PLANNING COMMISSION MEETING

Site Visit: 658 E 250 Vine Apartments at 5:30 PM

Regular Meeting: Vineyard Town Hall, 240 East Gammon Road, 6:00 PM

Wednesday, March 21, 2018

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a site visit and regular planning commission meeting, on Wednesday, March 21, 2018. The site visit will begin at 5:30 p.m. at the addresses noted above. The regular meeting will begin at 6:00 p.m. or shortly thereafter. The agenda will consist of the following:

1. **CALL TO ORDER**
2. **INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE**
3. **OPEN SESSION**

   "Open Session" is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
4. **MINUTES REVIEW AND APPROVAL**
5. **BUSINESS ITEMS:**

   5.1 The Vine Apartments site plan amendment

   The applicant is proposing to remove and relocate amenities within the development.
6. **COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISLOSURE**
7. **STAFF REPORTS**
   - Morgan Brim, Planning Director
   - Don Overson, Town Engineer
8. **ADJOURNMENT**

The next regularly scheduled meeting is April 4, 2018.

This meeting may be held electronically to allow a commissioner to participate by teleconference.
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 Elizabeth Hart, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929.

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, 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: March 15, 2018

NOTICED BY: /s/ Claire Hague

Claire Hague, Permit Technician

MINUTES OF A SPECIAL SESSION OF THE VINEYARD PLANNING COMMISSION
Wednesday, November 29th 2017 at 6:30 PM
Vineyard City Hall
240 E Gammon Rd, Vineyard Utah

PRESENT	ABSENT
Chairman Chris Judd	Commissioner Anthony Jenkins
Vice-Chair Daniel Pace	
Commissioner Cristy Welsh	
Commissioner Tim Blackburn	
Commissioner Bryce Brady	
Commissioner Jeff Knighton	
Commissioner Nate Carter	

Staff Present: Community Development Director Morgan Brim, Public Works Director/City Engineer Don Overson, Planner Elizabeth Hart

Others Present: Resident David Lauret, Resident and Councilmember Tyce Flake, BYU Students, BYU Professor Michael Clay, MS Properties Robert Tubman

1. CALL TO ORDER

Chairman Judd call the meeting to order at 6:32 PM.

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Commissioner Pace offered the invocation.

3. OPEN SESSION

Chairman Judd opened the public comment session. He asked for any public comment. Hearing none he closed the public comment session.

4. MINUTES REVIEW AND APPROVAL

There were no minutes for review.

5. BUSINESS ITEMS:

5.1 Preliminary Plat – Eastlake at Geneva Industrial Business Park Phase 11

Presentation given by Elizabeth Hart. The applicant is requesting approval for a preliminary plat. The subject property is located on the west end of 1750 North (Parcel #38:431:0009). The applicant is proposing to subdivide approximately 35 acres into five (5) buildable lots. The amendment made will only effect a portion of the plat. The applicant is proposing to vacate lots 3,4, and 9. Which means that the new plat will supersede the plots left by the old plat.

Chairman Judd asked what will happen to the whole area to the left of the plat, if they are proposing to subdivide the lots?

DRAFT

Ms. Hart stated that the rest the plat will be left as is and that the only changes will be made to the green portion shown. She added that they aren't proposing to subdivide the lot just to change them.

Mr. Brim: We've done this before where a large plat has been purchased and the property owner decides that they want to establish uses for the individual areas of the large lot.

Commissioner Blackburn: What remains then to be done with the rest of the area?

Ms. Hart stated that the applicant will be able to speak more on that.

The applicant, Robert Tubman stated that the utilities are still hinging on the UP approval so that they can build out as far west as possible because of the gravity flow storm sewer etc. They have a pending easement under the spur to put down the utilities in order to further develop it. This is a parcel line but it is also an already dedicated easement that takes pressurized water up to the power plant. Added that they are doing everything that they can to speed up the process. The UP wants them to develop the area so that tenants can come in and utilize the spur on the sales side. He stated that because of this they talked to the city is that they can service utilities to a point. He added that this would allow the city to have a connector road.

Chairman Judd asked if they were essentially phasing it.

Mr. Tubman stated that they are phasing it and that they want to tie it into Pioneer lane. Once they are finished building they will then dedicate it back to the city. They want to convey an easement so that buyers can have access to this road before it becomes dedicated to the city.

Mr. Overson commented that when Eastlake was first subdivided it crossed a private railroad crossing and therefore the roads in Eastlake could not be public. He added that a public road cannot cross a private one. He stated that all private are maintained by an HOA and until Vineyard gets a connection to a public road it will stay that way. This connection that Mr. Tubman is talking about would actually trigger us taking over all of those roads in the business park. He added that this is the reason why Vineyard feels comfortable letting them do what they're doing now because once that connection is made then the roads will be turned over to the city.

Chairman Judd asked if the plan was always to take over those roads at some point.

Mr. Overson answered that they always planned that Pioneer Lane be a public road.

Chairman Judd asked if Pioneer Lane is a Vineyard public road that will turn into Lindon at some point.

Mr. Overson answered that it will turn into Lindon if you continue down the road.

Mr. Brim talked about the benefits of getting the road in there because right now Vineyard is locked with very few ways of getting in and out of that area. He added that once this extension is made it will be a useful connection with Mill Rd and potentially to the Vineyard Connector.

Chairman Judd asked Mr. Tubman what his timeline would be on the project and when the roads would be up to city standard.

Mr. Overson stated that before the area can be taken over it needs to be brought up to city standards. The city will inspect it and make sure that everything has to be fixed. Anything that needs to be taken care of at that time will be taken care of by the HOA. He added that once the road has been taken over by the city it will be paid for with road funds.

Chairman Judd asked Mr. Overson if the city was required to take over those roads.

Mr. Overson state that the city is under no obligation to take over those roads.

DRAFT

Commissioner Welsh asked what they were going to put on lot 5 because it is so much bigger than the other lots.

Mr. Tubman stated that Pharmatech and few others will be going in there. They'll be doing a lot of packaging as well as shipping and receiving.

Motion: COMMISSIONER BRADY MOVED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT FOR THE PROPERTY LOCATED AT THE WEST END OF 1750 N (PARCEL #38:431:0009) COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

5.2 BYU Student Project Presentation

Mr. Brim introduced the students that worked on the project.

Professor Clay gave a brief description of the class/program.

Mr. Brim talked about the General Plan and the land use chapter. He added that he them to come up with a project that the city could take and plug into the general plan. This is an area that hasn't been master planned yet and one of their jobs was to provide a plan that was conceptual that Vineyard could implement.

A presentation was then given by the student group. The presentation is available in the report folder.

SYNOPSIS OF REPORT

The proposal for this area is to create an integral land use system that is supported by an active and innovative transportation system.

Land Use: The students proposed that the area be split up into different land uses. They proposed that there be a variety of retail and office land uses. This area be strictly commercial with the intent to provide goods, services, and jobs.

Transportation: The students proposed that the area be all about connectivity. The want parking to be on street or in the center of the commercial hub. The area should be pedestrian friendly and feel like it connects to the rest of the town.

They have also included a written report that would explain the implementation of the areas.

Commissioner Blackburn asked about the acreage of the area

David Jellen answered roughly 420 acres

Chairman Judd asked how far out from the intermodal hub can you consider it a transit oriented district.

Dr. Clay stated that Provo has a tremendous amount of development around their frontrunner station. He added that he just toured developments in this area recently.

Mr. Brim commented that the students have added walk times in their report.

Briam stated that 5-10 minutes walking from any one given area is considered a transit oriented area.

Dr. Clay stated that 400 yards is the distance people are willing to walk to get to transit.

Commissioner Knighton commented that how comfortable someone is walking in that area will greatly affect how willing someone is to take public transit.

Chairman Judd speaks to the importance of the promenade. He added that he was part of the TOD for town center but never considered this section and I liked your ideas.

DRAFT

Chairman Judd asked if they had to have residential to make it TOD.

Dr. Clay, doesn't have any residential, mixed use meaning retail and office. The solid would not permit. Expanded on walking.

Commissioner Blackburn stated that he was wondering if they thought it would be feasible to create a conference center. He added that there are no conference centers anywhere north of Provo

Chase and Michael stated that creating a conference center is UVUs plan.

Students: hotels planned next to UVU for the conference center.

Commissioner Blackburn wants the availability of one but he is concerned about the competition this may create with the city center in Vineyard. He goes on to talk about the Promenade in the city center, making it a destination place, same concepts as city center. Is it good to have the competiveness, or will it take away from each area.

Chase: tax revenue is good, next to UVU is an opportunity with the city, having multiple options for students, promenade connecting is a win, win.

Mr. Brim: the gateway is specializing into an entertainment center city. The city creek is mall. Showing specialized uses to accommodate the convention center. Actually showing a reduction in retail and proposing to do more office, research and specialized retail for UVU.

Commissioner Blackburn commented that he likes the specialized parks

Dr. Clay, competition can be bad if it goes, self-contained demand, and cited Provo Nuskin as an example. Looking for food or errands etc., balance. He added that this site is a service to adjoining areas and amenity to the city.

Commissioner Blackburn asked about the danger of having that area open late at night

Chairman as long as you keep it safe people will want to go to those locations.

Commissioner Knighton commented that the answer to that housing, so it's vibrant 18-20 hours around

Chairman Judd commented that the housing is there. To the south of the area is all the apartments.

Mr. Brim stated that some areas will shut down at night but that the town center should be the area that's open. He added that the area shouldn't be competing with the downtown.

Miles added that UVU has a sports convention center and other events going on a night that would make people interested in booking a hotel in the area and people getting something to eat in the area.

Commissioner Pace expressed concern about people safely crossing 800 north. He added that this was something they needed to consider when creating a plan for this area.

Mr. Overson commented that they had had discussions with Udot originally having a right in and out on the Vineyard connector. This connection would be down with an underpass to connect the north and south and Udot wasn't interested.

Commissioner Blackburn stated that when looking at the renditions he was thinking about pedestrian walkways between office buildings and businesses rather than over 800. He added he liked the idea of pedestrian sky bridges as well as walkways allow for connectivity from above as well as from below.

Dr. Clay, went back to the evening demand, state that 7-8 years ago Provo became concerned with their evening demand they started doing activities at night to get Center Street to stay active at night.

DRAFT

He added that he hopes that Vineyard has a pro-business attitude and try to facilitate this kind of nightlife.

Commissioner Brady, stated that during summer Provo loses its students population. UVU is a masters program and sports program which would mean that losing students wouldn't be as much of a problem. He added that this would be a big benefit to this area.

Commissioner Blackburn added that he really didn't like Provo Center Street and that the parking was super difficult in that area.

Chairman Judd added that some cities had down back in parking where you had to back into a stall. It's a difficult area to try to park in. It looks good but it's difficult to utilize because there isn't sufficient parking in that area. He added that Provo needs to start going vertical with their parking.

Miles stated that when you don't provide on-street parking the road becomes only for movement rather than having multiple uses. He added that the boulevard on mill road and having parking on street is more pleasing the pedestrian. He also stated that the parking should be separated with a thoroughfare.

Mr. Brim comment that on internal roads it would be appropriate for on-street parking.

Chase commented that Provo center street wasn't created for cars it is for pedestrians. They've purposely created it to be difficult for drivers because they want more people walking. He added that that is the idea they are trying to emulate in this new downtown area.

Commissioner Blackburn commented that in the DC Georgetown area they have a lot of on street and sidewalk dining that draws people and no on street parking. The thing that draws them isn't the on-street parking but the restaurants that allow them to dine outside.

Commissioner Brady commented that in Provo the freeway gets off Center Street and that makes it difficult for anyone who doesn't know the area. With this it needs to be an area that's not a commuter road, you can have it slowed own it would be like Provo ought to be.

Mr. Overson stated that Mill Road from 800 north or from the vineyard connector, is a whole different road than Mill Road going north from 800 to 1600. He added that the southern portion is actually considered a collector road on arterial to move traffic through that whole area. That section north of that could be a Project road. A project road means that people use it getting to where they need to go in an area. For Vineyard city this would mean that you could do more in that area. He went on to say that this would allow the city to do things that would allow businesses to have access off of mill road. He added that Vineyard needs to take that into account when designing that road.

Chairman Judd asked Miles is he was a planner how he would sell this idea to the land owner who wants a big box store.

Miles stated that he would talk about the demographic makeup of Vineyard. That it is mostly young and this is the kind of development that they would be interested in. He added that the development they are talking about would be a valuable alternative option to the big box store given the demographic makeup of the area.

Dr. Clay commented that he would talk about the value per square foot. The profit the developer gets per square foot is not nearly what it is when you have a higher density, higher commodity per square foot transition. The big box store wouldn't provide nearly as much revenue as a high density area would. He added that in working with developers this has become the model nationwide and that big box stores don't make a lot of money for the city.

Mr. Brim, commented that right now they're working pretty closely with cottonwood partners to build a parking structure. It's important to work with the developers and not just to them what they are and are not allowed to do. He added that he wanted the densifying trend to be there when the area is initially built.

Commissioner Knighton asked if the group could provide similar success stories. Areas that have had success doing something similar to the proposed project.

Dr. Clay stated Denver airport, daybreak in Salt Lake City, and that there are a lot of successful areas that they could use to demonstrate. He added that the Riverwoods hasn't been as successful as a lot of other areas but that is due to where it was located.

Chairman Judd commented that even though that area has taken longer it is still fairly successful.

Commissioner Blackburn commented that once this area was built out it would be useful to have it represent somewhat historical features of what Geneva was as the area develops. He added that Vineyard wants to move towards the type of city that has districts.

Chairman Judd, asked Mr. Brim how he could take something like this and put into the general plan.

Mr. Brim stated that you have to be willing to work closely with the developers and integrate their ideas with the general plan.

Mr. Flake commented that he was on the committee for the master plan for the city center and that that plan will go well with the project done by the students. They complement each other well and be beneficial to the community. He added that we need to tell developers how we want our city to look rather than them coming to us.

Mr. Overson commented that property owners never build vertical. The biggest thing that the city needs to do is help property owners find developers who are willing to build vertical. He added that Vineyard needs to find the right people to work with these property owners and show them the plan.

Commissioner Pace asked what the timeline would be for the area that is tied in to the UVU property.

Mr. Brim stated that that area specifically is part of the long term plan that would be implemented in 15 to 20 years. He added that the project would move faster if the convention center were to be built but that UVU is waiting on funding for that.

Commissioner Welsh asked how Vineyard was going to how get UVU to buy participate in the promenade idea.

Mr. Brim stated that David Barker, the professor that did the library plan for Vineyard, is going to take the BYU plan promenade plan and do an architectural plan of how it will all lay out. He added that they are trying to get a student group to work with the city. Professor Barker is working on getting them on board with the project.

Commissioner Welsh commented that the relationship that Vineyard has with UVU on this project would be mutually beneficial.

Resident David Lauret commented that he was concerned about the density because of areas he had seen with similar structures felt crap and closed in.

Dr. Clay stated that Mr. Lauret's concerns were all about architectural details and that they could be fixed with the way that the land use is implemented on the site.

Mr. Lauret asked if the buildings being close to the sidewalk was part of the site plan.

Dr. Clay added that those elements were part of the site design process. He explained that when they approve a land use plan they have to go through the site design process with the developer and that's where architectural details would become important. He added that the feel of the building really comes from the architectural details.

Chairman Judd added that when some of the members of the planning commission went to Portland when they were looking to design the town center they looked at streets and train stations and noticed that there are some streets you feel very safe on and it makes you use the safer area.

Dr. Clay commented that they are purposely handling pedestrian flows.

Mr. Lauret asked for a copy of the UVU plan.

Mr. Overson added that the plan was made quickly and is mostly conceptual.

Chairman Judd, asked for additional questions. Everyone said it was great.

5.3 David Jellen, Planning Intern, FYI Forms

David Jellen, planning department intern, presented his internship project of "for-your-information" pamphlets on specific zoning ordinance sections.

Mr. Jellen talked about his experience, the things he has done.

Mr. Jellen goes on to talk about the different FYI forms that he's created and that the purpose of them is so that citizens have a place that they can come and ask questions and find answers quickly and easily. We want them to be available online as well as in the office.

Chairman Judd asked what made him just the specific FYI forms that he created

Mr. Jellen stated that they were topics that the planning department had frequent questions about.

Chairman Judd asked if the plan for this was to have them handed out to people when they come in and have questions.

Ms. Hart stated that the plan was to have them online as well as on the wall by the front desk.

Chairman Judd commented that he liked that they could put it in the Facebook posts or newsletter.

Chairman Judd asked if Vineyard was staffed enough to enforce complaints against people who don't have the ADU properly permitted.

Mr. Brim commented that having this information as a one page format that we would be able to curve people not complying with the code. The hope is that they have the information up front and that they would know before they even did it.

Commissioner Welsh commented that on things like fencing requirements a disclaimer should be added that these are city codes and additional restrictions may come from the HOA.

Discussion of different topic ideas for future FYI form examples: trees/parking strip, short term rentals, trails.

Commission agreed the project was successful and will be helpful to citizens.

5.4 Voting of Chairman and Vice-Chair

The commission will elect a Chair and Vice-Chair for 2018.

Chairman Judd and Commissioner Pace will not be on the commission for 2018. Asked for anyone to put their name out there.

DRAFT

Chairman Judd asked for nominations for the Chair and Vice-chair positions. Commissioner Blackburn nominated Commissioner Welsh. Chairman Judd seconded the nomination. Commissioner Brady nominated Commissioner Blackburn. Commissioner Blackburn stated it would be best if he didn't, he stated that being the chair of the heritage commission and possibly the chair of the Heritage Foundation was a enough for him. Chairman Judd nominated Commissioner Jenkins as vice chair, Commissioner Blackburn seconded it.

Motion: CHAIRMAN JUDD MADE A MOTION TO NOMINATE COMMISSIONER WELSH AS THE NEW CHAIR OF THE PLANNING COMMISSION AND COMMISSIONER JENKINS AS THE VICE-CHAIRMAN, CONTINGENT ON COMMISSIONER JENKINS ACCEPTANCE. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR.

Discussion ensued on what the chairman's duties are.

Commissioner Blackburn thanked Commissioner Judd and Commissioner Pace for their service on the planning commission.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn, made some progress on getting vintage artifacts, moved ten pieces.

7. STAFF REPORTS

- Morgan Brim, Planning Director
  Meeting with Commissioner Blackburn on heritage chapter and writing RFP.
- Don Overson, Public Works Director/City Engineer

  A lot of their projects are on hold because of money. They are looking at more Water storage, redoing impact fees, creating a consolidated fee schedule update in January, and updating standards.

8. ADJOURNMENT

Motion: COMMISSIONER BLACKBURN MOVED TO ADJOURN THE MEETING. COMMISSIONER BRADY SECONDED THE MOTION. THE PLANNING COMMISSION MEETING ADJOURNED AT 8:22PM

MINUTES APPROVED ON:

CORRECTED BY: /s/ Claire Hague

Claire Hague, Permit Technician

DRAFT

REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, February 7, 2018 at 6:00 p.m.

Present	Absent
Madam Chair: Cristy Welsh	Vice Chair: Anthony Jenkins
Commissioner: Bryce Brady	Commissioner: Jeff Knighton
Commissioner: Tim Blackburn	
Commissioner: Nate Carter	

Staff Present: Community Development Director Morgan Brim, Planner Elizabeth Hart

Others Present: Resident David Lauret, Resident and Councilmember Tyce Flake, Resident Stan Jenne, Boy Scouts**,** Resident Chris Judd, Greg Bird, Mark Bateman, Ethan Miner, London Haring, Caden Miner, Dawson Clabrook, Collin North, Chris Jensen, Sterling Ricks, Eric Malmberg

1. CALL TO ORDER

Madam Chair Welsh called the meeting to order at 6:04 PM

2. INVOCATION OR PLEDGE OF ALLEGIANCE

Commissioner Blackburn offered the invocation

3. OPEN SESSION

Madam Chair Welsh opened the public open session.

Sterling Ricks, resident, states that the American Flag in front city offices needs to be lighted at night if it is not taken down. He mentioned that he would be willing to taking it down at night and raising it in the morning during the time that the city deliberates about what needs to be done about this issue.

Madam Chair Welsh commented that multiple council members are present at the meeting at that they would be able to do something about it.

Caden Minor, resident, Le Cheminant, friends like to go to play on houses being built, saw a burning cigarette inside the home.

Madam Chair Welsh asked for additional public comment. Hearing none she closed the open session.

4. MINUTES REVIEW AND APPROVAL

Madam Chair Welsh asked for any comments or corrections on the minutes from the January 17, 2018, Planning Commission Meeting. Hearing none he asked for a motion.

Motion: COMMISSIONER BRADY MADE A MOTION TO APPROVE THE JANUARY 17, 2018 PLANNING COMMISSION MEETING MINUTES. COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION PASSED UNANIMOUSLY.

5. BUSINESS ITEMS:

5.1 Edgewater Site Plan Amendment – Continued from the January 17, 2018

This is for a site plan amendment application for the Edgewater Development, located at 255 Mill Road. The proposed amendments include adding and removing site amenities.

Commissioner Blackburn asked Mr. Brim to give a brief description of what he does for the city for the boy scouts and Mr. Brim did so.

Mr. Brim, went over reviewed the changes to the site plan and noted that the majority of the changes have been consolidated around the middle of the site. He stated that the biggest change made to the site was the Dog Park and this change was the main focus of the previous planning commission meeting. At the last planning commission meeting the commission did a site visit and then discussed the site at the meeting. The two changes they recommended were adding additional landscaping to the north of the Dog Park and providing lighting to illuminate the path to the dog park itself.

The applicant has suggested that in lieu of landscaping that the same mesh that is surrounding the pool surround the Dog Park thus providing cohesion between the two. With regards to lighting the applicant is concerned about light pollution bleeding into the windows of nearby residents.

Mr. Brim then added that the code requires alleyways be lit and because the Dog Park creates an alleyway the code applies. He then stated that staff recommends the pool covering but requires two lights on the pathway.

Commissioner Blackburn stated he liked the changes they made even though there wasn't initial approval. He stated he felt it improved the quality of life for the residents. He was disappointed with just the mesh around Dog Park he would like to see some landscaping around, as a resident he wouldn't like to see just the mesh. Does need light, felt uncomfortable being there in the dark.

Commissioner Carter, reiterated what Commissioner Blackburn stated, would be disappointed with not having any landscaping based off original plan if he were a resident in that area.

Madam Chair Welsh invited Greg Bird representing the HOA of Edgewater and R2R.

Greg Bird, applicant and representative of the HOA and R2R developer, gave a backstory of the property and the phases. He stated that he is confused as to why he has to go through a site plan amendment as he is improving the development. He stated that the reason for the Dog Park is because of the push he has received from the HOA and tenants. He added that the reason he is going through this amendment process is because a potential tenant complained and this caught the attention of the city. He added that this is not reason enough to go back through the process.

Mr. Bird went on to explain that he didn't know that he needed permission to add an amenity to a site that has already been approved. He added that there was a disagreement between what he believes he can do and what he needs permission for. He then spoke about the changes made to the site and reiterated to the council that the things he was adding to the property were of higher quality and more expensive than what was on the original plan.

Mr. Bird went on to explain that when the commission went to the site they weren't able to see the screen that is now up. He added he would be willing to put the same screen that is currently around the pool around the dog park to create cohesion between the two.

Mr. Bird then addressed the question of the lighting. He stated that the lighting on the north side is much better than the lighting on the south side. He then concluded that he didn't want to add more landscaping because landscaping was already such a big expense for the development. Madam Chair Welsh then thanked Mr. Bird and asked the commissioners for comments.

Commissioner Blackburn, stated that he appreciates all the applicant has done to improve Edgewater but that he would still like to see lighting on the sidewalk and landscaping on the northern end of the fence. He added that he felt it would add a lot to the area without much more expense. He then asked Mr. Bird if he had electricity running over by the pool and Mr. Bird answered that they have concrete everywhere. Commissioner Blackburn stated that he understood, but that the area around the pool also contained grass and ground.

Mr. Bird started to comment but Commissioner Blackburn stopped him. Commissioner Blackburn, stated the commission had listed to the applicants' presentation and at this time the commission would like to comment. He stated that there needed to be lighting on the sidewalk on the interior between the dog park and the pool. He agreed with the applicant in that the sidewalk closest to the parking lot was well lit and he had no issues there. He then stated that if he were a resident he wouldn't living on the northern end he wouldn't want to look into a black screen and felt additional landscaping would be a better solution. He concluded that he appreciates the improvements made but still feels there needs to be more landscaping and lighting.

Commissioner Brady asked Mr. Brim about lighting standards.

Mr. Brim, stated that the code requirement says that pedestrian pathways must be illuminated. He added that because of this it was in the commissions' purview to request lighting on this pedestrian pathway. Mr. Brim added that when he and the Commissioner's went out to the site it many of the commissioners commented on how dark the area was. In addition residents walking from the parking area to their homes wouldn't be able to see if someone was hiding. He reiterated that it falls under the Commissioners purview to request lighting.

Mr. Brady commented that he thinks it's great that the applicant is adding so many amenities.

Mr. Bird, commented that the light requirement shouldn't apply because it's a private sidewalk and not a city sidewalk. He stated that this is just a disagreement and that he is willing to add small solar lights but if he was required to do more he would rather just take the Dog Park out.

Madam Chair Welsh stated for clarification that what the applicant was saying was that if the commission required lighting that Mr. Bird would just take the park out all.

Mr. Bird, Yes. It would be easier for us to do that than to add lighting.

Madam Chair Welsh commented that doing so would make the tenants who lived closest to the park happy.

Mr. Bird, stated that lots of tenants want the park. He added that the council should talk to the head of HOA in Edgewater who could attest that the park is in high demand.

Commissioner Blackburn commented that whether or not the park exists is not the issue that the planning commission has. The issue is what is and isn't code.

Madam Chair Welsh, stated the Commissions main concern is the residents of the city. The commission went to the site at night and felt it was dangerous. She added that there were three women in the group and all of them said they would not walk in that area at night because it felt dangerous. She added that if the park were wrapped it would turn into an enclosure and if someone was under duress you wouldn't know it. She stated that the wrapping would create a tunnel where you can't see onto the other side even if the pathway is lit. She concluded that the whole development was dark and that the applicant had been able to cut costs with lighting in other areas of the development and should be able to add more lighting.

Madam Chair, asked Mr. Bird if he had used cheaper lights that were less well-lit in other phases and Mr. Bird responded that he had and that those lights were approved on the North Side of the development. Madam Chair Welsh responded that she felt that if this path is wrapped it needs to be well lit.

Commissioner Brady asked Mr. Bird if he was okay with putting in LED lights. Mr. Bird responded that he would be willing to get small landscaped solar ones. Commissioner Brady responded that he would feel more comfortable with getting lights that went on top of the fence and Mr. Bird agreed that would be doable. Mr. Brady concluded that if Mr. Bird put the LED lights on top of the fence that would be a solution he would be okay with.

Mr. Bird added that he doesn't want to get fixed lights because he feels it wouldn't be worth it to dig up the area and get to the electrical but he's willing to take the wrap off.

Madam Chair Welsh started to comment and Mr. Bird interjected that the safety issue he felt she was going to bring up was the same argument he could make about the pool.

Madam Chair Welsh stated that she felt that those two things weren't comparable as the pool is a much larger area that is visible from a distance and will have more people. She added that the dog park will be open year round whereas the pool won't be. She then asked Mr. Bird if this was correct to which he responded that the pool was open year round the residents just needed to use their keys.

Mr. Brim, recommended that the chair allow the public to make some comment.

Madam Chair Welsh asked for public comment

Mark Batemen, resident, stated he has LED lights on his fence and he felt the commissioners weren't listening to Mr. Bird when he presented this option.

David Lauret, resident, stated he feels the area is a great addition to the community and he appreciates it and then asked about the fencing around the pool. Suggestion to enclose the walkway with the fence but he didn't understand where the fencing is.

Mr. Brim commented that when amending a site plan by adding infrastructure it automatically triggers a need for the site to go through the amendment process. He stated that he wanted to make it clear was that the city wasn't trying to determine whether or not the Dog Park was good or bad in the meeting they were trying to mitigate the impact caused by the amenity by having it go through the site plan amendment as required by code. He added that the lighting is something that is required by code and needs to be taken care of. He added that the code states that pedestrian pathways need to be lit which typically is interpreted as fixed lighting. He added he was aware that for the developer LED was easier

but the city needs something more permanent and enforceable. Mr. Brim recommends to the commission that they require fixed lighting.

Commissioner Blackburn asked if there was a minimum lumens per foot.

Mr. Brim stated that there needs to be more clarity in the standard because as it stands the pedestrian pathways need to be lit.

Commissioner Blackburn asked if a pathway had to be something constructed and established to be considered a pathway.

Mr. Brim answered that he interpreted it to be an established pathway.

Mr. Bird commented that the major issue he has as a developer is that he feels the city is selectively enforcing zoning codes. He brings up that he was promised lights on Mill Rd and that hasn't happened and he feels like the city isn't following their own code.

Madam Chair Welsh commented that she understood that is frustrating and that they are amending the code to make lighting installed prior to building.

Mr. Bird, commented that his site has met and exceeded standards and he doesn't understand why one portion of the site is being held to a completely different standard. He then adds that putting in too much light can possibly have the opposite effect of the intention and put too much light in the windows of nearby residents.

Madam Chair Welsh commented that the commission doesn't disagree with Mr. Bird. She added that lighting has become an increasing priority in the city as it continues to grow.

Mr. Bird commented that lighting was his number one priority when we got to Vineyard and the city gave him a commitment that there would be lights and Mill Rd and it still hasn't happened.

Commissioner Blackburn commented that after hearing everything that's been said it's important for the commission to remember that they can't go back in time and guess why staff did what they did or they would be second guessing all their decisions. Madam Chair Welsh replied that the issue is that Vineyard hardly had any staff.

Commissioner Blackburn stated that in spite of what was said and because of what was said we have to deal with what we have right before us.

Madam Chair Welsh commented that she feels it's the theme of the commission to do the best with what they are given and if they could go back they would do it better.

Mr. Brim, stated that he would like to move on from the topic of lighting to landscaping. He addressed the commission and suggested that what they could do to ensure landscaping is to make sure that the applicant is following the plans that were given to the city. Going out and ensuring the applicant is following the plans is a way to compromise.

Commissioner Carter commented that as long as they are following the approved plan he doesn't have any issues.

Commissioner Blackburn asked if there was a minimum number of lights and Mr. Brim responded as the conditions are written two lights are required.

Mr. Brim stated that the applicant will add two full cutoff lights adjacent to the pathway east of the dog park area. Mr. Brim adds that the city interprets that to be fixed lights and so whether that's LED the lights need to be infrastructure. It needs to be substantial whether it's solar or not doesn't matter what matters is that it will withstand the test of time.

Madam Chair Welsh asked if the wording needed to be changed in the code

Mr. Brim stated that he would recommend in the condition to say as conditioned in the staff report with the amendment. He then recommend that they read condition four and add way to make the lighting permanent.

Commissioner Blackburn asked Mr. Brim to define a cutoff light

Mr. Brim, a cutoff light is a lightbulb that is contained with a canister.

Commissioner Brady commented that for safety reasons one side of the Dog Park should not be covered in the mesh. Madam Chair Welsh asked Commissioner Brady if there would be lights within the dog park or just on the path. Commissioner Brady responded that he was talking about the enclosure and not the lights. Mr. Bird commented that you can see shadows through the mesh.

Commissioner Brady commented that mesh was fine if it's easy to see people. If not than the mesh wouldn't be something he would agree with.

Mr. Bird stated that he would prefer wrapping the whole park or just leaving it open rather than just wrapping a part of it.

Madam Chair, asked if it became an issue if the city would need to be called.

Mr. Brim, said that if the commission wanted they could put an "if" condition in their recommendation. They could say that if the developer installs perimeter fencing surrounding the dog park it can be wrapped with material.

Madam Chair Welsh commented that it doesn't matter to her whether it's wrapped or not. She prefers it not to be wrapped because she believes it safer. She adds that she understands people not wanting to see in there. She addresses the applicant and says that the "if" condition would be positive because the applicant wouldn't need to go through planning commission again.

Commissioner Blackburn recommended to adopt the staff report as is outlined in the Edgewater site plan subject to the four conditions with the adjustments being made to number three. It allows the developer the latitude to wrap or not the wording can be adjusted that it's not a requirement but it's an option. But if it is wrapped it will be consistent with the pool wrapping and then in number four to add in fixed lights or the applicant will add two full cut off fixed lights to the pathway.

Motion: COMMISSIONER BLACKBURN MADE A MOTION TO ADOPT THE STAFF REPORT AS OUTLINED IN THE EDGEWATER SITE PLAN SUBJECT TO THE FOUR CONDITIONS WITH THE ADJUSTMENTS BEING MADE TO NUMBER THREE. COMMISSIONER BRADY SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

6. WORK SESSION:

6.1 Zoning Ordinance Text Amendments Discussion

Madam Chair Welsh gave a review on what they have been working on with drive-thrus. They have been getting codes amended.

Commissioner Carter asked about the landscaping in the front. He asked if a 3 foot berm enough shielding or is it too much or if it cause a problem and companies are going to want signage.

Mr. Brim, gave an overview of what drive thrus are and why they are regulated for the boy scouts. He spoke about the changes that would be made to the code in order to meet the codes intent. He stated that the changes are to allow the one exception for a drive aisle to be in front of the building and the front set back. This would allow for an extra lane and meet the intent of the code. This change and referenced in subsection 4G and section H references the limited drive aisle. In subsection 11 there is a provision for a conditional use permit meaning that they have to go through the normal application process as well as go through planning commission. The conditional use permit will allow the commission to look for more impacts. He then goes into more detail on the specifics of the code which can be found in subsection 11. He adds that the main purpose of these regulations is for people to meet the intent of the code and to keep that in mind when reviewing applicants.

Mr. Malmberg, representative of Anderson Warren and associates, he stated that his company is interested in subdividing the property owned by America First Credit Union so that Starbucks can fit on the same lot. He addressed Commissioner Carters about berm height stating that the main purpose of a berm is to screen headlights from shinning into the road. He added that he has seen anywhere from 24 to 36 inches higher than the back of the sidewalk or the top back of curb on the street.

Commissioner Carter asked if that ever created a concern for Starbucks Mr. Malmberg answered that Starbucks and a lot of the developers want their store to be seen from the road and the pushback comes from berming around the monument sign. If a monument sign is out on the street if we have any berming around we try and keep the berming down. He added that some jurisdictions have max height requirements for the monument signs. Commissioner Carter asked where berming starts.

Mr. Brim it’s from the top of the berm to the finished grade

Mr. Malmberg commented that some jurisdictions would like to include an earth berm and they sometimes accept shrubs that are dense enough to prevent headlights from passing through.

Discussion of signage amongst commissioners

Mr. Malmberg, stated one of the Starbucks and the developers concerns was the modification to 11d. 11d states that no menu boards or related drive thru infrastructure are permitted between the front façade and front property line. Their concern is that the vehicles need to circulate counter clockwise and that they need some sort of cover over the menu speaker so that water doesn’t get in. He added that they’d want to find a way to mitigate the menu board appearance so that it wouldn’t detract from the visual aesthetics of the building.

Commissioner Blackburn asked how many feet from the front of the building would the drive thru represent.

Discussion of the front façade and length of drive thrus among Commissioners.

Commissioner Carter what does front façade means in reference to buildings and tables

Mr. Brim, stated that the front façade is taking a perpendicular line of the side to the front coming out. He added that the commissioners can write to include the area right in front. He also added that they don't a giant menu board facing the street.

Madam Chair asked if the line could be parallel with the building.

Mr. Brim asked Mr. Malmberg if he could extend the building to have a larger interior dinning space rather than an outdoor dining space.

Madam Chair Welsh if a covered patio could work in that space

Mr. Brim, commented that the commissioners needed to keep zoning language concise and objective but that to keep in mind the intent of the code.

Madam Chair Welsh stated having the board be aligned with the building would prevent it from being on a curve.

Commissioner Brady commented that he didn't have concerns about this as long as the monument sign wasn't too big. He was however concerned that they needed to make sure the code language wasn't too open to interpretation.

Madam Chair Welsh commented that they could leave the language as is and require screening

Mr. Malmberg commented that he could make that work

Mr. Brim commented that they need to define the area between the façade and the street.

Mr. Malmberg commented he is concerned about the plan he presented because it was done just to give the commission an idea of what they are considering doing.

Mr. Brim commented that the intent of the code is so that the sign won't be facing the street.

Discussion of where the sign should be placed.

Mr. Malmberg, commented that the intent of the code is to avoid signage going out to the street

Madam Chair Welsh stated that the intent of the menu board not being out in the street was so that it wasn't used as advertising.

Mr. Brim, commented that Vineyard wants the drive thru infrastructure to be less visible to the public right of way. He stated the purpose of this is so that Mill Rd looks cleaner and puts focus on architecture rather than parking.

Mr. Malmberg if the intercom system the covering over the top that protects the person placing their order. What if that infrastructure is on an angle would that need to be moved?

Mr. Malmberg, asked if the covering on the intercom system would need to be angled

Commissioner Carter stated that it's likely always going to have to be somewhat angled. He added that the wording in the code needs to state that the menuboard shouldn't be used for street adverting. That it needs to be on site, contained, and mitigated.

Mr. Brim commented that the plan shows a lot of infrastructure and it's not too much

Mr. Malmberg stated that he believes Starbucks is going to keep things within the code

Commissioner Brady added that they we're more worried about the language we're setting in the code and Mr. Brim added that the commission needed to remember that the permit Mr.Malmberg is looking for is a conditional use permit.

Mr. Malmberg commented he appreciate the conditional use permit because they could work with the city on meeting the guidelines but be accommodated as necessary.

Mr. Brim what I'm going to do is write it so the area in front is a definite no. It can't be directly parallel to the street. At some point there's going to be infrastructure. The idea is to show the building and the entrance not the menu board.

Mr. Brim commented that the code will be written so that the front area of the building wouldn't allow signage and that it can't be directly parallel to the street. The idea being to show the building entrance and not the menu board.

Commissioner Brady asked if they should require higher landscaping so that the area is angled more.

Commissioner Carter commented that part of the code talks about the landscaping between the road and the front of the building and he asked if a developer were to have a sign if there was a method for mitigation in place.

Mr. Brim answered that the conditional use permit doesn't get around the code it allows the commission the city to control impacts and add additional requirements.

Mr. Malmberg we're willing to work with the code and modify things to make them work

Chris Judd, resident and councilmember, asked if the site being a small site could potentially create a future demand for conditional use permits because of the size of the area.

Mr. Brim stated that regardless of size of the site conditional use permits provide the ability exercise exceptions and mitigate them.

Mr. Judd asked if a site has two side facing streets which side should be the front.

Mr. Brim answered that would be wherever the address was delineated. This would be used to establish a setback.

Mr. Judd, stated that one of the things he wished he had done while on planning commission was done more to mitigate the façade of Dairy Queen with regards to the Drive Thru. He added he knows the code is changes and when we add exceptions there should be updates to both sides of the façade.

Mr.Brim, clarified for the commission that instead of the code saying front facing it should say street facing.

Commisioner Brady asked what exactly would need to be changed.

Madam Chair Welsh, stated that Mr. Judd is referring to the properties that are on a corner lot.

Commissioner Brady stated when looking at the Dairy Queen he noticed there is a three foot wall around the perimeter.

Mr. Judd stated he would've changed how much stone was required behind the building. He feels the code was changed so that drive thrus would not be allowed on the front at all and now that the commission is considering then they should add that the front façade should be more aesthetically appealing.

Madam Chair Welsh commented that Dairy Queen looks like the back of the building. So if the drive thrus are allowed in front people need to be able to tell where the front is.

Mr. Brim added that if a building is on a corner an architectural element would be necessary so that the front of the building would look more established.

Mr. Judd commented that there is a big difference between stone and stucco and the commission needs to keep in mind that stucco isn't an upgrade.

Madam Chair Welsh addressed Mr. Brim and asked if an applicant met code requirements would the planning commission still be able to reject the applicant.

Mr. Brim answered that the commission is allowed to still have conditions but you still have to approve the applicant. He added that anything that will add a lot of money should be stated in the condition and be directly related to the site impact.

Commissioner Blackburn so would be add a section F that would talk about facades that would face the front.

Mr. Brim, stated the front façade area can be for the menu board making it so even if you're on a corner the street side of the building would have the same architectural embellishments as the front. This would allow architectural cohesion and would still be visible on the street side.

Mr. Judd, commented that the goal for applicants is to be able to read the code and meet everything they can. He added that the commission should remember that this is the first one their doing and they are setting the standard for incoming companies.

Madam Chair Welsh commented that she agrees with Mr. Judd and that allowing applicants to have exceptions means the commission should require more in exchange.

Mr. Brim reiterated that there needs to be continuity in the design but the street signs should be the things that are really enhance. Don't let the building be designed for the architect but provide standards for example using a variety of materials. He also reminded the commission that they don't have to approve an applicant that same night that they are allowed to continue it and require them to address the commissions concerns.

Commissioner Blackburn commented that the idea is good but he would rather that the sides that are facing needs to be enhanced and not just have a variety of materials.

Mr. Brim commented that he could add the language in the code that would enable them to get what they have been talking about.

Commissioner Brady asked Mr. Malmberg if this gave him cause for concern

Mr. Malmberg stated that there is a Starbucks in Logan with a drive thru in the back and a false front. The back appears to be the front and makes the building more aesthetically appealing.

Mr. Judd, commented that the commission needed to take into consideration that they needed to clearly state the kinds of upgrades they were looking for when allowing a drive thru that would not in the front.

Mr. Malmberg, stated that the Starbuck they are planning in Vineyard is going to have three sides that look like the front due to the aesthetics and architecture.

Mr. Brim commented that Starbucks is providing a good first example by coming in with a great design and setting a precedent.

Mr. Malmberg commented that he is confident that they aren't going to skimp out because they know that people on Mill Rd will see it as another frontage.

Mr. Brim, commented that for the public hearing he will have language that addresses the concerns that were brought up. He added that the commission is making recommendations and they are allowed to make modifications in the text before it goes to council. Mr. Brim then added that he will have language prepared and if the commission doesn't like it, it can be amended.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

Commissioner Blackburn talked about the completion of the heritage section of the general plan and the movement of vintage farm equipment to a holding place on the Anderson property.

Commissioner Carter, asked where the city was at with short term rentals. Mr. Brim answered that the code has been amended to no longer allow people to do those but if people were already doing that then they will be grandfathered in.

Mr. Overson commented that the people that were having problems with that feel like they've been approved and they only way to solve the problem is to have a citizen meeting.

Commissioner Brady asked if a ruling had been made at a state level.

Mr. Brim said no ruling had been made and that cities had tried to mitigate it by finding citizens through website but they determined that intent was not commitment of the crime.

Madam Chair Welsh, still waiting to hear from the mayor on who will be full time planning commissioner. It'll be at least the end of the month because council has canceled planning commission on the 14th so plan on the alternates filling in on the 21st. We always need three to function so try to make it.

Madam Chair Welsh stated that they are still waiting to hear back from the mayor who will be a full time commissioner. She asked that people really try to be there because of the turnover and they need three commissioners to function.

8. STAFF REPORTS

- Morgan Brim, Planning Director- Two grants are up for review for trials around Utah Lake. All the mayors in Utah will get together and vote on their approval. Madam Chair Welsh asked if it was possible to write to these mayors. Mr. Brim answered that because they are public officials you can call or write to them.

Mr. Brim then moved on to talk about the team of UVU students who were creating a design for the promenade and a portion of the trail. The design they are using was created by a BYU planning class. Madam Chair Welsh requested that they incorporate the cauldron.

Mr. Brim then talked about the forge applying for funding for a parking structure and the development of the area around the Megaplex.

Madam Chair Welsh asked about upcoming meetings and Mr. Brim mentioned the general plan open house and let the commission know they were welcome to come volunteer. Commissioner Blackburn then added that there will be a City Council meeting on the 28th approving the naming of public land facilities.

- Don Overson, Town Engineer – not in attendance

9. ADJOURNMENT

Motion: COMMISSIONER BLACKBURN MADE A MOTION TO ADJURN THE MEETING. COMMISSIONER CARTER SECONDED THE MOTION. ALL WERE IN FAVOR. THE MEETING WAS ADJURNED AT 7:58PM

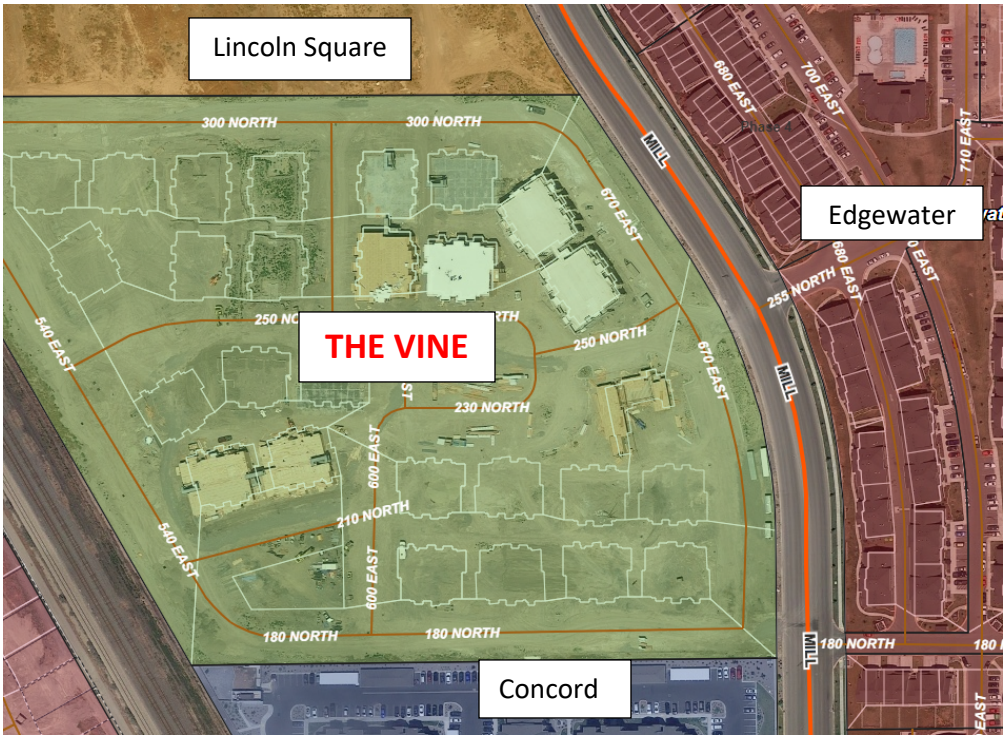
MINUTES APPROVED ON:

CORRECTED BY: /s/ Claire Hague

Claire Hague, Permit Technician

Community Development

Date: March 21, 2018
From: Elizabeth Hart, Planner
To: Planning Commission
Item: The Vine Apartment Site Plan Amendment
Address: 255 N. Mill Road
Applicant: Brian Bird, Uccello LLC



INTRODUCTION:
The site plan for the Vine Apartments was originally approved in 2015 by the Vineyard City Council. The development began construction in roughly 2016. Currently, the development has five (5) buildings approved for certificates of occupancy, thirteen (13) buildings have building permits issued, eight (8) buildings have been approved for a building permit to be issued, and the clubhouse was approved for a certificate of occupancy. In order to receive certificate of occupancies for each building the proposed landscaping and amenities within the area of the building being inspected must be in place. After a final inspection staff had requested the applicant put in a tot-lot that was shown on the existing site plan. The applicant came to staff with a amended site plan showing changes to the amenities around the entire development. Staff felt that the best course of action would be to amend the site plan in order to reflect all changes to site amenities.

PROPOSED SITE PLAN AMENDMENTS:
The applicant is proposing to remove several amenities throughout the development that were part of the existing site plan. Principally, the area within the center of the development, further known as the central common area, is becoming the central location for the developments amenities.

The existing central common area was approved with a playground space, three (3) barbeque areas and a multi-purpose court. The applicant is proposing the same amenities for the central common area but with a different layout. The central common area is approximately 15,000 square feet surrounded by parking and sidewalks. The existing and amended site plan does not indicate any fencing around the area.

The applicant is proposing to put in a dog park behind the club house, which is currently an existing landscaped area. On the proposed site plan it does not show the dog park being fenced off but the applicant has stated that it is something they can do if the planning commission requests it. The dog park area is approximately 3,342 SF.

The applicant is proposing to change one aspect of the design for the entrances. The existing site plan showed medians and the amended site plan shows the medians taken out.

The existing and proposed site plans have been attached to this report. Staff has labeled each other impacted site areas numerically between both plans which correspond with the amenities table provided below. Using the table in the report and the two attached site plans, the planning commission will be able to understand all proposed changes. Please note that this request only affects the proposed amenities of the development. If the planning commission approves the applicant's request, no additional density, landscaping alterations or access points to the development will be affected. Staff has added language to the proposed motion below to insure approval of this request is limited to site amenities.

#	Areas	Current Site Plan	Proposed Amendments
1	Buildings E-1&2, G, F, H-1&2	Tot-lot and (2) barbeque areas	Landscaping
2	Buildings I-1&2, J-1&2, K1&2, L	Tot-lot	Landscaping
3	Buildings M, N-1&2, O-1&2	Tot-lot	Landscaping
4	Common Space	Playground area, (3) barbeque areas, (8) benches, and a multi-purpose court	Playground area, basketball court, fire pit, (2) barbeque areas and (8) benches
5	Clubhouse	Landscaping	Dog park (3342 SF)
6	Entrance 1	Landscaped Median	Removal of landscaped median
7	Entrance 2	Landscaped Median	Removal of landscaped median

FINDINGS:
With the proposed conditions, the proposed site plan amendment meets the following findings:

- It complies with the site plan ordinance.
- It is in conformance with the zoning ordinance.

RECOMMENDATION:
Staff recommends the Planning Commission approve the proposed amended Vine Apartment Site Plan subject to the following conditions:

1. This approval only permits changes to site amenities as identified in the proposed site plan. No approval is extending to site access points, residential density, dimensional standards or any other elements of the project.
2. The applicant will pay any outstanding fees and make necessary redline corrections.

PROPOSED MOTION:
"I move to approve the proposed amended Site Plan for the Vine Apartments subject to the proposed conditions."

Attachments:
Application
Existing Site Plan
Proposed Site Plan

THE TOWN OF Vineyard

240 East Gammon Road
Vineyard, Utah 84058
Phone (801) 226-1929
Community Development Department

SITE PLAN APPLICATION — "MODIFICATION"

STAFF USE ONLY
Application Date: ____ / ____ / ____ Application Number: _____ Fee Owed: $_____
Received by: _____ Receipt #: _____ Cash/Card/Check#

PROJECT INFORMATION

Name: THE VINE APARTMENTS P.U.D

Address: 255 N. MILL ROAD VINEYARD

Acreage/Property Size: 17.89 Acres

APPLICANT INFORMATION

Name: UCCELLO, LLC

Mailing Address: 525 E. MICHIGAN AVE #117 Saline, MI 48176

Phone #: 801-735-7183 Fax #: NONE

Email Address: brianLbird@gmail.com

Owner Information

Owner Name: UCCELLO, LLC

Owner Address: 525 E. MICHIGAN AVE. #117 Saline, MI 48176

Owner Phone #: 801-735-7183 Owner Email Address: brianLbird@gmail.com

Owner's Signature: BH Brian Bird

THE TOWN OF Vineyard

PROPERTY OWNERS AFFIDAVIT

I (we) Brian L. Bird - UCCELLO, LLC, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon personal knowledge. — This is a modification to approved site plan.

Owner's Signature — UCCELLO, LLC

Owner's Signature (co-owner, if any)

State of MICHIGAN

County of WASHTENAW

Subscribed and sworn to (affirmed) before me this 28 day of February, 20 18.

JACQUELINE SUE CAULEY
Notary Public - State of Michigan
Oakland County
My Commission Expires Feb 18, 2022
Acting in the County of Washtenaw

Notary Public

AGENT AUTHORIZATION AFFIDAVIT

I (we), UCCELLO, LLC Brian Bird, owner(s) of the ~~real~~ property located at _____, in ~~Highland~~ Vineyard City, Utah, do hereby appoint Kevin Scholz or Matt Brown or Greg/Danny Bird, as my (our) agents to represent me (us) with regard to this application affecting the able described real property.

Owner's Signature

Owner's Signature (co-owner, if any)

State of MICHIGAN

County of WASHTENAW

Subscribed and sworn to (affirmed) before me this 28 day of February, 20 018.

JACQUELINE SUE CAULEY
Notary Public - State of Michigan
Oakland County
My Commission Expires Feb 18, 2022
Acting in the County of Washtenaw

Notary Public

A LS.1 **LANDSCAPE PLAN**

SCALE: 1/64"=1'

APLD Angela Sundwall, APLD, PLANET

LANDSCAPE NOTES:

1. ALL PLANTS TO BE PREMIUM QUALITY AND IN HEALTHY CONDITION.
2. ALL PLANTS TO BE GUARANTEED FOR 180 DAYS AFTER ACCEPTANCE.
3. PLANTING HOLES TO BE 2x DIAMETER OF CONTAINER.
4. SUBSTITUTIONS (PLANT) BY APPROVAL OF ARCHITECT ONLY.
5. BACK FILL PLANTING HOLES WITH A MIX OF 1 PART SOIL PEP (OR EQUAL) AND 3 PARTS TOPSOIL.
6. ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH BACKFLOW PREVENTION DEVICES. SYSTEM TO BE DESIGN-BUILD BY LANDSCAPE CONTRACTOR.
7. RAIN SENSOR WILL BE INSTALLED AS PART OF THE IRRIGATION SPRINKLER SYSTEM.
8. FERTILIZE SOIL BASE WITH 0-45-0 AT 20LB/100S.F., PRIOR TO SOD INSTALLATION.
9. FOR LOCATION AND SIZE OF PRESSURIZED IRRIGATION SERVICE, SEE SITE UTILITY PLANS.
10. ALL AREAS THAT DO NOT HAVE SEEDED TURF LABELED (A) ARE TO BE COVERED WITH 1.5-2" DIAMETER ROCK, AT A DEPTH OF 3" OF ROCK MULCH, COLOR TO COORDINATE WITH EXTERIOR FINISHES. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED PRIOR TO INSTALLATION OF ROCK MULCH.

TABULATION TABLE:

DESCRIPTION	SQ. FT.	ACREAGE	PERCENTAGE	
TOTAL ACREAGE	790,297	18.14	100%	
BUILDING FOOTPRINT	174,891	4.01	22.1%	
TOTAL IRRIGATED LANDSCAPE AREA	264,026	6.06	33.4%	

DESCRIPTION	REQUIRED	PROVIDED
FRONTAGE TREES	44	48
PARKING TREES	72	118
BUFFER TREES	31	32
RECREATIONAL AMENITY	15%	15%
TOTAL TREES PROVIDED		411

Proposed Planting List

Type	Letter	Botanical	Common	Color	Size	Qty
Ground Cover	A	18% 'Bluestar,' 19% 'Marquis,' 17% 'Newport,' 17% 'Touchdown,' Kentucky Bluegrass, 16% 'APM,' & 13% 'Accent' Perennial Ryegrass at a rate of 220lbs per acre	Seeded Turf	Green	N/A	N/A
	B	Rock Mulch		match exteriors	2" @ 3" deep	
Diciduous Trees	C	Acer ginnala 'Flame'	Amur Maple	Green, Red	2.5" caliper	212
	D	Fraxinus americana 'Autumn Applause'	Autumn applause ash	Green, Yellow, Orange	2.5" caliper	199
Evergreen Shrubs	E	Buxus microphylla asiatic 'Winter Gem'	Winter Gem Boxwood	Green	5 gallon	1712
Ornamental Grass	F	Pennisetum alopecuroides 'Hameln'	Hameln fountain grass	Green w/ white tips	5 gallon	930

LANDSCAPE MAINTENANCE SCHEDULE

Task / MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
CARE OF PLANTS												
Monitoring												
Pruning (if needed)												
Deadhead plants												
Fertilization			(Perennials)							(Shrubs)		
Sut back perennials & grasses												
Waters - as needed												
PLANTING BEDS												
Edging												
Weeding - as needed												
Mulching												
Soil testing												
Leaf Removal (if needed)												
PEST MANAGEMENT												
Monitoring												
LAWNS												
Fertilize/Lime												
Seeding				Warm Season					Cold Season			
WINTER CLEAN UP												
NOW REMOVAL PLAN												

**Disclaimer: The schedule shown above is for guidance only. Scheduling of maintenance activites should be coordinated with seasonal weather conditions.

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

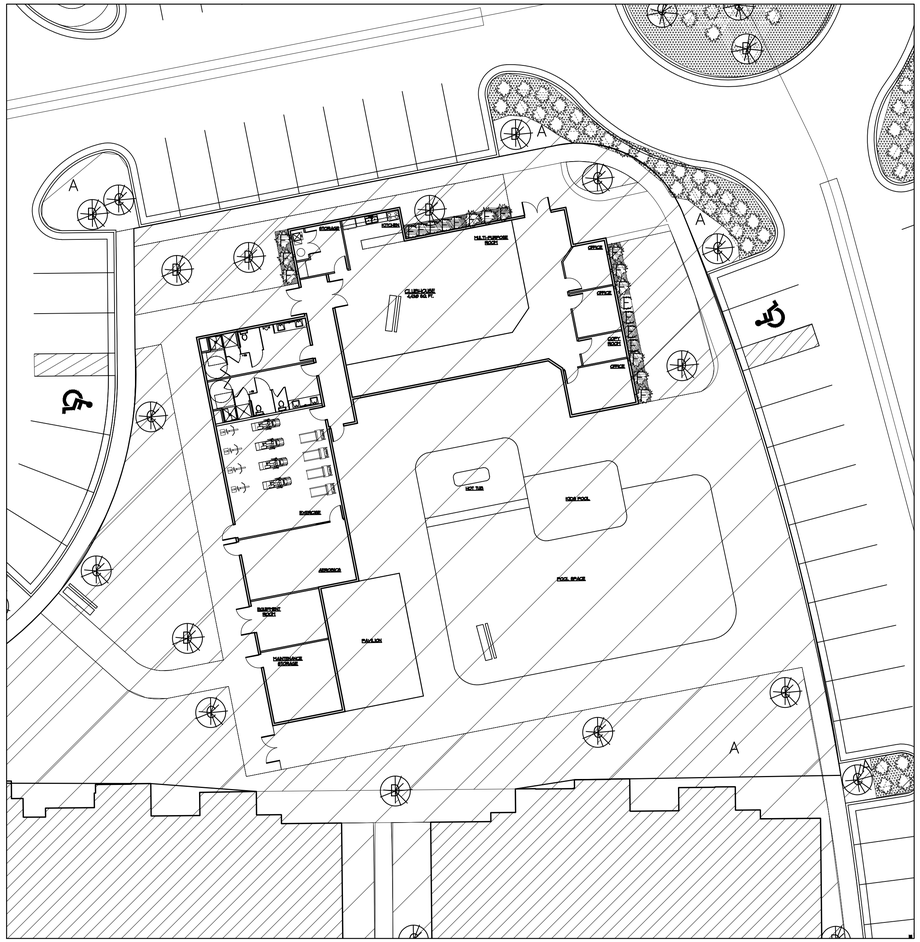
THE VINE APARTMENTS 36 - PLEX
VINEYARD UTAH
LANDSCAPE PLAN

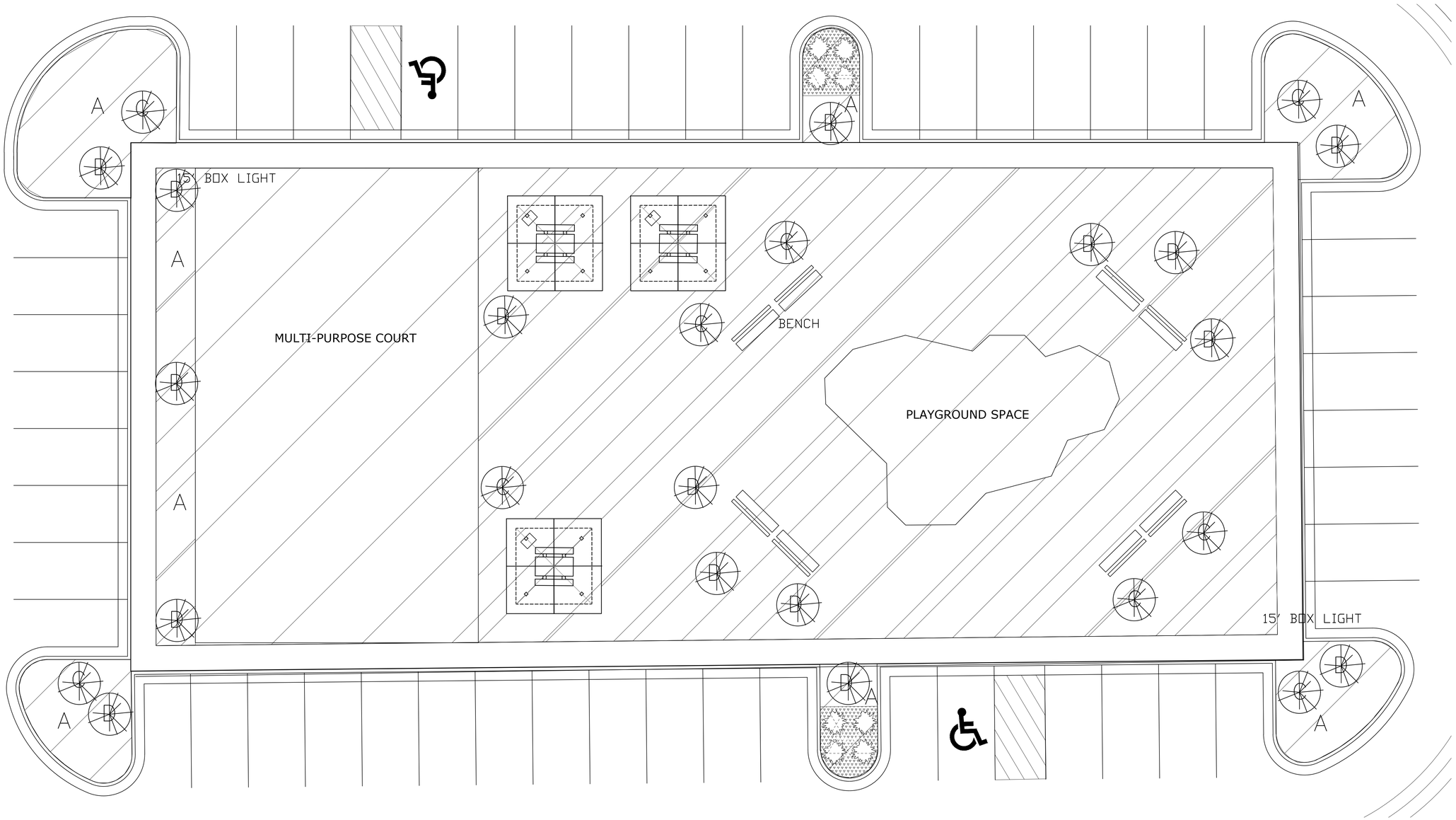
Copyright © 2013 Scholz Architects. Concepts and designs contained herein are the property of the architect and may not be reproduced or transmitted in any form or by any means without permission.

PLOT SCALE: 1/64"=1'-0"
DATE: 1/12/16
JOB: 14-012
LS_VA_LS.1
AS

ISSUES/REV:	DATE:

LS.1


A
A
A



A
LS.3

COMMON SPACE LANDSCAPE DETAIL

SCALE: 1/8"=1'

APLD
Angela Sundwall, APLD, PLANET

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

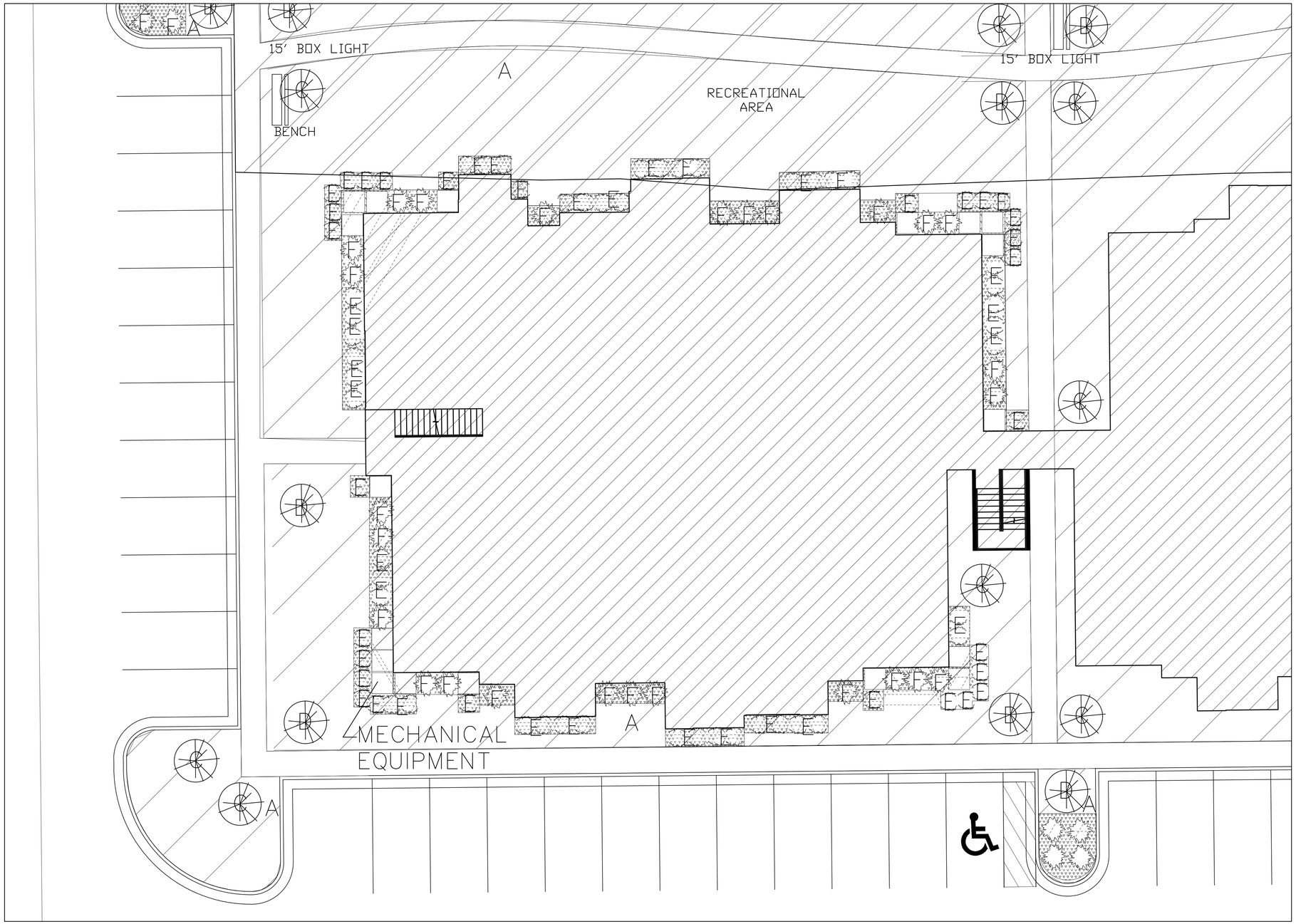
THE VINE APARTMENTS 36 - PLEX
VINEYARD UTAH
COMMON SPACE LANDSCAPE DETAIL

Copyright © 2013 Scholz Architects. Contractors shall verify and be responsible for all dimensions and conditions. These drawings are not to be used for construction unless signed and sealed for construction. The property of Scholz Architects and may not be reproduced or used for other projects without the consent of Scholz Architects.

PLOT SCALE: 1/8"=1'-0"
DATE: 1/12/16
JOB: 14-012
LS_VA_LS.3
AS

ISSUES/REV:	DATE:

LS.3



A LS.4 **TYPICAL APARTMENT LANDSCAPE DETAIL**

SCALE: 1/8"=1'

APLD
Angela Sundwall, APLD, PLANET

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevinscholz-arch.com

THE VINE APARTMENTS 36 - PLEX
VINEYARD UTAH

Copyright © 2013 Scholz Architects. Concepts and designs contained herein are the property of the architect and may not be used or reproduced without the express written consent of the architect.

TYPICAL APARTMENT LANDSCAPE DETAIL

PLOT SCALE: 1/8"=1'-0"
DATE: 1/12/16
JOB: 14-012
LS_VA_LS.4
AS

ISSUES/REV:	DATE:

LS.4

A LS.5

TYPICAL PICNIC TABLE

HICKORY PICINIC TABLE. COLOR: BLACK. LEED CERTIFIED. 73 x 73 x 32 IN
SPECIFICATION FROM WWW,PREMIERFURNITURE.COM

B LS.5

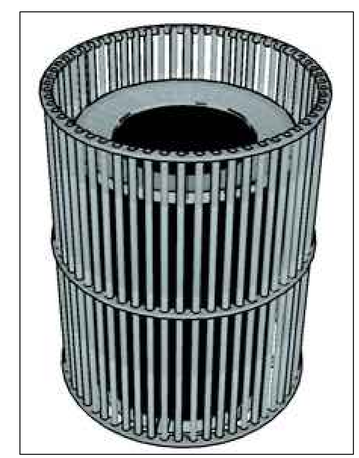
TYPICAL BIKE RACK

3 STAPLE BIKE RACK. COLOR: BLACK PEEL. ITEM BK–2229–SM. 115.25 X 36 IN
SPECIFICATION FROM WWW.RCLFSITEFURNISHINGS.COM

C LS.5

TYPICAL BENCH

STATESMAN BENCH. COLOR: BLACK PEEL. ITEM B4–1474. 96 X 37 X 20 IN
SPECIFICATION FROM WWW.RCLFSITEFURNISHINGS.COM



D LS.5

TYPICAL TRASH RECEPTACLE

URBAN RENEWAL RECEPTACLE COLLECTION. COLOR: BLACK. ITEM UR403–FT. 32 GALLON.
SPECIFICATION FROM WWW.BRPBYBISON.COM

APLD Angela Sundwall, APLD, PLANET

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

THE VINE APARTMENTS 36 - PLEX
VINEYARD UTAH

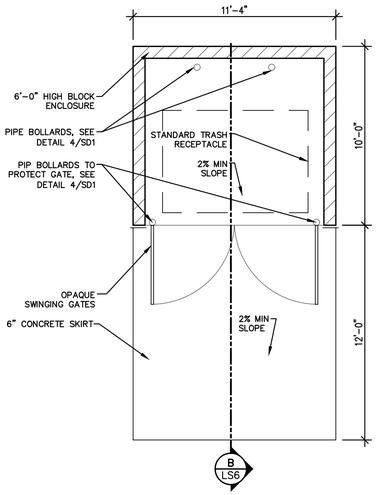
DETAILS

Copyright © 2013 Scholz Architects. Concepts and designs contained herein are the property of the architect and may not be reproduced or transferred to other parties without written consent.

PLOT SCALE: N.T.S.
DATE: 1/12/16
JOB: 14-012
LS_VA_LS.5
AS

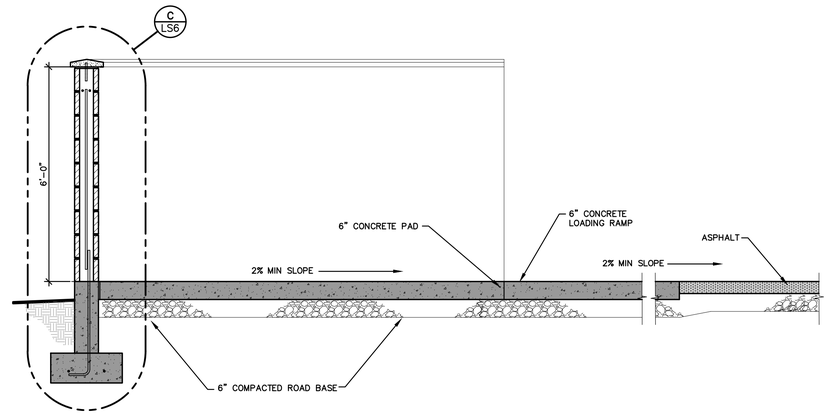
ISSUES/REV:	DATE:

LS.5



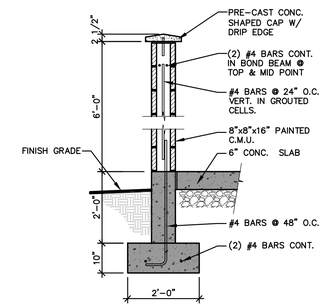
A LS.6 DUMPSTER ENCLOSURE PLAN

SCALE: 1/4"=1'-0"



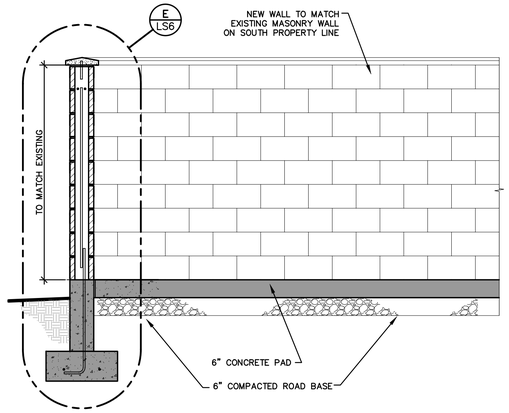
B LS.6 DUMPSTER ENCLOSURE SECTION

SCALE: 1/2"=1'-0"



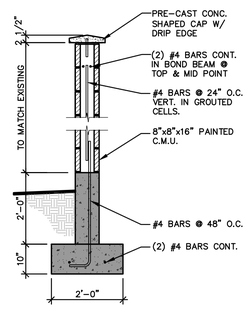
C LS.6 DUMPSTER ENCLOSURE SECTION

SCALE: 1/2"=1'-0"



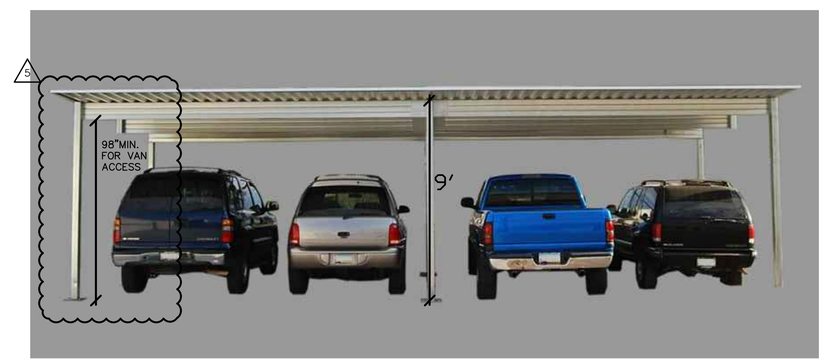
D LS.6 MASONRY WALL SECTION

SCALE: 1/2"=1'-0"



E LS.6 MASONRY WALL SECTION

SCALE: 1/2"=1'-0"



F LS.6 CARPOT DETAIL

SCALE: N/A

9' HEIGHT FROM BASE TO ROOF. COLORS PER ARCHITECT. PROVIDE RECESSED BOX LIGHT FIXTURES AT EACH BAY, NO DEEPER THAN CAR PORT ROOF BEAM DEPTH.

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevinscholz-arch.com

THE VINE APARTMENTS 36 - PLEX
VINEYARD UTAH

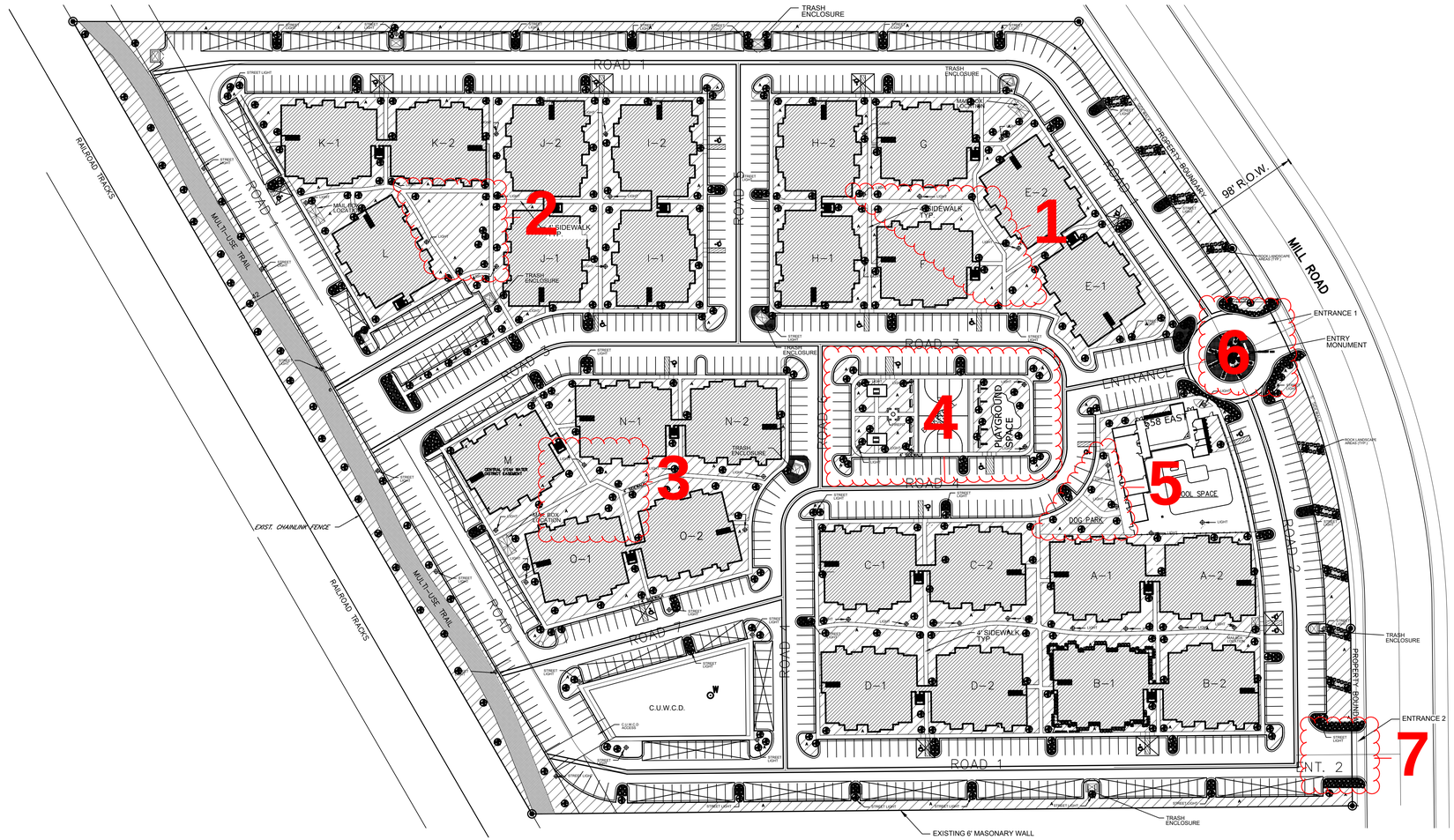
Copyright © 2013 Scholz Architects. Concepts and designs contained herein are the property of the architect and may not be reproduced or used for any other purpose without the written permission of the architect.

DUMPSTER DETAILS
MASONRY WALL DETAILS

PLOT SCALE: 1/2" = 1'-0"
DATE: 1/12/16
JOB: 14-012
LS_VA_LS6
AS

ISSUES/REV:	DATE:

LS.6



A
LS.1

LANDSCAPE PLAN

SCALE: 1/64"=1'

APLD
Angela Sundwall, APLD, PLANET

LANDSCAPE NOTES:

1. ALL PLANTS TO BE PREMIUM QUALITY AND IN HEALTHY CONDITION.
2. ALL PLANTS TO BE GUARANTEED FOR 180 DAYS AFTER ACCEPTANCE.
3. PLANTING HOLES TO BE 2x DIAMETER OF CONTAINER.
4. SUBSTITUTIONS (PLANT) BY APPROVAL OF ARCHITECT ONLY.
5. BACK FILL PLANTING HOLES WITH A MIX OF 1 PART SOIL PEP (OR EQUAL) AND 3 PARTS TOPSOIL.
6. ALL LANDSCAPE AREAS WILL BE FULLY IRRIGATED WITH BACKFLOW PREVENTION DEVICES. SYSTEM TO BE DESIGN-BUILD BY LANDSCAPE CONTRACTOR.
7. RAIN SENSOR WILL BE INSTALLED AS PART OF THE IRRIGATION SPRINKLER SYSTEM.
8. FERTILIZE SOIL BASE WITH 0-45-0 AT 20LB/100S.F., PRIOR TO SOD INSTALLATION.
9. FOR LOCATION AND SIZE OF PRESSURIZED IRRIGATION SERVICE, SEE SITE UTILITY PLANS.
10. ALL AREAS THAT DO NOT HAVE SEEDED TURF LABELED (A) ARE TO BE COVERED WITH 1.5-2" DIAMETER ROCK, AT A DEPTH OF 3" OF ROCK MULCH, COLOR TO COORDINATE WITH EXTERIOR FINISHES. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED PRIOR TO INSTALLATION OF ROCK MULCH.

TABULATION TABLE:

DESCRIPTION	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL ACREAGE	790,297	18.14	100%
BUILDING FOOTPRINT	174,891	4.01	22.1%
TOTAL IRRIGATED LANDSCAPE AREA	264,026	6.06	33.4%

DESCRIPTION	REQUIRED	PROVIDED
FRONTAGE TREES	44	48
PARKING TREES	72	118
BUFFER TREES	31	32
RECREATIONAL AMENITY	15%	15%
TOTAL TREES PROVIDED		411

Proposed Planting List

Type	Letter	Botanical	Common	Color	Size	Qty
Ground Cover	A	18% 'Bluestar,' 19% 'Marquis,' 17% 'Newport,' 17% 'Touchdown,' Kentucky Bluegrass, 16% 'APM,' & 13% 'Accent' Perennial Ryegrass at a rate of 220lbs per acre	Seeded Turf	Green	N/A	N/A
	B	Rock Mulch		match exteriors	2" @ 3" deep	
Diciduous Trees	C	Acer ginnala 'Flame'	Amur Maple	Green, Red	2.5" caliper	212
	D	Fraxinus americana 'Autumn Applause'	Autumn applause ash	Green, Yellow, Orange	2.5" caliper	199
Evergreen Shrubs	E	Buxus microphylla asiatic 'Winter Gem'	Winter Gem Boxwood	Green	5 gallon	1712
Ornamental Grass	F	Pennisetum alopecuroides 'Hameln'	Hameln fountain grass	Green w/ white tips	5 gallon	930

LANDSCAPE MAINTENANCE SCHEDULE

Task / MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
CARE OF PLANTS												
Monitoring			■	■	■	■	■	■	■	■		
Pruning (if needed)		■	■	■								
Deadhead plants						■	■	■	■			
Fertilization			(Perennials)							(Shrubs)		
Sut back perennials & grasses		■	■	■								
Waters - as needed				■	■	■	■	■	■	■		
PLANTING BEDS												
Edging				■				■				
Weeding - as needed				■	■	■	■	■	■	■		
Mulching				■								
Soil testing				■						■		
Leaf Removal (if needed)			■									
PEST MANAGEMENT												
Monitoring			■	■	■	■	■	■	■	■		
LAWNS												
Fertilize/Lime									■	■		
Seeding				Warm Season					Cold Season			
WINTER CLEAN UP	■	■	■									■
NOW REMOVAL PLAN									■			

**Disclaimer: The schedule shown above is for guidance only. Scheduling of maintenance activites should be coordinated with seasonal weather conditions.

SCHOLZ ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevinscholz-arch.com

STATE OF UTAH 5.17.2016 KEVIN SCHOLZ LICENSED ARCHITECT

THE VINE APARTMENTS 36 - PLEX
VINEYARD UTAH
LANDSCAPE PLAN

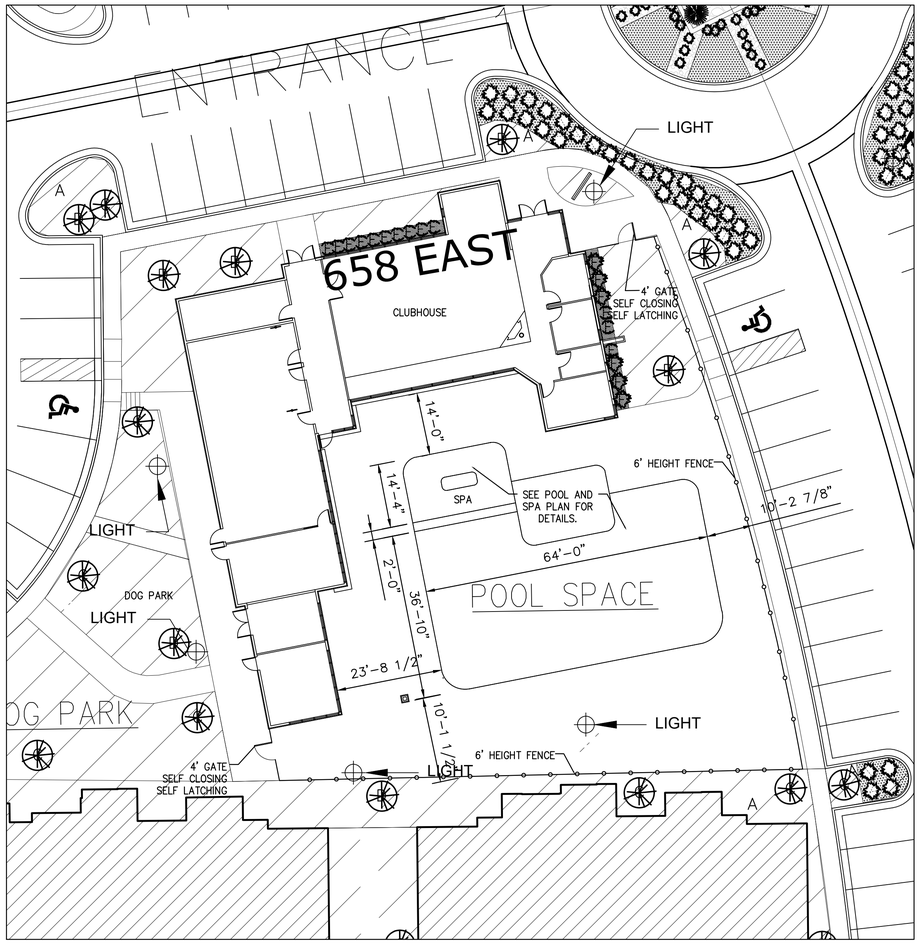
Copyright © 2013 Scholz Architects. Concepts and drawings contained herein are the property of Scholz Architects and may not be used in whole or in part without written permission of the Architect.

PLOT SCALE: 1/64"=1'-0"
DATE: 1/12/16
JOB: 14-012
LS_VA_LS.1
AS

ISSUES/REV:	DATE:

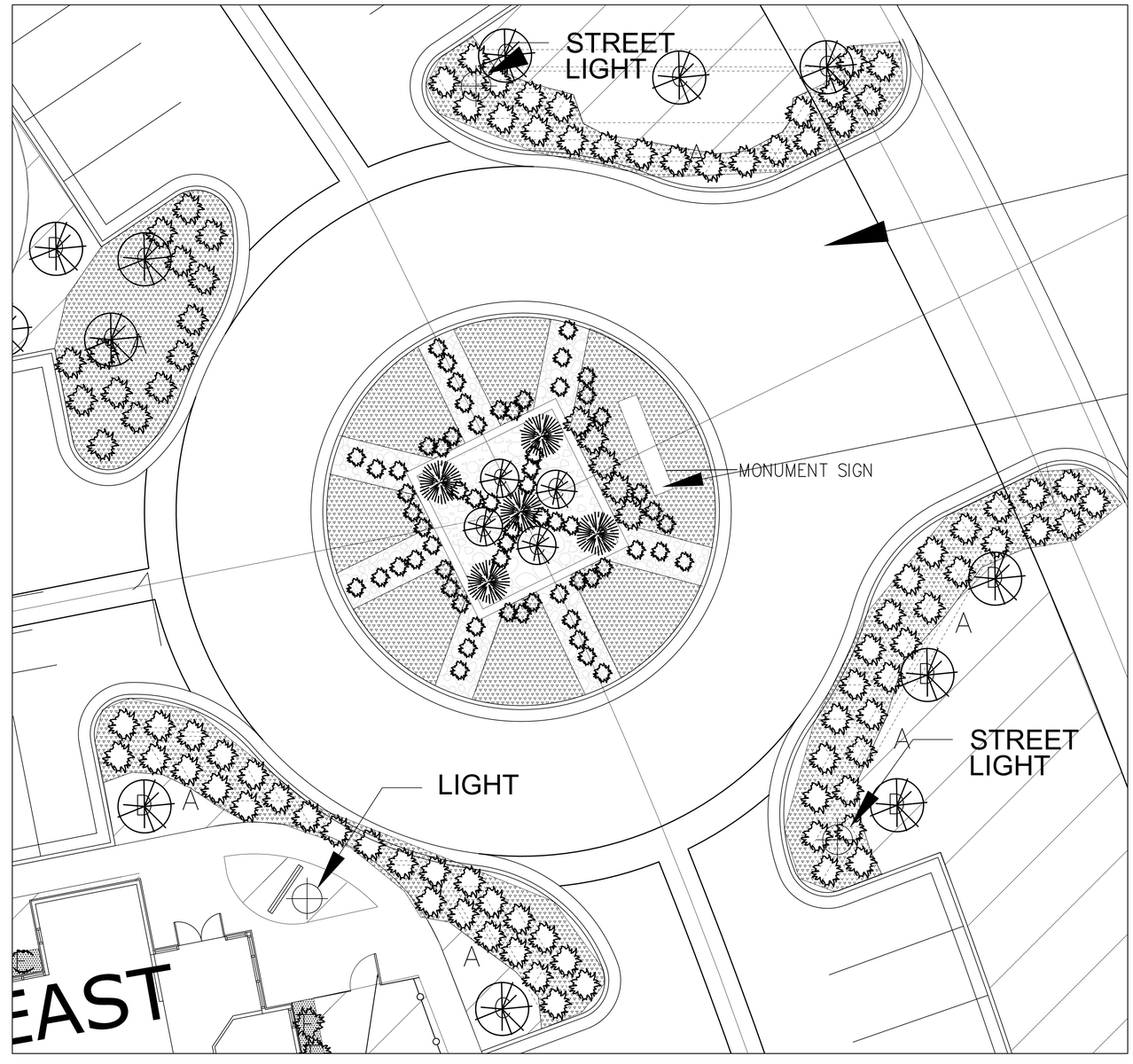
LS.1

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.



A LS.2 **CLUBHOUSE AMENITIES LANDSCAPE PLAN**

SCALE: 1/16"=1'



B LS.2 **DETAILED MAIN ENTRANCE**

SCALE: 1/8"=1'

APLD Angela Sundwall, APLD, PLANET

STATE OF UTAH 3.17.2016 KEVIN SCHOLZ 10017201-5301 LICENSED ARCHITECT

SCHOLZ ARCHITECTS

ARCHITECTURE • PLANNING • INTERIOR DESIGN

1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606

BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevin@scholz-arch.com

scholz ARCHITECTS

THE VINE APARTMENTS 36 - PLEX

VINEYARD UTAH

CLUBHOUSE AMENITIES LANDSCAPE PLAN
DETAILED MAIN ENTRANCE

Copyright © 2013 Scholz Architects. Concepts and drawings contained herein are the property of Scholz Architects and may not be used or reproduced without the written permission under penalties thereof.

PLOT SCALE: 1/8"=1'-0"

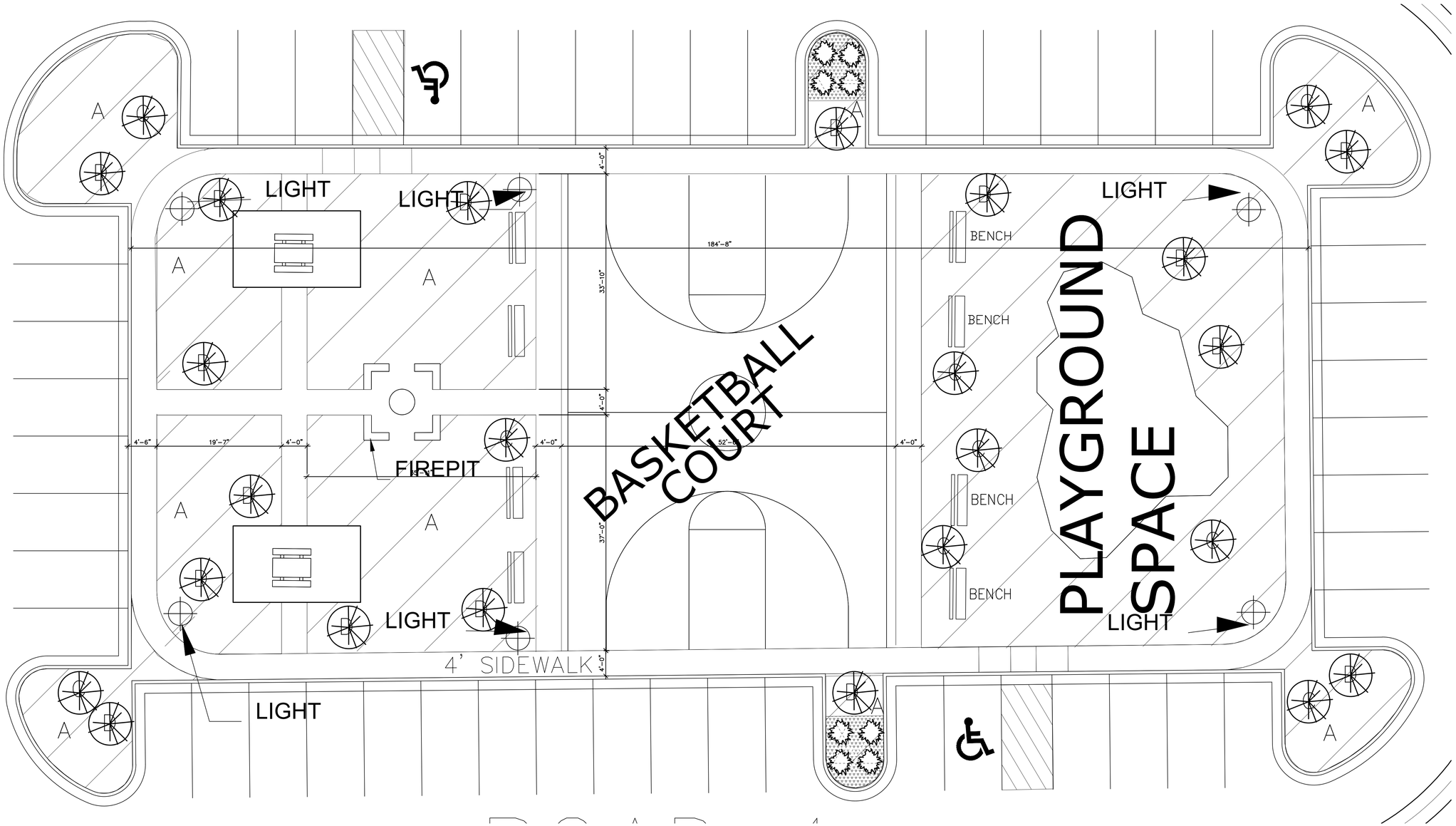
DATE: 1/12/16

JOB: 14-012
LS_VA_LS.2
AS

ISSUES/REV:	DATE:

LS.2

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.



A LS.3 **COMMON SPACE LANDSCAPE DETAIL**

SCALE: 1/8"=1'

APLD Angela Sundwall, APLD, PLANET

STATE OF UTAH 5.17.2016 KEVIN SCHOLZ 5152001 LICENSED LANDSCAPE ARCHITECT

SCHOLZ ARCHITECTS

ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN

1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606

BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevinscholz-arch.com

scholz ARCHITECTS

THE VINE APARTMENTS 36 - PLEX

VINEYARD UTAH

COMMON SPACE LANDSCAPE DETAIL

Copyright © 2013 Scholz Architects. Concepts and drawings contained herein are the property of Scholz Architects and may not be used in whole or in part without the written permission of Scholz Architects.

PLOT SCALE: 1/8"=1'-0"

DATE: 1/12/16

JOB: 14-012

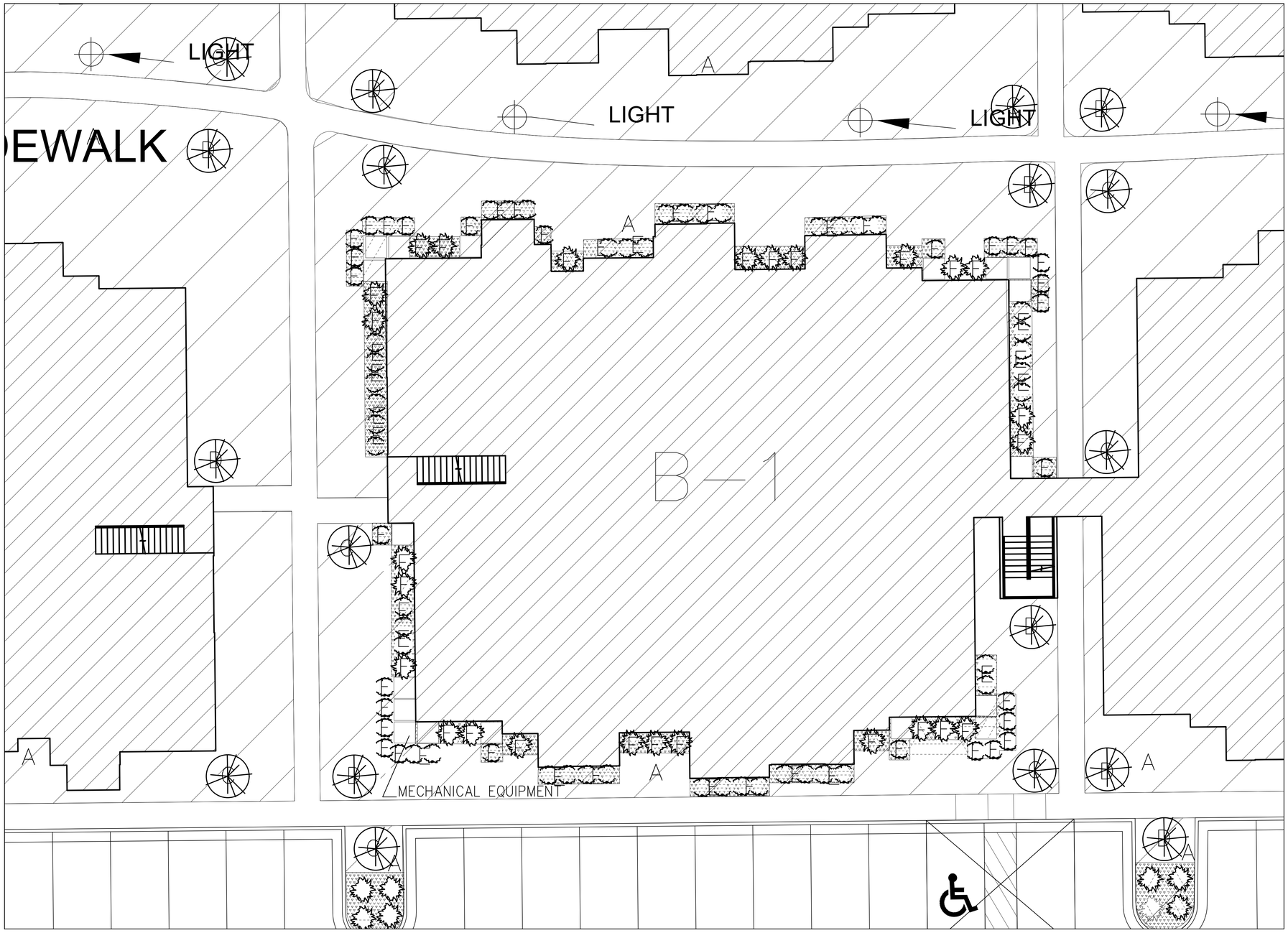
LS_VA_LS.3

AS

ISSUES/REV:	DATE:

LS.3

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.



A
LS.4

TYPICAL APARTMENT LANDSCAPE DETAIL

SCALE: 1/8"=1'

APLD
Angela Sundwall, APLD, PLANET

STATE OF UTAH
3.17.2016
KEVIN SCHOLZ
LICENSED ARCHITECT

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevinscholz-arch.com

scholz ARCHITECTS

THE VINE APARTMENTS 36 - PLEX
VINEYARD UTAH

TYPICAL APARTMENT LANDSCAPE DETAIL

Copyright © 2013 Scholz Architects. Concepts and drawings contained herein are the property of Scholz Architects and may not be used in whole or in part without the express written permission of Scholz Architects.

PLOT SCALE: 1/8"=1'-0"
DATE: 1/12/16
JOB: 14-012
LS_VA_LS.4
AS

ISSUES/REV:	DATE:

LS.4

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.

A LS.5

TYPICAL PICNIC TABLE

HICKORY PICINIC TABLE. COLOR: BLACK. LEED CERTIFIED. 73 x 73 x 32 IN
SPECIFICATION FROM WWW,PREMIERFURNITURE.COM

B LS.5

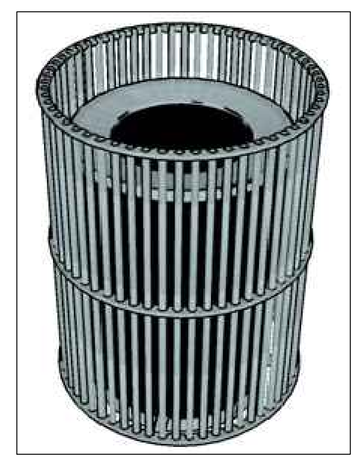
TYPICAL BIKE RACK

3 STAPLE BIKE RACK. COLOR: BLACK PEEL. ITEM BK-2229-SM. 115.25 X 36 IN
SPECIFICATION FROM WWW.RCLFSITEFURNISHINGS.COM

C LS.5

TYPICAL BENCH

STATESMAN BENCH. COLOR: BLACK PEEL. ITEM B4-1474. 96 X 37 X 20 IN
SPECIFICATION FROM WWW.RCLFSITEFURNISHINGS.COM



D LS.5

TYPICAL TRASH RECEPTACLE

URBAN RENEWAL RECEPTACLE COLLECTION. COLOR: BLACK. ITEM UR403-FT. 32 GALLON.
SPECIFICATION FROM WWW.BRPBYBISON.COM

APLD Angela Sundwall, APLD, PLANET

STATE OF UTAH 5.17.2016 KEVIN SCHOLZ 10013001 LICENSED ARCHITECT

SCHOLZ ARCHITECTS
ARCHITECTURE ▪ PLANNING ▪ INTERIOR DESIGN
1503 SOUTH 40 EAST STE. 230, PROVO, UT 84606
BUS: 801.373.2128 FAX: 801.373.2130 E-MAIL: kevinscholz-arch.com

scholz ARCHITECTS

THE VINE APARTMENTS 36 - PLEX
VINEYARD UTAH
DETAILS

Copyright © 2013 Scholz Architects. Concepts and drawings contained herein are the property of Scholz Architects and shall not be reproduced or transmitted without the written permission under penalty law.

PLOT SCALE: N.T.S.
DATE: 1/12/16
JOB: 14-012
LS_VA_LS.5
AS

ISSUES/REV:	DATE:

LS.5

PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEAL AND SIGNATURE OF ARCHITECT ARE AFFIXED.