



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, March 4th, 2015 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, March 4th, 2015 starting 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 Mill Road East Plat B – The applicant is requesting approval for preliminary and final plat approval for Mill Road East Subdivision, Plat B.

5.2 Roper Property Preliminary Plat - The applicant is requesting Preliminary Plat Approval for the Roper 5 lot Subdivision.

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: March 3rd, 2015

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



COMMUNITY DEVELOPMENT

SUBJECT: Preliminary and Final Plat Approval for the Mill Road Subdivision Plat B

MEETING DATE: March 4, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner (801) 364-0525

REQUEST: Preliminary and Final Plat Approval for Mill Road East Subdivision Plat B

PARCEL SIZE: 6.49 acres

LOCATION: Northwest corner of 400 North and Geneva Road

APPLICANT: Brandt Tuttle, Northern Engineering

OWNER: EPSFH LLC

BACKGROUND:

The property is designated as Regional Mixed Use on the General Plan land use map. The property is zoned Regional Mixed Use (RMU). The RMU District allows residential and non-residential development.

Section 410.3 of the Subdivision Ordinance allows the concurrent review and approval of a preliminary and final plat for non-residential subdivisions.

Subdivision approval is an administrative action.

SUMMARY OF REQUEST:

1. The applicant is proposing a two lot subdivision. Lot 1 is 2.33 acres and Lot 2 is 4.16 acres. This is a replat of lot 2 of the Mill Road East Subdivision. The owner intends to sell the lots for development. Separate site plan approval will be required prior to development of these lots.
2. Access to the site is provided by Mill Road.
3. The subdivision includes easements for public utilities.

CITIZEN PARTICIPATION:

Public notification is not required for subdivision plats.

ANALYSIS:

- The proposed application is consistent with the General Plan land use designation and zoning and will facilitate future development.
- Access will be determined during site and development plan approval.
- A stipulation has been included requiring a cross access easement as part of the plat.

FINDINGS:

Staff believes that with the proposed stipulations, the application meets the following findings:

- It conforms to the Vineyard General Plan.
- It satisfies the requirements of the Zoning Ordinance.
- It conforms to the Subdivision Regulations.

RECOMMENDATION:

Staff recommends that the Town Council **APPROVE** the preliminary and final plat application subject to the following stipulations:

1. The final plat shall be in conformance with the application date stamped March 30, 2015, except as modified by these stipulations.
2. The plat shall include the appropriate cross access easement.
3. Prior to recordation the final plat shall be revised as determined by the Town Engineer.

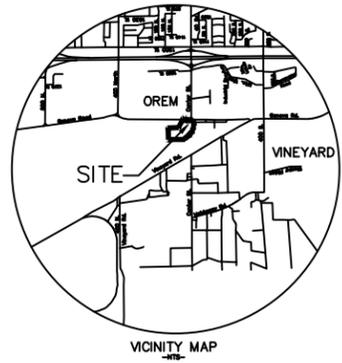
PROPOSED MOTION:

I move that the Planning Commission accept the findings recommend **APPROVAL** of the Mill Road East Subdivision Plat B subject to the three stipulations recommended by staff.

ATTACHMENTS:

Exhibit A - Proposed Mill Road Subdivision dated March 30, 2015

MILL ROAD EAST SUBDIVISION PLAT "B"
 A PORTION OF LOT 2, MILL ROAD
 EAST SUBDIVISION
 LOCATED IN THE SE 1/4 SECTION 17
 T.6S., R.2E., S.L.B.&M.

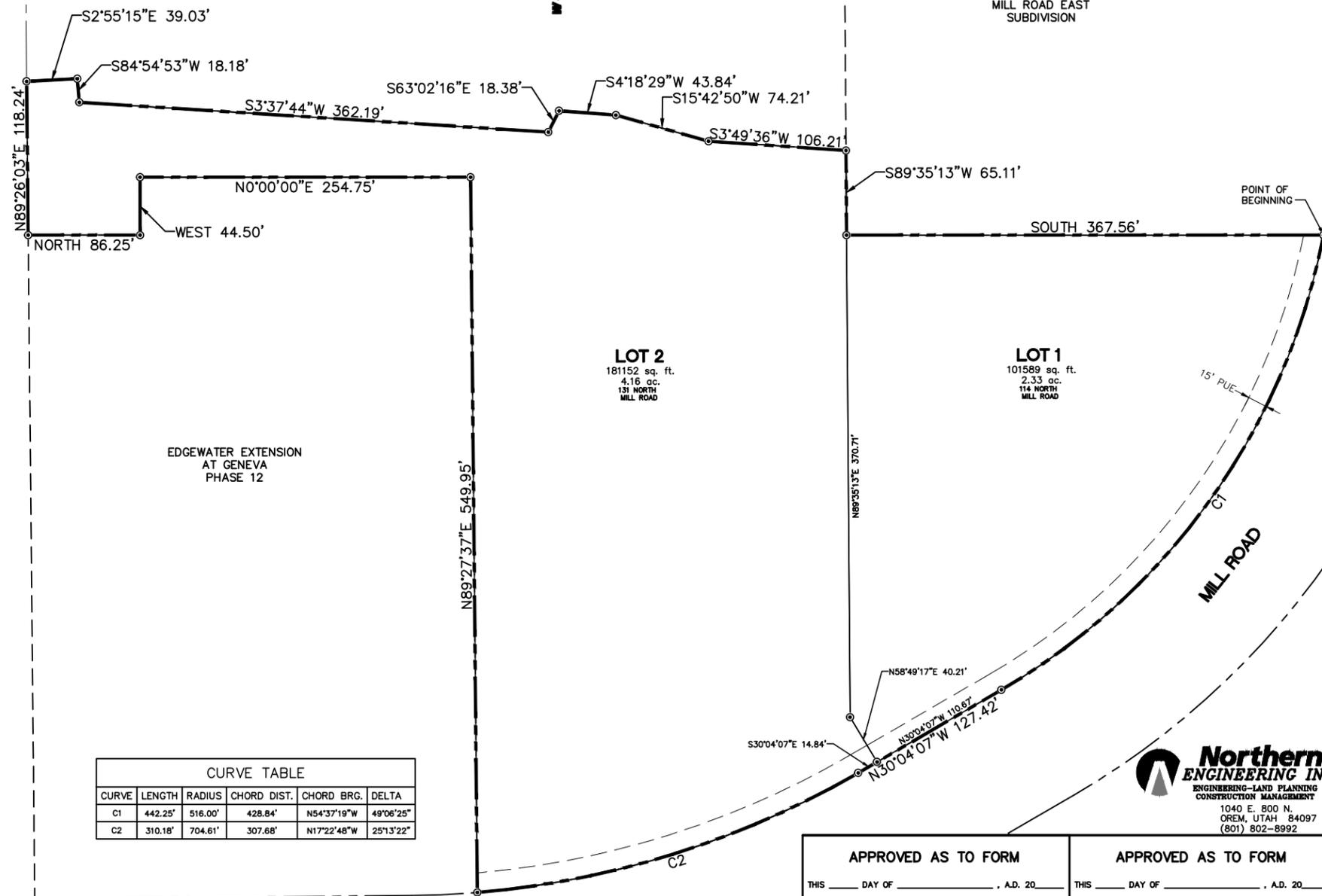


NORTHEAST CORNER SECTION 17
T.6S., R.2E., SLB&M

GENEVA ROAD (STATE HWY 114)

CENTER STREET

EAST QUARTER CORNER SECTION 17
T.6S., R.2E., SLB&M



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	442.25'	516.00'	428.84'	N54°37'19"W	49°06'25"
C2	310.18'	704.61'	307.68'	N17°22'48"W	25°13'22"

0 25 50 100 150
 (24"x36")
 SCALE 1" = 50'
 (11"x17")
 SCALE 1" = 100'



SURVEYOR'S CERTIFICATE
 I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREINAFTER TO BE KNOWN AS MILL ROAD EAST SUBDIVISION PLAT "B" AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON, I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE _____ KENNETH E. BARNEY, PLS (SEE SEAL BELOW)

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

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE N00°03'06"W, A DISTANCE OF 72.10 FEET AND WEST A DISTANCE OF 379.65 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF MILL ROAD VINEYARD, UTAH, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 516.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT AND THE REAL POINT OF BEGINNING;
 THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 442.25 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 49°06'25" AND A CHORD THAT BEARS N.54°37'19"W, A DISTANCE OF 428.84 FEET; THENCE N.30°04'07"W, A DISTANCE OF 127.42 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 704.61-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 310.18 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 25°13'22" AND A CHORD THAT BEARS N.17°22'48"W, A DISTANCE OF 307.68 FEET; THENCE N.89°27'37"E, A DISTANCE OF 549.95 FEET; THENCE NORTH A DISTANCE OF 254.75 FEET; THENCE WEST A DISTANCE OF 44.50 FEET; THENCE NORTH A DISTANCE OF 86.25 FEET; THENCE N.89°26'03"E, A DISTANCE OF 118.24 FEET; THENCE S.02°55'15"E, A DISTANCE OF 39.03 FEET; THENCE S.84°54'53"W, A DISTANCE OF 18.18 FEET; THENCE S.03°37'44"W, A DISTANCE OF 362.19 FEET; THENCE S.63°02'16"E, A DISTANCE OF 18.38 FEET; THENCE S.04°18'29"W, A DISTANCE OF 43.84 FEET; THENCE S.15°42'50"W, A DISTANCE OF 74.21 FEET; THENCE S.03°49'36"W, A DISTANCE OF 106.21 FEET; THENCE S.89°35'13"W, A DISTANCE OF 65.11 FEET; THENCE SOUTH A DISTANCE OF 367.56 FEET TO THE POINT OF BEGINNING.
 CONTAINING 6.49 ACRES OF LAND

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 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. 2013

BY: _____
ACKNOWLEDGMENT
 STATE OF UTAH } s.s.
 COUNTY OF _____

ON THE _____ 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 EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

APPROVED AS TO FORM
 THIS _____ DAY OF _____, A.D. 20____
 APPROVED _____ TOWN OF VINEYARD PLANNING COMMISSION CHAIR
APPROVED AS TO FORM
 THIS _____ DAY OF _____, A.D. 20____
 APPROVED _____ TOWN OF VINEYARD ENGINEER

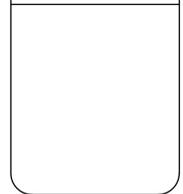
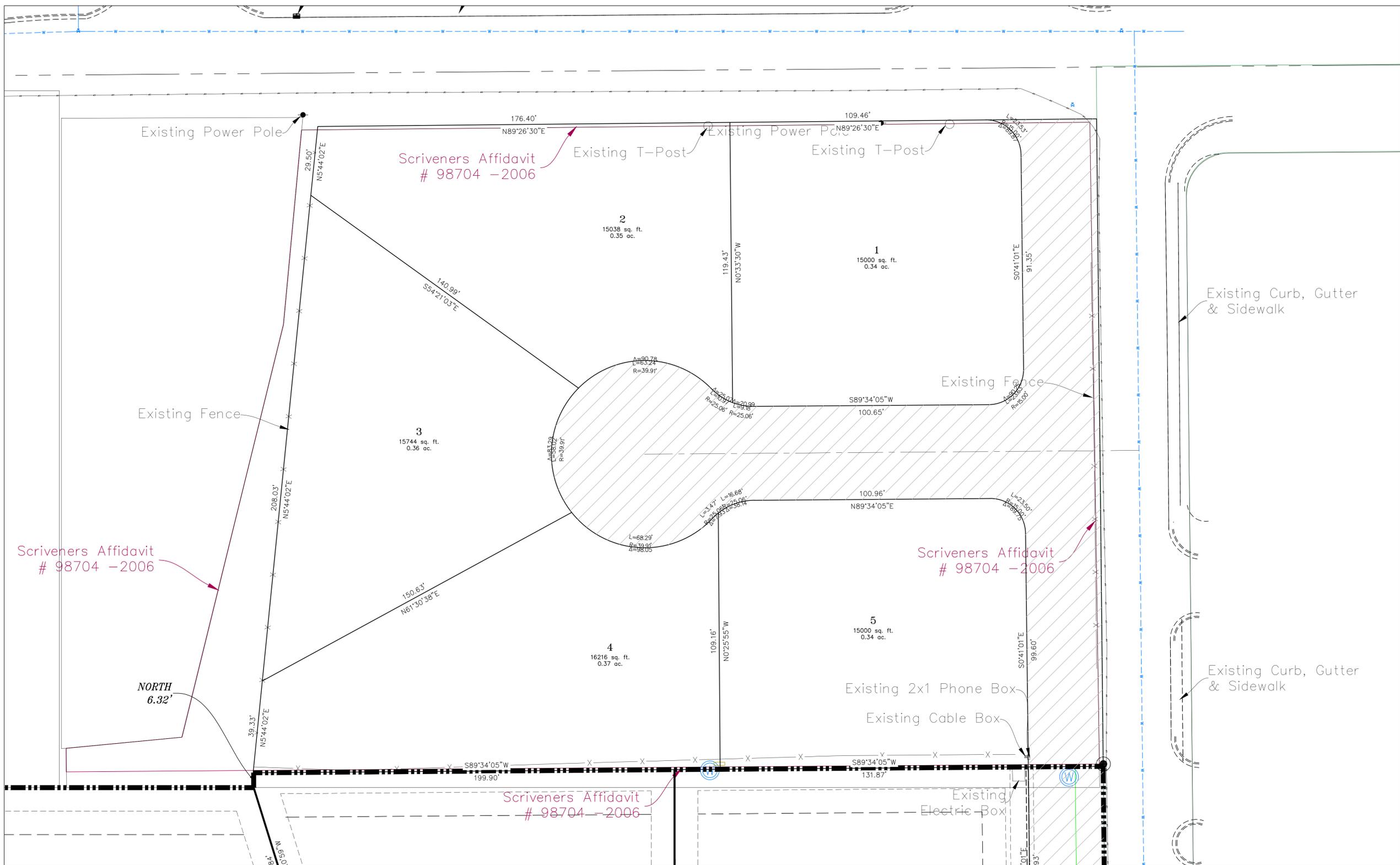
**MILL ROAD EAST
 SUBDIVISION PLAT "B"**
 A PORTION OF LOT 2, MILL ROAD
 EAST SUBDIVISION
 LOCATED IN THE SE 1/4 OF SECTION 17
 T.6S., R.2E., S.L.B.&M.

TOWN OF VINEYARD _____ UTAH COUNTY, UTAH
 SCALE: 1" = 50 FEET

APPROVED AS TO FORM
 THIS _____ DAY OF _____, A.D. 20____
 APPROVED _____ TOWN OF VINEYARD ATTORNEY

APPROVED AS TO FORM
 THIS _____ DAY OF _____, A.D. 20____
 APPROVED _____ TOWN OF VINEYARD MAYOR

APPROVED AS TO FORM
 THIS _____ DAY OF _____, A.D. 20____
 APPROVED _____ TOWN OF VINEYARD FIRE MARSHAL



**ROPER 5 LOT
 SUBDIVISION**
 VINEYARD, UTAH

DATE: 2.25.2015
 PROJECT #

REVISIONS:

1	
2	
3	

SHEET NAME:
 SHEET:



Community Development

SUBJECT: Preliminary Plat for Roper 5 Lot Subdivision

MEETING DATE: March 4, 2015

TO: Planning Commission

FROM: Nathan Crane, Town Planner

REQUEST: Preliminary Plat Approval for Roper 5 Lot Subdivision

PARCEL SIZE: 2.28 acres

LOCATION: Southwest Corner of 400 South and 620 East

APPLICANT: Bryant Bishop

OWNER: Gail Roper

BACKGROUND:

The property is designated as Low Density Residential (1-2.5 du/ac) on the General Plan Land Use Map. The property was zoned R-2-15,000.

SUMMARY OF REQUEST:

1. The proposed preliminary plat include 5 lots as follows:

Lot	Lot Size
1	15,000
2	15,038
3	15,744
4	16,216
5	15,000

2. The density is 2.19 units per acre.
3. All roads within the subdivision are public roads.
4. Access to the site is provided from 620 East.

CITIZEN PARTICIPATION:

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

ANALYSIS:

- The property is designated as Low Density Residential (1-2.5 du/ac). The proposed density is consistent with the General Plan.
- The preliminary plat meets the requirements of the R-2-15,000 zoning district including the number and size of lots.
- The Council has authorized staff to consider alternative cross sections for development in the R-2-15,000 District. The options are as follows:

Option	Asphalt	Curb and Gutter	Sidewalk
1	26'	2' raised curb both sides	5' each side
2	24'	2' flat curb both sides	No sidewalk
3	30'	2' raised curb both sides	5' each side within a sidewalk easement

FINDINGS:

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

- It is in conformance with the General Plan, Zoning Ordinance 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 February 27, 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 shall be revised as determined by the Town Engineer and Town Planner.

PROPOSED MOTION:

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

ATTACHMENTS:

Exhibit A – Preliminary Plat