



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday April 5, 2023, 6:00 p.m.**

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

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION - Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

3. MINUTES REVIEW AND APPROVAL

3.1 March 1, 2023

4. BUSINESS ITEMS

4.1 PUBLIC HEARING – Central Corridor Master Plan

Briam Amaya Perez will present a master plan which will specify the city's intended use and programming for the approximately 80-acre open space area in the center of the city commonly known as the Corridor. Those uses include but are not limited to public open space, recreation, transportation options, economic development, and open space preservation. Additionally, this plan provides details for the proposed programming and future implementation.

4.2 PUBLIC HEARING – Zoning Text Amendment - Domestic Livestock and Fowl

Cache Hancey will present an ordinance which would provide greater allowance for domestic fowl in lots less than 1 acre and would permit a certain number of chickens based on lot size.

4.3 PUBLIC HEARING – General Plan Amendment – Public Facilities and Services

Briam Amaya Perez will present a General Plan amendment to the Public Facilities and Services elements of the General Plan. This will update the goals and strategies of managing public facilities and services throughout the City.

5. WORK SESSION

5.1 Sign Code Zoning Text Amendment

Cache Hancey will present changes to the Sign Code regarding wall art and murals.

6. TRAINING SESSION

6.1 There are no training sessions scheduled.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

8. ADJOURNMENT

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Rachel Stevens, Planning Technician, at least 24 hours prior to the meeting

by calling (801) 226-1929 or email at rachels@vineyardutah.org.

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

AGENDA NOTICING COMPLETED ON: April 4, 2023

NOTICED BY: /s/ Rachel Stevens

Rachel Stevens, Planning Tech



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday March 1, 2023, 6:00 p.m.**

Attendance:

Commissioners: Bryce Brady, Craig Bown, Anthony Jenkins, and Graden Ostler

Staff: Briam Perez, Senior Planner; Cache Hancey, Planner; Morgan Brim, Community Development Director; Emily Kofoed, Staff Engineer; Naseem Ghandour, Public Works Director; and Rachel Stevens, Planning Technician

Others: Chris Kephart, MS Properties, Brandon Jensen, Nutricost, and Don Overson, Resident

REGULAR SESSION



CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

Chair Brady opened the meeting at 6:00 pm. Craig Bown gave an invocation and led the pledge of allegiance.



2. OPEN SESSION –

There were no public comments.



3. MINUTES REVIEW AND APPROVAL

3.1 February 15, 2023

MOTION: Anthony Jenkins made a motion to approve the February 15, 2023 meeting minutes. Craig Bown seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, Bryce Brady, and Graden Ostler. The motion passed unanimously.

4. BUSINESS ITEMS



4.1 Minor Site Plan Amendment

Briam Perez gave a presentation on the minor site plan for Lot 05 of Eastlake at Geneva. The building façade was constructed differently and a different color scheme was used than was originally approved by the Planning Commission on February 17, 2021. The applicant is seeking to amend the site plan to reflect the existing elevation and color scheme. The staff recommendation is to approve the amendment with the following modification: the applicant shall add a parapet to the middle of the building and adjust the blue color.



The applicant Chris Kephart came to the podium to answer questions. Bryce Brady asked why the plan was changed. Christ Kephart stated that the tenant of the building,

Nutricost, requested to paint the building their company colors. Bryce Brady asked why the roof caps were left off. Chris Kephart stated they were too expensive.

 Anthony Jenkins asked if colors are generally included in the site plan and changing paint would require an update to the site plan. Morgan Brim stated that yes, it would require a site plan amendment.

 Anthony Jenkins stated that he was concerned about the architectural differences in the building. Morgan Brim stated that staff was more concerned about architecture than building colors.

 Brandon Jensen, with Nutricost the tenant of the building, made a comment that they would like to keep the blue accent color.

 Craig Bown made a comment that the architecture is consistent with the style of the older buildings and that it may not be possible to change the shape of the wall. Brandon Jensen stated it may be possible to add elements of up to 3 to 4 feet above the parapet wall without major reconstruction.

 Anthony Jenkins asked staff if they reviewed the paint change request. Morgan Brim stated there was an internal communication error.

 Anthony Jenkins asked staff how it would be possible to catch major architectural differences earlier on in the process. Morgan Brim stated that planning staff will be more involved in the pre-construction meeting and perform midpoint inspections.

 Anthony Jenkins stated that he is more concerned about setting a precedence for future buildings and developers.

 Bryce Brady stated he is concerned about the architecture features. He asked the applicant to come back to the Planning Commission with updated plans that make the building look equal to the original plan. Chris Kephart summarized potential changes.

 Morgan Brim stated that there is a construction bond in place and the building can be occupied.

 Brandon Jensen asked if the roof could be a different color other than brown.

 Bryce Brady called for a motion. A discussion concerning the conditions ensued.

 MOTION: Anthony Jenkins made a motion to approve the minor site plan amendment with the condition the applicant roof caps and awning are added, allowing for a gray color, and the new color scheme is approved. Craig Bown seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, Bryce Brady, and Graden Ostler. The motion passed unanimously.

4.2 **PUBLIC HEARING – Zoning Text Amendment – Water Efficiency Standards**

Emily Kofoed presented proposed amendments to the Vineyard Zoning Code, Section 15.40 *Landscaping* regarding water efficiency standards. The purpose of these standards is to conserve the public's water through requirements regarding the placement of turf.

 Emily summarized the proposed standards.

 There was a discussion on the definition of single-family units and if the code will be enforceable.

 MOTION: Anthony Jenkins made a motion to open the public hearing. Craig Bown seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, Bryce Brady, and Graden Ostler. The motion passed unanimously.

 Don Overson asked how this new ordinance will be enforced. Morgan Brim answered that a new position will be created to perform inspections. Naseem Ghandour stated the new single family homes will be required to submit a landscaping plan that will require a final inspection.

 Anthony Jenkins asked how the City will know if the water efficiency standards are successful. Emily Kofoed answered that we will track progress through data and goal monitoring.

 Briam Perez showed the Planning Commission the final draft of the ordinance. Bryce Brady suggested adding language that would allow plants listed outside the Vineyard Tree and Landscape Manual. Staff stated that this power is granted to the City Engineer.

 MOTION: Craig Bown made a motion to close the public hearing. Anthony Jenkins seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, Bryce Brady, and Graden Ostler. The motion passed unanimously.

 MOTION: Anthony Jenkins made a motion to recommend approval of Ordinance 2023-12 as presented by staff also ensuring that City Council explores enforcement and public reporting and success measures. Craig Bown seconded the motion. Roll Call: Those voting aye: Craig Bown, Anthony Jenkins, Bryce Brady, and Graden Ostler. The motion passed unanimously.

4.3 PUBLIC HEARING – General Plan Amendment – Public Utilities and Services

MOTION: Craig Bown made a motion to continue this item to March 15, 2023 with the condition that the public hearing notice is reposted. Anthony Jenkins seconded the motion. Those voting aye: Craig Bown, Anthony Jenkins, Bryce Brady, and Graden Ostler. The motion passed unanimously.

5. WORK SESSION

5.1 Domestic Livestock and Fowl

Cache Hancey presented a suggested zoning text amendment. It would allow for egg-laying fowl on a range of lot sizes based on a tier system.

 There was a discussion concerning the proposed setbacks. Bryce Brady asked to clarify setbacks of enclosures verse coops. Bryce Brady also suggested adding nuisance language to the code.

 Don Overson asked what would happen if there is a conflict between the city code and HOA language. The HOA covenants would override city code.

5.2 Sign Code Text Amendment

Cache Hancey presented a suggested zoning text amendment. It would remove the Sign Standard Waiver, create one additional sign type: Development Promotional/ Direction, and other minor technical changes.

6. TRAINING SESSION

6.1 Segments of Strong Town's Taco John were viewed and discussed by the Planning Commission. They received 15 minutes of training.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

 Morgan Brim gave an update on the Station Area Plan and stated that a parking study

is being prepped for right now.



Emily Kofoed gave an update that engineering has three master plans in the process right now: Transportation, Water Water, and Water Culinary system.

8.



ADJOURNMENT a

Bryce Brady adjourned the meeting at 7:38 pm.

Minutes Certified correct on: February 28, 2023

Cerfitied BY: /s/ Rachel Stevens

Rachel Stevens, Planning Tech

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**THIS IS NOT A RECORD OF A PUBLIC
MEETING AND IS FOR INFORMATIONAL
PURPOSES ONLY**

Wednesday March 15, 2023, 6:00 p.m.

Attendance:

Planning Commissioners: Anthony Jenkins, Chris Bramwell, Bryce Brady, Tay Gundmundson, Craig Bown, Graden Olson

Staff: Morgan Brim, Community Development Director; Briam Perez, Senior Planner; Emily Kofoed, Staff Engineer; Naseem Ghandour, Public Works Director; Rachel Stevens, Planning Technician; Brian Vawdrey, Park and Recreation

Others Present: Lar Anderson, Consor Engineering; Angela Trego, Wayne Holdaway, Brian Spencer, David Luaret, David Robbins, Tim Blackburn, Sherry Teschner, Nathan Newells, Tec Cameron, Jeff Thompson, Jack Holdaway, Christie Peterson, residents.

CALL TO ORDER

 Bryce Brady called the gathering to order at 6:04 pm.

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

 Tay Gundmundson led the pledge of allegiance and Bryce Brady offered an invocation.

2. OPEN SESSION –

 Bryce Brady read a comment from Stephanie Lewis. It stated, “My name is Stephanie Lewis and my family and I live in Parkside. I take a special interest in the park plans that will be discussed because my backyard backs up to the wetlands. I appreciate all the time and effort that has gone into these plans. While they look promising from what we have been shown, we have concerns about the lack of detail on what will be or could be in the wetlands next to Grove Park. We have seen Vineyard City change plans with zoning at Clegg Farm, the Yard mixed apartments to bring in Top Golf and we see a pattern that could happen with the park once these vague plans are approved. We would like written into the plan details to help prevent changes after plans are approved. That would include no trees above 5 feet along the west side, to protect all of the homes who were promised and paid for a view. We would also like all lights to be downcast to reduce light pollution. We are passionate about only remediation and restoration of the wetlands south of the Park, to preserve what makes Vineyard so special. I express these concerns along with many other residents, and we strongly urge you to add these into final plans as you move forward.”

 Bryce Brady read a comment from Don Overson. It asked a question if the trail system will meet the requirements of a fire access.”

 Bryce Brady read a comment from Brian Vawdrey, Park and Recreation Director. It stated that the Park department would like additional storage facilities located at parks.

He also requested that fields be made out of grass and not artificial turf.

3. **MINUTES REVIEW AND APPROVAL**

3.1 **March 1, 2023**

There was a review of minutes, any action taken was not official.

4. **BUSINESS ITEMS**

4.1 **PUBLIC HEARING – Central Corridor Master Plan**

Briam Amaya Perez presented a master plan which will specify the city's intended use and programming for the approximately 80-acre open space area in the center of the city commonly known as the Corridor. Those uses include but are not limited to public open space, recreation, transportation options, economic development, and open space preservation. Additionally, this plan provides details for the proposed programming and future implementation.

 Briam Perez presented the background of the project and the planning process which included public participation, an online survey, and a steering committee.

 Project highlights of the north section of the Corridor include a dog park, walking trails, pickleball courts, and an expanded parking lot.

 Gammon Park project highlights include a community center, Center Street cross walks, a community garden, an all-abilities playground, tennis courts, recreational fields, and bathrooms.

  Morgan Brim shared various options for parking for accessing Gammon Park.

 Project highlights of the fishhook section of the corridor include an arboretum, skate park, asphalt pump track, 4 pickleball courts, slacklining, hammocking, a playground, and a parking lot expansion to City Hall.

 There was a discussion on the proposed fire access into the Meadows neighborhood.

 Briam Perez summarized the contents of the Corridor Plan. It includes a comprehensive strategy, recommendations for future developments, the wants and needs of residents, and overall improvements.

 The presentation also included images of inspiration for the heritage community and other park facilities.

 Bryce Brady asked what happened with the hill in Grove Park. Briam Perez answered that at this time there is no funding for the hill and it will be brought back to the Commission at a later date.

 Bryce Brady asked what the community center is? Briam Perez answered that it is not a rec center but may include amenities such as basketball courts, education, meetings, emergency meeting point, and an indoor running trail.

 Bryce Brady asked for additional details on the wetlands. Lars Anderson stated that the Army Corps does not allow for any fill in wetlands. They do allow for trails and adjusting or maintaining vegetation. It was also stated that the Vineyard Tree Committee will select for trees in the wetlands.

 There was a discussion about the meadows neighborhood parking and how to prevent people from parking in the neighborhood to access the park. Morgan Brim stated that this can be managed through signage, programming, and adding priority

parking.

 There was a discussion on the placement of the community garden and playground.

 There was a discussion on reverse street parking. The speed would need to be reduced to 15 miles per hour for this to work.

 Bryce Brady suggested that there should not be a second trail in Gammon Park to allow more field space.

 There was a discussion on the trail and tennis courts in Gammon Park.

 Anthony Jenkins asked if there would be a baseball field. Morgan Brim stated that the plan is to utilize the existing fields in Orem. Brian Vawdrey answered that they would like to see a multipurpose baseball field.

 There was a discussion about lights. Briam Perez stated that there will not be any lights on the field and all other lighting will follow city code, which means they will be less than twenty feet and downcast.

 Anthony Jenkins asked if the trail will connect to Holdaway Road from city center? Morgan Brim answered yes, but the trail will not continue along peoples back yards.

 Craig Bown asked what the steps of implementation are. Briam Perez answered that each phase will go through a site plan process. The plan will be used as a guide.

 Public comment:

 Angela Trego asked to drop tree heights to 10-12 feet and for remediation only in the wetlands. She asked the trails to be forty feet away from the homes and to minimize lighting.

 Wayne Holdaway stated that parking should be as close as possible to amenities.

 Brian Spencer stated he like the plan overall. He wondered if the city should consider replacing the community center with a rec center. He stated that parking should be closer to playground in the fishhook.

 David Lauret thanked staff for moving the parking lot and stated he supports a parking lot in the center of Gammon Park. He expressed that the City should keep the softball field.

 David Robbins thanked the city for keeping donated land open space. He stated that heritage should be kept as part of Gammon Park. He stated he did not like on-street parking.

 Tim Blackburn said thank you and like accessible playground. He gave ideas for other ways the community center could be used.

 Sherry Teschner stated she wanted to keep Holdaway road quiet. She asked several questions concerning baseball fields, trees, trails, and other amenities. She stated that safety is a major concern.

 Nathan Newall stated that citizens had been listed too. He stated he is also concerned about safety and easements in parks. He supported placing a park in the center of Gammon Park.

 Ted Cameron stated that he is in favor of putting a larger buffer on trails. He would like to see the hill in Grove Park removed or adjusted. He also stated that the lights should be turned off at ten pm.

 Jeff Thompson said he like the corridor plan but is concerned about parking and traffic on Holdaway road. He suggested dedicating the features of the park to important people in Vineyard.

 Jack Holdaway stated that the speed limit should be better enforced on Holdaway Road and to adjust parking in Gammon Park.

 Christie Peterson stated that views should be protected and the wetlands should be taken care of.

 Sherry Teschner stated that safety and trespassing is a major concern.

 David Robbins suggested adding a trail from Lakeside to Gammon Park.

 Bryce Brady asked how we can ensure details. Staff stated that the Planning Commission can add conditions of approval. The ARCH committee will also review site plans for parks. Morgan Brim stated that changes will be made to the plan before the next Planning Commission meeting.

 Bryce Bready summarized changes that the Planning Commission would like to see.

4.2 PUBLIC HEARING – Zoning Text Amendment - Domestic Livestock and Fowl

 Morgan Brim gave an overview of the proposed text amendment. There was a comment from the crowd to not allow roosters.

 Chris asked what would happen if there is a conflict between HOA. Staff stated that the HOA would be in charge of enforcing their rule.

4.3 PUBLIC HEARING – General Plan Amendment – Public Utilities and Services

This was not discussed.

5. WORK SESSION

5.1 There were no work sessions.

6. TRAINING SESSION

6.1 There are no training sessions scheduled.

7. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

1. Rachel Stevens and Morgan Brim gave an update on upcoming trainings.

8. ADJOURNMENT

Bryce Brady adjourned the meeting at 8:01 pm.



Community Development

Date: Wednesday, April 05, 2023
From: Briam Amaya Perez, Senior Planner
To: Planning Commission
Item: ORD. 2023-16: Vineyard Central Corridor Master Plan
Applicant: City Initiated
Background: None

SUMMARY

As many are aware, the Central Corridor (hereinafter, “the Corridor”), the approximately 80-acre open space in the heart of the City, is an important natural feature to the community that offers diverse ecosystem services. The Corridor provides natural habitats for wildlife, helps regulate the City's climate, improves local air and water quality, provides flood mitigation in the case of extreme weather events, and enhances the aesthetics of the City. There is a lot of value and appreciation towards this area among Vineyard residents.

Unfortunately, the Corridor has not been in its best state over the years and has been increasingly infested with undesirable plant, animal, and insect species such as phragmites, scotch thistles, tamarisk, and Russian olive trees. These invasive species have negative effects on the Corridor's natural resources and wildlife. The proposed Vineyard Central Corridor Master Plan will help control the invasive species so this area can reach a more optimal state, while also providing added recreational amenities for a growing population.

In November 2021, City staff began the process of having a professional design firm finalize a formal plan for the Corridor. A Request for Proposal (RFP) was sent out to multiple firms through various networks. In addition, a Central Corridor Master Plan Committee was established comprised of members of City Council, Planning Commission, the Bicycle Advisory Commission, and City staff. This Committee played an integral part in directing the creation of the plan. In March and April, planning consultants who responded to the City's RFP were examined and interviewed.

The consultant who was ultimately selected, Project Engineering Consultants (P.E.C.—now CONSOR Engineers, LLC), displayed exceptional abilities in parks and open space planning, environmental planning, active transportation planning, best management practices in stormwater management, and planning for increasingly diverse and rapidly growing communities. Throughout the project, CONSOR has met the City's needs and has delivered the skillset required for the management of a project of this scope and magnitude. They provided online tools for community engagement, support staff at the various open houses, and of course, the visual content needed to express the intents of this plan.

As mentioned, Vineyard residents received numerous opportunities to relay their sentiments, desires, needs, and concerns regarding the project to City staff and government officials. The City first presented this plan to the public in September 2022 through the Vineyard Central Corridor Master Plan online survey. The survey displayed aspects of the plan, and inquired about desired lifestyles, recreational amenities, and activities. The survey ran from September through November 2022. Impressively, more than 600 residents participated in the survey, providing valuable data and information that steered the outcome and success of the project.

Furthermore, the City held four (4) open houses in various locations throughout the City in the month of October and two (2) open houses in November. At the open houses, residents were given the opportunity to ask questions regarding the plan directly to City staff, governing officials, and the consultant. They could also leave feedback and comments on the maps that were presented at the events. Moreover, City staff encouraged each resident to participate in the online survey. Many residents chose to do so on the spot. The following are the dates and locations of each open house in chronological order:

- Vineyard Grove Park (October 8, 2022)
- Rulon Gammon Park (October 11, 2022)
- Boo-a-palooza at Vineyard Grove Park (October 18, 2022)
- Vineyard City Hall (October 20, 2022)
- EDGEHomes Lakefront at Town Center Clubhouse (November 3, 2022)
- Development Services at the Home Builders Association Building (November 8, 2022)

For residents that could not attend the open houses in person, two (2) virtual events were held, via Facebook Live: The first on October 4, 2022, and the second on March 8, 2023. During these events members of the Vineyard Central Corridor Master Plan Committee and elected officials further explained the details of the existing plan and received feedback from the public. Together, both Facebook Live events received hundreds of views and several comments and shares. Overall, the City received very positive feedback on the Central Corridor Master Plan across all forms of public engagement. The City has done its very best to listen to the voices of the residents and make adjustments where feasible. City staff and Vineyard residents alike can be proud of the final draft and feel confident that the Plan is strategic, inclusive, and comprehensive. The plan has truly been made by the residents themselves.

The following are the highlights of the Vineyard Central Corridor Master Plan (please see the map for more information...):

Vineyard Grove Park and Central Corridor:

- Parking Expansion (approximately 150 new parking spaces)
- Dog park (for small and large dogs)
- 12 pickleball courts
- Serene walking trails throughout the wetlands
- Wetlands preserved throughout

Rulon Gammon Park

- Heritage-themed Community & Cultural Center
- Heritage-themed Community Garden
- All-Abilities Playground
- 2 Tennis Courts
- Dirt Pump Track
- Additional Multi-purpose Fields
- Safe Pedestrian Crossings and Landscaping Medians on Center Street

“Fishhook” and City Hall

- Vineyard Arboretum
- Skate Park and Asphalt Pump Track

- 4 Pickleball Courts
- Slacklining and Hammocking Areas

The City would like to take this opportunity to thank all the residents who provided input for this revised Vineyard Central Corridor Master Plan. The plan will be presented to the Planning Commission on April 05, 2023, and then move on to the City Council for approval into the General Plan on April 26, 2023. We encourage those who are interested in more information to attend these meetings and we will continue to provide updates through this process.

SUMMARY OF THE MARCH 15, 2023, PLANNING COMMISSION MEETING

A work session regarding the Vineyard Central Corridor Master Plan was held during the March 15, 2023, Planning Commission meeting. The existing plan at the time was presented to the residents and to the members of the Planning Commission. The overall reception of the plan was positive with some concerns being expressed regarding the Gammon Park section of the plan. Many of the residents' comments revolved around negative traffic and safety impacts to Holdaway Road that a potential parking lot could have on the surrounding community. The residents desired that the City move new areas intended for parking away from Holdaway Road and into a more central location within the park that could also help increase access to the various proposed amenities.

Another principle concern that was expressed was the need to preserve the serene, quiet nature of Rulon Gammon Park. Several residents expressed their love for the old Cottonwood trees and the aesthetic value and shading they provided; they also enjoyed having the baseball diamond at this location. Overall, their concern was that Gammon Park remains serene and open with lots of trees. There were also requests for adding shading and picnicking areas in this area.

A conversation ensued about the need to preserve buffering along the edges of the park and trails near property lines. The residents requested that the height of trees along the trails do not exceed 10-12 FT to maintain valuable viewsheds. Lastly, the residents placed a heavy emphasis on the importance of Historical Preservation. The residents believed that the park and the plan overall should honor the City's history through buildings, landmarks, statues, artwork, signage, plaques, displays of vintage farm implements, urban outdoor furnishings, and more. Vineyard City has a rich natural and human history that should never be forgotten, and which should always be reflected throughout the built environment.

City Staff have worked closely with the consultant, CONSOR Engineers, to incorporate the changes that have been requested by the public and are bringing forth the most recent changes made to the plan. The following changes have been made to the plan:

1. A centralized parking lot with 54 spaces has been provided
 - a. The All-Abilities Playground has been moved westward to accommodate the centralized parking lot
2. 89 total angled, on-street parking spaces have been provided along the perimeter of the Heritage Park
 - a. Minimal on-street parking has been provided along Holdaway Road
3. A baseball back-stop has been relocated to the west side of the new, multi-use rec fields
4. Heritage elements have been further detailed within the Master Plan Document
5. Rulon Gammon Park is largely kept serene with plenty of open space and trees
6. Additional trees have been added throughout the plan along with picnic tables, outdoor seating, and shading

7. Viewsheds have been preserved through the re-alignment of trails and buffer labels provided.

STAFF RECOMMENDATION

City Staff recommend approval of Ordinance 2023-16: Vineyard Central Corridor Master Plan, as presented by City Staff.

PLANNING COMMISSION RECOMMENDATION

To be provided...

PROPOSED MOTION

"I move to adopt Ordinance 2023-16 as presented by staff."

ATTACHMENTS

Ordinance 2023-16.

Vineyard Central Corridor Master Plan Site Plan

Vineyard Central Corridor Master Plan Document

**Ordinance 2023-16,
Vineyard Central Corridor Master Plan**

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, TO ESTABLISH THE VINEYARD CENTRAL CORRIDOR, A PARKS AND OPEN SPACE MASTER PLAN FOR THE APPROXIMATELY 80-ACRE OPEN SPACE AREA IN THE HEART OF THE CITY. THIS PLAN PROPOSES IMPROVEMENTS TO EXISTING PARKS (VINEYARD GROVE PARK AND GAMMON PARK); NEW RECREATIONAL FACILITIES AND PROGRAMMING; ENHANCEMENT AND CONSERVATION OF SENSITIVE, NATURAL FEATURES; HERITAGE-THEMED FACILITIES AND LANDMARKS; AND TRANSPORTATION IMPROVEMENTS INCLUDING ROADWAY MEDIANS, ADDITIONAL SURFACE PARKING AND ON-STREET PARKING, TRAILS, AND SAFE PEDESTRIAN CROSSINGS. PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in compliance with Utah State Municipal Land Use, Development, and Management Act (LUDMA), the City established a master plan as a companion document to the General Plan; and,

WHEREAS, the Vineyard Central Corridor Master Plan provides guidance for future development of the city's central corridor open space areas and places an emphasis on enhancing and preserving sensitive, natural features and creating additional recreational facilities and amenities; and,

WHEREAS, the Vineyard Central Corridor Master Plan provides for future transportation and public facilities improvements implementation; and

WHEREAS, the City held several public meetings and workshops to obtain citizen feedback on how the Vineyard central corridor open space areas and existing parks are currently being utilized and how they will be used in the future; and,

WHEREAS, the Planning Commission held a public hearing on April 5, 2023, and after fully considering public comment and staff recommendations, recommended approval to the City Council; and,

WHEREAS, the City Council reviewed the Vineyard Central Corridor Master Plan and held a public hearing on April 26, and after fully considering public comment and staff and Planning Commission's recommendations,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF VINEYARD, UTAH:

Section 1: VINEYARD CENTRAL CORRIDOR MASTER PLAN. Attached as exhibit A.

Section 2: REPEALER CLAUSE. All City and Vineyard Plans, which are in conflict with the Vineyard City, The Corridor Plan herewith are hereby repealed.

Section 3: SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, clause, or phrase of this Ordinance is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4: PUBLICATION. This Ordinance, or a summary thereof, shall be published on the Utah Public Notice website and on Vineyard City's official website.

Section 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD CITY COUNCIL ON THIS 26th
DAY OF APRIL, 2023.

Mayor Julie Fullmer

Attest

City Recorder Pamela Spencer

Exhibit A: VINEYARD CENTRAL CORRIDOR MASTER PLAN

VINEYARD CENTRAL CORRIDOR

MASTER PLAN

ENTRANCE
ENHANCMENTS

ADDITIONAL PARKING
SMALL PAVILION

DOG PARK
12 PICKLE BALL COURTS
SHADE SAIL

RESHAPING AND FUTURE
IMPROVEMENTS OF HILL

VIEW PROTECTION ZONE
NO TREES SHALL BE
PLANTED WITHIN 40 FEET
OF ADJACENT PROPERTY
LINES

COLLAPSIBLE BOLLARDS

DIRT PUMP TRACK

ALL ABILITIES
PLAYGROUND
PARKING LOT
COLLAPSIBLE
BOLLARDS

RESTROOM
TENNIS

NO TREES OVER 10
FEET IN HEIGHT

PLAYGROUND AREA

SLACKLINE/HAMMOCKING
4 PICKLE BALL COURTS

PUMP TRACK/SKATE
PARK

TRAIL

ALL LIGHTING WILL BE
DOWN CAST AND DIMMED
AT NIGHT

WETLAND

VIEWING
STRUCTURE

EXISTING
BOARDWALK

COVERED SEATING

HERITAGE THEMED
LANDMARK

HERITAGE THEMED
COMMUNITY &
CULTURAL CENTER

MULTIUSE PATHWAY

HERITAGE THEMED
COMMUNITY GARDEN
MAINTENANCE SHED
DOG PARK

WATER FEATURE

VINEYARD ARBORETUM

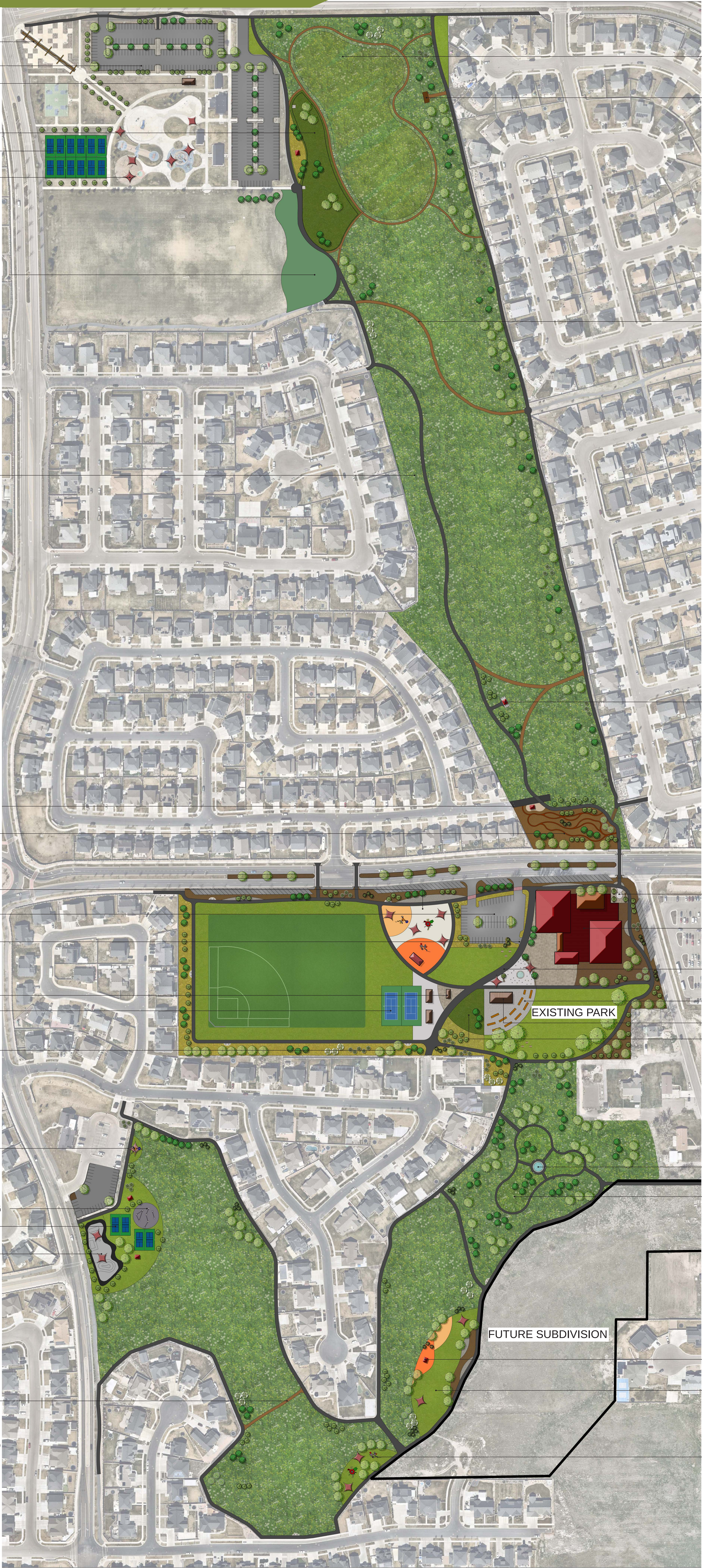
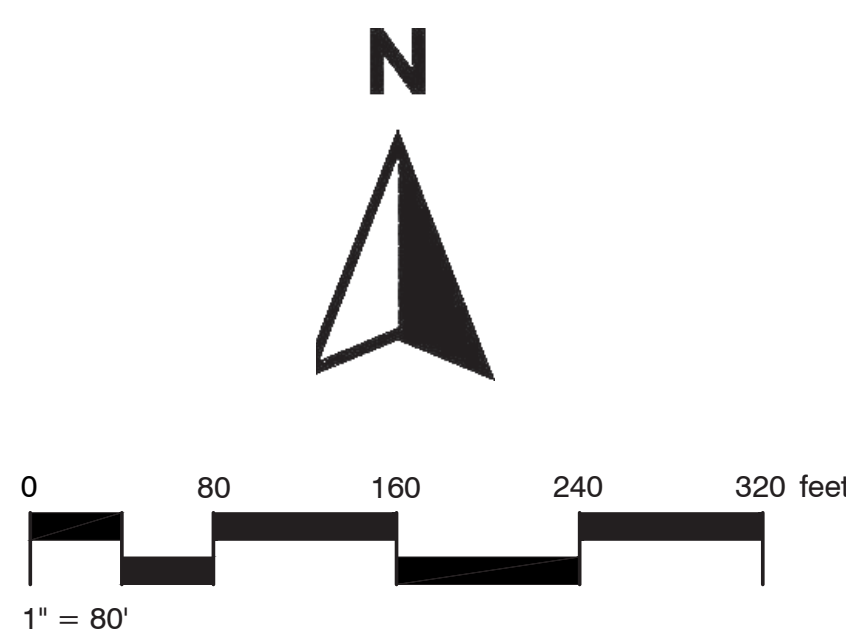
COVERED SEATING

OPEN SPACE

PLAYGROUND AREA

EXISTING PARK

FUTURE SUBDIVISION





VINEYARD CORRIDOR

CENTRAL MASTERPLAN

Submitted to:
Vineyard City

Submitted by:
Consor Engineers
986 West 9000 South
West Jordan, UT 84088
801-495-4240

April 2023

Executive Summary

Accessibility to the Vineyard Central Corridor through well-connected trail network is a key goal for this vibrant, livable, and healthy community. Well planned trails and recreational amenities are an integral part of a complete and attractive recreation system to help increase economic viability. Well planned access locations in the community aid in reducing traffic congestion in residential neighborhoods, while also helping to improve the health and quality for life of residents and communities.

An active lifestyle is a primary component in the allure of Vineyard City to many new residents. Vineyard City contracted with Consor Engineers, to create The Central Corridor Master Plan that promotes an active lifestyle. This plan focuses specifically on exploring recreational solutions and maintaining maximum natural open space. The primary goal of this plan was to develop a plan to identify potential recreational amenities and destination locations for the Central Corridor. The plan process included coordination with Vineyard city officials and staff as well as its residents.

Tasks completed by the project team during the development of the Central Corridor Master Plan include:

- Coordination with Vineyard City staff;
- Completion of various map iterations with revisions and changes as directed by the project team;
- Completion of project and planning evaluation of potential recreation amenities;
- Completion of public open houses;
- Completion of a online public survey;
- Completion of a preliminary conceptual design;
- Completion of this open space master plan document;

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1.0 Introduction

In 2021, Vineyard City contracted with Consor Engineers to complete an open space masterplan for the Vineyard Central Corridor area. The Central Corridor Master Plan was developed to provide a framework for creating a system of trails and recreation amenities throughout the property. The City envisioned serving a diverse range of users, providing safe and well-maintained linkages to important natural, recreational, and cultural spaces.

1.1 Project Setting

Vineyard City is located on the west side of I-15 and west of Orem. The City has roughly 16,000 residents according to the World Population Review estimates.

The City is bordered by Orem to the east, Provo to the south, Lindon to the north, and Utah Lake to the west.

The proposed study area for the Vineyard Central Corridor Master Plan, focuses on the 25 acre site east of Vineyard Grove Park, and the open space west and south of Gammon Park - nearly 80 acres in total.

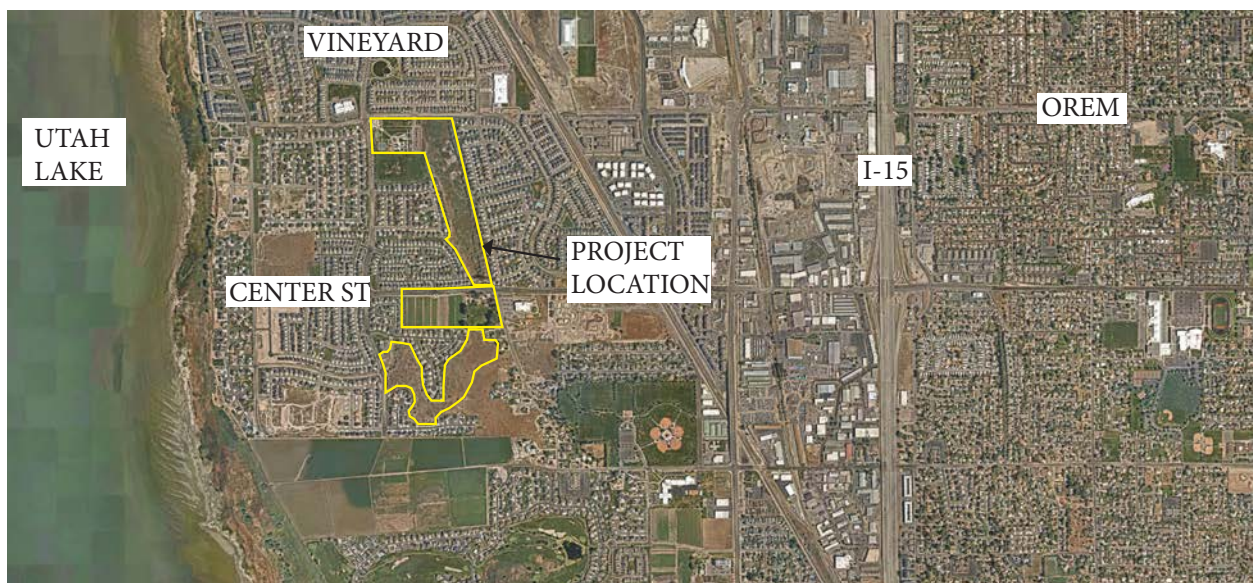


Figure 1: Location Map

1.2 Importance of Open Space Planning

Well thought-out open space planning does more than create amenities for a community; a unified open space master plan does the following:

- Connects open space and trail users into a municipal and regional network;
- Connects communities;
- Encourages integrated development planning;
- Connects the local trail network to public lands and recreation areas;
- Helps preserve open space;
- Fosters an active lifestyle;

1.3 Purpose of the Master Plan

Vineyard City's vision is to expand existing recreation and trail connections throughout the City. The increasing interest in recreation throughout the City calls for more recreational opportunities. Population growth and urban expansion have created a demand for unique outdoor experiences which once established, could draw new residents and regional visitors. This proposed network of trails and unique recreational opportunities will allow Vineyard City to create a safer, more cohesive community.

The City also anticipates the likelihood of the population growing over the coming years, causing increased impacts to the natural environment. By establishing a comprehensive open space master plan now, the City can plan for the development of trails, recreation, and the preservation of the natural environment.

When creating this master plan, the following goals and objectives were outlined:

- Connect to existing local and regional trails;
- Define the recreation amenities that best suit the City and its residents;
- Create a comprehensive concept plan to provide direction for future recreational and economic development;
- Highlight and celebrate the City's rich and diverse heritage;

1.4 Project Team Members

Representatives from Vineyard City, and Consor Engineers were involved in the planning and development of the open space master plan; they are listed below:

Consor Engineering

Lars Anderson, Project Manager

Bryton Shepherd, Landscape Designer

Ankur Choudhary, Landscape Designer

Sullivan Love, Water Manager

Ginger Kellems, Rec Coordinator

Brian Vawdrey, Rec Manager

Bethany Bee, Social Media

Vineyard City

Briam Amaya Perez, Senior Planner

Morgan Brim, Community Development
Director

Ezra Nair, City Manager

Cristy Welsh, Council Member

Amber Rasmussen, Council Member

Bryce Brady, Planning Commission Chair

Kathryn Newman, Office Manager

Ben King, Rec Coordinator

Justine Marshall, MS4/Floodplain

Emily Dicataldo, Engineer in Training

Naseem Ghandour, Public Works Director

1.5 Public Involvement

Vineyard City and the surrounding communities have an active population with a passion for outdoor recreation. The project team determined that public opinion and support for the master plan would be essential in its development and implementation. The project team used the following methods to involve the general public and coordinate between agencies:

- Conducted numerous public open houses;
- Organized an online user survey;
- Created presentations and informational materials;

1.6 Benefits of Open Space

Trails and open space have tremendous benefits for local communities. Not only do they connect cities and towns to surrounding lands, but they also enhance the local quality of life. Vineyard City has prioritized this concept and has taken the necessary steps to prepare an open space master plan so the community can benefit from the trail system and recreational opportunities in their natural open space.

1.7 Heritage Preservation

Preserving the heritage of Vineyard City will be accomplished through a multifaceted approach that involves but is not limited to the utilization of themed buildings, shade structures, landmarks, statues, artwork, signage and plaques as well as the integration of vintage farm implements throughout the city's walking paths and trail-networks. These and other elements will serve to showcase the rich and diverse history and cultural identity of the City.

The Community & Cultural Center will play a central role in this effort, serving as a hub for community events and activities as well as a location to celebrate the City's heritage. This approach will help to create unique and engaging environments for residents and visitors, and will ensure the cultural legacy of Vineyard City is preserved for generations to come.

2.0 Community Engagement

Public Involvement (PI) played an integral role in the development of the Vineyard Central Corridor Master Plan. Generating support among residents was crucial to building a plan that connects neighborhoods to open space and ties the recreational locations together. To accomplish this goal, the project team held committee meetings, conducted public open houses, and organized an online survey to gauge trail usage, recreational activities, and amenities.

2.1 Committee Meetings

Developing a unified open space master plan required collaboration between Vineyard City staff, its residents, and Consor Engineers. These meetings occurred from June of 2022 to February of 2023.

The purpose of these meetings was to review project goals and outcomes, objectives, and

identify locations for recreational uses. The team wanted to create a plan that identified a network of trails that would connect to residential areas and incorporate recreational activities that are important to the community. The second goal was to create a public input survey to collect data concerning trail usage and recreational needs and desires. The group identified the following objectives for the plan:

- Create a comprehensive public input survey;
- Hold at least three (3) public open house meetings to receive public input on the plan.

2.2 Public Open House

The team scheduled the first public open house on October 8, 2022 at Vineyard Grove Park. The purpose for the meeting was to present to the public the proposed masterplan with locations of new trails, and recreational locations. The public was given the opportunity to review the masterplan locations and make suggestions. There were five (5) additional open houses with the same objective (see list below). Several methods were used to promote the open house, including using the City's website (www.vineyardutah.org) and social media platforms.

The City's website was used as the primary information source. The project survey, open house announcements, and all materials were posted to the website. This allowed stakeholders to look at the information at their convenience.

At the open houses, residents were given the opportunity to ask questions regarding the plan directly to city staff, governing officials, and the consultant. They could also leave feedback and comments on the maps that were presented at the events. Moreover, city staff encouraged each resident to participate in the online survey. Many residents chose to do so on the spot. The following are the dates and locations of each open house in chronological order:

- Vineyard Grove Park (October 8, 2022)
- Rulon Gammon Park (October 11, 2022)
- Boo-a-palooza (October 18, 2022)
- Vineyard City Hall (October 20, 2022)
- Lakefront at TC Clubhouse (November 3, 2022)
- Development Services at the Home Builders Association Building (November 8, 2022)

For residents that could not attend the open houses in person, two (2) virtual events were held, via Facebook Live: The first on October 4, 2022 and the second on March 8, 2023. During the events members of the Vineyard Central Corridor Master Plan Committee and Elected Officials further explained the details of the existing plan and received feedback from the public.

Together, both Facebook Live events received hundreds of views and several comments and shares. Overall, the city received very positive feedback on the plan across all forms of public engagement. The city has done its very best to listen to the voices of the residents and make adjustments where feasible. City staff and Vineyard residents alike can be proud of the final draft and feel confident that the plan is inclusive and comprehensive. The plan has truly been made by the residents themselves.

2.3 Public Opinion Survey

The project team developed an online survey of questions to measure topics such as frequency of park use, desired recreational amenities, and locations. The survey was posted on the City website and a QR code was available for those who were present at the open house.

More than 600 people responded to the survey. Over 98% of the respondents were Vineyard residents.

Some key findings from the survey included the following:

- 80% of respondents had children in the household;
- 35% of respondents live directly adjacent to the proposed park;
- 75% of respondents would use the park daily or weekly, 22% of respondents daily and 52% of respondents weekly;
- 55% of respondents will access the Corridor on foot, while the other 45% will access the park either by automobile or biking;

3.0 Conclusion

The Vineyard Central Corridor Master Plan aims to provide a comprehensive strategy for enhancing the recreational amenities and trail connections in the area. The purpose of this open space masterplan is to expand the existing recreational options by providing recommendations and framework for future development.

The process involved public engagement through open comment forums to ensure that the proposed plan incorporates the wants and desires of the residents. This approach ensures that the plan is tailored to meet the unique needs and preferences of the community.

The proposed plan centers around exploring and identifying potential trail connections and recreational amenities throughout the Central Corridor. Implementing the proposed amenities outlined in the masterplan will transform the Vineyard Central Corridor into a more enjoyable recreationally centered environment.



Figure 2: Existing boardwalk through wetlands east of Grove Park



Figure 3: Existing trail through "Fish Hook" area south of Gammon Park.



Figure 4: Proposed location of multi-Use fields, playground



Figure 5: Existing Gammon Park



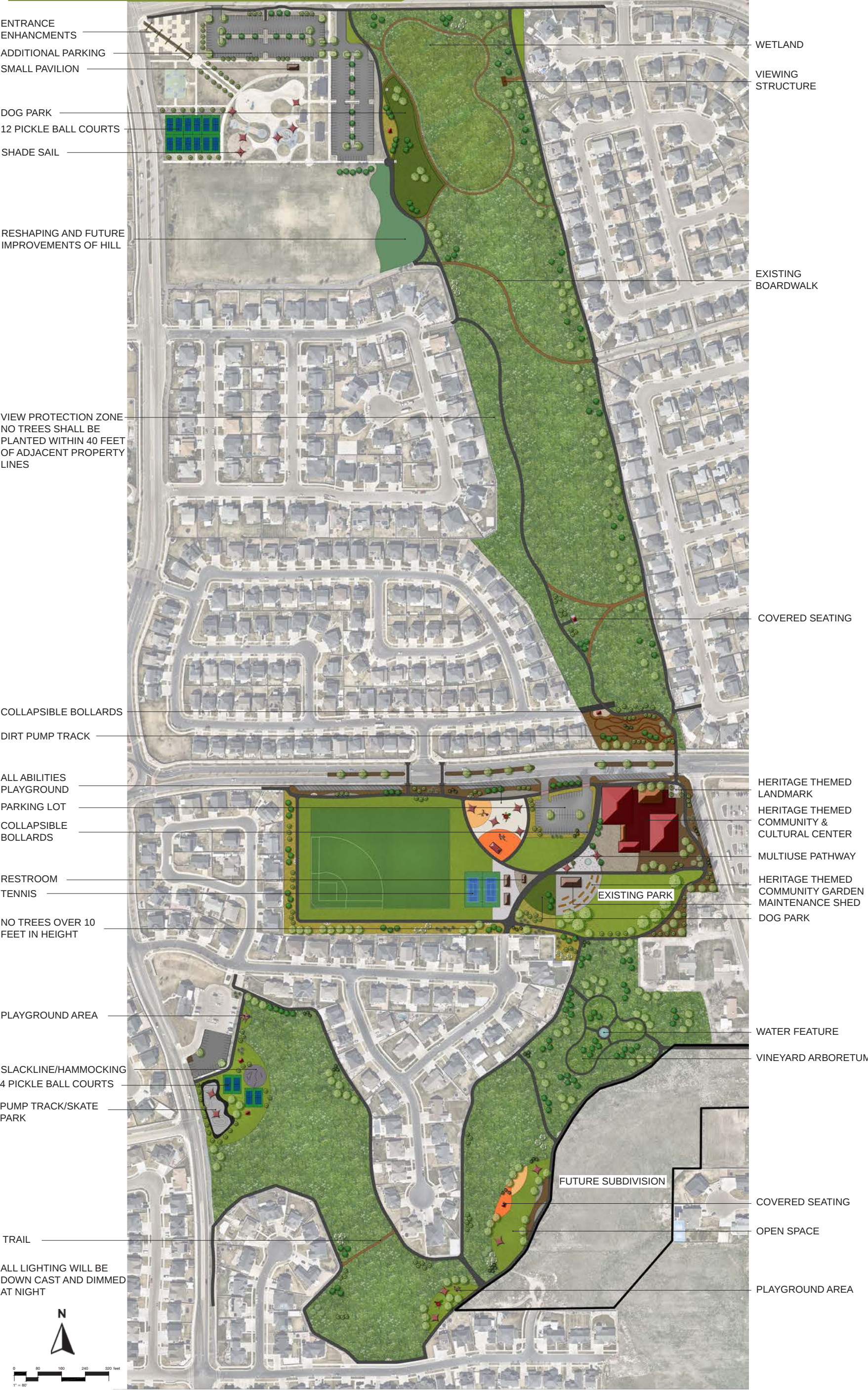
Figure 6: Proposed dog park location



Figure 7: Proposed location of arboretum

VINEYARD CENTRAL CORRIDOR

MASTER PLAN



PHASE RECOMMENDATIONS

THIS PHASING PLAN PROVIDES A GENERAL GUIDELINE FOR PRIORITIZING PROJECTS FOR FUNDING AND CONSTRUCTION. THE CITY COUNCIL MAY CHOOSE TO MOVE ITEMS FORWARD OR BACK IN PHASES DEPENDING ON COMMUNITY NEEDS AND FINANCING

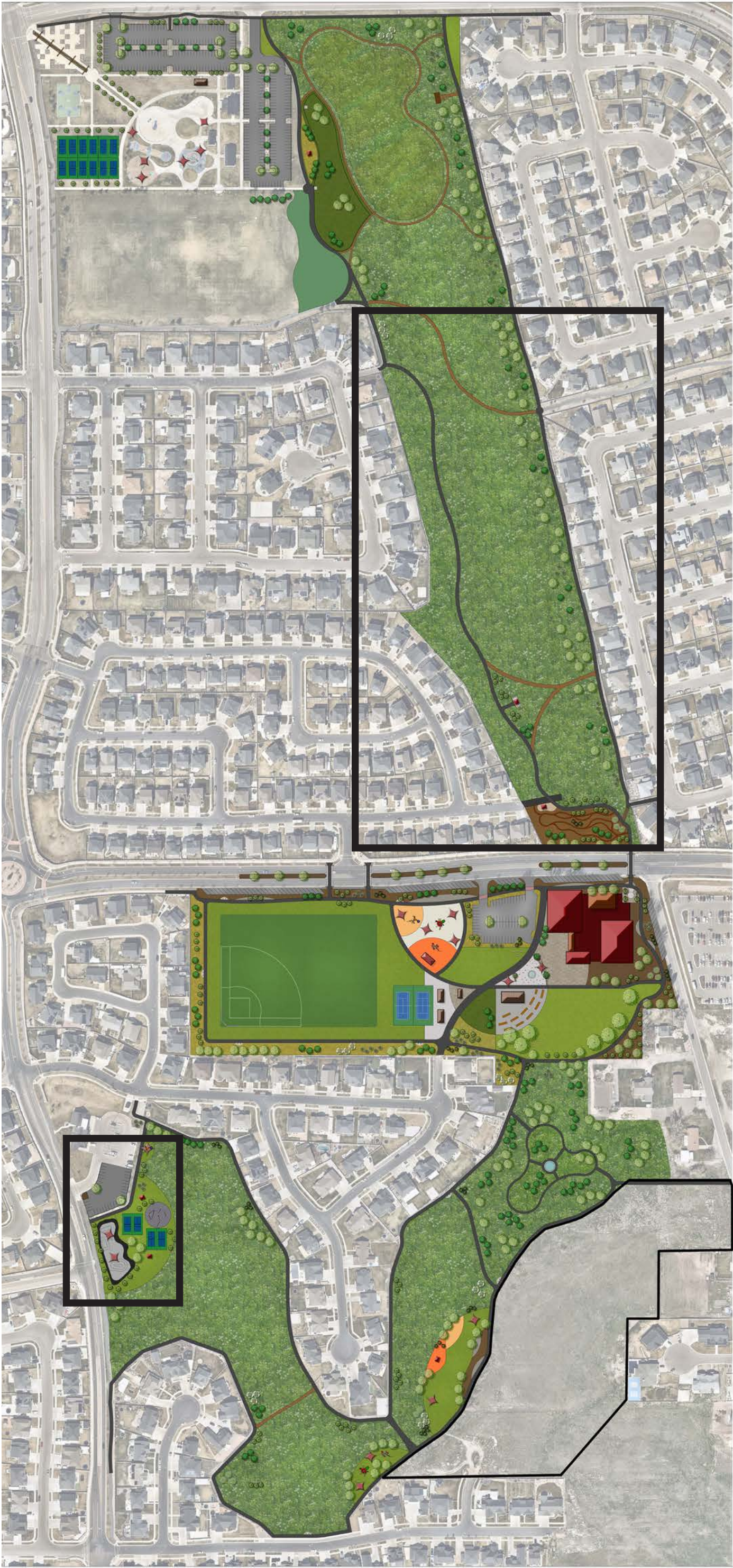
PHASE 1



PHASE RECOMMENDATIONS

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PHASE 2



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This aerial map illustrates the distribution of green spaces and parks within a residential neighborhood. The parks are color-coded and numbered as follows:

- Park 1 (Green):** Located in the upper left, featuring a playground and a small pond.
- Park 2 (Green):** A large, irregularly shaped green space in the upper center.
- Park 3 (Green):** A large rectangular green field in the center, adjacent to a road.
- Park 4 (Orange):** A small, irregularly shaped green space in the center, adjacent to a road.
- Park 5 (Red):** A small, irregularly shaped green space in the center, adjacent to a road.
- Park 6 (Blue):** A small, irregularly shaped green space in the center, adjacent to a road.
- Park 7 (Green):** A large, irregularly shaped green space in the lower center.
- Park 8 (Orange):** A small, irregularly shaped green space in the lower center.
- Park 9 (Red):** A small, irregularly shaped green space in the lower center.
- Park 10 (Blue):** A small, irregularly shaped green space in the lower center.

The map also shows existing park facilities, including playgrounds, sports fields, and ponds, as well as surrounding residential areas and streets.

PHASE RECOMMENDATIONS

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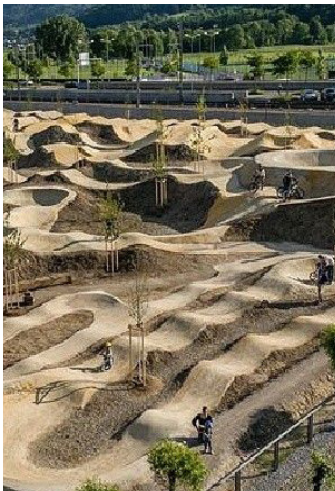
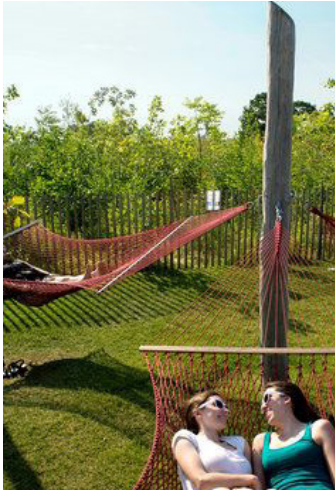
PHASE 5





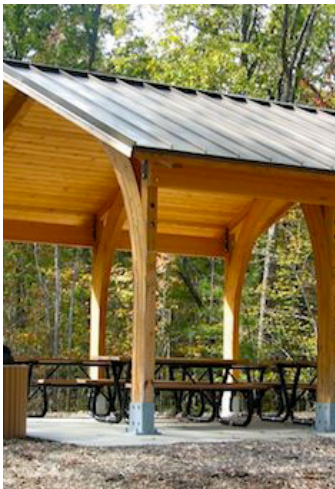
HERITAGE COMMUNITY CENTER

PRECEDENT IMAGES



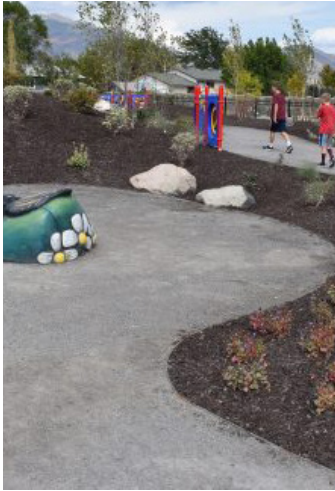
PUMP TRACK/SLACKLINE

PRECEDENT IMAGES



PLAYGROUND/SHADE STRUCTURES/DOG PARK

PRECEDENT IMAGES



COMMUNITY GARDEN/TRAILS

PRECEDENT IMAGES

Vineyard Central
Corridor Master Plan
Appendix

Public Involvement Materials

A

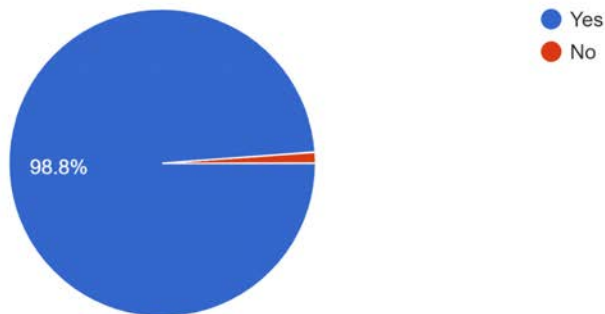
Public Survey Results

Vineyard Corridor Master Plan Survey Data

Demographics:

Are you a resident of Vineyard, Utah?

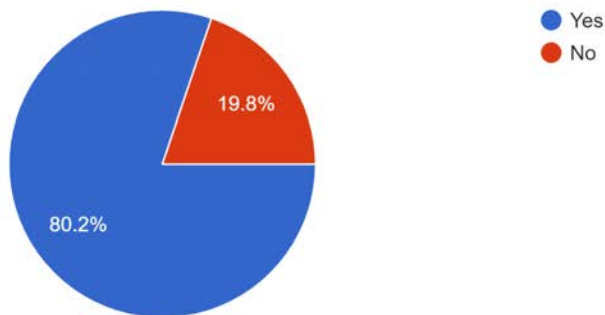
601 responses



98.8% of respondents are a resident of Vineyard, Utah

Do you have any children in your household?

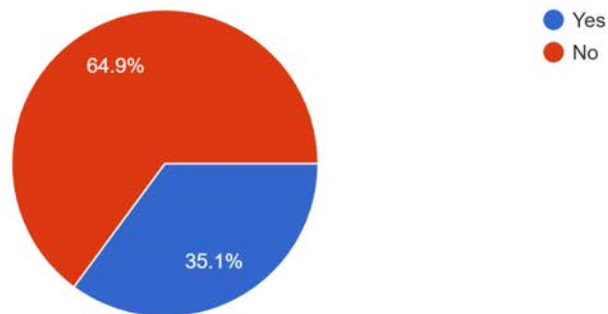
601 responses



4 out of 5 respondents have children in their household

Are you a homeowner directly adjacent to the proposed park?

601 responses

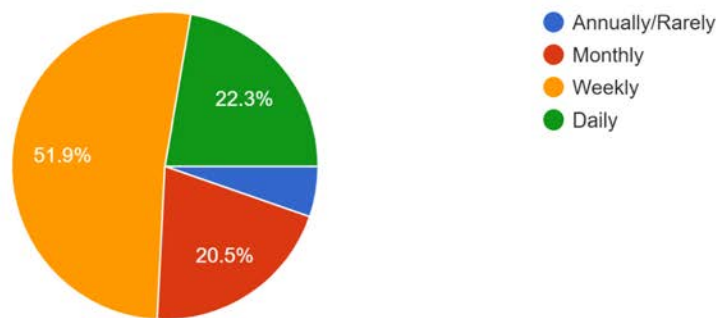


35% of respondents live directly adjacent to the proposed park

Access & Frequency of Usage:

How often will you use the park facilities?

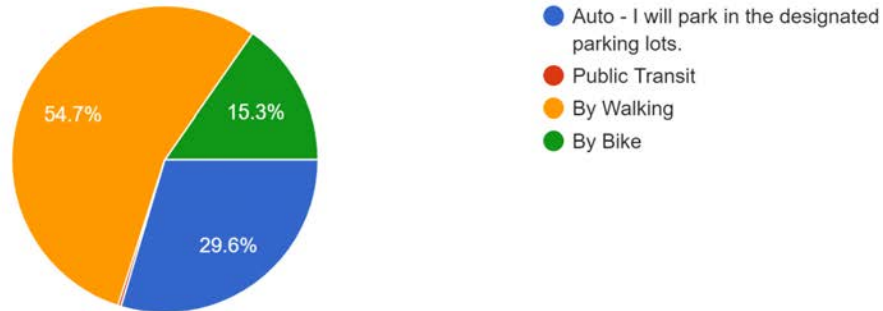
601 responses



Approximately 75% of respondents will use the park daily or weekly, 22% of respondents daily and 52% of respondents weekly

How will you access the park?

601 responses

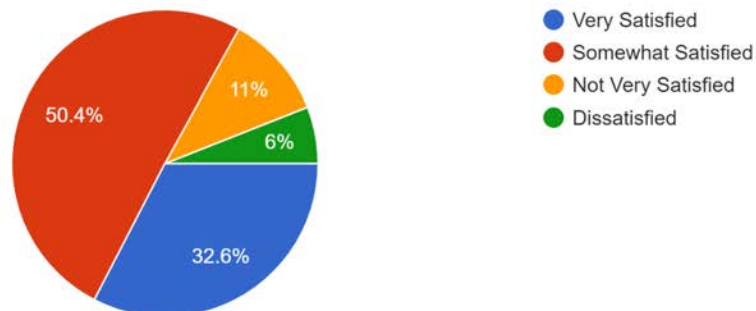


55% of respondents will access the corridor on foot, while as the other 45% will access the park either by automobile or biking, 30% and 15% respectively

General Amenities:

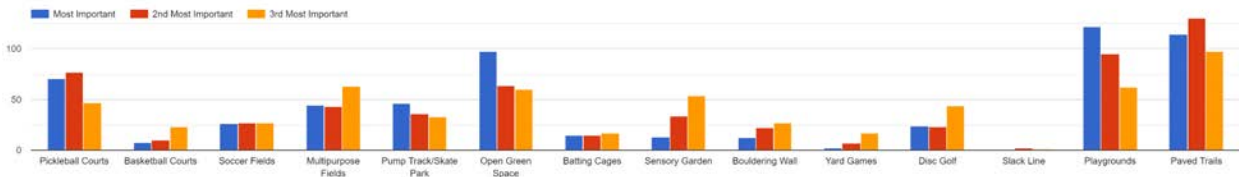
Are you satisfied or dissatisfied with the amount of recreational facilities such as playgrounds, ballfields, batting cages, sport courts and open walking paths proposed throughout the park?

601 responses



Nearly 85% of respondents are very satisfied or somewhat satisfied by concepts shown; 15% are not satisfied or dissatisfied

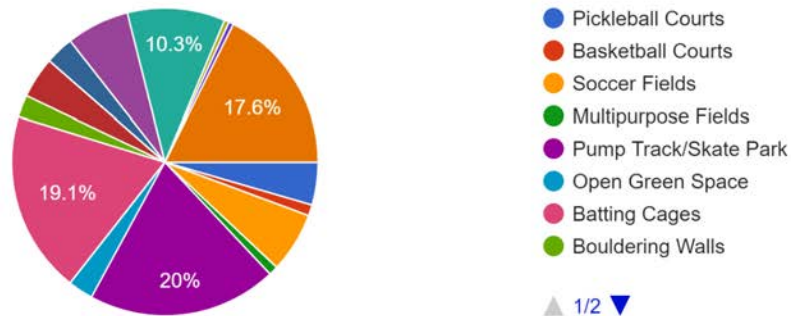
After viewing the concepts, what amenities are most important to members of your household? Choose your top three.



Paved trails, playgrounds, open green space and pickleball courts are the most important amenities to respondents. Multipurpose fields, soccer fields, the pump track/skate park, bouldering walls and disc golf are the 2nd most important & basketball courts, batting cages, yard games and slack lines are 3rd most important.

If you could vote "no" to one park amenity, which would you choose, if any?

601 responses

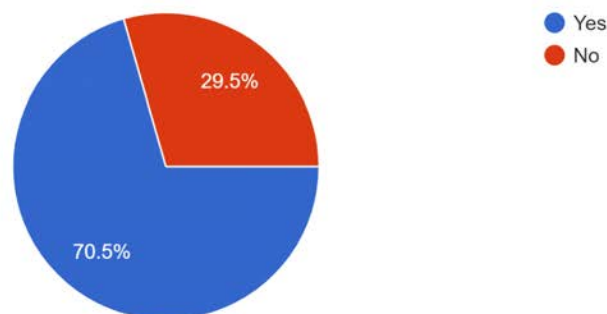


In order from most to least disliked are the following: Pump Track/Skate Park (20%), Batting Cages (19%), due to the noise associated with them and Slacklines (10%). Nearly 18% of respondents responded with N/A.

Concept A:

Based on the concept shown above, do you feel the amenities provided adequately suit your needs?

601 responses

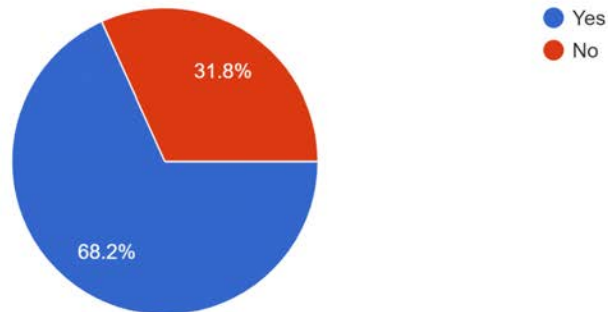


70% of respondents resonated that Concept A adequately suited their needs

Concept B:

Based on the concept shown above, do you feel the amenities provided adequately suit your needs?

601 responses

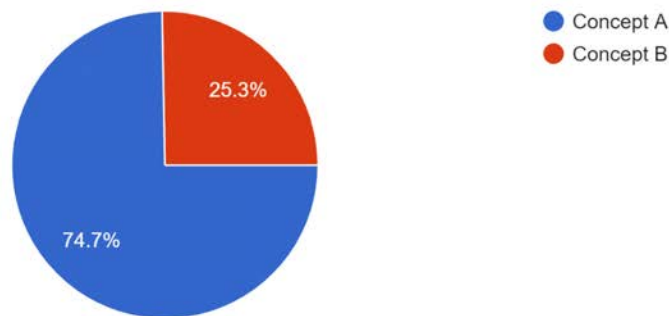


68% of respondents resonated that Concept B adequately suited their needs

Community Center vs. Open Space:

Based on the concepts shown above do you prefer Concept A or Concept B?

601 responses

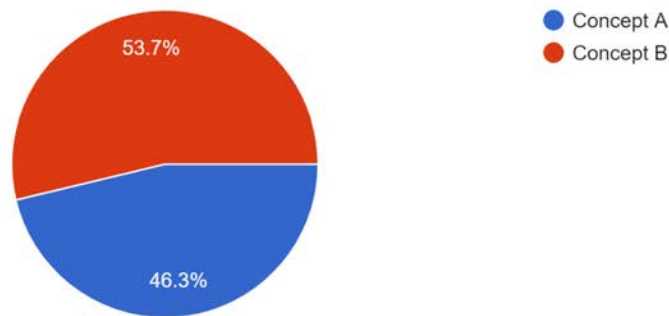


3 out of 4 respondents chose Concept A (community center) over Concept B (open space)

Fish Hook Section: Disc Golf vs. Pond

Based on the concepts shown above do you prefer Concept A or Concept B?

601 responses



54% of respondents chose Concept B (disc golf) over Concept A (pond)

Notable Trends From Survey

1. 70 mentions of “wetlands”. Primarily surrounding the idea of preserving the wetlands or leaving the wetlands untouched.
2. 59 mentions of “bugs”. These comments primarily stem from the implementation of ponds throughout the various concepts.

Concept A: Based on the concept shown above, do you feel the amenities provided adequately suit your needs?

Yes I like most of this, hate the workout area behind the slide hill. Would be better suited along the lakeshore trail. Hate having a community garden here when the city is putting one just down the street to the west a few blocks down the same street.

Yes

Yes Love the additional parking and the pickle ball courts!

Yes

Yes

No I think it should be left alone. I enjoy seeing the wildlife and if it's developed, we won't have that anymore.

Yes

Yes

Yes

Yes

No Being a senior with a dog it would be nice to have a place to take your dog off leash to play with other dogs.

Yes I think the pond is great

Yes

No The Site Highlights indicate a dog park, but no dog park is depicted. Walking my dogs and having a safe place to allow them off leash is my primary concern.

Yes I like the additional slide park. But no to the pond, we don't need more areas for mosquitoes to breed

Yes

Yes I like that there is open green space and trails

Yes I prefer to keep as much green space and natural space as possible

Yes A pond and walking trails in the wetlands improves the experience. Parking lot upgrades are needed. The slide park will make that corner of the park beautiful.

No Leave open space open.

Yes

Yes

No too many pickleball courts, not enough tennis courts

Yes

Yes

Yes

No Please stop. Everyone I talk to living here does not want another thing developed. These are suppose to be preserved wetlands. Keep it natural for the wild life.

Yes

Yes

Yes

Yes Leave the spaces adjacent to the houses alone. If you must develop them leave at least fifty feet between any trails

Yes Looks fun!

Yes

Yes

Yes

No I better like the idea of an all abilities park in Vineyard like the one Spanish fork. We really enjoy the splash pad here, and it looks like that might be taken out? Also, I feel this concept caters much more to adults than kids.

No Would like more reservable covered spaces not so close to the playground. And the pond is a waste of space.

Yes

Yes It honors the needs of many with a really nice setup, please do this!

No Vineyard needs a cemetery. Residents are having to seek burial plots outside the city in other communities and being charged expensive non-resident rates. Consider how a cemetery can be incorporated into few remaining open spaces in Vineyard.

No I'm not a huge fan of the pond. There isn't one there already correct? I feel like that will only attract more bugs to the area. Unless it is proven to concentrate the bugs in that one area in which case I would approve :)

Yes Love it. More pickle ball. Keep golf carts and side by sides off the trails. Let's make vineyard free of dogs!

Yes

Yes

No Would love a skatepark!

No I paid significantly more money for my lot because I was told these are preserve lands that wouldn't be develop. Vineyard has more than enough playgrounds, why are we disrupting a whole ecosystem? Leave this area untouched!!!!

Yes I just want a place to walk my dog.

Yes Would like some turf soccer fields

No So much emphasis

Yes

No There are no amenities for children older than 10 yrs old. I have 2 grandchildren and I cannot see anything that they would enjoy as they get older. The things that are currently there are not that great for kids.

Yes

No This does not show the playground being updated. Little kids prefer to play on the closed splash pad slide over almost anything else. The chosen weird small bus structure needs to go and a real playground needs to come in.

Yes

Yes

Yes I like the idea of making use of the wetland area with a pond and more walking paths. Also adding dedicated pickleball courts would be amazing. Especially if there are lights to play at night.

Yes More parking is definitely appreciated

Yes

Yes

Yes

Yes

No I only say no if the pickleball courts do not have lights.

No not sure what open green space means?

Yes Love shaded pavillions- dog park, a beautiful space to walk around- the pond. Beautiful spaces to enjoy.

Yes

Yes the new trails and slide parks look like ogreat additions. The hill in grove park should be better utilized, and this does a great job.

Yes

No Vineyard should install shade cover over playground in vineyard grove park

Yes

No Slides at the park. Shade structures over the playground equipment. And level off the inclined grassy areas so it is easier to see multiply kids at the same time. Those grassy inclined areas create really big blind spots.

Yes

Yes

Yes

Yes

Yes

Yes

Yes Pickle ball courts and pond

Yes

Yes Has a little bit of everything

Yes

No

No Leave the wetlands or “uplands” as some people are calling them, alone.

Yes As long as the pond is nice.

Yes

Yes

Yes More trails, slides and pavilions would be great!

No You need more tennis courts not soccer fields. We already have enough of those.. pickleball is great but tennis is still popular and always full. More courts at gammon. And bigger playground at gammon. Please see orem playground for inspiration.

No We do not need so many pickle ball courts scrap the dumb courts completely. Pickle ball players are a tiny minority with a loud loud voice. Just like how company’s take twitter responses as the voice of America when less than 22% of Americans use it

Yes NA

Yes

Yes

Yes When we moved to Vineyard, we were told all the wetlands we’re preserved. Why are park developments happening on them???

No The plan doesn’t mention cleaning up or replanting any of the wetland area. Need more shade structures.

Yes

Yes love the pickleball courts!

Yes

No

Yes More parking is needed

No You're taking out tennis courts and replacing them with pickleball courts. I'm thrilled to get pickleball courts, but it'd be a big bummer to do it at the expense of tennis. There's room for both. Perhaps put some courts east of the basketball courts

Yes

Yes Has things that would be nice. I do worry about the pond though. We are in a drought and I think having it constantly empty because of that will cause problems.

Yes

Yes The pond is kind of pointless and will just make the but problem worse than it already is. The trails and area would be fine I guess.

Yes Love it. But I'd rather leave the 2 tennis courts and just add pickle ball courts. Excited for a pond and shade pavilions. Also excited for the slide park.

Yes We need more pickleball courts!

Yes

Yes

No I'd like to see more for bikes

Yes It has more than it has now!

Yes

Yes

No From what I can see, the tennis courts are going to be converted to pickle ball courts? Pickle ball seems like a fad. No one else in the world has even heard of it. Why not have both tennis courts and pickle ball?

No We don't need a dog park and wish to have more playgrounds

Yes

Yes I love the open green spaces, the pickle ball courts, and the included playground. Looks like it can be accessed/enjoyed by stroller and wheelchair. I also love the pond.

Yes Definitely a dog park.

No No new fields for baseball, no more basketball

No

Yes

No Don't get rid of the tennis courts!!!

No We desperately need a skatepark.

Yes love the dog park and pond. Still wish there were batting cages.

Yes

Yes I like the pond feature.

No Where is the dog park? It isn't labeled. Vineyard really needs a dog park.

Yes

No Would love to know more about the pond and reasons for it.

No Why food trucks (keep that by the megaplex)

Yes

No I want the space here to remain the same and possibly add more boardwalks.

Yes

No I'd like more playgrounds and more shade

Yes more parking provided, better use of the wetlands area. since it lists a "dog park", can we assume dogs will not be allowed in the rest of the grass areas, please?

Yes Id love for vineyard to have a fenced dog park

No I think the dog park will detract from the rest of the park as the smell will make it extremely unpleasant to be at the park and use the other amenities.

Yes

No This park needs more Shade

No Would prefer a larger playset available for younger kids like items park instead of that many pickleball courts. I think it's an excessive amount

Yes

No

Yes I love every part of the plan. I'm especially excited about the pickleball courts.

Yes I like the extra park there and the paved trails. Glad that no new big amenity is in this area.

Yes

Yes

Concept B: Based on the concept shown above, do you feel the amenities provided adequately suit your needs?

Yes

Yes Enhancing the track kids have already made in that area is a great idea.

Yes

Yes Great to have pavilions and groomed pump track.

Yes

Yes My house is right next to the bike pump place. Please Please DO NOT put a parking lot out there!! They can walk from the community center. My "yes" is based on not seeing the pictures. I would like to see the pictures. Thanks for your work on this.

Yes

Yes

Yes

Yes I think the pump track should be extended through the open space to make a large loop.

Yes This area is currently unusable. I live in The Gardens and we love using the trails but this area is an eye sore and hard to access unless you go around the neighborhood. My son goes to Franklin and we have to walk through the dirt field now.

No Again few of the amenities proposed are for Seniors and dogs would enjoy an off leash dog park

No This is much less interesting without the pond

No I strongly oppose a parking lot at the end of water lane. Traffic should stay on center street and away from the neighborhoods with small children

Yes Personally, I would prefer a skate park to a pump track.

No

Yes This plan looks good- please no parking lot in this section

Yes Love that it is staying open green space

Yes Open green space with small pavilions. No so certain about a pump track

Yes This would make the area more useful to the community.

No Leave open space open.

Yes

Yes

Yes

Yes

No I don't need a pump track

Yes

No Please stop. Keep it wetlands.

Yes

Yes

Yes

Yes

Yes I prefer this because concept A has more of the same stuff. We need a bike/pump track (something for kids 8-14) to do more than another path or playground.

Yes

Yes

Yes

No I like it the way it is already.

Yes

Yes

Yes We back up to this. I like that it's left open. I love the paved walking, my boys will use the bike park.

No Vineyard needs a cemetery. Residents are having to seek burial plots outside the city in other communities and being charged expensive non-resident rates. Consider how a cemetery can be incorporated into few remaining open spaces in Vineyard.

Yes The wetlands are beautiful and I like that they are the focus of this part of the plan. I LOVE that there is a pump track in the empty space where kids have already built their own pump track. LOVE IT!

Yes Love the openness and the walkable pavilions!

No

Yes

No

No

Yes I just want a place to walk my dog.

No not sure what wetland is for

No

Yes

No Is this a skate park or a bike track?

No Would really like a water feature of some sort, just not still water.

Yes I like that it will have more paths. However it would be nice to have a low maintenance bathroom along the trail even if it is just a single stall. Maybe down by the bike trails

Yes

Yes

Yes

No Where's the park?

Yes

Yes

Yes

No Do not want a skate/ bike park!

Yes

No the wetlands are beautiful as is

No Meh- this part is just meh for me. I love walking trails but just surrounded by weeds and "wetland" is lame. But I guess this is fine?

Yes

Yes Yes for new biking trails!

Yes

Yes

Yes

Yes

Yes

Yes

No I don't like the Pump Track Park, it's already an area of high traffic and reckless bikers running in and out of there.

Yes

Yes

- Yes
- Yes
- Yes Disc golf
- Yes
- No Fewer options available than the first plan
- No This area needs to be preserved and maintained for wildlife
- No
- Yes Leave the wetlands alone.
- Yes It looks good
- Yes
- Yes
- Yes
- No I like the wild life look. Are you taking it all down? I say leave it and had paths thru it.
- Yes
- No Add another park for little kids
- Yes
- Yes
- No When we moved to Vineyard, we were told all the wetlands we're preserved. Why are park developments happening on them?!
- Yes
- Yes I live on water lane. We do not want a lot of cars parking on our street to get to the wetlands. Please make sure our street stays safe and not congested.
- No
- Yes
- No
- No Not applicable to my needs
- Yes
- Yes
- Yes
- Yes

- Yes
- Yes Nothing wrong here, but nothing grossly right either.
- Yes Love the bike park and more interconnected paths.
- Yes Connecting all the trails together would be awesome for family bike outings and walks
- Yes
- No Just too plain.
- Yes I love the bike park and that wouldn't require people to drive to the park.
- No No skate park at all should ever be out in. Wetlands don't count as a park
- Yes
- Yes
- No Really like the pump track and trail that makes the city more family outdoor activity friendly, but the entrance to the parking should be directly across the pumptrack so people wanting to use the pump track can park directly across from it and cross the street.
- No We don't need the pump track
- Yes
- No No playground. Only thing is nice walking trails.
- Yes
- No Nothing new
- Yes
- Yes
- Yes Preserves wetlands
- No looks cool but we need a skate park, not a pump track.
- Yes I appreciate the area being cleaned up and usable
- Yes
- Yes
- No
- Yes
- No Hard no for pavilions in tbt open space. We don't need a place for teens and creeps hanging out late at night in secluded areas behind homes.
- Yes I hope they make the pump track really nice with no goat heads. Please maintain it well!

- Yes
- No I want the space here to remain the same and possibly add more boardwalks.
- Yes
- No More shade
- Yes really like the addition of the bike track, would prefer it were larger, there's lots of space there
- Yes I also really like the preservation of wetlands
- Yes Good use of space and development. Balanced.
- Yes
- Yes We are so excited about the pump track. I love that it's something all ages can use
- No Pavilions are fine but what is the value in them in those areas. Don't seem like they fit well.
- No
- No
- Yes I don't know enough to answer either way.
- Yes
- Yes I think a skate park would be better than a pump track
- Yes
- Yes
- Yes No issue.
- Yes
- No Terrible idea. NO ONE WANTS MORE HOUSES WITH LESS GREEN SPACE.
- No Would love to see a few more activities and places to play
- Yes ☺
- Yes The pump track is far from my home
- No No skate park
- No
- Yes
- No
- Yes
- Yes Love all the walking trails

Vineyard Central
Corridor Master Plan
Appendix

B

COST ESTIMATE



VINEYARD CENTRAL CORRIDOR MASTER PLAN
COST ESTIMATE

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
DEMOLITION AND GRADING (50 ACRES - FULL EXTENTS)					
1	MOBILIZATION	1	LUMP	\$ 10,000.00	\$ 10,000.00
2	CLEARING AND GRUBBING	1	LUMP	\$ 10,000.00	\$ 10,000.00
3	CUT & FILL (BASED ON 2,100,000 FT³)	160,000	CUBIC YARD	\$ 3.00	\$ 480,000.00
EROSION CONTROL					
4	SILT FENCE	25,000	LINEAR FOOT	\$ 1.67	\$ 41,750.00
5	STABILIZED CONSTRUCTION ENTRANCE	3750	SQUARE FOOT	\$ 3.00	\$ 11,250.00
6	INLET BARRIER	50	EACH	\$ 90.00	\$ 4,500.00
PARK HARDSCAPE					
7	CONSTRUCTION SURVEY	1	LUMP	\$ 3,500.00	\$ 3,500.00
8	ASPHALT PAVING (3" DEPTH)	2,534	TON	\$ 12.50	\$ 31,675.00
D	UNTREATED BASE COURSE (6" DEPTH)	5,069	TON	\$ 13.50	\$ 68,431.50
10	GRANULAR BORROW (12" DEPTH)	10,140	TON	\$ 14.50	\$ 147,030.00
11	CONCRETE PAVILION PAD	4,220	SQUARE FOOT	\$ 8.00	\$ 33,760.00
12	CONCRETE MOW STRIP (6 INCH WIDE)	2,500	LINEAR FOOT	\$ 6.00	\$ 15,000.00
PARKING LOTS (468 SPACES)					
13	24" CURB & GUTTER	2,000	LINEAR FOOT	\$ 20.00	\$ 40,000.00
14	ADA RAMPS	30	EACH	\$ 1,500.00	\$ 45,000.00
15	UNTREATED BASE COURSE (8" DEPTH)	9,500	TON	\$ 15.00	\$ 142,500.00
16	GRANULAR BORROW	21,621	TON	\$ 12.50	\$ 270,262.50
17	ASPHALT PAVING (3" DEPTH)	3,500	TON	\$ 70.00	\$ 245,000.00
18	RAISED SPEED TABLE	5	EACH	\$ 6,000.00	\$ 30,000.00
19	PARKING STALL STRIPING 468 STALLS 20' LONG)	9,360	LINEAR FOOT	\$ 2.15	\$ 20,124.00
20	CROSSWALK STRIPING (10 CROSSINGS)	500	LINEAR FOOT	\$ 3.50	\$ 1,750.00
21	ROADWAY SIGNAGE	25	EACH	\$ 300.00	\$ 7,500.00
MULTIPURPOSE FIELDS (2)					
22	TOP SOIL (XXX FT² @ 4" DEPTH)	2,184	CUBIC YARD	\$ 14.00	\$ 30,576.00
23	LANDSCAPE TURF	178,761	SQUARE FOOT	\$ 0.30	\$ 53,628.30
24	SPORTS LIGHTING	1	LUMP	\$ 100,000.00	\$ 100,000.00
25	IRRIGATION (SECONDARY WATER SYSTEM)	178,761	SQUARE FOOT	\$ 1.00	\$ 178,761.00
PARK AMENITIES					
26	SHADE SAILS	10	EACH	\$ 4,500.00	\$ 45,000.00
27	RESTROOMS	1	EACH	\$ 35,000.00	\$ 35,000.00
28	COLLAPSABLE BOLLARDS	15	EACH	\$ 2,000.00	\$ 30,000.00
29	INTERNAL DIRECTIONAL SIGNAGE	25	EACH	\$ 300.00	\$ 7,500.00
30	BENCHES	50	EACH	\$ 700.00	\$ 35,000.00
31	TRASH RECEPTACLE	25	EACH	\$ 300.00	\$ 7,500.00
32	PLAYGROUND EQUIPMENT	6	EACH	\$ 80,000.00	\$ 480,000.00
33	TENNIS COURT	2	EACH	\$ 45,000.00	\$ 90,000.00
34	PICKLEBALL COURTS	16	EACH	\$ 30,000.00	\$ 480,000.00
35	DUMPSTER ENCLOSURE	6	EACH	\$ 6,000.00	\$ 36,000.00
PARK LANDSCAPE					
36	TOP SOIL (XXX FT² @ 6" DEPTH - PLANTER BEDS)	2,842	CUBIC YARD	\$ 15.00	\$ 42,630.00
37	TOP SOIL (4" DEPTH)	1,876	CUBIC YARD	\$ 15.00	\$ 28,140.00
38	LANDSCAPE TURF (XXX FT² OUTSIDE BALL FIELDS)	215,427	SQUARE FOOT	\$ 0.30	\$ 64,628.10
39	PLAYGROUND SOFTDROP (POURED IN PLACE / RECYCLED)	34,283	SQUARE FOOT	\$ 15.00	
40	WEED BARRIER FABRIC	153,493	SQUARE FOOT	\$ 2.00	\$ 306,986.00
41	2" CALIPER TREE	552	EACH	\$ 250.00	\$ 138,000.00
42	6' - 7' EVERGREEN	100	EACH	\$ 275.00	\$ 27,500.00
43	5 GALLON SHRUB	828	EACH	\$ 24.00	\$ 19,872.00
44	1 GALLON PERENNIAL/GRASS	1,932	EACH	\$ 12.00	\$ 23,184.00
45	SEATING PAVILIONS LARGE	4	EACH	\$ 25,000.00	\$ 100,000.00
46	SEATING PAVILIONS SMALL	6	EACH	\$ 15,000.00	\$ 90,000.00
CONTINGENCY					
				20% CONTINGENCY	\$ 821,787.68
TOTAL:				\$	4,615,264.58



Community Development

Date: April 5, 2023
From: Cache Hancey, Planner & Business Advocate
To: Planning Commission
Item: Zoning Text Amendment:
15.34.120 Domestic Livestock and Fowl
Applicant: City-Initiated

BACKGROUND

The proposed ordinance provides greater allowance for domestic fowl (egg laying chickens). The current code limits domestic fowl in lots smaller than 1 acre. This change would permit a range of lot sizes to house domestic fowl. Surrounding cities have a tiered lot size in their allowance for domestic fowl. This zoning text amendment would follow that pattern with a tier as follows:

1. The number of domestic fowl for the purpose of laying eggs that may be kept shall be limited on the size of the lot or parcel as follows:
 1. One acre (43,560) square feet, up to twenty-five (25)
 2. Ten thousand (10,000) square feet, up to six (6)
 3. Nine thousand (9,000) square feet, up to five (5)
 4. Eight thousand (8,000) square feet, up to four (4)
 5. Five thousand (5,000) square feet, up to three (3)

Other requirements in the proposed code would ensure that all domestic fowl are secured in an outdoor enclosed area with proper setbacks and safety measures.

PLANNING COMMISSION OPTIONS

No motions may be presented at this time.

ATTACHMENTS

- Proposed zoning text amendment

**VINEYARD
ORDINANCE 2023-15**

ORDINANCE NO. 2023-15

**AN ORDINANCE OF THE CITY OF VINEYARD UTAH TO MAKE
AMENDMENTS TO THE ZONING CODE TO REGULATE THE NUMBER OF
DOMESTIC FOWL PERMITTED. THIS ORDINANCE CREATES A TIERED
SYSTEM IN WHICH THE NUMBER OF DOMESTIC FOWL PERMITTED IN
SINGLE-FAMILY RESIDENTIAL ZONES IS DETERMINED BY THE LOT SIZE.**

WHEREAS, in compliance with the Utah State Municipal Land Use, Development, and Management Act (LUDMA), the City established an amendment to the Vineyard Zoning Code Section 15.34.120 Domestic Livestock and Fowl,

WHEREAS, the Vineyard City Zoning Code Amendment provides modifications for the number of domestic fowl permitted based on the square footage of lot sizes,

WHEREAS, the Planning Commission held a public hearing on April 5, 2023, and after fully considering public comment and staff recommendation, recommended approval to the City Council, and,

WHEREAS, the City Council reviewed the amended language within the Vineyard Zoning Code Amendment and held a public hearing on April 26, 2023, and after fully considering public comment, staff and Planning Commission's recommendations,

NOW THEREFORE, be it ordained by the Mayor and Council of the City of Vineyard, Utah, as follows:

SECTION 1: AMENDMENT “15.34.120 Domestic Livestock And Fowl” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.120 Domestic Livestock And Fowl

The keeping of domestic livestock, limited to the domesticated horse (*Equus caballus*), domesticated cattle (*Bos taurus* and *Bos indica*), domesticated sheep (*Ovis aries*), domesticated goat (*Capra hircus*) and domestic fowl, but excluding the keeping of pigs (*Suidae*), shall be allowed subject to the following:

1. The keeping of domestic livestock and fowl may be allowed as a Permitted Use in the A-1, R&A-5 and single-family residential Zoning Districts, subject to the provisions of this Section.

2. No domestic livestock ~~or domestic fowl~~ shall be kept on any lot located in an A-1, R&A-5 and single-family residential Zoning Districts where the lot or parcel size is not less than one acre (43,560 square feet).
3. The number of domestic livestock ~~or fowl~~ that may be kept where the lot or parcel size is not less than one acre shall comply with the following:
 - a. Limited to a maximum of two (2) domestic animals for every 43,560 square feet of lot or parcel size.
 - b. ~~Fowl may be kept on lots equal to, or larger than one (1) acre (43,560 square feet), provided the number of fowl maintained does not exceed twenty-five (25) fowl for each acre.~~
4. The number of domestic fowl for the purpose of laying eggs that may be kept shall be limited on the size of the lot or parcel as follows:
 - a. One acre (43,560) square feet, up to twenty-five (25)
 - b. Ten thousand (10,000) square feet, up to six (6)
 - c. Nine thousand (9,000) square feet, up to five (5)
 - d. Eight thousand (8,000) square feet, up to four (4)
 - e. Five thousand (5,000) square feet, up to three (3)
5. Domestic fowl shall be confined within a secure outdoor enclosed area and are subject to the following conditions.
 - a. The enclosed area shall include a covered, ventilated, and predator-resistant coop.
 - i. The coop shall have a minimum floor area of at least two (2) square feet per domestic fowl.
 - ii. If domestic fowl are not allowed to roam within an enclosed area outside the coop, the coop shall have a minimum floor area of six (6) square feet per domestic fowl.
 - b. The coop shall be located in a rear yard at least twenty (20) feet from any property line, and further than thirty (30) feet to any residential structure located on adjacent lots.
 - i. The coop and enclosed area shall be maintained in a neat and sanitary condition and shall be cleaned as necessary to prevent any odor detectable at a property line.
 - ii. No domestic fowl shall be permitted to roam outside the coop or enclosed area.
 - c. Any feed used for the domestic fowl must be stored and dispensed in a rodent- and predator- proof containers.
 - d. Slaughtering of domestic fowl is prohibited.
 - e. Roosters are prohibited.
6. Domestic livestock, fowl, and other animals, but excluding all Prohibited Animals, may be kept on lots of five (5) acres or larger, and located in the A-1 and R&A-5 Zoning Districts, without restriction on the type or number of domestic livestock or animals kept.
7. Residents who have kept domestic livestock on legal lots smaller than one (1) acre

(43,~~670~~560 square feet) and who have those animals legally on the effective date of this Ordinance shall not be in violation of this Ordinance. However, the number of animals being kept shall not be increased, and the nonconforming use shall be deemed to have ceased when the keeping of domestic animals has been discontinued for a minimum period of one (1) year.

8. No barn, stable, shelter, corral,~~coop~~, pen, or run in which domestic livestock ~~or fowl~~ are maintained shall be closer than one hundred (100) feet to any residential structure located on adjacent lots.
9. The required minimum side yard and rear yard setbacks for the zone in which a barn, stable, shelter, corral, ~~coop~~, pen, or run is located shall be met, or twenty (20) foot side and rear yard setbacks shall be provided, whichever is greater.
10. All yards, barns, shelters, cages, coops, areas, places, and premises where domestic livestock, animals, or fowl are kept shall be maintained in a clean and sanitary condition so that flies, dust, or odors do not disturb the health of any person or animal or create a nuisance to any adjoining property.
11. All pens, yards, shelters, cages, coops, areas, and premises where animals are held or kept shall be maintained so that no flies, insects, or vermin, rodent harborage, odors, ponded water, the accumulation of manure, garbage or other noxious materials do not disturb health and safety of any person or animal.

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 April 26, 2023 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

Community Development

Date: Wednesday, April 05, 2023
From: Briam Amaya Perez, Senior Planner
To: Planning Commission
Item: Ordinance 2023-14: General Plan Amendment to Public Facilities and Services Element
Applicant: City Initiated
Background: None

SUMMARY

Ordinance 2023-14 proposes numerous updates to the Public Facilities & Services Element of the General Plan. The Community Development Department has a goal to review and update (if necessary) the goals and strategies for each element of the general plan each year. Furthermore, the department also has a goal to entirely update the content of two (2) elements within the general plan each year. Last year, the department made considerable progress on updates to the following elements: Heritage & Cultural Resources, Open Space, Parks, and Trails, Moderate Income Housing, and Public Facilities & Services. In collaboration with the Public Works Department, revisions to the Public Facilities & Services Element are ready for review by the Planning Commission. The following provides a summary of the proposed changes:

Updates to Section 8.04.010 'Overview'

- Update to new department and services locations
- Corrections to utility/service provider list
- Update to the summary of Public Works Department section
- Update to the summary of Streets Division section
 - Added responsibilities
 - Removed the note that speaks about the \$3.50 per month that is charged per residential/commercial units to help fund the maintenance of Vineyard's streets.
**Vineyard City does not currently charge a street maintenance fee.
 - Increased the amount of money spent per year to proactively extend the life of the City's street network from \$100,000 to \$300,000.
- Removal of the Engineering Department section
- Replacing "Operations Division" section with Fleet and Facilities section
- Removal of the Stormwater Division section
- Added an Environmental Utilities Division section
 - Speaks to where Vineyard obtains its drinking water
 - Provides a summary of the City's wastewater system and speaks to how the City treats its wastewater
 - Speaks to the responsibility for private developers to secure water rights for their projects.
- Removal of the Water Resources Division section
- Removal of the Wastewater Collection section; **Environmental Utilities Division provides for the collection of all wastewater.
- Added an Engineering Division section
 - Explains the responsibilities of the Engineering Division
 - Provides details regarding the reduction and prevention of stormwater pollution

- Requirements for Stormwater Pollution Prevention Plans for projects one (1) acre or larger
 - Engineering Division manages construction inspections and development of the City's infrastructure
 - Engineering Division in charge of all Capital Improvement Projects (CIP)
- Updated the Schools section
 - There are now four (4) schools in Vineyard
 - Added details regarding Trailside Elementary
- Updated the Facilities and Services for the Future section
 - Added information on the Vineyard Children's Library

Updates to 8.04.020 'Key Opportunities and Challenges'

- Added an introduction to Key Opportunities and Challenges section

Updates to 8.08.010 'Goal 1: Develop Infrastructure Master Plans' *Replacing goals for the maintenance of public facilities (moved to Goal 4)

- Changed Goal 1 to develop a 20-year Infrastructure Master Plans
- Changed Goal 2 to develop a 20-year Stormwater and Land Drain Master Plans
- Changed Goal 3 to develop a 20-year Power, Telecommunications, and Gas Master Plans
- Changed Goal 4 to Develop a 20-year Transportation Master Plan

Updates to 8.08.020 'Goal 2: Develop a Public Facilities Plan' *Replacing goals for a Recycling Program in the City (goals for recycling moved to Goal 6)

- Plan for a Fire Station
- Plan for a new City Hall location
- Plans for a Public Works Facilities facility layout

Updates to 8.08.030 'Goal 3: Develop a Conservation Program' *Replacing goals for Stormwater Management with a new Conservation Program (Stormwater Management Plans moved to Goal 5)

- Plan for protecting natural resources
- Plans for improving air and water quality
- Plans for focusing on renewable energy sources
- Plans for protecting environmentally sensitive areas.
- New Strategy (Strategy 5) that focuses on reducing waste and consumption

Updates to 8.08.040 'Goal 4: Provide and Maintain Municipal Facilities and Services that Adequately Serve the Needs of Vineyard Residents and Businesses in a Cost-Effective Manner' *Expanding goals for the maintenance and distribution of public utilities

- Plans for adequate locations of new facilities and services
- Plans for the regular evaluation of municipal facilities and services
- Plans to ensure that new development includes appropriate utilities
- Plans to ensure that the burden of providing utilities to new development falls upon the developer—not the City.

Updates to 8.08.050 'Goal 5: Develop and Maintain a Stormwater Management Program that Accommodates for the City's Rapid Growth, Protects Water Quality, and Establishes a Vibrant Ecosystem' *Providing goals for enhanced stormwater management. (Goals regarding community partnerships have been moved Goal 7)

- Plans to update SWMP annually
- Plans to increase efficiency of city-wide drainage systems
- Plans to develop an Illicit Discharge Detection and Elimination Program

Updates to 8.08.060 'Goal 6: Develop and Maintain a Trash and Recycling Program that Encourages Sustainability and Limits Contribution to Landfills' *Providing goals for trash and recycling

- Plans to encourage commercial entities to recycle
- Plans to create a city-wide program to encourage recycling and reuse
- Plans to enforce best practices for the storage and disposal of hazardous materials

NEW SECTION: 8.08.070 'Goal 7: Develop and Maintain Strategic Partnerships with Outside Entities that will Improve the Provision of Public Services and Meet the Needs of Vineyard's Growing Population'

- Develop and maintain strategic partnerships with outside entities that will improve the provision of public services and meet the needs of Vineyard's growing population

NEW SECTION: 8.08.080 'Goal 8': Ensure and Protect the Quality and Long-term Supply of Water Resources, Groundwater, and Surface Water Supplies

- Plans to ensure that new developments have sufficient water
- Plans to reduce surface-water pollution

STAFF RECOMMENDATION

City Staff recommend approval of Ordinance 2023-14: General Plan Amendment to Public Facilities and Services Element, as presented by City Staff.

PLANNING COMMISSION RECOMMENDATION

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PROPOSED MOTION

"I move to adopt Ordinance 2023-14 as presented by staff."

ATTACHMENTS

Ordinance 2023-14.

**VINEYARD
ORDINANCE 2023-14**

**GENERAL PLAN AMENDMENT TO PUBLIC FACILITIES & SERVICES
ELEMENT**

**AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, UPDATING THE
PUBLIC FACILITIES & SERVICES ELEMENT OF THE GENERAL PLAN. THIS
ORDINANCE PROPOSES NUMEROUS UPDATES TO SIGNIFICANT PORTIONS
OF THE CONTENT WITHIN THE ELEMENT. THE COMMUNITY
DEVELOPMENT DEPARTMENT COLLABORATED WITH THE PUBLIC
WORKS DEPARTMENT TO PROVIDE UPDATES REGARDING NEW
DIVISIONS WITHIN THE PUBLIC WORKS DEPARTMENT, INFORMATION
REGARDING NEW AND EXISTING PUBLIC FACILITIES THROUGHOUT THE
CITY, PLANS FOR PROTECTING THE CITY'S NATURAL RESOURCES, PLANS
FOR HOW STORMWATER SHALL BE CAPTURED, RETAINED AND
MANAGED, NEW UTILITY MASTER PLANS AND CAPITAL IMPROVEMENT
PLANS, IMPROVING WATER QUALITY, PLANS TO FOCUS ON SUSTAINABLE
ENERGY CONSUMPTION, A RECYCLING PROGRAM, AND MORE.
PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND
SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, in compliance with the Utah State Municipal Land Use, Development, and Management Act (LUDMA), the City established an update to the Public Facilities & Services Element of the General Plan to provide updates regarding public facilities, utilities, and services; and

WHEREAS, the Planning Commission held a public hearing on April 5, 2023, and after fully considering public comment and staff recommendation, recommended approval to the City Council; and

WHEREAS, the City Council reviewed the updates to the Public Facilities & Services Element of the General Plan, and held a public hearing on April 26, 2023, and after fully considering public comment and staff and Planning Commission's recommendations,

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

SECTION 1: **AMENDMENT** "8.04.010 Existing Conditions" of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

VINEYARD CITY OFFICES

~~A new~~The Vineyard City Hall was built in 2017 to ~~manage~~provide public services for our growing community. Located at 125 South Main Street, the building serves as the hub for City administration, houses the Council chambers, ~~department offices~~city services, is a Sub-Station for the Utah County Sheriff, and is the central gathering place for public hearings. As the City's needs grow and additional services are offered, the City has expanded to the Development Services annex, located at 707 E Mill Road, Suite 202 (second floor) and a new Public Works Maintenance building located at 282 W 1600 N near the Lindon Marina. The previous Town Hall, which was in an old building since 1987, is currently vacant. A portion of this building is being remodeled to house a community library and other arts and educational uses.

1. Utilities

Electric utilities are contracted through Rocky Mountain Power who constructed the power plant in the north end of Vineyard. Gas is contracted through Dominion Energy and all utility distribution lines are incorporated into road design. Fiber cables and high-speed internet supply will be determined by the requirements of the developers and tenants. The City has franchise agreements with five companies. Water delivery and sewage systems and connections have been built to reach all new development in the City as of 2018. The City has agreements with the City of Orem~~Metropolitan Water~~ and the Central Utah Water Conservancy District Project~~(CUWCD-WP)~~ for water supply. Trash pickup is contracted through Republic Services and collection occurs weekly.

Vineyard has done an exceptional job of proactively providing the necessary utilities infrastructure to all areas of the City. New development on the former Geneva Steel property will need to include adequate water, wastewater, storm drain and other utility services as a condition of development approval. According to city resources, residential properties generally do not pay sufficient property tax to meet the cost of services that the residents require. Other property uses that generate revenues for the general fund such as commercial, retail, office and industrial will need to be developed concurrently with the residential components to ensure a fiscally positive benefit to the City.

2. **Public Works Department** The Public Works Department is responsible for the maintenance ~~and development~~ of Vineyard's infrastructure. The department manages a variety of services to the community including trash pick-up and recycling services, parks, snow removal services, water and wastewater services, storm drain, land drain, and the maintenance ~~and construction~~ of public infrastructure including roads, streets, sidewalks, trails, signals, and lighting. Its divisions include parks, streets, water resources, wastewater management~~collection~~, ~~stormwater management, engineering and operations~~and fleet and facilities.

3. **Streets Division** The Streets Division is responsible for maintaining the quality, life expectancy and safety of Vineyard's street network and sidewalks, storm drain, trails, lighting and signals, as well as assisting with stormwater management, stormwater pollution prevention plans (SWPPP) and MS4 inspections through inspections and maintenance of city-maintained public stormwater systems. ~~The City currently charges a transportation fee of \$3.50 per month per residential/commercial unit which helps to fund the maintenance of Vineyard's streets.~~ Vineyard currently spends almost \$3100,000 a year of transportation-related funding to proactively extend the life of its street network and population growth ~~is expected to adequately support the funding of adequate maintenance.~~ **Engineering Division** The Engineering Division provides professional engineering services for the municipality, issues construction permits and deals with safety concerns regarding traffic control. Other services include road design, permitting, design, survey, drafting, traffic engineering and signal maintenance, development review, construction inspection and records maintenance. The division is also responsible for the administration, design and management of public works projects. Current priority projects for the division are extending Main Street, designing and constructing 3rd West, the FrontRunner Train Station and the extension of Mill Road up to the 1600 North.
4. **Fleet and Facilities Operations Division** ~~Public Works oversees the City's Fleet and Facilities and~~ The Operations Division is responsible for tracking, maintaining, recording, maintaining, and ordering the City's fleet of vehicles and equipment. The City operates and maintains approximately 25 vehicles, to include ~~division recently purchased~~ a jet vac truck, a street sweeper and ~~smaller~~ multi-use equipment for snow removal ~~and the maintenance of parking lots and sidewalks.~~ The City recently purchased land in the northern half of the City for a public works facility where all equipment will be stored. **Stormwater Division** ~~The Stormwater Division works to reduce the amount of pollution entering waterways through stormwater runoff to ensure the health of local waterways and help provide clean drinking water and recreational water bodies. Stormwater pollution prevention also helps maintain clean streets in conjunction with low impact development practices to help recharge aquifers and ensures adequate drinking water supply. The division keeps storm water clear:~~ ~~eo.utah.ut.usn using Stormwater Pollution Prevention Plans (SWPPP's) on construction sites and municipal cleaning activities. The use of a SWPPP and land disturbance permit is required for any development one acre or larger, or any development smaller than one acre that is part of a larger development. Municipal activities include storm drain cleaning, trash pickup and monitoring all town facilities for possible sources of pollution. The other four areas of storm water management are public education, public involvement, illicit discharge detection and elimination and post construction management. The City currently uses Geneva Steel's stormwater infrastructure for the northern half of the City and pipes have been put in place for stormwater management in the southern half of the City. Vineyard charges \$4 per month per residential/ commercial unit for stormwater management. The City's stormwater management plan has been updated yearly. Source:~~ vineyardutah.org/202/Storm-Water.
5. **Environmental Utilities Division** The Environmental Utilities Division has the

responsibility of providing clean drinking water for the residents and businesses, secondary water for city-owned parks and street landscapes, and for the operations and maintenance of the city's sanitary sewer collection system. Vineyard purchases water from the City of Orem for use south of 400 N. Vineyard purchases water from Central Utah Water Conservancy District (CUWCD) to be used for the area north of 400 N. Vineyard owns and maintains the water systems in accordance with State and Federal Laws.

Additionally, Vineyard City provides a wastewater system to its residents and businesses. The City has a team of certified staff who ensure that the City's collection pipes and three (3) lift stations are functioning per Utah State Department of Quality regulations.

Vineyard City has agreements with Timpanogos Special Services District (TSSD) and Orem City Sewer Division to provide for the City's wastewater treatment.

CUWCD purchased the water rights previously owned by Geneva Steel. They are installing new water wells and infrastructure to deliver this water to Vineyard, as well as other cities in Utah. Developers are required to purchase water for their planned developments from Vineyard City. Vineyard leases the needed water from CUWCD and distributes the water to new developments.

State law requires Vineyard to provide an adequate amount of stored water for culinary needs, as well as for fire suppression. The City currently has an agreement to use 4 million gallons of temporary water storage within the CUWCD system. Vineyard is currently building a 6-million-gallon culinary water storage reservoir, booster pump station, and installing larger distribution water lines throughout the City to provide for the City's growing water needs.

The first water line was installed in Vineyard in 2006. Since then, several millions of dollars have been spent to continue installing the necessary water infrastructure to supply clean and safe drinking water to the residents and businesses that have been built in Vineyard. The Environmental Utilities Division performs regular water sampling to ensure compliance with State and Federal regulations.

The Environmental Utilities Division strives to locate and secure additional water rights, to include irrigation water, and actively promotes water conservation through water efficiency and conservation ordinances and partnering with other agencies to utilize their secondary water sources—all to further sustain the limited water resources available.

~~**Water Resources Division** The Water Resources Division is responsible for providing comprehensive water services to the City. Water supply in Vineyard is sourced from contracts with Orem Metropolitan Water and the Central Utah Water Project (CWP). Orem Metropolitan Water supplies water for areas of Vineyard that are south of 4th North and the CWP provides water for all areas of Vineyard to the north of 4th North.~~

~~Both entities act as wholesalers that sell water supply to water users such as residents, businesses and developers through the City of Vineyard. The CWP allows Utah to use a sizable portion of its allotted share of the Colorado River water supply including irrigation. The CWP supplies water that meets the municipal and industrial requirements of the developed areas along the Wasatch front range. In Vineyard, the CWP bought all water rights under the Anderson-Geneva land. Developers that want to build in this area are required to buy adequate water rights to support the planned use of their approved platted area. The City facilitates the lease of these water rights and then distributes the money to the CWP. State law requires 6.5 million gallons of water storage for the City to satisfy fire flow protection and peak demand. The City currently has an agreement to use 4 million gallons of CWP's water storage capacity in the meantime and Vineyard is in the process of identifying land suitable for a future reservoir. All necessary infrastructure for water distribution and supply is currently in place after the City spent almost \$100 million for water, sewage and roadway infrastructure. Construction began in 2012. Source: City Engineer; usbr.gov/projects~~

Wastewater Management Division The Wastewater Management Division is responsible for the collection and treatment of all wastewater from the community. Vineyard currently has agreements with the Timpanogos Special Service District (TSSD) and the City of Orem to collect and treat sewage and wastewater. The TSSD provides wastewater collection and treatment for Northern Utah including areas of Vineyard that are north of 4th South. Vineyard provides wastewater collection within the City until it reaches District collection lines and currently three lift stations pump to TSSD. The City of Orem has been continually upgrading and expanding its water reclamation plant and Vineyard purchased a portion of its capacity during the last expansion. This agreement serves all areas of Vineyard south of 4th South. Source: timpsdd.org; orem.org/water-reclamation

6. **Engineering Division** The Engineering Division provides professional engineering services for the municipality's health and safety by providing services which include infrastructure construction permits, public and private stormwater system permitting and management, right-of-way determinations, infrastructure planning and engineering, and floodplain management. Other services include traffic engineering and development construction inspection and records maintenance. The Division is also responsible for the administration, design and management of master plans and public capital works projects, to include utility infrastructure and public facilities. The Engineering Division is divided into four divisions including Engineering, Capital Projects, Stormwater, and Development Management. Some current priority projects for the division are Vineyard Connector Road expansion, Downtown Vineyard development, the Vineyard FrontRunner Train Station, and city-wide master plan updates.

The engineering staff provides engineering support for all city departments, city administration, and acts as the city's liaison to other governmental agencies regarding the city's long-term engineering aspects. The division contains licensed and experienced professionals that provide technical reviews of private and public infrastructure designs, determinations for development construction inspections,

subject matter expertise to city administration and community development department for long-range planning, and administers the city's floodplain management program. The Engineering Division is also charged to reduce the amount of pollution entering waterways through stormwater runoff to ensure the health of local waterways and help provide clean drinking water and recreational water bodies. Stormwater pollution prevention also helps maintain clean streets in conjunction with low impact development practices to help recharge aquifers and ensure adequate drinking water supply. The division keeps storm water clean using Stormwater Pollution Prevention Plans (SWPPP's) on construction sites and municipal cleaning activities. The use of a SWPPP and land disturbance permit is required for any development one acre or larger, or any development smaller than one acre that is part of a larger development. Municipal activities include storm drain cleaning, trash pickup and monitoring all town facilities for possible sources of pollution. The other four areas of storm water management are public education, public involvement, illicit discharge detection and elimination and post construction management. The City's stormwater management plan is updated annually. The Engineering Division also manages the construction inspection of private developments and ensures proper development of the City's infrastructure and reviews new developments to ensure compliance with local and state codes. The division is responsible for reviewing specifications, plans, drawings, and maps for compliance with adopted codes, standards, and regulations. Additionally, this division manages all inspection of infrastructure construction activities for compliance with design consistency and performance standards. Lastly, the Engineering Division oversees the implementation of the city's capital project program and provides cradle-to-grave project management, which includes design, engineering, and inspection services for those improvement efforts to all city infrastructure and properties. The division works closely with all city departments to ensure public projects are delivered in a cost effective and timely manner.

7. **Public Safety** Vineyard currently contracts with the Utah County Sheriff's Office for police services. The Utah County Sheriff's Office provides law enforcement services to the unincorporated areas of Utah County and contract cities, as well cooperative support services to local, state and federal law enforcement agencies and organizations. Their mission is to professionally and effectively meet its delegated and statutory responsibilities. To do so, the office is organized to provide quality protection and services to the citizens of Utah County in a cost-effective manner. The current City office building serves as a Utah County Sheriff Sub-Station.

Source: co.utah.ut.us/Dept/Sheriff.

Vineyard currently partners with the Orem Department of Public Safety for fire and emergency medical services. The Orem Fire Department provides fire protection, advanced life support, fire prevention and first safety and first-aid public education. Its members are dual certified firefighter/paramedics and provide special response services including high-angle rescue, confined space rescue, structural collapse, trench rescue and hazardous material mitigation. The City offers fire prevention resources such as fire prevention week, home checklist, home protection plan, a program to keep your

home safe and an open flames and fire safety resource.

Source: orem.org/departments/fire

The City of Vineyard also cooperates with the Mountainland Association of Governments (MAG) on their Hazard Mitigation Plan. The plan is designed to fulfill federal, state and local hazard mitigation planning responsibilities and addresses potential hazards specific to the area. Vineyard also partners with the American Red Cross and FEMA for emergency preparedness resources.

Source: vineyard.utah.gov/216/Public-Safety

8. **Schools** Currently, ~~three~~ four (4) schools are in Vineyard, all of which are elementary schools offering pre-kindergarten through sixth grade. The two (2) public school ~~is~~ are part of the Alpine School District and the others are public charter schools that draw students from various parts of Utah County. The Alpine School District is the largest in Utah and will have over 80,000 students by Fall of 2019 with 59 elementary schools, 12 middle schools, nine high schools and 11 special programs. Vineyard Elementary is a public school in the Alpine School district. The student population is currently 1,029 and has grown by 35 percent over the past five school years. The teacher population has grown by eight percent over the past five years and there are currently 35 teachers. The student teacher ratio is 26:1,² which is higher than the Utah state average of 23:1. Minority enrollment is 31 percent of the student body, which is higher than the Utah state average of 25 percent. The second public school is Trailside Elementary and opened their doors in the fall of 2021. The school is publicly funded and accepts donations.

Franklin Discovery Academy is a public charter elementary school with a student population of about 584 students who come from various parts of Utah County. The school is publicly funded. Freedom Preparatory Academy is a public charter elementary school with a student population of about 400 students who come from various parts of Utah County. The school has the most diversity in the region with 32 percent of students being Hispanic. The teacher to student ratio is 25:1 and the school is also publicly funded.

Source: publicschoolreview.com; alpineschools.org

There are currently no schools in Vineyard for 7th- 12th graders. The closest options are in the adjacent cities of Provo and Orem. A future site for an Alpine District school in Vineyard has been selected, the construction of which is dependent on need determined by population and funding.

9. **Facilities and Services for the Future** Vineyard does not currently have a recreation center, library, or senior center. A small ~~community~~ children's library ~~is~~ will be located in the ~~City old Town~~ Hall building. Due to the lack of a full public library, ~~T~~he City does reimburse residents up to \$80 per year, per household for library cards or recreation center passes purchased from the nearby cities of Provo and Orem. The City contracts with the Utah County library system for their Book Mobile to visit Vineyard

twice a month. As new development is built and there is a sufficient tax base to support these types of facilities, the City will evaluate the feasibility of providing these facilities and services to enhance the quality of life of its residents.

UTILITY/SERVICE	PROVIDER	NOTES
Electric	Rocky Mountain Power	Built power plants in Vineyard
Gas	Dominion Energy	Distribution lines incorporated into roads
High Speed Internet	4-5 Providers Varies	Supply is determined based on location and provide user requirements
Water	City of Orem Orem Metropolitan Water	Supplies areas of Vineyard south of 4th North
Water	Central Utah Water Conservancy DistrictProject	Supplies areas of Vineyard north of 4th North
Police	Utah County Sheriff's Office	Contracted
Fire Department	Orem Depart of Public Safety	Fire protection, fire prevention, first-aid
Hazard Mitigation	Mountainland Association of Govts.	Compliant w/ MAG's Hazard Mitigation Plan
Trash Pickup/Recycling	Republic Services	Weekly
Wastewater Treatment	Timpanogos Special Service District	Serves areas of Vineyard north of 4th South
Wastewater Treatment	City of Orem	Serves areas of Vineyard south of 4th South

SECTION 2: **AMENDMENT** “8.06 Key Opportunities And Challenges” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

8.06 Key Opportunities And Challenges

With growth, Vineyard has the opportunity to ensure that more revenue-generating land uses are built in the City, especially in the Downtown Vineyard site. While growth has been good, it may place additional strains on public facilities and services.

OPPORTUNITIES

1. Revenue Generating Land Uses
 - a. Ensure that revenue generating land uses including commercial, retail, office, and industrial are included as part of any development to ensure fiscally positive benefits to the City.
2. Partnerships to Enhance City Services
 - a. With unprecedented growth, City services must keep up. The City should continue to partner with outside entities to enhance the provision of City services.
3. Water Storage
 - a. Having enough water to meet the needs of communities throughout the country is becoming increasingly important. The City has an opportunity to strategically identify appropriate land for water storage.
4. Sustainability
 - a. Many community members feel sustainability is important. Encourage sustainability through City-wide programs.

CHALLENGES

1. Residential Property Tax
 - a. Residential development, which is rapidly growing in Vineyard, generally does not pay sufficient property tax to meet the cost of services that they require.
2. State Water Requirements
 - a. The City is designing and building a 6 million gallon water storage facility to meet the state water storage requirements. ~~State requires 6.5 million gallons of water storage in the city. This needs to be addressed.~~
3. Public Facilities
 - a. Vineyard does not currently offer some public facilities including a recreation center, library and senior center.

SECTION 3: AMENDMENT “8.08.010 Goal 1” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

8.08.010 Goal 1

DEVELOP INFRASTRUCTURE MASTER PLANS~~PROVIDE AND MAINTAIN MUNICIPAL FACILITIES THAT ADEQUATELY SERVE THE NEEDS OF VINEYARD RESIDENTS AND BUSINESSES~~

1. **STRATEGY 1:** Develop 20-year Water and Wastewater Master Plans which shall be re-evaluated annually; publish updated master plans no less than every 10 years.~~Locate municipal facilities strategically to serve all existing and anticipated neighborhoods and development areas.~~
2. **STRATEGY 2:** Develop 20-year Stormwater and Land Drain Master Plans which shall be re-evaluated annually; publish updated master plans no less than every 10 years. ~~Evaluate the needs of municipal facilities approximately every two years.~~
3. **STRATEGY 3:** In partnership with private utility providers, develop a strategic 20-year Power, Telecommunication, and Gas Master Plan which shall be re-evaluated annually; publish the updated master plan no less than every 10 years.~~Provide a public works site for the storage and maintenance of the City's vehicles and equipment.~~
4. **STRATEGY 4:** Develop a 20-year Transportation Master Plan which shall be re-evaluated annually; publish updated master plan no less than every.....???????

SECTION 4: AMENDMENT “8.08.020 Goal 2” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

8.08.020 Goal 2

DEVELOP A PUBLIC FACILITIES PLAN~~DEVELOP AND MAINTAIN A PROGRESSIVE TRASH AND RECYCLING PROGRAM THAT ENCOURAGES SUSTAINABILITY AND LIMITS CONTRIBUTION TO LANDFILLS.~~

1. **STRATEGY 1:** Evaluate and determine a Fire Station location.~~Expand recycling programs and re-evaluate trash collection and disposal programs periodically.~~
2. **STRATEGY 2:** Evaluate and determine a new City Hall location.~~Require commercial entities to establish recycling programs.~~
3. **STRATEGY 3:** Evaluate and determine new City parks facilities.~~Develop a city-wide program to encourage the use of reusable and recyclable goods through educational programs, City purchasing policies and incentives.~~
4. **STRATEGY 4:** Evaluate and determine a Public Works Yard facility layout plan.~~Continue to work with the Mountainland Association of Governments on its Hazard Mitigation Plan, enforce best practices for the storage and disposal of hazardous materials, and promote the use of environmentally friendly materials within the City.~~

SECTION 5: **AMENDMENT** “8.08.030 Goal 3” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

8.08.030 Goal 3

~~**DEVELOP A CONSERVATION PROGRAM**~~~~**MAINTAIN AND EXPAND A STORMWATER MANAGEMENT PROGRAM THAT PROTECTS THE HEALTH AND SAFETY OF THE PUBLIC AND CAN ACCOMMODATE THE CITY’S RAPID GROWTH.**~~

1. **STRATEGY 1:** Protect, restore, and properly manage natural resources~~Identify and avoid development in flood-prone areas.~~
2. **STRATEGY 2:** Preserve and improve air and water quality.~~Require adequate flood proofing of basement walls or pumping mechanisms. Developers and homeowners’ associations should assume the costs of these systems.~~
3. **STRATEGY 3:** Focus on energy conservation and the use of solar energy and other renewable energy sources.~~Identify needed improvements to the City’s drainage system management through the Stormwater Management Plan.~~
4. **STRATEGY 4:** Protect, restore, and properly manage environmentally critical areas (ECA) such as water bodies, shorelines, wetlands, and fish and wildlife habitats.~~Maintain a cost-effective and environmentally friendly city-wide drainage system and encourage appropriate stormwater management solutions as the city grows.~~
5. **STRATEGY 5:** Significantly decrease overall community consumption, specifically consumption of non-local, non-renewable, non-recyclable, and non-recycled materials, water, energy, and fuels.
- 6.

SECTION 6: **AMENDMENT** “8.08.040 Goal 4” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

8.08.040 Goal 4

PROVIDE AND MAINTAIN MUNICIPAL FACILITIES AND SERVICES THAT ADEQUATELY SERVE THE NEEDS OF VINEYARD RESIDENTS AND BUSINESSES IN A COST-EFFECTIVE MANNER.~~**PROVIDE ADEQUATE AND RELIABLE UTILITY SERVICES AND DISTRIBUTION TO ALL RESIDENTS AND BUSINESSES IN VINEYARD IN A COST-EFFECTIVE MANNER.**~~

1. **STRATEGY 1:** Locate municipal facilities strategically to serve all existing and anticipated neighborhoods, development, and redevelopment areas.~~Ensure that new development within the former Geneva property includes adequate water, wastewater, storm drain and other utility services as a condition of approval.~~
2. **STRATEGY 2:** Evaluate the needs for municipal facilities and services every two (2) years.~~Maintain active collaboration with utility companies to provide consistent utility services throughout the city.~~
3. **STRATEGY 3:** Improve the public works yard and facilities for the storage and maintenance of the City's vehicles and equipment and provide operational space for the Public Works staff.~~Encourage utility companies to locate facilities and distribution outside of washes, drainage easements and open spaces and continue the undergrounding of all utility lines and conduits.~~
4. **STRATEGY 4:** Ensure that new development and redevelopment projects include adequate utility services (e.g., water, wastewater, electrical) as a condition of approval.~~Identify areas that will be attractive to businesses that need high-speed communications and internet and ensure the delivery of adequate services to these areas.~~
5. **STRATEGY 5:** Place the obligation for construction of required infrastructure and utility improvements on those seeking development approval—~~not the City.~~

SECTION 7: AMENDMENT “8.08.050 Goal 5” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

8.08.050 Goal 5

DEVELOP AND MAINTAIN A STORMWATER MANAGEMENT PROGRAM THAT ACCOMMODATES FOR THE CITY'S RAPID GROWTH, PROTECTS WATER QUALITY, AND ESTABLISHES A VIBRANT ECOSYSTEM.
~~DEVELOP AND MAINTAIN STRATEGIC PARTNERSHIPS WITH OUTSIDE ENTITIES THAT WILL IMPROVE THE PROVISION OF PUBLIC SERVICES AND MEET THE NEEDS OF VINEYARD'S GROWING POPULATION.~~

1. **STRATEGY 1:** Update the Stormwater Management Plan annually.~~Maintain working cooperation with adjacent communities and entities that provide public services lacking in Vineyard including public safety, libraries, senior services, childcare and recreation centers.~~
2. **STRATEGY 2:** Maintain a cost-effective and environmentally friendly City-wide drainage system. Inspect City-owned detention basins and pre-treatment stormwater devices annually.~~Maintain a partnership with the Alpine School District to optimize school services and facilities offered in Vineyard.~~
3. **STRATEGY 3:** Develop an Illicit Discharge Detection and Elimination (IDDE) Program and perform regular outreach initiatives to educate the public regarding stormwater initiatives. Encourage the public to participate in events and activities related to stormwater management.
4. **STRATEGY 4:** Develop a regulatory mechanism that requires construction sites to comply with all Utah Pollution Discharge Elimination System (UPDES) requirements and long-term stormwater controls.
5. **STRATEGY 5:** Inventory all City-owned stormwater facilities property and develop standard operating procedures (SOP's) that will prevent or reduce pollutant runoff from these properties.

SECTION 8: **AMENDMENT** “8.08.060 Goal 6” of the Vineyard General Plan is hereby *amended* as follows:

AMENDMENT

8.08.060 Goal 6

DEVELOP AND MAINTAIN A TRASH AND RECYCLING PROGRAM THAT ENCOURAGES SUSTAINABILITY AND LIMITS CONTRIBUTION TO LANDFILLS.
~~ENSURE AND PROTECT THE QUALITY AND LONG-TERM SUPPLY OF WATER RESOURCES, GROUNDWATER AND SURFACE WATER SUPPLIES.~~

1. **STRATEGY 1:** Re-evaluate recycling and trash collection and disposal programs annually.~~Consistently work with Orem Metropolitan Water and the Central Water Project (CWP) to ensure that the providers are meeting all water quality standards.~~
2. **STRATEGY 2:** Encourage commercial entities to establish recycling and re-use

programs. ~~Take appropriate measures to ensure new developments accurately project water use needs when purchasing water rights and ensure that new growth pays its own way when extending water and wastewater systems through fees and the allocation of service delivery costs.~~

3. **STRATEGY 3:** Develop a City-wide program to encourage the use of reusable and recyclable goods through educational programs, city purchasing policies, and incentives. ~~Reduce surface water pollution by consistently monitoring stormwater runoff and adhering to the updated Stormwater Management Plan.~~
4. **STRATEGY 4:** Continue to work with the Mountainland Association of Governments on its Hazard Mitigation Plan, enforce best practices for the storage and disposal of hazardous materials, and promote the use of environmentally friendly materials within the City. ~~Develop an educational program for residents and businesses to promote best practices on water usage and preventing pollution.~~

SECTION 9: **ADOPTION** “8.08.070 Goal 7” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

8.08.070 Goal 7(*Added*)

DEVELOP AND MAINTAIN STRATEGIC PARTNERSHIPS WITH OUTSIDE ENTITIES THAT WILL IMPROVE THE PROVISION OF PUBLIC SERVICES AND MEET THE NEEDS OF VINEYARD’S GROWING POPULATION

1. **STRATEGY 1:** Maintain working cooperation with adjacent communities, utility companies, and public and private entities that provide public services and utilities lacking in Vineyard to include public safety, libraries, senior services, childcare, high-speed internet, and recreation centers.
2. **STRATEGY 2:** Maintain a partnership with the Alpine School District to optimize school services and facilities offered in Vineyard.
3. **STRATEGY 3:** Maintain a partnership with UDOT and UTA to continue to develop and optimize transportation facilities around Vineyard.

SECTION 10: **ADOPTION** “8.08.080 Goal 8” of the Vineyard General Plan is hereby *added* as follows:

ADOPTION

**ENSURE AND PROTECT THE QUALITY AND LONG-TERM SUPPLY OF
WATER RESOURCES, GROUNDWATER, AND SURFACE WATER SUPPLIES**

1. **STRATEGY 1:** Continue to work with the City of Orem and Central Utah Water Conservancy District (CUWCD) to ensure that these providers are meeting all water quality standards.
2. **STRATEGY 2:** Ensure new developments accurately project water use needs when purchasing water and ensure that new growth pays its own way when extending water systems through fees and the allocation of service delivery costs.
3. **STRATEGY 3:** Reduce surface water pollution through constant monitoring of stormwater runoff and adhering to the current Stormwater Management Plan.
4. **STRATEGY 4:** Develop an educational program for residents and businesses to promote best practices on water usage and preventing pollution.
5. **STRATEGY 5:** Develop secondary water sources and systems for landscape irrigation to minimize the use of culinary water.
6. **STRATEGY 6:** Develop ordinances and water use efficiency standards that adhere with CUWCD that promote the City's ability to purchase water in the future.

SECTION 11: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 12: **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 13: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from _____ 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



Community Development

Date: April 5, 2023
From: Cache Hancey, Planner & Business Advocate
To: Planning Commission
Item: Zoning Text Amendment: Work Session
15.48 Signs
Applicant: City-Initiated

BACKGROUND

As part of the sign code zoning text amendment overhaul, a new sign type is being created, *Wall Art and Building Murals*.

This language is being included to create design guidelines. The guidelines can be reviewed below:

Wall Art and Building Murals

1. All wall art, murals, or parking structure screening shall not exceed thirty percent (30%) of a building or structure facade.
2. The City Council may approve a higher area dedicated towards wall art or murals if the allowable square footage is reallocated from other facades of the same building.
3. Wall art or murals located within the public right-of-way or on a public facility shall be reviewed by the Arts, Recreation & Parks, Cultural, and Heritage Advisory Commission (ARCH) for a recommendation to the City Council. The City Council is authorized to approve all public wall art and murals within the city.
4. All lettering, logos, or symbols for advertising purposes shall meet the Wall Sign standards.

PLANNING COMMISSION OPTIONS

No motions may be presented at this time.