



**PUBLIC HEARING AND REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, July 15th at 7:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Public Hearing and Regular Planning Commission Meeting, on Wednesday, July 15th, at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

- 1. CALL TO ORDER**
- 2. INVOCATION** – *Individuals are invited to volunteer.*
- 3. OPEN SESSION** – *This is a Public Comment period (see definition below).*
- 4. MINUTES REVIEW AND APPROVAL – No Minutes to approve**
- 5. BUSINESS ITEMS:**
 - 5.1 Public Hearing** – The Applicant is requesting approval of a Conditional Use permit, and Site Plan Application for a 60,000 s.f. office warehouse building located at 331 E. 1750 N. Vineyard, within the I-1 Industrial Zone. The Planning Commission will discuss and make appropriate action.
 - 5.2 Public Hearing** – The Applicant is requesting approval of a Conditional Use permit and Site Plan Application for a 34,000 s.f. office warehouse building located at 373 E. 1750 N. Vineyard, within the I-1 Industrial Zone. The Planning Commission will discuss and make appropriate action.
 - 5.3 WatersEdge Phase 3 Preliminary Plat** – The applicant is seeking approval for their preliminary subdivision plat. The property is designated as Low Density Residential (1-2.5 du/ac) on the General Plan Land Use Map. The property is zoned WatersEdge Zoning District. The WatersEdge Zoning District was approved in June of 2014. This request includes the following planning areas B5, B6, and B7.
- 6. PLANNING COMMISSION MEMBERS' REPORTS**
- 7. STAFF REPORTS**
 - *Nathan Crane, Town Planner*
 - *Don Overson, Town Engineer*
- 8. ITEMS REQUESTED FOR NEXT AGENDA**

9. ADJOURNMENT

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McHargue, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

AGENDA NOTICING COMPLETED ON: July 14th, 2015

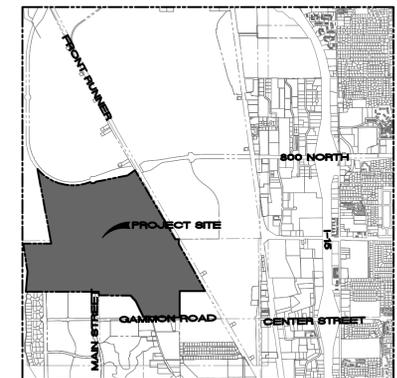
CERTIFIED (NOTICED) BY: /s/ Kinsli McDermott
Kinsli McDermott, Deputy Recorder/Planning Coordinator

WATERS EDGE AT VINEYARD MASTER CONSTRUCTION

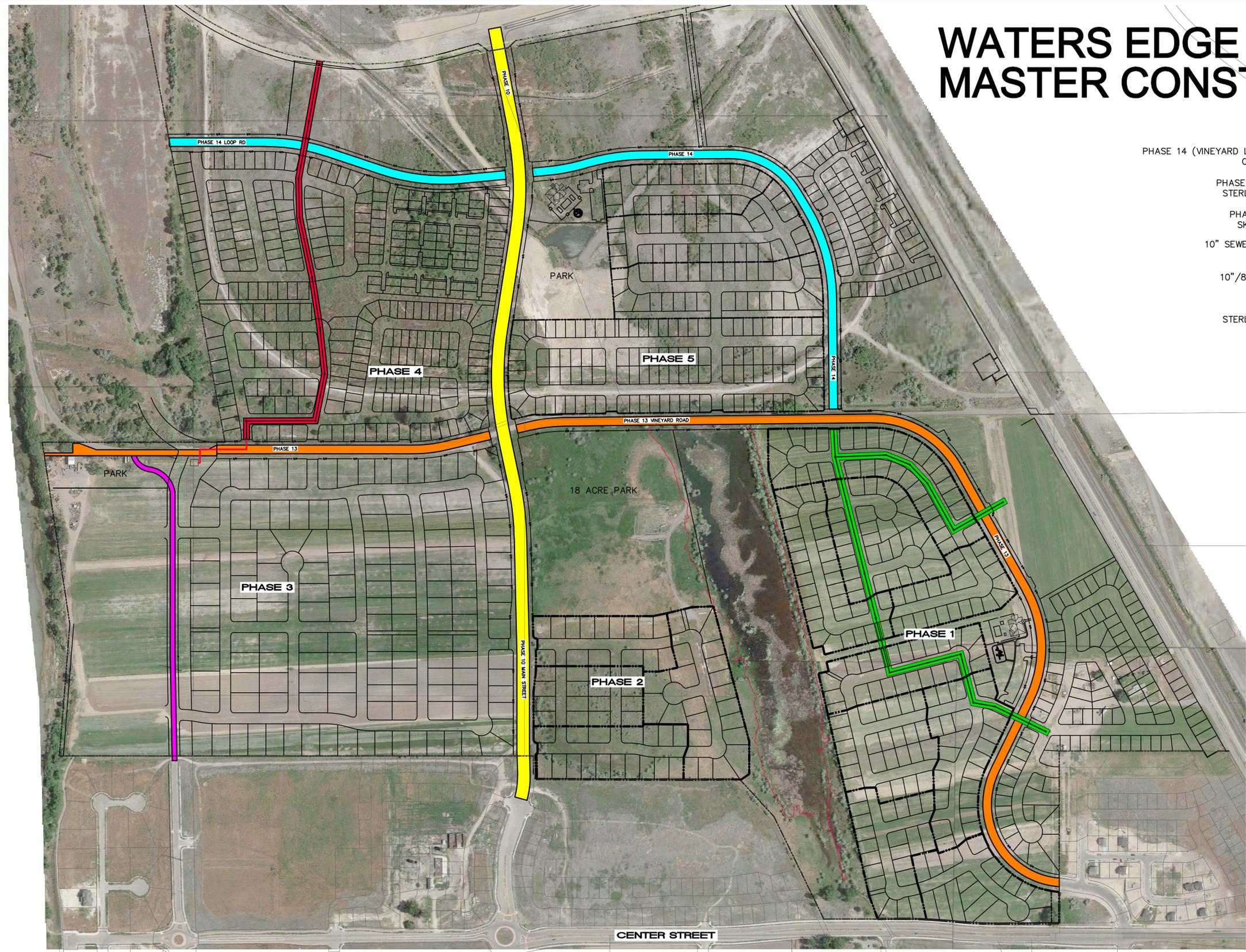
- PHASE 14 (VINEYARD LOOP RD SURCHARGE)
CRESCENT EXCAVATION █
- PHASE 13 (VINEYARD ROAD)
STERLING DON EXCAVATION █
- PHASE 10 (MAIN STREET)
SKIP DUNN EXCAVATING █
- 10" SEWER FROM LIFT STATION
TBD █
- 10" / 8" SEWER FOR FUTURE
TBD █
- TEMPORARY ROAD
STERLING DON EXCAVATION █



0 250 500 750
 (24"x36")
 SCALE: 1" = 250'
 (11"x17")
 SCALE: 1" = 500'



VICINITY MAP
NTS



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

TRANE ENGINEERING, P.C.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

VINEYARD, UTAH

WATER'S EDGE

CONSTRUCTION MASTER PLAN

JOB
GIFFORD
SHEET NO.
1

WATER'S EDGE PHASE 3 PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN



(24"x36")
SCALE: 1" = 80'
(11"x17")
SCALE: 1" = 160'



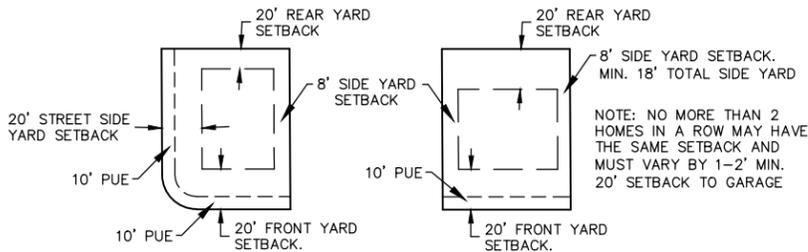
LAND USE	
TOTAL ACREAGE:	61.55 acres
TOTAL OPEN SPACE:	2.63 acres
TOTAL LOTS:	147
NO. LOTS / ACRE:	2.39
NO. LOTS AREA A:	82
AVE. LOT SIZE AREA A:	11,441 SF
ZONING AREA A:	SDF-10,000

OPEN SPACE DEDICATED TO VINEYARD

NOTES:
1- THIS AREA HAS HISTORICALLY HAD A HIGH WATER TABLE, AND THE TOWN OF VINEYARD WILL HAVE NO LIABILITY FOR ANY DAMAGES DUE TO THE HIGH WATER TABLE. A LAND DRAIN FOR EACH LOT WILL BE REQUIRED AND MAINTAINED BY THE PROPERTY OWNER.
2- PROPERTY OWNERS SHOULD BE AWARE THAT THIS AREA IS LOCATED IN THE VICINITY OF A RAILROAD SYSTEM.
3- ALL ROADS TO BE DEDICATED TO THE TOWN OF VINEYARD.

DEVELOPER: FLAGSHIP HOMES
170 SOUTH INTERSTATE PLAZA, SUITE 250
LEHI, UT 84043 801-766-4442

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544



ZONE SFD 10,000
SETBACK AND EASEMENT DETAIL

SURVEYOR'S CERTIFICATE
I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152741 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ SURVEYOR (See Seal Below) _____
OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON 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____

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF UTAH) S.S.
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
NOTARY _____ NOTARY PUBLIC SIGNATURE _____
COMMISSION # _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY
THE _____ OF _____ COUNTY OF UTAH, 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 _____, A.D. 20____

ATTEST _____ CLERK-RECORDER (See Seal Below) _____
SHEET 1 OF 2

PHASE 3 PRELIMINARY PLAT
WATER'S EDGE
A RESIDENTIAL SUBDIVISION

RECORDING INFORMATION			
VINEYARD, UTAH COUNTY, UTAH SCALE: 1" = 80 FEET	SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL
			CLERK-RECORDED SEAL

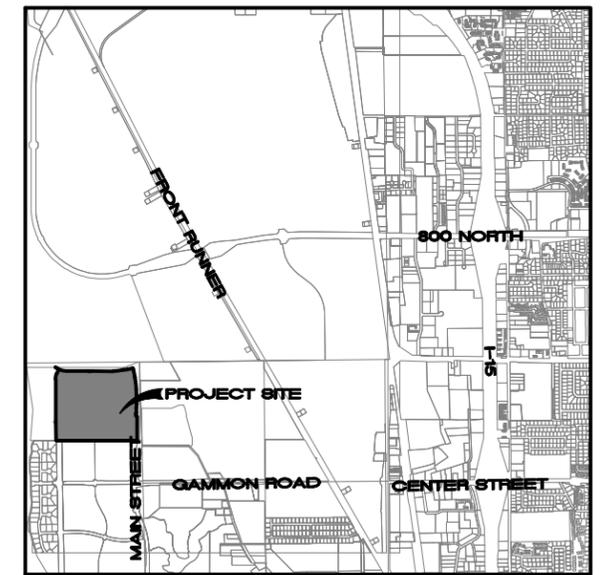
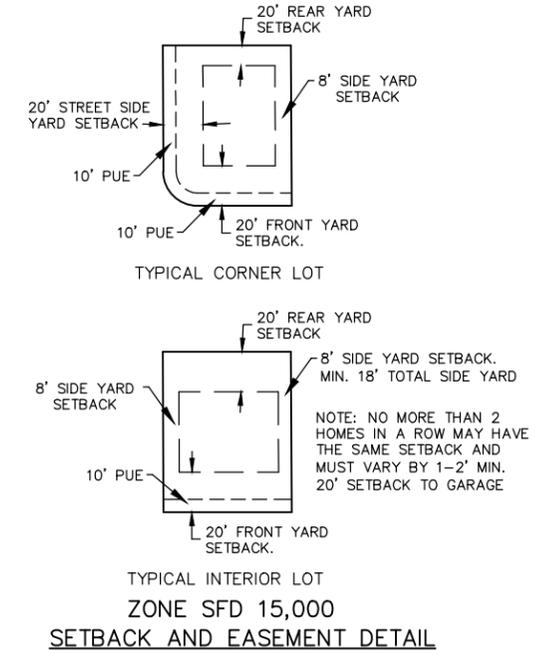
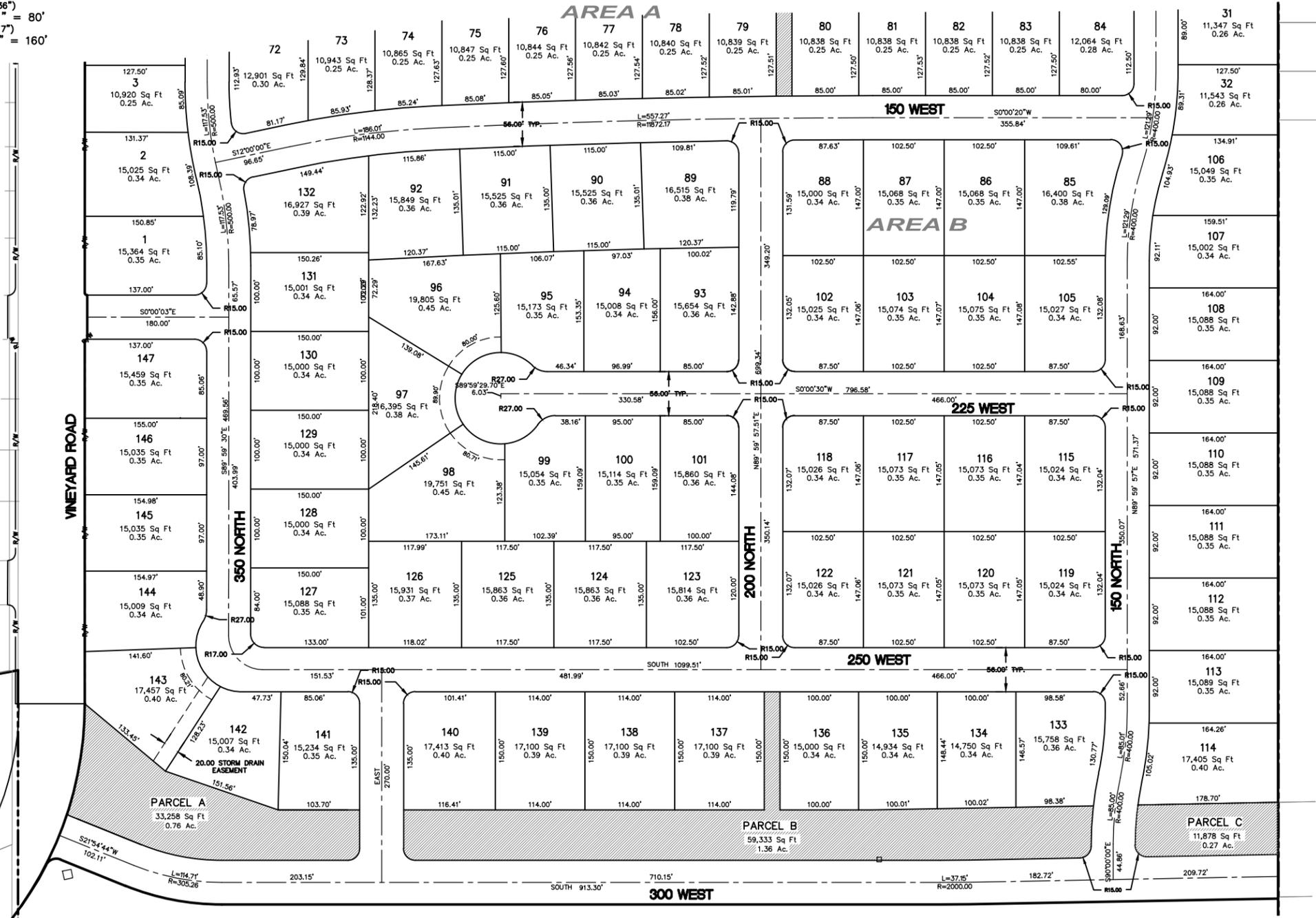
MAYOR APPROVAL	FIRE CHIEF APPROVAL	PLANNING COMMISSION APPROVAL	TOWN OF VINEYARD ENGINEER APPROVAL	TOWN OF VINEYARD ATTORNEY
APPROVED BY THE MAYOR ON THIS DAY OF _____, A.D., 20____	APPROVED BY THE FIRE CHIEF ON THIS DAY OF _____, A.D., 20____	APPROVED BY THE PLANNING COMMISSION ON THIS DAY OF _____, A.D., 20____	APPROVED BY THE TOWN ENGINEER ON THIS DAY OF _____, A.D., 20____	APPROVED BY TOWN OF VINEYARD ATTORNEY ON THIS DAY OF _____, A.D., 20____
MAYOR	TOWN FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	TOWN OF VINEYARD ENGINEER	TOWN OF VINEYARD ATTORNEY

WATER'S EDGE PHASE 3 PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF
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SHEET 2 OF 2

PHASE 3 PRELIMINARY PLAT

WATER'S EDGE

A RESIDENTIAL SUBDIVISION

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NO. LOTS / ACRE:	2.39
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AVE. LOT SIZE AREA B:	15,651 SF
ZONING AREA B:	SDF-15,000



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MAYOR APPROVAL	FIRE CHIEF APPROVAL	PLANNING COMMISSION APPROVAL	TOWN OF VINEYARD ENGINEER APPROVAL	TOWN OF VINEYARD ATTORNEY	RECORDING INFORMATION
APPROVED BY THE MAYOR ON THIS DAY OF _____, A.D., 20____	APPROVED BY THE FIRE CHIEF ON THIS DAY OF _____, A.D., 20____	APPROVED BY THE PLANNING COMMISSION ON THIS DAY OF _____, A.D., 20____	APPROVED BY THE TOWN ENGINEER ON THIS DAY OF _____, A.D., 20____	APPROVED BY TOWN OF VINEYARD ATTORNEY ON THIS DAY OF _____, A.D., 20____	
MAYOR	TOWN FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	TOWN OF VINEYARD ENGINEER	TOWN OF VINEYARD ATTORNEY	

VINEYARD, UTAH COUNTY, UTAH
SCALE: 1" = 80 FEET



Community Development

SUBJECT: Preliminary Plat for Phase 5 of the Water's Edge Subdivision

MEETING DATE: July 15, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Preliminary Plat Approval for Phase 3 of the Water's Edge Subdivision

PARCEL SIZE: 61.55 acres

LOCATION: Main Street and New Vineyard Road

APPLICANT: Peter Evans

OWNER: Flagship Homes

BACKGROUND:

The property is designated as Low Density Residential (1-2.5 du/ac) on the General Plan Land Use Map. The property is zoned WatersEdge Zoning District. The WatersEdge Zoning District was approved in June of 2014. This request includes the following planning areas B5, B6, and B7.

Preliminary plat approval is an administrative process.

SUMMARY OF REQUEST:

1. The proposed preliminary plat includes 195 lots as follows:

Approved Zoning			Proposed Preliminary Plat	
Planning Area	# of Lots	Min. Lot Size	# of Lots	Min. Lot Size
B11 + B14	77	10,000 sqft	84	5,400 sqft
B17 + B 18	64	15,000 sqft	63	4,500 sqft

2. The planning area was approved with a 1.0 acre private park with a club house, 2.8 acres of open space underneath the power lines, and 1.5 acres of trail corridor for a total of 5.3 acres. The proposed plat includes 2.39 acres of open space underneath the power lines and .24 acres of trail corridor for a total of 2.63 acres.

3. Vehicle and utility access to the site is provided from New Vineyard Road and a new Loop Road which are under construction. All roads within the project are public.
4. The project will be developed in phases. Each phase will require separate final plat approval.

CITIZEN PARTICIPATION:

Public notifications and public hearings are not required for preliminary or final plat applications.

ANALYSIS:

- The preliminary plat includes 7 additional lots over what was approved with the WatersEdge Zoning District. This is a result of the loss of open space within the area.
- The planning area for Phase 3 identified 5.3 acres of open space. As shown on the preliminary plat 2.63 acres have been provided. The reduction is a result of the street crossing of the power lines, elimination of the north south trail corridor, and the relocation of the private park.
- The open space narrative provided with Phase 5 is inconsistent with the proposed preliminary plat. In addition, the narrative includes roads and a wider sidewalk as trail corridor.
- House products for this subdivision have not been submitted yet. They will be approved by staff sometime in the future. All house products will comply with the architectural standards in the WatersEdge Zoning District.
- All roads will comply with the Town's standard cross section.
- The perimeter theme wall will be a six-foot concrete wall and will be located along New Vineyard Road and Main Street, the south boundary of the property and along the power line corridor. A six foot clear view fence will be located adjacent open space areas.

FINDINGS:

With the proposed stipulations, the proposed plat meets the following findings:

- It is in conformance with the General Plan, Zoning Ordinance, WatersEdge Zoning District, and Subdivision Regulations.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend **APPROVAL** of the preliminary plat subject to the following stipulations:

1. The final plat shall conform to the preliminary plat dated stamped July 14, 2015 except as modified by these stipulations.

2. Prior to final plat approval, the street names and addressing shall be approved by the Town Engineer and Town Planner.
3. All street right of way and improvements shall be dedicated as required by the Town Engineer.
4. The final plat and final landscape plans shall be revised as determined by the Town Engineer and Town Planner.
5. The final plat shall not be recorded until the construction of the Main Street is completed.
6. The preliminary plat shall be revised to include the minimum amount of open space as shown on the approved master plan.
7. Approval from PacificCorp regarding improvements underneath the power lines and the street crossing is required to prior to final plat approval for any phase.

PROPOSED MOTION:

I move that the Planning Commission accept the findings and recommend **APPROVAL** of the preliminary plat subject to the six stipulations recommended by staff.

ATTACHMENTS:

Exhibit A – Preliminary Plat and Landscape Plan