



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
December 14, 2022, at 4:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Wednesday, December 14, 2022, at 4:00 p.m., in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, Utah. This 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.*

2. WORK SESSION

2.1 Emergency Preparedness Plan

Councilmember Flake will present a draft of the city's Emergency Preparedness Plan.

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 City Manager Ezra Nair

5.2 Planning Commission Chair Bryce Brady

6. CONSENT ITEMS

6.1 Approval of the November 9, 2022, City Council Meeting Minutes

6.2 Approval of Dedication of 1600 N Roadway (Lindon Parcel)(Resolution 2022-53)

6.3 Approval of Award Contract – GIS Consultant (Resolution 2022-54)

6.4 Approval of an Increase to the Staffing Plan

6.5 Authorize the City Manager to approve an Impact Fee Agreement and Memorandum of Understanding with X Development

6.6 Authorizing the City Manager to File a Notice Regarding HTRZ with the County Recorder and County Officials (Resolution 2022-58)

6.7 Adoption of Amendments to Resolution 2022-50, Parking Permit Program

7. APPOINTMENTS

7.1 Planning Commission

With the advice and consent of the City Council, Mayor Fullmer will appoint Craig Bown and reappoint Tay Gudmundson as sitting members of the Planning Commission. Mayor Fullmer will also appoint two new alternate members to the Planning Commission. These appointments will be effective January 1, 2023.

7.2 Vineyard Bicycle Commission

With the advice and consent of the City Council, Mayor Fullmer will appoint members to the Vineyard Bicycle Commission.

7.3 Vineyard Youth Council

With the advice and consent of the City Council, Mayor Fullmer will appoint Lizzy Zavala as the Vineyard Youth Council City Manager.

8. PRESENTATIONS/RECOGNITIONS/AWARDS

No items were submitted.

9. BUSINESS ITEMS

9.1 DISCUSSION AND ACTION – Communities That Care Commission (Ordinance 2022-20)

Communications Manager Kathryn Newman will present a recommendation to add a Communities that Care Commission to the Municipal Code; adding Section 2.30.030. The mayor and City Council will act to adopt (or deny) this request by ordinance.

9.2 DISCUSSION AND ACTION – Parking Permit Program for 300 West

City Planner Cache Hancey will present a recommendation for a parking permit program on 300 West near the Lakefront development. The mayor and City Council will take appropriate action. *(This item was continued from the November 9, 2022 City Council meeting.)*

9.3 PUBLIC HEARING – Zoning Text Amendment – Public Noticing

(This item is being continued to the January 11, 2023 City Council meeting pending a recommendation from the Planning Commission.)

Rachel Stevens will present recommendations for Zoning Text amendments to the following sections 15.18.020 Required Notice of Public Hearing and Public Meetings; 15.18.030 Required Notice of Public Hearing and Public Meetings on Adoption or Amendments of Land Use Ordinances, including This Ordinance and Zoning District Map; 15.18.040 Required Notice for Other Public Hearings; 15.18.050 Required Notice for Other Public Meetings; 15.18.090 Courtesy Notice. The mayor and City Council will act to adopt (or deny) this request by ordinance.

9.4 DISCUSSION AND ACTION – Purchase of Water Shares (Resolution 2022-55)

Public Works Director Naseem Ghandour will present an agreement for the purchase of water shares in the Lake Bottom Irrigation Company. The mayor and City Council will act to adopt (or deny) this request by resolution.

9.5 DISCUSSION AND ACTION – Water Shares Purchasing Policy (Resolution 2022-56)

Public Works Director Naseem Ghandour will present a water shares purchase policy. The mayor and City Council will act to adopt (or deny) this policy by resolution.

9.6 PUBLIC HEARING – Consolidated Fee Schedule Amendment (Resolution 2022-57)

Finance Direct David Mortensen will present amendments to the Consolidated Fee Schedule for inspections, plan reviews, and recreation fees. The mayor and City Council will act to adopt (or deny) this request by resolution.

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 meeting is on Wednesday, January 11, 2023.

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: December 13, 2022

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER



**MINUTES OF A REGULAR
CITY COUNCIL MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
November 9, 2022, at 6:03 PM

Present

Absent

Mayor Julie Fullmer
Councilmember Tyce Flake
Councilmember Amber Rasmussen
Councilmember Mardi Sifuentes
Councilmember Cristy Welsh

Staff present: City Manager Ezra Nair, Finance Director David Mortensen, City Attorney Jayme Blakesley, Public Works Director Naseem Ghandour, Staff Engineer Emily Dicataldo, Interim Chief Building Official Cris Johnson, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planner Cache Hancey, Neighborhood Services Coordinator Tiana Spencer, Water Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Bryce Brady and Planning Commissioner Anthony Jenkins

Others Speaking: Residents Daria and Russell Evans and Nathan Kranwinkle

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

 Mayor Fullmer opened the meeting at 6:03 PM. Councilmember Rasmussen gave an inspirational thought and led the Pledge of Allegiance.

2. WORK SESSION

No items were submitted.

3. PUBLIC COMMENTS

 Mayor Fullmer called for public comments.

 Resident Daria Evans, living in The Villas Subdivision, publicly thanked staff for meeting with her to talk about the traffic signal on 400 North and Main Street. She expressed concern with the stop sign at the intersection by Trailside Elementary not flashing.

 Mayor Fullmer called for further comments. Hearing none, she closed the public comment session.

49
50 **4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

51  Councilmember Flake reported that the next Legislative Policy Committee (LPC) would be
52 held on November 14 and that he would email the council with an update after the meeting. He
53 recognized all veterans in the community and expressed his appreciation for their service and
54 sacrifices. He mentioned that he and Mr. Ghandour would be conducting a survey to find out
55 who the veterans were living in the city and that the city would be building a veterans' memorial.
56

57  Councilmember Sifuentes reported that the Blizzard race had gone well. She said the Orem
58 proposal for a new school district had failed during the election, and the Alpine School District's
59 bond proposal had also failed. There was a discussion about Orem's options for starting a school
60 district.
61

62  Councilmember Welsh reported that she had shared the plans for a veterans' memorial with
63 the Heritage Commission. She noted that the Youth Council had helped with the Blizzard race.
64 She reported on the Growth Summit that she, the mayor, and Mr. Nair had attended on Monday
65 with leaders from Utah County. She added that the Communities That Care Coalition meeting
66 the night before had gone well.
67

68
69 **5. STAFF, COMMISSION, AND COMMITTEE REPORTS**

70 **5.1**  City Manager Ezra Nair reported that the Utah Department of Transportation
71 would start repairs on the bridge on Geneva Road near 400 South on November 28 which would
72 continue through the first of the following year. He mentioned that the market study for staffing
73 was ongoing, and results should be available by the end of January or the first of February.
74

75  Mayor Fullmer reported that the city had met with state leadership to discuss Vineyard's
76 needs.
77

78 **5.2**  Planning Commission Chair Bryce Brady gave an update on the last Planning
79 Commission meeting.
80

81 **5.3**  Water Manager Sullivan Love gave an update on adding water conservation to the
82 General Plan, pursuant to SB110 that passed during the 2022 Legislative Session.
83
84

85 **6. CONSENT ITEMS**

86 **6.1** Approval of the October 26, 2022, City Council Meeting Minutes

87 **6.2** Approval of Bid Award to Oak Hollow Electric for the Traffic Signal on 400 North and
88 Main Street (Agreement #2022-45)(Resolution 2022-47)

89 **6.3** Approval of Bid Award to University Parking Enforcement for Towing Services in
90 designated areas of the city (Agreement #2022-46) (Resolution 2022-48)

91 **6.4** Approval of the Downtown Vineyard Phase 2B Preliminary and Final Plat

92 **6.5** Approval of the 2023 City Council Meeting Schedule (Resolution 2022-49)
93

94  Mayor Fullmer called for a motion.
95

96  Councilmember Sifuentes asked to pull item 6.5 from the Consent Agenda.
97

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE CONSENT ITEMS 6.1, 6.2, 6.3, AND 6.4. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

 City Recorder Pamela Spencer gave an overview of the meeting schedule requirements. There was a brief discussion about Consent Item 6.5.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE CONSENT ITEM 6.5. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

7. APPOINTMENTS

No names were submitted.

8. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

8.1 PROCLAMATION – KINDNESS WEEK

Mayor Fullmer will proclaim the week of November 7, 2022 as Kindness Week.

 Mayor Fullmer read and signed the Kindness Week Proclamation.

9. BUSINESS ITEMS

9.1 DISCUSSION AND ACTION – Parking Program Recommendations Resolution (2022-50)

Neighborhood Services Coordinator Tiana Spencer and City Planner Cache Hancy will present recommendations for amendments to the parking permit program. The mayor and City Council will act to adopt (or deny) this request by Resolution.

 Mayor Fullmer turned the time over to Neighborhood Services Coordinator Tiana Spencer and City Planner Cache Hancy.

 Ms. Spencer and Mr. Hancey reviewed the permit requirements and the recommended changes. There was a discussion about adjusting the time for the parking restrictions from 11:00 PM to 12:00 AM, and the City Council's consensus was to change the time to 1:00 AM.

 Ms. Spencer explained that the city was subsidizing the parking permit cost and that staff was recommending an increase in the permit fees. Mr. Hancey reviewed the suggested changes. There was a discussion about the recommended increase in costs. There was also a discussion about giving notice of the increased fees to the communities that had a parking permit program.

 Mr. Hancey explained that two streets in The Springs subdivision had qualified for the parking permit program. He noted that he would send them a notice about the fee increase. There was a discussion about The Springs subdivision permit program. Councilmember Flake asked to include wording about following parking restrictions for snow removal. There was a discussion about The Springs application and the increase in fees.

 Mr. Hancey reviewed a recommendation for a city-initiated parking permit program on 300 West and 600 North. He mentioned that one (1) of the conditions required the Homeowners Association (HOA) to implement its own parking permit program before the city would open overnight parking on 300 West. There was a discussion about the program. Councilmember Welsh preferred that the HOA rectify its problems before opening additional parking on 300 West. Mayor Fullmer recommended that they continue this discussion to the next meeting. The discussion continued.

 Mayor Fullmer called for public comments.

 Resident Russell Evans, living in The Villas subdivision, felt that they should install the midnight cut off for the parking restrictions.

 Resident Nathan Kranwinkle, living in The Lakefront development, expressed concerns about having no place to park when he returns home from work late at night. He felt it was asinine not to allow parking on 300 West. He also thought that a parking permit program in his development would not solve his problem. There was a discussion about a parking program in the development.

 Chair Brady said that he felt parking was going to be an issue back when the development was approved. He said that the developers had agreed to manage the parking and leave 300 West for people visiting the lake. He also felt that 1:00 AM would be agreeable across the entire city and allow the 55+ development to keep the 11:00 PM restriction. There was a discussion about parking issues and possible solutions for the Lakefront development.

 Mayor Fullmer stated, for the record, that the developers needed to keep their promises and that the city could not move forward until they did. She said that, at a state level, there was a sustainability crisis for housing, and they were asking cities to have a plan. She felt that there was an opportunity for shared parking.

 Mr. Nair explained that staff was working on a new initiative to have a city-initiated parking permit program in subdivisions with safety issues. There was a brief discussion about these unsafe neighborhoods. Mayor Fullmer stated, for the record, that staff and council had spent many hours knocking on doors and asking people to move their cars.

 Mayor Fullmer called for a motion. There was a discussion about the possible motion.

 **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE THE PROPOSED PRICE CHANGE TO \$60 AND APPROPRIATE NOTATIONS ON THE FORM, AS NOTED; CHANGE THE START TIME FOR THE PARKING RESTRICTION HOURS TO 1:00 AM; ACCEPT THE SPRINGS APPLICATION FOR THE PARKING PERMIT PROGRAM VIA THEIR APPROVAL OF THE INCREASED FEES, WITH THE EMPLOYEE TIME TO REMEDY THE ISSUES; AND CONTINUE THE 300 WEST DISCUSSION TO THE NEXT MEETING.

There was a brief discussion about the motion.

COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

198
199 **9.2 PUBLIC HEARING – Consolidated Fee Schedule (Resolution 2022-51)**

200 Finance Director David Mortensen will present an amendment to the Consolidated Fee
201 Schedule, adding parking permit fees. The mayor and City Council will act to adopt (or
202 deny) this request by resolution.
203

204  Mayor Fullmer called for a motion to go into a public hearing.
205

206  **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO GO INTO A PUBLIC
207 HEARING AT 7:20 PM. COUNCILMEMBER WELSH SECONDED THE MOTION.
208 MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND
209 WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.
210

211  Mayor Fullmer turned the time over to Finance Director David Mortensen.
212

213  Mr. Mortensen explained the fees for the parking permit program and a change to remove
214 the black and white map copies from the schedule.
215

216  Mayor Fullmer called for public comments.
217

218  Ms. Evans asked for clarification on the prorated fee. Mayor Fullmer explained that it was a
219 prorated fee. There was a discussion about the fee.
220

221  Mayor Fullmer called for further public comments. Hearing none, she called for a motion to
222 close the public hearing.
223

224  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC
225 HEARING AT 7:22 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION.
226 MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND
227 WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.
228

229  Mayor Fullmer called for questions from the City Council. Hearing none, she called for a
230 motion.
231

232  **Motion:** COUNCILMEMBER WELSH MOVED TO ADOPT RESOLUTION 2022-51,
233 THE AMENDED CONSOLIDATED FEE SCHEDULE, AS PRESENTED.
234 COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS
235 FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN,
236 SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.
237

238 **10. CLOSED SESSION**

239 No closed session was held.
240
241

242 **11. ADJOURNMENT**

243  Mayor Fullmer called for a motion to adjourn the meeting.
244



Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:23 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY .

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/Pamela Spencer
PAMELA SPENCER, CITY RECORDER

DRAFT



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 12-14-2022
Agenda Item: 6.2 Acceptance of 1600 N Road – Lindon City Parcel
Department: Public Works Department
Presenter: Naseem Ghandour, P.E.

Background/Discussion:

City staff wishes to accept the dedication of improved roads and right-of-way property that encompasses 1600 North section that resides within Lindon City boundaries as described in the Roadway Boundary Description (**Attachment 2**) and represented in the Plat (**Attachment 3**) and aerial (**Attachment 4**).

This road was constructed in 2008 by and currently owned and maintained as private ownership by Anderson Geneva LLC. On October 12, 2022, Vineyard City Council voted to accept the road dedication of the Eastlake Roads, which included 1600 North. However, since this section of 1600 North resided in Lindon, the October title failed capture this section in the dedication language.

1600 North provides for connectivity to Vineyard City northern industrial and flex office areas, Lindon Marina, Vineyard City Public Works facility, future Water Tank, and future Vineyard Water Pipeline. Additionally, these roads are part of the city's transportation general plan providing for connection to the upcoming Vineyard Connector.

The city staff received a technical assessment, presented to the City Council on October 12, 2022, and conducted a visual inspection, on August 18 of 2022, of the roads. It was determined that based on the current conditions of the road pavements, there are isolated repairs to the asphalt and several sections of the concrete curbs needed and stripping/signage. Andersen Geneva LLC is providing these roads and right-of-way to the city at no cost and has previously agreed to provide the city \$81,753 in considerations for minor repairs, stripping, signage, and association fees collected for roadway maintenance for all the Eastlake Roads, to include this 1600N section.

City Staff have discussed this dedication with Lindon City. This dedication will not change the city's boundary but rather provide the consistency of operations and maintenance of 1600N. If approved by Vineyard City, the acceptance and revised plat will be submitted to Lindon City for review and plat approval consideration by their City Council.

Fiscal Impact:

No Cost to City

Recommendation:

Staff Recommends Approval.

Sample Motion:

I move to adopt Resolution 2022-53 approving the acceptance of dedication of the 1600N Roadway section as described in respective exhibit from Andersen Geneva LLC.

Attachments:

1. Resolution 2022-53
2. Roadway Boundary Description Eastlake Development Vineyard
3. Eastlake Roads Plat Phase 3 Plat A Amended
4. Aerial of 1600 North Roadway Section in Lindon City

RESOLUTION 2022-53

**A RESOLUTION OF VINEYARD CITY, UTAH ACCEPTING A
SECTION OF IMPROVED PROPERTY FROM (Andersen Geneva
LLC)**

WHEREAS, Andersen Geneva LLC owns EASTLAKE ROAD A PRIVATE DRIVE IN THE EASTLAKE AT GENEVA INDUSTRIAL BUSINESS PARK PHASE 3 PLAT A AMENDED SUBDIVISION; LOCATED IN LINDON, UTAH (the “Property”), as shown on Exhibit A, attached hereto, and incorporated herein by reference; and

WHEREAS, Andersen Geneva LLC desires to donate the Property to the City at no cost to the City; and

WHEREAS, the improved property, known as 1600 NORTH OF EASTLAKE ROADS, located in Lindon City has been built to serve to Vineyard City’s residents; and

WHEREAS, the acceptance of the Property would allow the City to provide connectivity throughout Vineyard City, access for the future Vineyard Connector and Roadways, and ability to continue Vineyard City Wastewater service; and

WHEREAS, the City Council has determined that the proposed donation of the Property will promote the public interest and welfare and desires to accept the donation;

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

Section 1. Approval. The City Council of Vineyard City hereby approves the donation of the Property, as shown on Exhibit A, attached hereto, and incorporated herein by reference.

Section 2. Authorization. The City Council hereby approves that certain Special Warranty Deed and Certification of Acceptance of Real Property Conveyance by Municipality, attached hereto as Exhibit B, and incorporated herein by reference. The Mayor of the City is authorized to execute the agreement for and on behalf of the City.

Section 3. Severability Clause. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution; and all sections, parts, and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall be in full force and effect from December 14, 2022, and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD CITY COUNCIL ON THIS 14th DAY OF December 2022.

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder

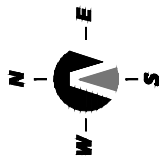
**ROADWAY BOUNDARY DESCRIPTION
1600 NORTH LINDON CITY
(LOT 4 EASTLAKE AT GENEVA INDUSTRIAL
BUSINESS PARK PHASE 3, PLAT "A" AMENDED)
ANDERSON GENEVA LLC
11/08/2022**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, LINDON, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 5; THENCE S.00°52'36"E. A DISTANCE OF 5.67 FEET ALONG THE SECTION LINE; THENCE WEST A DISTANCE OF 939.41 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE S.89°39'15"W. A DISTANCE OF 396.37 FEET; THENCE N.00°49'35"W. A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF 1600 NORTH STREET; THENCE N.89°39'15"E. A DISTANCE OF 392.34 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO A POINT ON SAID RAILROAD RIGHT OF WAY; THENCE S.07°47'29"E. A DISTANCE OF 33.28 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.
CONTAINING 0.30 ACRES OF LAND

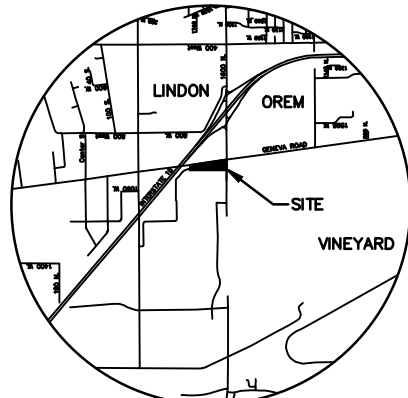
**EASTLAKE AT GENEVA,
INDUSTRIAL BUSINESS PARK
PHASE 3
PLAT "A" AMENDED
LOCATED IN THE NE 1/4 OF SECTION 5
T.6S., R.2E., S.L.B.&M.**



10 30 60 120 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	463.05'	769.02'	456.08'	S26°18'01"W	34°29'58"
C2	447.55'	804.02'	441.80'	S30°05'51"W	31°53'36"



VICINITY MAP

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

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

BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE N.89°42'13"E. 1351.93' FEET ALONG THE SECTION LINE; THENCE SOUTH 1393.65 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.57°33'44"E. 247.64 FEET; THENCE S.07°47'29"E. 85.00 FEET; THENCE N.82°12'31"E. 50.00 FEET; THENCE S.07°47'29"E. 1066.76 FEET; THENCE S.89°39'15"W. 396.37 FEET; THENCE N.00°49'35"W. 1269.70 FEET TO THE POINT OF BEGINNING. CONTAINING 8.75 ACRES OF LAND.

BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD 83

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

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

GERALD D. ANDERSON—PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF UTAH }

ON THE _____ DAY OF _____, A.D. 20____,
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

SCANNELL PROPERTIES #98, LLC

JAMES C. CARLINO — MANAGER

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____ }

ON THE _____ DAY OF _____, A.D. ____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF LINDON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.

_____ MAYOR	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY COUNCIL MEMBER	_____ CITY COUNCIL MEMBER
_____ CITY ATTORNEY	_____ ATTEST

APPROVED _____ CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)
PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE LINDON PLANNING COMMISSION.

DIRECTOR—SECRETARY CHAIRMAN, PLANNING COMMISSION

CONDITIONS OF APPROVAL

**EASTLAKE AT GENEVA,
INDUSTRIAL BUSINESS PARK
PHASE 3
PLAT "A" AMENDED
LOCATED IN THE NE 1/4 OF SECTION 5
T.6S., R.2E., S.L.B.&M.**

LINDON _____ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- ▲ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

**EASTLAKE AT GENEVA,
INDUSTRIAL BUSINESS PARK PHASE 1**

LOT 3 TO BE SERVED THROUGH VINEYARD
PER DEVELOPMENT AGREEMENT SIGNED BY
LINDON CITY ON NOV. 20, 2007

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, A.D. 20____
BY: _____
TITLE: _____

OCCUPANCY RESTRICTION NOTICE

IT IS UNLAWFUL TO OCCUPY ANY BUILDING
LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST
HAVING OBTAINED A CERTIFICATE OF OCCUPANCY
ISSUED BY THE CITY.

ANDERSON GENEVA, LLC

CROSS EASEMENT NOTE
A USE EASEMENT OVER LOT 3 IS GRANTED IN FAVOR OF THE OWNER OF LOT 6, EAST LAKE AT GENEVA INDUSTRIAL BUSINESS PARK, PHASE 1, AS DESCRIBED BELOW:

1. THIS EASEMENT CONVEYS ALL RIGHTS TO USE LOT 3 FROM THE OWNER OF LOT 3 TO THE OWNER OF LOT 6. NO RIGHT OF USE IS RETAINED BY THE OWNER OF LOT 3. THE OWNER OF LOT 6 HAS THE RIGHT TO USE LOT 3 JUST AS IF HE WERE THE OWNER OF LOT 3.
2. THIS USE EASEMENT IS SECONDARY TO ALL PRE-EXISTING EASEMENTS ON LOT 3, AND TO ALL OTHER EASEMENTS CREATED ON LOT 3 BY THE RECORDING OF THIS PLAT



**Northern
ENGINEERING INC**
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

Aerial of 1600 North Roadway Section in Lindon City





VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 12-14-2022

Agenda Item: 6.3 GIS Consultant

Department: Public Works Department, Engineering

Presenter: Emily Kofoed, Staff Engineer

Background/Discussion:

Due to city wide growth, the need for mapping, programming, customized visual products, Story Maps, and other Geographical Information System (GIS) capabilities has arisen concerning the following City functions: Development, Public Safety/Emergency Services, Infrastructure, Public Works, Capital Facilities, and Master Plans. GIS can automate several of these processes, perform spatial analysis, and provide vital data for decision-making.

City Staff posted a Request for Proposal (RFP) on the state procurement site for GIS Services (a professional services contract). Fifteen proposals were received. City Staff scored the proposals on a scale of 1 (Does Not Meet Requirements) to 5 (Well Above Requirements) weighted accordingly: Service Approach (25%), Qualifications and Experience (25%), Key Personnel and Project Team (25%), and Unit Rate Evaluation (25%). As per the City's Procurement Policy, professional services contracts are selected by the best qualified rather than the lowest bidder.

The top three consultants were interviewed by Naseem Ghandour (Public Works Director), Morgan Brim (Community Development Director), and Emily Kofoed (Staff Engineer). Interviews were scored with the same scale weighted accordingly: ArcGIS Online Maps of infrastructure, parks, trails, zoning, etc. (20%), Public User Interface (20%), Story Maps (20%), Customized Visual Products (20%), and Service Approach (20%). See a summary of the average scores below.

	Average Proposal Score	Average Interview Score	Total
Jones & Associates	3.67	3.80	7.47
Horrocks Engineers	3.42	3.90	7.32
Honey Badger Analytics LLC	3.69	3.13	6.82

Based on the results, Jones & Associates' proposal and presentation conveyed that they are the most capable of meeting the City's GIS needs. They offer expertise in ArcGIS Online, Story Maps, customized visual products, and public user interfaces. This expertise will be primarily used to update and consolidate the City's GIS maps and to create public user



VINEYARD CITY COUNCIL STAFF REPORT

interfaces and customized visual content for residents, council members, and commissioners to inform/educate concerning vital City functions.

Fiscal Impact:

\$40,000 is budgeted for FY23. Up to \$125,000 for FY 23/24 which is not budgeted.

Recommendation:

City Staff recommends approval

Sample Motion:

I move to adopt Resolution 2022-54 allowing the City Manager to enter into a contract with Jones & Associates to provide GIS services to Vineyard City for a one (1) year period with an option for renewal each following year for up to four (4) additional years.

Attachments:

Resolution 2022-54

RFP

Jones & Associates Proposal

RESOLUTION 2022-54

A RESOLUTION OF THE VINEYARD CITY COUNCIL AWARDING THE BID TO JONES & ASSOCIATES FOR GEOGRAPHICAL INFORMATION SYSTEM (GIS) CONSULTING SERVICES

WHEREAS, notice to bidders has been duly given as required by law; and

WHEREAS, after consideration of all bids filed (see exhibit A or see attached bid sheet), it was determined that Jones & Associates was the best bidder for the services as is herein outlined.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF VINEYARD AS FOLLOWS:

Section 1. The bid be awarded to Jones & Associates for Geographical Services as outlined in the staff report and the winning proposal for a one (1) year period with an option for renewal each following year for up to four (4) additional years. With a fiscal impact of \$40,000 for Fiscal Year 2022-2023 and up to \$125,000 for Fiscal Year 2023-2024.

Section 2. That city staff are hereby authorized and directed to execute the contract with Jones & Associates for the GIS Consulting Services as is herein referred to.

Section 3. This resolution shall take effect upon passing.

Passed and dated this 14th day of December 2022.

Mayor

Attest:

Recorder

**REQUEST FOR PROPOSALS TO PROVIDE GIS SERVICES TO
VINEYARD CITY**

SEPTEMBER 2022

Opening Date: Wednesday, Oct. 5th, 8:00 A.M.
Close of Question Date: Wednesday, Oct. 19th, 5:00 P.M.
Due Date: Thursday, Nov. 3rd No Later Than 5:00PM MST

REQUEST FOR PROPOSALS TO PROVIDE GIS SERVICES TO VINEYARD CITY

A. NOTICE TO PROFESSIONALS

Vineyard ("City") is seeking Proposals from qualified and experienced Geographic Information Systems professionals ("Consultant") to provide Geographic Information Systems ("GIS") services to Vineyard for a one (1) year period with an option to renewal each following year for up to four (4) additional years.

The City intends to compare and evaluate all eligible submittals and select the most qualified firm(s) or professional(s) as outlined in this request.

This is a Request for Proposals (RFP) only and should not be interpreted as a solicitation for services or as a contract for services. Submittals should be comprehensive, concise, and directly responsive to the goals and format as outlined in this RFP.

B. SCOPE OF WORK

1. Services Requested

Vineyard is accepting proposals for GIS mapping services. The services rendered will include functioning as Vineyard's primary GIS consultant. The work to be performed will include mapping, programming, customized visual products, Story Maps, reports, presentations, and other consulting work to assist with each of the following City functions:

Development

- General Plan
- Planning & Zoning
- Building Official
- Code Enforcement
- Business Licensing
- Economic Development
- Community Development
- As-Builts

Public Safety / Emergency Services

- Law Enforcement
 - Area of Service
 - Response Times
 - Calls for Service
 - Crime Analysis
- Fire Department
 - Area of Service
 - Response Times
 - Fire Hydrants
- Emergency Management
 - Community Services
- Animal Control
- Hazards

Infrastructure and Public Works

- Culinary Water
- Sanitary Sewer
- Storm Drain / Storm Water / Land Drain
- Secondary Water / Irrigation
- Transportation
 - Streets
 - Sidewalks
 - Trip Hazards
 - Streetlights
 - Street Signs
- Parks & Recreation
- Telecommunications
- Environmental (Garbage and Recycling)
- Power
- Sensitive Lands

Capital Facilities & Master Plans

- Utilities
- Roads
- Parks/Trails

2. Expectations

The Consultant shall provide a full complement of professional GIS services utilizing ESRI software products. The Consultant is expected to use their own license(s) of ESRI software products. The data produced shall be the property of the City and made readily available to the City in native file formats as requested. The Consultant is expected to be available for services in a timely manner and cost/time estimates shall be provided upon request. Preference will be given to consultants who can provide services in-house without using a 3rd party as a substitute.

3. Contract Terms

- a. It is anticipated that the terms of the contract will be for one (1) year from the date of entering with options to renew each year for up to four (4) additional years.
- b. Neither this RFP nor a contract executed from this RFP ensures the winning proposer all GIS services for the city.

C. INSTRUCTIONS TO PROPOSERS

1. Compliance with City's Purchasing Policy

The City's Purchasing Policy can be provided upon request by the Vineyard City Finance Department. The purpose of the Purchasing Policy is to provide for the fair and equitable treatment of all persons involved in public purchasing by the City, to maximize the purchasing value of public funds in procurement, and to provide safeguards for maintaining a procurement system of quality and integrity. It is the responsibility of the applicant to review, understand, and comply with all legal requirements set forth within the City's Purchasing Policy.

2. Procurement Timetable

The following timetable has been established for this RFP:

- Closing Time for Questions: 14 calendar days after original post date
- Closing Date and Time for Receipt of Proposals: 30 calendar days after post date
- Approximate Notice of Award: 14 calendar days after close date

3. Procedure

The procedure for responding to this RFP, evaluation of proposals, and selection of a consultant is as follows:

- a. Interested entities will prepare and submit their proposals according to the Procurement Timetable contained in Subsection C.2.
- b. The City and/or its representatives will evaluate all submitted proposals in accordance with the evaluation criteria contained in Subsection C.6.
- c. In-person or web presentations may be requested by the City from selected proposers.
- d. A Professional Services Agreement incorporating the provisions, terms, and conditions of this RFP will be executed between the City and the selected Consultant.

4. Proposal Submission

- a. Submit a digital copy of the Proposal and appendices via email to engineering@vineyardutah.org by the submission date no later than 5:00pm MST.
 1. Hard Copies will be accepted and must be submitted to Public Works Engineering by the submission date no later than 5:00pm MST.

- b. The deadline for receipt of proposals is set forth in Section C.2. Late Proposals will not be accepted.
- c. Proposals must be complete in meeting the requirements of this RFP. Additional information provided after the deadline will not be considered unless specifically requested by Vineyard.

5. Questions and Clarifications

- a. Firms will be notified via email from engineering@vineyardutah.org of any substantive changes in the Proposal requirements.
- b. All questions shall be submitted via email to: engineering@vineyardutah.org.
- c. All questions will be answered via email from: engineering@vineyardutah.org.

6. Proposal Organization and Content

The comprehensive RFP response shall include all requested information and documentation. Incomplete proposals may be deemed non-responsive. Proposal shall contain no more than 8 pages single-sided, excluding transmittal letter, attachments, and resumes. The proposal response shall include the following:

- a. Transmittal letter: (not included in page count) The letter of transmittal shall be on official business letterhead and shall include the following:
 - A statement of the respondent's intent to participate in the contract and comply with all terms and conditions as indicated in the RFP.
 - A certification statement to the effect that the person signing the proposal is authorized to do so on behalf of the respondent.
 - Name of the key contact person with his/her title and telephone numbers and email addresses. Also, indicate a backup contact person if the person signing the proposal is not available to take a call from the City.
- b. Service Approach (2 pages max): This section should describe the methodology and process proposed to be used to complete the Scope of Work defined in Section B.1. Describe outputs to be delivered and identify the advantages of the proposer to City. This section should also include specific exclusions.
- c. Qualifications and Experience (3 pages max): This section should describe the proposer's experience with municipal contracts of similar size and geography, including the individual team member's involvement in the specific projects described. Where applicable, work reference contacts should be included. Example project information, such as mapping produced and associated costs, screenshots, and other details for the identified work should be briefly included.
- d. Key Personnel and Project Team (2 pages max): This section should contain the following information:
 - Organizational chart showing the team expected to complete the GIS services including individual members, organizations, relationships, and breakdown of responsibilities.
 - The percentage of the work that is expected to be performed for Vineyard by each team member.
 - Resumes of key individual expected to perform work for Vineyard.

- e. Unit Rate Evaluation (1 page max): Proposals shall include:
 - Billing rates for proposed personnel that will be working on tasks for Vineyard.
 - Expected reimbursables and associated rates.
 - Cost will be evaluated independently from the technical proposal.

7. Evaluation Criteria

Proposals will be based on the following criteria:

- a. Transmittal Letter (not scored but must be submitted): Complete information as requested.
- b. Service Approach (25%): This category evaluates the Consultant's understanding of the work to be performed, availability and response time to complete tasks, the technical approach to meet the City's needs, and the Consultant's plan for managing the work.
- c. Qualifications and Experience (25%): This category deals with the proposer's performance on similar prior local work. Experience relates to the overall assessment of the proposer's assigned personnel and previous experience with this type of work.
- d. Key Personnel and Project Team (25%): This category deals with the education, training, and experience level of key personnel proposed for this work as well as experience working together as a team.
- e. Unit Rate Evaluation (25%): This category will evaluate the Consultant's value based on a provided unit costs for the range of professional services that include, but not limited to, GIS Technician, GIS Professional, Subconsultant Costs Mark-up, Other Direct Costs Mark-up, See Fee Schedule Example.

8. Web Presentation with In-Person Option

As part of the proposal evaluation process, selected proposers may be invited to make in-person or web presentations to the City and/or respond to staff questions. These presentations must be made by the same project team personnel who will be assigned to the contract should the proposer be awarded. The presentation will include one or two subject points chosen by the city at a later date and will be limited in time. The presentation grading criteria will be an equal weights distribution regarding bidders' quality and articulation of requested subject points.

9. Submittal Ownership

All proposals (and the information contained therein) shall become the property of the City. Proposers should carefully consider the items submitted before submitting items that would not be disposable to the proposer. Proposals submitted may be reviewed and evaluated by any person at the discretion of the City. No proposal shall be returned to the respondent regardless of the outcome of the selection process. The City follows the State of Utah GRAMA regulations in regard to personal and business information confidentiality.

10. Acceptance of Proposal

- a. Vineyard intends to award the contract to a single firm. However, Vineyard reserves the right to cancel or modify the terms of this RFP and/or the project at any time and for any

reason preceding the execution of a contract and reserves the right to accept or reject for any reason, any or all proposals submitted pursuant to this request for proposals.

- b. The responding party agrees that the City may terminate this procurement procedure at any time and for any reason, and the City shall have no liability or responsibility to the responding party for any costs or expenses incurred in connection with this RFP, or such party's response.

11. Withdrawal of Proposal

The proposal may be withdrawn upon request by the proposer, without prejudice, prior to, but not after, the time fixed to receive proposals.

12. Proposal Cost

Cost for developing proposals and making proposal presentations are entirely the responsibility of the proposer and shall not be chargeable in any manner to the City.

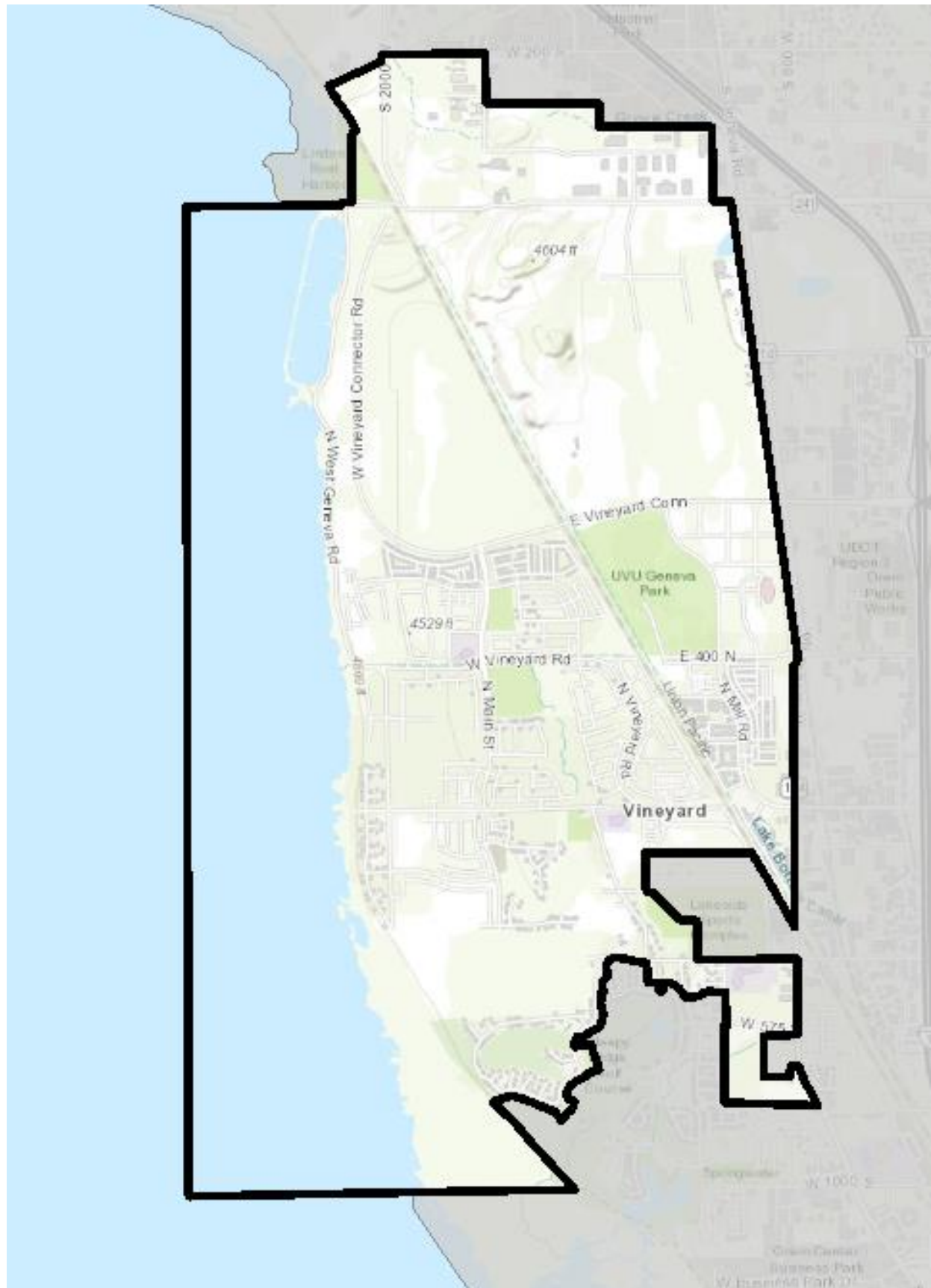
13. Reservation of Rights

Vineyard reserves rights to:

- a. Reject any and all Proposals received in response to this RFP.
- b. Waive or modify any irregularities in Proposals.
- c. Request additional information or modifications to Proposals prior to award if such is in the best interests of Vineyard.
- d. Use any ideas submitted in the Proposals received, unless covered by legal patent or proprietary rights. Selection or rejection of the proposal does not affect this right.
- e. In the event of unsuccessful contract negotiations or contract termination, enter into contract negotiations with other qualified firms that submitted acceptable Proposals.
- f. Cancel or modify the terms of this RFP and/or the project at any time and for any reason preceding the execution of a contract and reserves the right to accept or reject any or all proposals submitted pursuant to this request for proposals.

14. Additional Resources

- a. See Vineyard City's General Plan here: <https://www.vineyardutah.org/163/General-Plan>
- b. See Vineyard City's current interactive GIS maps here: <https://www.vineyardutah.org/367/Interactive-Map>
- c. Map of Vineyard:



d. Fee Schedule Example

EXAMPLE

[illegible]

November 3, 2022

VINEYARD CITY

Selection Committee
125 South Main Street
Vineyard, UT 84059

RE: REQUEST FOR PROPOSALS TO PROVIDE CONSULTING GIS SERVICES

Dear Selection Committee,

Jones & Associates Consulting Engineers is pleased to submit a GIS Services Proposal to provide Vineyard City with GIS Services. **We intend to participate in the Contract and comply with all terms and conditions as indicated in the RFP.** Our firm specializes in governmental consulting services in northern Utah, and we are in a unique position to provide Vineyard City with the services required.

In reviewing our experience and references in this Proposal, you will find that we have proven and effective skills and qualifications to provide quality GIS services to Vineyard City. We look forward to working with you and can provide any additional information about Jones & Associates, if desired.

Jones & Associates does not discriminate in its employment practices regarding race, color, religion, age (except as provided by law), sex, marital status, political affiliation, national origin, or handicap.

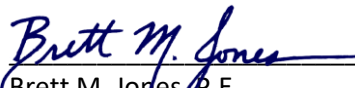
Main Point of Contact for Proposal

Brett Jones
Principal
801-391-0034
brettj@jonescivil.com

Alternate Point of Contact for Proposal

Brandon Jones
Principal
801-391-9621
brandonj@jonescivil.com

Respectfully,



(Brett M. Jones, P.E.
Principal and Senior Engineer (Authorized Signer)

Attached: Proposal



VINEYARD CITY GIS SERVICES

RESPONSE TO REQUEST FOR PROPOSAL | NOVEMBER 3, 2022



Service Approach

OVERALL APPROACH

Taking the time to learn and understand the City's needs is a vital first step in becoming part of the City's Team.



1. Research and Understand

- *Research and determine current state of mapping for each utility, department, projects, and developments*
- *Statement of need development / refinement for current and future mapping, programming, custom visual products, story maps, and presentations*
- *Understand existing GIS data collection and processing*



2. Establish Requirements for Current Identified GIS

- *Prioritize GIS mapping and projects*
- *Plan implementation of GIS mapping and projects in most cost-effective way*
- *Provide cost and time estimates for GIS projects, where appropriate*



3. Set Goals

- *Working with the City Engineer, establish short-term and long-term goals aligned with Vineyard City's mission, vision, strategic goals, and standards*
- *Establish timeframes for completion of GIS mapping creation/updates and projects*



4. Updates to Existing GIS

- *Review existing GIS data and mapping*
- *Identify needed updates / revisions*
- *Prioritize GIS data and mapping to be updated*



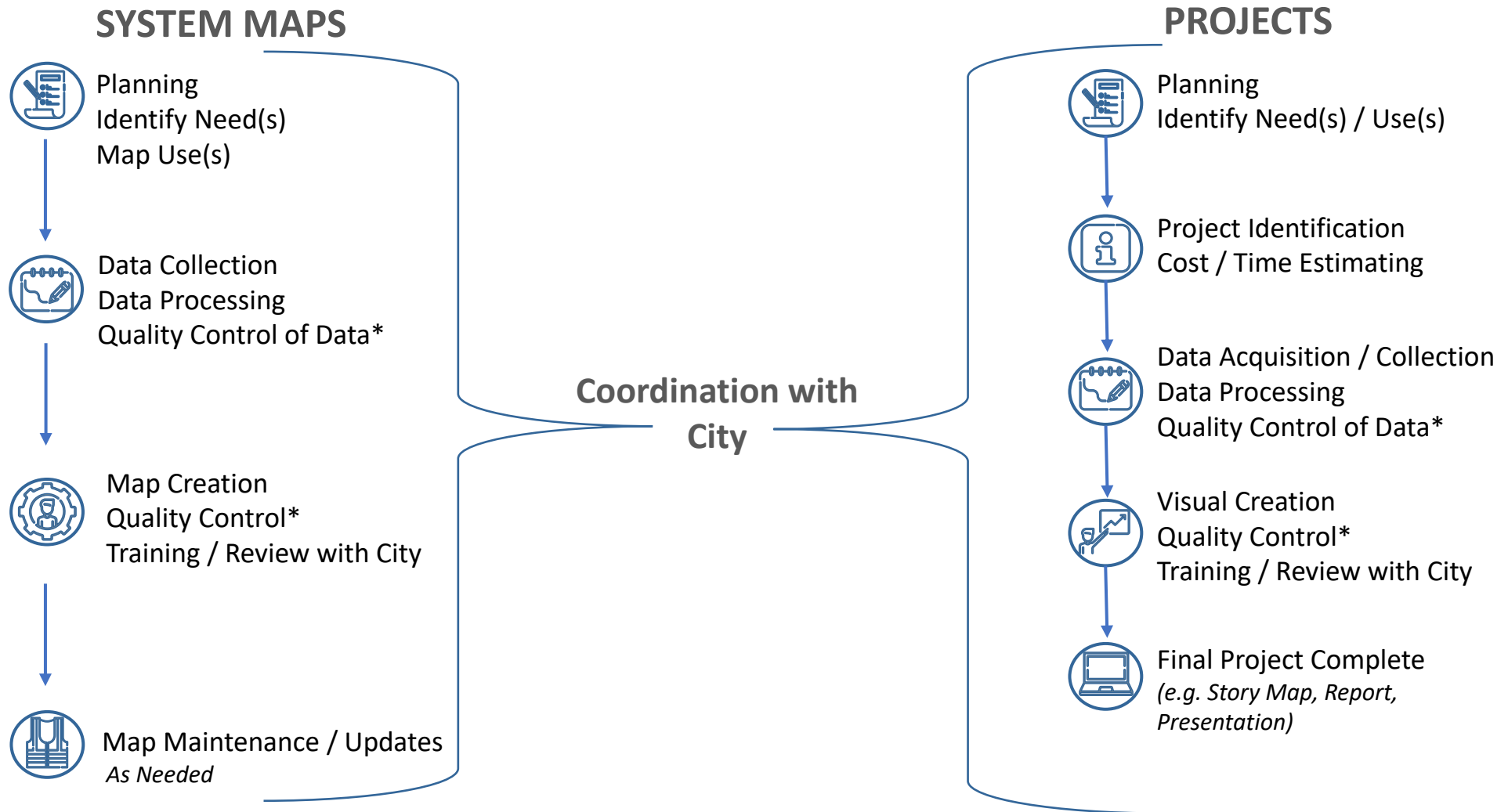
5. Implementation

- *Based on established goals and timelines implement each project or update*

Work Plan and Project Approach

PROJECT / STUDIES APPROACH

Jones & Associates' experience, capability, and availability allows TOTAL GIS administration from conceptual planning and data collection to an active operating system that meets the City's specific needs. A unique Map or Project will require an approach specific to that item. In general Jones & Associates will approach each as follows:



**Quality Control measures are in place to ensure data is collected in a way that can be successfully used to meet GIS needs.*

Qualifications and Experience

A FOUNDATION OF EXPERIENCE

Jones & Associates is deeply rooted in Northern Utah and has provided consulting services to communities, school districts, service districts, and UDOT for **35+ years** – slowly growing the Firm with loyal and trusted personnel over that time. ***This foundation of experience brings a whole team of dependable employees to help complete every project with confidence.***

We pride ourselves in having well-prepared data collection, mapping standards and specifications, and quality control measures that lead to improved communication among all Stakeholders. This results in efficient and more accurate maps with fewer changes and modifications along the way. We are proactive, transparent, and have clear and consistent communication. We use out-of-the box solutions that combine technical know-how and innovative design. We work to remain current with the latest technology, trends, and various local, state, and federal regulations. ***With 17 municipal Clients and literally hundreds of GIS project completed, we have developed extensive experience in the public sector.***

Jones & Associates Meets Vineyard City’s GIS Needs

✓ Development – Land Use Planning	
✓ Development – Current Land Uses & Infrastructure	
✓ Public Safety / Emergency Services	
✓ Infrastructure & Public Works	17 Communities
✓ Capital Facilities & Master Plans	17 Communities
✓ Customized Visual Presentations	
✓ Story Maps	
✓ Reports	
✓ Presentations	
✓ Public Involvement	105+ Projects

We Provide Every Client



Proficient Service



Cost-Effective Systems



Improvement



Service.

GIS Mapping
Story Maps and Visual Presentations
Technical Writing
Architecture
Engineering & Design
Construction Management
Land Survey
Grant Writing



Experience.

35+ Years
Government / Municipal
UDOT



Expertise.

317 Years of Combined Experience
232 Years at Jones & Associates
20 Design, Engineering, Construction
Managers, Land Surveyors,
Administration, GIS



Team Oriented.

We work together to provide efficient and effective service to each Client and for each Project.

Qualifications and Experience – Similar Projects

Trails Map

City requested a mapping solution for promoting its network of parks and trails. J&A created a large, printed map for display at trailheads, featuring a QR code that connects users to a matching online, interactive map, complete with additional information about individual trails, trailheads, parks, and parking areas.

-  **Client:** Fruit Heights City
-  **Completion:** July 2021
Ongoing Updates as Needed
-  **Initial Mapping Costs:** \$5,000
-  **Services / Team Involvement:**
 - 100% Customization of Map & Features – Kuyler Thompson
-  [Click Here for Link to View the Online Map](#)

Storm Drain Asset Management & Inspections

Input all storm drain assets into mapping system and added Survey123 inspection forms for better record keeping and database management in accordance with State MS4 permit.

-  **Client:** Perry City
-  **Completion:** April 2022
Ongoing Updates as Needed
-  **Initial Mapping Costs:** \$6,000
-  **Services / Team Involvement:**
 - 100% Customization of Map, Inspection Forms, Database - Justin Sollami
 - Verification and coordination of State requirements - Emily Thomas
-  [Click Here for Link to View the Online Map](#)

Safe Routes to School Transportation Study Report

Provided general transportation study for new elementary school. Based on data, created density map, potential sidewalk improvement plan, and proposed safe routes plan. Completed for school compliance and potential grant funding for sidewalks.

-  **Client:** Brigham City
-  **Completion:** October 2022
-  **Mapping & Study Costs:** \$6,000
-  **Services / Team Involvement:**
 - Data Collection – Justin Sollami
 - Mapping – Justin Sollami
 - Technical Writing – Emily Thomas
 - Grant Writing – Emily Thomas

Planning and Zoning Map

Customized programming of City parcel data to include subdivision, ownership data, acreage, past tax information.

-  **Client:** Pleasant View City
-  **Completion:** January 2020
Ongoing Updates as Needed
-  **Initial Mapping Cost:** \$1,000
-  **Services / Team Involvement:**
 - 100% Customization of Map & Features - Justin Sollami
-  [Click Here for Link to View the Online Map](#)

Omni Services Map Garbage Day, Irrigation District, Zoning

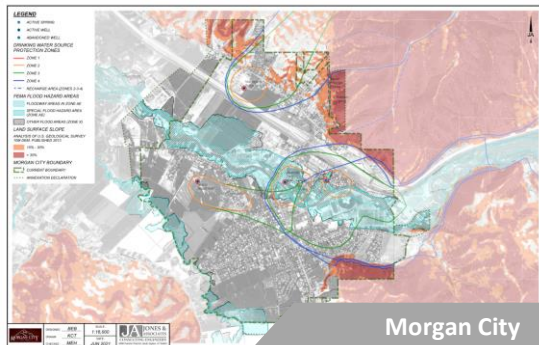
Customized map to provide one-stop location for residents to find basic service information.

-  **Client:** South Weber City
-  **Completion:** March 2022
Ongoing Updates as Needed
-  **Initial Mapping Costs:** \$1,650
-  **Services / Team Involvement:**
 - 100% Customization of Map & Features – Kuyler Thompson
-  [Click Here for Link to View the Online Map](#)

South Weber
Storm Drain System

References

JONES & ASSOCIATES PROVIDES MAPPING SERVICES



Morgan City
Sensitive Lands Map

Client

Fruit Heights City
Harrisville City
Morgan City
Perry City
Pleasant View City
South Weber City
Tremonton City
Uintah Highlands Impr. Dist.
Willard City

Contact

Brandon Green, City Manager
Jennie Knight, City Administrator
Ty Bailey, City Manager
Robert Barnhill, City Manager
Tyson Jackson, Public Works Director
David Larson, City Manager
Paul Fulgham, Public Works Director
Chris Davis, Administrator

Phone

801-725-4472
801-782-4100
801-829-3461
801-682-3558
801-668-6989
801-479-3177
435-257-9500
801-476-0945
435-784-988

ENGINEERING CLIENTS*

Client

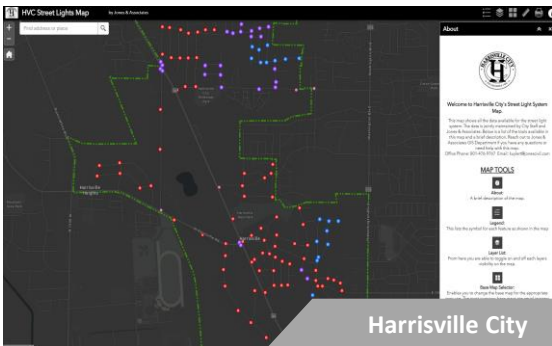
Brigham City
Box Elder County
Farr West City
Honeyville City
Marriott-Slaterville City
North Ogden City
Perry & Willard Flood
Uintah City
UDOT
Washington Terrace City
Weber Basin Water Dist.

Contact

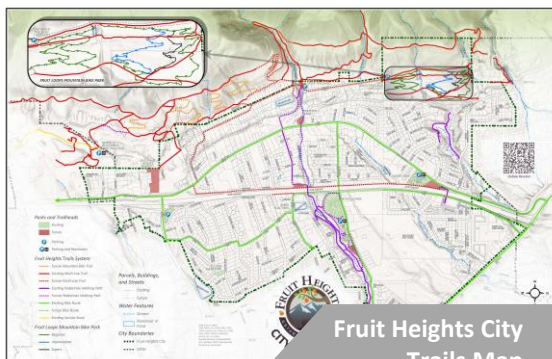
Tyler Pugsley, Public Works Director
Scott Lyons, Development Director
Nate Carver, Public Works Director
Boyd Bingham, Mayor
Zack Loveland, Development Director
Dave Espinoza, Public Works Director
Bryce Thurgood, Board Member
Michelle Mortensen, City Recorder
Daryl Ballantyne, Project Manager
Tom Hansen, City Manager
Scott Paxman, Director

Phone

435-230-0422
435-734-3316
801-710-7095
435-279-8425
801-627-1919
801-940-1952
801-628-0229
801-479-4130
801-620-1682
801-395-8282
801-771-4355



Harrisville City
Streetlight Map



Fruit Heights City
Trails Map

**Client does not utilize online mapping or has in-house Staff that provide mapping services.*

Key Personnel and Project Team



Justin Sollami
Dedicated GIS Specialist



Brett Jones, P.E.
Dedicated Principal

SUPPORTING STAFF



Kuyler Thompson
GIS Specialist



Emily Thomas
Technical Writer



Taylor Trahan
*Drone Pilot
Field Technician*



All Municipal Services
Provided or Managed In-House



Together We Provide Efficient
and Effective Service

Additional Team Members

Jones & Associates has a whole team of dependable employees to help complete every Project with confidence!

- **Civil Engineers:** Brandon Jones, Matt Hartvigsen, Chris Breinholt, Dana Shuler, Matt Robertson, Shane Taggart, Zac Burk
- **Engineers In Training:** Karter Isaacson, Adrian Moreno
- **Designers:** Tim Egan, Seth Stanton, Brad Boyce
- **Land Surveyors and Inspectors:** Ben Slater, Brent Slater
- **Engineering Analyst:** Sam Heiner
- **Data Collection Technicians:** Summer Intern(s)

Key Personnel and Project Team

Justin Sollami

Dedicated GIS Specialist



Time Commitment
100% GIS Services



Years of Experience
10



Education
University of Utah, MS

Justin is an experienced GIS Analyst that has contributed to Projects for UDOT, various Municipalities and Service Districts, and private entities. He develops complex datasets and delivers GIS Projects according to each Client's exact specifications and time constraints – this includes developing the required complex geospatial analysis solutions. He is proactive and monitors, maintains, and graphically analyzes the structural integrity of each GIS system he works on.

Kuyler Thompson

GIS Specialist



Time Commitment
Backup / Support (+/- 5%)



Years of Experience
3



Education
Weber State University, BS

Kuyler is versatile and skilled in GIS, cartography, database management, and spatial analysis. He thrives on finding creative solutions to difficult problems. He currently oversee GIS mapping for 6 Clients.

Emily Thomas

Technical Writer



Time Commitment
100% Reports / Documents



Years of Experience
15



Education
University of Maryland, MSEM

Emily has a strong background in local government operations and project management. She is involved in all aspects of a project ensuring documents are complete, on schedule, and follow applicable regulations. She is extremely organized and dedicated to keeping the work moving forward. Together with the team, she has been successful in obtaining millions of dollars in grant funding for mitigation and other projects for our Clients.

Taylor Trahan

Drone Pilot / Field Technician



Time Commitment
As Needed / Requested



Years of Experience
6



Drone Pilot License
#4496168

Taylor's broad experience and background serving in the Marines bring critical thinking and leadership to every project. He ensures all the data collected for GIS is done accurately and consistently.

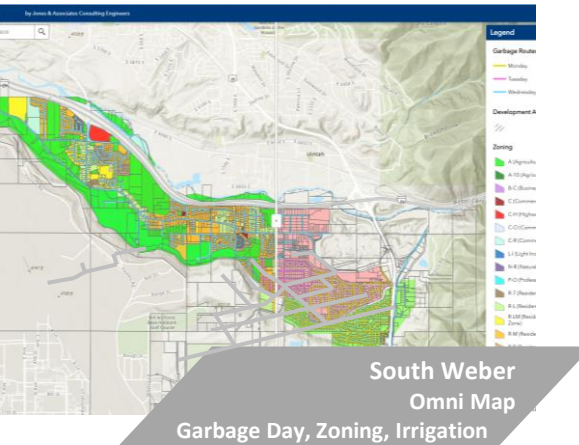
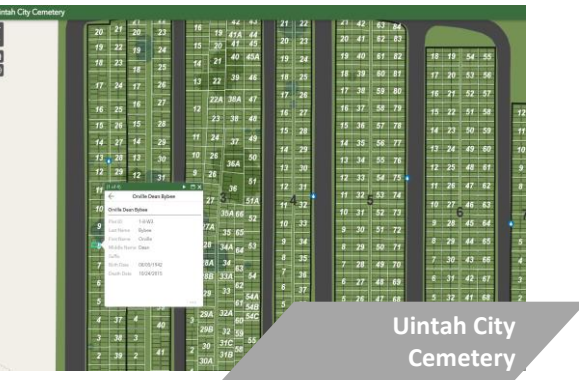
Rate Schedule

JONES & ASSOCIATES 2022 STANDARD BILLING RATES

Key Personnel and Project Team

Rate / Hour

Justin Sollami, <i>GIS Specialist II</i>	\$94
Kuyler Thompson, <i>GIS Specialist I</i>	\$89
Taylor Trahan, <i>GIS Technician</i>	\$77
Emily Thomas, <i>Technical Writer</i>	\$79
Brett M. Jones, <i>Principal</i>	\$139

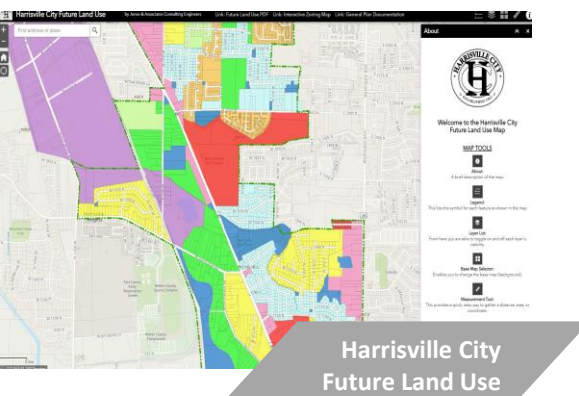


Additional Available Staff / Resources

Engineers	\$79-139
Field Engineers / Inspectors	\$77-105
Technicians	\$39-59
Planning Assistants	\$85
Survey Equipment	\$55

The hourly rates listed above INCLUDE the following:

- ✓ Vehicle Mileage and Expenses
- ✓ Computer Equipment and Specialty Software
- ✓ All Printing and Scanning Costs
- ✓ Other Overhead Expenses





VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: December 14, 2022

Agenda Item: 6.4 Staffing Plan Adjustment - Library

Department: City Manager

Presenter: Ezra Nair

Background/Discussion:

As stated in previous meetings, additions to the staffing plan can have significant impacts on future budgets. Staffing plan changes that hire new employees, move employees from part-time to full-time, or into leadership roles that were not included in the FY budget adoption, will be brought before the council for a vote.

Moving the Children's Library to the City Offices has been a great success. We've had more books checked out and more people attending than ever. We've seen our biggest influx of people in the afternoon hours.

We recently hired two new Utility Billing (UB) Clerk / Front Desk / Librarian positions to help with the demand of the library but didn't know exactly what to anticipate with the move. Now that we've had some experience with the move and have a better understanding of the demand, we're requesting additional support for library services. This support will also provide the Finance Department with additional relief and allow them to focus more on their duties.

Staff is recommending the addition of one part-time librarian to support the afternoon demand of the library and reclassifying the UB Clerk / Front Desk / Librarian positions to UB Clerk / Front Desk positions.

Fiscal Impact:

FY23: \$8,112

FY24: \$16,224

Recommendation & Additional Options:

Recommendation:

Staff recommends the City Council approve the addition of a new part-time librarian position.

Sample Motion:

I move to approve the addition to the staffing plan as presented.



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: December 14, 2022

Agenda Item: 6.5 Impact Fee Waiver Agreement & Memorandum of Understanding with X-Development

Department: City Manager

Presenter: Ezra Nair

Background/Discussion:

As the city has taken efforts to be more calculated, open & transparent with our efforts, we've decided to do a comprehensive review and update of our impact fees. As we take efforts to update our impact fees, the city would like to allow flexibility for a few buildings that are currently being permitted.

To make this transition smoother and to ensure the continuation of current projects, the city would like to enter into an agreement on buildings P, Q, & R to reduce our proposed impact fee in exchange for direct infrastructure costs.

Staff recommends the council approve the city manager to complete negotiations with and sign a partial impact fee waiver agreement with X-Development for buildings P, Q, and R & memorandum of understanding for future development.

Fiscal Impact:

FY23: \$50,000 - \$200,000 deferral of revenue.

Recommendation & Additional Options:

Recommendation:

Staff recommends the city council approve and authorize the city manager to enter into an impact fee waiver agreement and memorandum of understanding as presented.

Sample Motion:

I move to approve and authorize the city manager to enter into an impact fee waiver agreement and memorandum of understanding as presented.

RESOLUTION 2022-58

A RESOLUTION OF THE VINEYARD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO RECORD WITH THE COUNTY RECORDER A DOCUMENT REGARDING THE RECENT ESTABLISHMENT OF A HOUSING AND TRANSIT REINVESTMENT ZONE WITHIN VINEYARD CITY, AND TO PROVIDE A COPY OF THE APPROVED HTRZ PROPOSAL AND DESCRIPTION OF HTRZ LAND TO COUNTY OFFICIALS, TAXING ENTITIES, THE UTAH STATE TAX COMMISSION, AND THE STATE BOARD OF EDUCATION.

WHEREAS, Senate Bill 217 (“SB 217”) allows for the creation of a Housing and Transit Reinvestment Zone (“HTRZ”) within a 1/3-mile radius of a FrontRunner station; and

WHEREAS, Vineyard City (“City”) submitted a proposal to the Governor’s Office of Economic Opportunity (“GOEO”) to establish an HTRZ in and around the area surrounding the Vineyard FrontRunner Station; and

WHEREAS, GOEO formed an HTRZ Committee to hear and decide the City’s application; and

WHEREAS, on December 12, 2022, the HTRZ Committee met and established an HTRZ according to the terms of the City’s proposal; and

WHEREAS, SB 217 requires the City to record a document with the County Recorder containing a description of the land within the HTRZ, a statement that the HTRZ has been approved, and the date of adoption; and

WHEREAS, SB 217 requires the City to provide a copy of the approved proposal and description of land within the HTRZ to various Utah County officials, taxing entities, the Tax Commission, and the State Board of Education;

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF VINEYARD AS FOLLOWS:

Section 1. Approval. The City Manager of the City is hereby authorized to record with the County Recorder a copy of the document SB 217 requires the City to record within 30 days of approval of the HTRZ, and to send a copy of the approved proposal and description of land to the Utah County officials, taxing entities, the Tax Commission, and the State Board of Education as required by SB 217.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

Passed and dated this 14th day of December 2022.

Mayor

Attest:

Recorder

DRAFT

RESOLUTION NO. 2022-50
Superseding Resolution 2021-11

A RESOLUTION ADOPTING A POLICY TO ESTABLISH PARKING REGULATIONS IN
VARIOUS SUBDIVISIONS **AND ALONG PUBLIC STREETS** WITHIN VINEYARD CITY

WHEREAS, Vineyard City has the power to regulate public parking on Vineyard City public streets pursuant to Utah Code 10-8-11 and Utah Code 41-6a-208(2); and

WHEREAS, the City recognizes that parking on City streets may not be appropriate at certain times and places; and

WHEREAS, the City has at times received requests from neighborhoods to limit or restrict parking on the public streets; and

WHEREAS, the City does not want to make decisions about parking on public streets without involving the residents that live in the area; and

WHEREAS, by Resolution 2019-14 dated December 19, 2019, the City established a policy to help guide decisions about limiting parking on public streets to ensure that these decisions are made with the best interest of the neighborhood and the public in mind; and

WHEREAS, the City has received and reviewed a request to implement a uniform parking policy; and

WHEREAS, the City Council has consulted with city staff members and representatives from the Utah County Sheriff's Office to determine the feasibility of proposed parking programs.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF
VINEYARD CITY AS FOLLOWS:

- A. Where designated public on and off-street parking along City streets is provided, no overnight parking shall be permitted between the hours of 1:00 a.m. and 5:00 a.m.
- B. On a neighborhood-by-neighborhood basis, the City may restrict overnight parking to those vehicles displaying a City-issued overnight parking pass.
- C. When implemented, overnight parking restrictions shall be on the following terms:
 - 1. No more than a single overnight parking pass shall be issued per parcel;
 - 2. Overnight parking passes shall be issued on a calendar-year basis;

3. The annual fee for an overnight parking pass shall be as established by the City's fee schedule;
4. Within a neighborhood ~~that has adopted~~ where an overnight parking restriction ~~has been adopted~~, no vehicles may be parked on public streets within such neighborhoods between the hours of 1:00 a.m. and 5:00 a.m. except those displaying a City-issued overnight parking permit; ~~and~~
5. Within a neighborhood designated as a retirement or 55+ community where an overnight parking restriction has been adopted, such a neighborhood may elect to restrict the parking hours from 11:00 p.m. and 6:00 a.m.; and
6. Violations of the overnight parking restriction may be enforced by all available legal means, up to and including towing the offending vehicles.
- D. The following shall be the policy and procedure that the City shall follow when a representative from a neighborhood requests that the City implement overnight parking restrictions on public streets in the neighborhood:
 1. For purposes of this policy a neighborhood is defined as a distinct area developed as a named development such as the following:
 - a. Leisure Villas
 - b. Providence
 - c. Cascade
 - d. Hamptons
 - e. Providence
 - f. Westbrook
 - g. The Willows
 - h. Bridge Port
 - i. LeCheminant
 - j. Orchards
 - k. Waters Edge Pod 2

Any questions about the boundaries of a particular neighborhood shall be decided by the City Engineer.

2. All requests for neighborhood overnight parking regulations must be submitted to the City Manager using the application form published on the City's website.
3. The application shall provide a description of the issues related to parking and how restricting overnight parking will alleviate these issues. Photos identifying site conditions are required.
4. No request for overnight parking restrictions shall be implemented unless it is supported by at least 75% of the property owners in the affected neighborhood. Support shall be determined using an online survey on the City's website.

5. If the neighborhood is less than 50% developed, the HOA shall provide their written consent for the proposed overnight parking restrictions.
6. The City Manager, after consulting with city staff members and representatives from the Utah County Sheriff's Office, shall render a decision regarding the installation and content of the of signage.
- E. The intent of this resolution is to establish a procedure for public petition and participation in neighborhood parking decisions. Nothing in this resolution shall be construed to require or prevent the City from installing or removing parking regulation signs on public streets with or without public consent or participation, or from enforcing the City's existing parking restrictions. The City reserves the right to make decisions on the use of the public streets as it feels will be in the best interest of the public in general and consistent with State law.
- F. This resolution will not modify neighborhood parking restrictions in place prior to its adoption. All previously adopted neighborhood parking restrictions—including the scope and enforcement of such restrictions—will remain in effect unless and until the neighborhood approves and implements new restrictions.
- G. This resolution shall take effect upon passing.

Passed and dated this 14th day of December 2022.

Mayor Julie Fullmer

Attest:

City Recorder Pamela Spencer



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: December 14, 2022

Agenda Item: 9.1 Discussion and Action: Communities that Care Commission Ordinance

Department: Communications

Presenter: Kathryn Newman, Communications Manager

Background/Discussion: Communities That Care has had a very successful launch, having been started in August and through December 2022. Jessica Maxwell, Vineyard's Communities that Care Coordinator, has received significant training as well as initially formed the Communities That Care Coalition and has met all her benchmarks in her training.

We are proposing that a Communities that Cares Commission be formed by ordinance to oversee the larger Communities that Care Coalition. Both groups will consist of community volunteers, with the Commission consisting of identified key leaders, and the coalition consisting of appointees of the key leaders. The Commission will be members appointed by the Mayor and City Council and will oversee the actions and activities of the Coalition.

Fiscal Impact: None at this time

Recommendation: Enact Ordinance 2022-20, to add a Communities that Care Commission to the Municipal Code by adding section 2.30.030

Sample Motion: "I move to adopt Ordinance 2022-20, to add a Communities that Care Commission to the Municipal Code by adding section 2.30.030"

Attachments: Ordinance 2022-20

**VINEYARD
ORDINANCE 2022-20**

**AN ORDINANCE OF THE VINEYARD CITY COUNCIL, VINEYARD, UTAH
AMENDING THE CITY'S MUNICIPAL CODE CHAPTER 2.30 COMMITTEES
AND COMMISSIONS; ADDING SECTION 2.30.030 COMMUNITIES THAT CARE
COMMISSION**

WHEREAS, the Vineyard City Council desires to amend Chapter 2.30 of the Municipal Code of the City relating to Committees and Commissions; and

WHEREAS, the City Council finds it necessary to add section 2.30.030 Communities That Care Commission; and

WHEREAS, the City Council has determined that the proposed section will promote the public interest and welfare;

WHEREAS, a copy of the draft ordinance relating to Communities That Care Commission has been filed for use and examination by the public in the Office of the City Recorder prior to consideration of the ordinance by the City Council;

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

SECTION 1: **ADOPTION** “2.30.030 Communities That Care” of the Vineyard Municipal Code is hereby *added* as follows:

ADOPTION

2.30.030 Communities That Care(*Added*)

- A. GENERAL: The Vineyard Communities That Care Commission is hereby created.
- B. PURPOSES AND DUTIES. The Commission shall have the responsibilities provided in this section and such other duties as the Mayor may, from time to time, decide. :
 - 1. Advise and provide input on policy, management, work groups, programs, initiatives, and other functions of Vineyard's Communities That Care Coalition;
 - 2. To organize community programs and projects to provide information and education to the community on mental health and prevention;
 - 3. To actively promote and participate in community events as it relates to promoting mental health and prevention education;
 - 4. To render an annual report of commission activities to the governing bodies of the City
 - 5. To provide a venue for public input and assistance as “eyes and ears” for

issues pertaining to mental health and prevention;

6. To maintain relationships and consult with similar groups such as: PG Cares, Live On Utah, Utah County Health Department, Alpine School District, Utah County Drug Prevention Coalition or equivalent of other jurisdictions, and other groups as appropriate;
7. To work with City staff, specifically the Communities That Care Coordinator, toward the goal of reducing risk factors and increasing protective factors for mental health, substance abuse, and suicide prevention.

C. MEMBERS OF THE COMMISSION:

1. Members of the commission are appointed as per section 2.30.010
2. With the exception that one member may be appointed from the education, business or health community that has a vested interest in mental health and well-being of Vineyard residents.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from December 14, 2022 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Amber Rasmussen	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder,
Vineyard



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 12-14-2022

Agenda Item: 9.4 Water Rights Purchase Agreement between Vineyard City & Mr. & Mrs. Cook

Department: Public Works

Presenter: Naseem Ghandour, P.E.

Background/Discussion:

The city staff wishes to purchase four (4) shares of water stock from the Lake Bottom Irrigation Company ("LBIC"), held by Dennis and Cynthia Cook for a total of one-hundred forty thousand dollars (\$140,000), equating to thirty-five thousand dollars (\$35,000) per share (a fair-market rate) for each share of water approved by the Utah State Engineer for transfer and use for municipal purposes by the City.

As the city's populations grows and the demand of culinary water increases, these shares can be used to offset culinary water used for irrigation as secondary watering demands increase. The preliminary draft city water master plan by Hansen Allen & Luce Engineering shows a city-wide need of additional 4,000 acre-feet of water to sustain the city's projected growth. These water shares will enable to the city to achieve this projected demand utilizing irrigation water to offset 58 acre-feet of culinary water, which is a sustainable and more economic approach.

As water shares do not become available often, the need to purchase water shares prior to the need of demand is essential. Additionally, prior to purchasing of water shares, a board review must be conducted. Vineyard City had filed an intent to purchase these water shares from the certificate holders and the Lake Bottom Irrigation Canal board has reviewed and approved the transfer of its water shares certificates to Vineyard City.

Fiscal Impact:

\$140,000 from FY23 Water Impact Fees

Recommendation:

Staff Recommends Approval

Sample Motion:

I move to adopt Resolution 2022-54 to allow the City Manager to enter into an agreement with Mr. and Mrs. Cook to purchase their four (4) shares of water stock from the Lake Bottom Irrigation Company at a total cost of one hundred and forty thousand dollars (\$140,000).



VINEYARD CITY COUNCIL STAFF REPORT

Attachments:

1. Resolution 2022-54 Water Rights Purchase Agreement between Vineyard City & the Cooks
2. Draft agreement

RESOLUTION 2022-55

A RESOLUTION OF THE VINEYARD CITY COUNCIL APPROVING A WATER PURCHASE AGREEMENT WITH DENNIS AND CYNTHIA COOK

WHEREAS, Dennis and Cynthia Cook (“Seller”) are the sole owners of water rights; and

WHEREAS, the City desires to purchase the above rights; and

WHEREAS, the City and Seller now desire to enter into a Water Purchase Agreement governing the use of the right-of-way; and

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF VINEYARD AS FOLLOWS:

Section 1. Approval. That certain Water Purchase Agreement with Dennis and Cynthia Cook, attached hereto as Exhibit A and incorporated herein by reference, is hereby approved by the City Council of Vineyard City. The City Manager of the City is hereby authorized to execute the Agreement for and in behalf of the City.

Section 2. Conditions for Approval. Prior to the above approval by the City Council, the following conditions have been met:

- a. The Agreement has been reviewed and approved by City Attorney; and
- b. The funds for the purchase are duly approved and budgeted by the City.

Section 3. Severability. If any section, part, or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

Passed and dated this 14th day of December 2022.

Mayor

Attest:

Recorder

WATER PURCHASE AGREEMENT

This Water Purchase Agreement ("Agreement") is made and entered this ____ day of December, 2022, by and between Dennis and Cynthia Cook, individuals, hereinafter referred to collectively as "Seller", and the City of Vineyard, a municipal corporation of the State of Utah, hereinafter referred to as "City." Seller and City will hereinafter be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. Seller is the sole owner of four (4) shares of water stock from the Lake Bottom Irrigation Company ("LBIC"), Stock Certificate No. 780, a copy of which is attached as "**Exhibit A**" and incorporated herein by reference (the "Water Rights").

B. Seller currently uses the Water Rights for irrigation purposes and has the complete right to transfer the shares now held by the Seller to the City.

C. City desires and intends to purchase the Water Rights held by the Seller, subject to approval of the Board of the Lake Bottom Irrigation Company and the Utah State Engineer to permit a change in the nature and place of use and point of diversion to permit the use of the water for municipal purposes by the City.

AGREEMENT

NOW THEREFORE, the parties agree as follows:

1. The Seller is the sole owner of four (4) shares of stock in the Lake Bottom Irrigation Company, which company is entitled to the use of water from the **[Insert Source of Water]** pursuant to the provisions of the **[Insert Source of Legal Right to Use Water (e.g., Morse Decree for Provo River)]**.
2. The Seller agrees to sell and the City agrees to purchase all four (4) shares held by the Seller.
3. The amount of compensation to be paid by the City for the water right shall be thirty-five thousand dollars (\$35,000) per share for each share of water approved by the Utah State Engineer for transfer and use for municipal purposes by the City, not including any portion of the right reduced by the State Engineer for conveyance loss (estimated to be approximately 15 percent of the full quantity for irrigation purposes) or for return flow loss (amount not yet determined, if any).
4. Concurrently with the execution of this agreement the City will pay to the Seller the sum of one-hundred-forty thousand dollars (\$140,000), receipt of which is hereby acknowledged by the Seller, and the Seller will convey to the City clear title to four (4) shares of Lake Bottom Irrigation Company stock, receipt of which is hereby acknowledged by the City.

5. Upon execution of this agreement and if required by the Utah State Engineer, the City and Seller jointly agree to file a Change Application and such other documents as may be required to effectuate the approval by the Utah State Engineer to have the entire amount of the water right proposed for purchase under Paragraph 2 of this agreement approved for use by the City, and to cooperate in the processing of the application. The City agrees to be responsible for the filing or processing fees required to be paid to the State Engineer in connection with the change application. The Seller agrees to provide available ownership and use data and such documents and representations as may be required by the Utah State Engineer to effect the transfer.

6. If the change application is rejected by the State Engineer or is successfully challenged by an appeal, the City shall return the stock certificates previously conveyed and the Seller shall return the payment previously made.

7. If the decision of the State Engineer is appealed, any stock certificates and all funds then held by the agent shall be retained by the agent pending the outcome of the appeal, unless both parties agree to amend the terms of escrow in writing.

8. The City agrees, as part of the change application process to include a request to allow the continued use of the water for irrigation purposes, as well as a request for change for municipal purposes and if such continued use for irrigation is authorized by the State Engineer the City agrees to allow the seller to continue to use part or all of the water represented by the stock. The Seller shall have the right to continue to utilize the water covered by the shares of stock held in escrow for irrigation purposes during the pendency of the change application process.

9. The Seller agrees not to sell or encumber the water rights to which this agreement applies to any other person or entity during the pendency of this agreement or during the pendency of the change application process.

10. Throughout the term of this Agreement, Seller shall take all required actions and shall provide all required assistance as may be needed to ensure the Water Rights are secure and preserved so that City may obtain said rights and exercise beneficial use thereof upon the exercise of its rights of first refusal hereunder.

11. Throughout the term of this Agreement, Seller shall cooperate with the City, the State Engineer, other governmental agencies, attorneys, appraisers, consultants, water rights professionals, engineers and others to ensure that the Water Rights are and will remain transferrable and legally authorized for conveyance to the City.

12. Throughout the term of this Agreement, Seller shall take all such actions as shall be necessary to ensure that the Water Rights are not subject to any claim, ownership or beneficial use by any other entity.

13. The Seller agrees to provide such documentation affirming the continued use of water or the Seller's claim of ownership of the right, as may be required for evaluation and quantification

of the right or establishing the Seller's right to transfer ownership.

14. Any notice to be given hereunder shall be given by certified mail, return receipt requested, addressed as follows:

- a. If to the Seller, to Dennis and Cynthia Cook at **[Insert Address Here]**.
- b. If to the City, to Vineyard City, Attn: Ezra Nair, City Manager, 125 South Main Street, Vineyard, Utah 84059.

15. This agreement constitutes the entire agreement between the parties and may be changed only in writing signed by both parties, and this agreement shall bind the heirs, assigns and successors in interest of the respective parties. If either party shall breach this agreement, the other party shall be entitled to recover their attorney's fees and court costs in addition to other lawful damages resulting therefrom.

16. This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Utah, without giving effect to principles and provisions thereof relating to conflict or choice of laws and irrespective of the fact that any one of the Parties is now or may become a resident of a different state. Exclusive jurisdiction and venue for any action under this Agreement shall lie in the District Court of Utah County, Utah.

17. The City shall be entitled to assign its rights under this Agreement upon providing the Seller thirty (30) days prior written notice. Seller shall be entitled to assign its rights under this Agreement upon providing the City thirty (30) days prior written notice, and upon delivering a signed written instrument demonstrating that assignee agrees to and is bound by all requirements of this Agreement.

18. This Agreement shall be binding upon and inure to the benefit of Seller, the City, and their respective successors and assigns, if any.

19. Neither this Agreement nor any term or provision hereof may be changed, waived, discharged, amended or modified orally, or in any manner other than by an instrument in writing signed by all of the Parties hereto.

20. This Agreement may be signed in counterparts, any one of which shall be deemed to be an original.

[Signatures to follow on next page]

IN WITNESS WHEREOF, Seller and the City have set their hands and seals hereto as of the day and year first above written.

SELLER:

Dennis Cook

Date

Cynthia Cook

Date

DRAFT

VINEYARD CITY:

The City of Vineyard, Utah

By: _____

Ezra Nair

Its: City Manager

Attest:

Pamela Spencer

City Recorder

Seal:

DRAFT



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 12-14-2022

Agenda Item: 9.5 Granting the City Manager On-Going Authority to Purchase Water Rights

Department: Public Works

Presenter: Naseem Ghandour, P.E.

Background/Discussion:

The city staff wishes City Council to allow the City Manager the on-going authority to purchase water shares from private and public entities at or below the fair market value per share.

As the city's populations grows and the demand of culinary water increases, these shares can be used to add to the city's water rights to support the growth. The preliminary draft city water master plan by Hansen Allen & Luce Engineering shows a city-wide need of additional 4,000 acre-feet of water to sustain the city's projected growth.

As water shares do not become available often the need to purchase water shares prior to the need of demand is essential. Additionally, prior to purchasing of water shares, a board review must be conducted. Lastly, with these conditions the nature of purchasing water shares become a time sensitive nature, requiring the City to file an intent and enter into an agreement within days of water shares becoming available and a successful negotiation of price per share.

Fiscal Impact:

Purchases will be made through Water Impact Fees

Recommendation:

Staff Recommends Approval

Sample Motion:

I move to approve Resolution 2022-56 allowing the City Manager the on-going authority to enter into agreements for the purchase of shares of water stock at or below fair market value.

Attachments:

1. Resolution 2022-56 Vineyard City Council Authorizing the City Manager to Enter into Water Purchase Agreements

RESOLUTION 2022-56

A RESOLUTION OF THE VINEYARD CITY COUNCIL AUTHORIZING THE CITY MANAGER TO ENTER INTO WATER PURCHASE AGREEMENTS

WHEREAS, from time to time the City learns of water shares or rights that become available to purchase; and

WHEREAS, the opportunity to purchase these water shares or rights is often time sensitive; and

WHEREAS, to avoid losing the opportunity to purchase these water shares or rights, the City Council desires to grant the City Manager the ongoing authority to enter into Water Purchase Agreements from time to time without seeking individual prior approval from the City Council;

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF VINEYARD AS FOLLOWS:

Section 1. Approval. Subject to the conditions of Section 2, below, the City Manager of the City is hereby authorized to execute various Water Purchase Agreements for and in behalf of the City.

Section 2. Conditions for Approval. Prior to execution of any Water Purchase Agreement by the City Manager, the following conditions must be met:

- a. The Water Purchase Agreement has been reviewed and approved by City Attorney;
- b. The cost per share/acre foot for the water right is at or below market rate;
- c. The funds for the purchase have been duly approved and budgeted by the City;
- d. The City Manager has notified the members of City Council of his intent to enter into the Water Purchase Agreement; and
- e. The timeframe for purchasing water rights is time-sensitive and has been documented by the City Manager in a memorandum on file with the City Recorder.

Section 3. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its approval by the City Council.

Passed and dated this 14th day of December 2022.

Mayor

Attest:

Recorder



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: December 14, 2022

Agenda Item: 9.6 Consolidated Fee Schedule

Department: Finance

Presenter: David Mortensen, Finance Director

Background/Discussion:

Utah Code section 10-3-17 authorizes cities to create, amend, and set a fee schedule appropriate for the services rendered by the municipality by way of a resolution. The provided attachment shows recommended changes to Vineyard's current fee schedule to assure our fees are up to date. The specific amendments being considered at this meeting are as follows:

- Remove Adult Volleyball Tournament
- Increase Youth Volleyball from \$50 to \$80
- Modify the Recreation Program Cancellation Fee to be up to 100%
- Add that we don't offer race registration refunds
- Add Youth Cross Country at \$70
- Add Youth Golf at \$70
- Add Bingo at \$10

Increase the Commercial Plan Review Fee from 35% to 65% of the Building Fee

Fiscal Impact:

The proposed changes should have minimal fiscal impact as fees are increased and added to assure that the City's costs (supplies, labor, overhead, etc) are covered for the provided services.

Recommendation:

The Finance Department recommends accepting all changes as they are presented in the attachment.

Sample Motion:

I move to adopt Resolution 2022-57, the amend Consolidated Fee Schedule as presented.

Attachments:

Resolution 2022-57

Consolidated Fee Schedule – Amended

RESOLUTION NO. 2022-57

A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE

WHEREAS, Section 10-3-717 UCA authorizes cities to establish the amounts of fees to be charged for municipal services to be set by resolution, and

WHEREAS, The City Ordinances, in various locations, provides for the establishment of fee amounts for certain municipal services, by resolution of the City Council.

WHEREAS, a Public Hearing was duly noticed and held on the 14th day of December 2022 on the proposed amendments.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF VINEYARD, UTAH AS FOLLOWS:

- Section 1. The City Council hereby adopts the amended Consolidated Fee Schedule, which is attached hereto and incorporated herein by reference.
- Section 2. A copy of the Consolidated Fee Schedule shall be placed in the Vineyard City Offices and be available for review.
- Section 3. This resolution shall take effect upon passage.
- Section 4. All other resolutions, ordinances, and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED and ADOPTED by the City Council of Vineyard, Utah this 14th day of December 2022.

APPROVED:

Julie Fullmer, Mayor

ATTEST:

Pamela Spencer, City Recorder



Consolidated Fee Schedule 2022-2023 Fiscal Year

Administrative	2
Recreation.....	3
Utilities	5
Sanitation	5
Facilities Rental	6
Special Event Permit.....	7
Code Enforcement Fees.....	8
Business Licensing	8
Land Use Applications	9
Building Permit Fees	11
Building Inspection Fees	13
Impact Fees	13
Pass Through Fees	14
Water Department Fees	14



ADMINISTRATIVE FEES

Records (GRAMA) Requests	per hour for staff time after first 15 minutes (based on lowest paid employee working on the request) Copies \$0.10 per page
Returned Checks	\$10.00
Colored Map Copies – 8 ½ x 11	\$3.00
Black and White Map Copies	Free
Notarization	Free
Library Card/Fitness Center Reimbursement	\$80 annual reimbursement per Vineyard household (can be used toward non-resident library card OR municipal fitness center membership)
Weed Abatement	Actual Abatement Costs
Bond Processing Fee	\$60
Administrative Citation	\$100
Credit Card Fee	3% of Transaction Total
Candidate Filing Fee	\$35
City Offense Fines	Class B misdemeanor—not to exceed \$1000 Class C misdemeanor or infraction—not to exceed \$750
Annual Overnight Parking Permit Fee (Purchased Jan – June)	\$50
Annual Overnight Parking Permit Fee (Purchased Jul – Dec)	\$25



RECREATION FEES

3v3 Adult Soccer	Team - \$250 Individual - \$50
3v3 Adult Soccer Tournament	Team - \$80 Individual - \$20
3v3 Basketball Tournament	Team - \$80 Individual - \$20
Adult Flag Football	Team - \$500 Individual - \$50
Adult Kickball Tournament	Team - \$150 Individual - \$20
Adult Pickleball	\$50
Adult Soccer	Team - \$500 Individual - \$50
Adult Soccer Tournament	Team - \$160 Individual - \$20
Adult Tennis Clinic	\$50
Adult Tennis Tournament	\$50
Adult Volleyball	Team - \$350 Individual - \$50
Adult Volleyball Tournament	Team - \$120 Individual - \$50
Adult Ultimate Frisbee	Team - \$350 Individual - \$50
Cornhole Tournament	Team - \$30 Individual - \$15
CUTA Tennis	\$100
E-Sports	\$50
Exercise Class	\$50
Pickleball Tournament	Team - \$30 Individual - \$15
Race Registration	5k/10k - \$20



	Kids 1k - \$10 Family Rate \$45 per household Group Rate - \$15 per person
Race T-Shirts	\$10
Senior Program	\$50
Spikeball Tournament	Team - \$30 Individual - \$15
Sports Trivia/Fantasy Class	\$50
Toddler Sports Clinic	\$60
Virtual Races	\$25
Youth Arts	\$50
Youth Baseball Clinic	\$50
Youth Basketball Clinic	\$50
Youth Coach Pitch	\$50
Youth Flag Football	\$50
Youth Jr Jazz Basketball	\$100
Youth Kickball	\$50
Youth Machine Pitch	\$70
Youth Pickleball Programs	\$50
Youth Soccer Programs	\$70
Youth T-Ball	\$50
Youth Tennis Clinic	\$50
Youth Ultimate Frisbee	\$50
Youth Volleyball Programs	\$580
Youth Wrestling	\$50
Youth Cross Country	\$70
Youth Golf	\$70
Bingo	\$10
Additional Non-Resident Fee	Team - \$50 Individual - \$10
Late Registration	\$50 – Team \$10 - Individual



Recreation Program Cancellation Fee	Up to 75 100 % of Registration Cost (No Refund of Race Registrations)

UTILITY FEES

Water Base Rate ¾" Meter	\$27.09 first 5,000 gallons
Water Base Rate 1" Meter	\$37.93 first 5,000 gallons
Water Base Rate 1 ½" Meter	\$48.76 first 5,000 gallons
Water Base Rate 2" Meter	\$78.56 first 5,000 gallons
Water Base Rate 3" Meter	\$297.99 first 5,000 gallons
Water Base Rate 4" Meter	\$386.48 first 5,000 gallons
Water Base Rate 6" Meter	\$568.89 first 5,000 gallons
Water Base Rate 8" Meter	\$758.52 first 5,000 gallons
Residential Water Usage Rates: Tier 1 (5,001 – 15,000) Tier 2 (15,001– 30,000+) Tier 3 (30,001 – 50,000) Tier 4 (50,001+)	\$1.77 per 1,000 gallons \$2.03 per 1,000 gallons \$2.50 per 1,000 gallons \$2.75 per 1,000 gallons
Commercial Water Usage Rates: Tier 1 (5,001 – 30,000) Tier 2 (30,001 – 100,000) Tier 3 (100,001+)	\$1.77 per 1,000 gallons \$2.50 per 1,000 gallons \$2.75 per 1,000 gallons
Sewer Base Rate	\$17.25
Sewer Usage Rate	\$3.50 per 1,000 gallons
Transportation Utility	\$3.5 Per ERU
Storm Water Utility	\$5 Per ERU

SANITATION FEES

90-Gallon Residential Can	\$13
Second 90-Gallon Residential Can	\$8



Recycling Can	\$6

FACILITIES RENTAL FEES

Council Chambers Rental	\$75 per hour for Resident, \$150 per hour for Non-Resident
Council Chambers Cleaning Deposit	\$75 for Resident, \$150 for Non-Resident
Small Park Pavilion Rental	\$40 for Resident, \$80 for Non-Resident
Small Park Pavilion Cleaning Deposit	\$40 for Resident, \$80 for Non-Resident
Large Park Pavilion Rental	\$75 for Resident, \$150 for Non-Resident
Large Park Pavilion Cleaning Deposit	\$75 for Resident, \$150 for Non-Resident
Special Event Rental Deposit	\$300
Multi-Day Special Event Rental Deposit	\$500 per day
Pavilion Rental Cancellation Fee	\$5
4 Hour Field Rental at Gammon Park (Monday—Thursday)	\$300 Deposit + \$75 for Residents, \$150 for Non-Resident or Holiday Reservations
4 Hour Field Rental at Gammon Park (Weekend)	\$300 Deposit + \$100 for Residents, \$200 for Non-Residents or Holiday Reservations
All other parks, Single Soccer 4 Hour Field Rental (Monday – Thursday)	\$300 Deposit + \$150 for Residents, \$300 for Non-Resident or Holiday Reservations
All other parks, Single Soccer 4 Hour Field Rental (Weekend)	\$300 Deposit + \$200 for Residents, \$400 for Non-Residents or Holiday reservations
Court Rental	\$25 per hour per court
Pickleball Net Rental	\$50 Refundable Deposit
Pickleball Net Repair/Replacement Fee	Up to \$300
Outdoor Basketball Court Rental	\$25 per hour per ½ court
Non-Existing Line Painting – Per Field	1-499 Feet - \$100 500-999 Feet - \$125



	1000+ Feet - \$150
Remarking Line Painting – Per Field	1-499 Feet - \$20 500-999 Feet - \$25 1000+ Feet - \$30

SPECIAL EVENT FEES*

Special Event Permit	\$50
Special Event with Vendors	\$75
Special Events with >250 participants	\$100
Special Events longer than 6 hours	\$150
Multi-Day Special Events	\$200
Film Permit	\$50
Summer Celebration Food Vendor	\$100 per day
Summer Celebration Vendor Booth	\$100
Boo-A-Palooza Vendor Fee	\$50
Bounce House Deposit	\$100
Onsite Dumpster or Equipment Permit	\$72 per dumpster
Additional Dumpster Reserved	\$174 per 6 yard dumpster
Excess Garbage Pickup	Up to \$600 based on quantity picked up
Extra trash can with bags	\$15 per 5 cans
Personnel (total compensation per employee, per hour, during regular business hours)	Parks Department - \$35 Streets Department - \$35 Special Events Department - \$32
Penalty for operating without a permit	Double the application fee and any damage caused by the special event

*Special event and facility rental fees may be waived at the discretion of city council. See special event code for fee waiver consideration reasons.



CODE ENFORCEMENT FEES

Code Violation Fee (per calendar year from first offense)	1 st Offense - \$100 2 nd Offense - \$200 3 rd (or more) Offense - \$400
Civil Penalty Fee	\$25 minimum to \$1,000 maximum per day, per violation
Civil Penalty Fee- Occupancy Violation	\$100 per day, per violation
Civil Penalty Fee- Home Occupation Operating without License	\$25 per day, per violation
Civil Penalty Fee- Commercial Business Operating without License	\$50 per day, per violation
Code Violation Fee - Interest	20% per annum of total outstanding amounts
Default/Administrative Code Enforcement Hearing Fee	\$100
Animal Defecation without Removal Fine	\$250
Off-Leash Animal Fine	\$250

BUSINESS LICENSING FEES

Home-Based Occupation (exceeds residential impact)	\$50
Home-Based Occupation (does not exceed residential impact)	\$0
Accessory Dwelling Unit Business License (Biennial)	Initial Fee \$100 Renewal Fee \$50
Industrial Manufacturing/Distribution	\$250



Restaurant/Food	\$190
Food Truck Fee	\$25 per truck
Retail	\$215
Service Related	\$150
Renewal Fee (all license types except Alcohol and Towing/Parking Enforcement)	\$25
Alcohol and Towing/Parking Enforcement Renewal Fee	Same as Initial Fee
Solicitor License	\$30
Itinerant Merchant	\$50
Itinerant Merchant Refundable Deposit	\$300
Towing/Parking Enforcement Certificate	\$50
Class A- D Beer License	\$400 + Proof of \$5,000 Bond
Class E Beer License	\$400 + Proof of \$10,000 Bond
A or B Liquor License	\$300 + Proof of \$10,000 Bond
Class C Liquor License	\$300 + Proof of \$1,000 Bond
Unclassified Business	\$25 Base fee until classification established by Resolution
Business fitting in 2+ Categories	Higher rate
Late Renewal Fee (during renewal grace period)	\$25
Daily penalty fee if license not renewed by end of renewal grace period	Half of the license fee
Penalty Fee for doing business without a Vineyard Business License	Equivalent to the license fee

LAND USE APPLICATION FEES

Development Agreement	\$1,500
Development Agreement Amendment	\$1,500
Subdivision – Preliminary Plat	\$1,930 +\$6.20 per lot



Subdivision – Preliminary Plat – Additional Review	\$786 + \$2.50 per lot
Subdivision – Final Plat	\$1,940 + \$6.20 per lot
Subdivision – Final Plat Additional Reviews	\$1010 + \$2.50 per lot
Condominium Plat – New or Conversion	\$1,406 + \$25 per unit
Major Plat Amendment	\$1,706
Minor Plat Amendment	\$1,406
Neighborhood Plan	≥ 10 acres = \$2663 < 10 acres = \$500
Planned Unit Development	\$1000
Recording Fees	As charged by Utah County Recorder
Site Plan – Residential	\$2,663
Site Plan – Non-residential	\$3,756
Site Plan – Non-residential – Additional Reviews	\$1,693 for each additional review after two reviews
Site Plan – Minor Amendment	\$500
General Plan Text Amendment	\$1,000
General Plan Map Amendment	\$1000
Land Use Text Amendment	\$1,000
Land Use Map Amendment	\$1000
Lot Line/Property Boundary Line Adjustment	\$300
Conditional Use Permit	\$400
Temporary Use Permit	\$75
Variance	\$100
Appeals	\$100
Zoning Verification	\$100
Sign Permit	\$150
Sign Standard Waiver	\$250
Commercial Temporary Sign Permit	\$25
Street and Traffic Control Signs	\$350 per post



Land Disturbance Permit	\$50 + \$20 per acre + \$30 per month
Land Disturbance Permit – Subdivision and Site Plan	Included in engineering inspection fees
Engineering Inspection Fees – Subdivision Related	3% of bid tabulation placed in escrow before construction begins.
Engineering Inspection Fees – Non-Subdivision Related	\$150 per hour, rounded up to nearest hour
Engineering Re-Inspection Fees	\$150 per hour, 2-hour minimum
Street Light Fee	\$10,000 per light
Street Sign Fee	\$300 per sign
Demolition	Up to \$500 plan review fee
Encroachment Permit	\$150 + \$1 per square foot
Jet Truck Work Request	\$190/hour – Minimum of 2 hours
Fine for Use of Public Right of Way without Approved Permit	\$300 + \$150 per hour inspector is onsite past initial hour
Infrastructure Construction	Bond/Escrow account as determined by bid tabulation
Building Relocation	\$500 Plan Review Fee
Full or Partial Road Closure	\$50
Use of City Barricades for Road Closure	\$300 refundable deposit per set of barricades
Additional plan review required by changes, additions, or revisions to any land use applications	\$65 per hour, half hour minimum
Special Planning Commission Meeting	\$390 per meeting

BUILDING PERMIT FEES

TOTAL VALUATION	FEE
\$1 to \$1,300	\$48



\$1,301 to \$2,000	\$48 for the first \$1,300; plus \$3 for each additional \$ 100 or fraction thereof, to and including \$2,000
\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$ 5,000,000; plus \$1 for each additional \$1,000 or fraction thereof
Residential Plan Review	25% of Building Permit Fee
Commercial Plan Review	65 35% of Building Permit Fee
Duplicate Plan Review	15% of Building Permit Fee



Reinstating an Expired Permit	\$50 + any additional review time
Fire Inspection & Plan Review	10% of Building Permit Fee

BUILDING INSPECTION FEES

Inspections outside of normal business hours	\$48 per hour, two-hour minimum
Re-inspection	\$48 per hour
Inspection for which no specific fee is indicated	\$48 per hour, one-hour minimum
Additional plan review required by changes, additions, or revisions to plans,	\$85 per hour, one-hour minimum
Use of outside consultants for plan checking and inspections, or both	Actual costs, including administrative and overhead costs
Fire Inspection	Included in Business License Fee
Work Without a Permit*	\$100 per infraction
Working Beyond a Stop Work Order*	\$200 per infraction

*Fines doubled for each subsequent infraction

IMPACT FEES

(Impact Fee Area Maps may be found on the City's Website)

Sewer Facilities Per Equivalent Residential Unit (ERU) ^{1,2}	• Area A - \$539 • Area B - \$2,391 • Area C/RDA - \$539
Culinary and Irrigation Water Systems Per ERU ^{1,3}	• Area A - \$873 • Area B (RDA) - \$521
Roadway Facilities Per Trip End Unit based on ITE	• Area A - \$3,586 • Area B (RDA) - \$1,286



Storm and Ground Water Per ERU ^{1,4}	• Area A - \$222 • Area B - \$337 • Area C - \$237
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¹ ¾ inch water connection is 1 ERU

² Additional fees may apply to units with more than 5 bathroom equivalent drains

³ Additional fee may apply to certain high water uses (e.g., Car Wash) without water reduction measures in place

⁴ Additional fee may apply to certain sites if above city's maximum impervious area requirement

PASS THROUGH FEES

Timpanogos Special Service District	Equal to District's impact fee as dictated by the current Impact Fee Facilities Plan/Schedule.
Orem Water Reclamation	Equal to Orem City's impact fee as dictated by the current Impact Fee Facilities Plan/Schedule.
Orem Water Rights	Equal to Orem City's Water Rights as dictated in their up-to-date Consolidated Fee Schedule.

All impact fees will be assessed at the time building permits are issued. All other development Impact Fees will be calculated based on Equivalent Residential Units.

WATER DEPARTMENT FEES

¾" Water Meter & Connection Fee	\$363
1" Water Meter & Connection Fee	\$495
1½" Water Meter & Connection Fee	\$775
2" Water Meter & Connection Fee	\$1,206
Water Lateral Inspection Fee	\$50
Water Meter Reconnect Fee	\$50



Utility Application Fee	\$20
Fire Hydrant Meter Rental Deposit	\$1625
Fire Hydrant Meter Penalty Fees	1 st missed read = \$50 2 nd missed read = \$100 3 rd missed read = \$200 Any missed reads after the 3 rd month will be penalized \$400 per month until meter is returned
Daily Rate – Fire Hydrant Meter	\$10/100 month
Water Rate – Fire Hydrant Meter	\$2 Per 1,000 gallons of water
Residential Construction Water	\$50 minimum
Non-Residential Construction Water	\$50 minimum
Illegal Connection to Water System	\$1,000 per occurrence