



**NOTICE OF A VINEYARD
CITY COUNCIL MEETING
August 25, 2021 at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled meeting on Wednesday, August 25, 2021 at 6:00 p.m. at City Hall, 125 South Main Street, Vineyard, Utah. The meeting can also be viewed on our [live stream page](#).

AGENDA

Presiding Mayor Julie Fullmer

- 1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE – *to be announced.***

WORK SESSION

- 2. No items were submitted.**

REGULAR SESSION

- 3. PUBLIC COMMENTS**

(15 minutes)

“**Public Comments**” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action **cannot** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

Public comments can be submitted ahead of time to pams@vineyardutah.org.

- 4. MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS**

- 5. STAFF, COMMISSION, AND COMMITTEE REPORTS**

(3 minutes each)

- 5.1 Planning Commission Chair Bryce Brady**
- 5.2 Code Enforcement – Planning Assistant Cache Hancey – Quarterly Report**
- 5.3 Bicycle Commission Chair Burton Hohman – Quarterly Report**
- 5.4 City Engineer Naseem Ghandour – Quarterly Report**

6. CONSENT ITEMS

- 6.1 [Approval of the August 11, 2021 City Council Meeting Minutes](#)
- 6.2 [Approval of Notice of Acceptance of Quit Claim Deed – Trailside Trail, Alpine School District](#)
- 6.3 [Approval of Conveyance of Special Warranty Deed – Shores Phase 3, Lot 56](#)
- 6.4 [Approval of Final Plat Amendment for The Shores Phase 1, Lot 46](#)

7. APPOINTMENTS

No names were submitted.

8. DISCUSSION/PRESENTATIONS

8.1 [Proclamation – United Way Everyday Strong](#)

The mayor will proclaim that the city of Vineyard is designated as and commits to be an Everyday Strong City.

9. BUSINESS ITEMS

9.1 DISCUSSION AND ACTION – [Zoning Text Amendment \(ZTA\) for 15.48 Signs Ordinance 2021-08](#) *(This time was continued from the August 11, 2021 City Council meeting.)* *(15 minutes)*

City Planner Briam Amaya Perez is recommending amendments to ZTA 15.48 to modify wall and monument sign standards. The mayor and City Council will act to adopt (or deny) this request by ordinance.

9.2 PUBLIC HEARING – [Zoning Text Amendment \(ZTA\) for amendments to the Subdivision Code sections 14.06.020 and 14.08.030 \(Ordinance 2021-11\)](#)

City Planner Briam Amaya Perez is recommending amendments to the Vineyard Subdivision Code Sections 14.06.020 ‘Requirements for Preliminary Subdivision Applications’ and 14.08.030 ‘Requirements for Final Subdivision Applications’, to reflect the correct and appropriate required signatures for subdivision plats. The mayor and City Council will act to adopt (or deny) this request by ordinance.

9.3 DISCUSSION AND ACTION – [Discussion about American Rescue Plan \(ARP\) Funding and State COVID Local Assistance Matching Grant Program](#)

City Manager Jacob McHargue will lead a discussion about these funding programs and possible projects.

9.4 DISCUSSION – [School Crossing Study and Update](#)

City Engineer Naseem Ghandour is recommending that a School Zone study be accomplished on all public schools within Vineyard City limits, to include Trailside Elementary, Vineyard Elementary, Freedom Prep Academy, and Franklin Discovery Academy. This study will determine requirements and recommendations such as reduced speed zones, school crossings, traffic control devices (e.g., stop signs, warning signs). This study is recommended due to the population growth of Vineyard from new residential developments and change of school boundaries. The estimated cost of the study would be \$20,000.

10. CLOSED SESSION

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares
- (e) strategy sessions to discuss the sale of real property, including any form of a water right or water shares
- (f) discussion regarding deployment of security personnel, devices, or systems;
- (g) the purpose of considering information that is designated as a trade secret, as defined in Section [13-24-2](#), if the public body's consideration of the information is necessary in order to properly conduct a procurement under [Title 63G, Chapter 6a, Utah Procurement Code](#);

11. ADJOURNMENT

The next regularly scheduled meeting is September 8, 2021.

This meeting may be held in a way that will allow a councilmember to participate electronically.

The Public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City Offices, the Vineyard website, the Utah Public Notice website, and delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: August 24, 2021

CERTIFIED (NOTICED) BY: Kelly Kloepper
KELLY KLOEPFER, DEPUTY RECORDER



**MINUTES OF A VINEYARD
CITY COUNCIL MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
August 11, 2021 at 6:00 PM

Present

Mayor Julie Fullmer
Councilmember John Earnest
Councilmember Tyce Flake
Councilmember Chris Judd
Councilmember Cristy Welsh

Absent

Staff Present: City Engineer Naseem Ghandour, Assistant Public Works Director Chris Wilson, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planner Briam Amaya Perez, Building Official George Reid, Water Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commissioners Anthony Jenkins and Amber Rasmussen, Albert Foster with Facil HR

Others Speaking: Resident David Lauret

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Mayor Fullmer opened the meeting at 6:00 pm. Councilmember Earnest gave the invocation and led the Pledge of Allegiance.

WORK SESSION

2. No items were submitted.

REGULAR SESSION

3. PUBLIC COMMENTS

Mayor Fullmer called for public comments.

Resident David Lauret asked who had fixed the flashing speed signs on Holdaway Road. No one knew who had fixed them. There was a discussion about the signs.

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

No reports were given.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

(3 minutes each)

5.1  City Manager Jacob McHargue was excused. City Recorder Pamela Spencer reported that the 4th quarter financial report was in the Dropbox for council to review. She mentioned that revenues were higher, and expenses were lower than expected. She reminded everyone that the candidate filing period was open from now until August 17 at 5:00 pm.

5.2  Planning Commission Chair Bryce Brady was absent. Planning Commissioner Anthony Jenkins reported on the last Planning Commission meeting.

5.3  Building Official George Reid gave his quarterly report. He noted that they were seeing more commercial development coming in.

5.4  Assistant Public Works Director Chris Wilson reported on the school zone being installed near Trailside Elementary. He also reported that the road striping would be completed soon.

5.5  City Engineer Naseem Ghandour reported that they would be conducting the study for the possible second crosswalk at Trailside Elementary after the second week of school to get a proper assessment. He mentioned that the Utah County Sheriff's deputies as well as school staff would be out the first week of school to direct students to the proper walking paths. There was a discussion about traffic flow and safety for all of the elementary students.

 Mayor Fullmer welcomed Jeff Acerson, the mayor of Lindon and a trustee for the Utah Transportation Authority.

6. CONSENT ITEMS

6.1 Approval of the July 28, 2021 City Council Meeting Minutes

6.2 Approval of a Water Master Plan Addendum 1

6.3 Approval of the Water System Design Tasks

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE CONSENT ITEMS 6.1 THROUGH 6.3. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

7. APPOINTMENTS

No names were submitted.

8. DISCUSSION/PRESENTATIONS

8.1 DISCUSSION – Water Conservation

Staff will discuss the city's response to drought conditions and water conservation.

Assistant Public Works Director Chris Wilson reviewed the city's role with water conservation. He said that they had looked into options for more waterwise landscaping. Water Manger

Sullivan Love mentioned that they were looking into grants that the city could apply for. Mr. Wilson explained that they had looked at non-essential spaces where they could help reduce water usage. He reviewed the estimated costs. He noted that they could lower the cost of replacing the landscaping if they worked on it during the winter months. He suggested that they could do surveys in different areas of the city to see how the changes would affect different neighborhoods. There was a discussion about water saved and changing out the landscaping.

 Morgan Brim reviewed changes that they could make to the General Plan, such as adding a water conservation plan. He mentioned West Jordan City's Water Conservation Garden and places where they could put one in Vineyard. There was a discussion about water conservation. Mr. Brim suggested that they add a line item in the budget for water conservation. Mr. Love mentioned that he had taken on the role as the water conservation coordinator and that he did a yearly audit report.

There was a discussion about how to budget for conservation activities and where to start the landscaping. It was decided that staff would bring back a recommendation to council.

9. BUSINESS ITEMS

9.1 PUBLIC HEARING – Zoning Text Amendment (ZTA) for 15.32.230 and 15.38.030 Ordinance 2021-06

(This agenda item was postponed from the July 28, 2021 City Council Meeting.)

City Planner Briam Amaya Perez is recommending amendments of ZTA 15.32.230 wall and fence heights and ZTA 15.38.030 lighting pole heights to match Section 15.36.030. The mayor and City Council will act to adopt (or deny) this amendment by ordinance.

Mayor Fullmer called for a motion to open the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 6:43PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

City Planner Briam Amaya Perez reviewed the amendments to Sections 15.32.230 and 15.38.030 in the Vineyard Zoning Code. The amendment was clarifying the requirements for a retaining wall and when people needed to obtain a building permit. It also established the maximum height of retaining walls and how fences could be installed on top of them, as well as adding clarify language. There was a discussion about fence heights. The amendment to lighting poles was to add consistency in the code.

Mayor Fullmer called for public comments. Hearing none she called for a motion to close the public hearing.

Motion: COUNCILMEMBER EARNEST MOVED TO CLOSE THE PUBLIC HEARING AT 6:51 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

 **Motion:** COUNCILMEMBER EARNEST MOVED TO APPROVE THE PROPOSED ORDINANCE 2021-06 AS PRESENTED. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.2 **PUBLIC HEARING – Zoning Text Amendment (ZTA) for 15.34.160 & 15.12.060 modifying setbacks and location requirements for swimming pools.**
Ordinance 2021-07

(This agenda item was postponed from the July 28, 2021 City Council meeting.)

City Planner Briam Amaya Perez is recommending amendments to VZC 15.34.160 & VZC 15.12.060 modifying setbacks and location requirements for swimming pools. The mayor and City Council will act to adopt (or deny) this amendment by ordinance.

Mayor Fullmer called for a motion to open the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 6:52 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mr. Amaya Perez explained the recommended amendments to the code. He said that in the current code, swimming pools had to meet the setbacks the same as accessory buildings. The code amendment would allow pools to be closer to the house. If they were within six feet from the primary building, they would become a part of the primary building and be subject to the same setbacks and inspections as the primary building. There was a discussion about the distance of a pool from a house.

Motion: COUNCILMEMBER EARNEST MOVED TO CLOSE THE PUBLIC HEARING AT 6:57 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

There was a discussion about the setbacks for pools and spas.

 **Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE ORDINANCE 2021-07 AS PRESENTED. COUNCILMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.3 **PUBLIC HEARING – Zoning Text Amendment (ZTA) for 15.48 Signs**
Ordinance 2021-08

Community Development Director Morgan Brim is recommending amendments to ZTA 15.48 to modify wall and monument sign standards. The mayor and City Council will act to adopt (or deny) this request by ordinance.

Mayor Fullmer called for a motion to open the public hearing.

Motion: COUNCILMEMBER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 6:59 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mr. Brim explained the reason for the amendments and Mr. Amaya Perez reviewed the amendments. There was a discussion about the sign amendments. Mr. Amaya Perez mentioned that the amendments would be increasing the size of monument signs if they met certain conditions. There was a discussion about the size of signs and the amendments to the code.

Mayor Fullmer called for a motion to close the public hearing.

Motion: COUNCILMEMBER EARNEST MOVED TO CLOSE THE PUBLIC HEARING AT 7:10 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

 **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE ORDINANCE 2021-08 AS PRESENTED. COUNCILMEMBER JUDD SECONDED THE MOTION.

There was a discussion about the size of the signs and variances.

ROLL CALL WENT AS FOLLOWS: COUNCILMEMBERS FLAKE AND JUDD VOTED AYE. MAYOR FULLMER AND COUNCILMEMEBERS EARNEST AND WELSH VOTED NAY. THE MOTION FAILED WITH THREE NAY VOTES.

 **Motion:** COUNCILMEMBER WELSH MOVED TO CONTINUE ITEM 9.3 TO THE NEXT MEETING. COUNCILMEMBER EARNEST SECONDED THE MOTION. ROLL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST AND WELSH VOTED AYE. COUNCILMEMBERS FLAKE AND JUDD VOTED NAY. THE MOTION CARRIED WITH TWO NAY VOTES.

Staff was instructed to bring back sketches of how the signs would look.

9.4 **DISCUSSION AND ACTION** – [Amending the Municipal Code Section 2.08.020 City Manager Powers and Duties \(Ordinance 2021-09\)](#)

City Recorder Pamela Spencer will present an amendment to the Municipal Code separating the Budget Officer and Finance Director duties from the City Manager's duties. The mayor and City Council will act to approve (or deny) this request by ordinance.

City Recorder Pamela Spencer explained that when council had approved the Fiscal Year 2021-2022 Budget it created a finance director position. This change made it necessary to adjust the municipal code by removing the budget officer and finance director duties from the city manager's duties.

 **Motion:** COUNCILMEMBER JUDD MOVED ADOPT ORDINANCE 2021-09 AMENDING THE MUNICIPAL CODE SECTION 2.08.020 AS PRESENTED. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

246 **9.5** **DISCUSSION AND ACTION – Amending the Municipal Code Section 2.14**
247 **Election Code Ordinance 2021-10**

248 City Recorder Pamela Spencer is recommending amendments to the Municipal Code
249 Section 2.14 adding election code and amending the Finance Disclosure code.

250 The mayor and City Council will act to adopt (or deny) this request by ordinance.

251
252 Ms. Spencer explained that when she was amending the documents of candidacy declaration, she
253 found that the finance campaign piece in the code needed to be amended. While researching it,
254 she found other cities who had adopted their own election code and felt that adopting a Vineyard
255 election code would be beneficial to the city's election process. There was a discussion about the
256 code.

257
258  **Motion:** COUNCILMEMBER JUDD MOVED TO ADOPT ORDINANCE 2021-10,
259 AMENDING THE MUNICIPAL CODE SECTION 2.14 ELECTION CODE AS PRESENTED.
260 COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS
261 FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND
262 WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

263
264 **9.6** **DISCUSSION AND ACTION – Personnel Policy and Procedures Manual**
265 **Amendment (Educational Reimbursement) Resolution 2021-17**

266 Albert Foster with Facil HR will present proposed amendments to the Personnel Policy
267 and Procedures Manual amending education reimbursement. The mayor and City Council
268 will act to adopt (or deny) this request by resolution.

269
270 Albert Foster with Facil HR explained the current education reimbursement policy in the
271 personnel manual and felt that it gave the city more leeway in reimbursements. He then
272 explained the suggested amendments. There was a discussion about the amendments.
273 Councilmember Flake felt that the amendments should be effective in January to give them time
274 to implement the new policy.

275
276  **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE THE PERSONNEL
277 POLICY AND PROCEDURES MANUAL AMENDMENT RESOLUTION 2021-17 WITH
278 THE NOTATION THAT THEY DISCUSS THIS IN THE JANUARY MEETING AND MAKE
279 A DECISION ON THE FUNDING BUDGET ADJUSTMENT. COUNCILMEMBER
280 EARNEST SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR
281 FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE.
282 THE MOTION CARRIED UNANIMOUSLY.

283
284
285 **10. CLOSED SESSION**

286 No closed session was held.

287
288
289 **11. ADJOURNMENT**

290 Mayor Fullmer called for a motion to adjourn the meeting.

291
292  **Motion:** COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT
293 7:26 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER,
294 COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE
295 MOTION CARRIED UNANIMOUSLY.

297 MINUTES APPROVED ON: _____
298
299 CERTIFIED CORRECT BY: /s/Pamela Spencer
300 PAMELA SPENCER, CITY RECORDER

DRAFT



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 8-25-2021

Agenda Item: 6.2 Notice of Acceptance of Quit Claim Deed - Trailside Trail, Alpine School District

Department: Engineering

Presenter: Naseem Ghandour, P.E. (City Engineer)

Background/Discussion:

City staff wishes to accept the section of improved recreational trail, shown in the attached boundary survey, adjacent to the Trailside Elementary School from Alpine School District. This improved trail section provides connectivity to the city owned & maintained improved trail sections to its north and south. The subject project/improved trail section was completed in August 2021 and constructed in accordance with Vineyard City's standards and specifications. Alpine School District is requesting to provide this subject property, improved trail section to the City at no cost to the City.

Fiscal Impact:

No Cost to City

Recommendation:

Staff Recommends Approval.

Sample Motion:

Motion to approve the acceptance of parcel property described in Exhibit "A" as the recreational trail adjacent to Trailside Elementary School from Alpine School District.

Attachments:

Notice of Acceptance

Quit Claim Deed and attachments



When Recorded Return to:

Vineyard City
C/O City Recorder
125 South Main Street
Vineyard, Utah 84059

Parcel Tax ID: **40:455:0072**

**NOTICE OF ACCEPTANCE
APPROVED BY VINEYARD CITY**

(Exchange of title to Vineyard City; affecting Serial Number: 40:455:0072)

The undersigned owner, Board of Education of the Alpine School District (herein referred to as "Grantor"), of the parcel of property described in Exhibit "A" attached hereto, requested approval from Vineyard City (herein referred to as "Grantee") of a Quit Claim Deed of referenced parcel. The City hereby grants approval and acceptance of the deeded property.

Dated this _____ day of _____, 2021.

VINEYARD CITY
By: Julie Fulmer
Its: Mayor

STATE OF UTAH)
)SS.
COUNTY OF UTAH)

On this ____ day of _____, 2021, personally appeared before me,
_____, who stated that he/she is the _____
of VINEYARD CITY, the named Grantee of the within instrument, proved on the basis of
satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and
duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on
behalf of said municipality, intending to be legally bound. Witness my hand and official seal.

NOTARY PUBLIC

Parcel Tax ID: 40:455:0072

WHEN RECORDED, MAIL TO:
Vineyard City
125 South Main Street
Vineyard, UT 84059

Quit Claim Deed

Utah County

Affecting Serial No. 40:455:0072

The Board of Education of the Alpine School District, a body politic, organized and existing under the laws of the State of Utah, with its principle office at 575 North 100 East, American Fork, County of Utah, State of Utah, Grantor hereby QUIT CLAIMS to VINEYARD CITY, at 125 South Main Street, Vineyard, Utah 84059, Grantee, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

SEE EXHIBIT "A"

Continued on Page 2

IN WITNESS WHEREOF, said Board of Education of the Alpine School District has caused this instrument to be executed this 24 day of May, A.D. 20 21, by its proper officers thereunto duly authorized.

ATTEST:

Rhonda Mortensen
Secretary

STATE OF UTAH)
) ss.
COUNTY OF)

Robert W. Smith
By Robert W. Smith
Title Business Administrator

On the date first above written personally appeared before me, Rhonda Mortensen and Robert W. Smith, who, being by me duly sworn, did say that they are the Business Administrator and the Secretary, respectively, of said School District, and that the within and foregoing instrument was signed on behalf of said Board of Education by authority of a resolution of said Board, and said Secretary and Business Administrator acknowledged to me that said School District executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Dana L. Hardman
Notary Public



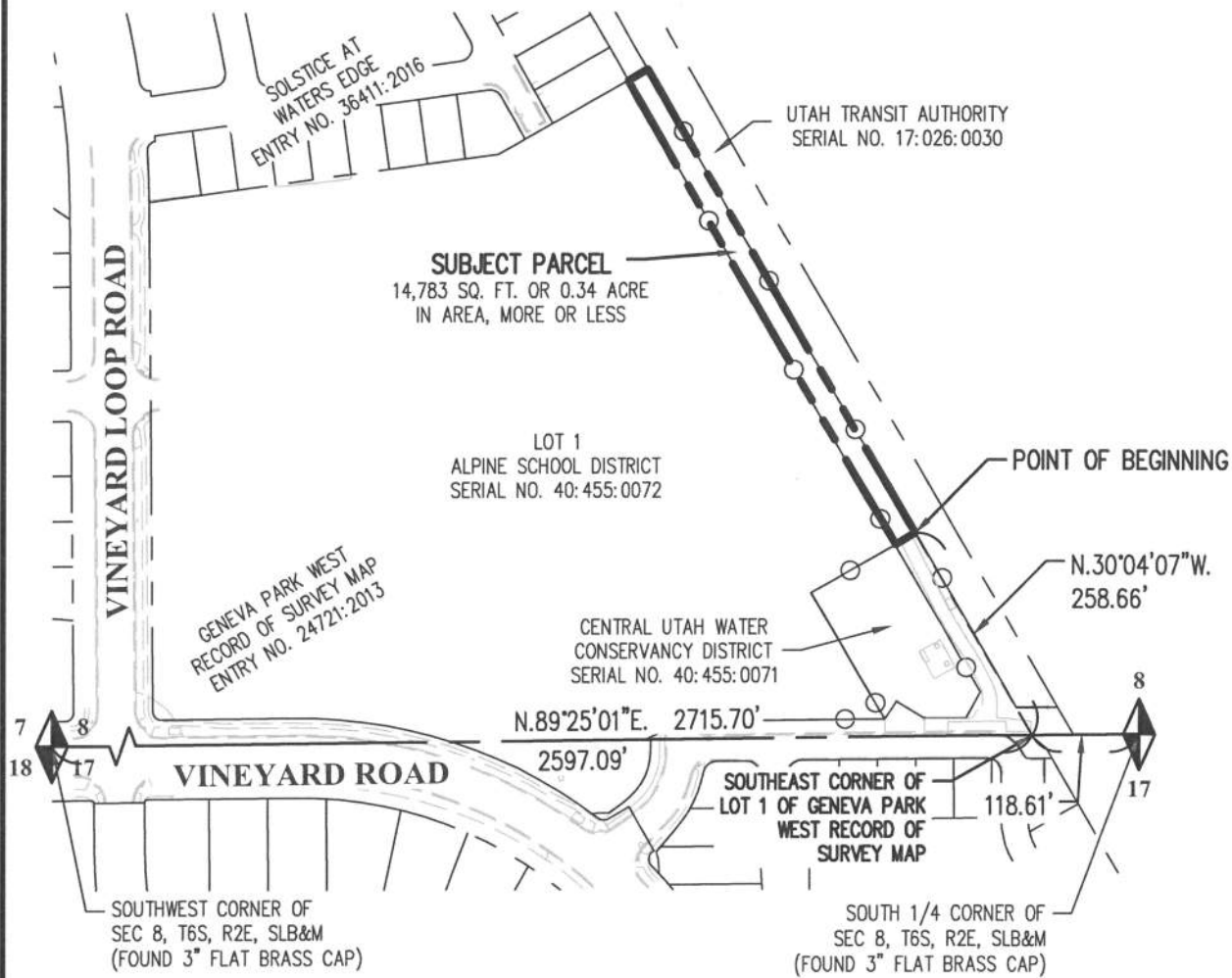
EXHIBIT "A"

A parcel of land, upon part of an entire tract of property, in the Southwest Quarter of Section 8, T.6S., R.2W., S.L.B.&M., in Utah County, Utah. The boundaries of said part of an entire tract of land are described as follows:

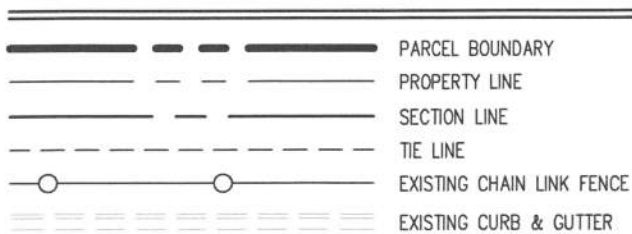
Beginning at the intersection of the easterly line of Lot 1 of Geneva Park West Record of Survey Map Recorded as Entry No. 24721:2013 in the Office of the Utah County Recorder and the northerly boundary line of the property described in Special Warranty Deed in favor of Central Utah Water Conservancy District Recorded as Entry No. 31525:2018 in the Office of the Utah County Recorder, said point is 2597.10 feet N.89°25'01"E. along the southerly section line and 258.66 feet N.30°04'07"W. from the Southwest Corner of said Section 8 (Note: Basis of Bearing is N.89°25'01"E. between the found monuments representing the Southwest Corner and the South Quarter Corner of said Section 8); and running thence along said northerly boundary line S.59°55'53"W. 25.00 feet; thence N.30°04'07"W. 591.48 feet to a southerly boundary line of Solstice at Waters Edge Recorded as Entry No. 36411:2016 in the Office of the Utah County Recorder; thence along said southerly boundary line N.60°33'46"E. 25.00 feet to the southeast corner of said Solstice at Water Edge, said point is also in the easterly line of said Lot 1; thence along said easterly lot line S.30°04'07"E. 591.20 feet to the point of beginning.

The above described parcel of land contains 14,783 square feet, or 0.34 acre in area, more or less.

EXHIBIT "B"



LEGEND



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	SURVEYED	AMS			
	CHECKED	MIN			
	DATE	2-JUNE-2020	NO.		
			REVISIONS		
			REV.	DATE	



ALPINE SCHOOL DISTRICT
575 NORTH 100 EAST
AMERICAN FORK, UT 84003

ALPINE SCHOOL DISTRICT PARCEL
270 EAST VINEYARD ROAD
SITUATE IN THE SOUTHWEST 1/4 OF
SECTION 8, T6S, R2E, SLB&M

COMP. FILE
EXHIBIT B

PROJECT NO.
19118

SHEET NO.
1 OF 1



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 8-25-2021

Agenda Item: 6.3 Conveyance of Special Warranty Deed – Shores Phase 3, Lot 56

Department: Engineering

Presenter: Naseem Ghandour, P.E. (City Engineer)

Background/Discussion:

City staff wishes to convey a section of unimproved right-of-way (ROW) of 1,406 square feet, per property **boundary description** and approximated in the attached aerial diagram (see **Exhibit A**), adjacent to the Shores Phase 3 Lot 56, single adjacent landowner (see **Exhibit B**). The subject unimproved right-of-way (ROW) is located behind a concrete fence and does not serve as a public right-of-way. The subject space is not programed to serve any function on the City's master plan. This action of the legislative body will not be construed to impair, any right-of-way, or easement of any lot owner, or the franchise rights of any public utility.

Fiscal Impact:

No Cost to City

Recommendation:

Staff Recommends Approval

Sample Motion:

Motion to approve the conveyance of subject unimproved property described in Exhibit Special Warranty Deed property description to the sole adjacent property owner of the Shores Subdivision Phase 3 Lot 56.

Attachments:

Special Warranty Deed

Aerial of The Shores Phase 3 Lot 56 and Subject Property

The Shores Subdivision Phase 3 Plat

When Recorded mail to:
Vineyard
125 South Main Street
Vineyard, UT 84059

Special Warranty Deed

VINEYARD, a Utah municipal corporation, as grantor, of State of Utah hereby CONVEYS and WARRANTS against all claiming by, through or under them to **Robert Stephenson and Diana Stephenson, husband and wife and joint tenants of 273 South 350 West, Vineyard, Utah**, grantees, for the sum of Ten and no/100 (\$10.00) and other good and valuable consideration the following described tract of land Utah County, State of Utah:

Beginning at the southeast corner of Lot 56, The Shores Subdivision Phase 3, Vineyard, Utah, thence along the east line of said Lot 56, North 01°04'01" West 147.49 feet, thence 149.56 feet along the arc of a 837.00 foot radius curve to the left (chord bears South 10°08'47" East 149.36 feet), to a point being 0.62 feet from a concrete wall, thence South 88°56'21" West 23.57 feet to the point of beginning. Area of above described parcel contains 1,406 square feet.

Witness the hand of said grantor(s) this _____ day of _____ 2021.

BY:

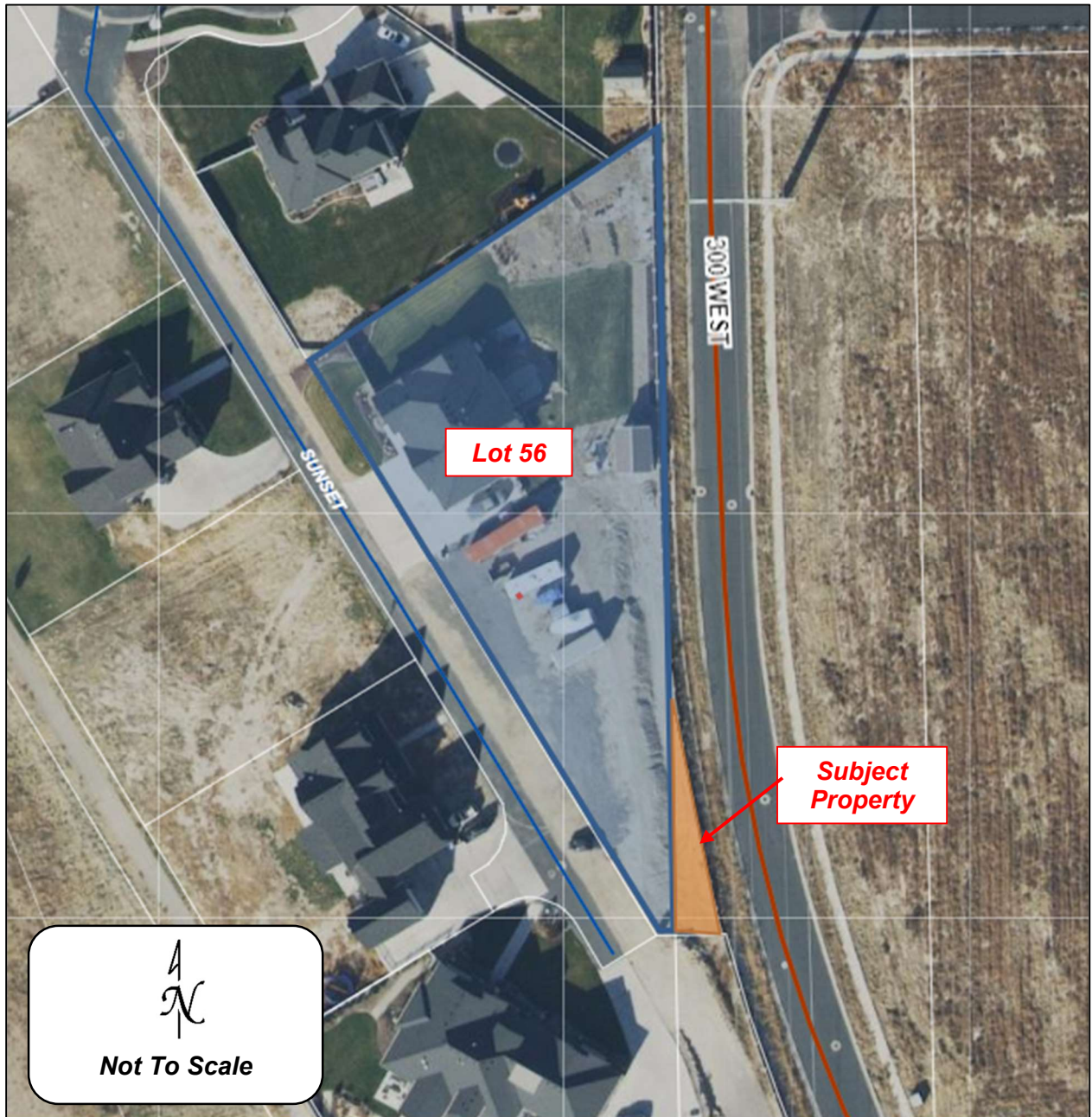
Mayor, for VINEYARD, A Utah municipal corporation

State of Utah)
 ss.
County of Utah)

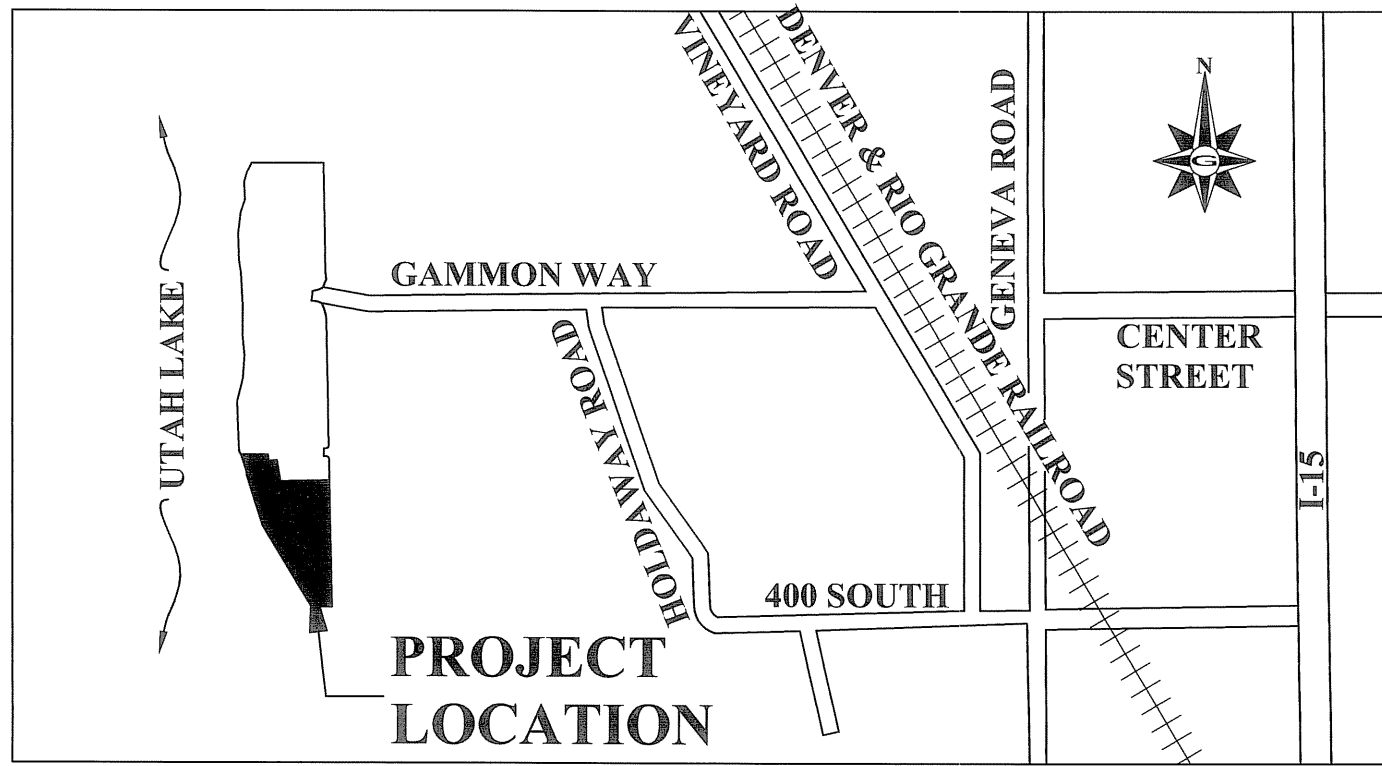
On this _____ day of _____, 2021, personally appeared before me _____, who being duly sworn did say that he/she is the Mayor of Vineyard, a municipal corporation of the State of Utah, and the foregoing instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same

Notary Public

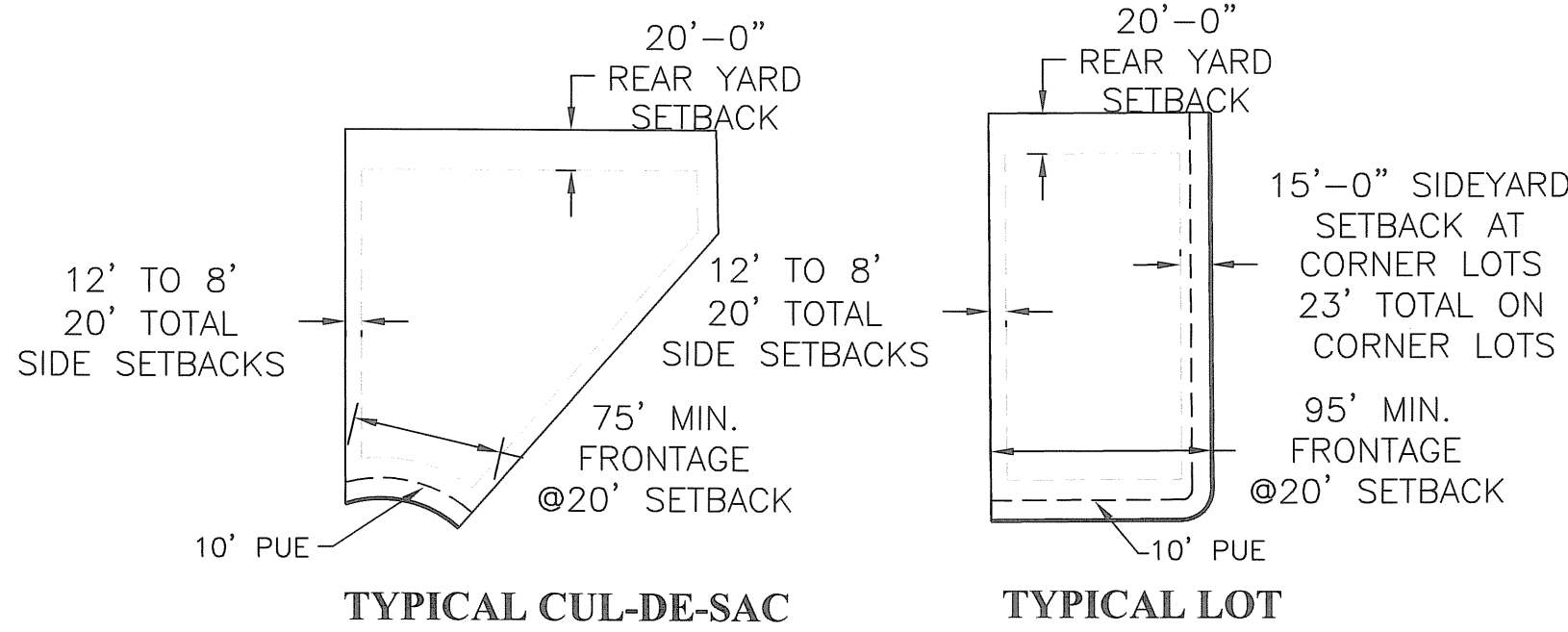
Exhibit A
Aerial of The Shores Phase 3 Lot 56 and Subject Property



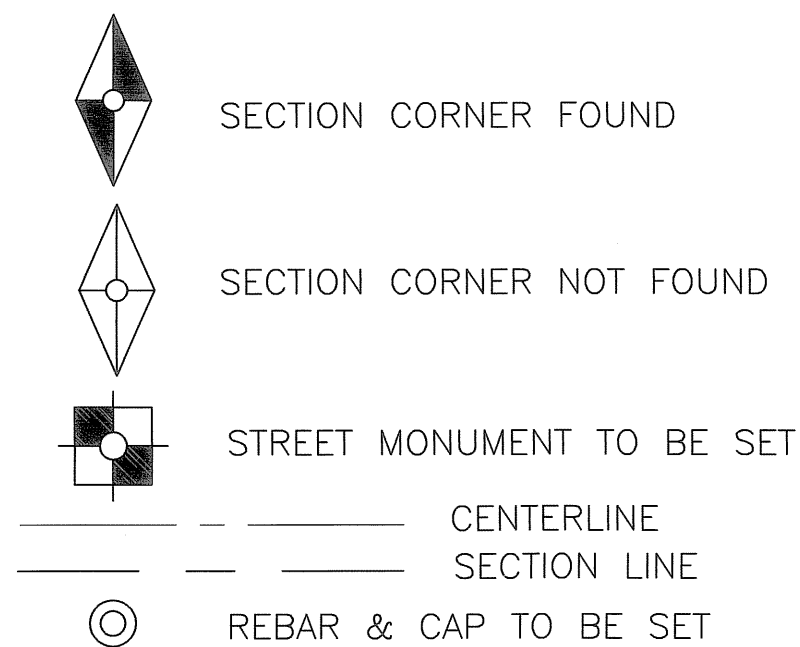
Beginning at the southeast corner of Lot 56, The Shores Subdivision Phase 3, Vineyard, Utah, thence along the east line of said Lot 56, North 01°04'01" West 147.49 feet, thence 149.56 feet along the arc of a 837.00 foot radius curve to the left (chord bears South 10°08'47" East 149.36 feet), to a point being 0.62 feet from a concrete wall, thence South 88°56'21" West 23.57 feet to the point of beginning. Area of above described parcel contains 1,406 square feet.



THE SHORES SUBDIVISION PHASE 3 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18 TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

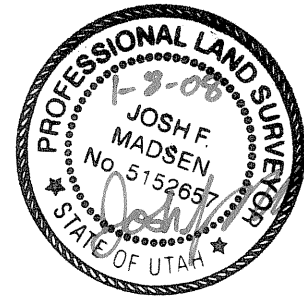


LEGEND



SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152657 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. 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, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS THE SHORES SUBDIVISION PHASE 3.



BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND LOCATED IN THE TOWN OF VINEYARD UTAH COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING SITUATED SOUTH 89°38'03" WEST ALONG THE EXTENSION OF THE CENTER SECTION LINE OF SECTION 17, AS DEFINED BY THE FOUND BRASS CAP MONUMENTS MARKING THE EAST AND THE WEST QUARTER CORNER OF SECTION 17, FROM THE EAST QUARTER OF SAID SECTION 18, 1853.96 FEET; AND SOUTH 1271.70 FEET; AND RUNNING THENCE SOUTH 01°04'01" EAST 876.09 FEET TO A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 152258 IN 2006 AS OF OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE SOUTH 89°45'29" WEST 121.97 FEET ALONG SAID BOUNDARY LINE AGREEMENT; THENCE SOUTH 89°59'50" WEST ALONG SAID BOUNDARY LINE AGREEMENT 17.39 FEET MORE OR LESS TO THE 1856 MEANDER LINE OF UTAH LAKE AS DEFINED BY THAT SURVEY PERFORMED BY THE GOVERNMENT LAND OFFICE IN 1856 OF OFFICIAL RECORDS; THENCE NORTH 31°10'54" WEST ALONG SAID MEANDER LINE 660.49 FEET; THENCE NORTH 17°31'58" WEST 361.55 FEET ALONG SAID MEANDER LINE; THENCE LEAVING SAID MEANDER LINE NORTH 03°56'53" WEST 27.03 FEET; THENCE NORTH 17°16'12" WEST 126.53 FEET; THENCE SOUTH 89°46'53" EAST 186.54 FEET; THENCE SOUTH 08°02'26" EAST 47.79 FEET; THENCE NORTH 81°57'34" EAST 56.00 FEET; THENCE SOUTH 08°55'33" EAST 149.14 FEET; THENCE NORTH 88°55'54" EAST 341.60 FEET TO THE POINT OF BEGINNING.

CONTAINS: 371,431 SQUARE FEET OR 8.53 ACRES, MORE OR LESS

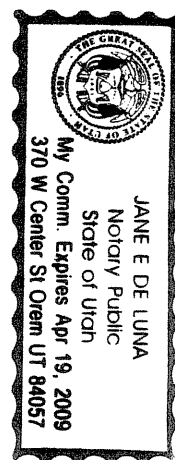
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THE 15TH DAY OF January, A.D. 20 08, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH, IN THE STATE OF UTAH, Sterling Barnes WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT Vineyard Shores LLC, A LIMITED LIABILITY COMPANY, THAT Sterling Barnes SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING IN UTAH COUNTY

James E. DeLuna



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT Sterling Barnes, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

THE SHORES SUBDIVISION PHASE 3

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE TOWN'S USE, MAINTENANCE AND OPERATION OF THE STREET. IN WITNESS WHEREOF Sterling Barnes HAVE HEREUNTO SET THIS 15TH DAY OF January, A.D. 20 08.

THE SHORES SUBDIVISION PHASE 3

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

ANDERSON DEVELOPMENT

9357 SOUTH 700 EAST
SANDY, UTAH 84070
801-990-4995

DATE PREPARED 1-8-08

Recorded

State of Utah, County of UTAH, recorded and filed at the request of

Date _____ Time _____ Book _____ Page _____

Fee \$ _____ Utah County Recorder

FINAL PLAT

BAR-010

1 OF 2

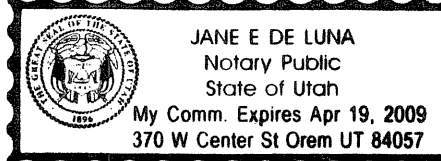
OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH

ON THE 15TH DAY OF January, A.D. 20 08, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER() OF THE ABOVE OWNER'S DEDICATION, ONE (1) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Sterling Barnes LLC and in behalf of Vineyard Shores LLC SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

4/19/2009

MY COMMISSION EXPIRES:



NOTARY PUBLIC RESIDING AT
370 W. Center St.
Orem, UT 84057

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE TOWN OF VINEYARD, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS 23RD DAY OF January, A.D. 20 08.

James E. DeLuna
Mayor

Attest: James E. DeLuna
City Recorder
(See Seal Below)



ENGINEERS-GILSON ENGINEERING
12401 SOUTH 450 EAST C2
DRAPER, UTAH 84020
801-571-9414
SURVEYORS-GILSON ENGINEERING
PLS- CERTIFICATE NO. 5150897
12401 SOUTH 450 EAST C2
DRAPER, UTAH 84020
801-571-9414

TOWN FIRE MARSHALL
APPROVED AS TO FORM THIS
23RD DAY OF January
A.D. 20 08
Douglas Boyer
VINEYARD TOWN FIRE MARSHALL

VINEYARD ENGINEER
APPROVED AS TO FORM THIS
23RD DAY OF January
A.D. 20 08
James E. DeLuna
VINEYARD TOWN ENGINEER

PLANNING COMMISSION CHAIR
APPROVED THIS 24TH DAY OF January
A.D. 20 08 BY THE TOWN OF VINEYARD
PLANNING COMMISSION
James E. DeLuna
VINEYARD PLANNING COMMISSION CHAIR

TOWN ATTORNEY
APPROVED AS TO FORM THIS
24TH DAY OF January
A.D. 20 08
James E. DeLuna
VINEYARD ATTORNEY

VINEYARD MAYOR
APPROVED AS TO FORM THIS
24TH DAY OF January
A.D. 20 08
James E. DeLuna
VINEYARD MAYOR

THE SHORES SUBDIVISION PHASE 3
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18 TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN. (NOT FOUND)

EAST QUARTER CORNER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN. FOUND
UTAH COUNTY BRASS CAP IN CONCRETE

BASIS OF BEARING
S89°38'03"W 5362.75'

WEST QUARTER CORNER OF SECTION
MONUMENT 17, TOWNSHIP 6 SOUTH,
RANGE 2 EAST, SALT LAKE BASE &
MERIDIAN. FOUND UTAH COUNTY
BRASS CAP IN CONCRETE

S89°38'03"W 1853.96'

SECTION LINE S01°19'05"E 2666.91'

POINT OF
BEGINNING

300 WEST STREET (PUBLIC)

S01°04'01"E 876.09'

SOUTH 1271.70'

170 SOUTH STREET (PRIVATE)

THE SHORES
PHASE 1

N88°55'54"E 341.60'

N81°57'34"E
56.00'

S08°02'26"E
47.79'

S89°46'53"E
186.54'

N17°16'12"W
126.53'

N03°56'53"W
27.03'

N17°31'58"W 361.55'

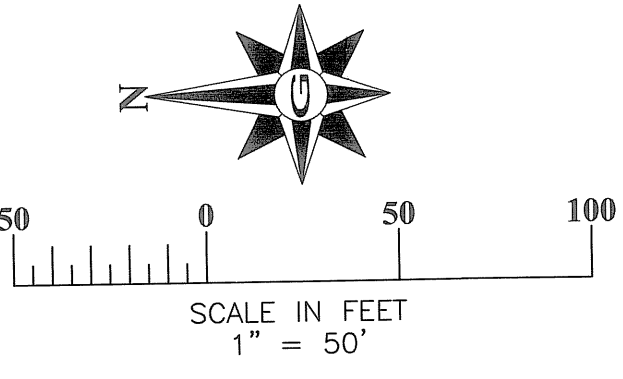
20' PUBLIC TRAIL
DEDICATED TO THE TOWN OF
VINEYARD. 23,522 SQ. FT.

LINE TABLE				
LINE	LENGTH	DIRECTION		
L1	4.17	N03°56'53"W		
L2	24.36	N17°31'58"W		
L3	16.69	S58°49'06"W		
L4	45.00	S58°49'06"W		
L5	8.84	N88°55'59"E		
L6	25.00	S31°10'54"E		
L7	20.00	S31°10'54"E		
L8	22.81	N03°56'53"W		
L9	5.00	N58°49'06"E		
L10	5.00	S58°49'06"W		

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD D.
C1	6.48	560.08	3.24	0°39'47"	6.48	S09°15'27"E
C2	102.16	560.08	51.22	10°27'04"	102.02	S14°48'52"E
C3	195.80	504.08	99.15	22°15'21"	194.58	S20°03'13"E
C4	102.20	560.08	51.24	10°27'19"	102.06	S25°16'03"E
C5	34.79	15.00	34.40	132°52'47"	27.50	N82°22'42"E
C6	67.81	58.00	38.38	66°59'19"	64.01	S49°25'58"W
C7	54.90	58.00	29.70	54°13'45"	52.87	N69°57'30"W
C8	78.58	58.00	46.66	77°37'44"	72.71	N04°01'46"W
C9	78.90	58.00	46.92	77°56'39"	72.96	N73°45'26"E
C10	14.11	15.00	7.63	53°54'40"	13.60	S85°46'26"W
C11	23.56	15.00	15.00	90°00'00"	21.21	S13°49'06"W
C12	39.27	25.00	25.00	89°59'59"	35.36	N13°49'06"E
C13	39.27	25.00	25.00	90°00'00"	35.36	N76°10'54"W
C14	6.71	560.08	3.36	0°41'12"	6.71	S30°50'18"E
C15	206.68	532.08	104.66	22°15'21"	205.38	S20°03'13"E

LEGEND

- SECTION CORNER FOUND
- SECTION CORNER NOT FOUND
- STREET MONUMENT TO BE SET
- CENTERLINE
- SECTION LINE
- REBAR & CAP TO BE SET
- BOUNDARY LINE



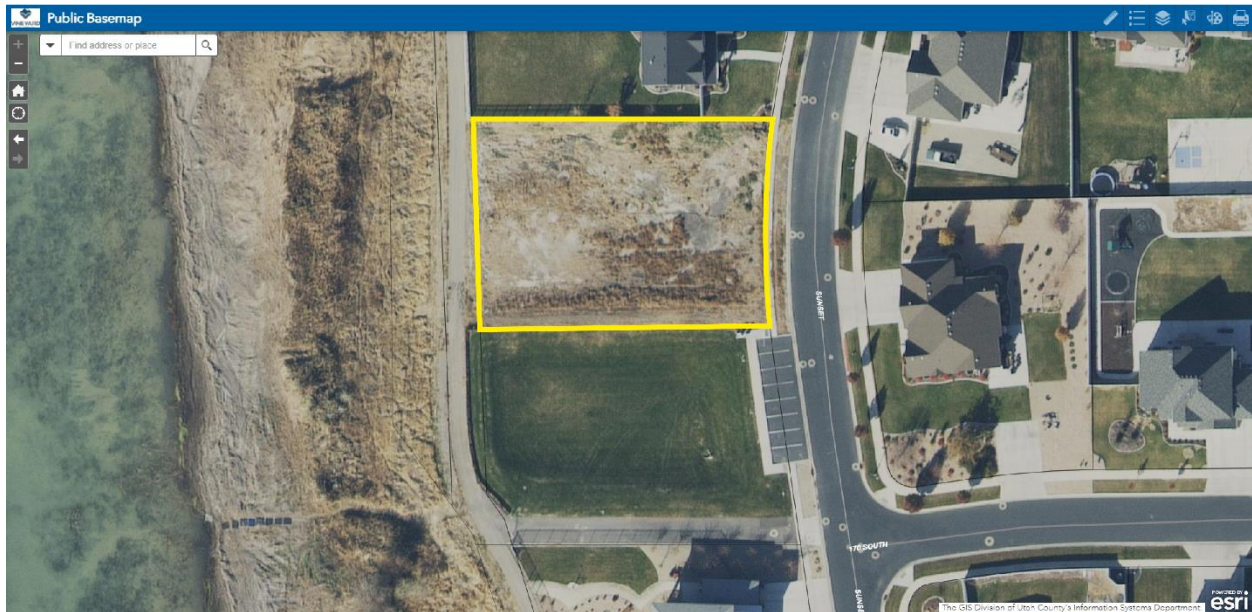
ENT 15659-2008 Map # 12641
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Feb 11 9:21 am PEE 75.00 BY CH
RECORDED FOR VINEYARD TOWN

DATE PREPARED 1-8-08

12641 sheet 2 of 2

Community Development

Date: August 25, 2021
From: Briam Amaya Perez, Planner II
To: City Council
Item: 6.4 Final Plat Amendment – The Shores Phase 1, Lot 46
Address: 134 S Sunset Drive
Applicant: George Maier



ANALYSIS

Lot 46 in The Shores subdivision is located next to a city owned detention basin (Lot 47). Due to the original design of the detention basin, a 25' slope easement was placed on Lot 46. Recently, the detention basin was re-engineered and will no longer require a 25' slope easement on Lot 46. This slope easement shall be vacated through this final plat amendment. After discussions with the Public Works and Engineering Departments, it was deemed necessary to include a 10' maintenance easement in place of a slope easement. The new maintenance easement is called out on the amended final plat.

STAFF RECOMMENDATION

Staff is recommending approval of the final plat amendment.

PROPOSED MOTION

"I move to approve the final plat amendment as requested by the applicant.

ATTACHMENTS

The Shores Subdivision Phase 1 Amended Final Plat



PROCLAMATION

- Whereas, anxiety, depression, and suicide among our young people are of increasing concern to our citizens and neighborhoods; and
- Whereas, the city of Vineyard is committed to building a thriving community where all children, families, and individuals are not only economically prosperous, but also enjoy happiness and peace of mind; and
- Whereas, Vineyard has partnered with the United Way of Utah County to provide for the community's needs in the areas of education, income, and health; and
- Whereas, The United Way of Utah County now calls upon all cities, schools, and neighborhoods to rise up and meet this new and present issue of children's mental health by helping all children by EveryDay Strong and helping all children feel safe, connected, and confident; and

Now, therefore, I, Julie Fullmer, Mayor of the city of Vineyard, Utah, do hereby proclaim that the city of Vineyard is designated as and commits to be an

EVERYDAY STRONG CITY

in support of a county-wide movement to assist parents, adults, teachers, and neighbors in caring for children in their lives, building feelings of safety, connection, and confidence, and aiding them in overcoming difficult feelings of anxiety, depression, and all manner of internal and emotional struggle.

BE IT FURTHER RESOLVED that we commit to learning and growing as stewards of our community on how we can each individually be EVERYDAY STRONG; we commit to supporting our community schools in their efforts to be EVERYDAY STRONG; and we commit to spreading the EVERYDAY STRONG knowledge and skills among all citizens of our great community.

Dated this 25th day of August 2021.

Julie Fullmer, Mayor

Attest:

Pamela Spencer, City Recorder



Community Development

DATE: August 25, 2021
FROM: Briam Amaya Perez, Planner II
TO: City Council
ITEM: 9.1 Consideration of Ord. 2021-08 to update the Vineyard Zoning Code
APPLICANT(S): City Initiated

INTRODUCTION:

This ordinance has been properly noticed in the newspaper, posted on the Vineyard City website and the Utah State Public Notice website, and mailed to all affected entities. Property owners near any proposed zoning changes were notified consistent with the requirements of state code.

Ordinance 2021-08: Amendment to VZC 15.48.040 'General' and VZC 15.48.070 'Sign Standard Table'

This text amendment proposes changes to monument signs and wall signs. The maximum height for monument signs has been increased from 10 ft to 15 ft. Properties with two (2) or more tenants of separate businesses or organizations shall be allowed to submit a permit for a multi-tenant monument sign. The maximum sign area for exterior walls signs shall be 5% on each building elevation. In no case shall an exterior wall sign be required to be smaller than 60 SF. The maximum number of exterior wall signs shall be 1 per elevation, maximum 4.

RECOMMENDATION:

Staff is recommending approval of Ord. 2021-08.

PROPOSED MOTION:

"I move to approve Ord. 2021-08"

ATTACHMENTS:

Ord. 2021-08

**VINEYARD
ORDINANCE 2021-08**

**AN ORDINANCE OF THE CITY OF VINEYARD UTAH AMENDING THE
VINEYARD ZONING ORDINANCE SECTION 15.48.040 'GENERAL' AND
SECTION 15.48.070 'SIGN STANDARD TABLE'; PROVIDING A REPEALER
CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE,
PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.**

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

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

WHEREAS, the Planning Commission held a public hearing on August 4, 2021, and after fully considering public comment and staff recommendations recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on August 11, 2021; and

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

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

SECTION 1: **AMENDMENT** “15.48.040 General” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.48.040 General

Signs shall be allowed within the city according to the regulations contained in this section. It shall be unlawful to erect or otherwise display a sign without complying with the applicable terms and provisions of this section.

1. Sign Permit Required: Prior to erecting, construction, placement, relocation, alteration,

and/or modification of any sign, a sign permit shall be obtained from the city except as exempted within this Title. Such application for sign permit shall be subject to standards, procedures and other requirements of this section.

2. Permit Exemptions: The following items are exempt from permit requirements but shall conform to the specifications of this Title and sign definitions listed in Section 15.48.080:
 - a. Official Signs, signs of a noncommercial nature and in the public interest, erected by, or on the order of a public officer
 - b. Incidental signs not over 6 SF in size
 - c. Standard sign maintenance
 - d. Interior signs that are not visible or intended to be visible from the public-way
 - e. Site address
 - f. Flags
 - g. Temporary signs except as stated within this Title
 - h. Window Signs
3. Permit Application Process
 - a. Except as otherwise noted in this Title, it shall be unlawful for any persons to erect, alter, construct, or relocate any sign within the city without first obtaining a permit. In addition, electrical permits are required for electrical signs.
 - b. A sign permit application shall be submitted to the Planning Department on an application formatted and maintained by the city. The application shall contain:
 - i. The number of proposed signs
 - ii. The location of the sign/s on the building or premises
 - iii. Plans and specifications including attachment details
 - iv. Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and landscaping for all proposed freestanding signs
 - v. Building elevations/details denoting the areas designated for wall mounted signage
 - vi. All plans shall show complete details to include size, materials, colors, method of support or attachment
 - vii. Any additional materials required by the city in order to approved the sign permit for issuance
 - c. Prior to the issuance of any sign permit application, the city shall collect a sign permit fee in accordance with a fee schedule established by the city council.
 - d. If installation of a sign has not commenced under any permit issued under the provision of this Title within one hundred eighty (180) days from the date of such permit, or upon completion of building, such permit shall become null and void.
 - e. All signs for which a permit is required shall be subject to the following inspections:
 - i. Footing inspection on all freestanding signs exceeding six (6') feet in height
 - ii. Inspection of all braces, anchors, supports, and connections, including

wall signs

- iii. All signs containing electrical wiring shall be subject to the city's adopted electrical code, inspected to meet code compliance and; all electrical components shall bear the label of an approved testing agency.
- iv. Site inspection to ensure that the sign has been constructed according to the approved application and valid sign permit

f.

4. Sign Standard Waiver

- a. Purpose: A Sign Standard Waiver may be approved by the Planning Commission as an alternative to the requirements set forth in this Title for the uses and developments listed below:
 - i. Stand-alone or Multi-tenant commercial, office or employment uses
 - ii. A multi-building complex for a single commercial or employment use in a project exceeding 40 net acres
 - iii. Shopping Centers
 - iv. Hospitals
 - v. Hotels and Commercial lodging having at least 150 guest rooms and a full-service restaurant or conference and meeting rooms
 - vi. Conference Centers
 - vii. Auto malls
 - viii. Indoor or Outdoor commercial recreation areas
 - ix. Commuter/light rail stations
 - x. Motor vehicle fueling stations
 - xi. Drive-thru facilities
 - xii. Gateway Feature
- b. Conditions: The Planning Commission may attach conditions, requirements, or standards necessary to assure that the signs covered by the Sign Standard Waiver meet the intent of this Title and will not be materially detrimental to persons or property in the vicinity. In making its determination the Planning Commission shall not base any condition on the message content of a sign. The Planning Department will have the right to inspect that any conditions set by the Planning Commission are being met.
- c. Evaluation Criteria: Sign Standard Waivers shall be evaluated based on the following criteria:
 - i. Placement: All signs shall be placed where they are visible and legible. Factors to be considered include its location relative to traffic movement and access points, site features, other structures, and orientation relative to viewing distances and sight triangles. Wall signs may be approved on building walls other than the wall space occupied by the tenant in commercial centers in which some tenants have little or no visibility from the street.
 - ii. Quantity: The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and way finding for safety of the occupants of vehicles and pedestrians. Factors to be

considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas.

- iii. Height: All signs shall be no larger than necessary for visibility and legibility. In no event shall a Sign Standard Waiver contain a freestanding sign that exceeds by more than twenty feet (20') for multi-tenant signs and ten feet (10') for single tenant signs.
- iv. Sign Area: In no event shall any sign exceed more than twenty-five percent (25%) any maximum sign area standard permitted by this Title.
- v. Design Features and Materials: Sign design themes and materials shall be compatible with the architecture, colors, and materials of the project.

d. Procedure

- i. A sign permit application shall be submitted to the Planning Department on an application formatted and maintained by the city. The application shall contain:
 - (1) The number of proposed signs
 - (2) The location of the sign/s on the building or premises
 - (3) Plans and specifications
 - (4) Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and landscaping for all proposed freestanding signs
 - (5) Building elevations/details denoting the areas designated for wall mounted signage
 - (6) Photometric Plan for signs with illumination
 - (7) All plans shall show complete details to include size, materials, colors, method of support or attachment
 - (8) A narrative describing why a waiver is needed
 - (9) Any additional materials required by the city planner or authorized designee
- ii. Once staff has deemed the application complete the application will be taken to the next reasonable Planning Commission meeting.

e. Other

- i. Prohibited signs are excluded from receiving a Sign Standard Waiver, except as allowed within this Title.

5. Nonconforming Signs

- a. Reasonable repair and maintenance of nonconforming signs shall be allowed. In the event a nonconforming sign is damaged or vandalized, the nonconforming sign must be restored to it previous condition within six (6) months or the nonconforming status of the sign shall be forfeited.
- b. If any entity that utilizes nonconforming sign ceases operation for a period of one (1) year, the nonconforming status of the sign shall be forfeited.
- c. Not later than six (6) months after forfeiture of nonconforming status, such nonconforming signs shall be removed at the property owners expense. Any forfeited nonconforming sign not removed with this six (6) month period shall

be considered an abandoned sign for the purpose of enforcement.

6. Prohibited Signs

- a. Signs located within any public street, right of way, or other public property, except as allowed in this Title.
- b. Any sign located so as to conflict with the clear visibility of public devices controlling traffic or to impair the safety of a moving vehicle by distracting the vision of the driver.
- c. Any sign which is not specifically permitted in this Title.
- d. Signs which bear or contain statements, words, symbols, images or depictions that are obscene or indecent as to minors as those terms are defined in the U.C.A.
- e. Signs with intermittent or flashing illumination, animated or moving signs and video/television/computer displays. Except as allowed within this Title.
- f. Any inflatable object used for promotional or sign purposes.
- g. Billboards.
- h. Pole or Pylon signs
- i. Portable/A-frame signs
- j. Abandoned signs
- k. Signs emitting sound
- l. Wall mounted box cabinet signs over six (6) square feet in size. , not including projecting signs
- m. Bench signs
- n. Vehicle signs, does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposed and/or personal transportation
- o. Roof signs
- p. Neon signs larger than 3 square feet in sign area
- q. Permanent signs installed, attached, or painted to fences
- r. Flying Banner Signs

7. Measurement of Sign Area

- a. Single-faced sign
 - i. For signs having a distinct border or boundary, the sign area shall be calculated by multiplying the length times the width of the entire surface contained within the border, boundary, sign board, or sign face.
 - ii. For signs with no distinct border or boundary, the sign area shall be calculated by computing the area of a simple rectilinear figure consisting of not more than eight perpendicular lines that contain all of the writing, representations, emblems, logos, or other display elements of the sign.
- b. Double-faced sign
 - i. For signs with two (2) identical faces, arranged back to back in parallel planes, and where the sign faces are separated by no more than thirty-six (36) inches, the sign area shall be calculated for one side only.
- c. Multi-faced sign

- i. For a sign with more than one face, the area shall be calculated by adding together the area of all sign faces visible from any point.
- 8. Measurement of Sign Height
 - a. Sign height shall be measured as the distance from the base of the sign to the highest portion of the sign.
 - b. Ground shall not be augmented in a manner that adds height to the sign.
 - c. Clearance for projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.
- 9. Sight Triangle
 - a. No sign or sign structure shall obstruct traffic by obscuring the vision of motorist. A minimum sign distance triangle of thirty (30) feet shall be maintained at all street and driveway intersections; larger sign distance triangles may be deemed necessary by the City Engineer.
- 10. Sign Location
 - a. No sign shall be placed within the public right-of-way, park strips along roadways or within an easement.
 - b. No sign shall be attached to any street post, street sign or other structures within the public right-of-way except where allowed.
 - c. No sign may occupy a sight triangle.
 - d. No sign or sign structure shall be located within five (5) feet of a property line.
 - e. No sign shall be placed in such a position as to endanger pedestrian, bicyclists, or traffic on street by obscuring the view or by interfering with official street signs or signals by virtue of position or color.
 - f. On any property where permission to erect and maintain the sign has not been given by the owner or lease holder.
- 11. Sign Illumination

The artificial illumination of signs, either from an internal or external source, shall be designed to eliminate negative impacts on surrounding rights-of-way and properties. The following standards shall apply to all illuminated signs:

- a. External light sources shall be steady, stationary, directed and shielded light sources directed solely onto the sign.
- b. Signs shall not have exposed fluorescent tubes or incandescent bulbs.
- c. Internally illuminated signs shall have opaque face panels so that only the letters, logos, numbers or symbols appear illuminated. A halo effect is not allowed except through a Sign Standard Waiver.
- d. Electrical raceways and conduits shall be placed so that they are not within public view, not exceed the sign copy, and shall be painted the same colors as the wall surface.
- e. Signs with electrical components shall be constructed, inspected and approved by the Building Department
- f. Awnings with back-lit text or graphics are not allowed
- g. Lighting fixtures shall be decorative and architecturally compatible with the building.

SECTION 2: AMENDMENT “15.48.070 Sign Standard Table” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.48.070 Sign Standard Table

Sign Types	Max. Sign Area	Max. Height	Setback/Location	Max. Number	Special Provisions
<i>OS, A-1, and residential districts</i>					
Monument (development entry ways)	25 SF	5 Feet	30' clear zone shall be maintained per any street corner, curb cut out of driveway, measured from the nearest edge of the driving surface	2 per entry way into a development	places of worship and private school located within residential districts shall be permitted 1 sign that meets these requirements
Wall	6 SF	Shall not extend above the lowest portion of a flat roof, the top of a parapet wall, or above the eaves line/fascia of any roof type		2 per pedestrian or vehicular entrance	
Temporary	6 SF	4 Feet	Shall be located on private property and shall not encroach into the public right of	2 per lot	Refer to 15.48.060 for temporary sign regulations

			way.		
Sign Types	Max. Sign Area	Max. Sign Height	Setback/Location	Max. Number	Special Provisions
<i>BP, FOI, M, I, RC, RMU, FMU, PF</i>					
Monument (single tenant)	40 SF	6 Feet	5 feet from property line and out of any site visibility lines	1 sign for single users. 2 signs for properties with frontage on 2 arterial streets.	May extend no more than 20% over the allowed height for the purpose of architectural embellishment. No commercial content may extend into embellishment.
Monument (multi-tenant)	80 SF	15 0 Feet	5 feet from property line and out of any site visibility line	1 per each street frontage. Master Developments Properties with 800 FT or more frontage shall be permitted 1 sign per every 400 feet of frontage.	With three (3) two (2) or more tenants of separate businesses or organizations

Wall	1 SF per every 1 linear foot of building frontage not to exceed 60 SF per sign or a total of 120 SF 5% on each building elevation. <u>In no case shall a wall sign be required to be smaller than 60 SF.</u>	Minimum 8' above finished grade Shall not extend above the lowest portion of a parapet wall, or above line/fascia of any roof type.	Located within the middle 80% of the building frontage, measured from lease line to lease line.	1 per elevation, maximum 42. <u>except as approved through a sign standard waiver</u> Includes projecting signs.	Shall not project more than 15 inches from the wall. If sign projects less than 3 inches from wall, the 8' foot height requirement need not be met but may not be lower than the lowest point of any window.
Awning	50% of the awning	8' minimum clearance to grade required for the lowest portion of the awning.	Street fronting face of the awning	1 per awning	Shall be included in the total size for wall signs.
Projecting	No maximum area for sign type	Minimum 8' clearance to back of curb required for the lowest portion of the projecting sign. The top of the		1 per storefront entrance	Shall be included in the total size for wall signs.

		sign shall be located below the windows on the second-floor building			
Window	Shall not occupy more than 25% of the total area of a single window surface				Any sign located inside of a building within 6 feet of an exterior window shall be counted as a window sign. All video displays visible from an exterior window are prohibited.
Temporary	30 SF Window: 25%	Freestanding: 8ft. Shall not extend above the second story of the building the sign is displayed on. Shall maintain at least 8' from grade to bottom of sign.	Shall be located on private property and not encroach into the public right of way.	2 Per lot	Refer to 15.48.060 for temporary sign regulations.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

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

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder
Vineyard



4Life®

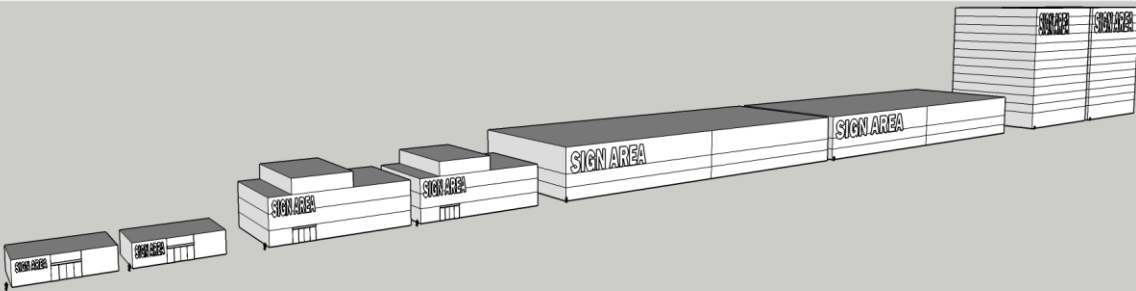
511 sf

3,901 sf

39'-0"

40'-2"



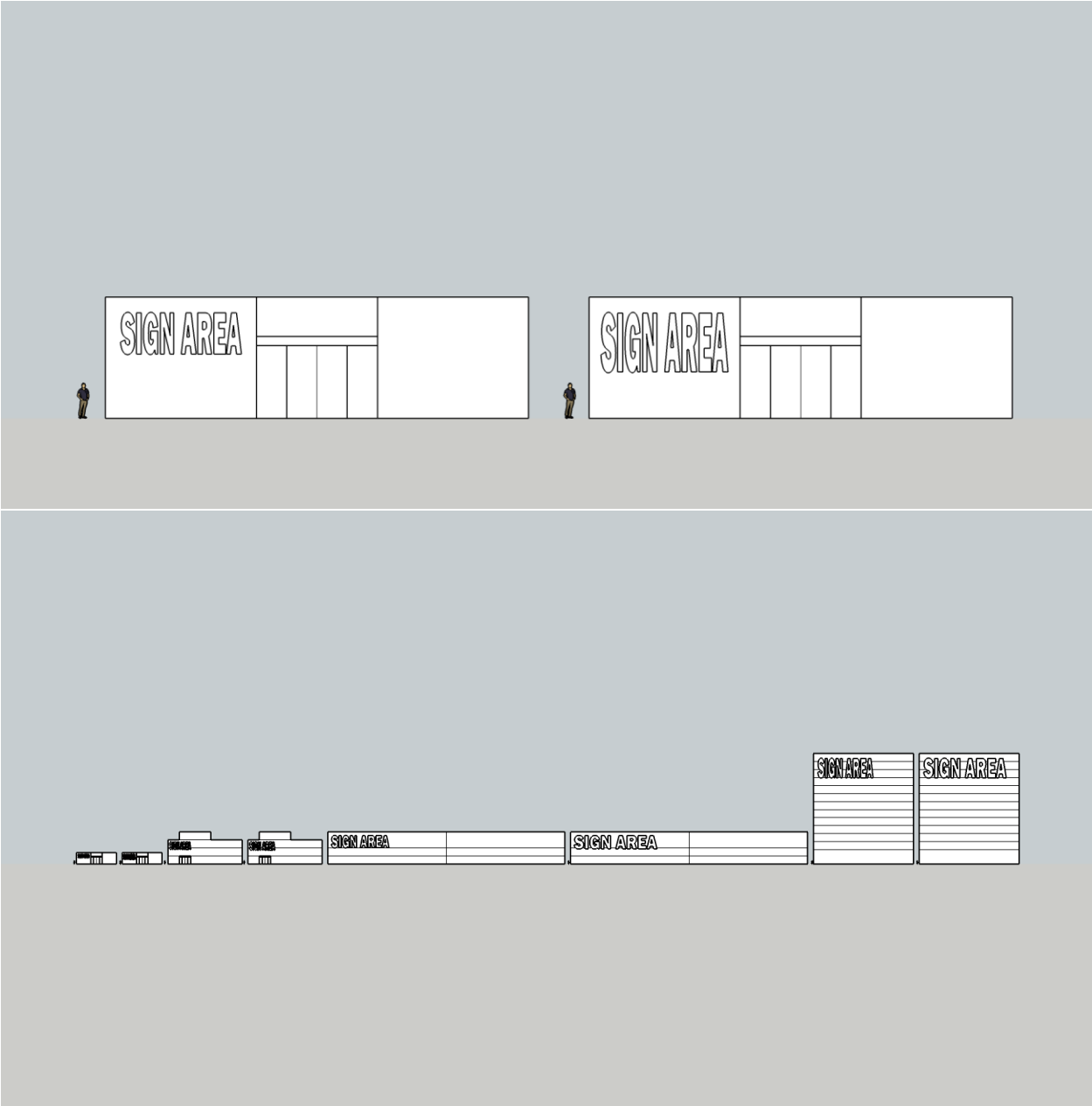
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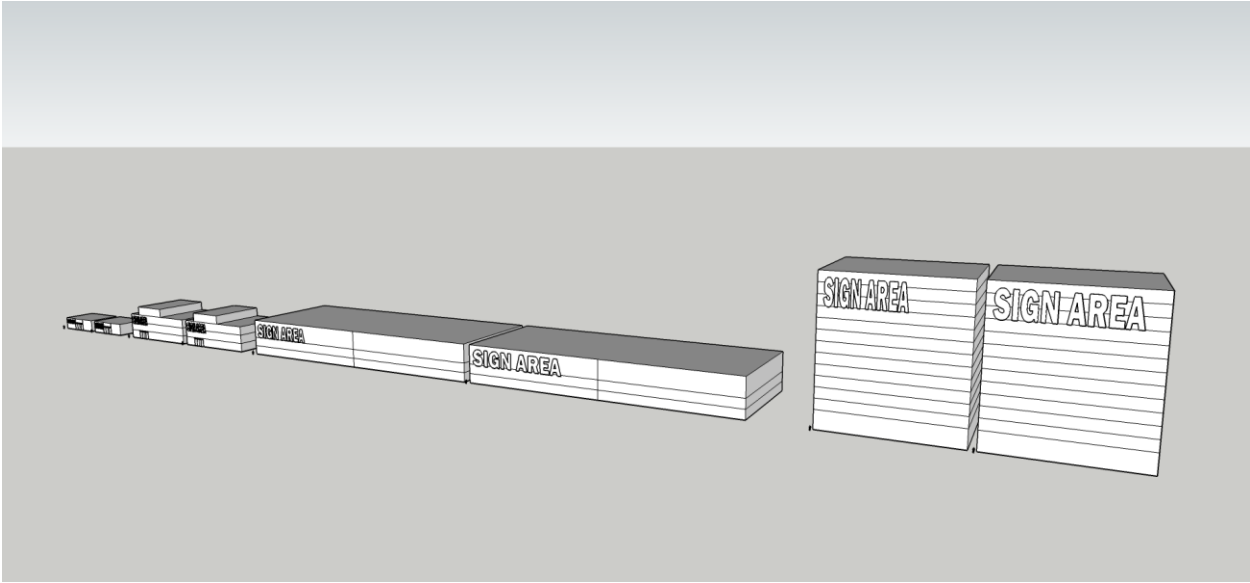
SIGN AREA

SIGN AREA

SIGN AREA

SIGN AREA







Community Development

DATE: August 25, 2021
FROM: Briam Amaya Perez, Planner II
TO: City Council
ITEM: 9.2 Consideration of Ord. 2021-11; update to Vineyard Subdivision Code
APPLICANT(S): City Initiated

INTRODUCTION:

This ordinance has been properly noticed in the newspaper, posted on the Vineyard City website and the Utah State Public Notice website, and mailed to all affected entities.

These text amendments within the Vineyard City Subdivision Code (Title 14) have been proposed by staff to reflect the correct and appropriate signatures required on subdivision plats. Moving forward, the following persons shall be required to sign subdivision plats: City Planner, City Engineer, and the City Manager (representing the will of the City Council). The City Recorder shall attest to the signatures.

RECOMMENDATION:

Staff and Planning Commission are recommending approval of Ord. 2021-11.

PROPOSED MOTION:

"I move to recommend approval of the proposed Subdivision Code text amendment: Ordinance 2021-11

ATTACHMENTS:

Ord. 2021-11

**VINEYARD
ORDINANCE 2021-11**

**AN ORDINANCE OF THE CITY OF VINEYARD UTAH AMENDING THE
VINEYARD SUBDIVISION CODE SECTION 14.06.020 'REQUIREMENTS FOR
PRELIMINARY SUBDIVISION APPLICATIONS' AND SECTION 14.08.030
'REQUIREMENTS FOR FINAL SUBDIVISION APPLICATIONS'; PROVIDING A
REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE,
PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.**

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

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

WHEREAS, the Planning Commission held a public hearing on August 18, 2021, and after fully considering public comment and staff recommendations recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on August 25, 2021; and

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

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

A: Proposed amendments

B Any plat submitted by October 1, 2021 may have either the original signature block or the new signature block. All plats submitted after October 1, 2021 shall have the new signature block.

SECTION 1: **AMENDMENT** “14.06.020 Requirements For Preliminary Subdivision Applications” of the Vineyard Subdivision Code is hereby *amended* as follows:

AMENDMENT

14.06.020 Requirements For Preliminary Subdivision Applications

All Preliminary Subdivision Applications, filed with the Town, shall provide the following application information:

1. Application Form. A Preliminary Subdivision Application Form completed and signed by the owner(s) of the Subject Property, as identified on the property assessment rolls of Utah County, or authorized agent of the owner(s), of the lands proposed to be subdivided. If the Application Form is signed by an agent of the owner(s), the Application Form shall be accompanied by an affidavit identifying the agent as being duly authorized to represent the owner(s) in all matters related to the Preliminary Subdivision Application. All persons with a fee interest in the Subject Property shall be required to join in and sign the Preliminary Subdivision Application.
2. Preliminary Subdivision Application Fees. The Preliminary Subdivision Application shall include the payment of all Preliminary Subdivision Application fees, as established by the Council, and any total amount, or deposit amount, required to provide the services of the Town Engineer, as provided and required by VSC 14.06.030.
3. Legal Description. A complete and accurate legal description of the entire Subject Property proposed to be subdivided.
4. Preliminary Subdivision Plat. A Preliminary Subdivision Plat shall be prepared by a licensed land surveyor, or engineer, as required by the Act, and drawn at a scale of not less than one inch equals one-hundred feet (1" = 100'), or as recommended by the Town Engineer. The Preliminary Subdivision Plat shall be prepared in pen and all sheets shall be numbered. A minimum of fifteen (15) 11 inch x 17 inch size and two (2) 24 inch x 36 inch size paper copies shall be included and accompany the Preliminary Subdivision Application Form. A digital copy of the Preliminary Plat, in a format acceptable to the Town's Geographic Information System standards shall also be provided. The Preliminary Subdivision Plat shall show the following:
 - a. A vicinity map, at a minimum scale of one inch (1") = one-thousand feet (1000'), clearly identifying the boundaries of the entire Subject Property, accesses, adjoining subdivision outlines and names, as applicable, and other relevant information within one-half (1/2) mile of the boundary of the Subject Property. The location of the Subject Property with respect to surrounding property and roads, and the names of all adjoining property owners of record shall be shown.
 - b. A map of the boundary of the Subject Property; accurate in scale, dimension and bearing, and giving the location of and ties to the nearest survey monument. The map shall have an error of closure of not greater than 1:10,000. Survey tie to the State grid or other permanent marker established by the Utah County surveyor is required, if practical.
 - c. Located at the top-center and lower right-hand corner of the Preliminary Plat, the proposed name of the subdivision that is distinct from any other plat already recorded in the Utah County Recorder's Office. The basis of bearings used, graphic and written scale, true north point, township, range, section, quarter section, block, and lot number, and total area of the Subject Property shall be shown.
 - d. Proposed lot and street layout. All existing and proposed street names shall be shown.
 - e. The lot or unit reference, block or building reference, street or site address, the

street name or coordinate address, boundaries, course, and dimensions, acreage or square footage for all parcels, units, or lots, and length and width of the blocks and lots proposed to be created. All parcels, units, lots, or blocks created shall be numbered consecutively.

- f. The boundaries, course, and dimensions of all of the parcels of ground divided, by their boundaries, course, and extent, whether the owner proposes that any parcel of ground is intended to be used as a street or for any other public use, and whether any such area is reserved or proposed for dedication for a public purpose.
 - g. The location of any common space or open space areas, including the location of all property proposed to be set aside for public or private reservation, with the designation of the purpose of such set asides, and conditions, if any, of the dedication or reservation.
 - h. All existing and proposed right-of-way and easement grants of record for underground utility facilities, as defined by U.C.A. 54-8a-2, and for all other utility facilities within the proposed rights-of-way.
 - i. Each proposed lot shall identify required setback lines identifying the required front, side, and rear yard areas, as required by the Zoning District in which the Subject Property is located.
 - j. A title block, placed on the lower right hand corner of the Plat showing:
 - i. Proposed name or designation of the subdivision that is distinct from any other plat already recorded in the Office of the Utah County Recorder.
 - ii. Name and address of the owner of record and the name, address and license number of the licensed surveyor or engineer responsible for preparing the Preliminary Plat.
 - iii. Date of preparation of the Preliminary Plat, and all revision dates, as applicable.
 - iv. Signature blocks for the dated signatures of the City Planner, City Engineer, City Manager (representing the will of the legislative body), Recorder attests city signatures. ~~Town Planner, Planning Commission Chair, Mayor, and Town Engineer.~~
5. Required Subject Property Information. The following information is required and shall be provided on separate sheets at the same scale as the Preliminary Subdivision Plat:
- a. The identification of known natural features including, but not limited to, jurisdictional wetlands as identified by the United States Army Corps of Engineers, flood plains and flood channels as identified by a Federal or State Agency, all water courses, areas where ground water is located within three (3) feet of the ground surface, water bodies, marshy or swampy areas, drainage ways, and any other natural features, as required by the Town Planner or Town Engineer for the Subject Property, including the total area of each.
 - b. All trees over six (6) inches in diameter, measured four (4) feet above the

ground. In cases of heavily wooded areas, indication of the outline of wooded area and location of trees which are to remain.

- c. Existing site contours, at intervals of no greater than two (2) feet, overlaid with the proposed subdivision layout. Elevations shall be based on national Geodetic Survey sea level data. In cases of predominately-level topography one (1) foot interval contours may be required.
 - d. The location of any known man-made features on, or contiguous to the Subject Property, including existing platted lots, all utility easements, railroads, power lines and power poles, telephone and other telecommunication lines and facilities, bridges, culverts, drainage channels, road rights-of-way and easements, field drains, and well or spring protection areas. Indicate which features will remain and which will be removed.
 - e. The location and dimensions of all existing buildings, fence lines and property lines, overlaid with the proposed subdivision layout.
 - f. The layout of existing power lines including the source and connection to the existing power supply.
 - g. All existing and proposed roadway locations and dimensions, with cross sections and profiles of all new streets and roads, proposed to be dedicated to the Town, showing the grades of all proposed streets and roads, including direction of slope, and all proposed cuts and fills exceeding three (3) feet. The proposed radius of all centerline curves shall be shown.
 - h. The location and size of existing and proposed culinary water and sanitary sewer lines and the location of all wells and springs, if any, and the location of all secondary water locations, as required by the Town Engineer, as applicable, overlaid with the proposed subdivision layout plan. Indicate the direction of slope for all gravity pipelines.
 - i. Proposed storm drainage and flood control systems including proposed pipe sizes, inlets, detention areas, and drainage arrows.
 - j. The location of all existing and proposed curb, gutter and sidewalk within and adjacent to the proposed development with an indication of grades and flow arrows showing direction of storm water surface flows.
 - k. Existing land drain locations and proposed new land drainage system including proposed pipe sizes, inlets, outlets, and drainage arrows.
 - l. The location of all existing and proposed fire hydrants, including the sizes of all existing and proposed water lines serving all fire hydrants.
 - m. The location of all existing and proposed streetlights identifying the location, type, height, and light output of all existing and proposed street lights.
 - n. The location of all existing and proposed street trees and other landscape plantings identifying the location and type of all street trees, shrubs and other landscape materials and plantings.
6. Geotechnical Report. A report providing geologic maps, soil type maps, and tables of soil type interpretations based on the national Cooperative Soils Survey, United States Department of Agriculture, and Soil Conservation Service. Other investigation reports regarding the suitability of the Subject Property for the proposed subdivision shall be provided. The location and height of all subsurface ground water

areas shall be shown.

7. Preliminary Grading and Drainage Plan. For all Subject Property of one (1) acre or larger, a preliminary grading plan shall be provided indicated by solid-line contours, using two (2) foot intervals, imposed on dashed line contours, also using two (2) foot intervals, of the existing topography for the entire Subject Property. For Subject Properties that have predominately-level, topography one (1) foot contour intervals may be required by the Town Engineer.
8. Preliminary Erosion Control Plan. When required by the Town Engineer, a Preliminary Erosion Control Plan shall be provided and included with the Preliminary Subdivision Application.
9. Preliminary Easement Plan. A preliminary easement plan, identifying the location, size, and use of all existing and proposed easements.
10. Title Report. A Title Report for the Subject Property, provided by a Title Company and no older than thirty (30) calendar days from the date of the filing of the Preliminary Subdivision Application.
11. Tax Clearance. A tax clearance from the Utah County Treasurer shall be provided as part of the Preliminary Subdivision Application.
12. Evidence of Availability of Necessary Services. The following information is required to be presented, necessary to establish the availability of required services to the Subject Property.
 - a. Culinary Water Requirements. As required and provided by the Act, the Vineyard Town Engineer is hereby designated as the Culinary Water Authority for the Town. It shall be the responsibility of the Applicant to provide all information and materials, as required by the Town Engineer, necessary to review and provide a written approval of the feasibility of the proposed culinary water system and culinary water sources.
 - b. Sanitary Sewer Requirements. As required and provided by the Act, the Vineyard Town Engineer is hereby designated as the Sanitary Sewer Authority for the Town. It shall be the responsibility of the Applicant to provide information and materials, as required by the Town Engineer, necessary to review and provide a written approval of the feasibility of the proposed sanitary sewer system.
 - c. Subdivision Roads and Streets. The Preliminary Subdivision Application shall identify the proposed road and street layout. Proposed subdivision streets shall make provision for the continuation of existing streets. All subdivision streets shall be designed as required by the Vineyard Town Development Standards and Design Specifications. If the proposed subdivision will be accessed directly from a State Highway, an appropriate access permit approval, as required by the State of Utah Department of Transportation, shall be provided with the application materials. If the subdivision will be accessed directly from a County Road, authorization from Utah County to allow subdivision access from a County Road shall be provided with the application materials. It shall be the responsibility of the Applicant to provide information and materials, as required by the Town Engineer, necessary to review and provide a written recommendation of the proposed road and street system.

- d. Storm Drainage and Flood Control Facilities. The Preliminary Subdivision Application shall identify the storm drainage and flood control system. The proposed subdivision storm drainage and flood control system shall make provision for the continuation of existing facilities. All subdivision storm drainage and flood control system facilities shall be designed as required by the Vineyard Town Development Standards and Design Specifications. It shall be the responsibility of the Applicant to provide information and materials, as required by the Town Engineer, necessary to review and provide a written recommendation of the proposed storm drainage and flood control system.
 - e. Fire Protection, Suppression, and Access Facilities. The Preliminary Subdivision Application shall identify the proposed fire protection, fire suppression, and fire access facilities and shall make provisions for the continuation of existing facilities, as required by the Commission and Council. All subdivision fire protection, fire suppression, and fire access facilities shall be designed as required by the Vineyard Town Development Standards and Design Specifications. The Vineyard Town Fire Marshall is hereby designated as the Fire Protection Authority, and shall review all proposed fire protection, fire suppression, and fire access facilities. It shall be the responsibility of the Applicant to provide information and materials, as required by the Town Fire Marshall, necessary to review and provide a written approval of the feasibility of the proposed fire protection, suppression, and access facilities.
13. Additional Information and Materials. When the Town Staff, Commission, or Council deem necessary, the Applicant may be required to provide other information, materials, letters of feasibility, conduct studies, and provide other evidence indicating the suitability of the Subject Property for the proposed subdivision, including, but not limited to, compliance with the Town's Transportation Plan(s) including access management plans, adequacy of utilities, public safety and fire protection, ground water protection, plant cover maintenance, geologic or flood hazard, erosion control, wildlife habitat, and any other infrastructure, physical, environmental, or cultural matters.
14. Phasing Schedule. If the Applicant is proposing phasing the development into two or more sections for purposes of recording final plats, such information must be included as a part of the Preliminary Subdivision Application submission.
- a. A phasing plan describing each phase, the approximate size in area of each phase, the order of phasing and the projected time for recording and development of each phase shall be submitted.
 - b. The requirements of the Concept Plan as described in VSC 14.04.010 shall be submitted for all phases not being proposed for preliminary approval.
 - c. The Planning Commission may impose conditions upon the filing of each section proposed as may be necessary to ensure orderly development of the overall subdivision and the area in which it is located.
 - d. Application for subsequent phases must be submitted within one year of recordation of the previous phase.

SECTION 2: AMENDMENT “14.08.030 Requirements For Final Subdivision Applications” of the Vineyard Subdivision Code is hereby *amended* as follows:

A M E N D M E N T

14.08.030 Requirements For Final Subdivision Applications

All Final Subdivision Applications, filed in the Office of the Town Planner, shall provide the following information:

1. Application Form. A Final Subdivision Application Form completed and signed by the owner(s) of the Subject Property, as identified on the property assessment rolls of Utah County, or authorized agent of the owner(s), of the Subject Property. If the Application Form is signed by an agent of the owner(s), the Application Form shall be accompanied by an affidavit identifying the agent as being duly authorized to represent the owner(s) in all matters related to the Final Subdivision Application.

All persons with a fee interest in the Subject Property shall be required to join in and sign the Final Subdivision Application.

2. Final Subdivision Application Fees. The Final Subdivision Application shall include the payment of all Final Subdivision Application fees, as established the Council, and any total amount, or deposit amount, required to provide the services of the Town Engineer, as provided and required by this section, or engineering inspection services.
3. Legal Description. A complete and accurate legal description for the entire Subject Property.
4. Final Subdivision Plat. A Final Subdivision Plat shall be prepared by a licensed land surveyor, as required by the Act, and drawn at a scale of not less than one inch equals one-hundred feet (1" = 100'), or as recommended by the Town Engineer, and in a form acceptable to the Utah County Recorder for recordation. The Final Subdivision Plat shall be prepared in pen on mylar and all sheets shall be numbered. All required certificates shall appear on a single sheet (along with the index and vicinity maps). One (1) original mylar copy of the Final Plat and two (2) original copies of the Final Subdivision Design and Construction Plans shall be included with the Final Subdivision Application and a minimum of ten (10) 11inch x 17 inch size and two (2) 24 inch x 36 inch paper copies shall be included and accompany the Final Subdivision Application Form. A digital copy of the Final Subdivision Plat, in a format acceptable to the Town's Geographic Information System standards by the Town Engineer, shall also be provided. The Final Subdivision Plat shall contain the same information as required by VSC 14.06.020, and shall include any revisions or additions, as required by the Commission or Council, as part of the Preliminary Subdivision Application approval, as applicable. The Final Subdivision Plat shall show the following:
 - a. Notation of any self-imposed restrictions, including proposed restrictive

covenants, signed by all owners of interest, and bearing the acknowledgment of a public notary, and all other restrictions as required by the Commission or Council, as applicable.

- b. A survey of the perimeter of the Subject Property and all parcels, units, lots and blocks created, accurate in scale, dimension and bearing, and giving the location of and ties to the nearest survey monument. Bearings shall be shown to the nearest second; lengths to the nearest hundredth (100th) foot; areas to the nearest hundredth (100th) acre. All parcels, units, lots, or blocks created shall be numbered consecutively. All lands within the boundaries of the Final Subdivision Plat shall be accounted for as lots, roads, streets, alleys, walkways, or as excepted parcels. Excepted parcels shall be marked as “Not Included in the Subdivision” and the boundary of such parcels indicated by distances and bearings.
- c. Endorsement of every person having a security interest in the Subject Property subordinating their liens to all covenants, servitudes, and easements imposed on the property.
- d. The location of all monuments erected, corners, and other points established in the field. The material of which the monuments, corners, or other points are made shall be noted.
- e. All existing and proposed street names shall be shown and the street address and coordinate address of all parcels, units, or lots, created shall be shown, as required by the addressing system of the Town.
- f. Every existing right-of-way and easement grant of record for underground facilities, as defined by U.C.A. 54-8a-2, and for all other utility facilities, and all proposed rights-of-way and easement grants of record for utility facilities.
- g. The location of any common space or open space areas including the location of all property set aside for public or private reservation, with the designation of the purpose of such set asides, and conditions, if any, of the dedication or reservation.
- h. The name and address of the licensed surveyor responsible for preparing the Final Subdivision Plat.
 - i. The surveyor making the Final Plat shall certify that the surveyor:
 - (1) Holds a License in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act;
 - (2) Has completed a survey of the property described on the Final Plat in accordance with U.C.A. 17-23-17 and has verified all measurements; and
 - (3) Has placed monuments as represented on the Final Plat.
 - i. Located at the top-center and lower-right of the Final Subdivision Plat, the name of the subdivision, as approved by the Utah County Recorder’s Office. The basis of bearings used, graphic and written scale, true north point, township, range, section, and quarter section, block, lot number, and total are of the Subject Property shall be shown.
 - j. A title block, placed on the lower right hand corner of the Final Subdivision

Plat showing:

- i. The Approved name of the subdivision, as approved by the Utah County Recorder.
 - ii. Date of preparation of the Final Subdivision Plat.
 - iii. Signature blocks for the dated signatures of the City Planner, City Engineer, City Manager (representing the will of the legislative body), Recorder attests city signatures.
~~Planning Commission Chair, Mayor, Town Engineer, Town Fire Marshall, and Town Attorney.~~
5. Other Required Final Subdivision Application Information and Materials. The following information is required and shall be provided on separate sheets at the same scale as the Final Subdivision Plat:
 - a. All documents establishing any required agreements, guarantees, or any bonds and the payment of any required guarantees or bonds.
 - b. Owner's Dedications. The owner's certificate of dedication(s) including a legal description of the Subject Property boundaries and the dedication of all public ways or spaces. This certificate shall be signed, dated, and notarized. The owner's certificate shall include a reference to any covenants that may be declared and blanks where the Utah County Recorder may enter the book and page number of their recording.
 - c. Required Federal, State, and Local Permits. Whenever a Federal, State, or Local department or agency has authority or jurisdiction, all necessary approvals, permits, and licenses, as required, shall be provided by such Federal, State, and Local departments and agencies and shall be required and included with the Final Subdivision Application.
 - d. Covenants and Restrictions. Copies of all protective covenants, conditions and restriction (CC&R's), trust agreements, home owner's association articles and bylaws, and all other required documents, including those required by the Commission or Council, as applicable, governing the future use of property, infrastructure, utility and service systems, re-subdivision, and other provisions required to maintain the integrity of the subdivision.
6. Final Construction Drawings. Final design and construction drawings for all proposed, or required public improvements, prepared by a licensed civil engineer, and as required by the "Vineyard Town Development Standards and Design Specifications" and the Town Engineer, including, but not limited to, all culinary water facilities, all sanitary sewer facilities, all storm drainage and flood control facilities, bridges and culverts, the profiles and cross sections of all proposed roads and streets, all secondary water facilities, all fire hydrants and fire protection and suppression facilities, all electrical power facilities, all telecommunications facilities, all street lights, all street trees and other landscape plantings identifying the location and type of all street trees, shrubs and other landscape materials and plantings, and all other provided and required public facilities and improvements.
7. Improvement Construction Costs. Estimated construction costs of all proposed, or required public improvements, prepared by a licensed civil engineer, and as required by the "Vineyard Town Development Standards and Design Specifications" and the

Town Engineer.

8. Final Grading and Drainage Plan. For all Subject Property of one (1) acre or larger a Final Grading Plan shall be provided indicated by solid-line contours, using two (2) foot intervals, imposed on dashed line contours, also using two (2) foot intervals, of the existing topography for the entire Subject Property. For Subject Properties that have predominately-level topography one (1) foot contour intervals may be required by the Town Engineer.
9. Final Erosion Control Plan. When required by the Town Engineer, a Final Erosion Control Plan shall be provided and included with the Final Subdivision Application.
10. Title Report. If the Final Subdivision Application is filed in the Office of the Town Planner after one hundred eighty (180) calendar days from the date the Preliminary Subdivision Application is approved, or if any changes or corrections have been made to the Title of the Subject Property since the Preliminary Subdivision Application was filed in the Office of the Town Planner, a Title Report for the Subject Property, provided by a Title Company, no older than thirty (30) calendar days from the date of filing the Final Subdivision Application shall be provided.
11. Tax Clearance. A tax clearance from the Utah County Treasurer shall be provided as part of the Final Subdivision Application. The Council may withhold an otherwise valid Final Plat approval until the owner of the Subject Property provides the Council with a tax clearance indicating that all taxes, interest, and penalties owing on the Subject Property have been paid.
12. Additional information and Materials. When the town staff, commission, or council deem necessary, the applicant may be required to provide other information, materials, letters of feasibility, conduct studies, and provide other evidence indicating the suitability of the subject property for the proposed subdivision, including, but not limited to, compliance with the town's transportation plan(s) including access management plans, adequacy of utilities, public safety and fire protection, ground water protection, plant cover maintenance, geologic or flood hazard, erosion control, wildlife habitat, and any other infrastructure, physical, environmental, or cultural matters.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

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

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder
Vineyard



GOVERNOR'S OFFICE OF Planning & Budget

COVID-19 Local Assistance Matching Grant Program Guidance

BACKGROUND

The COVID-19 Local Assistance Matching Grant Program, established by HB 1004, COVID-19 Grant Program Amendments (M. Schultz, K. Cullimore), seeks to leverage American Rescue Plan Act (ARPA) funds by using both state and local monies on projects which will have high return on investment for residents.

Utah has a long history of effectively managing government finances and maximizing the impact of taxpayer funds. Through this grant program, we will continue our legacy of fiscal responsibility and collaboration to ensure federal monies are spent on projects that will make the most difference for our communities. A five member selection committee, along with experts in ARPA eligibility areas, will review and rank each application using the guidance in this document before making final selections.

Selection Committee

1. Sen. Kirk Cullimore, Utah State Senate
2. Rep. Carl Albrecht, Utah House of Representatives
3. Sophia DiCaro, Executive Director, Governor's Office of Planning and Budget
4. Cameron Diehl, Executive Director, Utah League of Cities and Towns
5. Brandy Grace, CEO, Utah Association of Counties

SCORING

Points will be awarded to projects in a general category (75 points), and in project-specific scoring categories (25 points). In the case that more than one category applies to a project, the top scoring category will be used. The maximum number of points which can be awarded to any project is 100. Applications that select an "Other" category will be eligible for up to 25 points based on comparison to other projects.

ARPA TREASURY ELIGIBILITY

Please note that no application will be considered which does not meet [ARPA eligibility guidance](#) as established by the U.S. Treasury.

APPLICATION PROCESS

COVID-19 Local Assistance Matching Grant Program application can be accessed at gopb.utah.gov/localmatch. The maximum upload size for supporting documents is 10 megabytes. Any documents larger than that may be added as a link. The portal will close on September 15, 2021. After that date, late applications will not be accepted.

With any questions, please contact Sarah Wright at smwright@utah.gov or 801-538-1418.

SCORING MATRIX

<i>General</i>	
The project has clear long-term benefits that are defined and measurable	25
The project is innovative	10
The project leverages other funding sources	10
The project has a sound plan and budget	10
The project benefits vulnerable populations that have been affected adversely by the COVID-19 pandemic	10
The project does not create a funding dependency	5
The project is a collaborative effort with multiple entities	5
	75

<i>Project-Specific Category: Housing</i>	
The project, if located within an MPO boundary area, is in proximity to transit corridors*	10
The project serves individuals and families whose income is 50% or below Area Median Income (AMI)	10
The project has a gross rent no greater than 30% of household income	2.5
The project has a deed restriction to maintain affordability	2.5
<i>*If not located within an MPO boundary area, the applicant will receive an automatic 10 points</i>	25

<i>Project-Specific Category: Water & Sewer</i>	
The project mitigates a public health challenge	5
The project supports community resilience related to water, drought, or climate change	5
The project provides a substantive water quality benefit	5
The project benefits a hardship community	2.5
The project conserves or expands current water storage capacity	2.5
The project integrates land use and water use planning	2.5
The project addresses an existing or impending water supply need	2.5
	25

Project-Specific Category - Broadband

The project targets unserved or underserved areas	10
The project is located in an economically distressed area of the state	5
The project targets last-mile gaps in network connection	2.5
The project is unlikely to be funded by the private sector	5
The project addresses digital equity	2.5

25

Project-Specific Category: Public Health Impact

The project mitigates COVID-19 cases, hospitalizations, or deaths, or increases vaccination rates	10
The project addresses (a) physical or behavioral issue(s) exacerbated by the COVID-19 pandemic	5
The project addresses a need related to the COVID-19 pandemic not funded elsewhere	5
The project targets (a) population group(s) at higher risk of being impacted by the COVID-19 pandemic	5

25

Project-Specific Category: Economic Opportunities and Recovery

The project has a firm timeline to reach full impact	5
The project demonstrates capacity for impact with longevity	5
The project increases economic stabilization	5
The project targets areas of lowest recovery and highest geographical impact	5
The project increases capacity to recruit or retain employees	2.5
The project aligns with existing projects and programs	2.5

25