

Development Review Committee Agenda

Regular Meeting
February 1, 2024

DEVELOPMENT REVIEW COMMITTEE - The purpose of this meeting is to provide a platform for staff members to discuss potential applications, current applications, code violations and other items that affect multiple departments. The DRC meeting will provide applicants the opportunity to engage staff members regarding specific issues related to the development process. In the interest of time, each applicant presenting at the meeting will be allotted 15 minutes to discuss their project.

[Live Stream Link](#)

Agenda

1. New DRC Introduction
 - i. Official Members
 - ii. Agendas, Minutes, and Applications
 - iii. Purpose: Work Sessions & Plat Approvals
 - iv. Bylaws Discussion
 1. Quorum, Chair Term, Chair Pro tempore, etc
2. Business Items
 - i. 2024 Calendar
 - ii. Chair Nomination/Election
 1. Roles & Responsibilities
3. Work Sessions & Application Review
 - i. Utah City Phase Three Final Plat & Street Cross Sections (Planning)
 - ii. Holdaway Fields Church of Jesus Christ of Latter-Day Saints (Planning)
 - iii. The Orchards 7 & 8 (Planning)
 - iv. Technical Review Committee Discussion (Engineering)
4. Adjournment

The Public is invited to participate in all DRC meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Cache Hancey, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@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 DRC.

15.06.060 Vineyard Development Review Committee [Edit](#)

1. **Establishment.** A Development Review Committee (hereinafter identified as the "DRC") may be established and created by the Mayor, with the advice and consent of the Council.
2. **Purpose.** The purpose of the DRC is to assure that any proposed use, activity, building or structure is consistent with the General Plan and complies with all requirements of the City's Land Use Ordinances, including this Ordinance, and all other applicable Ordinances and requirements.
3. **Membership.** The DRC shall consist of seven (7) members, the Chair of the Planning Commission, the City Manager, the Fire Marshall or designee, and the heads of the Departments of Building, Community Development, Engineering, and Parks and Recreation or their designee. The Fire Marshall and Vineyard Public Safety department shall advise the DRC on all Land Use decisions. ~~persons representing City Departments, and other persons, as may be designated by the Mayor, responsible for reviewing and coordinating Applications for any Land Use Application Approval, Permit, or License.~~
4. **Chairperson.** The committee shall designate one member as the Chairperson of the DRC annually.
5. **Powers and Duties.** The DRC shall act under the direction of the Mayor and shall have the following duties and responsibilities:
 1. Before a Land Use Authority considers any Permitted Use (P-2) or Conditional Use (C) Applications, the DRC shall review the Application to determine compliance of the Application with the General Plan and all applicable Ordinances.
 2. The DRC shall provide a report to the Land Use Authority identifying compliance of any Permitted Use (P-2) or Conditional Use (C) Application with the General Plan and all applicable Ordinances prior to review and decision by a Land Use Authority.
 3. The DRC may provide a report to the Planner for any Temporary Use (T) or Permitted Use (P-1) Application identifying compliance with the General Plan and all applicable Ordinances prior to review and decision by the Planner.
 4. The DRC may present findings for consideration by the Land Use Authority in the review and decision of any Application for any Approval, Permit, or License.
 5. The DRC may act as a Land Use Authority to approve, approve with requirements, or deny Final Subdivision Applications.
6. **Conduct of Meetings.** The DRC shall establish procedures for the conduct of DRC meetings, the scheduling of meetings, field trips, and any other DRC matters, such procedures being reviewed and approved by the Mayor before taking effect.

2024 Calendar – Tuesday Option

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Proposed Dates for DRC

2024 Calendar – Thursday Option

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Proposed Dates for DRC



DEVELOPMENT REVIEW COMMITTEE STAFF REPORT

Date: February 1, 2024
From: Cache Hancey, Planner
To: Development Review Committee
Item: Utah City Phase Three (Final Plat Application)
Owner: Flagborough

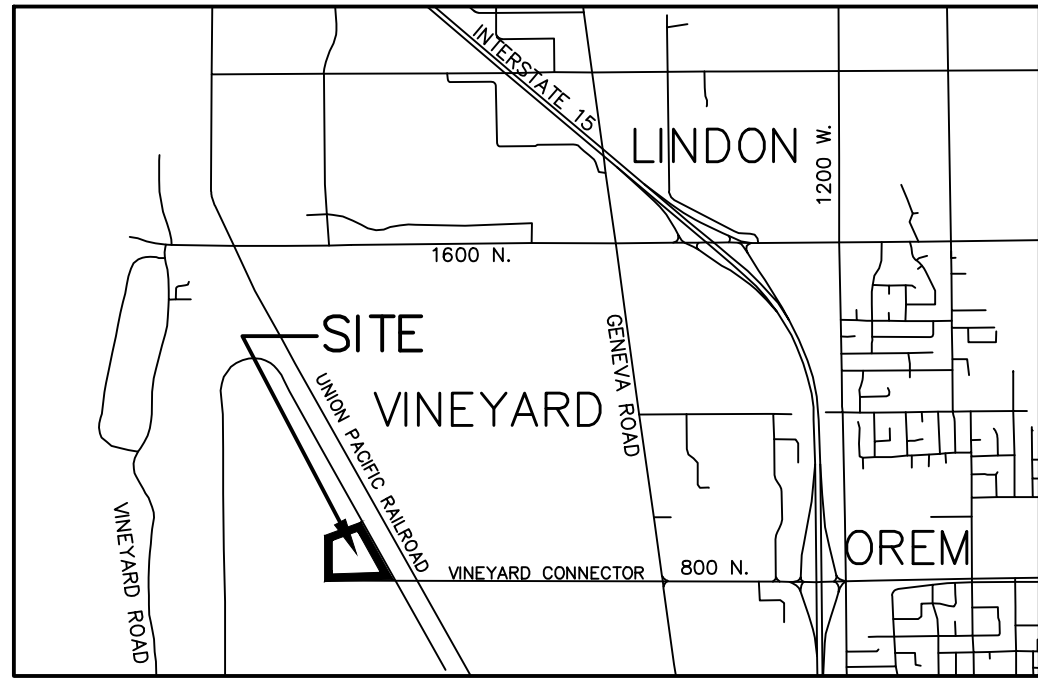
INTRODUCTION:

The applicant is requesting a final plat approval. The subject property is within the Downtown Vineyard Special Purpose Zoning District which is intended to be a mixed-use transit-oriented district. The proposed plat is approximately 47.63 acres and contains 13 lots and 2 parcels. The lots are planned to be mixed-use sites and the parcels are planned to be a part of the Utah City Promenade, ranging between 5,270 square feet and 8,060 square feet, with the average size being 5,774 square feet. This plat will allow for Phase Three of the Utah City development.

Staff has reviewed this plat and determined this request complies with the Vineyard City Code. It meets the requirements set forth in the Subdivision Code. Prior to recording the plat, the applicant will need to meet all county plat requirements. A condition has been added to ensure compliance below.

ATTACHMENTS:

Utah City Phase Three



VICINITY MAP

-NTS-

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	21.91'	233.00'	21.90'	N81°52'26"E	5°23'15"
C4	24.92'	265.00'	24.91'	N81°52'26"E	5°23'15"
C5	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"
C6	21.91'	233.00'	21.90'	N81°52'26"E	5°23'15"
C7	24.92'	265.00'	24.91'	N81°52'26"E	5°23'15"
C8	27.93'	297.00'	27.92'	S81°52'26"W	5°23'15"
C9	51.31'	233.00'	51.21'	S7°34'41"E	12°37'05"
C10	58.36'	265.00'	58.24'	S7°34'41"E	12°37'05"
C11	65.41'	297.00'	65.28'	S7°34'41"E	12°37'05"
C12	47.19'	1376.00'	47.19'	S27°13'39"E	1°57'54"
C13	46.60'	1376.00'	46.60'	S25°16'29"E	1°56'26"
C14	58.21'	1376.00'	58.20'	N23°05'34"W	2°25'25"
C15	458.16'	1447.50'	458.25'	N12°48'49"W	18°08'06"
C16	94.64'	1447.50'	94.62'	N1°52'23"W	3°44'46"

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

REQUIRED PLAT NOTES

- 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____.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- 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.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
- ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

ROCKY MOUNTAIN POWER

- 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.
- PURSUANT TO UTAH CODE ANN. 17-27A603(4)(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 RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
 - ANY OTHER PROVISION OF LAW

QUESTAR GAS COMPANY

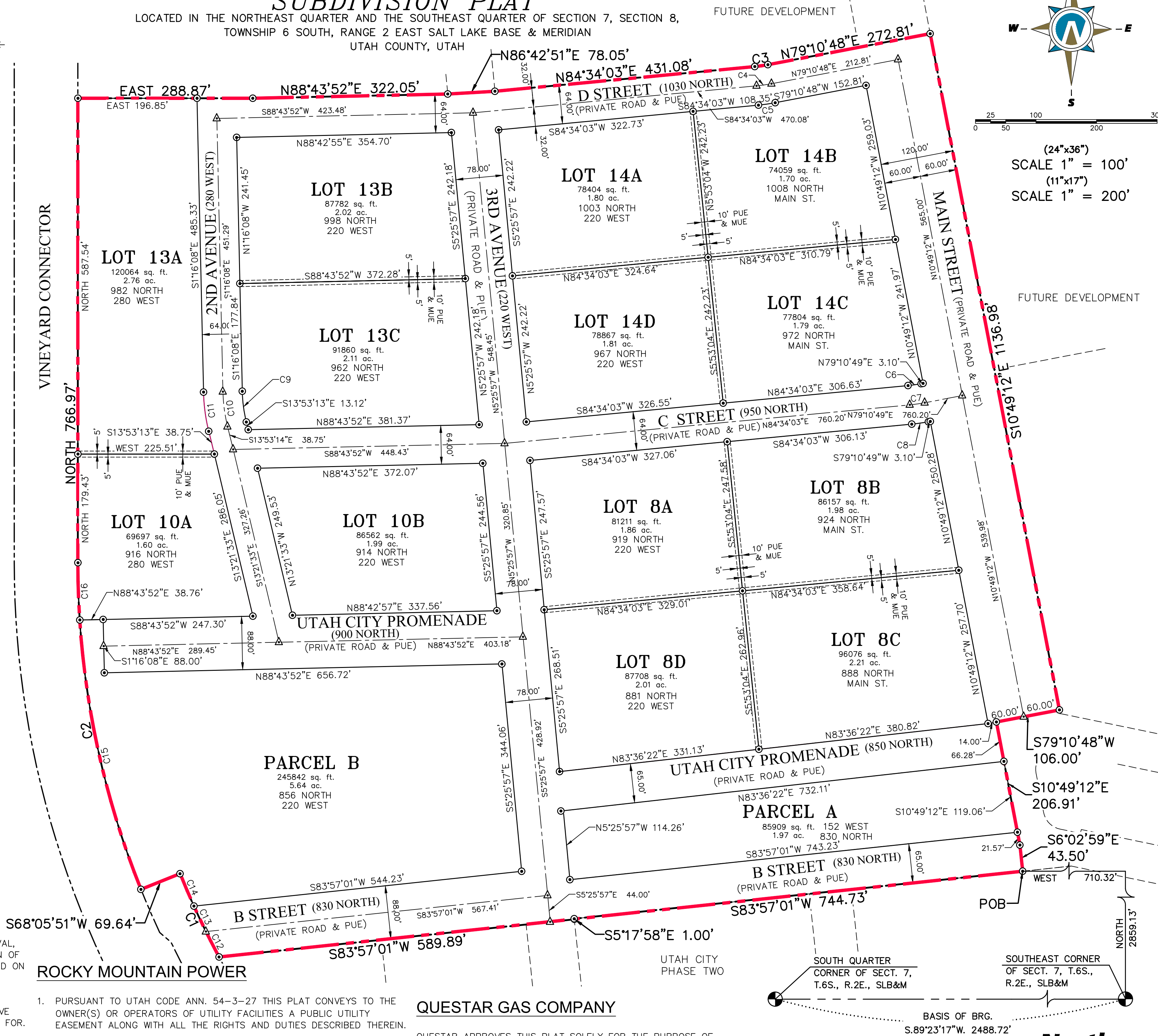
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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.

NOTE

- ALL LANDSCAPING MAINTENANCE ALONG PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE H.O.A.
- ALL STREETS AND RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.

UTAH CITY
PHASE THREE
SUBDIVISION PLAT

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN
UTAH COUNTY, UTAH



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

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.

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 32859.13 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 FEET; 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 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 766.97 FEET; THENCE EAST A DISTANCE OF 288.87 FEET; THENCE N.88°43'52"E. A DISTANCE OF 322.05 FEET; THENCE N.86°42'51"E. A DISTANCE OF 78.05 FEET; THENCE N.84°34'03"E. A DISTANCE OF 431.08 FEET TO A POINT OF CURVATURE OF A 233.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°23'15" AND A CHORD THAT BEARS N.81°52'26"E. A DISTANCE OF 21.90 FEET THENCE N.79°10'48"E. A DISTANCE OF 272.81 FEET; THENCE S.10°49'12"E. A DISTANCE OF 1136.98 FEET; THENCE S.79°10'48"W. A DISTANCE OF 106.00 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 47.63 ACRES.

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.

FLAGBOROUGH, LLC

BY:

_____, MANAGER
ACKNOWLEDGMENT

DATE

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

ACCEPTANCE BY LEGISLATIVE BODY

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

