



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
October 14, 2026, at 7:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, October 14, 2026, at 7:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

1. CALL TO ORDER

2. PUBLIC COMMENTS PC

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing. Public comments can be submitted ahead of time to planning@vineyardutah.gov.

3. CONSENT ITEMS

3.1. Approve the October 7, 2026, Planning Commission Meeting Minutes

4. BUSINESS ITEMS

4.2. Conditional Use Permit - Coin Operated Claw and Arcade Machines

4.3. Senate Bill 284/City Code Compliance — Consideration of Ordinance No. 2026-11

4.4. PLAN26-0011 Site Plan Application - Minor Amendment Orchards Phase 7

5. STAFF AND COMMISSION REPORTS

6. ADJOURNMENT

The next regularly scheduled meeting is on November 4, 2026

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 the planning staff at least 24 hours prior to the meeting by calling (801)

226-1929 or email at planning@vineyardutah.gov.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON:	10/13/2026 <hr/>
	/s/ Anthony Fletcher
CERTIFIED (NOTICED) BY:	<u>Anthony Fletcher, Planner.</u>



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
October 7, 2026, at 7:00 PM**

Present:

Commissioner David Pierce,
Commissioner Daria Evans

Excused: Chair Nathan Steele

Absent: Commissioner Graden, Commissioner Martina

Staff Present: Mayor Zack Stratton, Public Works Director/ City Engineer Naseem Ghandour, Engineer Patrick James, Planner Paul Douglass, Code Enforcement Officer Ed Kennedy, and Deputy Recorder Robin Bond.

Others Speaking:

1. CALL TO ORDER

Commissioner Pierce called the meeting to order at 7:13 pm. No Quorum was present. The meeting defaulted to a work session and no action was taken. He explained that we would hear the public and presenters, but no decisions would be taken.

Jane Pierce gave the invocation and led the pledge of Allegiance.

2. PRESENTATIONS, RECOGNITIONS, AWARDS, AND PROCLAMATIONS

None.

3. PUBLIC COMMENTS PC

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing. Public comments can be submitted ahead of time to planning@vineyardutah.gov.

No public comments were received on items not listed on the agenda.

4. BUSINESS ITEMS

4.1. Conditional Use Permit - Coin Operated Claw and Arcade Machines

Planner Paul Douglass presented a request for a Conditional Use Permit for an indoor commercial recreation use known as "Claw Club Arcade" located at 149 N. Geneva Road within the RMU (Residential Mixed Use) Zone. Staff explained that the use requires a Conditional Use Permit under Vineyard City Code.

The applicant, Business Owner Dave Shaw, described the proposed family entertainment business, which would primarily feature claw machines and arcade-style games with prize redemption opportunities.

Commissioners discussed:

- The proposed use and business operations.
- Building occupancy and tenant mix within the commercial development.
- Site location and zoning requirements.
- Compatibility with surrounding commercial uses.

Staff indicated the proposal met zoning requirements and would be recommended for approval.

No action was taken due to lack of quorum.

4.2. Conditional Use Permit - Sunlight Bilingual Preschool

The applicant, Georgia Fenn, is requesting a conditional use permit approval for a preschool within the Fenn home, located at 38 W Sycamore Ln. The applicant's home is zoned R1-8, which allows a home preschool with 8-10 children as a conditional use.

Mr. Douglass presented a Conditional Use Permit application for a home preschool located at 38 Sycamore Lane. Staff explained the proposal involves relocating an existing preschool operation to a new residence and therefore requires a new Conditional Use Permit.

Staff reviewed applicable code requirements, including:

- Maximum of ten children per session.
- Maximum of two sessions per day.
- One non-resident employee permitted.
- Required off-street parking.
- Limitation on the percentage of the home used for the business.

The applicant, Georgia Finn, described the preschool operation, enrollment, class schedules, parking arrangements, staffing, and building layout.

Commissioners expressed concerns regarding:

- Parking availability and driveway capacity.
- Pick-up and drop-off operations.
- Fire safety and emergency egress from the basement classroom area.
- Compliance with City code requirements.
- Student enrollment numbers and staffing.
- Potential impacts on neighboring properties.

Public Comment

Several neighboring residents spoke regarding the application. Their comments generally focused on:

- On-street parking congestion.
- Vehicles parked for extended periods.
- Blocked driveways and restricted visibility.
- Increased traffic volumes.
- Pedestrian and child safety concerns.
- Impacts on neighborhood character.
- Concerns regarding business activity operating from the residence.

One resident operating a permitted preschool elsewhere in the neighborhood spoke in support of Vineyard's existing home preschool regulations and described measures used to successfully manage traffic and drop-off operations.

Another resident expressed support for the applicant's business success while suggesting future expansion into a commercial location may be appropriate.

A resident presented photographs depicting traffic and parking conditions. Staff requested the photographs be submitted to the City Recorder for inclusion in the public record.

 Craig Madsen Sycamores, spoke on the pre-school. He was concerned about parking. He claimed 4-5 cars were parked on the side of his home for hours at a time every day.

 Cody Felberg Sycamores, was troubled about street parking.

 Joshua Murillo Sycamores was concerned about impacts on the neighborhood including street parking, 3-4 employees parking, and blockage of his driveway. He had safety concerns. He was uneasy about trespassing on his property. He claimed nineteen children were picked up from this morning's session.

 Kelly Campbell Sycamores complained about drop off and pick up times. She was worried about safety and unfamiliar people in the neighborhood.

 Kendra Roads Sycamores complained about the parking situation. She stated people parked longer than five minutes. She was worried about strangers in her living area. People disturbed her landscaping.

 Holly Height Sycamores owns a pre-school in the neighborhood. She testified that a business can work in the neighborhood. She had a curb drop off plan that worked. She suggested that policies be followed strictly.

 Zack Stratton, expressed gratitude for small business owners and complimented Mrs.

Fenn for growing a successful business. He wished to maintain a family atmosphere in neighborhoods. He suggested this successful business consider commercial premises.

 Commissioner Evans asked about an additional business in the home. Code Enforcement Officer Kennedy commented on the businesses and parking issues.

 Commissioner Pierce stated his concerns about parking and parent pick up. He would like to see a plan to change the current situation. He felt city resources might be available to move the business elsewhere.

Staff and code enforcement discussed:

- Current code requirements.
- Parking management strategies.
- Compliance expectations.
- Business licensing requirements for home occupations.
- Potential future enforcement options if permit conditions are violated.

The Chair stated significant concerns remained regarding parking, enrollment levels, and operational impacts and noted additional discussion would occur at the future Planning Commission meeting.

No action was taken due to lack of quorum.

4.3. PLAN26-0012 Site Plan Application — Minor Amendment - Lot 6 / Vineyard Properties of Utah LLC Martin Snow

Mr. Douglass explained the relocation of the dumpster enclosure. He presented a proposed amendment to a previously approved site plan for a manufacturing building located at 151 E. 1750 North.

The amendment would relocate a dumpster enclosure due to grading and construction considerations. Staff reported:

- No changes to the building footprint.
- Parking requirements would continue to be met.
- Engineering requirements remain under review through the permitting process.

Commissioners requested additional information regarding:

- Landscaping details and compliance with City standards.
- Updated landscape plans.
- Prior engineering requirements and project status.

No action was taken.

4.4. PLAN26-0011 Site Plan Application - Minor Amendment Orchards Phase 7

 Mr. Douglass presented the changes. Staff presented a proposed amendment affecting Buildings

154 53 through 64 within Orchards Phase 7.

155 Proposed modifications included:

- 156 • Conversion of selected covered deck areas into bedrooms.
- 157 • Revisions to certain deck configurations.
- 158 • Storefront color changes from dark bronze to white.
- 159 • Architectural adjustments to improve lighting and drainage.

160 Commissioners requested additional information regarding:

- 161 • The number of affected dwelling units.
- 162 • The size of the proposed bedroom conversions.
- 163 • Construction status of the affected buildings.
- 164 • Whether balconies and access doors would remain.

165 No action was taken.

166 4.5. Senate Bill 284/City Code Compliance — Consideration of Ordinance No. 2026-11

167 Discussion on Senate Bill 284 was postponed to the following meeting.

168 **5. WORK SESSION**

169

170 **6. STAFF AND COMMISSION REPORTS**

171 **575 South Roadway Improvements**

- 172 • Existing pavement is being removed and replaced.
- 173 • Road paving was anticipated to be completed the following week.
- 174 • The roadway is expected to reopen shortly thereafter.

175

176 **400 South Improvements**

- 177 • Utility installation is underway between Lakeview Drive and Holdaway Road.
- 178 • Staff reported progress was proceeding ahead of initial expectations.
- 179 • Completion is anticipated prior to Thanksgiving.

180 **Vineyard Trail Enhancement Project**

- 181 • Construction is substantially complete.
- 182 • Remaining work includes installation of traffic signal equipment.
- 183 • New signalized crossings are planned at:
 - 184 ○ 400 South and 620 East.
 - 185 ○ Center Street trail crossing.

Traffic Signal Installations

- Materials have been received for signals at:
 - 600 North and Main Street.
 - Trail Enhancement Project intersections.
- Additional signal equipment for 400 North and Mill Road remains on order.

7. ADJOURNMENT

Commissioner Pierce adjourned the meeting at 8:48 pm.

MINUTES APPROVED ON: _____, 2026

CERTIFIED (NOTICED) BY: _____

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: October 14, 2026

Agenda Item: Conditional Use Permit - Coin Operated Claw and Arcade Machines

Department: Planning Department

Presenter: Paul Douglass

Background/Discussion:

The applicant, Dave Shaw, with Pick Me Claws, is requesting approval of a conditional use permit for a coin operated claw machines and arcades. The subject property is located at 149 N. Geneva. The property is zoned Regional Mixed-Use (RMU). The RMU zone is intended to provide commercial, employment, and residential uses...with intensities and densities that promote a mix of day and nighttime activities. The Vineyard Zoning Code (VZC) would define this business as a 'Commercial Recreation, Indoor' land use. The building is new construction and measures 1,392 SF.

Findings:

1. Claw machines (90%) and other redemption style arcade games.
2. Hours:
Seasonal - Summer 10am-9 pm
School 11-8 Sun-Thurs 11-10 Friday, Saturday
3. Occupancy is 20-25 at a time.

Fiscal Impact:

Fiscal Impact: No significant fiscal impact to the City is anticipated. Applicable business license fees, permit fees, and any sales tax revenue associated with taxable transactions would be collected in accordance with applicable requirements.

Recommendation:

Staff recommends the approval of the Conditional Use permit as presented by staff with the conditions provided and discussed.

Sample Motion:

Staff recommends the approval of the Conditional Use permit as presented by staff with the conditions provided and discussed.

Attachments:

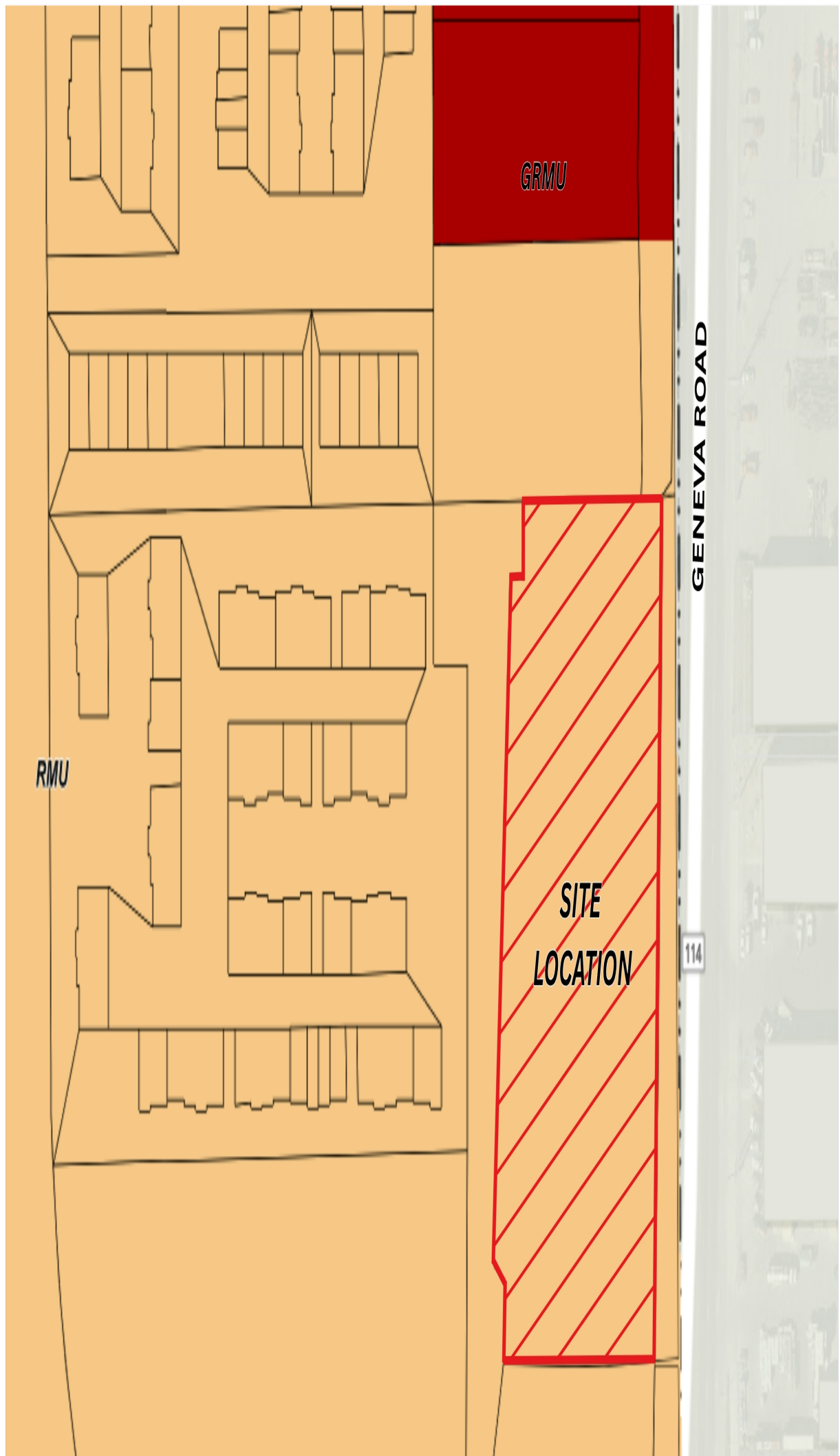
1. claw club map
2. claw club zone
3. elevations claw club 2
4. elevations claw club
5. claw club floor plan



SITE LOCATION

GENEVA ROAD

Center Street



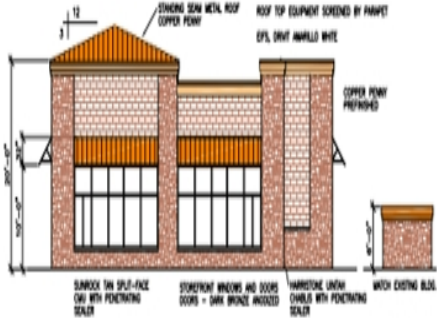
Location Zoning – RMU

Under the zoning use table for accessory uses in an RMU, A “Commercial Recreation, Indoor” use requires a CUP.

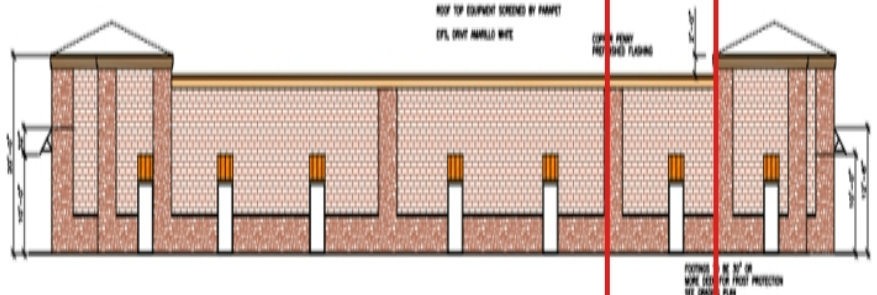


VINEYARD
STAY CONNECTED

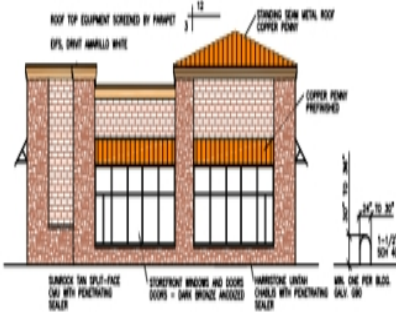
Elevations



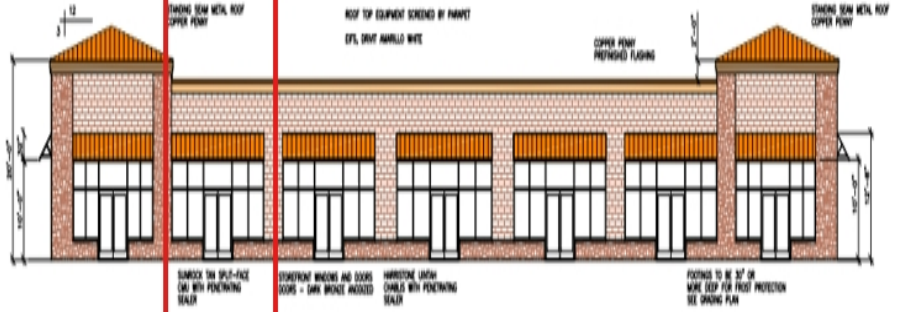
North Elevation



West Elevation



South Elevation



East Elevation

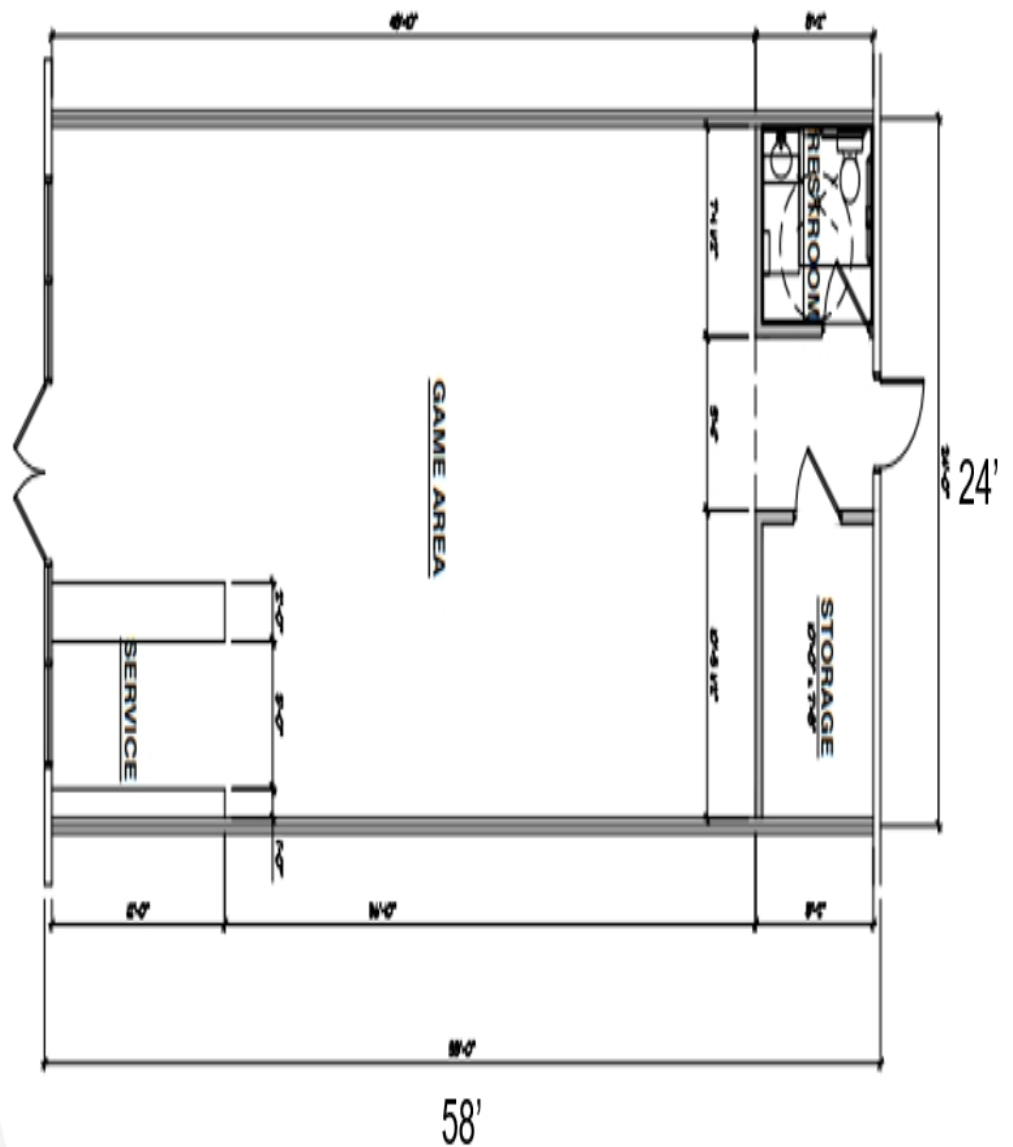


Claw Club Location

VINEYARD
STAY CONNECTED

Floor Plan

Approx. 1400 Sq Ft



VINEYARD
STAY CONNECTED



VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: October 14, 2026

Agenda Item: Senate Bill 284/City Code Compliance — Consideration of Ordinance No. 2026-11

Department: Planning

Presenter: Anthony Fletcher

Background/Discussion:

Senate Bill 284 (SB 284), adopted during the 2026 Utah General Session, substantially amended and reorganized state law governing municipal land use regulation. The legislation requires municipalities to update applicable land use ordinances, procedures, and application requirements to comply with the new state standards.

The required changes affect several areas of the Vineyard City Code, including land use procedures, Planning Commission responsibilities, subdivision review, development agreements, land use applications, accessory dwelling units, water-right exactions, enforcement, appeals, and related administrative requirements. A detailed summary and gap analysis are included with the attachments.

Phased Implementation

Due to the scope of SB 284, staff proposes implementing the required amendments through three ordinances:

1. Detached Accessory Dwelling Units (DADUs): Implements SB 284 requirements related to qualifying lots, existing accessory structures, parking, setbacks, design, occupancy, utilities, and related development standards.
2. Remaining Land Use Provisions: Addresses the remaining SB 284 land use requirements, excluding water-right exactions
3. Water-Right Exactions: Addresses SB 284 requirements specific to water-right exactions and associated procedures.

Each ordinance will proceed through the applicable Planning Commission and City Council review process as it is completed.

Planning Commission

The Planning Commission conducted the noticed public hearing and reviewed Ordinance No. 2026-11 on September 2. Following public comment and discussion, the Commission continued the item and directed staff to revise the ordinance based on comments received. Staff has revised Ordinance No. 2026-11 to reflect all comments received in the previous meeting and will be considered by the Planning Commission for formal action of making a recommendation to the City Council.

Next Steps

Staff will forward the Planning Commission's recommendation and the revised ordinance to the City Council for consideration. Staff will concurrently continue preparation of the remaining ordinances necessary to complete the City's implementation of SB 284.

Fiscal Impact:**Recommendation:**

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for approval of Ordinance No. 2026-11 to bring the City Code into compliance with SB 284.

Sample Motion:

“I move that the Planning Commission recommend approval of Ordinance No. 2026-11 to the City Council to bring the City Code into compliance with SB 284.”

Attachments:

1. 10.01.2026 DADU Ordinance - Senate Bill 284
2. 10.01.2026 DADU Redline Ordinance - Senate Bill 284

**VINEYARD CITY, UTAH
ORDINANCE NO. 2026-11**

AN ORDINANCE OF THE CITY OF VINEYARD CITY, UTAH, AMENDING THE VINEYARD ZONING CODE SECTION 15.12.050 DISTRICT USE TABLE, SECTION 15.30.010 PURPOSE, SECTION 15.32.280 CLEAR VIEW TRIANGLE ON CORNER LOTS, SECTION 15.34.060 ACCESSORY DWELLING UNITS, SECTION 15.38.030 PARKING REQUIREMENTS, AND SECTION 15.60 DEFINITIONS, AND AMENDING SECTION 1.08.040(S) INTERSECTION DESIGN OF THE VINEYARD CONSTRUCTION AND DESIGN SPECIFICATIONS, TO CONFORM THE CITY'S ACCESSORY DWELLING UNIT REGULATIONS TO UTAH CODE SECTIONS 10-20-618 AND 10-21-304.

WHEREAS, Vineyard is authorized to amend the City Zoning Ordinance pursuant to Utah Code Title 10, Chapter 20, Municipal Land Use, Development, and Management Act; and

WHEREAS, the Utah Legislature enacted Senate Bill 284, Local Land and Water Modifications, during the 2026 General Session, which the Governor signed on March 18, 2026, and which enacts Utah Code Section 10-21-304, Detached accessory dwelling units, effective October 1, 2026; and

WHEREAS, Vineyard City is a "specified municipality" as that term is defined in Utah Code Section 10-21-101, and is therefore subject to Utah Code Section 10-21-304; and

WHEREAS, Utah Code Section 10-21-304(1)(a) requires a specified municipality to adopt a land use regulation that permits a detached accessory dwelling unit (DADU) on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel; and

WHEREAS, the City's existing accessory dwelling unit (ADU) regulations at VZC 15.34.060 require a minimum lot size of twelve thousand (12,000) square feet for a detached accessory dwelling unit (DADU), contain no process for the conversion of a legally constructed accessory structure to a DADU, and contain design and parking provisions that require revision to conform to Utah Code Sections 10-21-304 and 10-20-618; and

WHEREAS, the Planning Commission held a public hearing on **September 2, 2026** and, after fully considering public comments and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendment, held a public hearing on _____, 2026; and

WHEREAS, the Vineyard City Council, having considered the recommendation of the Planning Commission and the comments submitted by the public, has determined that it is in the best interest of the public health, safety, and welfare to adopt the proposed text amendment to the zoning ordinance;

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

Section 1: Amendment of Section 15.60 “Definitions” of the Vineyard Zoning Code. The definition of “Dwelling, Accessory Unit” is amended, and the definitions of “Accessory Dwelling Unit, Detached” and “Accessory Dwelling Unit, Internal” are enacted, as follows:

Dwelling, Accessory Unit: An Accessory Dwelling Unit (ADU) provides complete, independent living facilities with a separate dwelling entrance than the principle dwelling. An internal ADU is an attached dwelling unit to a single-family home. A detached ADU (DADU) is a single-family dwelling unit which is located on the same lot as a primary single-family home. A DADU is designed to be clearly subordinate to the principle dwelling.

Section 2: Section 15.12.050 “District Use Table” of the Vineyard Zoning Code is amended as follows:

(1) In the District Use Table, under RESIDENTIAL, the use “Dwelling, Single-Family” needs to be designated a Non-Permitted use in the Regional Mixed-Use (RMU) District.

(2) Add the following items:

5. Accessory Dwelling Units: In any zoning district established under VZC 15.14, Special Purpose Zoning Districts, in which a single-family dwelling is a permitted use, a DADU is a permitted use on any lot or parcel that qualifies under VZC 15.34.060, notwithstanding the omission of that use from the district’s use table.

6. As per UC Section 10-21-304 (3)(a) a conditional use permit shall not be required for a DADU located in a zoning district that is primarily residential.

Section 3: Section 15.34.060 “Accessory Dwelling Units” of the Vineyard Zoning Code is amended as follows:

Purpose: The purpose of the ADU ordinance is to promote areas in the city to accommodate an expanding population, establish regulations to address the health, safety and welfare of the community, to provide flexibility for changes in household size associated with life cycle and to enable a level of financial security for home owners and to implement Utah Code Section 10-21-304. It applies to both internal ADUs and detached ADUs (DADUs).

1. **Location:** Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:
 - a. Within a detached accessory structures in accordance with section 15.12.060 Dimensional Standards Table and Section 15.34.030 Accessory Buildings.
 - b. Within a single family home provided access to the accessory dwelling unit shall meet all applicable fire and building codes.
 - c. Within prefabricated housing types intended for long-term placement that adhere to a permanent foundation and the designed in accordance with subsection 4, External Appearance.

An ADU shall not be located:

- a. Within a public utility easement or other recorded easement; or
- b. In a front-yard area of a lot or parcel.

Access to an ADU shall meet all applicable fire and building codes. A mobile home, travel trailer, boat, or similar recreational vehicle shall not be used as an ADU. See VZC 15.34.100, Parking Requirements Of Private Recreational Vehicles In Residential Zoning Districts.

2. **Minimum lot size:** A minimum lot size of eleven thousand (11,000) square feet is required for lots containing a DADU.

3. **Detached accessory dwelling unit size:** A DADU shall not exceed the square footage of the primary residence located on the same lot or parcel;

4. **External appearance:** The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials, and color of the primary building.

9. **Utilities:** An ADU shall be served by, the same water, sewer, electrical, and gas meters that serve the primary building. No separate utility lines, connections, or meters shall be allowed for an accessory dwelling unit.

A DADU will not be allowed unless it has adequate inside access to sanitary sewer, culinary water, storm water, and electricity and there is sufficient capacity in each of these utilities.

All ADUs shall conform to the following standards:

a. An ADU shall contain complete cooking and bathroom facilities that are separate from the facilities located in the primary dwelling.

i. The cooking facility in the ADU shall contain:

- (1) A sink and water faucet;
- (2) Capacity for food refrigeration; and
- (3) A permanent, built-in stove top, range, or other similar device for cooking food.

ii. The bathroom facility in the ADU shall contain:

- (1) A sink and water faucet;
- (2) A toilet; and
- (3) A shower or bathtub.

10. Parking: A single-family dwelling with an internal ADU shall provide a minimum of one onsite parking space additional to existing requirements for the primary dwelling with a maximum of four (4) total parking spaces required for both the primary home and ADU together.

A single-family dwelling with a DADU that is less than 650 square feet shall provide a minimum of one (1) additional onsite parking space. A single-family dwelling with a DADU that is greater than 650 square feet shall provide a minimum of two (2) additional onsite parking spaces.

When a detached garage is converted into a DADU, any necessary parking spaces from that garage shall be replaced on-site.

Parking spaces shall be located on a paved surface or approved driveway. Only driveways or parking pads containing a minimum length of eighteen feet (18') may be counted toward required onsite parking. The minimum length of a driveway counting toward onsite parking shall not include any land associated with street rights-of-way, sidewalks or public property/access. All onsite parking spaces shall contain a minimum width of eight feet (8'). Primary dwelling parking shall not be parked tandem with tenant parking and tenant parking shall not be parked tandem with primary dwelling parking. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with VZC Section 15.38.030(2)(b).

12. Entrance: Entrances and access to the accessory dwelling unit shall meet applicable building and fire codes. Only one (1) front entrance of the primary home shall be located on the front of the primary dwelling.

18. Conversion of Legal Accessory Building to a DADU: The owner of a legally constructed accessory structure may convert that structure to a DADU

subject to the dwelling and accessory structure setback requirements applicable to the lot or parcel; and all applicable building, health, and fire codes.

19. As per UC Section 10-21-304 (3)(a) a conditional use permit shall not be required for a DADU located in a zoning district that is primarily residential.

20. Building Permit: A building permit is required to erect, construct, reconstruct, or alter an ADU, or to change the use of a building or structure to an ADU.

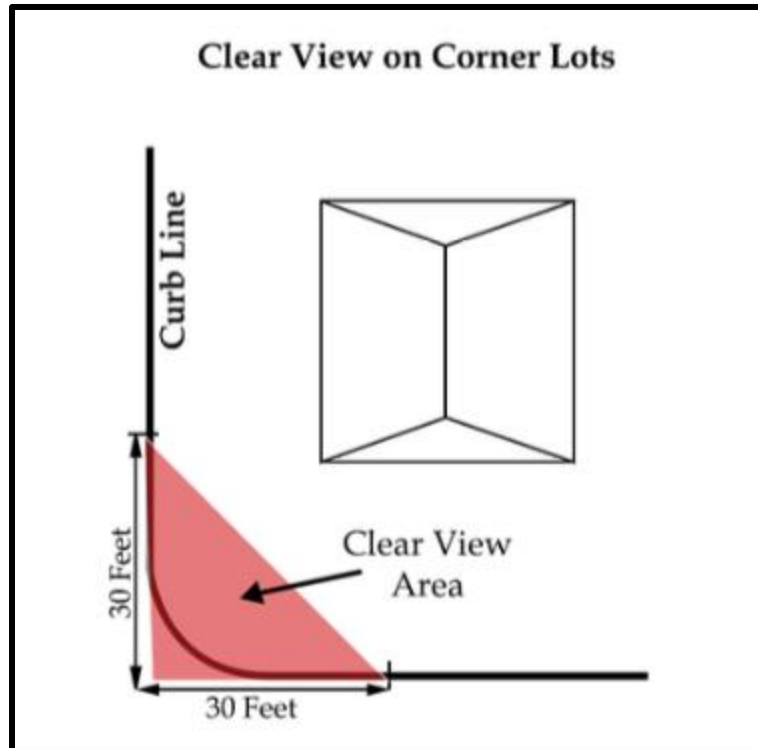
Section 4: Section 15.30.010 “Purpose” of the Vineyard Zoning Code is amended as follows:

The purpose of the issuance of a conditional use application is to allow the proper integration of uses that may be suitable only if such uses are designed, arranged, or conducted in a particular manner. This chapter identifies and provides the procedures for the review of conditional use applications (identified as “C” Uses) in the table of uses.

As per UC Section 10-21-304 (3)(a) a conditional use permit shall not be required for a DADU located in a zoning district that is primarily residential.

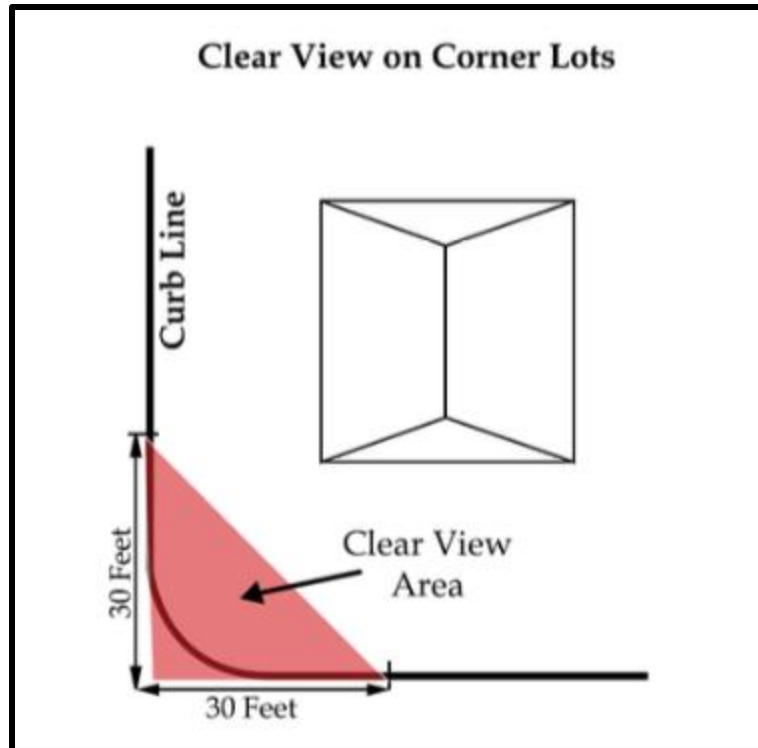
Section 5: Section 15.32.280 “Clear View Triangle On Corner Lots” of the Vineyard Zoning Code is amended as follows:

Where two local residential roads intersect within a planned subdivision, no view obstruction including a sight-obscuring fence, wall, sign, other similar structures, and landscaping which exceeds two (2) feet in height shall be placed on any corner lot within a triangular area formed by a diagonal line connecting lines located at the curb line thirty (30) feet from the projected intersection of such curb lines. Where no curb exists, the clear view area shall include that portion of the corner lot lying within a triangular area formed by a diagonal line connecting lines located at the property line twenty (20) feet from the intersection of said property line. Use the Vineyard City Access Management Manual to design sight triangle dimensions for all other intersections.



Section 6: Section 1.08.040 (S) "Intersection Design" of the Construction and Design Specifications is amended as follows:

6. Sight Distance Triangle. Where two local residential roads intersect within a planned subdivision, no view obstruction including a sight-obscuring fence, wall, sign, other similar structures, and landscaping which exceeds two (2) feet in height shall be placed on any corner lot within a triangular area formed by a diagonal line connecting lines located at the curb line thirty (30) feet from the projected intersection of such curb lines. Where no curb exists, the clear view area shall include that portion of the corner lot lying within a triangular area formed by a diagonal line connecting lines located at the property line twenty (20) feet from the intersection of said property line. Use the Vineyard City Access Management Manual to design sight triangle dimensions for all other intersections.



Section 7: Section 15.38.030 “Parking Requirements” of the Vineyard Zoning Code is amended as follows:

Off-street Parking Requirements. The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth. Any proposed uses not listed herein will be determined by the Planner through the site plan approval process.

Table: Residential Uses — Parking Spaces Required

Single-family: 3.0 Spaces/Unit

Two-family: 4.0 Spaces/Unit

Three-family: 4.0 Spaces/Unit

Multi-family: Efficiency/Studio 1.0 Spaces/Unit; 1 Bedroom 1.5 Spaces/Unit; 2 Bedrooms 2.0 Spaces/Unit; 3 Bedrooms 3.0 Spaces/Unit. In addition to the required spaces, 0.5 guest stalls per unit shall be included.

Section 8: Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 9: Effective Date

This Ordinance shall take effect on October 1, 2026, or upon passage and publication or posting as required by law, whichever occurs later.

PASSED AND ADOPTED by the Vineyard City Council this _____ day of _____ 2026.

Zack Stratton
Mayor, Vineyard City

SEAL

ATTEST:

Robin Raines-Bond
City Recorder, Vineyard City

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Jacob Holdaway	_____	_____	_____	_____
David Lauret	_____	_____	_____	_____
Parker McCumber	_____	_____	_____	_____
Christopher Price	_____	_____	_____	_____
Jacob Wood	_____	_____	_____	_____

**VINEYARD CITY, UTAH
ORDINANCE NO. 2026-11**

AN ORDINANCE OF THE CITY OF VINEYARD CITY, UTAH, AMENDING THE VINEYARD ZONING CODE SECTION 15.12.050 DISTRICT USE TABLE, SECTION 15.30.010 PURPOSE, SECTION 15.32.280 CLEAR VIEW TRIANGLE ON CORNER LOTS, SECTION 15.34.060 ACCESSORY DWELLING UNITS, SECTION 15.38.030 PARKING REQUIREMENTS, AND SECTION 15.60 DEFINITIONS, AND AMENDING SECTION 1.08.040(S) INTERSECTION DESIGN OF THE VINEYARD CONSTRUCTION AND DESIGN SPECIFICATIONS, TO CONFORM THE CITY'S ACCESSORY DWELLING UNIT REGULATIONS TO UTAH CODE SECTIONS 10-20-618 AND 10-21-304.

WHEREAS, Vineyard is authorized to amend the City Zoning Ordinance pursuant to Utah Code Title 10, Chapter 20, Municipal Land Use, Development, and Management Act; and

WHEREAS, the Utah Legislature enacted Senate Bill 284, Local Land and Water Modifications, during the 2026 General Session, which the Governor signed on March 18, 2026, and which enacts Utah Code Section 10-21-304, Detached accessory dwelling units, effective October 1, 2026; and

WHEREAS, Vineyard City is a “specified municipality” as that term is defined in Utah Code Section 10-21-101, and is therefore subject to Utah Code Section 10-21-304; and

WHEREAS, Utah Code Section 10-21-304(1)(a) requires a specified municipality to adopt a land use regulation that permits a detached accessory dwelling unit (DADU) on any lot or parcel that is 11,000 square feet or larger and contains a single-family dwelling, if the single-family dwelling is a permitted use on the lot or parcel; and

WHEREAS, the City's existing accessory dwelling unit (ADU) regulations at VZC 15.34.060 require a minimum lot size of twelve thousand (12,000) square feet for a detached accessory dwelling unit (DADU), contain no process for the conversion of a legally constructed accessory structure to a DADU, and contain design and parking provisions that require revision to conform to Utah Code Sections 10-21-304 and 10-20-618; and

WHEREAS, the Planning Commission held a public hearing on **September 2, 2026** and, after fully considering public comments and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendment, held a public hearing on _____, 2026; and

WHEREAS, the Vineyard City Council, having considered the recommendation of the Planning Commission and the comments submitted by the public, has determined that it is in the best interest of the public health, safety, and welfare to adopt the proposed text amendment to the zoning ordinance;

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

Section 1: Amendment of Section 15.60 “Definitions” of the Vineyard Zoning Code. The definition of “Dwelling, Accessory Unit” is amended, and the definitions of “Accessory Dwelling Unit, Detached” and “Accessory Dwelling Unit, Internal” are enacted, as follows:

~~**Dwelling, Accessory Unit:** An attached dwelling unit to a single-family home, or located above a detached garage serving a single-family home which is located on the same lot as the single-family home designed to be clearly subordinate to the principle dwelling. An accessory dwelling unit provides complete, independent living facilities with a separate dwelling entrance than the principle dwelling.~~

Dwelling, Accessory Unit: An Accessory Dwelling Unit (ADU) provides complete, independent living facilities with a separate dwelling entrance than the principle dwelling. An internal ADU is an attached dwelling unit to a single-family home. A detached ADU (DADU) is a single-family dwelling unit which is located on the same lot as a primary single-family home. A DADU is designed to be clearly subordinate to the principle dwelling.

Section 2: Section 15.12.050 “District Use Table” of the Vineyard Zoning Code is amended as follows:

(1) In the District Use Table, under RESIDENTIAL, the use “Dwelling, Single-Family” needs to be designated a Non-Permitted use in the Regional Mixed-Use (RMU) District.

(2) Add the following items:

5. Accessory Dwelling Units: In any zoning district established under VZC 15.14, Special Purpose Zoning Districts, in which a single-family dwelling is a permitted use, a DADU is a permitted use on any lot or parcel that qualifies under VZC 15.34.060, notwithstanding the omission of that use from the district’s use table.

6. As per UC Section 10-21-304 (3)(a) a conditional use permit shall not be required for a DADU located in a zoning district that is primarily residential.

Section 3: Section 15.34.060 “Accessory Dwelling Units” of the Vineyard Zoning Code is amended as follows:

Purpose: The purpose of the ADU ordinance is to promote areas in the city to accommodate an expanding population, establish regulations to address the health, safety and welfare of the community, to provide flexibility for changes in household size associated with life cycle and to enable a level of financial security for home owners and to implement Utah Code Section 10-21-304. It applies to both internal ADUs and detached ADUs (DADUs).

1. **Location:** Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:

- a. Within a Dd detached accessory structures in accordance with section 15.12.060 Dimensional Standards Table and Section 15.34.030 Accessory Buildings.
- b. Within a home-single family home, provided access to the accessory dwelling unit shall meet all applicable fire and building codes. ~~Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.~~
- c. ~~Prefabricated~~ Within prefabricated housing types intended for long-term placement that adhere to a permanent foundation and the design ed is in accordance with subsection 4, External Appearance, consistent with the primary structure on the property.

An ADU shall not be located:

- a. Within a public utility easement or other recorded easement; or
- b. In a front-yard area of a lot or parcel.

Access to an ADU shall meet all applicable fire and building codes. A mobile home, travel trailer, boat, or similar recreational vehicle shall not be used as an ADU. See VZC 15.34.100, Parking Requirements Of Private Recreational Vehicles In Residential Zoning Districts.

2. **Minimum lot size:** ~~A minimum lot size of five thousand two hundred (5,200) square feet is required for homes containing an internal accessory dwelling unit.~~ A minimum lot size of ~~twelve~~ eleven thousand (~~12,000~~ 11,000) square feet is required for lots containing a DADU.

3. **Detached accessory dwelling unit size:** A DADU shall not exceed ~~a square footage of one thousand two hundred (1,200) square feet~~the square footage of the primary residence located on the same lot or parcel; ~~Size. A detached accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet, and shall not be larger in size than the single-family dwelling located on the same lot or parcel.~~

4. **External appearance:** ~~The accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. There shall be no external evidence of occupancy by more than one (1) family, such as two (2) front doors.~~ The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials, and color of the primary building.

9. **Utilities:** An ADU shall be served by, the same water, sewer, electrical, and gas meters that serve the primary building. No separate utility lines, connections, or meters shall be allowed for an accessory dwelling unit.

A DADU will not be allowed unless it has adequate inside access to sanitary sewer, culinary water, storm water, and electricity and there is sufficient capacity in each of these utilities.

All ADUs shall conform to the following standards:

a. An ADU shall contain complete cooking and bathroom facilities that are separate from the facilities located in the primary dwelling.

i. The cooking facility in the ADU shall contain:

- (1) A sink and water faucet;
- (2) Capacity for food refrigeration; and
- (3) A permanent, built-in stove top, range, or other similar device for cooking food.

ii. The bathroom facility in the ADU shall contain:

- (1) A sink and water faucet;
- (2) A toilet; and
- (3) A shower or bathtub.

10. **Parking:** A single-family dwelling with an internal ADU shall provide a minimum of ~~onefour (4)~~ onsite parking space additional to existing requirements for the primary dwelling with a maximum of four (4) total parking spaces required for both the primary home and ADU together.

A single-family dwelling with a DADU that is less than 650 square feet shall provide a minimum of one (1) additional onsite parking space. A single-family dwelling with a DADU that is greater than 650 square feet shall provide a minimum of two (2) additional onsite parking spaces.

When a detached garage is converted into a DADU, any necessary parking spaces from that garage shall be replaced on-site.

Parking spaces shall be located on a paved surface or approved driveway. Only driveways or parking pads containing a minimum length of eighteen feet (18') may be counted toward required onsite parking. The minimum length of a driveway counting toward onsite parking shall not include any land associated with street rights-of-way, sidewalks or public property/access. All onsite parking spaces shall contain a minimum width of eight feet (8'). ~~Property-owner~~Primary dwelling parking shall not be parked tandem with tenant parking and tenant parking shall not be parked tandem with ~~owner~~primary dwelling parking. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with VZC Section 15.38.030(2)(b).

12. **Entrance:** Entrances and access to the accessory dwelling unit shall meet applicable building and fire codes. Only one (1) front entrance of the primary home shall be located on the front of the primary dwelling~~visible from the front yard~~.

18. Conversion of Legal Accessory Building to a DADU: The owner of a legally constructed accessory structure may convert that structure to a DADU subject to the dwelling and accessory structure setback requirements applicable to the lot or parcel; and all applicable building, health, and fire codes.

19. As per UC Section 10-21-304 (3)(a) a conditional use permit shall not be required for a DADU located in a zoning district that is primarily residential.

20. Building Permit: A building permit is required to erect, construct, reconstruct, or alter an ADU, or to change the use of a building or structure to an ADU.

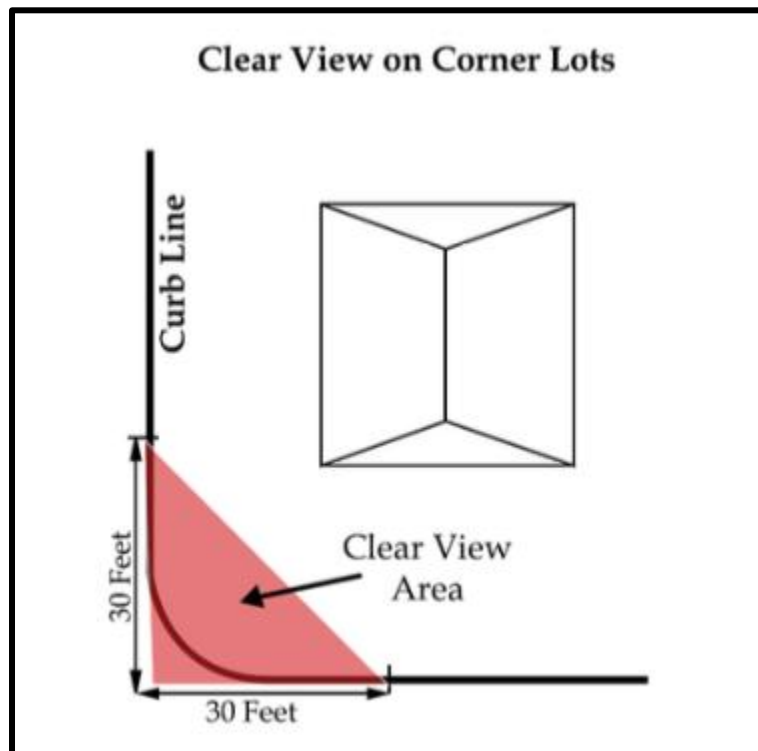
Section 4: Section 15.30.010 "Purpose" of the Vineyard Zoning Code is amended as follows:

The purpose of the issuance of a conditional use application is to allow the proper integration of uses that may be suitable only if such uses are designed, arranged, or conducted in a particular manner. This chapter identifies and provides the procedures for the review of conditional use applications (identified as "C" Uses) in the table of uses.

As per UC Section 10-21-304 (3)(a) a conditional use permit shall not be required for a DADU located in a zoning district that is primarily residential.

Section 5: Section 15.32.280 "Clear View Triangle On Corner Lots" of the Vineyard Zoning Code is amended as follows:

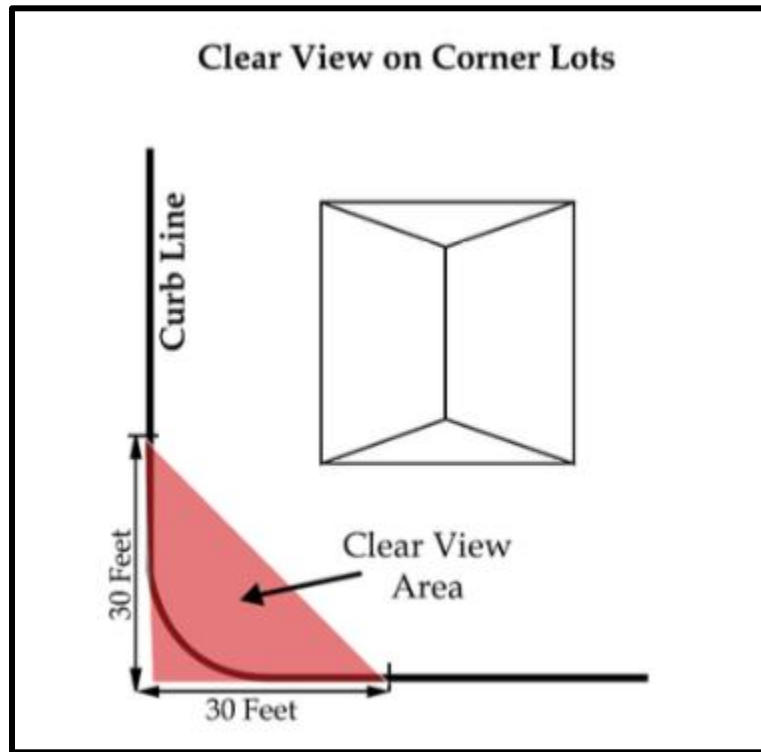
In all Zoning Districts Where two local residential roads intersect within a planned subdivision, no view obstruction including a sight-obscuring fence, wall, sign, other similar structures, and landscaping which exceeds two (2) feet in height shall be placed on any corner lot within a triangular area formed by a diagonal line connecting lines located at the curb line thirty (30) feet from the projected intersection of such curb lines. Where no curb exists, the clear view area shall include that portion of the corner lot lying within a triangular area formed by a diagonal line connecting lines located at the property line twenty (20) feet from the intersection of said property line. Use the Vineyard City Access Management Manual to design sight triangle dimensions for all other intersections.



Section 6: Section 1.08.040 (S) "Intersection Design" of the Construction and Design Specifications is amended as follows:

6. Sight Distance Triangle. Where two local residential roads intersect within a planned subdivision, no view obstruction including a sight-obscuring fence, wall, sign, other similar structures, and landscaping which exceeds two (2) feet in height shall be placed on any corner lot within a triangular area formed by a diagonal line connecting lines located at the curb line thirty (30) feet from the projected intersection of such curb lines. Where no curb exists, the clear view area shall include that portion of the corner lot lying within a triangular area formed by a diagonal line connecting lines located at the property line twenty (20) feet from the intersection of said property line. Use the Vineyard City Access Management Manual to design sight triangle dimensions for all

~~other intersections. A clear line of sight must be provided at all intersections, see Vineyard City Access Management Manual. The “Sight Distance Triangle” must be calculated using the stopping “Sight Distance” of the road being intersected. The stopping “Sight Distance” is 200 feet for a Local street, 300 feet for a Collector and 425 feet for Arterial. The figure below illustrates the required “Sight Distance Triangle” based on the “Sight Distance”.~~



Section 7: Section 15.38.030 “Parking Requirements” of the Vineyard Zoning Code is amended as follows:

Off-street Parking Requirements. The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth. Any proposed uses not listed herein will be determined by the Planner through the site plan approval process.

Table: Residential Uses — Parking Spaces Required

Single-family: ~~4.0~~3.0 Spaces/Unit

Two-family: 4.0 Spaces/Unit

Three-family: 4.0 Spaces/Unit

Multi-family: Efficiency/Studio 1.0 Spaces/Unit; 1 Bedroom 1.5 Spaces/Unit; 2 Bedrooms 2.0 Spaces/Unit; 3 Bedrooms 3.0 Spaces/Unit. In addition to the required spaces, 0.5 guest stalls per unit shall be included.

Section 8: Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 9: Effective Date

This Ordinance shall take effect on October 1, 2026, or upon passage and publication or posting as required by law, whichever occurs later.

PASSED AND ADOPTED by the Vineyard City Council this _____ day of _____ 2026.

Zack Stratton
Mayor, Vineyard City

SEAL

ATTEST:

Robin Raines-Bond
City Recorder, Vineyard City

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Jacob Holdaway	_____	_____	_____	_____
David Lauret	_____	_____	_____	_____
Parker McCumber	_____	_____	_____	_____
Christopher Price	_____	_____	_____	_____
Jacob Wood	_____	_____	_____	_____

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: October 14, 2026

Agenda Item: PLAN26-0011 Site Plan Application - Minor Amendment Orchards Phase 7

Department: Planning

Presenter: Anthony Fletcher

Background/Discussion:

Summary

The applicant is requesting an amendment to the approved site plan for The Orchards Phase 7, affecting Buildings 53 through 64. The proposed modifications include changes to selected unit layouts, Level 2 decks, and storefront colors.

Proposed Changes

- Conversion of covered decks to bedrooms: In Buildings 53, 55, 56, 58, 59, and 61, the exterior covered decks associated with Units J and K would be enclosed and converted into additional bedrooms. Windows would be installed within the former deck openings. The exterior siding and roof design would remain unchanged.
- Unit Type D deck modification: In all buildings, the Level 2 deck for Unit Type D would be revised by creating an opening in the original brick wall and installing a railing. The applicant states that this change would improve interior visibility and natural light while supporting better deck drainage.
- Storefront color change: The storefront color would be changed from dark bronze to white throughout the project to provide consistency with the other buildings in the development.

As part of the proposed site plan amendment, the applicant has identified modifications to the interior floor plans of certain residential units, specifically involving changes to the master bedrooms. These interior modifications do not fall within the Planning Commission's scope of review as the land use authority for site plan approval.

The applicant has confirmed that the proposed changes will not affect the approved parking count. Each unit will continue to provide a two-car garage, and the maximum allowed occupancy per unit will remain unchanged.

Additionally, the applicant indicated that property management actively monitors tenant occupancy and vehicle parking. Based on their experience managing 114 units within Orchards Phases 1 through 3, the applicant reports no parking-related issues to date.

The proposed interior floor plan modifications do not alter the approved parking configuration or parking count and therefore do not require separate Planning Commission approval as part of the site plan amendment, provided all applicable building and occupancy requirements are satisfied.

Fiscal Impact:

N/A

Recommendation:

Staff recommends approval of these proposed changes as this would maintain consistency in elevation and material use throughout the development.

Sample Motion:

"I move to approve PLAN26-0011 Site Plan Amendment Application — Orchards Phase 7 as presented and discussed"

Attachments:

1. The_Orchards_Phase_7- _Buildings _Narrative
2. Phase 7 Elevations _The _Orchards _Townhome _ - _Building_59-
_Revision_2_and_4 _comparison



Vineyard City Planning Department
707 East Mill Road,
Suite 202
Vineyard, Utah

Attn: Anthony

+Architecture

+Landscape Architecture

+Land Planning

+Construction Management

+Interior Design

The Orchards Phase 7: Building 53

The following modifications were directed have been made from the original design originally proposed.

The purpose of the change was that ownership opted to provide an additional bedroom instead of the exterior covered deck

Please review the plans to see the notation of the change. The following is a summary of those changes.

- The Two Units affected are the Unit K and Unit J only.
- The change was to infill the openings around the deck which has been converted into a bedroom. The room is now enclosed, with windows installed in the locations where the deck openings were previously located.
- The exterior siding and roof remain unchanged.
- For Unit Type D, the Level 2 deck has been revised to include a opening in the original brick wall with a railing, providing improved visibility and light to the interior while allowing for more positive deck drainage.
- The storefront color has been changed from dark bronze to white to maintain consistency with the other buildings throughout the development.

Not all buildings on site have all the changes, therefore see the following break down for each building.

The Orchards Phase 7: Building 54

The only items included with Building 54 were the decks at Unit D.

- For Unit Type D, the Level 2 deck has been revised to include a opening in the original brick wall with a railing, providing improved visibility and light to the interior while allowing for more positive deck drainage.
- The storefront color has been changed from dark bronze to white to maintain consistency with the other buildings throughout the development.

7927 High Point Parkway

Suite 300

Sandy, Utah 84094

801-269-0055

www.thinkaec.com

The Orchards Phase 7: Building 55

The following modifications were directed have been made from the original design originally proposed.

The purpose of the change was that ownership opted to provide an additional bedroom instead of the exterior covered deck

Please review the plans to see the notation of the change. The following is a summary of those changes.

- The Two Units affected are the Unit K and Unit J only.
- The change was to infill the openings around the deck which has been converted into a bedroom. The room is now enclosed, with windows installed in the locations where the deck openings were previously located.
- The exterior siding and roof remain unchanged.
- For Unit Type D, the Level 2 deck has been revised to include a opening in the original brick wall with a railing, providing improved visibility and light to the interior while allowing for more positive deck drainage.
- The storefront color has been changed from dark bronze to white to maintain consistency with the other buildings throughout the development.

The Orchards Phase 7: Building 56

The following modifications were directed have been made from the original design originally proposed.

The purpose of the change was that ownership opted to provide an additional bedroom instead of the exterior covered deck

Please review the plans to see the notation of the change. The following is a summary of those changes.

- The Two Units affected are the Unit K and Unit J only.
- The change was to infill the openings around the deck which has been converted into a bedroom. The room is now enclosed, with windows installed in the locations where the deck openings were previously located.
- The exterior siding and roof remain unchanged.
- For Unit Type D, the Level 2 deck has been revised to include a opening in the original brick wall with a railing, providing improved visibility and light to the interior while allowing for more positive deck drainage.



- +Architecture
- +Landscape Architecture
- +Land Planning
- +Construction Management
- +Interior Design

The storefront color has been changed from dark bronze to white to maintain consistency with the other buildings throughout the development

The Orchards Phase 7: Building 57

The only items included with Building 54 were the decks at Unit D.

- For Unit Type D, the Level 2 deck has been revised to include a opening in the original brick wall with a railing, providing improved visibility and light to the interior while allowing for more positive deck drainage.
- The storefront color has been changed from dark bronze to white to maintain consistency with the other buildings throughout the development.

The Orchards Phase 7: Building 58

The following modifications were directed have been made from the original design originally proposed.

The purpose of the change was that ownership opted to provide an additional bedroom instead of the exterior covered deck

Please review the plans to see the notation of the change. The following is a summary of those changes.

- The Two Units affected are the Unit K and Unit J only.
- The change was to infill the openings around the deck which has been converted into a bedroom. The room is now enclosed, with windows installed in the locations where the deck openings were previously located.
- The exterior siding and roof remain unchanged.
- For Unit Type D, the Level 2 deck has been revised to include a opening in the original brick wall with a railing, providing improved visibility and light to the interior while allowing for more positive deck drainage.
- The storefront color has been changed from dark bronze to white to maintain consistency with the other buildings throughout the development.

The Orchards Phase 7: Building 59

The following modifications were directed have been made from the original design originally proposed.

The purpose of the change was that ownership opted to provide an additional bedroom instead of the exterior covered deck

Please review the plans to see the notation of the change. The following is a summary of those changes.

- The Two Units affected are the Unit K and Unit J only.
- The change was to infill the openings around the deck which has been converted into a bedroom. The room is now enclosed, with windows installed in the locations where the deck openings were previously located.
- The exterior siding and roof remain unchanged.
- For Unit Type D, the Level 2 deck has been revised to include a opening in the original brick wall with a railing, providing improved visibility and light to the interior while allowing for more positive deck drainage.
- The storefront color has been changed from dark bronze to white to maintain consistency with the other buildings throughout the development.

The Orchards Phase 7: Building 60

The only items included with Building 54 were the decks at Unit D.

- For Unit Type D, the Level 2 deck has been revised to include a opening in the original brick wall with a railing, providing improved visibility and light to the interior while allowing for more positive deck drainage.
- The storefront color has been changed from dark bronze to white to maintain consistency with the other buildings throughout the development.

The Orchards Phase 7: Building 61

The following modifications were directed have been made from the original design originally proposed.

The purpose of the change was that ownership opted to provide an additional bedroom instead of the exterior covered deck

Please review the plans to see the notation of the change. The following is a summary of those changes.

- The Two Units affected are the Unit K and Unit J only.
- The change was to infill the openings around the deck which has been converted into a bedroom. The room is now enclosed, with windows installed in the locations where the deck openings were previously located.
- The exterior siding and roof remain unchanged.
- For Unit Type D, the Level 2 deck has been revised to include a opening in the original brick wall with a railing, providing improved

visibility and light to the interior while allowing for more positive deck drainage.

- The storefront color has been changed from dark bronze to white to maintain consistency with the other buildings throughout the development.

The Orchards Phase 7: Building 62

The only items included with Building 54 were the decks at Unit D.

- For Unit Type D, the Level 2 deck has been revised to include a opening in the original brick wall with a railing, providing improved visibility and light to the interior while allowing for more positive deck drainage.
- The storefront color has been changed from dark bronze to white to maintain consistency with the other buildings throughout the development.

The Orchards Phase 7: Building 63

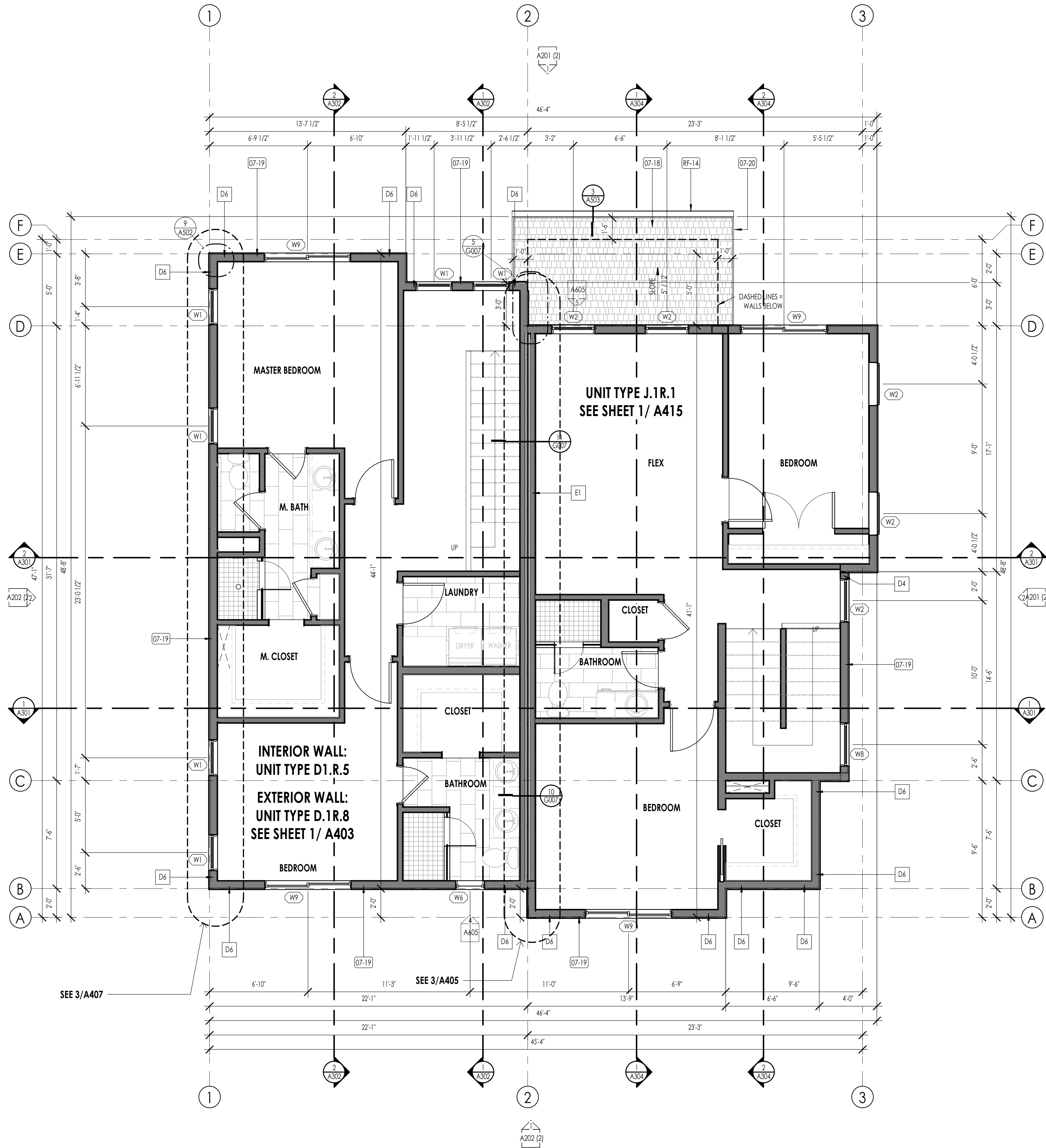
The only items included with Building 54 were the decks at Unit D.

- For Unit Type D, the Level 2 deck has been revised to include a opening in the original brick wall with a railing, providing improved visibility and light to the interior while allowing for more positive deck drainage.
- The storefront color has been changed from dark bronze to white to maintain consistency with the other buildings throughout the development.

The Orchards Phase 7: Building 64

The only items included with Building 54 were the decks at Unit D.

- For Unit Type D, the Level 2 deck has been revised to include a opening in the original brick wall with a railing, providing improved visibility and light to the interior while allowing for more positive deck drainage.
- The storefront color has been changed from dark bronze to white to maintain consistency with the other buildings throughout the development.

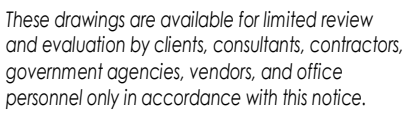


LEVEL 3 FLOOR PLAN OPTION 2
1/4" = 1'-0"

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 407 EACH SIDE OF PART WALL		CONCRETE SLABS
	SHOWER TILE FINISH		ASPHALT SHINGLE ROOFING SYSTEM
			DURA-DECK

- FLOOR PLAN GENERAL NOTES**
- ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (IF O.S.) UNLESS NOTED OTHERWISE.
 - CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS.
 - REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 - REFER TO ENLARGED PLANS FOR ALL DECK/PATIOS.
 - COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 - SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 - COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 - COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
 - COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 - ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 - ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).
- FLOOR PLAN KEYNOTES**
- | KEYNOTES | |
|----------|--|
| 07-18 | ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION. |
| 07-19 | FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION. |
| 07-20 | FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION. |
| RF-14 | CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS. |

UPDATED



VINYARD UTAH

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Page



UPDATED

Plot Date: 6/19/2026 11:48:17 AM



ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
[Pattern]	BOARD & BATT SIDING
[Pattern]	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
[Pattern]	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAT, AND FINISH
[Pattern]	ASPHALT SHINGLE ROOFING SYSTEM
[Pattern]	PRE-ENGINEERED TRUSSES
[Pattern]	LOCATION OF FIRE TREATED PLYWOOD 4" ON EACH SIDE OF PARTY WALL
[Pattern]	2" FOUNDATION INSULATION

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

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
03-01	CAST-IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB-BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST-IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-03	CAST-IN PLACE CONCRETE COLUMN/PIER. SEE ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
06-07	TIMBER COLUMN #1 OR BETTER. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED BY ARCHITECT.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-19	FIBER-CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER-CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE A" SLOPE IN FIRST 10'-0". COORDINATE WITH CIVIL ENGINEER FOR ALL GRADING AND ALL SITE DESIGN RELATED ISSUES.
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.
WS-01	

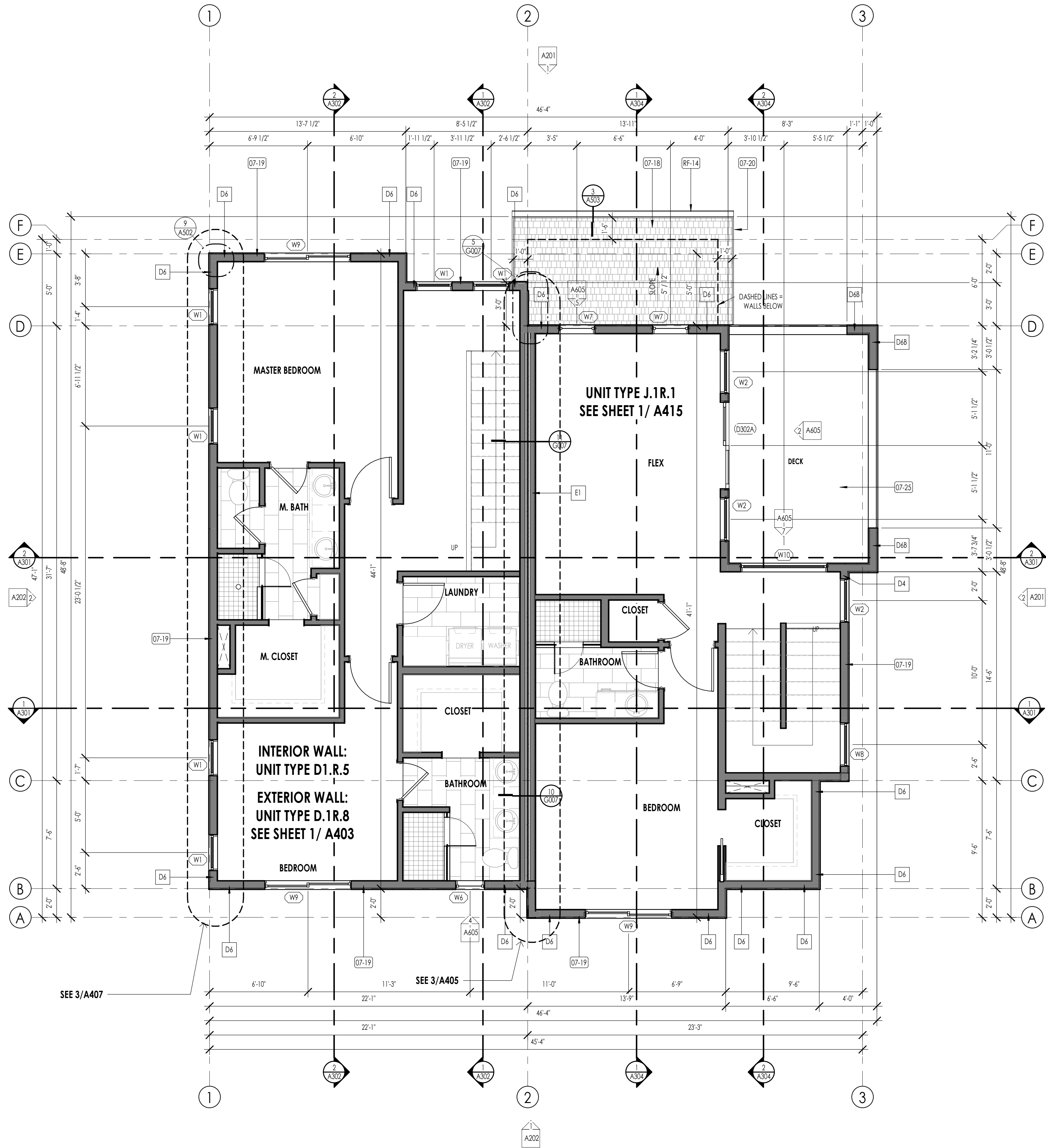
1

A202 (1)

2

A202 (1)

UPDATED



LEVEL 3 FLOOR PLAN
1/4" = 1'-0"

ORIGINAL

FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
	POURED IN PLACE CONCRETE WALL		CARPET FINISH
	BRICK WALL		TILE FINISH
	WOOD STUD WALL		WOOD WIDE FINISH
	LOCATION OF FIRE TREATED PLYWOOD 407 EACH SIDE OF PART WALL		CONCRETE SLABS
	SHOWER TILE FINISH		ASPHALT SHINGLE ROOFING SYSTEM
			DURA-DECK

- FLOOR PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (IF O.S.) UNLESS NOTED OTHERWISE.
 2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS
 3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
 4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.
 5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
 6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
 7. SEE SHEET G001 & G002 FOR PROJECT GENERAL NOTES FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
 8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
 9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES
 10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
 11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
 13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEE CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).
- FLOOR PLAN KEYNOTES**
- | KEYNOTES | |
|----------|---|
| 07-18 | ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION. |
| 07-19 | FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION |
| 07-20 | FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED. AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION |
| 07-25 | FLUID APPLIED DECK MEMBRANE |
| RF-14 | CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS. |

THE ORCHARDS AT HOMESTEAD
PHASE 7 - BUILDING 59
VINYARD UTAH

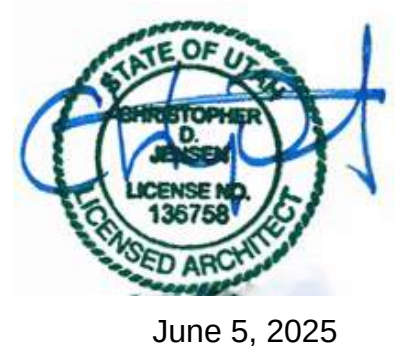
PROJECT NO. 18-010
DATE: SEPT. 2024

REVISIONS:

SHEET TITLE:
LEVEL 3 FLOOR PLAN

SHEET NUMBER:
A104

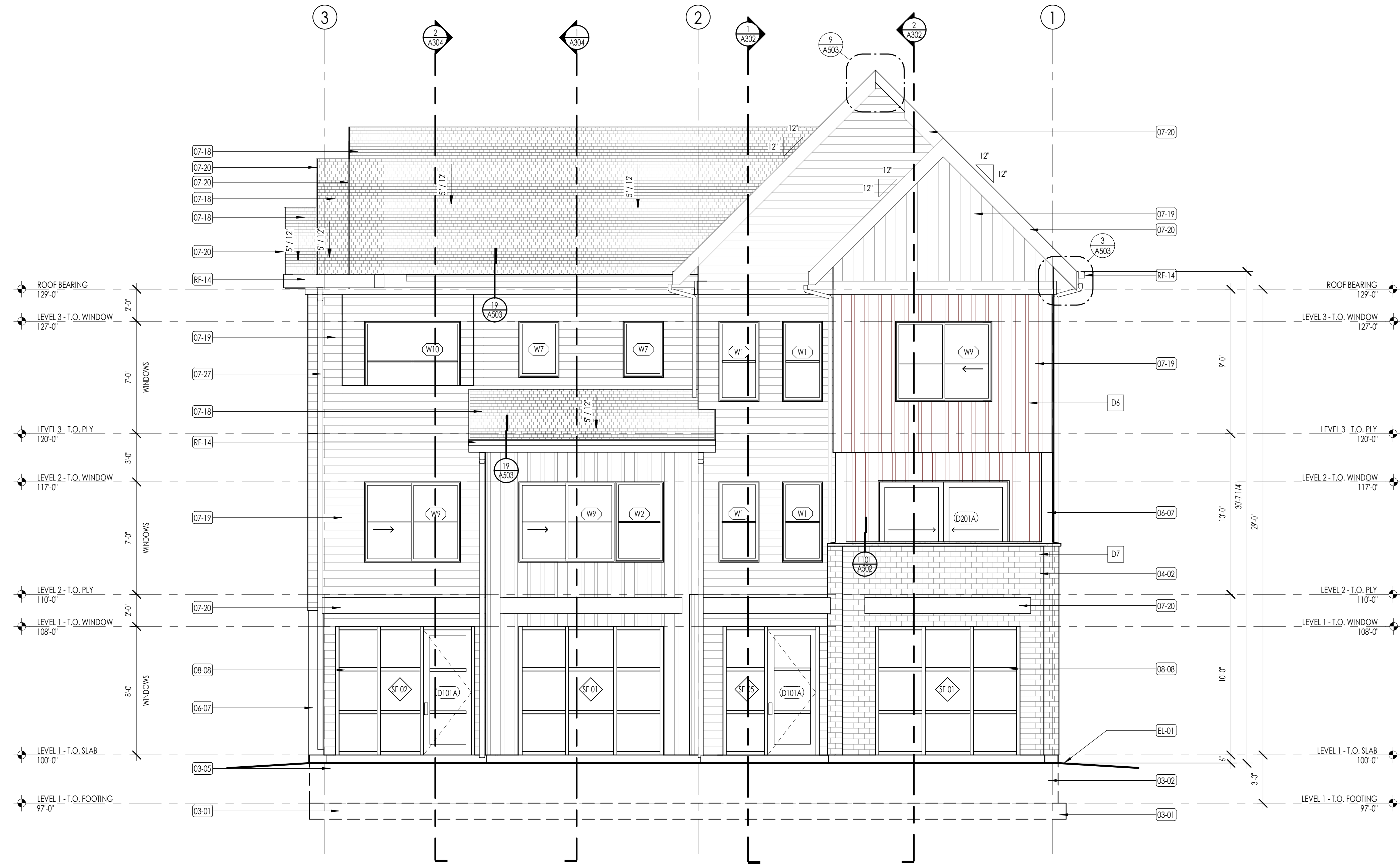
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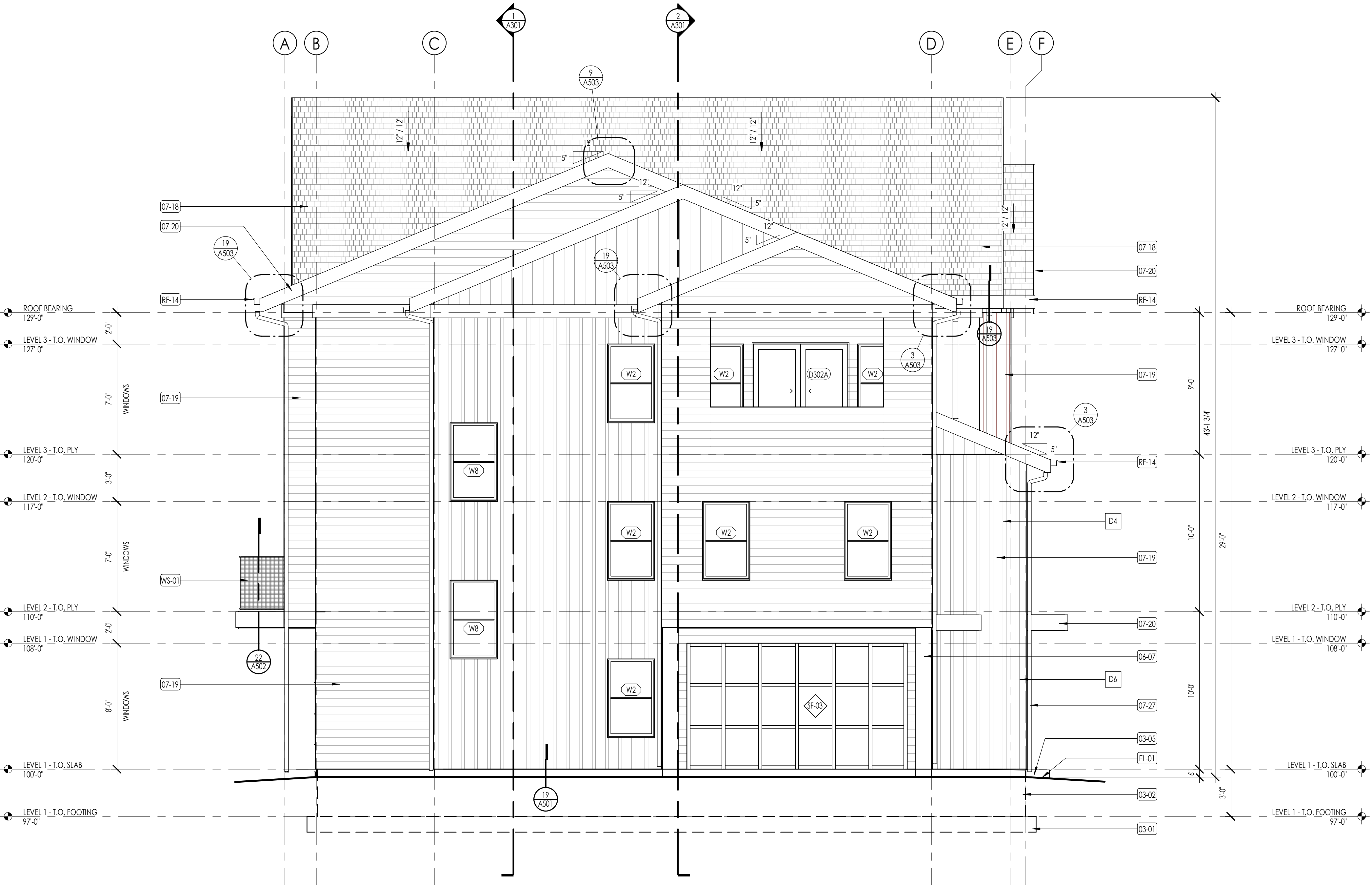


SOUTH ELEVATION

1/4" = 1'-0"

1

A201



EAST ELEVATION

1/4" = 1'-0"

2

A201

ELEVATION/ SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6\"/>
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH
	ASPHALT SHINGLE ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE TREATED PLYWOOD 407 ON EACH SIDE OF PARTY WALL
	Z FOUNDATION INSULATION
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	
ELEVATION/ SECTION KEYNOTES	
KEYNOTES	
03-01	CAST IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-05	5\"/>
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 5/8\"/>
06-07	TIMBER COLUMN #1 OR BETTER - SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-18	ASPHALT SHINGLE ROOFING OVER ROOF UNDERLAYMENT AND ICE AND WATER SHIELD WHERE NOTED, COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR AND STYLE SELECTION.
07-19	FIBER CEMENT SIDING AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-20	FIBER CEMENT TRIM AS SELECTED AS SHOWN. INSTALL OVER CONTINUOUS VAPOR BARRIER AS SPECIFIED, AND DRAINAGE PANEL AS PER DETAILS AND SPECIFICATIONS. COORDINATE WITH SPECIFICATIONS AND MATERIAL BOARD FOR FINAL COLOR SELECTION.
07-27	METAL DOWNSPOUT TO MATCH METAL OF GUTTER. SEE DETAILS AND SPECIFICATIONS FOR SHAPE, METAL TYPE, AND CONNECTION DETAILS.
08-08	EXTRUDED ALUMINUM FRAMED STOREFRONT WALLS. SEE SCHEDULE, DETAILS AND SPECIFICATIONS.
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 4\"/>
RF-14	CONTINUOUS METAL GUTTER AS SHOWN ON THE ROOF PLANS AND ELEVATIONS. CONTRACTOR SHALL COORDINATE THE GUTTER TO SLOPE TO DOWNSPOUTS. DOWNSPOUTS ARE SHOWN ON ROOF PLAN AND ELEVATIONS.
WS-01	

ORIGINAL



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Interior Design
Landscape Architecture
Land Planning
Construction Management

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June 5, 2025

THE ORCHARDS AT HOMESTEAD
PHASE 7 - BUILDING 59
VINYARD UTAH

PROJECT NO. 18-010
DATE: SEPT. 2024

REVISIONS:

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

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2024-09-30 FINAL BUILDING SUBMITTAL SET



ELEVATION/ SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	BOARD & BATT SIDING
	LAP SIDING FIBER CEMENT 6" EXPOSURE - SEE DETAILS
	BRICK VENEER SEE ARCHITECTURAL COLOR BOARD FOR TYPE, LAY, AND FINISH
	ASPHALT SHINGLE ROOFING SYSTEM
	PRE-ENGINEERED TRUSSES
	LOCATION OF FIRE-TREATED PLYWOOD 4x8 ON EACH SIDE OF PARTY WALL
	2' FOUNDATION INSULATION

ELEVATION/ SECTION KEYNOTES

KEYNOTES	
03-01	CAST-IN PLACE FOOTINGS. FOOTINGS SHALL BE PLACED ON NATIVE SOIL OR COMPACTED SUB-BASE AS PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS. DO NOT PLACE FOOTINGS IF WATER IS PRESENT, AND IF WATER IS PRESENT, CONTACT OWNER/ ARCHITECT AND GEOTECHNICAL ENGINEER IMMEDIATELY. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING OF ALL FOOTINGS.
03-02	CAST-IN PLACE FOUNDATION WALLS. SEE ARCHITECTURAL WALL TYPES AND STRUCTURAL DRAWINGS FOR FOUNDATION WALL THICKNESS AND REINFORCING. COORDINATE WITH STRUCTURAL GENERAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
03-03	CAST-IN PLACE CONCRETE COLUMN/PIER. SEE ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS FOR SIZE AND REINFORCING.
04-02	BRICK MASONRY VENEER AT EXTERIOR WALL. PROVIDE IN RUNNING BOND PATTERN UNLESS NOTED OTHERWISE ON ELEVATIONS. COLOR AS SELECTED AS NOTED ON COLOR BOARD OR BY OWNER PROVIDED EXTERIOR DESIGN CONSULTANT. BRICK SHALL BE INSTALLED OVER 2 LAYERS OF 30# BUILDING FELT IN ADDITION TO THE ONE LAYER OF BUILDING HOUSE WRAP. SEE DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFO.
06-07	TIMBER COLUMN #1 OR BETTER. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SIZE OF COLUMN, CONNECTION DETAILS AND ADDITIONAL REQUIREMENTS.
07-14	EXTERIOR SYNTHETIC HARD COAT STUCCO SYSTEM AT EXTERIOR WALL. INSTALL OVER 2 LAYERS 30# BUILDING FELT OVER SHEET AIR BARRIER. INSTALL WIRE MESH AS REQUIRED BY MANUFACTURER. COLOR AS SELECTED BY ARCHITECT.
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WS-01	

ORIGINAL

2
A202