



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING

May 2, 2024, at 9:00 AM

PUBLIC NOTICE is hereby given that the Vineyard Development Review Committee will hold a regularly scheduled Development Review Committee meeting on Thursday, May 2, 2024, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. [Live Stream Link](#)

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

2. WORK SESSION

DRC- Bylaws Worksession

3. STAFF, COMMISSION, AND COMMITTEE REPORTS

4. CONSENT ITEMS

5. BUSINESS ITEMS

5.1. Utah City Phase 3 Final Plat

Bronson Tatton with Flagborough is requesting approval of the Utah City Phase 3 Final Plat Application.

6. ADJOURNMENT

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

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 DRC

April 30, 2024

AGENDA NOTICING COMPLETED ON:

CERTIFIED (NOTICED) BY:

/s/Cache Hancey



STAFF REPORT

Meeting Date: May 2, 2024
Agenda Item: DRC- Bylaws Worksession
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

DEVELOPMENT REVIEW COMMITTEE (DRC) BYLAWS (DRAFT)

Article 1: Name

The name of this organization shall be the Development Review Committee, abbreviated as DRC.

Article 2: Purpose

The Development Review Committee serves the purpose of a Land Use Authority for all Final Subdivision applications and technical review authority for all proposed development and development applications including site plans for compliance with applicable codes, ordinances, and Standards within the City of Vineyard.

Article 3: Authority and Duties

Section 1: Authority

The DRC operates under the authority granted by the Vineyard City Council and in accordance with the applicable laws and regulations including Senate Bill 0174.

Section 2: Duties.

The DRC as the Land Use Authority for all Final Subdivision applications and technical review authority for all proposed development shall:

1. Be the approval body for all final subdivision applications and amendment of approved proposed subdivision development applications, including recorded plat amendment.
2. Engage in technical plan reviews and advise on all plans submitted for proposed development within Vineyard.
3. Adopting bylaws, policies, and procedures for the conduct of the duties and meetings of the Committee, for the consideration of applications and for any other purposes deemed necessary by the DRC, provided that such bylaws, policies, and procedures.
4. Maintain accurate records of meetings, decisions, and recommendations made by the DRC.
5. Submit a quarterly report to the City Council summarizing the activities,

accomplishments, and challenges of the DRC.

Article 4: Membership

Section 1: Composition

The DRC shall consist of seven (7) members serving as the Land Use Authority for Final Subdivision and Technical review body for all proposed development. The membership of composition is based on technical expertise and experience in development and safe and sound community building.

Section 2: Members include:

1. Chair of the Planning Commission or Designee
2. City Manager
3. Fire Marshal or Designee
4. Head or Designee of Vineyard Building Department
5. Head or Designee of Vineyard Engineering Department
6. Head or Designee of Vineyard Community Development Department
7. Head or Designee of Vineyard Parks and Recreation Department.

Article 4: DRC Leadership

Section 1: Chair

The DRC shall elect a Chair from among its members. The Chair shall preside over all meetings, represent the DRC when necessary, and perform other duties as assigned by the DRC or per request of Vineyard City Council.

Section 1.1: Term of Chair.

The Chair shall serve for a term of one (1) year and shall not serve more than two (2) consecutive terms. Each term shall begin on January 1 of the year of elect and shall end on December 31 or until a successor is elected by the DRC.

Section 2: Vice-Chair

The DRC shall elect a Vice-Chair from among its members. The Vice-Chair shall assist the Chair and perform the duties of the Chair in their absence.

Section 2.1: Term of Vice-Chair

The Chair shall serve for a term of one (1) year and shall not serve more than two (2) consecutive terms. Each term shall begin on January 1 of the year of elect and shall end on December 31 or until a successor is elected.

Section 3: Chair Pro-temp

In the absence of the Chair and Vice Chair, prior to the meeting, the Chair shall appoint a

member of the DRC to serve as Chair Pro-Temp. If a Chair Pro-Temp shall be appointed by a majority vote of the DRC. The Chair Pro-temp shall perform all the duties of the Chair for that particular meeting only.

Section 4: Secretary

The Community Development Director or DRC may appoint a Secretary who may or may not be a DRC member. The Secretary shall be responsible for maintaining accurate records of all meetings and managing official correspondence.

Article 5: Meetings

Section 1: Regular Meetings

The DRC shall meet on a regularly scheduled basis, as agreed on by the committee. All meetings by the DRC are considered public meetings and shall have agendas and minutes posted. Meetings may be recorded and made available on the Vineyard City website as a courtesy or an accommodation for interested parties/ residents who could not attend scheduled meetings. The meeting schedule shall be determined by the DRC at the beginning of each calendar year.

Section 2: Special Meetings

Special meetings may be called by the Chair or upon written request by four (4) DRC members. Proper notice of the special meeting, including the agenda, shall be provided to all members at least 48 hours before the meeting.

Section 3: Quorum

Four (4) of the DRC members shall constitute a quorum for the transaction of business at any regularly scheduled or special meeting.

Section 4: Voting

Decisions shall be made by a majority vote of the members present at a properly held meeting, with the caveat that no action shall be approved with fewer than four (4) votes. Proxy voting is not permitted.

Section 5: Applicant Attendance Requirements

The DRC may continue an agenda item to a later date if the applicant is not present.

Article 6: Amendments

These bylaws may be amended by a majority vote (i.e., four (4) votes) of the DRC members present at a meeting, provided that proper notice of the proposed amendment has been given to the DRC members at least 72 hours prior to the meeting.

Article 7: Effective Date

These bylaws shall become effective upon adoption by the DRC.

Approved and adopted on the of (month) by the Development Review Committee.

Fiscal Impact:

Recommendation:

Sample Motion:

As this item is a work session item, no motion may take place by the DRC.

Attachments:

1. DRC Bylaws - Draft

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Approved and adopted on the _____ of (month) by the Development Review Committee.

Chair

Staff attested



STAFF REPORT

Meeting May 2, 2024
Date:
Agenda Utah City Phase 3 Final Plat
Item:
Department: Community Development Department
Presenter: Cache Hancey

Background/Discussion:

This final plat application will replace the previously approved final plat (approved on 3/21/24). The applicant is seeking approval of this final plat which will create Parce E and D on the promenade, Lots 8A-D, 14C-D, 13C-D, and 10A-B.

Fiscal Impact:

Recommendation:

Staff recommends approval of the final plat application with the following conditions:

- The addressing conflicts need to be corrected on lots 13 D, 14C, 8B, and 10A.
- Private Road and PUE tagline needs to be added to Second Avenue.
- Replace all references of Legislative Body with Land Use Authority.
- Revise to fit all signature blocks within provided border.

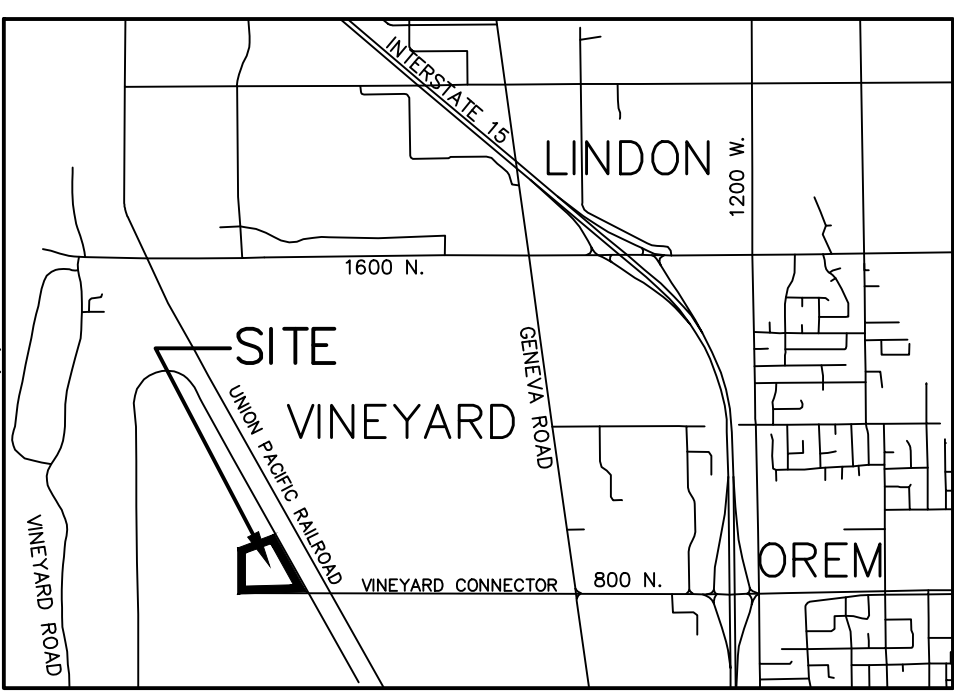
Sample Motion:

"I move to approve the Utah City Phase 3 Final Plat Application as requested by Bronson Tatton with Flagborough with the proposed conditions"

Attachments:

1. UTAH CITY PHASE 3 Sheet 1
2. UTAH CITY PHASE 3 Sheet 2

UTAH CITY
PHASE THREE
SUBDIVISION PLAT
LOCATED IN THE NORTHEAST QUARTER AND THE
SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE
& MERIDIAN UTAH COUNTY, UTAH



VICINITY MAP

-NTS-

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	152.00'	1376.00'	151.92'	N25°02'43"W	6°19'45"
C2	552.80'	1447.50'	549.45'	N10°56'26"W	21°52'52"
C3	47.19'	1376.00'	47.19'	S27°13'39"E	1°57'54"
C4	46.80'	1376.00'	46.80'	S25°16'29"E	1°56'26"
C5	58.21'	1376.00'	58.20'	N23°05'34"W	2°25'25"
C6	369.91'	1447.50'	368.90'	N14°33'37"W	14°38'30"
C7	182.89'	1447.50'	182.77'	N3°37'11"W	7°14'22"
C8	62.67'	297.00'	62.56'	S7°18'51"E	12°05'25"
C9	58.36'	265.00'	58.24'	S7°34'41"E	12°37'05"
C10	51.31'	233.00'	51.21'	S7°34'41"E	12°37'05"
C11	21.91'	233.00'	21.90'	N81°52'26"E	5°23'15"
C12	24.92'	265.00'	24.91'	N81°52'26"E	5°23'15"
C13	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"

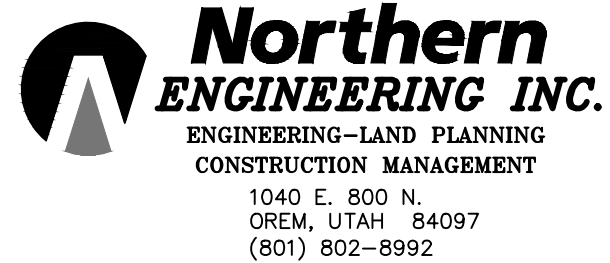
LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- ROADWAY DEDICATION BOUNDARY
- CENTERLINE
- EXIST. RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- FUTURE PHASE

VINEYARD PLANNER
DATE: ____/____/____

VINEYARD ENGINEER
DATE: ____/____/____

CLERK/RECORDER
DATE: ____/____/____



SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PARCELS AND ROADS, HEREINAFTER TO BE KNOWN AS **UTAH CITY PHASE THREE SUBDIVISION PLAT** AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON, I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

KENNETH E. BARNEY DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, VINEYARD CITY, UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH A DISTANCE OF 2859.13 FEET; THENCE WEST A DISTANCE OF 710.32 FEET TO THE REAL POINT OF BEGINNING.

THENCE S.83°57'01"W. A DISTANCE OF 744.73 FEET; THENCE S.05°17'58"E. A DISTANCE OF 1.00 FOOT; THENCE S.83°57'01"W. A DISTANCE OF 589.89 FEET TO A POINT OF CURVATURE OF A 1376.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 152.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06°19'45" AND A CHORD THAT BEARS N.25°02'43"W. A DISTANCE OF 151.92 FEET; THENCE S.68°05'51"W. A DISTANCE OF 69.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BE A POINT OF CURVATURE OF A 1447.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 552.80 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 21°52'52" AND A CHORD THAT BEARS N.10°56'26"W. A DISTANCE OF 549.45 FEET; THENCE NORTH A DISTANCE OF 455.04 FEET ALONG SAID RIGHT OF WAY; THENCE N.88°43'52"E. A DISTANCE OF 639.99 FEET; THENCE N.86°41'05"E. A DISTANCE OF 78.05 FEET; THENCE N.84°34'03"E. A DISTANCE OF 635.43 FEET; THENCE S.10°49'12"E. A DISTANCE OF 813.95 FEET; THENCE N.79°10'48"E. A DISTANCE OF 14.00 FEET; THENCE S.10°49'12"E. A DISTANCE OF 206.91 FEET; THENCE S.06°02'59"E. A DISTANCE OF 43.50 FEET TO THE POINT OF BEGINNING

CONTAINING 35.15 ACRES.

SEE SHEET 2 OF 2 FOR OWNER'S DEDICATION AND ACKNOWLEDGEMENT

ADMINISTRATIVE LAND USE AUTHORITY

THE LEGISLATIVE BODY OF VINEYARD CITY OF 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 _____ 20____.

VINEYARD ATTORNEY
DATE: ____/____/____

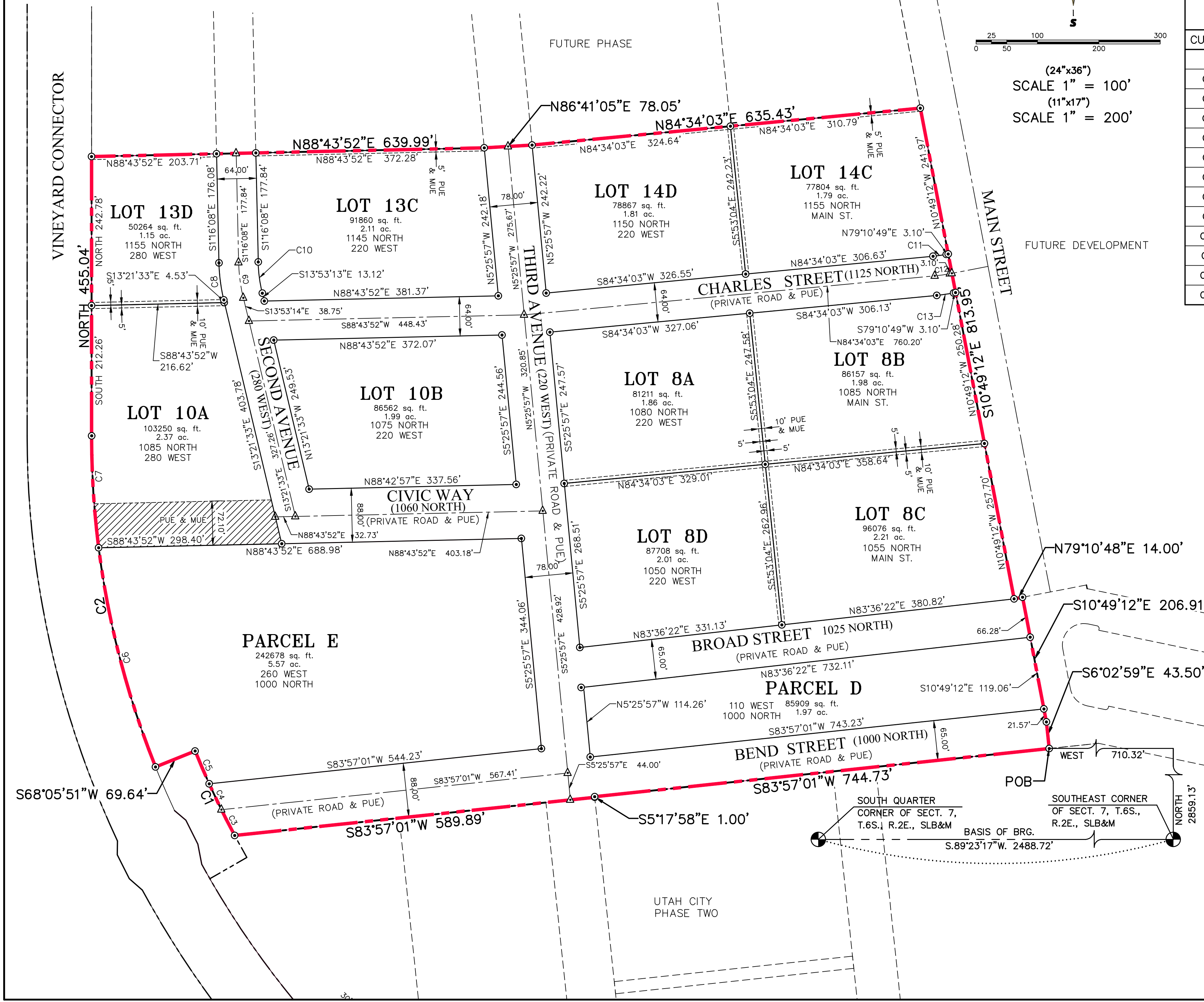
CITY MANAGER
DATE: ____/____/____

UTAH CITY
PHASE THREE
SUBDIVISION PLAT

LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN VINEYARD CITY, UTAH COUNTY, UTAH

SCALE: 1" = 100 FEET

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



UTAH CITY
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SUBDIVISION PLAT
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SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE
& MERIDIAN UTAH COUNTY, UTAH

REQUIRED PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
6. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
7. DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
8. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
9. ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

NOTE

1. ALL LANDSCAPING MAINTENANCE ALONG PUBLIC RIGHTS-OF-WAY SHALL BE PRIVATELY MAINTAINED UNTIL DEEDED TO THE CITY
2. ALL STREETS AND RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.

ROCKY MOUNTAIN POWER

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. 17-27A603(4)C(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN 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:
 - a. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
 - d. ANY OTHER PROVISION OF LAW

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENTS AT 800-366-6532.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE BOUNDARY DESCRIPTION HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS, AND DO HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT SHOWN AS PUBLIC UTILITY EASEMENTS ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, LAND DRAIN, AND WATER LINES APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO. IN WITNESS WHEREOF: WE HAVE HERE UNTO SET OUR HANDS.

FLAGBOROUGH, LLC A DELAWARE LIMITED LIABILITY COMPANY

BY: WOODBURY CORPORATION, A UTAH CORPORATION,
MANAGER

BY: _____

BY: _____

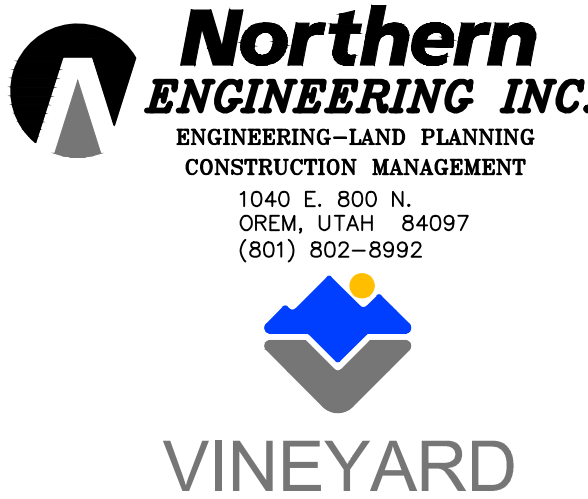
BY: _____
NATE HUTCHINSON, MANAGER

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

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

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

MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY



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VINEYARD CITY, _____ UTAH COUNTY, UTAH