



**NOTICE OF A SPECIAL SESSION OF THE
VINEYARD PLANNING COMMISSION
Vineyard City Offices, 125 S. Main Street, Vineyard, Utah
Wednesday, November 14, 2018 at 5:00 p.m.**

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 Preliminary Plat – The Yard Plat B

The applicant is requesting preliminary and final plat approval. The subject property is currently platted as the 400 North Commercial Subdivision, and is located on Mill Road, south of the Megaplex development and north of Edgewater Townhomes. The subject property is within the Regional Mixed-Use (RMU) zoning district and contains approximately twenty-three (23) acres of land. The applicant is proposing to subdivide the subject property into a total of eight (8) lots. A private lane runs from south to north centrally through the property connecting 400 North to the southern leg of the round-about serving the Megaplex development.

5.2 Planning Commission 2019 Calendar

The commission will discuss and take action on the 2019 Planning Commission Calendar

6. COMMISSION MEMBERS’ REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, Public Works Director/City Engineer

8. ADJOURNMENT

The next regularly scheduled meeting is December 5, 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: November 12, 2018

NOTICED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner

Date: November 14, 2018
From: Elizabeth Hart, Planner
To: Planning Commission
Item: The Yard Plat B – Preliminary Plat Application
Address: ~ 400 North and Mill Road
Applicant: Brant Tuttle, Northern Engineering Inc.



INTRODUCTION:

The applicant is requesting preliminary plat approval. The subject property is currently platted as the 400 North Commercial Subdivision, and is located on Mill Road, south of the Megaplex development and north of Edgewater Townhomes. The subject property is within the Regional Mixed-Use (RMU) zoning district and contains approximately twenty-three (23) acres of land. The applicant is proposing to subdivide the subject property into a total of eight (8) lots. A private lane runs from south to north centrally through the property connecting 400 North to the southern leg of the round-about serving the Megaplex development. Following approval for the preliminary plat, the applicant will request approval for a final plat to be approved by city council. Prior to development of the property, approval of a site plan will be required.

ANALYSIS:

Category	RMU District Standard	Staff Comments
Min. Lot Size	Not Specified in code	<u>Lot 1:</u> 2.00 acres <u>Lot 2:</u> 8.51 acres <u>Lot 3:</u> 1.37 acres <u>Lot 4:</u> 3.40 acres <u>Lot 5:</u> 1.25 acres <u>Lot 6:</u> 1.32 acres <u>Lot 7:</u> 1.06 acres <u>Lot 8:</u> 3.55 acres
Setbacks	Collector Road: 20 feet Local Road: 15 feet	Buildings will need to meet the setback requirements during the site plan approval.
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	The main site access is from the proposed central lane is private. There is also access proposed from Mill Road.

RECOMMENDATION:

Staff is recommending approval of the preliminary plat Yard Plat B with the following conditions:

1. The applicant pays any outstanding fees
2. The applicant makes any redline corrections prior to the recordation of the plat.

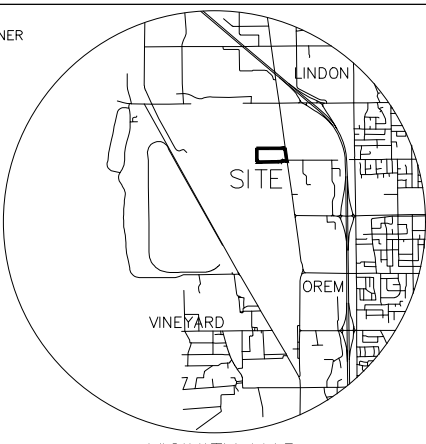
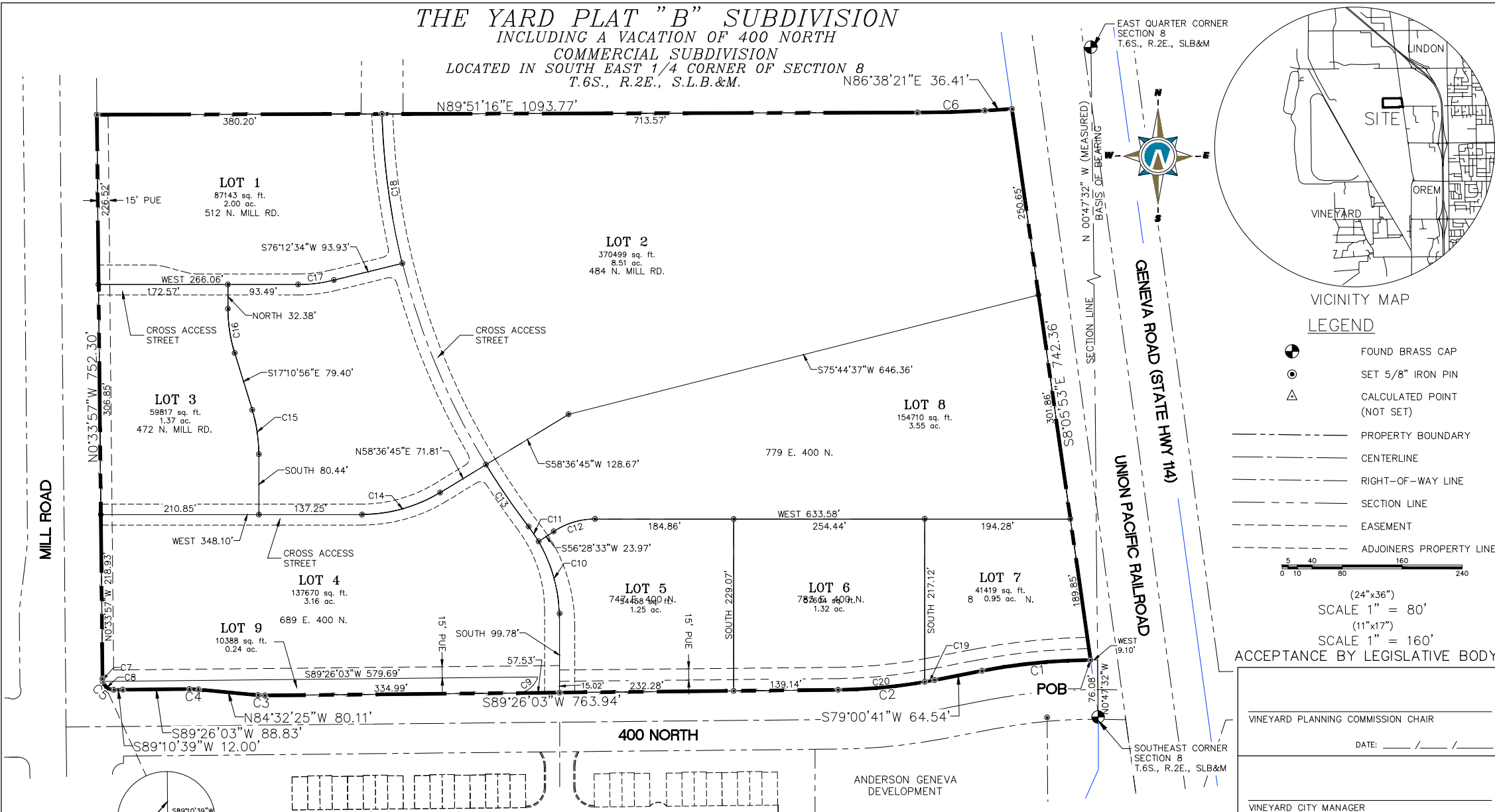
PROPOSED MOTION:

“I move to approve recommend approval to the City Council for the Yard Plat B preliminary plat with the conditions as proposed.”

ATTACHMENTS:

- Preliminary Plat Application
- The Yard Plat B Plat

THE YARD PLAT "B" SUBDIVISION
 INCLUDING A VACATION OF 400 NORTH
 COMMERCIAL SUBDIVISION
 LOCATED IN SOUTH EAST 1/4 CORNER OF SECTION 8
 T.6S., R.2E., S.L.B.&M.



LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT (NOT SET)
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- ADJOINERS PROPERTY LINE

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

ACCEPTANCE BY LEGISLATIVE BODY

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE N.00.47'32"W. A DISTANCE OF 76.08 FEET; THENCE WEST A DISTANCE OF 9.10 FEET TO A POINT OF CURVATURE OF A 788.50-FOOT RADIUS NON TANGENT CURVE TO THE LEFT SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.48 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10'33'30" AND A CHORD THAT BEARS S.84'17'26"W. A DISTANCE OF 145.28 FEET; THENCE S.79'00'41"W. A DISTANCE OF 64.54 FEET TO A POINT OF CURVATURE OF A 710.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 129.25 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10'25'22" AND A CHORD THAT BEARS S.84'13'22"W. A DISTANCE OF 129.07 FEET; THENCE S.89'26'03"W. A DISTANCE OF 763.94 FEET; TO A POINT OF CURVATURE OF A 87.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.15 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06'01'32" AND A CHORD THAT BEARS N.87'33'11"W. A DISTANCE OF 9.15 FEET; THENCE N.84'32'25"W. A DISTANCE OF 80.11 FEET TO A POINT OF CURVATURE OF A 113.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.88 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06'01'32" AND A CHORD THAT BEARS N.87'33'11"W. A DISTANCE OF 11.88 FEET; THENCE S.89'26'03"W. A DISTANCE OF 88.83 FEET; THENCE S.89'10'39"W. A DISTANCE OF 12.00 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89'58'49" AND A CHORD THAT BEARS N.45'33'52"W. A DISTANCE OF 21.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF MILL ROAD VINEYARD, UTAH; THENCE N.00'33'57"W. A DISTANCE OF 752.30 FEET ALONG SAID RIGHT OF WAY; THENCE N.89'51'16"E. A DISTANCE OF 1093.77 FEET TO A POINT OF CURVATURE OF A 1600.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03'12'51" AND A CHORD THAT BEARS N.88'14'47"E. A DISTANCE OF 89.74 FEET; THENCE N.86'38'21"E. A DISTANCE OF 36.41 FEET; THENCE S.08'05'53"E. A DISTANCE OF 742.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.35 ACRES OF LAND.
 BASIS OF BEARING: NAD 83 CENTRAL ZONE UTAH.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____

SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
 COUNTY OF UTAH }
 ON THIS _____ DAY OF _____ A.D. _____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER _____ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY _____

THE YARD PLAT "B"
SUBDIVISION
 INCLUDING A VACATION OF 400 NORTH
 COMMERCIAL SUBDIVISION
 LOCATED IN SECTION 8,
 T.6S., R.2E., S.L.B.&M.
 TOWN OF VINEYARD _____ UTAH COUNTY, UTAH
 SCALE: 1" = 80' FEET

PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL STANDARDS, REGULATIONS AND ORDINANCES.
- BUILDING PERMIT WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF THE BUILDING PERMIT ISSUANCE.

- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREET DESIGNATED AS "PRIVATE" ON THIS PLAT.
- DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
- ALL BUILDING AND DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE VINEYARD ZONING ORDINANCE.
- THE FOLLOWING RECORDED CROSS PARKING AND ACCESS AND UTILITY EASEMENTS APPLY TO THIS PLAT; ENTRY 66255:2015, ENTRY 66256:2015, ENTRY 66257:2015, ENTRY 66258:2015 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

DETAIL NOT TO SCALE
 (EXAGGERATED FOR CLARITY)

CURVE TABLE

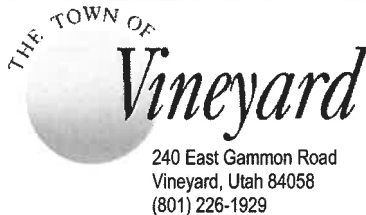
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	145.48'	789.50'	145.28'	S84'17'26"W	10'33'30"
C2	129.25'	710.50'	129.07'	S84'13'22"W	10'25'22"
C3	9.15'	87.00'	9.15'	N87'33'11"W	6'01'32"
C4	11.88'	113.00'	11.88'	N87'33'11"W	6'01'32"
C5	23.56'	15.00'	21.21'	N45'33'52"W	89'59'49"
C6	89.76'	1600.00'	89.74'	N88'14'47"E	3'12'51"
C7	3.49'	15.00'	3.48'	N7'14'19"W	13'19'55"
C8	20.07'	15.00'	18.60'	N52'13'48"W	76'39'03"
C9	37.98'	30.00'	35.50'	N53'09'46"E	72'32'31"
C10	106.71'	200.00'	105.45'	S15'17'05"E	30'34'10"
C11	23.96'	200.00'	23.95'	S34'00'07"E	6'51'54"
C12	58.51'	100.00'	57.68'	S73'14'17"W	33'31'27"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C13	100.27'	950.00'	100.22'	S34'24'39"E	6'02'50"
C14	109.56'	200.00'	108.20'	S74'18'23"W	31'23'15"
C15	59.98'	200.00'	59.75'	S8'35'28"E	17'10'56"
C16	59.98'	200.00'	59.75'	S8'35'28"E	17'10'56"
C17	48.14'	200.00'	48.02'	N83'06'17"E	13'47'26"
C18	201.51'	950.00'	201.14'	S7'42'49"E	12'09'13"
C19	13.32'	710.49'	13.32'	S79'32'55"W	1'04'28"
C20	115.92'	710.50'	115.80'	N84'45'36"E	9'20'54"

Northern
ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT
 1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

SURVEYOR'S SEAL _____ NOTARY PUBLIC SEAL _____ CLERK-RECORDER SEAL _____



PRELIMINARY SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: OCTOBER 25, 2018

APPLICANT(S): FRANK TUTTLE, NORTHERN ENGINEERING, INC.

ADDRESS OF APPLICANT: 1040 E 800 N, OREM, UTAH 84097

BUSINESS PHONE #: 801-802-8992 CELL PHONE #: 801-380-2114

EMAIL ADDRESS: btuttle@neinc.com FAX NUMBER: 801-802-8993

CURRENT ZONING DISTRICT DESIGNATION: RML

NUMBER OF PROPOSED NEW LOTS: 5 PREVIOUS LOTS BEING CHANGED TO 9 NEW LOTS

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 400 NORTH COMMERCIAL SUBDIVISION

LOTS 1 THRU 5, LOT 1 - 787 E 400 N, LOT 3 - 687 E 400 N

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 23.17 ACRES

NAME OF PROPERTY OWNER(S): FIFTY MILL, LLC

CHECK APPLICABLE PERMIT ATTACHMENT:

<input type="checkbox"/> CONDITIONAL USE PERMIT	<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> GENERAL MAP/PLAT AMENDMENT	<input type="checkbox"/> LAND DISTURBANCE PERMIT
<input type="checkbox"/> MINOR PLAT AMENDMENT	<input type="checkbox"/> PERMITTED USE SITE PLAN
<input checked="" type="checkbox"/> PRELIMINARY SUBDIVISION	<input type="checkbox"/> ROAD CUT PERMIT
<input type="checkbox"/> TEMPORARY USE PERMIT	<input type="checkbox"/> VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

Frank D. Tuttle 11-25-2018
 Applicant Signature Date

 Co-Applicant Signature Date

OFFICE USE ONLY			
DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal	Complete Submittal	Planning Commission	Town Council
Type of Request	Staff Comments:		
PAYMENT INFORMATION			
Amount Due	Date Paid	Amount Paid	Check #

Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }

Yellow Highlight – recommended council meeting dates

Yellow with Red – recommended commission meeting dates to take off schedule

Blue Highlight – holidays/days offices closed

PC 2019 SCHEDULE

January 2019						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February 2019						
Su	Mo	Tu	We	Th	Fr	Sa
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

March 2019						
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17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April 2019						
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28	29	30				

May 2019						
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26	27	28	29	30	31	

June 2019						
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23	24	25	26	27	28	29
30						

July 2019						
Su	Mo	Tu	We	Th	Fr	Sa
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August 2019						
Su	Mo	Tu	We	Th	Fr	Sa
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4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2019						
Su	Mo	Tu	We	Th	Fr	Sa
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15	16	17	18	19	20	21
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29	30					

October 2019						
Su	Mo	Tu	We	Th	Fr	Sa
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27	28	29	30	31		

November 2019						
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24	25	26	27	28	29	30

December 2019						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				