMENDING LOTS 9, 10 & 11 OF
GENEVA RETAIL FRONTAGE SUBDIVISION
LOCATED IN NORTHEAST QUARTER OF SECTION 17
T.6S., R.2E., S.L.B.&M.



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172782. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE Aug. 13, 2021

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00.03'06"E. A DISTANCE OF 19.54 FEET; THENCE WEST A DISTANCE OF 158.21 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.50°51'06"E. A DISTANCE OF 71.37 FEET TO A POINT OF CURVATURE OF A 21833.96-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 246.90 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°38'52" AND A CHORD THAT BEARS S.00°19'26"E. A DISTANCE OF 246.90 FEET; THENCE SOUTH A DISTANCE OF 154.27 FEET; THENCE WEST A DISTANCE OF 275.85 FEET; THENCE NORTH A DISTANCE OF 422.77 FEET; THENCE N.89°26'03"E. A DISTANCE OF 31.62 FEET TO A POINT OF CURVATURE OF A 789.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.62 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°25'22" AND A CHORD THAT BEARS N.84°13'22"E. A DISTANCE OF 143.42 FEET; THENCE N.79°00'41"E. A DISTANCE OF 45.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.72 ACRES OF LAND.
BASIS OF BEARING: NAD 83 CENTRAL ZONE UTAH.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. 20____

ANDERSON GENEVA, LLC,
a Utah limited liability company

BY: ANDERSON HOLDINGS, LLC, a Utah
limited liability company, its Manager

BY: _____
PETER EVANS, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS _____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME THE
SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID
EXECUTE THE SAME.

MY COMMISSION NUMBER _____ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY

ICE CASTLE RETIREMENT FUND L.L.C.
a Utah limited liability company

BY: PRO MANAGEMENT-UTAH, LLC,
a Utah Limited Liability Company, It's Manager

BY: _____
GLENN R. PETTIT, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS _____ DAY OF _____, A.D. _____ PERSONALLY APPEARED BEFORE ME THE
SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID
EXECUTE THE SAME.

MY COMMISSION NUMBER _____ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

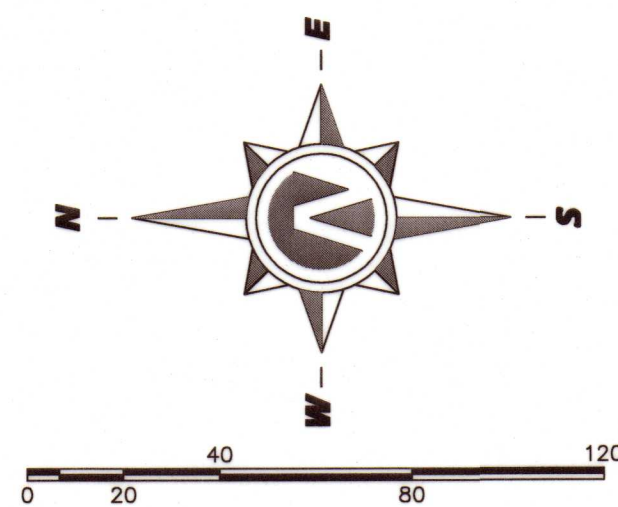
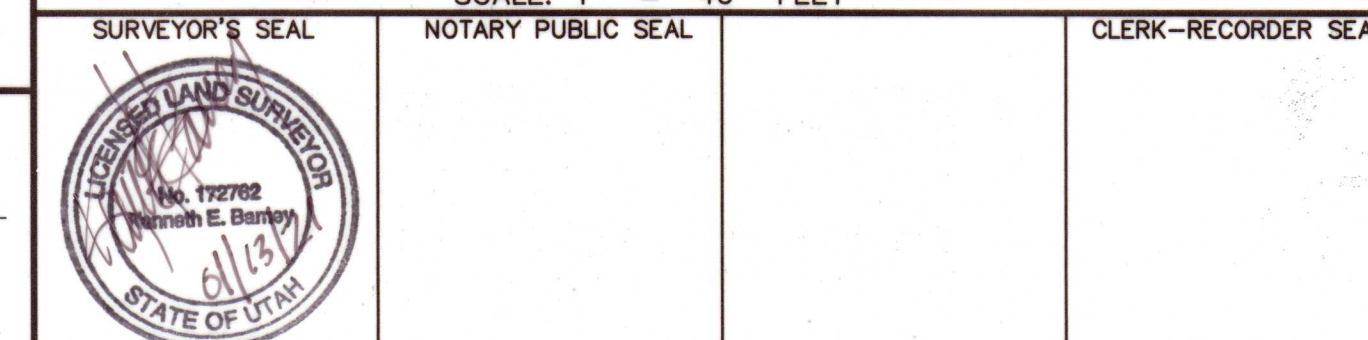
MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT B

AMENDING LOTS 9, 10 & 11 OF
GENEVA RETAIL FRONTAGE SUBDIVISION
LOCATED IN NORTHEAST QUARTER OF SECTION 17
T.6S., R.2E., S.L.B.&M.

VINEYARD CITY UTAH COUNTY, UTAH

SCALE: 1" = 40' FEET



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- ADJOINERS PROPERTY LINE

NOTE:
LOTS 1-3 AND PARCEL A SHALL PROVIDE A 30' MINIMUM CROSS ACCESS BETWEEN LOTS AND ADJOINING PROPERTIES THAT FRONT GENEVA RD TO APPROVED UDOT ACCESS POINTS ON GENEVA ROAD. THIS IS SHOWN ON THE PLAT AS A TEMPORARY CROSS ACCESS EASEMENT AND SHALL BE ABANDONED WITHIN EACH LOT AS THE RESPECTIVE LOT RECORDS AN APPROVED PERMANENT CROSS ACCESS AGREEMENT DURING THE SITE PLAN APPROVAL PROCESS. THE CROSS ACCESS SHALL BE REASONABLY FLUID BETWEEN ADJOINING LOTS. ACCESS POINTS TO GENEVA ROAD SHALL BE CONSISTENT WITH THE GENEVA ROAD ACCESS MANAGEMENT AGREEMENT.

REQUIRED PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
- ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27a603(4)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
 - ANY OTHER PROVISION OF LAW

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENTS AT 800-366-6532.

ACCEPTANCE BY LEGISLATIVE BODY

THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

VINEYARD ATTORNEY

DATE: ____ / ____ / ____

VINEYARD PLANNING COMMISSION CHAIR

DATE: ____ / ____ / ____

VINEYARD ENGINEER

DATE: ____ / ____ / ____

VINEYARD CITY MANAGER

DATE: ____ / ____ / ____

CLERK/RECORDER

DATE: ____ / ____ / ____