



**NOTICE OF A SPECIAL SESSION
CITY COUNCIL MEETING
April 27, 2023, at 5:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a special session on Thursday April 27, 2023, at 5:00 p.m. This meeting will be held electronically through zoom.

Please click on this [link](#) to join the meeting or dial +1(253)205-0468 or +1(253)215-8782. Enter the meeting ID: 892 4361 5022 and Passcode: 955601

AGENDA

Presiding Mayor Julie Fullmer

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

2. BUSINESS ITEMS

2.1 DISCUSSION AND ACTION – [Geneva Retail Frontage Subdivision Plat D Amendment](#)

X Development is requesting a final plat amendment approval. The applicant is requesting a final plat amendment approval. The subject property is within the Geneva Retail Mixed Use (GRMU) zoning district and contains approximately 4.47 acres of land. The subject property would be composed of six (6) unique lots. This plat amendment will allow for the Edgewater HOA parking lot expansion, providing 139 parking stalls for the HOA community. The mayor and City Council will take appropriate action.

3. ADJOURNMENT

The next regularly scheduled meeting is on Wednesday, May 10, 2023.

This meeting may be held in a way that will allow a councilmember to participate electronically. The Public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (801) 226-1929.

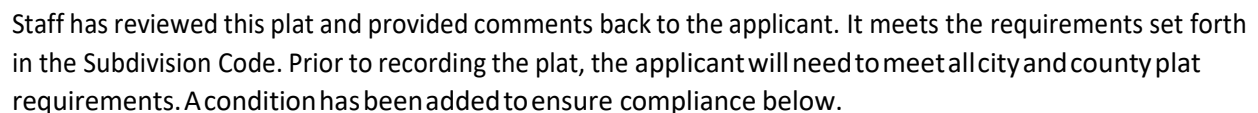
I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City Offices, the Vineyard website, the Utah Public Notice website, and delivered electronically to city staff and to each member of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

AGENDA NOTICING COMPLETED ON: April 26, 2023

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



Date: April 27, 2023
From: Community Development Department
To: City Council
Item: 2.1 Geneva Retail Frontage Subdivision Plat “D” (Final Plat Amendment Application)
Address: **243 North-327 North Geneva Road**
Owner: X Development



RECOMMENDATION:

Staff is recommending approval of the final plat amendment for the Geneva Retail Frontage Subdivision Plat "D" with the following conditions:

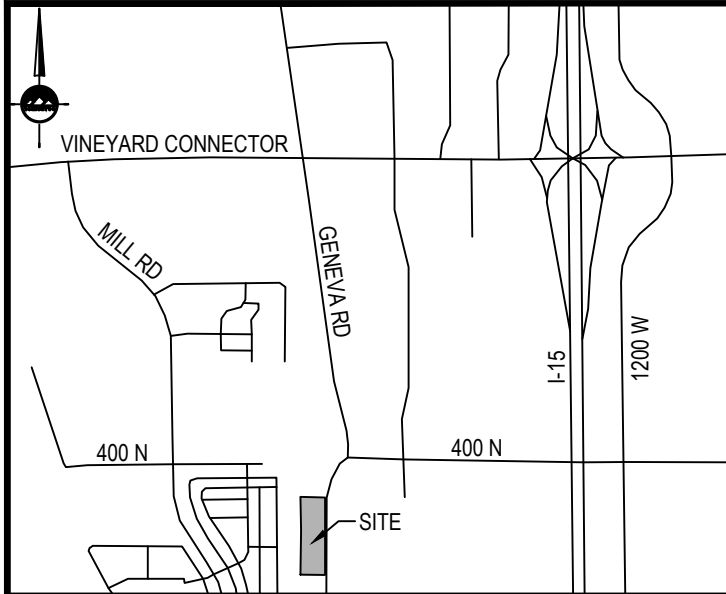
1. The applicant pays any outstanding fees.
2. The applicant makes any redline corrections prior to the recordation of the plat.
3. All city and county requirements will need to be met prior to recordation of the plat.

PROPOSED CITY COUNCIL MOTION:

"I move to approve the Geneva Retail Frontage Subdivision Plat "D" final plat with the conditions as proposed."

ATTACHMENTS:

Geneva Retail Frontage Subdivision Plat "D"

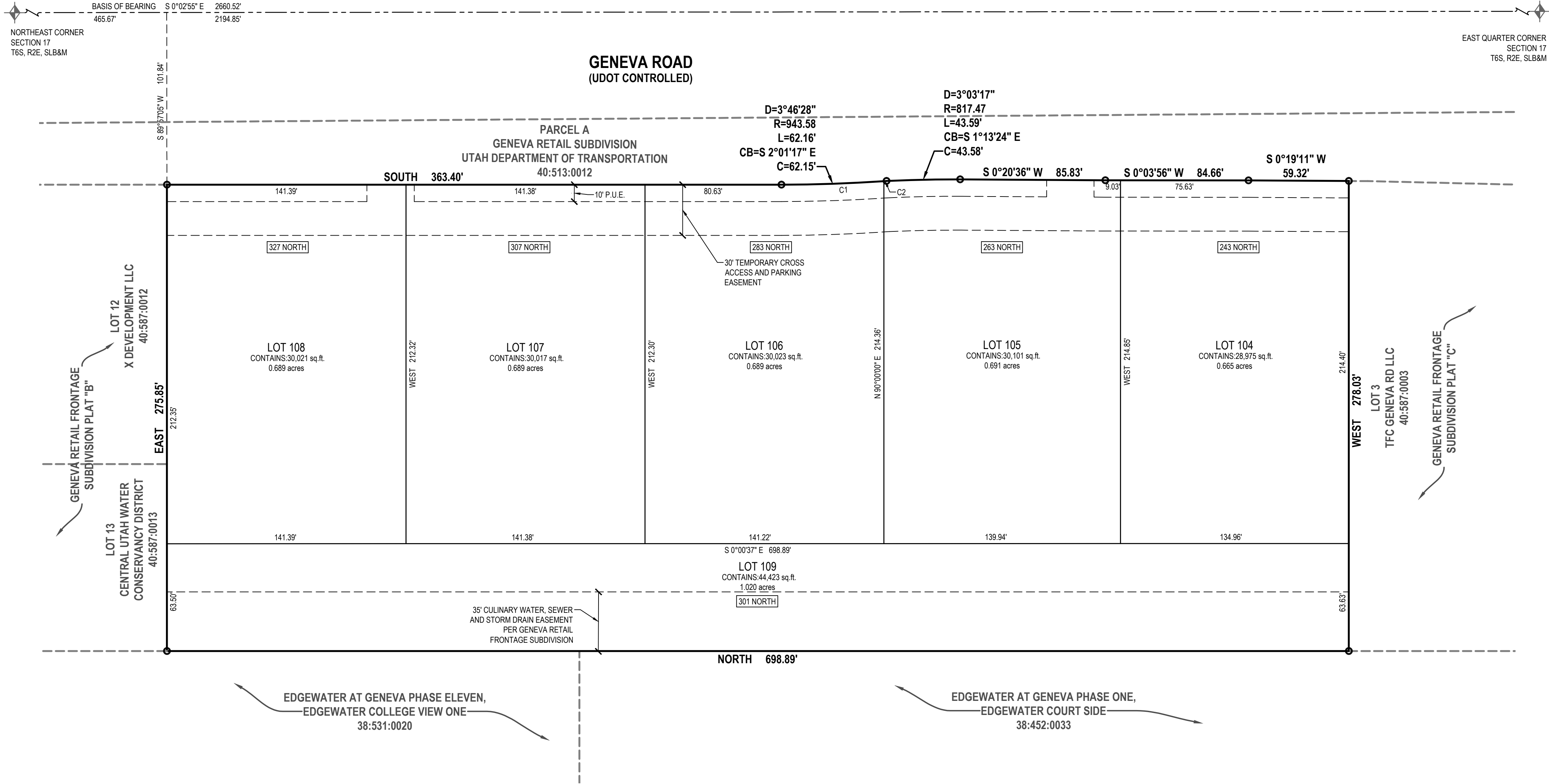


VICINITY MAP
(NOT TO SCALE)

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "D"

AMENDING LOTS 5 THROUGH 8 GENEVA RETAIL FRONTAGE SUBDIVISION & LOT 4 GENEVA RETAIL FRONTAGE SUBDIVISION PLAT C

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
VINEYARD, UTAH COUNTY, UTAH

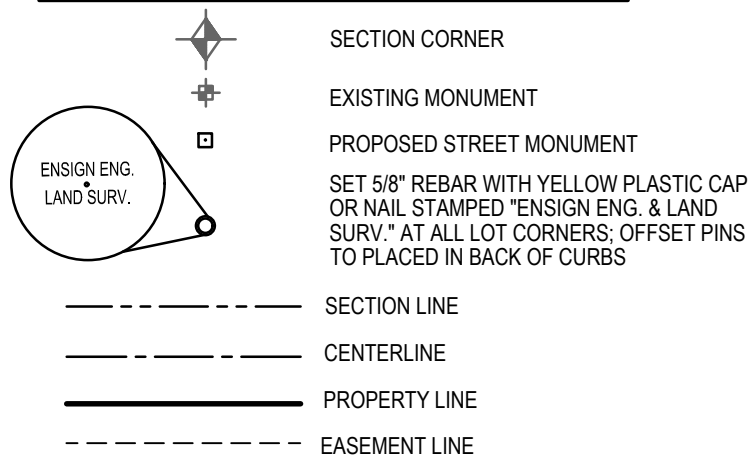


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	943.58'	60.64'	3°40'58"	S1°58'31"E	60.63'
C2	943.58'	1.52'	0°05'32"	S3°51'43"E	1.52'

ROCKY MOUNTAIN POWER NOTES:
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. § 17-27A-803(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
2.4. ANY OTHER PROVISION OF LAW.

Dominion Energy Utah - Note:
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532.

LEGEND



EASEMENT NOTES

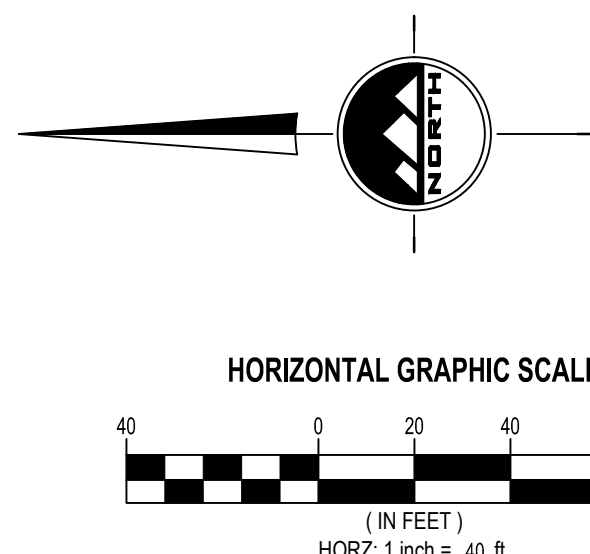
- Subject to notes, easements and recitals as shown on the Official Plat which is recorded in the Office of the County Recorder.
- East Commercial Area Land Use Covenant and the terms, conditions and limitations contained therein, recorded on November 22, 2010, as Entry No. 101636-2010 of Official Records.

PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDED OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ____ 20__.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL STANDARDS, REGULATIONS AND ORDINANCES.
- BUILDING PERMIT WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF THE BUILDING PERMIT ISSUANCE.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREET DESIGNATED AS "PRIVATE" ON THIS PLAT.
- DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- ALL DRAINAGE FROM A LOT SHALL BE CONTAINED WITHIN THE BOUNDARIES OF SUCH LOT UNLESS THE OWNER(S) OF THE LOTS AGREE TO CONSTRUCT A SHARED DRAINAGE FACILITY FOR USE BY SOME OR ALL LOTS LOCATED WITHIN THE YARD PLAT "B" SUBDIVISION. IN THE EVENT THAT A SHARED DRAINAGE FACILITY IS CONSTRUCTED, ALL SUCCESSOR OWNERS OF LOTS AGREE NOT TO CONSTRUCT ANY BUILDINGS OR OTHER IMPROVEMENTS, WHETHER TEMPORARY OR PERMANENT, THAT WOULD OBSTRUCT OR OTHERWISE INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE SHARED DRAINAGE FACILITY AND ASSOCIATED EASEMENTS.
- VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
- ALL BUILDING AND DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE VINEYARD ZONING ORDINANCE.
- THE LOTS SHALL BE SUBJECT TO THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS RECORDED SIMULTANEOUSLY WITH THIS PLAT.

NOTES

- LOTS 104-108 SHALL PROVIDE A 30' MINIMUM CROSS ACCESS BETWEEN LOTS AND ADJOINING PROPERTIES THAT FRONT GENEVA ROAD TO APPROVED UDOT ACCESS POINTS ON GENEVA ROAD. THIS IS SHOWN ON THE PLAT AS A TEMPORARY CROSS ACCESS EASEMENT AND SHALL BE ABANDONED WITHIN EACH LOT AS THE RESPECTIVE LOT RECORDS AN APPROVED PERMANENT CROSS ACCESS AGREEMENT DURING THE SITE PLAN APPROVAL PROCESS. THE CROSS ACCESS SHALL BE REASONABLY FLUID BETWEEN ADJOINING LOTS. ACCESS POINTS TO GENEVA ROAD SHALL BE CONSISTENT WITH THE GENEVA ROAD ACCESS MANAGEMENT AGREEMENT.



SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "D", and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Amending Lots 4 through 8 of the GENEVA RETAIL FRONTAGE SUBDIVISION, recorded as Entry No. 41366-2018 and Map Filing 16027 in the office of the Utah County Recorder, said parcel of land being located in the Northeast Quarter of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Southeast Corner of Lot 12, GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "B", said point being on the West line of Parcel A, GENEVA RETAIL FRONTAGE SUBDIVISION, said point also being South 00°02'55" East 465.67 feet along the East Section line and South 89°57'05" West 101.84 feet from the Northeast Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and running:

thence along the West line of said Parcel A the following (6) six courses: 1) South 363.40 feet; 2) Southerly 62.16 feet along the arc of a 943.58 foot radius curve to the left (center bears North 89°51'57" East and the chord bears South 02°01'17" East 62.15 feet with a central angle of 03°46'28"); 3) Southerly 43.59 feet along the arc of a 917.47 foot radius curve to the right (center bears South 87°14'57" West and the chord bears South 01°13'24" East 43.58 feet with a central angle of 03°03'17"); 4) South 00°20'36" West 85.83 feet; 5) South 00°03'56" West 84.66 feet; 6) South 00°19'11" West 59.32 feet to the Northeast Corner of Lot 3 GENEVA RETAIL FRONTAGE SUBDIVISION PLAT C.
thence West 278.03 feet along the North line of said Lot 3 to a point on the East line of EDGEWATER AT GENEVA PHASE ONE, EDGEWATER COURT SIDE;
thence North 688.89 feet along said EDGEWATER AT GENEVA PHASE ONE, EDGEWATER COURT SIDE, and to and along the East line of EDGEWATER AT GENEVA PHASE ELEVEN, EDGEWATER COLLEGE VIEW ONE, to the Southwest Corner of GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "B";
thence East 275.85 feet along the South line of GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "B" to the point of beginning.

Contains 193,561 square feet or 4.444 acres or 6 Lots.

DATE 3/09/23
PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "D"

do hereby dedicate the streets, public utility easements and other public areas as indicated hereon for the perpetual use of the public.

In witness whereof I / we have hereunto set our hand (s) this ____ day of _____ A.D., 20__.

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
County of _____
On the ____ day of _____ A.D., 20__,
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ a
of _____ a
Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
County of _____
On the ____ day of _____ A.D., 20__,
personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ a
of _____ a
Corporation and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

ACCEPTANCE BY LEGISLATIVE BODY

THE LEGISLATIVE BODY OF VINEYARD CITY UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS ____ DAY OF _____ A.D. 20__.

VINEYARD CITY PLANNER/CITY PLANNER DATE: ____/____/____	VINEYARD ATTORNEY DATE: ____/____/____
VINEYARD ENGINEER DATE: ____/____/____	CITY MANAGER DATE: ____/____/____
CLERK/RECORDER DATE: ____/____/____	

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "D"

AMENDING LOTS 5 THROUGH 8 GENEVA RETAIL FRONTAGE SUBDIVISION & LOT 4 GENEVA RETAIL FRONTAGE SUBDIVISION PLAT C

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
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SALT LAKE BASE AND MERIDIAN
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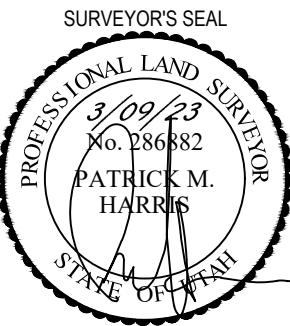
SHEET 1 OF 1

PROJECT NUMBER : 6435V.1
MANAGER : BDM
DRAWN BY : S.J.L.
CHECKED BY : PMH
DATE : 3/16/23



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