



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
November 7, 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, November 7, 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 the May 2nd, 2024 Development Review Committee Draft Minutes**
- 3. BUSINESS ITEMS**
 - 3.1. Holdaway Fields Plat 1B - Request for 6-Month Plat Recording Extension**

The Applicant, Nate Birchall, is seeking approval for a 6-month extension on recording the approved "Holdaway Fields Phase 1b" plat.
- 4. WORK SESSION**

No work items were submitted.
- 5. STAFF, COMMISSION, AND COMMITTEE REPORTS**
- 6. ADJOURNMENT**

The next regularly scheduled meeting is November 21st, 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:

November 5th, 2024

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



**MINUTES OF A DEVELOPMENT REVIEW
COMMITTEE MEETING
May 2, 2024, at 9:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS: Eric Ellis, City Manager; Cris Johnson, Building Department; Cache Hancey, Community Development Representative for Morgan Brim; and Brandon Valley, Deputy Fire Marshall.

STAFF PRESENT: Maria Arteaga, Neighborhood Services Coordinator; Kinsli McDermott, Development Services Coordinator; Anthony Fletcher, Planner; and Pam Spencer, City Recorder.

OTHERS PRESENT: Bronson Tatton, Flagborough Representative.

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

 Community Development Representative Cache Hancey initiated the Chair pro tem Vote because Chair Naseem Ghandour is absent.

 **Motion:** CITY MANAGER ERIC ELLIS MOTIONED TO ELECT REPRESENTATIVE CACHE HANCEY AS THE CHAIR PRO TEM AT 9:01AM. DEPUTY FIRE MARSHALL BRANDON VALLEY SECONDED. ALL IN FAVOR VOTED YES: ELLIS, JOHNSON, VALLEY, AND HANCEY. THE MOTION CARRIED UNANIMOUSLY.

2. WORK SESSION

 DRC- Bylaws Work session

Chair Pro Tem Cache Hancey presented the by-laws and provided an option to wait for Community Development Director Morgan Brim and Chair Naseem Ghandour. This would allow more time to review.

City Manager Ellis asked if we were missing out on anything by not voting today.

 Pro Tem Chair Hancey reviewed what the by-laws address.

City Manager Ellis asked if the requirement for an applicant to be present at the meetings was in the bylaws.

Chair Pro Tem Hancey said that it was listed in the staff report. He did not want to make it a requirement but that it is an adoption.

City Manager said he was comfortable adopting them.

Chair Pro Tem Hancey reminded that it was just a work session item so there will be no vote on it.

He noted that we can add feedback.

3. STAFF, COMMISSION, AND COMMITTEE REPORTS

There were no comments.

4. CONSENT ITEMS

There were no consent items.

5. BUSINESS ITEMS

5.1. Utah City Phase 3 Final Plat

Chair Pro Tem Hancey presented the Utah City Phase 3 Final Plat and provided a background. He added notes from the review process.

The Flagborough Representative, Bronson Tatton, asked if his records looked good.

Development Services Coordinator Kinsli McDermott said she checked it and that it looked good.

Chair Pro Tem Hancey discussed which lots had the same addresses.

There were no concerns.

 **Motion:** CITY MANAGER ELLIS MOTIONED TO APPROVE THE FINAL PLAY AS PRESENTED AT 9:07AM. BUILDING OFFICIAL CRIS JOHNSON SECONDED. ROLL CALL WENT AS FOLLOWS: ELLIS, JOHNSON, VALLEY, AND HANCEY.

6. ADJOURNMENT

The meeting was adjourned at 9:07am.

MINUTES CERTIFIED COMPLETE ON:

CERTIFIED (NOTICED) BY: /s/. Madison Reed
Madison Reed, Planning Technician



STAFF REPORT

Meeting November 7, 2024

Date:

Agenda Item: Holdaway Fields Plat 1B - Request for 6-Month Plat Recording Extension

Department: Community Development

Presenter: Anthony Fletcher

Background/Discussion:

In October, 2023, the DRC approved a final plat application for the Holdaway Fields Phase 1b. This proposed final subdivision comprises of 5 land parcels within the Holdaway Fields Special Purpose Zoning District.

According to the Subdivision Code 14.08.110, "After the Final Plat has been acknowledged, certified, and approved by the Development Review Committee, this shall constitute final approval of the subdivision by the city, after which the owner of the Subject Property shall, within one (1) year of the date of approval of the Final Plat, record the Final Plat in the Office of the Utah County Recorder, with the option to petition the DRC for a six (6) month extension. The applicant may receive up to two (2) extensions."

The applicant is requesting a 6-month extension to record the approved subdivision, as the one-year deadline has passed.

Fiscal Impact:

Recommendation:

Staff recommends approval of the applicants request for a 6-month extension on recording the approved plat.

Sample Motion:

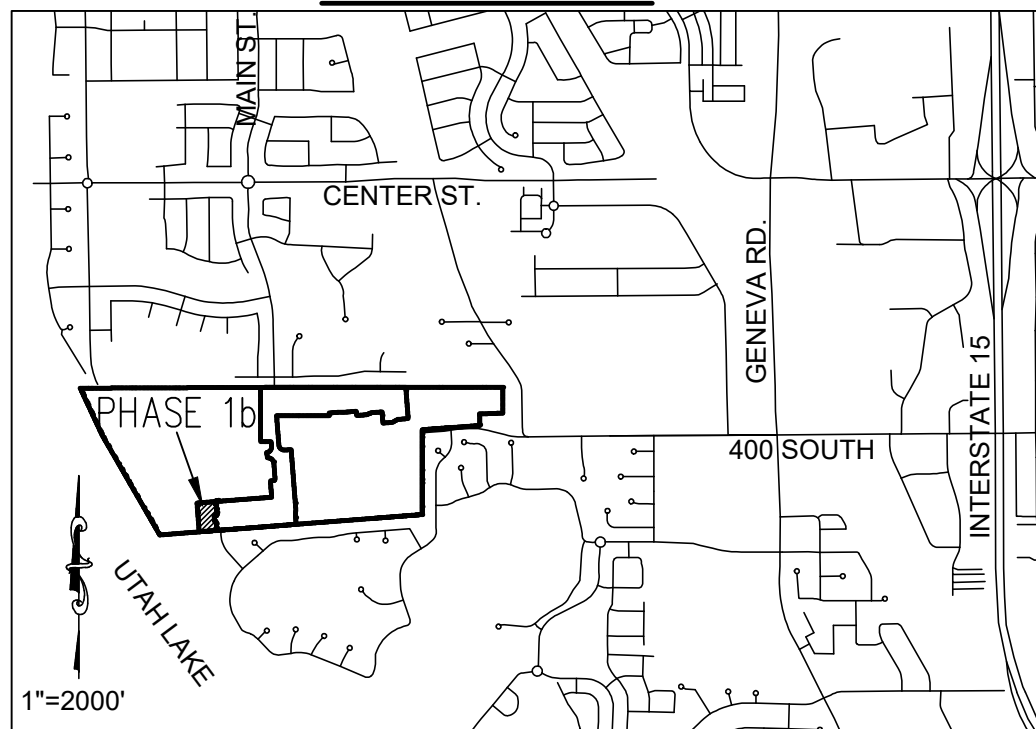
"I move to approve the request to extend the time for recording the approved plat for Holdaway Fields Phase 1b."

Attachments:

1. Final Plat Holdaway Fields Phase 1b

HOLDAWAY FIELDS PHASE 1b

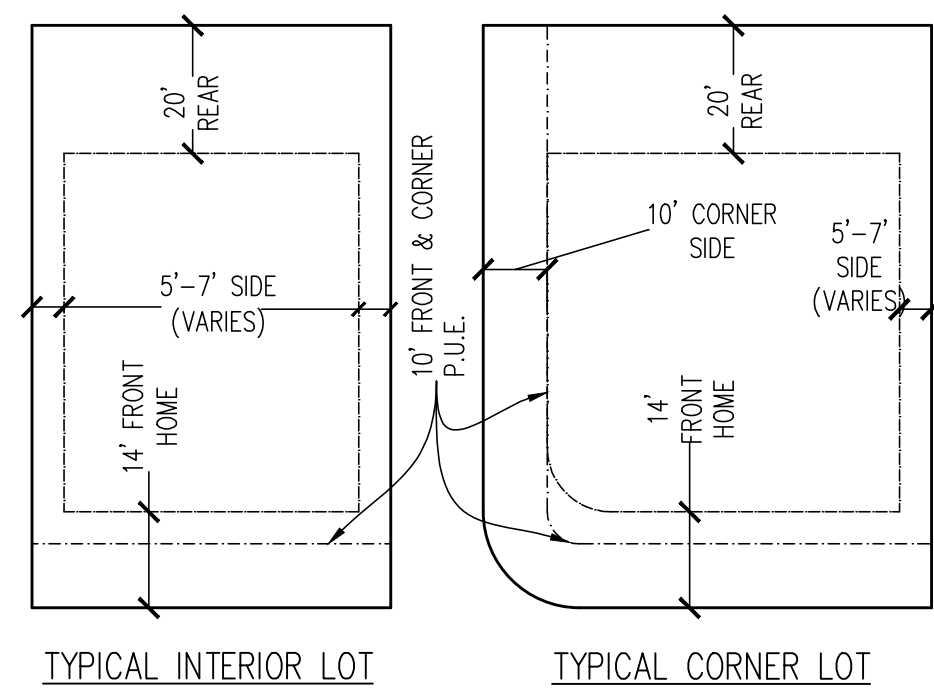
VICINITY MAP



PLAT NOTES:

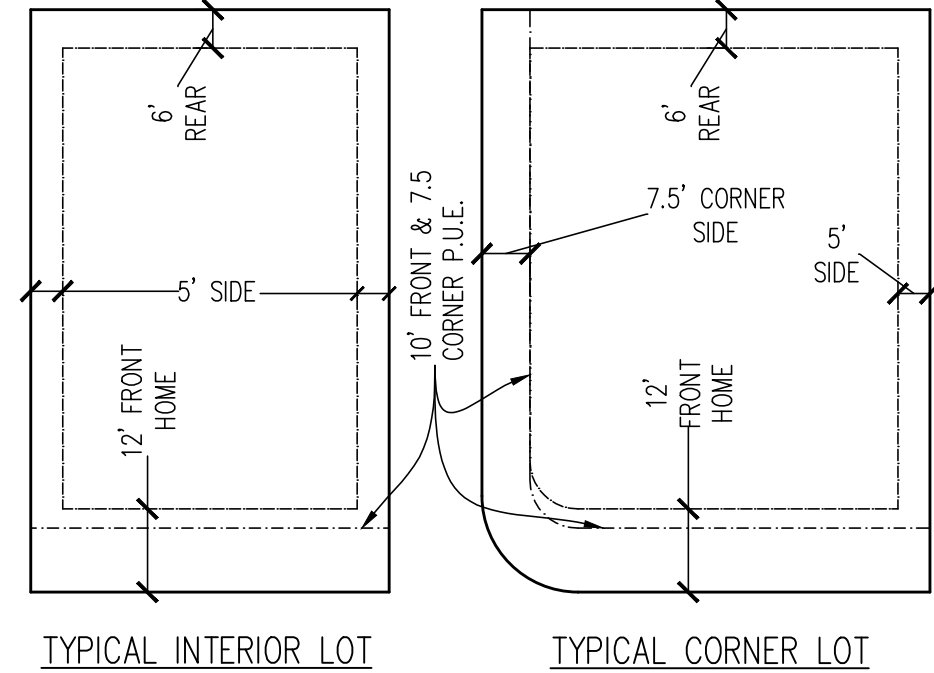
1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF THE MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF 20.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS AND ORDINANCES.
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.
10. LANDSCAPE MAINTENANCE NOTE:
AN HOA WILL MAINTAIN THE PARK STRIPS LOCATED ALONG THE FRONTAGES OF LOTS 201-204.
LOT OWNER WILL MAINTAIN THE PARK STRIP LOCATED ALONG FRONTAGE OF LOT 205.

SEC 18 SEC 17
S 89°46'4" W 2639.80'
BASIS OF BEARING (NAD83)
SEC 19 SEC 20
S 1/4 SEC 17
T6S, R2E, SLB&M
ELEV = 4533.89



SETBACK & EASEMENT DIAGRAM ESTATE LOTS (10,000+ S.F.)

NOTE: THE COMBINED TOTAL WIDTH OF ADJACENT INTERIOR SIDE YARDS SHALL NOT BE LESS THAN 12 FEET WITH NO ONE INTERIOR SIDE YARD BEING LESS THAN 5 FEET.



SETBACK & EASEMENT DIAGRAM COTTAGE LOTS (5,000 TO 6,000 S.F.)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	10.00	15.71	90°0'0"	14.14	N 49°25'36" W
C2	15.00	23.56	90°0'0"	21.21	N 49°25'36" W

PLAT PHASE 1b TABULATIONS

TOTAL AREA:	56,469 S.F.	1.296 ACRES
PUBLIC ROW DEDICATION AREA:	9,447 S.F.	0.217 ACRES
PUBLIC PATH DEDICATION AREA:	0 S.F.	0 ACRES
PUBLIC PARK DEDICATION AREA:	0 S.F.	0 ACRES
TOTAL LOT AREA:	41,322 S.F.	0.949 ACRES
PRIVATE DRIVE AREA:	5,700 S.F.	0.131 ACRES
PRIVATE PARK AREA:	0 S.F.	0 ACRES
CHURCH PARCELS:	0 S.F.	0 ACRES



SURVEYOR: **AZTEC**
ENGINEERING
732 N. 780 W. AMERICAN FORK, UT. 84003
aztecengineering@gmail.com

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418780 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND IN LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE: _____ AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

Beginning at a point located South 683.35 feet and West 726.12 feet from the Southwest Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence S 04°25'36" E, a distance of 30.00 feet; thence along the arc of a 10.00 feet curve to the right through a central angle of 90°00'00" for 15.71 feet (chord bears S 49°25'36" E 14.14 feet); thence S 04°25'36" E, a distance of 105.00 feet; thence S 85°34'24" W, a distance of 31.31 feet; thence S 04°25'36" E, a distance of 56.00 feet; thence along the arc of a 15.00 feet curve to the right through a central angle of 90°00'00" for 23.56 feet (chord bears S 49°25'36" E 21.21 feet); thence S 04°25'36" E, a distance of 85.00 feet; thence S 85°34'24" W a distance of 16.28 feet; thence S 85°28'50" W a distance of 167.41 feet; thence N 4°25'36" W a distance of 301.27 feet; thence N 85°34'24" E a distance of 190.00 feet to the POINT OF BEGINNING.

Containing 56,469 square feet or 1.2964 acres, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREFTER KNOW AS

HOLDAWAY FIELDS PHASE 1b

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.
IN WITNESS WHEREOF _____ HAVE HEREUNTO SET THIS ____ DAY OF _____ A.D. 20__

OWNER(S):
PRINTED NAME OF OWNER

AUTHORIZED SIGNATURE(S)

ACKNOWLEDGMENT

On the _____ day of _____, 20__, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER _____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY THE CITY OF VINEYARD

THE CITY OF VINEYARD, COUNTY OF UTAH, 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, WHICH SPECIFICALLY ARE INCLUDED WITHIN THE BOUNDARY DESCRIBED IN THIS PLAT. THIS _____ DAY OF _____, 20__

APPROVED: _____ DATE _____ APPROVED: _____ DATE _____
VINEYARD ENGINEER CITY CLERK/ RECORDER

APPROVED: _____ DATE _____ APPROVED: _____ DATE _____
VINEYARD ATTORNEY CITY PLANNER

APPROVED: _____ DATE _____
CITY MANAGER

FINAL PLAT

HOLDAWAY FIELDS PHASE 1b

SUBDIVISION

LOCATED IN SECTION 19 OF TOWNSHIP 6S, RANGE 2E, S.L.B.&M.

VINEYARD UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

Surveyor's Seal	Notary Public Seal	City Engineer's Seal	Clerk-Recorder Seal
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