



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING

August 15, 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, August 15, 2024, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

- 1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**
- 2. CONSENT ITEMS**
 - 2.1. Approval of March 7, 2024 Development Review Committee Draft Minutes**
- 3. WORK SESSION**
 - 3.1. Geneva Road and 575 Church of Jesus Christ of Latter-Day Saints Chapel Site Plan Work Session**
- 4. BUSINESS ITEMS**
 - 4.1. Utah City Block 4 Final Plat Approval**
- 5. STAFF, COMMISSION, AND COMMITTEE REPORTS**
- 6. ADJOURNMENT**

The next regularly scheduled meeting is September 5th, 2024.

This meeting may be held in a way that will allow a committee 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 Vineyard City Hall, delivered electronically to city staff and each member of the DRC

AGENDA NOTICING COMPLETED ON:

August 13, 2024

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



**NOTICE OF A REGULAR
DEVELOPMENT REVIEW COMMITTEE
Vineyard City Council Chambers
125 South Main Street, Vineyard, Utah
March 7, 2024, at 9:00 AM**

Attendance:

Committee Members: Chair Naseem Ghandour; Morgan Brim, Community Development Director; Cris Johnson, Building Official; Brandon Valley, Deputy Fire Marshall; Brian Vawdrey, Parks and Recreation Director.

Staff Present: Eric Ellis, City Manager; Anthony Fletcher, Planner

Others Present: Eric Magleby with Holdaway Fields

1. CALL TO ORDER

Chair Naseem Ghandour started the meeting at 9:01am.

2. CONSENT ITEMS

No Agenda Item for Consent.

3. BUSINESS ITEMS

3.1. Holdaway Fields Phase 1c Final Plat

 Community Development Director Morgan Brim presented the Holdaway Fields Phase 1c Final Plat. He provided orientation and included the staffs review. He introduced Eric, the applicant.

Mr. Brim noted this is just to record the parcel.

 Chair Ghandour opened up to questions.

Holdaway Fields Representer Eric Magleby clarified a minor editorial thing.

 City Manager Eric Ellis commented on a typo in a staff report of the documents.

Chair Ghandour noted that this will have to be corrected but that the applicant will not be held responsible for.

 Planner Anthony Fletcher noted how this error came about.

 Planner Fletcher noted a recommendation to put the utility notes on the plat, which Anthony has that updated plat.

Chair Ghandour noted that those are required by law, and that it would not change the progress.

 Chair Ghandour noted on record the conditions: 1) 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 the recordation of the plat, 4) a phase 1 land disturbance permit for utilities and roads will be required prior to construction, 5) the review of construction drawings in storm water, drainage, calculations will be completed and submitted along with the land disturbance permit, 6) the applicant shall include utility notes for power and gas (i.e. Rocky Mountain Power and Dominion Energy.)

 Mr. Brim requested to put the conditions in the staff report for clarity.

Discussion about publishing the correct document ensued.

 Chair Ghandour called for a motion.

 MR. BRIM MOTIONED TO APPROVE THE HOLDAWAY FIELDS PHASE 1C FINAL PLAT WITH THE CONDITIONS STATED IN THE RECORD. PARKS AND RECREATION DIRECTOR BRIAN VAWDREY SECONDED. THOSE WHO VOTED YES: BRIM, JOHNSON, VALLEY, VAWDREY, AND GHANDOUR. THE VOTE WAS UNANIMOUS.

 Chair Ghandour closed the business items

4. WORK SESSION

No work items were submitted.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

 Mr. Brim welcomed comments on by-laws and noted that Anthony will start crafting those.

Chair Ghandour noted he would like them to start making progress.

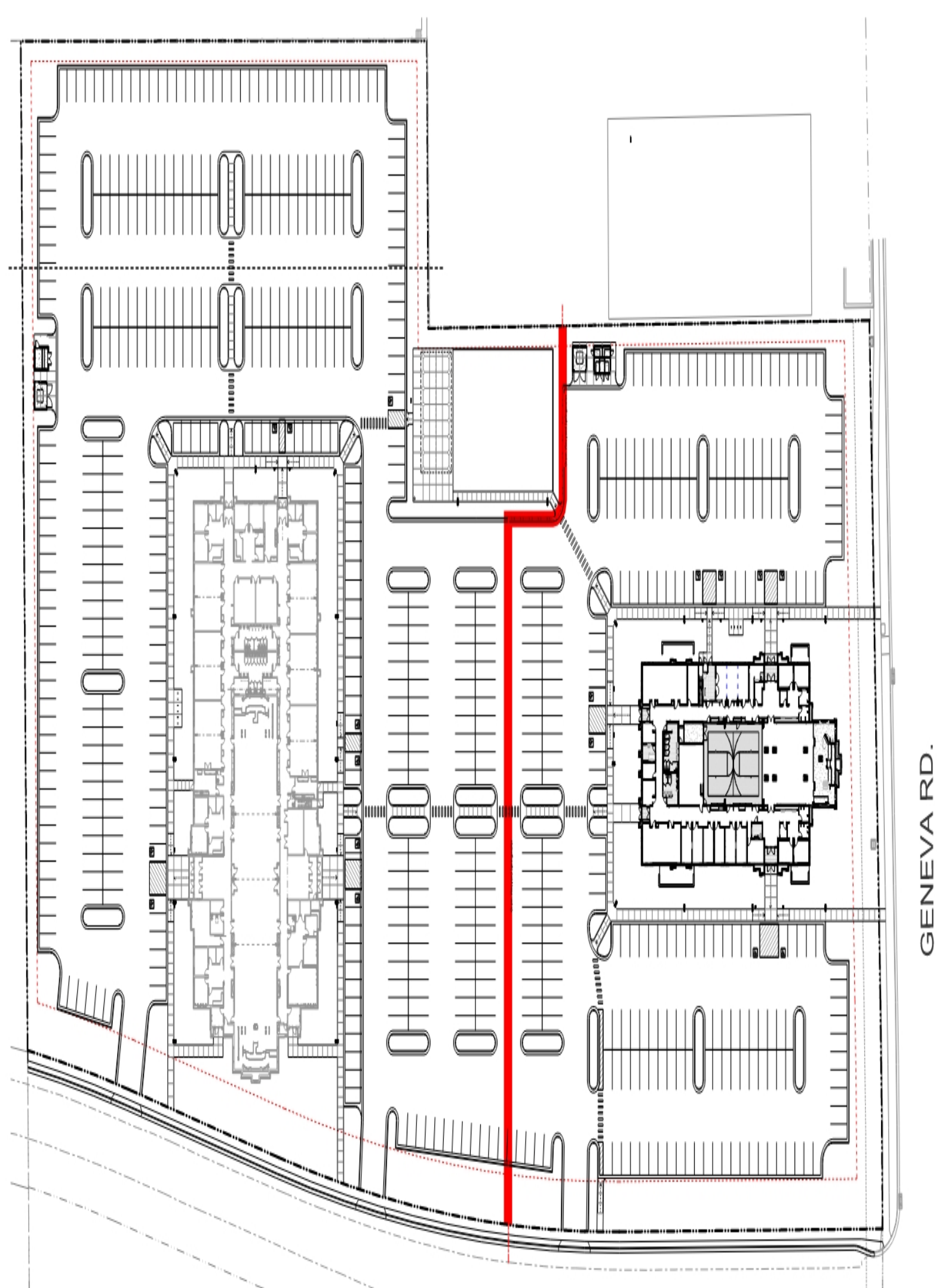
92
93 6. **ADJOURNMENT**
94

95 The meeting was adjourned at 9:13.
96

97 CITY MANAGER ELLIS MOTIONED TO ADJOURN. DEPUTY FIRE MARSHALL
98 BRANDON VALLEY SECONDED. THOSE IN FAVOR VOTED YES: BRIM,
99 JOHNSON, VALLEY, VAWDREY, AND GHANDOUR. THE VOTE CARRIED
100 UNANIMOUSLY.
101

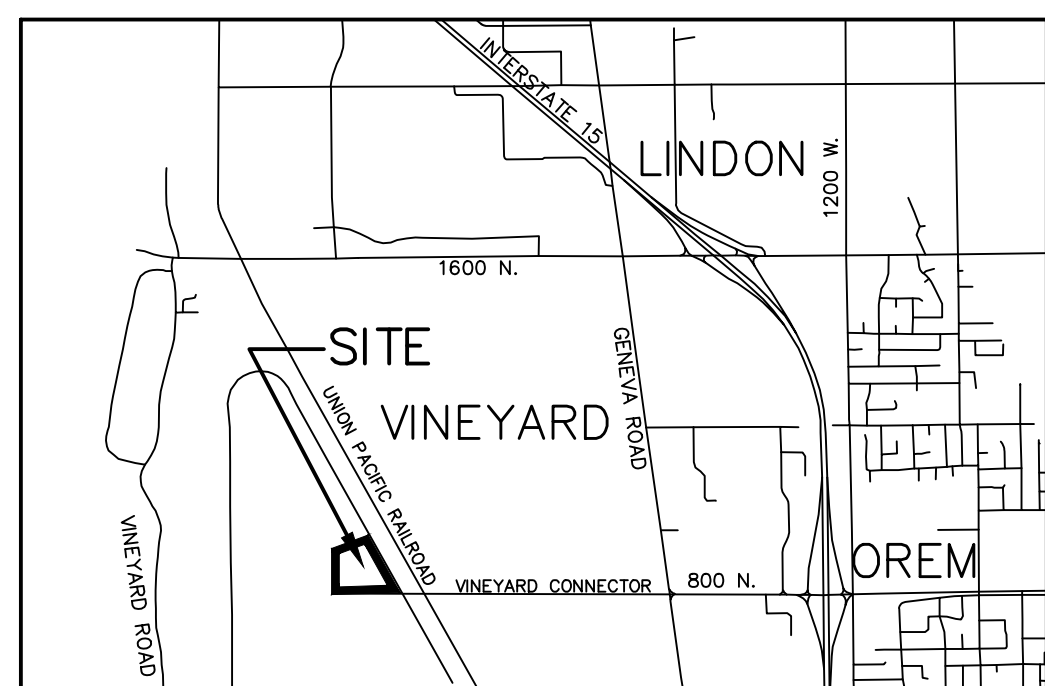
102
103 **MINUTES CERTIFIED COMPLETE ON:**
104

105
106
107 **CERTIFIED (NOTICED) BY:** /s/. Madison Reed
108 Madison Reed, Planning Technician



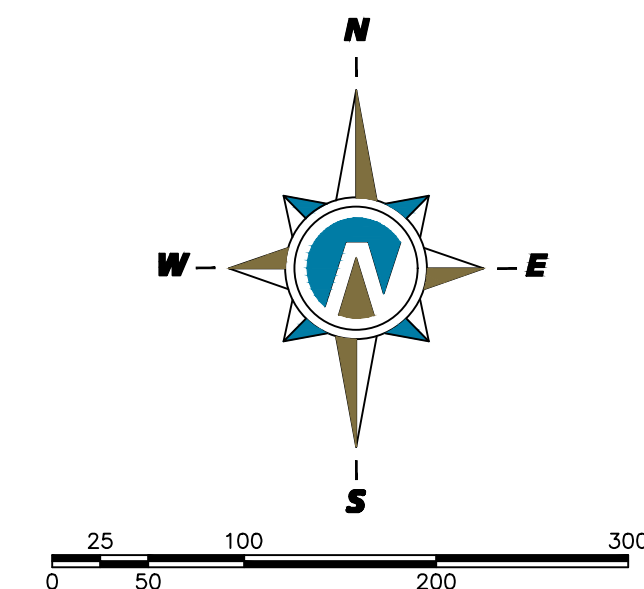
GENEVA RD.

575 SOUTH



*UTAH CITY
PHASE TWO AMENDED
SUBDIVISION PLAT*

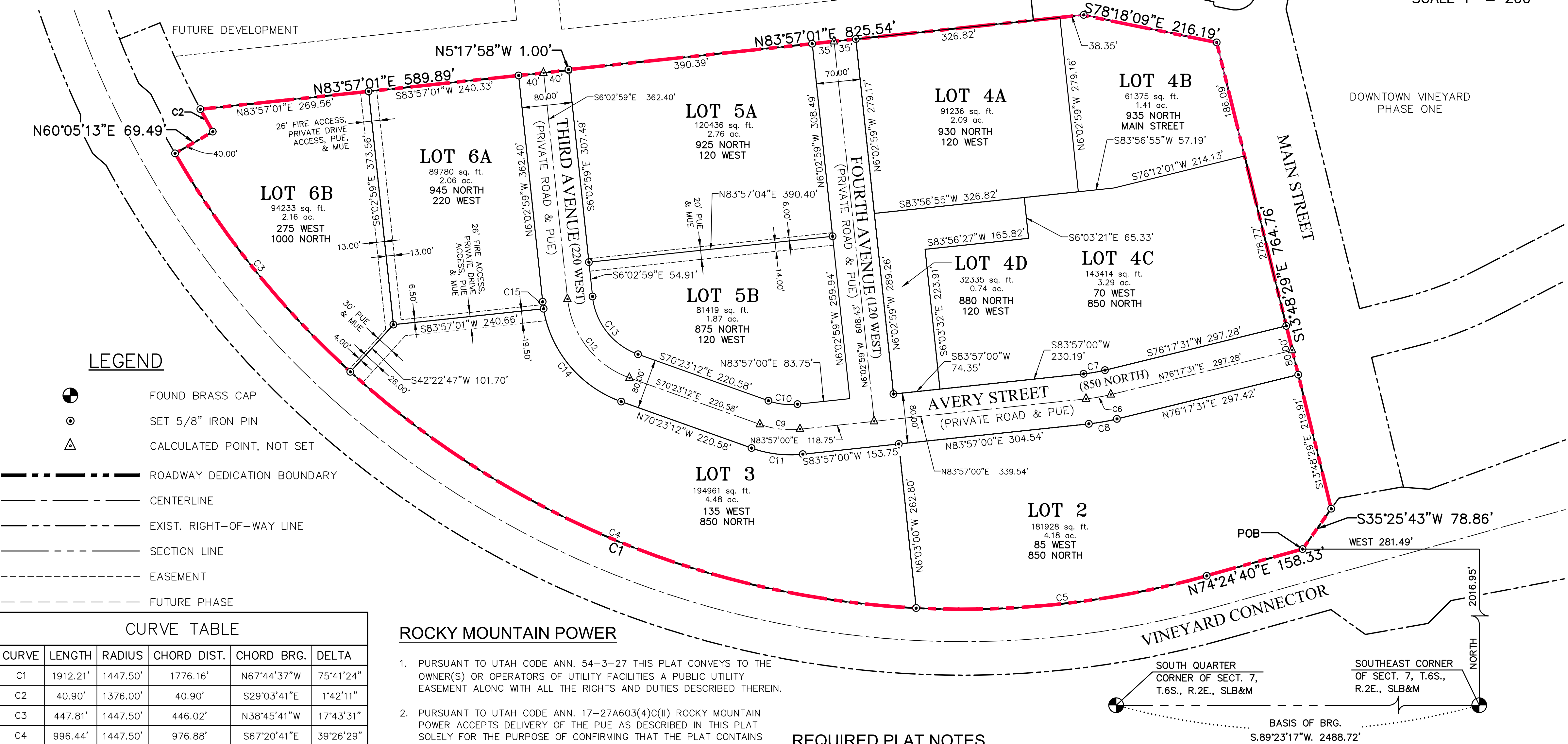
LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 7, SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE & MERIDIAN
UTAH COUNTY, UTAH



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

VICINITY MAP

-NTS-



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 TWO, AMENDED SUBDIVISION PLAT AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED 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 2016.95 FEET; THENCE WEST A DISTANCE OF 281.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE VINEYARD CONNECTOR ROAD, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING.

THENCE S.74°24'40"W. A DISTANCE OF 158.33 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 1447.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1912.21 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 75°41'24" AND A CHORD THAT BEARS N.67°44'37"W. A DISTANCE OF 1776.16 FEET; THENCE N.60°05'13"E A DISTANCE OF 69.49 FEET ALONG SAID RIGHT OF WAY 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 40.90 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 01°42'11" AND A CHORD THAT BEARS N.29°03'41"W. A DISTANCE OF 40.90 FEET; THENCE N.83°57'01"E. A DISTANCE OF 589.89 FEET; THENCE N.05°17'58"W. A DISTANCE OF 1.00 FEET; THENCE N.83°57'01"E. A DISTANCE OF 825.54 FEET; THENCE S.78°18'09"E. A DISTANCE OF 216.19 FEET; THENCE S.13°48'29"E. A DISTANCE OF 764.76 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE; THENCE S.35°25'43"W. A DISTANCE OF 78.86 FEET TO THE POINT OF BEGINNING CONTAINING 28.92 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 THE PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, TELEVISION, GAS, WATER, SEWER, DRAIN, LAND, DRAIN, AND WATER LINE APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERE TO. 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

ACKNOWLEDGMENT

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	1912.21'	1447.50'	1776.16'	N67°44'37"W	75°41'24"
C2	40.90'	1376.00'	40.90'	S29°03'41"E	1°42'11"
C3	447.81'	1447.50'	446.02'	N38°45'41"W	17°43'31"
C4	996.44'	1447.50'	976.88'	S67°20'41"E	39°26'29"
C5	467.97'	1447.38'	465.93'	S83°40'24"W	18°31'30"
C6	40.10'	300.00'	40.07'	N80°07'15"E	7°39'29"
C7	34.75'	260.00'	34.72'	N80°07'15"E	7°39'29"
C8	45.44'	340.00'	45.41'	S80°07'15"W	7°39'29"
C9	64.95'	145.00'	64.41'	S83°13'06"E	25°39'48"
C10	47.03'	105.00'	46.64'	S83°13'06"E	25°39'48"
C11	82.86'	185.00'	82.17'	N83°13'06"W	25°39'48"
C12	168.43'	150.00'	159.72'	S38°13'06"E	64°20'14"
C13	123.52'	110.00'	117.13'	S38°13'06"E	64°20'14"
C14	202.18'	190.00'	192.78'	N39°54'06"W	60°58'13"
C15	11.17'	190.00'	11.16'	N7°43'59"W	3°22'01"

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 PROVIDED 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.

REQUIRED PLAT NOTES

1. 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____.
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 MAINTAINED BY THE H.O.A.
2. ALL STREETS AND RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.

