

**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, June 16, 2021 at 6:00 p.m.**

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

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION - 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.

3. MINUTES REVIEW AND APPROVAL:

3.1 June 2, 2021

4. BUSINESS ITEMS

**4.1 Public Hearing: Zoning Text Amendment (ZTA) Accessory Dwelling Units.
Ordinance 2021-03.**

- The Planning Commission will discuss and hold a public hearing regarding city-initiated code amendments to VZC 15.34.060 Accessory Dwelling Units as it relates to code updates aligning with recent Utah State Code changes.

4.2 Discussion and Action – 4Life Building Expansion Site Plan and Preliminary Plat

- The applicant is requesting approval of a site plan and preliminary plat for the 4Life Building expansion. Parcel ID 38:424:0015. The Planning Commission will act to approve (or deny) the proposed application.

5. WORKSESSION

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. ADJOURNMENT

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Cache Hancey, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@vineyardutah.org.

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

AGENDA NOTICING COMPLETED ON: June 11, 2021

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician

**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
June 2, 2021 at 6:00 p.m.**

Present:

Commissioner Jeff Knighton
Commissioner Tim Blackburn
Chair Bryce Brady
Commissioner Anthony Jenkins
Commissioner Tay Gudmundson

Other Commissioners Present: Commissioner Amber Rasmussen

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

Others: Vineyard Resident David Lauret and Mike Olsen with Home Center Construction



Call to Order

Chair Brady called the meeting to order at 6:04pm.



1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE –

Commissioner Gudmundson gave an inspirational thought regarding the new community garden.



2. OPEN SESSION -

Resident David Lauret asked for the POD 1 Overlay District meaning to be explained. Mr. Brim replied that the Overlay District was created to help the city negotiate with the developer on issues such as setbacks and open space.

3. MINUTES REVIEW AND APPROVAL:

3.1 May 5, 2021



COMMISSIONER JENKINS MOTIONED TO APPROVE THE MINUTES AS PRESENTED. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: COMMISSIONER KNIGHTON, COMMISSIONER BLACKBURN, CHAIR BRADY, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.



4. BUSINESS ITEMS

4.1 DISCUSSION AND ACTION – POD 1 Clubhouse Site Plan

Mr. Perez gave a brief explanation of the proposed clubhouse and site plan. He gave staff's recommendation for approval. Mr. Olsen with Home Center Construction answered questions from the Commission. He estimated work to begin later this summer.

COMMISSIONER JENKINS MOTIONED TO APPROVE THE SITE PLAN AS PRESENTED WITH THE PROPOSED CONDITIONS. COMMISSIONER GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: COMMISSIONER KNIGHTON, COMMISSIONER BLACKBURN, CHAIR BRADY, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5. WORKSESSION

City Engineer Naseem Ghandour was introduced by Assistant Public Works Director Chris Wilson.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Amber Rasmussen gave an update about the community garden.

Commissioner Jenkins gave a report about Bike Month.

7. ADJOURNMENT

COMMISSIONER BLACKBURN MOTIONED TO ADJOURN THE MEETING. COMMISSION GUDMUNDSON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: COMMISSIONER KNIGHTON, COMMISSIONER BLACKBURN, CHAIR BRADY, COMMISSIONER JENKINS, COMMISSIONER GUDMUNDSON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Notice Completed on: June 11, 2021

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



Community Development

Date: June 16, 2021
From: Morgan Brim, Community Development Director
To: Planning Commission
Item: Public Hearing and Consideration of Ordinance 2021-03 to amend ADU standards to Align with State Code Amendments H.B. 82
Applicant: City Initiated

OVERVIEW:

This text amendment proposes changes to VZC 15.34.060 Accessory Dwelling Units to align with recent amendments to Utah State Code under H.B. 82. Due to the current housing market the State of Utah has seen a dramatic increase in the cost of housing and availability of housing stock. The state passed H.B. 82 to remove, in part, local regulations prohibiting the inclusion of accessory dwelling units.

Vineyard City's current accessory dwelling unit code closely matches new state code requirements, however, minor changes to our ordinance are needed to fully align with H.B. 82. These changes are included in the attached proposed ordinance and summarized below:

- Removal of exterior and interior access requirements and adding a provision indicating ADU access meet pertinent fire and building codes.
- Removal of provisions prohibiting the conversion of garage space to an ADU.
- Removal of requirement for home owner to live in the principle unit. Home owner must live in the home but may domicile in either unit.
- Removal of ADU square footage limitation and total home percentage thresholds.
- Removal of requirement for two spaces to be designated toward the ADU. Homes with an ADU shall have five parking spaces which is one space more than required for a single-family home. H.B. 82 only allows localities to require one additional space for an ADU than required for a single-family home.

RECOMMENDATION:

Staff recommends approval of proposed Ordinance 2021-03 Accessory Dwelling Units.

PROPOSED MOTION:

"I move to recommend approval of Ordinance 2021-03 Accessory Dwelling Units to the Vineyard City Council."

Attachments:

Proposed Ordinance 2021-03

**VINEYARD
ORDINANCE 2021-03**

**AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE
VINEYARD ZONING ORDINANCE TITLE 15 SECTION 15.34.060 ACCESSORY
DWELLING UNITS TO ALIGN CITY STANDARDS WITH RECENT UTAH STATE
CODE UPDATES H.B. 82 TO AMEND PARKING REQUIREMENTS, ACCESSORY
DWELLING UNIT ACCESS, AND FLOOR AREA REQUIREMENTS AND
AMENDING LOCATION REQUIREMENTS; PROVIDING A REPEALER
CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING
FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.**

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

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

WHEREAS, the Planning Commission held a public hearing on June 16, 2021, and after fully considering public comment and staff recommendations recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on June 23, 2021; and

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

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

SECTION 1: **AMENDMENT** “15.34.060 Accessory Dwelling Units” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.060 Accessory Dwelling Units

Purpose: The purpose of the accessory dwelling unit 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.

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. Over a detached garage, provided the parking within the garage is not eliminated or converted to living space, stairs or otherwise disrupts required parking;
 - b. Within ~~a the home through~~ 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.
~~an internal conversion of the housing unit maintaining an internal connection between living areas; or~~
 - c. ~~An addition to the home, containing an internal connection between the accessory dwelling unit and the principal part of the dwelling unit; provided, that the addition will not alter the single-family character of the structure.~~
2. **Minimum lot size:** A minimum lot size of five thousand two hundred (5,200) square feet is required for homes containing an accessory dwelling unit.
3. **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. ~~Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.~~
4. **Sale of principle dwelling:** An accessory dwelling unit shall not be sold separately from the sale of the principle ~~building~~ dwelling located on the same lot.
5. **Owner occupied:** The ~~home containing the accessory dwelling unit shall be the principle dwelling of the property shall be the~~ primary residence of the property owner.
6. **Number of units:** A maximum of one (1) accessory dwelling unit may be established as a secondary use to a detached single-family dwelling.
7. ~~**Unit size:** Accessory dwelling units shall not exceed the lesser of 50% of the size of the principle dwelling unit or 1,200 square feet. In no case shall the accessory dwelling unit contain habitable square footage less than 300 square feet.~~
8. **Dimensional standards:** Accessory dwelling units shall comply with required building height, setbacks and all applicable dimensional standards listed in VZC 15.64 Table of Uses and Development Standards for attached or detached accessory buildings.
9. **Utilities:** An accessory dwelling unit shall be connected to, and 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.
10. **Parking:** A single-family dwelling with an accessory dwelling unit shall provide a

minimum of five (5) onsite parking spaces located on a paved surface or approved driveway. ~~A minimum of two (2) onsite parking spaces shall be designated for the use of those residing in the accessory dwelling unit. The number of onsite parking spaces shall not be less than the number of vehicles maintained on the property.~~ 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 parking shall not be parked tandem with tenant parking and tenant parking shall not be parked tandem with owner parking. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with VZC Section 15.38.030(2)(b).

11. **Addresses:** The single-family dwelling and accessory dwelling unit shall have unique addresses.
12. **Entrance:** Entrances and access to the accessory dwelling unit shall meet applicable building and fire codes. ~~The exterior entrance to the accessory apartment shall be on the side or rear of the building and shall enter directly into the accessory dwelling unit. The interior entrance to the accessory dwelling unit shall be from within the principle dwelling unit.~~ Only one (1) front entrance shall be visible from the front yard.
13. **Application:** An accessory dwelling unit application may only be approved if the property meets the standards listed in this section. An accessory dwelling unit shall not be authorized on a property that has outstanding ordinance violations or unpaid taxes.
14. **Business License:** All Accessory Dwelling Units shall maintain a Vineyard City Business License to be renewed biennially, subject to property inspection for code compliance by a Vineyard City staff member.
15. **Compliance with adopted codes:** Accessory dwelling units shall meet all requirements of the adopted Building Code and other applicable city ordinances and regulations.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

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

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder
Vineyard

Community Development

Date: June 16, 2021
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: 4Life Preliminary Plat and Site Plan
Address: 400 E 1600 N, Vineyard, Utah, 84059
Applicant: 4Life Properties LLC
Owner: Nate Buhler



ANALYSIS

The applicant, 4Life Properties LLC, is simultaneously requesting approval of a preliminary plat and site plan. The applicant is proposing to consolidate adjoining lot 15 and a portion of 'Parcel A' (owned by Vineyard Properties of Utah LLC) of the Eastlake at Geneva Industrial Park to facilitate expansion of the 4Life building currently on lot 16. Lot 15 and Parcel A are currently vacant, unimproved lots. Combined, this consolidated parcel will measure 225,815 SF (5.18 acres). All parcels involved in this project are zoned for Flex Office Industrial (FOI) which is intended to provide an area in the city to foster economic development, establish employment centers and provide flexible development standards to accommodate business expansion. Land uses in the FOI District will be concentrated in information technology, pharmaceuticals, light manufacturing, biotechnology, light industrial and business development and will primarily be contained within quality structures and limit external impacts to surrounding properties.

Construction would include a 57,000 sf Main floor (89,000 sf Total) addition to the existing 4Life manufacturing and distribution facility which was constructed in 2015. The existing facility contains 45,900 sf main floor (63,150 sf total) building. The addition would contain nearly identical functionality

of the existing space, allowing expansion of 4Life's current manufacturing process. The building will provide the following areas occurring both on the main level and a smaller second floor level.

~1,300 SF / Office

~34,000 SF / Manufacturing

~53,100 SF / Warehouse

The exterior design of the building and site will integrate seamlessly with the existing building. Building materials, color schemes, and site improvements will match those found on the existing building with little to no variation or delineation. No new truck dock doors will occur. Only parking for employees will be added. The applicant has provided a scope of work, site plan, landscaping plan, and building elevations.

FINDINGS

The proposed preliminary plat and site plan application meet the requirements of the Vineyard Zoning Ordinance.

STAFF RECOMMENDATION

Staff is recommending approval of the preliminary plat and site plan with the conditions listed below.

CONDITIONS

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state, and local laws.

PROPOSED MOTION

"I move to approve the preliminary plat and site plan as requested by 4Life Properties LLC with the proposed conditions."

ATTACHMENTS

Preliminary Plat
Scope of Work
Renderings
Site Plan
Elevations
Landscaping Plan

****PLEASE NOTE: THE FOLLOWING ANALYSIS IS SUBJECT TO CHANGE AS THE APPLICANT, 4LIFE PROPERTIES LLC, WILL BE SUBMITTING AMENDED DOCUMENTS FOR REVIEW IN THE COMING DAYS. A FINAL STAFF REPORT WILL BE SUBMITTED BY 5PM ON TUESDAY JUNE 15, 2021.**

Analysis	
Zoning	Flex-Office Industrial (FOI)
Use	Manufacturing, Industrial
Lot Size	4.78 acres [2.59 acres (112820.4 SF) + 2.19 acres (95,602 SF)]
Building Square Footage	105,102 SF (47, 939 existing building + 57,163 SF—extension)
Building Height	60' (44' 9"—actual, measured from TOF)
Minimum Front Yard	25' (32.5' actual)
Minimum Rear Yard	25' (22' 10" actual)
Minimum Side Yard for Interior Lots	20' (33.5' actual)
Minimum Side Yard for Corner Lots	25'
Landscaping	5% required; 16.89% provided
Parking Stalls	140 required (161 provided)
ADA Parking Stalls	4 required (6 provided)
Open Space	

VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Staff Comments	Compliance
15.36.030.1 Subdivision and Project Features	All subdivisions and other projects shall include subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the City. Such features may include subdivision and project entry features, public art pieces, streetscape designs, and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and useable parks and open spaces.	There are no such elements on this site plan. Please indicate how you meet this requirement.	☐ Yes ☒ No ☐ N/A
15.36.030.1.a Building Design	The City encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment.	How does the proposed building meet this requirement?	☐ Yes ☐ No ☐ N/A

15.36.030.1.a.i View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominate rooflines shall be avoided.	The proposed building DOES NOT meet these requirements. Please explain how your proposal meets these requirements.	☐ Yes ☒ No ☐ N/A
15.36.030.1.a.ii Building massing	In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures	The proposed building DOES NOT meet these requirements. The proposed design does not recess nor project building elements to avoid flat monotonous facades. Minimal building and façade articulation has been incorporated. Varied roofline patterns also create visual interest.	☐ Yes ☒ No ☐ N/A
15.36.030.1.a.ii.1 Coherent building design	All sides of a building may have a visual or other impact and shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.	All sides of the building have been coherently designed and treated.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest .	The proposed building DOES NOT meet these requirements. Please explain how your proposal meets these requirements.	☐ Yes ☒ No ☐ N/A
15.36.030.1.a.iii Reduced roof mass	The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only)	The proposed building meets this requirement.	☒ Yes ☐ No ☐ N/A

15.36.030.1.a.iv Varying Roofline	Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form.		☒ Yes ☐ No ☐ N/A
15.36.030.1.a.v Architectural details	Surface details, ornaments, and other building elements that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged: - Stonework - Exposed beams and columns - Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies - Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs - Accessories such as art features, benches, pots, lamps, artwork, and sculptures.	The proposed building DOES NOT meet these requirements. Please explain how your proposal meets these requirements.	☐ Yes ☒ No ☐ N/A
15.36.030.2. Building Additions	Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building.	The proposed building meets this requirement.	☒ Yes ☐ No ☒ N/A
15.36.030.3 Accessory Buildings and Structures	Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure.	Not applicable	☐ Yes ☐ No ☒ N/A

15.36.030.4 Mechanical Equipment	Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of all the buildings.	Generators and other mechanical and building equipment are not clearly labeled on the site plan or building elevations. Please label their proposed locations.	☐ Yes ☒ No ☐ N/A
15.36.030.5.a. Building Location	All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.	The proposed building meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.5.b Building Location	All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.	The building provides for the integration of pedestrian and vehicular circulation patterns.	☒ Yes ☐ No ☐ N/A

15.36.030.5.c Building Location	All project and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable	The proposed building meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.5.d Building Location	All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.	The proposed building meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.6 Pedestrian Scale	Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye level.	How does your proposed building meet this requirement?	☐ Yes ☐ No ☐ N/A
15.36.030.7 Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.	How does your proposed building meet this requirement?	☐ Yes ☐ No ☐ N/A
15.36.030.8.a Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior buildings colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible	How does the proposed building meet this requirement?	☐ Yes ☐ No ☐ N/A

	color and materials, as the main buildings.		
15.36.030.8.a Building Finishes	High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down, spout, mechanical and electrical equipment, railings, window shading devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.	The proposed building meets these requirements.	☐ Yes ☐ No ☐ N/A
15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable	How does the proposed building meet this requirement?	☐ Yes ☐ No ☐ N/A
15.36.030.9.a.i.	All buildings and structures shall be arranged to preserve and provide open space and to protect views. The locations of all buildings and structures shall recognize the existing topography and natural features of the site.	How does the proposed building meet this requirement?	☐ Yes ☐ No ☐ N/A

	All natural features shall be preserved, as practical, and integrated into the subdivision or site plan design.		
15.36.030.9.a.ii.	Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located on adjacent properties.	How does the proposed building meet this requirement?	☐ Yes ☐ No ☐ N/A
15.36.030.10 Site Access	The location and number of access points to the site, the interior circulation pattern , and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience and should be harmonious with proposed and neighboring buildings.	How does the proposed building meet this requirement? Please provide a strategy for how you intend to safely move pedestrians and vehicles across the site.	☐ Yes ☐ No ☐ N/A
15.36.030.11 Noise Impact	Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.	How does the proposed building meet this requirement? What kind of equipment will be operating with and without the site?	☐ Yes ☐ No ☐ N/A
15.36.030.12 Views	Due to the community quality and character created by the surrounding scenic beauty, it is essential that the Town and all subdivision and site plan designs preserve general access to significant views. These views include	All essential views are preserved in this design.	☒ Yes ☐ No ☐ N/A

	Mount Timpanogos, Provo Canyon, West Mountain, and Utah Lake		
15.36.030.13 Landscaping Design Standards	Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the architecture of all proposed buildings and structures and provide visual interest and variety, provide screening elements, provide year-round site beautification, blend with the natural landscape and highlight building design features.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.13.a Landscape Buffers	Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.36.030.13.b Transitional Landscaped Areas	Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.36.030.13.c Landscape Materials	All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A

15.36.030.13.d Plant Size, Spacing, and Scale	The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and space of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.13.e Streetscape Landscape Treatments	All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.	Where will you locate biking parking?	☐ Yes ☒ No ☐ N/A
15.36.030.14 Wall, Fences, and Other Visual Barriers	Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than 30 feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be constructed of materials that are compatible with the residence.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.36.030.15 Non-vegetative Ground Cover	Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken and	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A

	interspersed with plant materials.		
15.36.030.16 Landscape Maintenance	All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.	Please provide a maintenance schedule.	☒ Yes ☐ No ☐ N/A
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	Please provide further details on your site lighting strategy and design.	☐ Yes ☐ No ☐ N/A
15.36.030.17. a.	Warming lighting colors are encouraged. Blue white colors or fluorescent and mercury vapor lamps are prohibited.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.36.030.17. b.	All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.	Have a discussion with the applicant about their lighting strategy.	☐ Yes ☐ No ☐ N/A
15.36.030.17. c. Parking Lot Lighting	Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.	How is the parking lot being lit?	☒ Yes ☐ No ☐ N/A

17.36.030.18.a. Project, Site and Building Sign Standards	The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.	Will there be any signs installed on the property?	☐ Yes ☐ No ☐ N/A
17.36.030.18.b	Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein	Will there be any signs installed on the property?	☐ Yes ☐ No ☐ N/A
17.36.030.c	All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.	Will there be any signs installed on the property?	☐ Yes ☐ No ☐ N/A

VZC Chapter 15.38 Parking and Loading Requirements

Category	Standard			Staff Comments	Compliance
15.38.030.1.e Parking Stall Dimensions	Type	Width	Length	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
	Standard	9 ft	20 ft		
	Parallel	8 ft	24 ft		
	The front of the parking space may overhang 2 feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a 4 foot wide clearance for pedestrian access (a total of 6 feet from the curb face to the opposite edge of the walkway).				
15.38.030.1.f. Parking Aisle Dimensions	Angle	1way Aisle	2way Aisle	The drive aisles measures 26' in width	☒ Yes ☐ No ☐ N/A
	90 deg.	24 ft	24 ft		

15.38.030.1.g. Parking Lots	Parking lots shall be designed in groupings no larger than 200 spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.38.030.1.h. Within Structures	The off-street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street provisions of this Section	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.i. Circulation Between Bays.	Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except for one, two, or three-family dwellings.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.38.030.1.j. Surfacing	All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.38.030.1.k. Striping	Except for one, two, and three-family dwellings, all	The proposed site plan meets this requirement.	☒ Yes

	parking stalls shall be marked with painted lines not less than 4" wide		☐ No ☐ N/A
15.38.030.1.l. Lighting	Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public rights-of-way and shall be a maximum of 20 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.	Please provide a lighting strategy. Lighting is not clearly labeled on the site plan.	☒ Yes ☐ No ☐ N/A
15.38.030.1.m. Protruding Vehicles	All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.	The proposed site plan meets this requirement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.n. Screening	All off-street parking lots of 4 or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination there-of at 3 feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of 2.5 feet back from the edge of the parking stall.	Please provide a consistent 3' tall screening element.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.i. Parking Area Landscaping	5% of the gross parking surface area shall be of disperse interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may	The parking surface needs to be broken up a little by interior landscaping.	☒ Yes ☐ No ☐ N/A

	include the required landscaping on the perimeter of the drive aisle toward this requirement. Acceptable interior landscaping designs: 1) 5' by 5' tree diamonds placed not more than 6 parking spaces apart and located at the intersection of parking stalls. Tree diamonds shall be used only with 90-degree parking spaces. 2) Min. 5' wide landscape medians with trees planted 40 feet apart. 3) Min. 5' wide landscape islands and peninsulas with at least 1 tree 4) Other similar designs that disperse landscaping throughout a parking area, to be determined by the Planning Commission.		
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent residential property and screened from streets, so automobiles are not visible below the average headlight height. Screen methods may include landscaped berms, low walls, and hedges	Please see above requirement.	☐ Yes ☐ No ☐ N/A
15.38.030.1.o.iii.	Access drives, internal circulation drives, parking areas, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians	Please indicate how you will meet this requirement.	☐ Yes ☒ No ☐ N/A

	and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.		
15.38.030.1.o.iv.	In projects greater than 1 acre, every parking space should be no greater than 150 feet from a walkway leading to a building entrance.	The proposed building meets this requirement.	☐ Yes ☐ No ☐ N/A
15.38.030.1.o.v.	Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should relate to adopted area plans, planned parking area, or to existing area parking schemes. The Planning Commission may increase or reduce the minimum required number of parking spaces required based on city approved parking studies.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.vi.	The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.vii.	Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.	Please provide details regarding site lighting.	☐ Yes ☐ No ☐ N/A
15.38.030.1.o.viii.	All sites shall meet the requirements of the Americans with Disabilities Act ("ADA")	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.ix.	Parking lot design shall consider development on adjacent sites. The City may	Have you established a cross-access easement with	☐ Yes ☐ No ☐ N/A

	require cross access connections/easements to improve traffic circulation and to enhance public safety.	the property to the west of you?	
15.38.030.1.o.x.	Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.38.030.1.p.i. Maintenance	It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.	The proposed building meets these requirements.	☒ Yes ☐ No ☐ N/A
15.38.030.1.p.ii. Maintenance	Shrubs within a landscape island shall be maintained to a maximum height of 3 feet and all trees at maturity within such planters shall maintain a minimum clearance of 6 feet from the lowest branch to the adjacent grade elevation.	The proposed building meets these requirements.	☒ Yes ☐ No ☐ N/A
15.38.030.1.q. Use of Required Parking Areas for Parking Only	Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.	The proposed building meets these requirements.	☒ Yes ☐ No ☐ N/A

15.38.030.1.r. Signs	No sign shall be located as to restrict the sight lines and orderly operation and traffic movement within any parking area.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.38.030.1.s.i. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses	Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.1.s.ii	Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.		
15.38.030.1.s.iii.	Height of such structures shall be limited to 10 feet		
15.38030.1.s.iv.	All canopies shall include a fascia		
15.38.030.1.s.v.	Setbacks are measured from property line to nearest edge of canopy.		
15.38.030.1.s.vi.	All required landscaping, parking or otherwise, shall be provided.		
15.38.030.2.c. Off-street Parking Requirements Non-residential uses.	Medical Offices and Clinics: 1 space per 200 SF of floor area.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.d.i. Mixed Uses	In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.d.ii. Mixed Uses	A horizontal mixed-use development may reduce the amount of required parking by 10% if the project is a mixed-use development that includes, as part of an integrated development	Not applicable.	☐ Yes ☐ No ☒ N/A

	plan, both residential and non-residential uses or by 25 if the property is within a ¼ mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the property with a parking study submittal by a Registered Professional Engineer, to be approved through the development or site plan approval process.		
15.38.030.2.e. Calculation Spaces	In case of fractional results in calculating parking requirements, the required numbers of the sum of the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.	The proposed building meets these requirements.	☒ Yes ☐ No ☐ N/A
15.38.030.2.f. Joint Use Parking		Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.030.2.g. Offsite Parking		Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.040 Off-Street Loading Requirements		Not applicable.	☐ Yes ☐ No ☒ N/A
15.38.040.2.h. Bicycle Parking	Required bicycle parking shall be convenient, secure, and readily accessible to shoppers, customers, visitors, employees, students, residents, commuters, and others on the site.	No bicycle parking is currently indicated on the site plan.	☐ Yes ☒ No ☐ N/A
15.38.040.2.h.i. Bicycle Parking	Required Bicycle Parking Spaces: Bicycle parking spaces shall be required in all zones for each site to which this Title applies. The number	No bicycle parking is currently indicated on the site plan.	☐ Yes ☒ No ☐ N/A

	of bicycle parking spaces to be provided shall be a minimum of three (3) or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater. The total number of bicycle parking spaces required by this Title shall not exceed thirty (30) spaces per building. Exception: The Community Development Director may reduce the bicycle parking requirements by fifty percent (50%) for developments that are not likely to attract bicycle traffic because of the nature, location, or other circumstances associated with the development. Developments which are not likely to attract bicycle traffic, but are not limited to, a car wash and personal storage units.		
15.38.040.2.h.ii.1. Bicycle Rack General Requirements	Racks shall be of an “inverted-U” design or as approved by the Community Development Director. Other types of bicycle rack facilities may be provided with approval from the Community Development Director, so long as they meet the requirements list below.	No bicycle parking is currently indicated on the site plan.	☐ Yes ☒ No ☐ N/A
15.38.040.2.h.ii.2. Bicycle Rack General Requirements	Racks shall be securely anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws.	No bicycle parking is currently indicated on the site plan.	☐ Yes ☒ No ☐ N/A
15.38.040.2.h.ii.3. Bicycle Rack General Requirements	Racks shall be located in a convenient, highly visible, active, and well-lit area.	No bicycle parking is currently indicated on the site plan.	☐ Yes ☒ No ☐ N/A

15.38.040.2.h.ii.4. Bicycle Rack General Requirements	Racks may be located no more than fifty (50) feet from the primary entrance of each principal building. If there is more than one primary entrance to a building, the bicycle parking must be along all facades with a main entrance.	No bicycle parking is currently indicated on the site plan.	☐ Yes ☒ No ☐ N/A
15.38.040.2.h.ii.5. Bicycle Rack General Requirements	Racks must hold the bicycle securely by means of the frame. The bicycle frame must be able to be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels. The rack should provide two (2) points of contact with the frame, a minimum of six (6) inches apart horizontally. The rack's high point should be at least thirty-two (32) inches.	No bicycle parking is currently indicated on the site plan.	☐ Yes ☒ No ☐ N/A
15.38.040.2.h.ii.6. Bicycle Rack General Requirements	Racks should be arranged so that the parking area for each bicycle is a minimum of two (2) feet wide and six (6) feet long.	No bicycle parking is currently indicated on the site plan.	☐ Yes ☒ No ☐ N/A
15.38.040.2.h.ii.7. Bicycle Rack General Requirements	Racks should have a minimum of three (3) feet between rack elements (side by side).	No bicycle parking is currently indicated on the site plan.	☐ Yes ☒ No ☐ N/A
15.38.040.2.h.ii.8. Bicycle Rack General Requirements	A minimum of five (5) feet of aisle width shall be provided between rows of bikes.	No bicycle parking is currently indicated on the site plan.	☐ Yes ☒ No ☐ N/A
15.38.040.2.h.ii.9. Bicycle Rack General Requirements	Where two bikes can be locked on both sides without conflict, each side can be counted as one (1) required space.	No bicycle parking is currently indicated on the site plan.	☐ Yes ☒ No ☐ N/A
VZC Chapter 15.40 Landscaping			
Category	Standard	Staff Comments	Compliance
15.40.080.1.a. Landscape	All landscape improvements (landscape materials,	The proposed building meets these requirements.	☒ Yes

Improvements and Guarantees	irrigation system, screening walls et.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit an amount sufficient to guarantee installation of the landscaping and irrigation system, the City Planner may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed 6 months. In those instances where the City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the Town Planner.		☐ No ☐ N/A
15.40.080.1.b. Minimum Size of Plantings	Unless otherwise specified herein, all required deciduous trees shall be a minimum of 2-inch caliper in size. All evergreen trees shall be a minimum of 6 feet in height. All shrubs shall be a minimum of 5 gallon in size.	The "Prunus X 'Accolade' is only a 1.5" caliper.	☒ Yes ☐ No ☐ N/A
15.40.080.1.c. Plant Installation	Plants installed pursuant to this Chapter shall conform to installation standards within the approved Vineyard Tree Manual	Not applicable.	☐ Yes ☐ No ☐ N/A

15.40.080.1.d. Plant Materials	Plants shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide water requirements for all plant material. Plant materials shall be chosen from the approved Vineyard Tree Manual.	Not applicable.	☐ Yes ☒ No ☐ N/A
15.40.080.1.e. Limitation on the Use of Turf.	Turf shall be limited to 60% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determine by the City Planner are subject to this limitation.	The proposed building meets this requirement.	☒ Yes ☐ No ☐ N/A
15.40.080.1.f. Natural Topping of Landscape Areas	All landscaped areas shall be finished with a natural topping material which may include but not limited to the following: turf, groundcover, planting, decorative rock (2 inches minimum depth and a minimum size of ½ inch), or wood mulch (4 inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.40.080.1.g. Irrigation Standards		The proposed building meets these requirements.	☒ Yes ☐ No ☐ N/A
15.40.080.1.h. Separate Connection		The proposed building meets these requirements.	☒ Yes ☐ No ☐ N/A

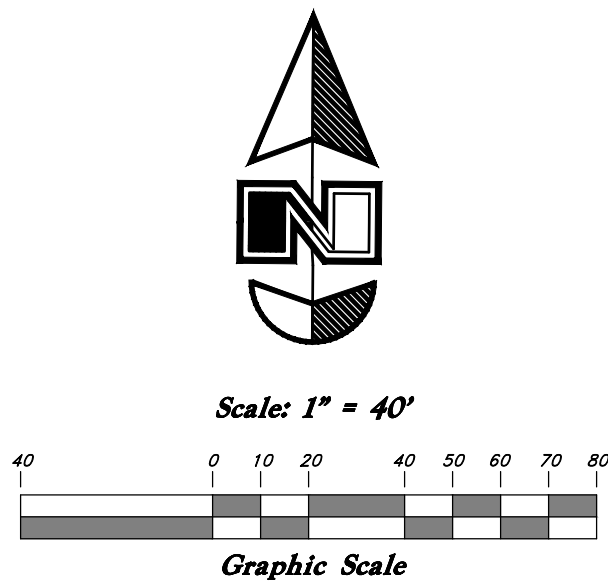
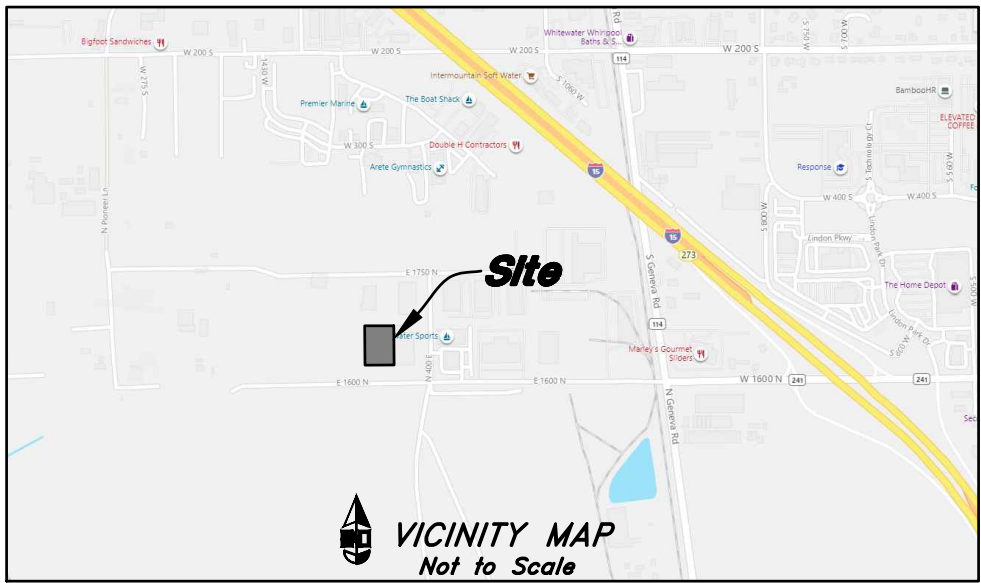
15.40.080.1.i. Soil Preparation		The proposed building meets these requirements.	☒ Yes ☐ No ☐ N/A
15.40.080.1.j. Protection of Landscaped Areas	Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.	The proposed building meets these requirements.	☒ Yes ☐ No ☐ N/A
15.40.080.1.k. Use of Landscaped Areas	No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.	The proposed building meets these requirements.	☒ Yes ☐ No ☐ N/A
15.40.080.1.l. Detention Basins	The detention areas shall not occupy more than fifty (50) percent of the on-site street frontage landscape area, unless approved by the Town Planner where shallow depths for multi-use are proposed for the basin.	Not applicable.	☐ Yes ☐ No ☒ N/A
	All detention areas shall maintain slopes no steeper than a four to one (4:1) ratio when adjacent to public rights-of-way or where there is pedestrian access to that portion of the basin. Side slopes adjacent to walls, fences, hedges and other areas with limited pedestrian access may have side slopes up to a four to one (4:1) ratio.	Not applicable.	☐ Yes ☐ No ☒ N/A

	Provide a minimum five (5) foot wide level area at the top of the basin slope.	Not applicable.	☐ Yes ☐ No ☒ N/A
	No sidewalk or walkway shall be located closer than five (5) feet to the top of any adjacent basin slope.	Not applicable.	☐ Yes ☐ No ☒ N/A
	All basins shall be at least five feet in width at the bottom of the basin.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.40.080.2.a. Onsite Landscaped Areas	For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than 5% of the net site area, whichever is greater.	The proposed building meets this requirement.	☒ Yes ☐ No ☐ N/A
15.40.080.2.b.	For all development within all other zoning district, landscaped areas shall be provided on the site in an amount equal to or greater than 20% of the net site area. For the purposes of this section, landscape areas shall also include plazas.	Not applicable.	☐ Yes ☐ No ☒ N/A
15.40.080.2.c.	All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Chapter. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-free in such a manner as may be approved by the City Planner.	The proposed site plan meets this requirement.	☐ Yes ☐ No ☒ N/A

15.40.080.2.d.	The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.	The proposed building meets this requirement.	☒ Yes ☐ No ☐ N/A
15.40.080.3.a. Landscaped Buffers	A minimum 10-foot-wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.	Not applicable	☐ Yes ☐ No ☒ N/A
15.40.080.3.b.	The landscape buffer areas shall be improved with a minimum of 1 screening tree spaced at each 15-foot interval of the property boundary being screened.	Not applicable	☐ Yes ☐ No ☒ N/A
15.40.080.4. Parking Lot Landscaping	Parking lot landscaping shall be as required in Title 15.38 Parking and Loading Requirements. The landscaped area within these planters may be used to satisfy, to the extent provided, the landscaped area requirements set forth in this Section.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A

15.40.080.5. Building Foundations	For each elevation visible from a public or private street, a minimum of 5-foot foundation planting area shall be provided.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.40.080.6.a. Street Frontages	The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows: Arterial: 25 Feet Collector: 20 Feet Local Streets: 15 feet	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.40.080.6.b. Street Frontages	The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows: Arterial: 20 feet Collector: 15 feet	The proposed site plan meets this requirement.	☐ Yes ☐ No ☒ N/A
15.40.080.6.c. Street Frontages	The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.40.080.6.d. Street Frontages	Turf shall be limited to 30% of the total landscape street frontage area. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A

	landscaping shall be designed and located to enhance the proposed development project and the streetscape.		
15.40.080.6.e. Street Frontages	The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than 1 tree and 10 shrubs for every 20 feet of street frontage. Or 1 tree and 10 shrubs for every 40 feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of 65% of the total street frontage landscaped area.	The proposed building does NOT meet these requirements. 20 street trees required (only 9 provided); 200 shrubs required (only 143 provided)	☐ Yes ☒ No ☐ N/A
15.40.080.7. Cumulative Totals	Quantities of plants required by each of this Chapter which apply to that projected submitted to the town for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A



4Life Subdivision

A part of the Northeast Quarter of Section 5, T6S, R2E, SLB&M
Vineyard City, Utah County, Utah
May 2021

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of 4Life Subdivision, in Utah County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Utah County Recorder's Office.

Signed this _____ day of _____, 2021.

6242920
License No.

Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and public right of way as shown on this plat, and name said tract 4Life Subdivision and hereby dedicate, grant and convey to Vineyard City, Utah County, Utah, all those parts or portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever, and also dedicate to Vineyard City those certain strips as non-exclusive public utility easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Vineyard City.

Signed this _____ day of _____, 2021.

4Life Properties

State of _____ } ss
County of _____ }

The foregoing instrument was acknowledged before me this _____ day
of _____ 2021 by _____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

BOUNDARY DESCRIPTION

All of Lot 15, 16, and a portion of Parcel A, Eastlake at Geneva Business Park Phase 1 Amended, being more particularly described as follows:

A part of the Northeast Quarter of Section 5, Township 6 South, Range 2 East, Salt Lake Base & Meridian U.S. Survey.

Beginning at a point being North 89°21'41" East 2003.06 feet, South 2267.68 feet, East 35.43 feet, and North 0°20'45" West 64.90 from the Northwest Corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running thence East 534.54 feet to the Northeast corner of said Lot 16; thence South along the East line of said Lot 16 397.25 feet to a point on a 25.00 foot radius curve to the right; thence Southwesterly along said curve a distance of 39.12 feet (Central angle equals 89°39'15", Long Chord bears South 44°49'38" West 35.25 feet); thence South 89°39'15" West 507.14 feet to the Southwest corner of said lot 15; thence North 0°20'45" West along the west line of said lot 15 425.32 feet to the point of beginning.

Contains 225,815 Sq. ft or 5.184 Acres.

NARRATIVE

This Subdivision Plat was requested by Jesse Allen with GSBS Architects, on the parcels shown here on.

Basis of Bearing is North 00°44'54" West measured between the West Quarter and the Northwest corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian U.S. Survey.

See R.O.S. filing # _____ in Utah County Surveyors office for boundary placement details

Property corners were monumented as depicted on this drawing.

400 East Street

TENTATIVE FINAL

COUNTY RECORDER

ENTRY NO. _____ FEE PAID
FILED FOR RECORD AND
RECORDED _____ AT
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

COUNTY RECORDER

BY: _____ DEPUTY

SURVEYOR:
Great Basin Engineering, Inc.
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

Legend

- Section Corner Monument
- Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Buildable Area
- Fence
- Set Hub & Tack
- A Nail will be set in Curb @ Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

NOTE

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.

West Quarter Corner
Section 5, T6S, R2E,
SLB&M, U.S. Survey
(Found Section
Monument)

ENGINEER'S APPROVAL

Approved by the Vineyard City Engineer
on this _____ day of _____, 2021.

Signature

PLANNING COMMISSION APPROVAL

Reviewed by the Vineyard City Planning
and Zoning Commission on the _____ day
of _____, 2021.

Chairperson

CITY ATTORNEY'S APPROVAL

Approved by the Vineyard City Attorney
on this _____ day of _____, 2021.

Signature

CITY MAYOR'S APPROVAL

Approved by the Vineyard City Mayor
on this _____ day of _____, 2021.

Signature

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84405
MAIN (801) 394-4515 SLD (801) 521-0222 FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

Project Plan - Description / Scope of work

RE:

4 Life Properties Building Addition
371 E 1600 N, Vineyard, UT 84058

To Whom it May Concern,

The proposed project, located on the North-West corner of the intersection of 1600 North and 400 East, vineyard, Utah, consists of consolidating 2 adjoining properties into a single parcel to facilitate a building addition.

The proposed building and site construction efforts would include improvements to the currently vacant, undeveloped, lot.

Construction would include a 57,000 sf Main floor (89,000 sf Total) addition to the existing 4Life Manufacturing and distribution facility which was constructed in 2015. The existing facility contains 45,900 sf main floor (63,150 sf total) building.

The addition would contain nearly identical functionality of the existing space, allowing expansion of 4Life's current manufacturing process. The building will provide the following areas occurring both on the main level and a smaller second floor level.

~1,300 SF / Office
~34,000 SF / Manufacturing
~53,100 SF / Warehouse

The exterior design of the building and site will integrate seamlessly with the existing building. Building materials, color schemes, and site improvements will match those found on the existing building with little to no variation or delineation. No new truck dock doors will occur. Only parking for employees will be added.

Should you have addition questions about this project please contact the following individuals.

Owner's Rep



Nate Buhler
SVP Global Supply Chain
t: (801) 562-3780
m: (801) 201-2183
e: nateb@4life.com
www.4life.com

Construction Rep

SIRQ Construction

Joe Reynolds

3900 N. Traverse Mountain Blvd.
Ste, 202 Lehi, UT 84043
801.330.0377 Mobile
jreynolds@sirq.com

Design Rep

JESSE ALLEN AIA, ASLA
PRINCIPAL

375 WEST 200 SOUTH, SUITE 100
SALT LAKE CITY, UT 84101

T: 801.521.8600
www.gsbsarchitects.com



4Life Addition

City Review Set

CIVIL ENGINEERING:
CIVIL ENGINEER
ADDRESS
PHONE

STRUCTURAL ENGINEERING:
STRUCTURAL ENGINEER
ADDRESS
PHONE

MECHANICAL ENGINEERING:
MECHANICAL ENGINEER
ADDRESS
PHONE

ELECTRICAL ENGINEERING:
ELECTRICAL ENGINEER
ADDRESS
PHONE

SPECIALTY ENGINEERING:
CIVIL ENGINEER
ADDRESS
PHONE



4Life Addition

333 East 1600 North, Vineyard, UT 84058

4Life

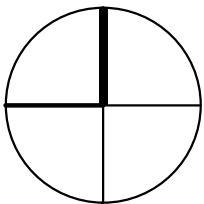
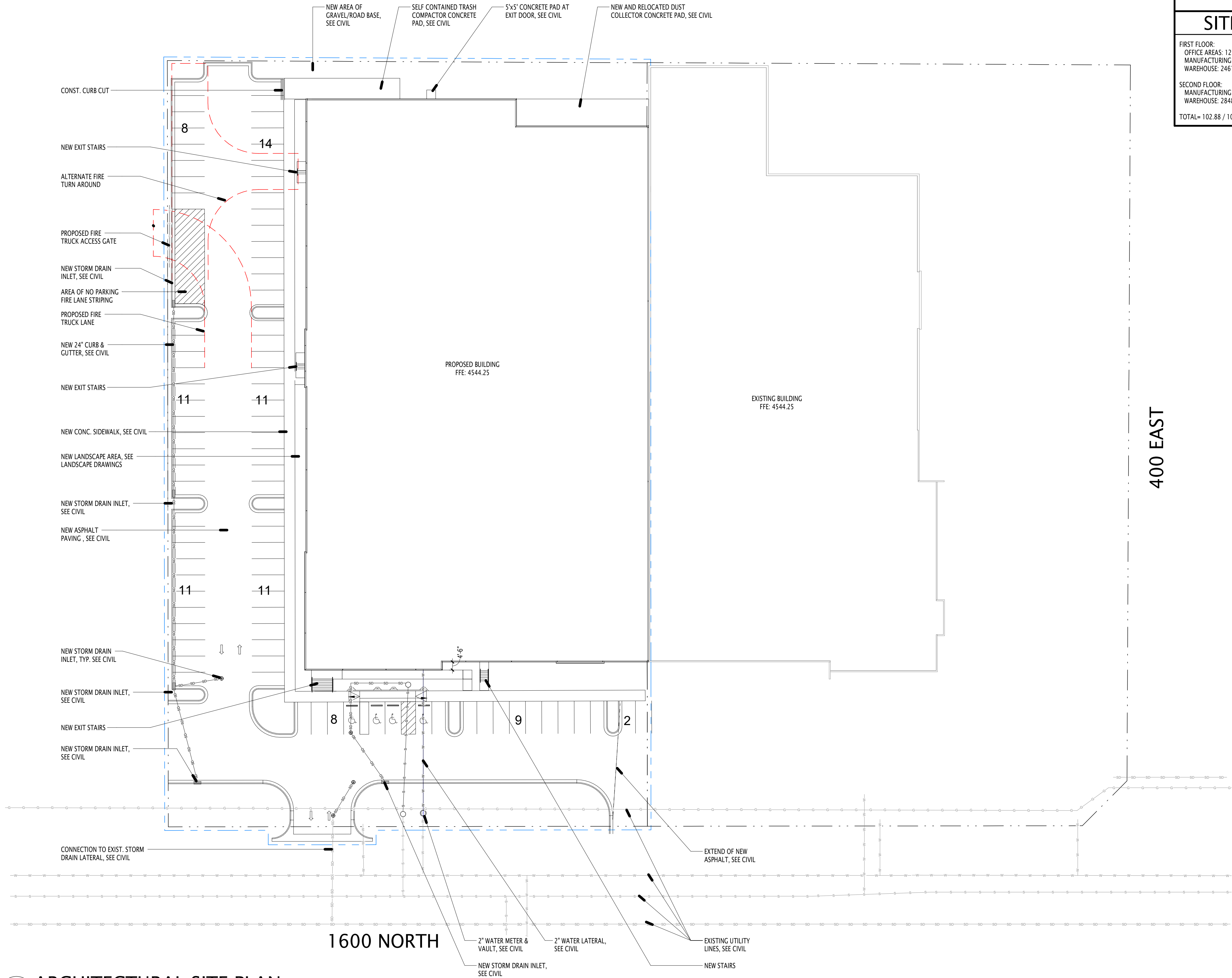
SITE LEGEND

- CONSTRUCTION LIMIT LINE
- PROPERTY LINE
- EXISTING UTILITY LINE
- NEW UTILITY LINE

SITE PARKING CALCS.

FIRST FLOOR:
OFFICE AREAS: 1287/200=4.29
MANUFACTURING: 30469/750=40.62
WAREHOUSE: 24616/1000=24.61
SECOND FLOOR:
MANUFACTURING: 3664/750=4.88
WAREHOUSE: 28484/1000=28.48
TOTAL= 102.88 / 103 SPACES

REVISIONS:



City Review Set

4Life Addition

333 East 1600 North, Vineyard, UT 84058

4Life

371 East 1600 North, Vineyard, UT 84058

OWNER PROJECT NO.: 2021.013.00
GSBS PROJECT NO.: 04/16/2021
ISSUED DATE:

ARCHITECTURAL SITE PLAN

ELEVATION LEGEND

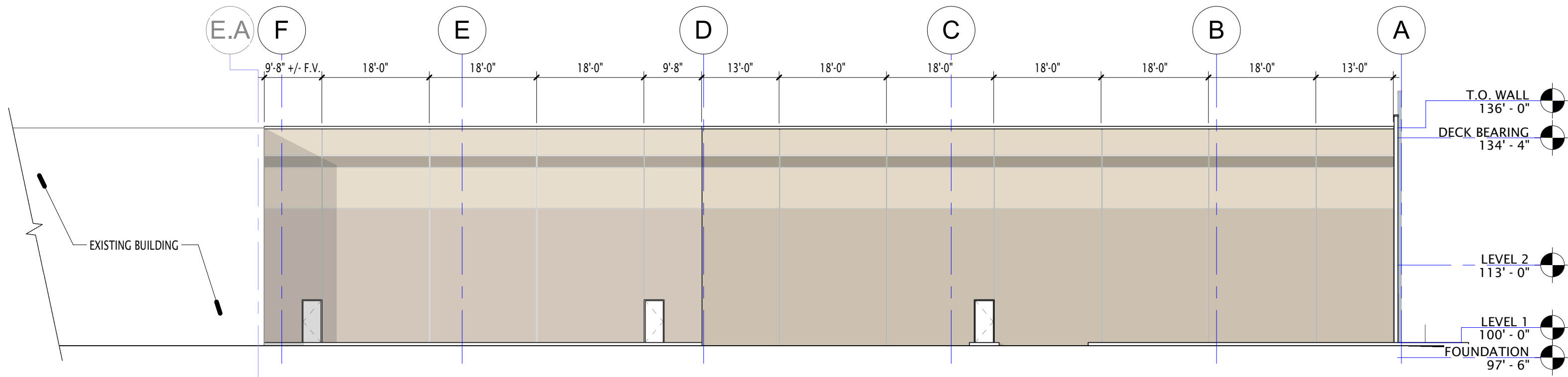
CL2912W-RASP

CL2863W-KERATIN

CL2886N-SEAWEED

PANTONE-541

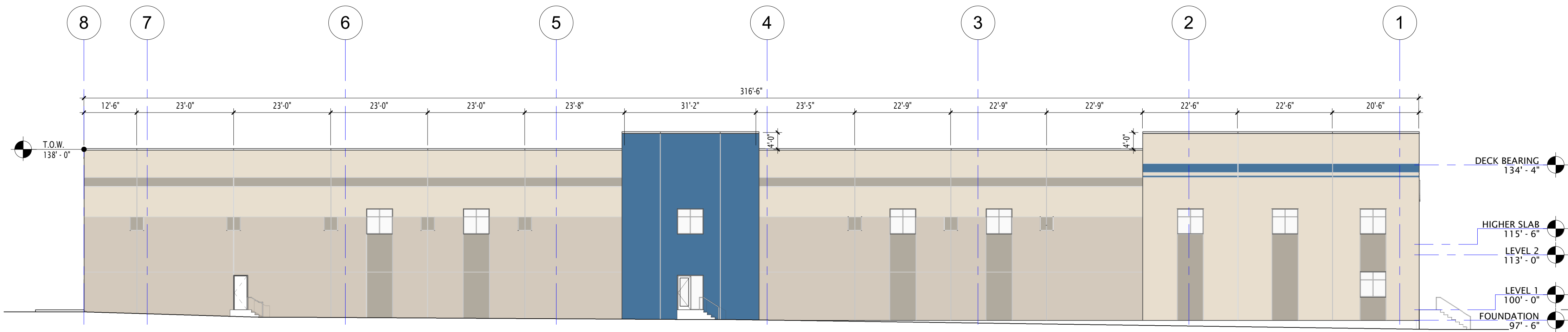
REVISIONS:		



3

NORTH ELEVATION

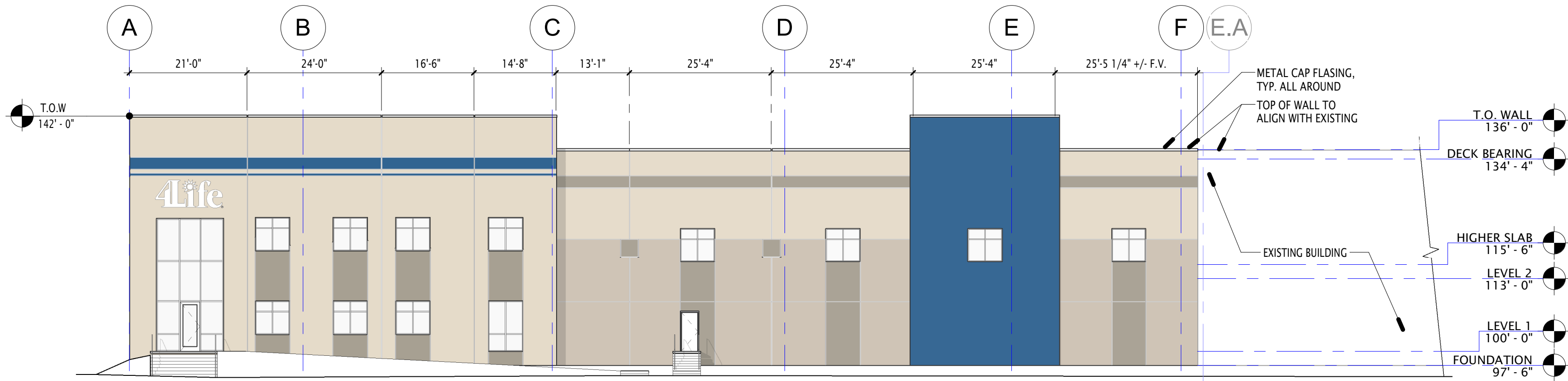
AE201 1/16" = 1'-0"



2

WEST ELEVATION

AE201 1/16" = 1'-0"



1

SOUTH ELEVATION

AE201 1/16" = 1'-0"

City Review Set

4Life Addition

333 East 1600 North, Vineyard, UT 84058

4Life

371 East 1600 North, Vineyard, UT 84058

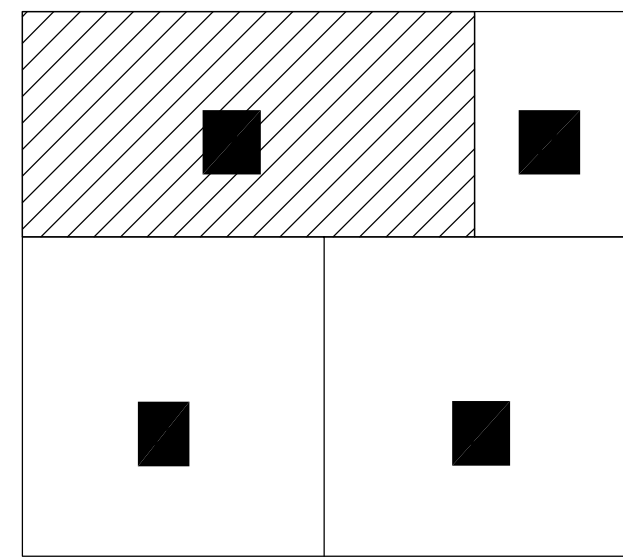
OWNER PROJECT NO.: 2021.013.00

GSBS PROJECT NO.: 04/16/2021

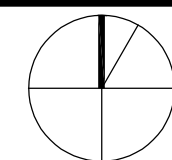
ISSUED DATE:

EXTERIOR ELEVATIONS

REVISIONS:



KEYPLAN



Existing Building

FFE=4544.25
47,939 SF

Proposed Building
Phase 1

FFE=4544.25 (Approx)
57,163 SF (Approx)

CONSTRUCTION LIMIT LINE

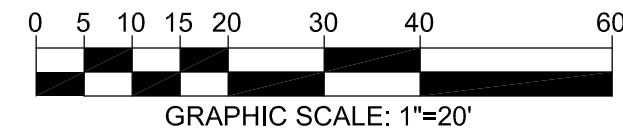
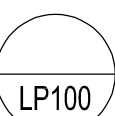
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL
	PA	PRUNUS X 'ACCOLADE' / ACCOLADE FLOWERING CHERRY	B&B	1.5" CAL. MIN. PER TRUNK
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	
	BB	BERBERIS THUNBERGII 'BAILI JULIA' TM / TOSCANA JAPANESE BARBERRY	5 GAL	
	CK2	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	
	CK	CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	
	HP	HEMEROCALLIS X 'PRAIRIE BLUE EYES' / PRAIRIE BLUE EYES DAYLILY	5 GAL	
	IA	IRIS X 'ALABAMA BLUE FIN' / ALABAMA BLUE FIN IRIS	5 GAL	
	PA2	PHLOX X 'AMETHYST PEARL' / AMETHYST PEARL PHLOX	1 GAL	
	SN	SALVIA X SUPERBA 'MAY NIGHT' / MEADOW SAGE	5 GAL	
	SL	SPIRAEA X BUMALDA 'MONHUB' TM / LIMEMOUND SPIREA	5 GAL	
	TD	THYMUS X 'DOONE VALLEY' / DOONE VALLEY THYME	1 GAL	
	VS	VIBURNUM CARLESII 'SPICE ISLAND' / SPICE ISLAND KOREANSPICE VIBURNUM	5 GAL	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	
	TB	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	1 GAL	

TOTAL TREES REQUIRED: 20
TOTAL SHRUBS REQUIRED: 200
TOTAL TREES PROVIDED: 21
TOTAL SHRUBS PROVIDED: 501

LP100 PLANTING PLAN

SCALE: 1" = 20'



City Review Set

4Life Addition

333 East 1600 North, Vineyard, UT 84058

4Life

371 East 1600 North, Vineyard, UT 84058
OWNER PROJECT NO.:
GSBS PROJECT NO.:
ISSUED DATE: 2021.013.00
05.24.2021

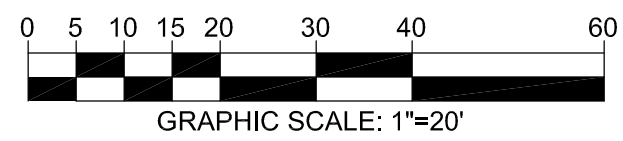
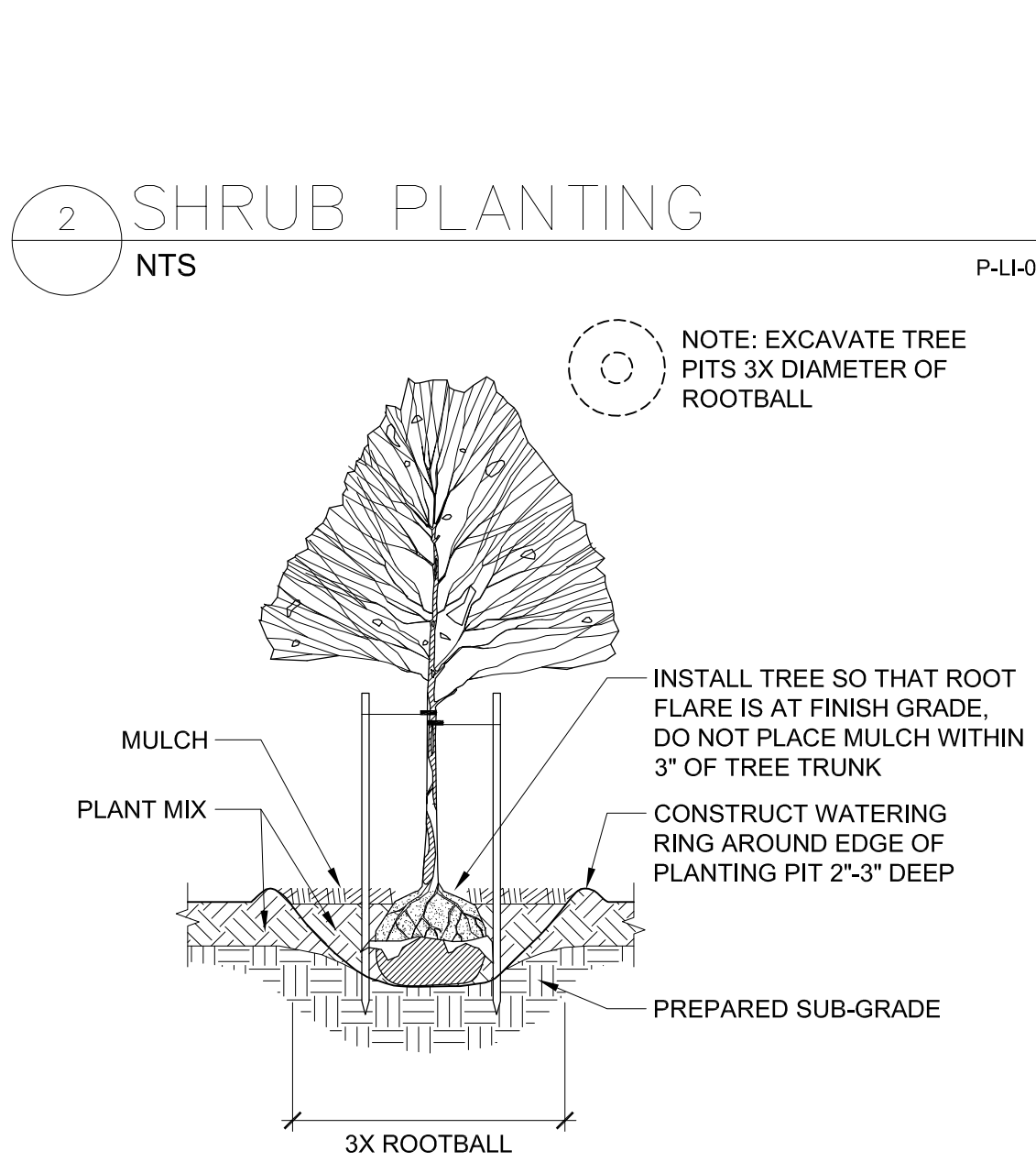
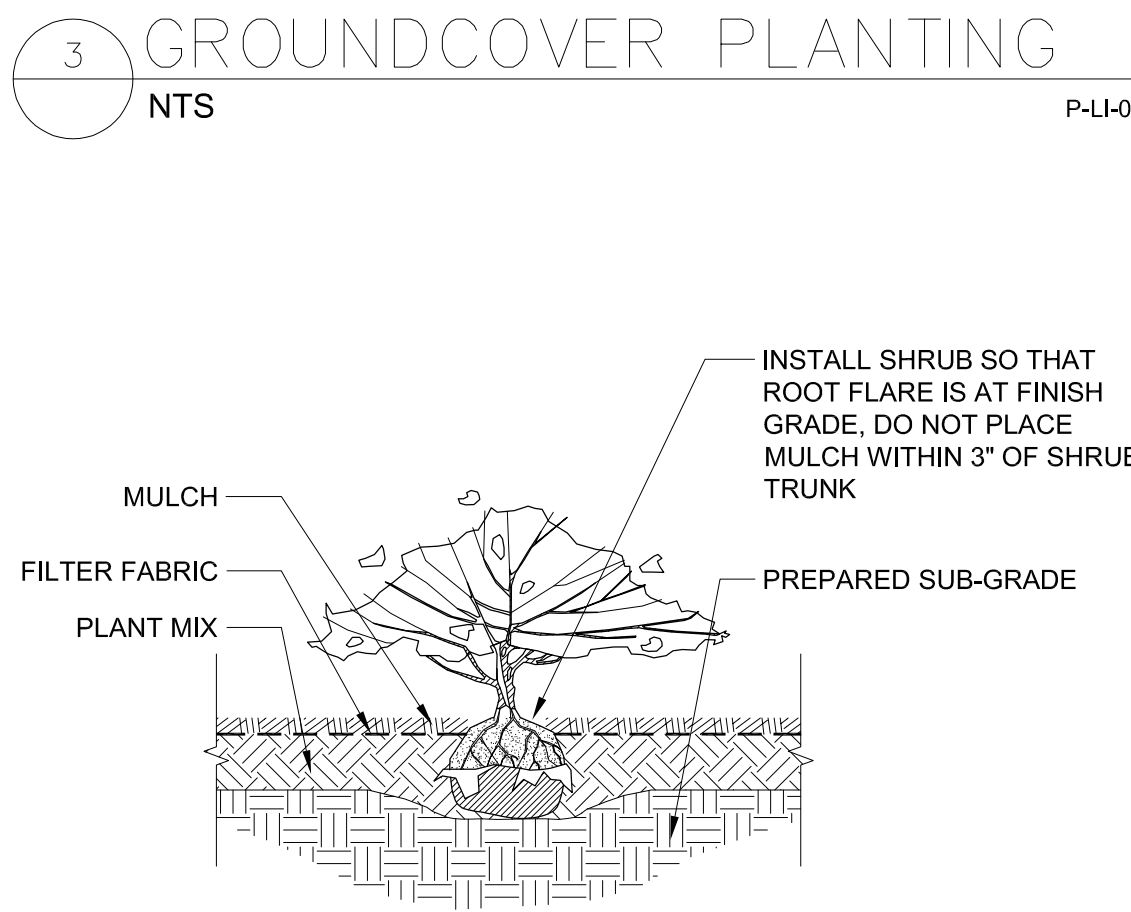
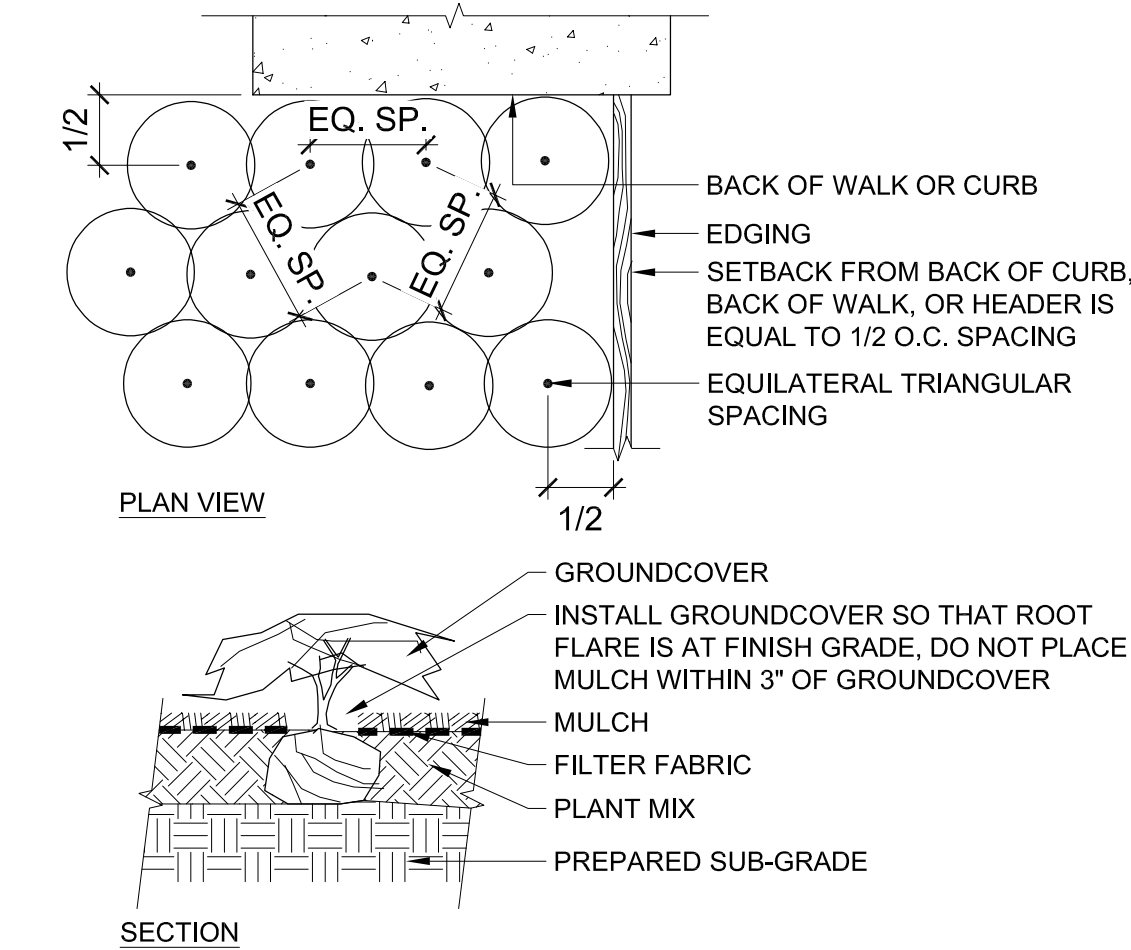
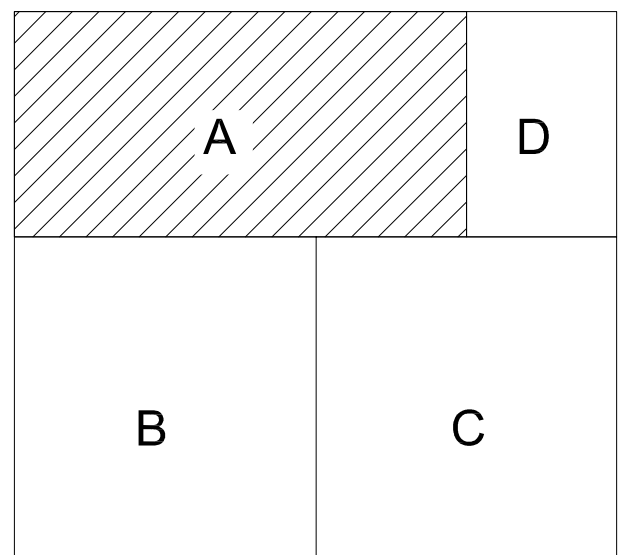
PLANTING PLAN

LP100

REV

1. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 24 HOURS BEFORE CONSTRUCTION COMMENCES. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION.
2. NO CHANGES SHALL BE MADE TO THE PLANT MATERIAL LIST WITHOUT WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
4. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN THE QUANTITIES AND SIZES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
5. COMPLETE ROUGH GRADING BEFORE PLANTING OPERATIONS BEGIN.
6. ALL TREES SHALL BE PLANTED 5' MINIMUM AWAY FROM WATER SERVICE LATERALS AND 10' MINIMUM AWAY FROM SEWER LATERALS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING ALL PLANTED AREAS AND TO ENSURE POSITIVE DRAINAGE OF A MINIMUM 2.5% AWAY FROM BUILDINGS.
8. WITH CONTAINER GROWN STOCK, REMOVE CONTAINER AND SCARIFY ROOTBALL VERTICALLY IN TWO LOCATIONS.
9. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED AS NECESSARY TO MAINTAIN HEALTHY ESTABLISHMENT.
10. ALL DISTURBED AREAS SHALL BE COVERED BY A HARD SURFACE OR VEGETATION.
11. LANDSCAPING SHALL RECEIVE A FULL AND COMPLETE IRRIGATION SYSTEM PER PLANS AND COMPLY WITH APPLICABLE STANDARDS. IRRIGATION SHALL HAVE AN ELECTRONIC CONTROLLER, ELECTRIC REMOTE CONTROL VALVES INSTALLED IN PLASTIC VALVE BOXES, MANUAL STOP AND WASTE VALVE. CONTRACTOR SHALL ENSURE NO LEAKS AFTER A 24 HOUR PRESSURE TEST.
12. ALL TREES AND SHRUBS SHALL BE FULL AND DENSE AND FREE FROM INSECT AND DISEASE INFESTATION AND SHALL NOT BE ROOTBOUND. INSTALL PER DETAILS WITH COMMERCIAL FERTILIZER AND WITH PREPARED PLANT PIT BACKFILL.
13. THE CONTRACTOR SHALL OBTAIN APPROVAL OF CONSTRUCTION UPON COMPLETION OF WORK. LOCATIONS FOR ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE AT THE SITE PRIOR TO PLANTING. ALL AMENDMENTS SHALL BE THOROUGHLY INCORPORATED INTO THE PLANTING AREAS. PLANTING AREAS SHALL BE RAKED CLEAN OF ALL DEBRIS, ROCKS, STICKS AND ROOTS GREATER THAN 2" DIAMETER.
14. ALL WORK SHALL BE PERFORMED BY LICENSED LANDSCAPE CONTRACTORS AND EXPERIENCED WORKERS.

REVISIONS:		



City of Provo, Utah

4Life Addition

333 East 1600 North, Vineyard, UT 84058
4Life

371 East 1600 North, Vineyard, UT 84058
OWNER PROJECT NO.: 2021.013.00
GSBS PROJECT NO.: 05.24.2021
ISSUED DATE:

PLANTING DETAILS

LP801 REV