



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
March 19, 2025, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, March 19, 2025, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

Vineyard City Planning Commissioners: Nathan Steele (Chair), Christopher Bramwell (Vice-Chair), Caden Rhoton, David Pearce, Natalie Harbin, Graden Ostler, Bradley Fagg, Steve Anderson

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

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. PUBLIC COMMENTS PC

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

4. CONSENT ITEMS

4.1. Approval of the March 5th, 2025 Planning Commission Draft Minutes

5. BUSINESS ITEMS

5.2. PUBLIC HEARING: Parks and Recreation Master Plan

Parks and Recreation Director, Brian Vawdrey, is requesting approval of the proposed Vineyard City Parks and Recreation Master Plan.

(This item was continued from the March 5th, 2025 Planning Commission meeting.)

6. WORK SESSION

No work items were submitted.

7. STAFF AND COMMISSION REPORTS

8. ADJOURNMENT

The next regularly scheduled meeting is on April 2nd, 2025

The public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Madison Reed, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at madisonr@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON:

March 13th, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



**MINUTES OF A REGULAR
PLANNING COMMISSION MEETING
March 5, 2025, at 6:00 PM**

ATTENDENCE:

COMMISSIONERS PRESENT: Chair Nathan Steele, Caden Rhotton, Brad Fagg, and David Pearce

STAFF PRESENT: Morgan Brim, Community Development Director; Anthony Fletcher, Planner; Madison Reed, Planning Technician; Patrick James, Assistant City Engineer; Naseem Ghandour, City Engineer and Public Works Director

OTHERS PRESENT: Jane Pearce, David Lauret, Terry Ewing, and Lafe Harris

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

Chair Nathan Steele called the meeting to order at 6:01pm. Commissioner Brad Fagg led the invocation and pledge of allegiance.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

There were no comments.

3. PUBLIC COMMENTS PC

There were no comments.

4. CONSENT ITEMS

4.1. Approval of the February 19th, 2025 Planning Commission Draft Minutes

 Motion: COMMISSIONER DAVID PEARCE MOTIONED TO APPROVE THE FEBRUARY 19TH, 2025 PLANNING COMMISSION MINUTES AT 6:02PM. COMMISSIONER CADEN RHOTTON SECONDED. ALL IN FAVOR VOTED YES: PEARCE, STEELE, RHOTTON, AND FAGG. THE VOTE CARRIED UNANIMOUSLY.

5. BUSINESS ITEMS

46
47
48 **5.2. PUBLIC HEARING: Parks and Recreation Master Plan**

49
50 Community Development Director Morgan Brim noted that were more changes to be
51 adjusted and they need more time. They requested a continuance to the next meeting.
52

53 It was clarified that it will need a motion.
54

55 ** Motion:** COMMISSIONER RHOTTON MOTIONED TO CONTINUE THE
56 PARKS AND RECREATION MASTERR PLAN BUSINESS ITEM TO THE NEXT
57 PLANNING COMMISSION MEETING AT 6:03PM. COMMISSIONER FAGG
58 SECONDED. ALL IN FAVOR VOTED YES: PEARCE, STEELE, RHOTTON, AND
59 FAGG. THE VOTE CARRIED UNANIMOUSLY.
60

61 **5.3. Site Plan with Conditional Use Permit - Church Meetinghouse at 750 E**
62 **575 S**

63
64 Chair Steele clarified that item 5.3 and 5.4 are separate items and will need separate
65 action but that they will be presented together.
66

67 ** Planner Anthony Fletcher** updated the commission and asked to continue this item
68 and to address it as a work session.
69

70 ** Chair Steele** clarified process.
71

72 Director Brim described the intention.
73

74 Assistant City Engineer Patrick James and City Engineer and Public Works Director
75 Naseem Ghandour entered at 6:06pm.
76

77 ** Commissioner Rhotton** asked about the missing items.
78

79 Planner Fletcher responded in saying yes.
80

81 ** Planner Fletcher** presented the site plan and announced some of the
82 recommendations.
83

84 ** Chair Steele** asked if there was a site plan that included both buildings.
85

86 The applicant, Lafe Harris, arrived at 6:10pm.
87

88 Engineer James clarified that the Traffic Impact Analysis was needed for both buildings.
89

90 ** Chair Steele** asked for more information on the call for a more in depth traffic
91 Impact Analysis study.
92

93 Engineer James added including other days of the week and queuing on Geneva road to
94 be incorporated into the report.

95
96 Director Brim noted that the applicant was also asked to coordinate with a neighboring
97 property.

98
99  Chair Steele asked if the parking numbers accounted for both buildings.

100
101 Director Brim responded in saying yes, that the planners did the analysis for the parking
102 requirement on the full site.

103
104 There were technical difficulties.

105
106  Mr. Harris discussed the separate meeting houses. He briefed his attempted contact
107 with neighboring properties.

108
109 Chair Steele asked if there was an attempt to get in contact with the property owner.

110
111 Chair Steele responded in saying yes.

112
113 Commissioner David Pearce clarified the comments.

114
115  Mr. Harris provided a description to the full site as it was provided. He addressed
116 the landscaping and presented the elevations.

117
118 Chair Steele asked about the elevations.

119
120 Mr. Harris noted that the elevations were for the larger building. He briefed the amenities
121 of the larger building. He discussed the uses of the buildings.

122
123  Chair Steele asked if either buildings were intended to be a stake

124
125 Mr. Harris noted that the larger one is a stake center.

126
127 Chair Steele discussed the stake center gatherings.

128
129 Mr. Harris agreed and discussed the amount of people that would be from each ward.

130
131  Commissioner Pearce brought up holidays.

132
133 Commissioner Rhotton asked how overparked it is.

134
135 Mr. Harris discussed how much of the parking is utilized.

136
137  Commissioner Rhotton noted that he would rather have community areas rather than
138 extra parking.

139
140 Mr. Harris noted that he feels the parking is utilized and that they plan for larger events.

 Planner Fletcher noted the city's parking requirements.

Director Brim discussed the timing of calculations.

 Chair Steele questioned if number of seats was an accurate measure for determining the parking standards.

Director Brim noted that we are underway in a zoning code amendment.

Chair Steele noted to look into it.

Chair Steele opened up to public comment.

 Resident David Lauret discussed the timing of the church services and how people travel.

Commissioner Rhotton recommended to look at the requirements.

There was no more comments.

Chair Steele closed the public comment.

 Commissioner Pearce commented on parking overflow.

Chair Steele noted that it is something they would like to see in the traffic impact analysis report.

Director Brim discussed process with the traffic impact analysis report.

 Chair Steele noted that he wants to continue this item. He noted the comments including an updated traffic analysis, representing parking in a table in the next presentation as well as overflow parking, and showing attempted outreach to neighboring properties.

 **Motion:** COMMISSIONER RHOTTON MOVED TO CONTINUE ITEMS 5.3 AND 5.4 TO A FUTURE MEETING WITH THE CHANGES AS STATED BY THE CHAIR AT 6:39PM. COMMISSIONER FAGG SECONDED. ALL IN FAVOR VOTED YES: PEARCE, STEELE, RHOTTON, AND FAGG. THE VOTE CARRIED UNANIMOUSLY.

5.4. Site Plan with Conditional Use Permit - Church Meetinghouse at 750 E 575 S (East Building)

188 6. **WORK SESSION**

189
190 No work items were submitted.
191

192 7. **STAFF AND COMMISSION REPORTS**

193
194  Director Brim provided an update on the Vineyard Center Development. He also discussed
195 the Holdaway Road Bicycle Boulevard project.
196

197 Engineer James noted that the Lindon Heritage trail is under construction.
198

199  Commissioner Pearce asked a question about the naming of the Vineyard Center.
200

201 Director Brim discussed the factors contributing to the name selection.
202

203 Commissioner Pearce brought up MAG.
204

205 Director Brim noted that MAG works with many different cities.
206

207 8. **ADJOURNMENT**

208
209 Chair Steele adjourned the meeting at 6:45pm.
210

211
212 **MINUTES CERTIFIED COMPLETE ON:**
213

214
215
216 **CERTIFIED (NOTICED) BY:** /s/. Madison Reed
217 Madison Reed, Planning Technician
218



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: March 19, 2025

Agenda Item: PUBLIC HEARING: Parks and Recreation Master Plan

Department: Parks & Recreation

Presenter: Brian Vawdrey, Laura Smith

Background/Discussion:

Vineyard City started working with MGB+A and CRSA in the Spring of 2024 to create a Parks & Recreation master plan for the City. The purpose of the plan is to create a vision for the Parks & Recreation Department that provides future facility/amenity recommendations for the next 20 years, based off of national standards, existing Vineyard City master plans, community feedback, and staff feedback. In conjunction with this Parks & Recreation master plan, Zions Bank Finance performed a Parks Impact Fee Analysis.

Vineyard's Parks & Recreation mission is to foster a sense of community, promote health and wellness, and conserve the natural beauty of Vineyard by creating inclusive, safe, and enjoyable spaces that inspire active lifestyles and lifelong memories.

Fiscal Impact:

No new funding is necessary for the delivery of this Parks & Recreation Master Plan.

Recommendation:

Staff recommends approving the Parks and Recreation Master Plan as presented.

Sample Motion:

"I move to recommend approval of the Parks and Recreation Master Plan as presented."

Attachments:

1. Vineyard Parks & Rec Master Plan 3.11.25

VINEYARD CITY PARKS & RECREATION

2025 MARCH

CRSA



VINEYARD
STAY CONNECTED

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INTRODUCTION



VINEYARD CITY PARKS & RECREATION MASTER PLAN

EXECUTIVE SUMMARY

Over the past several months, MGB+A and CRSA consultants have worked with Vineyard City to develop this Parks & Recreation master plan. The purpose of this plan is to guide the development of capital improvement projects within Vineyard through the year 2045. Based upon NRPA (National Recreation & Parks Association) standards, feedback received from the Vineyard community, and input from Vineyard City staff, this plan provides a prioritized list of next step recommendations. The execution of this plan consisted of the following:

DELIVERABLES:

1. Identify the values and mission of Vineyard City's Parks and Recreation Department.
2. Compile a list of existing inventory within Vineyard, including: master plans, trails and transit, parks, and recreational amenities.
3. Obtain feedback from the Vineyard Community regarding interests and desires for Parks & Recreation.
4. Compare NRPA standards for recreational amenities and facilities to Vineyard's existing inventory. Then, provide a timeline of recommendations, with locations, for capital improvement projects.
5. Provide capital improvement project costs and work with Zions Bank to perform an impact fee study.

PROCESS:

MGB+A and CRSA crafted a five-task process to ensure the successful execution of project deliverables for serving Vineyard City residents in the short-term and long-term future.

- **TASK 1: Establish Goals**
- **TASK 2: Inventory & Evaluation**
- **TASK 3: Needs Assessment & Analysis**
- **TASK 4: Recommendations**
- **TASK 5: Cost**

TASK 1: ESTABLISH GOALS

During the first meeting that was held in May of 2024, we identified the Advisory Committee (AC) and reviewed the proposed schedule for creating the Vineyard Parks & Recreation master plan. Before the next meeting, held at the end of May, Vineyard City began sharing existing master plans with CRSA in order to begin compiling a list of existing inventory. During the second meeting, we met to review questions to include in a public survey and planned a public open house event to occur during Vineyard Days.

Public Open House: On Saturday, June 1st, we set up a booth at Grove Park with a-frames, maps, and a QR code to engage in conversation with the Vineyard community about Vineyard City Parks & Recreation. We also invited community members to fill out our survey.

Flyer the City: During the week of June 10th, we flyer the City of Vineyard to help further get word out about the Parks & Recreation master plan survey. We ended up receiving over 1,000 survey submissions.

Town Hall Meeting #1: In the evening on Thursday, June 20th, at the City Hall building, a-frames were set up that included maps to again inspire conversation with the Vineyard community about Parks & Recreation.

TASK 2: INVENTORY & EVALUATION

In June, we met to review current inventory in Vineyard, HOA-owned vs City-owned parks, trails, and potential land acquisition locations for Vineyard Parks & Recreation.

In July, we reviewed public survey data, trail opportunities, and NRPA data.

In August, we reviewed existing locations of Parks & Recreation amenities in Vineyard. Efforts also progressed towards implementing an Impact Fee Study through Zions Bank.

Town Hall Meeting #2: In the evening on Thursday, August 8th, at the HBA building, we set up a-frames and a table that included maps to once again encourage conversation with the Vineyard community about Parks & Recreation.

TASK 3: NEEDS ASSESSMENT & ANALYSIS

We compared the existing inventory in Vineyard of Parks & Recreation amenities and facilities to the NRPA standards for cities of similar population. The NRPA standards provide a threshold recommendation for how many residents necessitates an added amenity per amenity type. Based on this data, we identified deficiencies and surpluses.

Local school facilities were excluded from the overall needs assessment.

TASK 4: RECOMMENDATIONS

In the effort to identify short-term and long-term amenity and facility needs, current City Recreation demand and priorities of the community were considered. MGB+A and CRSA then mapped where future amenities and facilities could be constructed within the City of Vineyard, utilizing information provided in the City's current master plans.

To ensure strategic decision-making, we prioritized the construction of additional Parks & Recreation amenities and facilities within defined horizon time frames, including: by 2025, between 2026-2030, between 2031-2035, and between 2036-2045.

This provides a framework to enable Vineyard City staff to plan accordingly and build out the recommendations as funding becomes available.

In collaboration with Vineyard City, MGB+A and CRSA also identified potential trail routes. They then led the mapping of trails.

TASK 5: COST

As a team, we conducted a detailed cost analysis to estimate the construction costs for additional outdoor parks, trails, and recreational facilities. We then identified the estimated cost for all outdoor amenities per time frame (by 2025, between 2026-2030, between 2031-2035, and between 2036-2045).

As part of the broader master planning effort, MGB+A and CRSA integrated the cost data into schematic drawings, maps, and phasing plans.

Potential funding sources and amounts were then determined. However, large-scale facilities, such as a future community center, were not included in the cost analysis due to it requiring further feasibility studies to assess long-term viability and funding strategies.

CONCLUSION:

This parks & recreation master plan is the compilation of input from numerous individuals, groups, and NRPA data. The intention of this document is to guide the development of Parks & Recreation capital improvement projects for the next 20 years within Vineyard City. We consider this evaluation to serve Vineyard for the short-term and long-term future.

COMMUNITY

Identify opportunities for connectivity between current and proposed developments.

HEALTH & WELLNESS

Provide park access and opportunities in equal capacities across Vineyard.

CONSERVATION

Maintain, enhance, and preserve existing view corridors, wetlands, and amenity access.

*“Vineyard’s Parks & Recreation mission is to foster a sense of **community**, promote **health and wellness**, and **conserve** the natural beauty of Vineyard by creating inclusive, safe, and enjoyable spaces that inspire active lifestyles and lifelong memories.”*





INVENTORY

INVENTORY

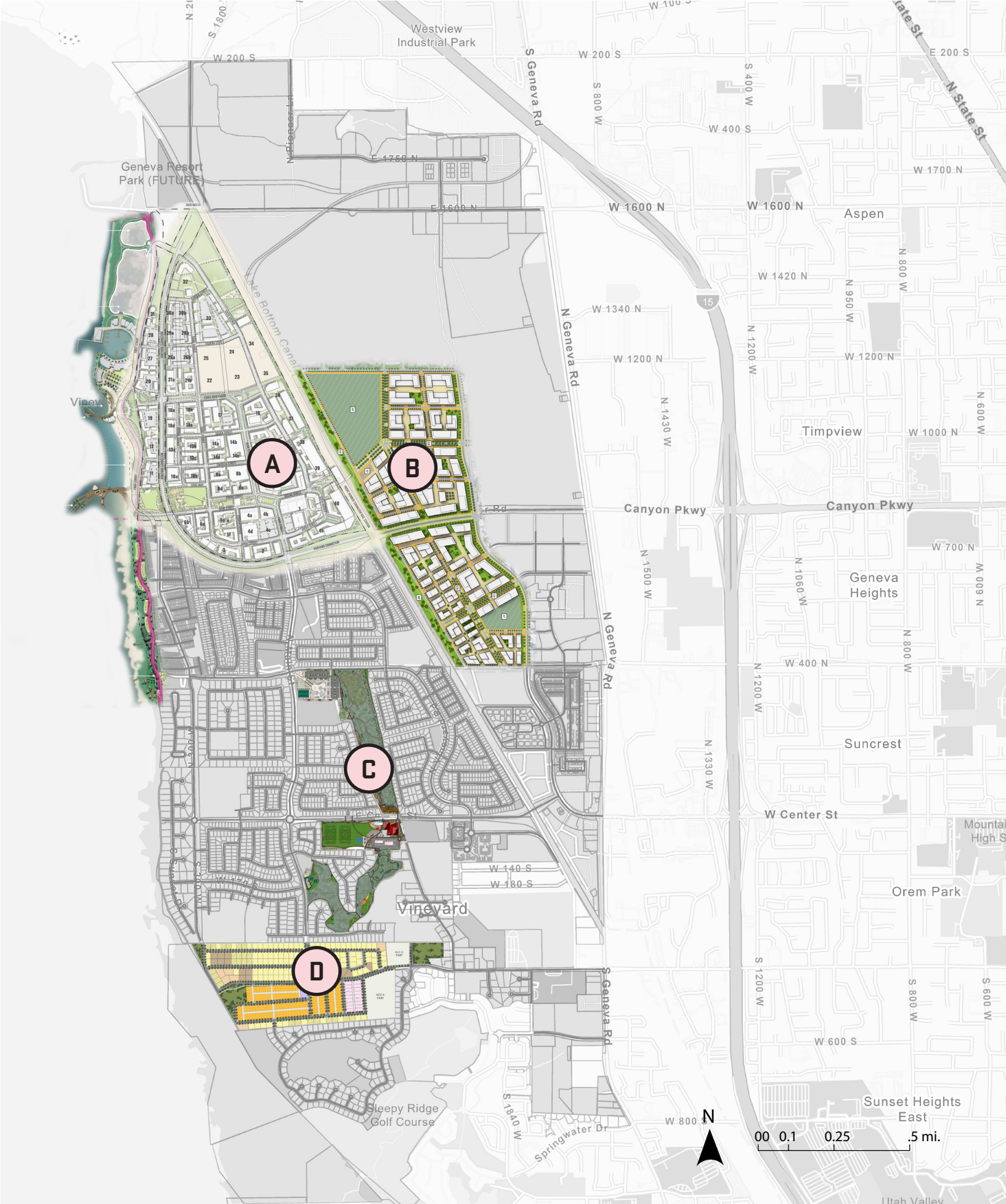
EXISTING MASTER PLANS

Vineyard City, UVU, and private investors have proposed a number of master planned communities and developments throughout Vineyard. The map on the next page depicts the considerable future growth and development of these areas.

It is important to note, however, that each of the master plans may take years to fully incorporate and may not come to fruition in the manner which they are depicted on the map. Plans are likely to be adjusted, and this Vineyard Parks & Recreation master plan should also change as future developments occur.

Looking towards the future, impact fees collected through construction of Vineyard City developments will help bolster funding for future parks, trails, and amenities. Because developments may incorporate parks and recreational spaces, these master planned areas have helped in the effort of capital improvement project recommendations for Vineyard Parks & Recreation. It is imperative that recommended amenities be considered for construction in these areas.

- A** Utah City Master Plan
- B** UVU Master Plan
- C** Central Corridor Master Plan
- D** Holdaway Fields



Map Sources: of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

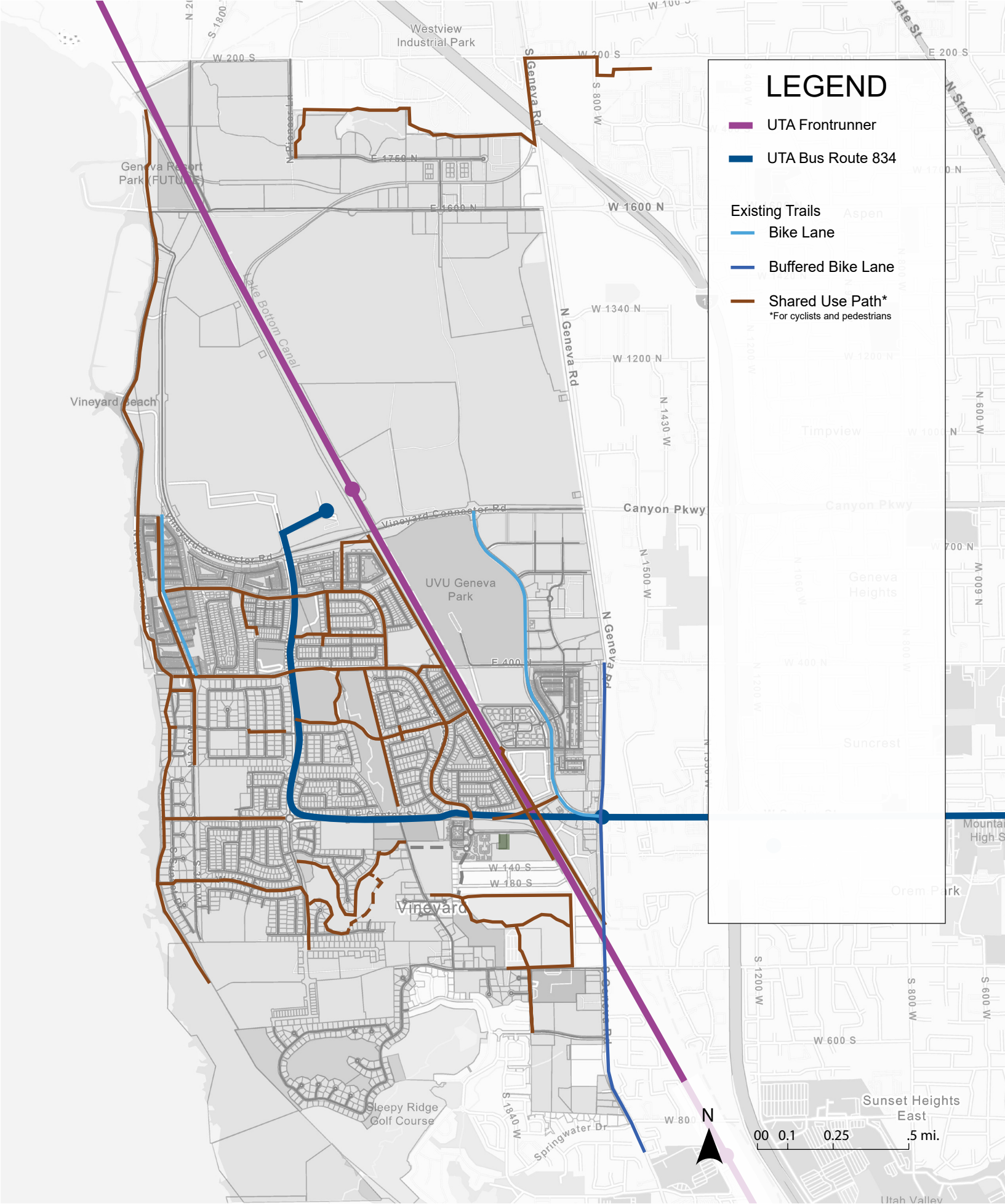
INVENTORY
EXISTING TRAILS & TRANSIT

Vineyard’s existing network of trails and transit prove that the city is very traversable through various modes of transportation. Multiple cross-city bike loops connect throughout the city and create ample opportunities for citizens to enjoy the many trail offerings.

Creating a seamless multi-modal path is a primary goal for Vineyard City so that community members have the option of enjoying their daily activities without having to depend on a car or long commute.

The map on the next page shows existing transit, bike, and walking paths to serve as a foundation for future connections and improvements.

DRAFT



INVENTORY
EXISTING AMENITIES

As shown in the table below, there are a number of various amenities available in Vineyard. However, it is important to note that not all HOA amenity offerings are open to the public for usage. Due to this, we will only count the HOA amenities at 50% towards the number of existing amenities on the NRPA calculations table found on page 35 of this document.

Having a current inventory of amenities provides the City with a better understanding of where it currently stands in recreational offerings to Vineyard residents.

While the NRPA data doesn't include an analysis for Splash Pads and ziplines, we still wanted to acknowledge that we have them available in Vineyard as a recreational amenity offering. You can see these listed at the bottom of the table below.

Amenities	HOA	Vineyard City	Total
*Tot Lot (3-5 years)	9	3	12
*Playground (5-12 years)	8	7	15
*Community Gardens	0	2	2
*Basketball Courts (Outdoor, Standalone)	2.5	2	4.5
*Multi-use Courts (Combined Outdoor) Tennis/Pickleball	0	2	2
*Tennis Court	0	1	1
*Pickleball Court	7	0	7
*Overlay Fields	0	4	4
*Rectangular Fields	0	3	3
*Dog Parks	1	0	1
*Swimming Pool	9	0	9
Splash Pad	0	1	1
Zipline	0	1	1

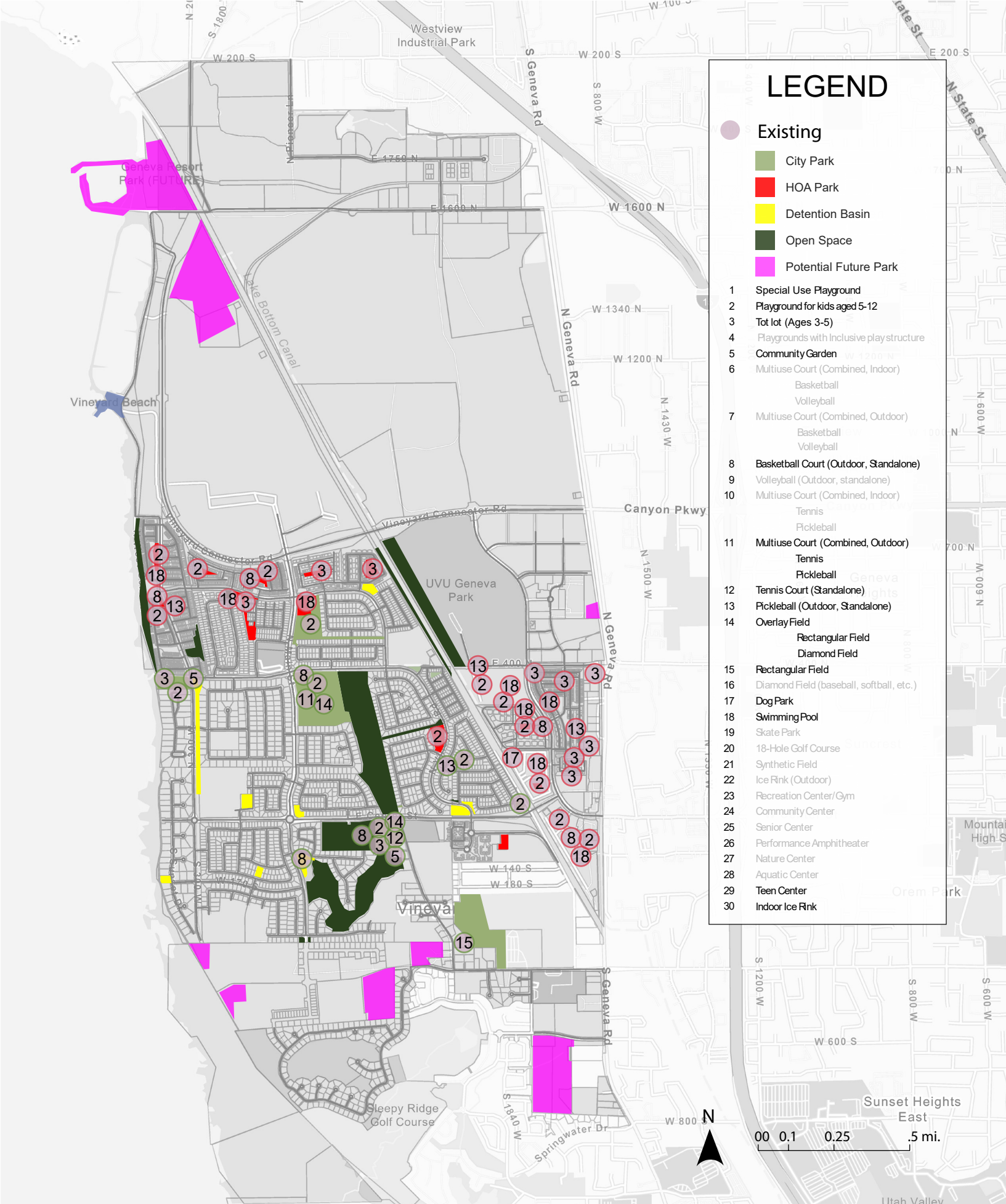
* = NRPA-specified amenity

Each NRPA-specified amenity item listed in the table below is identified in the map to the right. Please see the legend box to understand what each color and number represents. Additionally, the map includes detention basins, open space areas, and potential future park locations for Vineyard City.

For the Vineyard City basketball courts, there is one location with a full-court, and two locations with a half-court. Also, parks with more than one of the same amenity only portrays one amenity on the map.

Of the NRPA amenities listed (by number) in the map legend, those existing in Vineyard are bolded.

As the population grows out to the north and south of the central corridor, it will be imperative to expand amenity offerings to accommodate future residents.



Map Sources: of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

INVENTORY

PARKS & SHARED SPACE

Area	Acreage	Ownership	*IFE
Grove Park	18.14	Vineyard	Yes
Lakeside Sports Complex	11.53	Vineyard	Yes
Penny Springs Park	7.69	Vineyard	Yes
Gammon Park	6.06	Vineyard	Yes
Other Basins	5.33	Vineyard	
Sunset Beach Park	3.06	Vineyard	Yes
Willows Park	2.89	HOA	
Vineyard Beach	1.90	State	
Lakefront Playground	1.46	HOA	
The Springs Community Park	1.33	HOA	
Tucker Row East	1.02	HOA	
Kelly Boren Memorial Park	1.01	HOA	
Bridgeport Park	0.98	Vineyard	
The Maples Green Space	0.97	HOA	
City Hall Basin	0.77	Vineyard	
Preserve East	0.60	HOA	
Tucker Row West	0.58	HOA	
Rendezvous Park	0.50	Vineyard	
Preserve West	0.49	HOA	
Sunset Water Basin	0.47	Vineyard	
Lakefront Park and Pavilion	0.26	HOA	
Totals	67.04		
*IFE Vineyard Parks	46.48		Yes
Non-*IFE Vineyard Parks	1.48		
Vineyard Detention Basins	6.57		
HOA-Owned	10.61		
State-Owned	1.90		

INVENTORY

VINEYARD CITY-OWNED PARKS



GROVE PARK 18.14 acres

*Impact Fee Eligible

AMENITIES:

- Splash pad
- Zipline
- Playgrounds
- 2 tennis courts (with 4 lined pickleball courts)
- 2 semi-permanent pickleball nets
- Basketball (full-court)
- 3 Overlay fields (usable for soccer & baseball)
- 3 Pavilions
- Restrooms
- Parking
- Boardwalk Trail
- Mountain Bike Track (south end of wetland)



LAKESIDE SPORTS COMPLEX 11.53 acres

*Impact Fee Eligible

AMENITIES:

- 3 Rectangular fields (Only Orem can program)

Vineyard City owns land on the west-side of this park. Due to a previous contract agreement entered into years ago with Orem, Vineyard City is not allowed to run City Recreation programs here.



PENNY SPRINGS PARK 7.69 acres

*Impact Fee Eligible

AMENITIES:

- Playground
- Pond
- Shaded seating
- Restrooms
- Parking (Shared 50/50 with HOA)

INVENTORY

VINEYARD CITY-OWNED PARKS



GAMMON PARK 6.06 acres

*Impact Fee Eligible

AMENITIES:

- Playgrounds
- Community garden
- 1 Tennis court
- Basketball (1/2 court)
- 1 Overlay field (usable for soccer & baseball)
- 1 Pavilion
- Shaded seating
- Baseball backstop
- Restrooms
- Parking

Vineyard City owns the pumpkin patch land west of this park. This space is highly recommended for future capital project improvements for Parks & Recreation.



SUNSET BEACH PARK 3.06 acres

*Impact Fee Eligible

AMENITIES:

- Playground
- 1 Pavilion
- Restrooms
- Parking
- Utah Lake trail access



RENDEZVOUS PARK 0.5 acres

AMENITIES:

- Playground



BRIDGEPORT PARK .98 acres

AMENITIES:

- Playground

INVENTORY

LAND ACQUISITION

As shown in the map on the next page, there are (8) focus areas identified for potential Vineyard Parks & Recreation utilization.

1. Vineyard Land at Lakeside (~10 acres)

At Lakeside Park, Vineyard City currently owns about 10 acres of land on the westside. However, due to a contract agreement entered into many years ago, only Orem programs and maintains the park. There is a great opportunity for Vineyard to work out an agreement with Orem to utilize space here or leverage selling the land to purchase space elsewhere.

2. City-Owned Land by Gammon (~11 acres)

Vineyard City has previously leased this area out to farmers. With this land currently being owned by Vineyard, it is a prime location for added Parks & Recreation capital improvement projects. Currently, the Central Corridor master plan provides a design for this area.

3. Privately-Owned Land (~10 acres)

This area is currently owned by a private entity. However, there is potential for Vineyard City to purchase this land. Vineyard could obtain TTAB grants and other funding to help pay for the purchase of this land and/or building of a 4 baseball diamond complex or 4 soccer field complex if the City chooses to host tournaments with Orem City at this location and Lakeside Park. Not only would this be of interest to Orem City and provide an added revenue source to Vineyard, but this location could also host Vineyard City Recreation programs.

4. Privately-Owned Land (~20 acres)

Acquiring space at this location to build a large regional sports complex may be of interest to Vineyard City for Parks & Recreation. Due to the large amount of undeveloped land at this site, there could be a lot of possibilities for capital project improvements.

5. Privately-Owned Land (~45 acres)

Having been previously identified as wetlands, this area has remained as open space for years. Due to updates in code and legislature, this area may not be considered wetlands any longer. It is recommended that Vineyard City enter a contract agreement to delineate this area to verify if it can be utilized for Parks & Recreation in the future. This area is considered within the Central Corridor master plan design.

6. Vineyard Beach (~2 acres)

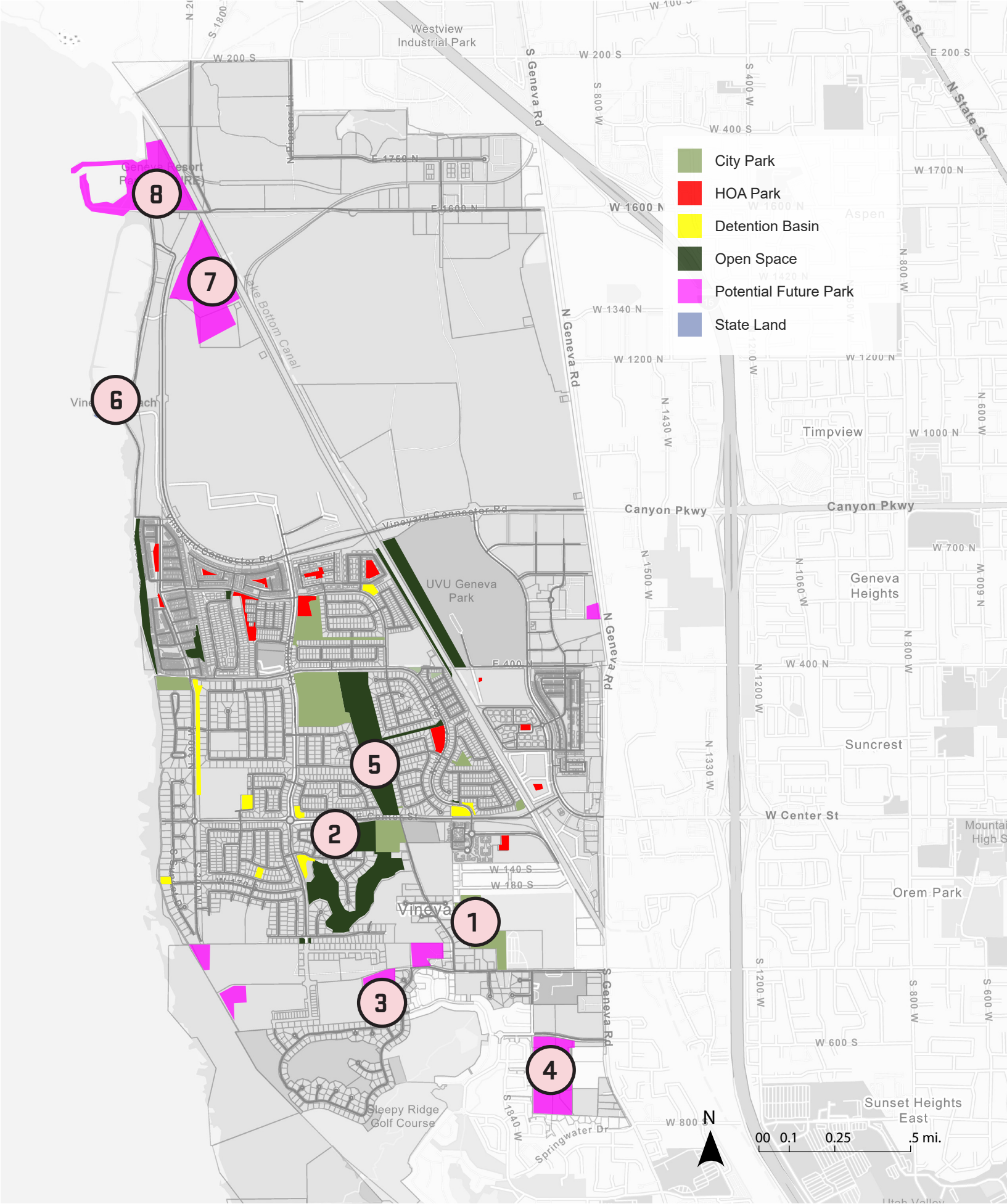
With a lakeshore clean-up project planned around this area, acquiring this state-owned land could give Vineyard City added freedom to program and utilize the property. This is a quiet area located on the shoreline of Utah Lake.

7. Geneva Park (~28 acres)

Within the Utah City Development, there is an area identified as "Geneva Park", which is planned for the utilization of added green space. Due to there being a considerable amount of growth planned in the north side of Vineyard over the next 20 years, it is critical that Vineyard City work alongside Utah City to ensure adequate public green space is provided in this area.

8. Lindon Marina

This Utah Lake-accessible location is privately-owned within Lindon City, but could be of great value to Vineyard Parks & Recreation, if purchased. Not only could the marina allow for water sport offerings, but it could also attract tourists and add a source of revenue to Vineyard City.



Map Sources: of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

INVENTORY

PUBLIC INPUT

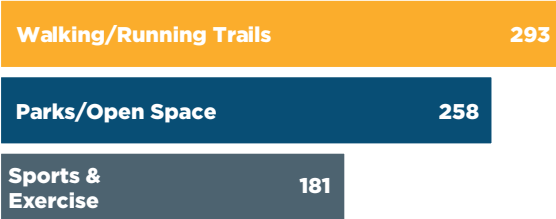
In June of 2024, we began our public outreach efforts to obtain feedback from the community regarding their current impressions and future desires relating to Vineyard City Parks & Recreation. As part of Vineyard Days, MGB+A, CRSA, and Vineyard City worked together to manage a booth that showcased maps of Vineyard trails and parks. We also advertised a Parks & Recreation survey to garner input. On the next page, a summarized report shows the public’s top three responses to various survey questions.

During this process, it was evident that many Vineyard residents desire to have a City Recreation Center. There was also interest in swimming, pickleball, baseball fields, and more playgrounds. Because funding approvals and construction projects can take years to pursue, it is recommended that Vineyard consider the ages of children in 10 years from now, so that future amenities are well-utilized.

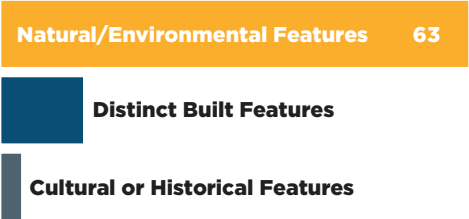
The NRPA population threshold for a Recreation Center is around 24,486 residents. For a Community Center, the threshold is around 27,858 residents. Due to the projected growth in population within Vineyard over the next several years, it is recommended that Vineyard City build a Recreation/Community Center by the end of 2030. Until then, because Vineyard doesn't currently have an indoor facility, Vineyard residents that purchase a pass to a neighboring City facility have the opportunity to receive an \$80 reimbursement per household per year from Vineyard City.

A public swimming facility is planned within the Utah City development. Due to this facility, a planned lakeshore clean-up project near the Utah City Promenade, and several HOA pools already constructed within Vineyard, it may not be necessary to have a pool feature within a Vineyard City Recreation/Community Center.

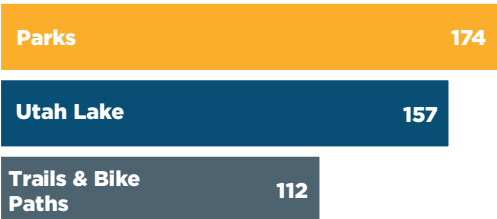
What gets you outside?



Most valuable to you?



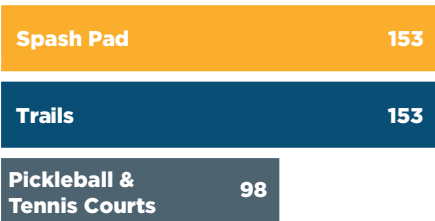
Favorite Natural Feature?



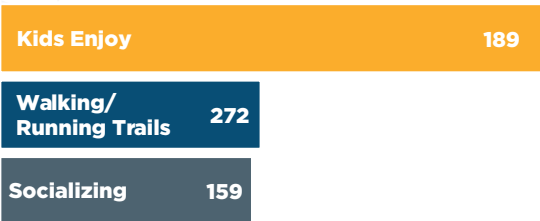
Favorite Vineyard City Park?



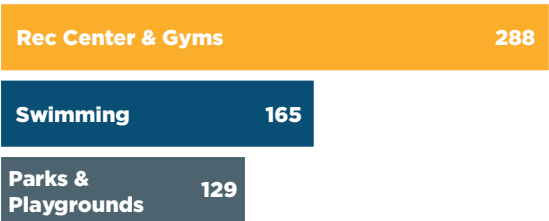
Favorite Vineyard Amenity?



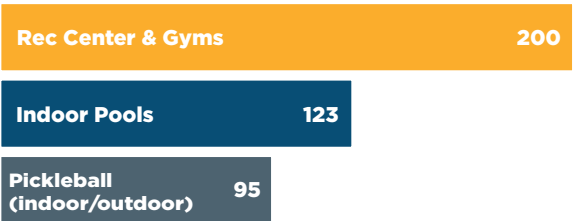
Why is this your favorite?



What amenities do you use outside of Vineyard?



What’s missing in Vineyard?



ANALYSIS



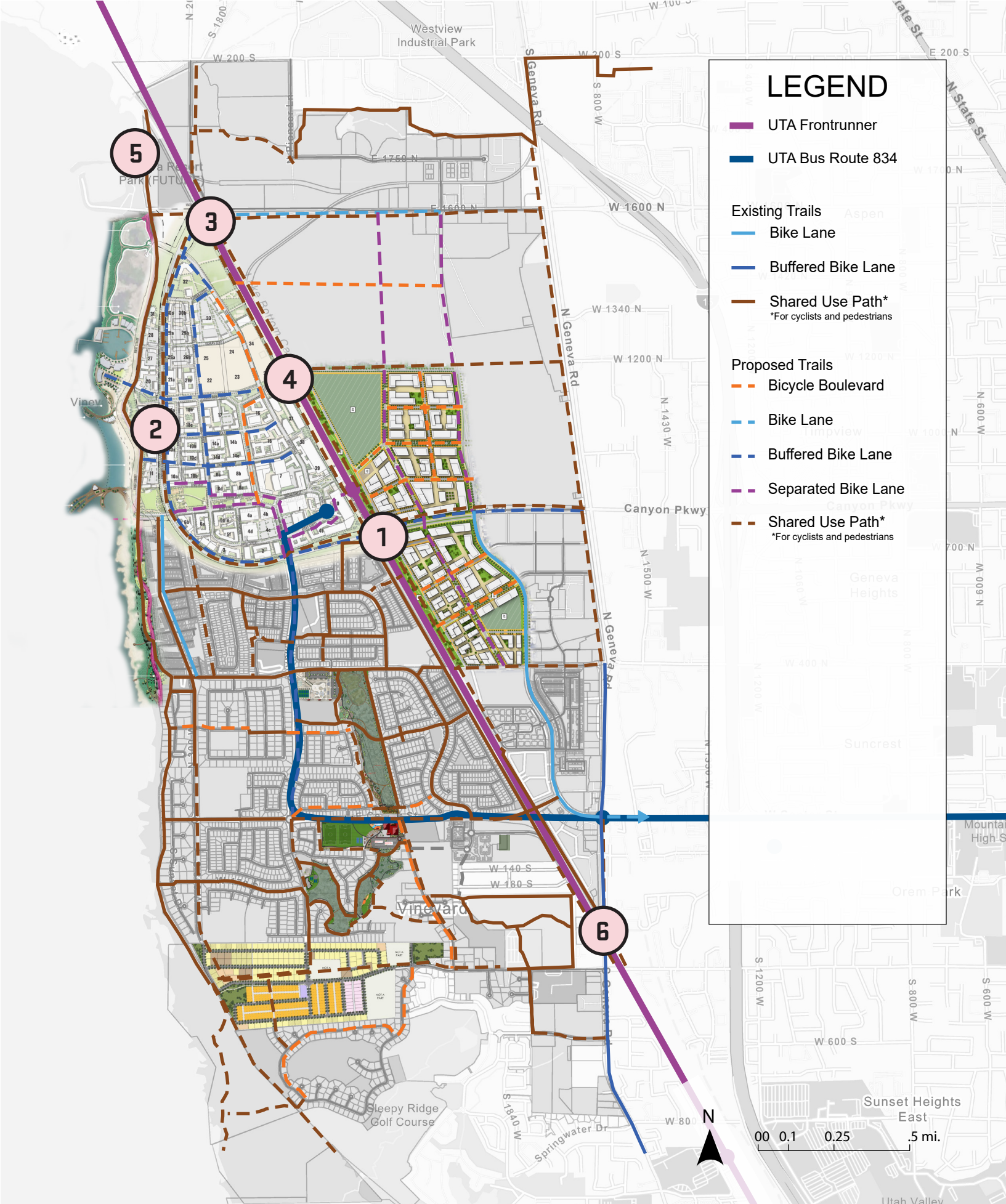
ANALYSIS

PLANNED TRAILS & TRANSIT

It is recommended that Vineyard City staff make trail-connectivity a continued priority within the existing trail system. There are a number of planned future improvements noted below to further enhance the depicted trail system and walkability of Vineyard.

- 1. Canyon Trail (Funded)
- 2. Vineyard Beach Trail Enhancements (\$3M allocated)
- 3. Lindon Heritage Trail (Funded by Lindon)
- 4. 1200 N. Overpass (Partially-funded by Vineyard)
- 5. Utah Lake Authority Nature Center (Federal / UVU)
- 6. Alloy Trail Extension (Orem / Vineyard - Planning)

Please note that not all of these plans are finalized or funded directly by Vineyard City. Some of the above-mentioned potential improvements may still be under negotiation and/or partially funded by the City. As a result, this list is not entirely exhaustive, and further plans for expansion are still on-going. Additional connectivity may be identified in future master planning efforts.





ANALYSIS

NRPA STANDARDS

In an effort to identify how Vineyard City Parks & Recreation amenity and facility offerings compare to other cities of similar population within the United States, MGB+A and CRSA acquired National Recreation and Parks Association (NRPA) data. NRPA is a non-profit organization that provides a comprehensive source of benchmarks and insights to identify standards for city needs of park and recreation spaces. By identifying Vineyard's density factor and city population, we are able to recognize where the surpluses and deficiencies are for the community. The estimated numbers for Vineyard City are as follows:

Density factor:	5*
Current population:	18,176**
Projected population in 2045:	50,000

It is important to note that while the NRPA standards can be helpful in identifying Vineyard City needs, the amenity and facility recommendations may not match exactly what Vineyard residents desire. As a result, it is crucial that City staff obtain continual input from the community to ensure that prioritized amenities will be well-utilized. Also, because Vineyard City is made up of many families with young children, it would be wise to consider the needs of the community a few years down the road.

**This is based off of the NRPA municipality sample statistics for identifying national averages. A density factor of 5 means that there is about 5 dwelling units per acre in Vineyard.*

***This population number was provided from the Mountainland Association of Government in September of 2024.*

ANALYSIS

NRPA COMPARISON

The table on the next page shows the number of additional amenities recommended for construction in Vineyard, by date. These numbers consider Vineyard City's current inventory and are based off of NRPA standards for similar-sized cities in the United States.

NOTE: HOA-provided amenities are counted at 50% since they are private facilities and are not available to the general public. *See table on page 15 for a list of the existing amenities in Vineyard.*

The Vineyard City population is based off of the following data from the Mountainland Association of Government (September 2024):

- 2024: 18,176
- 2025: 19,371
- 2026: 20,644
- 2027: 22,001
- 2028: 23,447
- 2029: 24,988
- 2030: 26,631
- 2031: 27,663
- 2032: 28,735
- 2033: 29,849
- 2034: 31,006

Based off of the above-listed Vineyard population estimates, it is assumed that the 2035 population will exceed 32,000 residents. Additionally, the projected population in 2045 is approximately 50,000 residents.

AMENITIES	2025	2030	2035	2045	POPULATION THRESHOLD
Tot lots - Playgrounds for ages 2-5	0	0	0	0	12,744
Playgrounds for ages 5-12	0	0	0	5	3,089
All-Abilities Playgrounds	0	1	0	1	19,729
Community Gardens	0	0	0	0	27,262
Multi-use Basketball/Volleyball Courts (Indoor)	1	0	1	1	14,577
Multi-use Basketball/Volleyball Courts (Outdoor)	1	0	1	1	15,531
Basketball Courts (Outdoor, Standalone)*	0	0	1	2	7,501
Volleyball (Outdoor, Standalone)	1	0	1	1	14,280
Multi-use Tennis/Pickleball Courts (Indoor)	1	0	1	1	14,950
Multi-use Tennis/Pickleball Courts (Outdoor)	0	0	0	1	13,000
Tennis Court (Standalone)	2	1	1	4	5,461
Pickleball (Outdoor, Standalone)	0	0	0	2	7,737
Overlay Fields (Rectangular/Diamond)	0	0	0	1	10,000
Rectangular Fields	2	2	2	6	3,333
Diamond Fields (baseball, softball, etc.)	6	2	2	6	3,007
Dog Parks*	0	0	0	1	27,508
Swimming Pools	0	0	0	0	27,081
Skate Parks	0	0	0	1	33,167
18-Hole Golf Course	0	0	0	1	32,812
Synthetic Fields	0	1	0	1	23,189
Ice Rinks (Outdoor)	0	1	0	1	19,770
Recreation Center/Gyms	0	1	0	1	24,486
Community Centers	0	0	1	0	27,858
Senior Centers	0	0	1	0	31,985
Performance Amphitheaters	0	0	0	1	32,255
Nature centers	0	0	0	1	33,669
Aquatic Centers	0	0	1	0	31,000
Teen Centers	0	0	1	0	31,785
Indoor Ice Rinks	0	1	0	1	23,512

RECOMMENDATIONS



RECOMMENDATIONS

PROPOSED AMENITIES

Taking the NRPA analysis, unique demographics of Vineyard residents, existing Vineyard City master plans, public feedback, and staff feedback all into consideration, the table on the next page lists, by date, the recommended amenities and facilities to be constructed in Vineyard.

Results from Public Feedback:

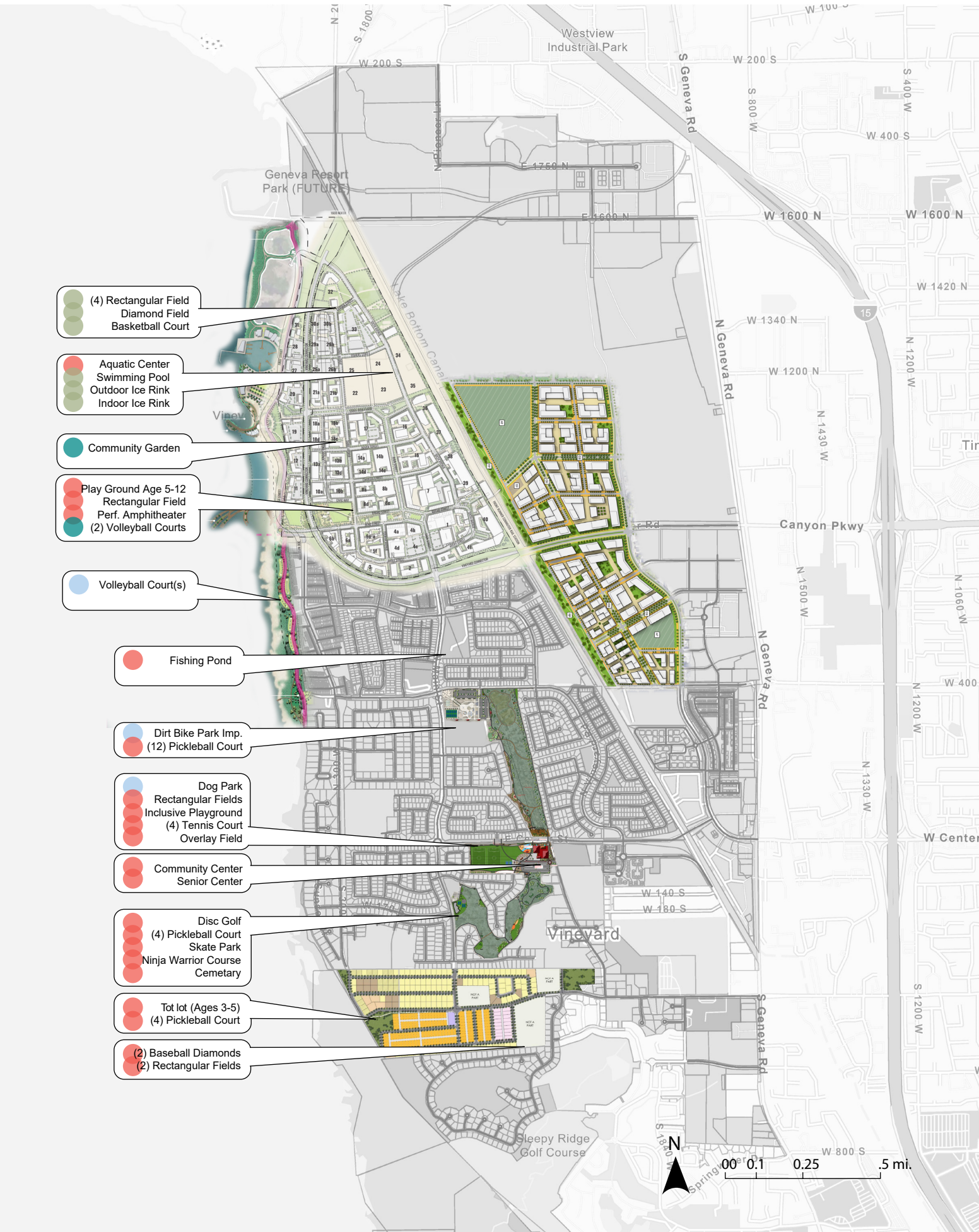
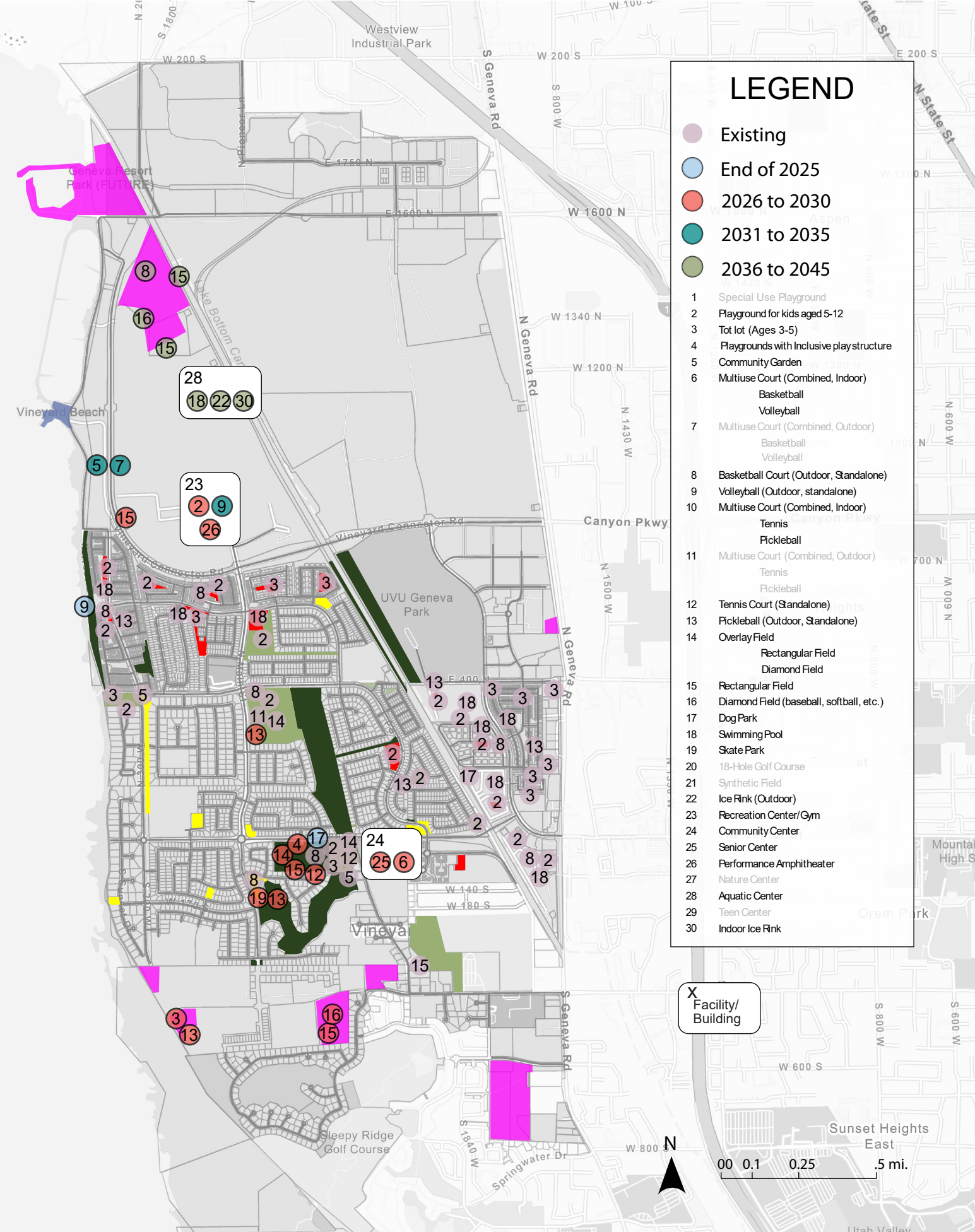
While NRPA standards hint that a Skate Park shouldn't be built until later than is proposed in the table on the next page, there has been great interest from the public in getting the facility sooner.

Additionally, aside from the traditional NRPA list of amenities and facilities, public input has also revealed interest and encouraged priority of constructing a pump track, ninja warrior course, and disc golf course in Vineyard.

Results from Staff Feedback:

It is recommended that the City prioritize building a sports complex in one location, instead of one court/field at various locations across the City. This allows for enhanced fiscal responsibility, management of programming, and easier maintenance. To meet the demands of current Vineyard City-run Recreation programs, staff recommends priority for additional soccer fields, complex of 4 tennis courts, and indoor basketball courts.

Amenities	2025	2026-2030	2031-2035	2036-2045
Dirt Bike Park Enhancement	1			
Volleyball Court	1		2	
Dog Park	1			1
Skate Park		1		
Pickleball (Outdoor, Standalone)		20		
Disc Golf		1		
Fishing Pond		1		
Overlay Field		1		
All-Abilities Playground		1		
Community Centers		1		
Teen Center		1		
Rectangular Fields		3		
Playgrounds primarily dedicated for kids aged 5-12	1		1	
Tot lots - Playgrounds for ages 2-5		1		
Community Gardens			1	
Multi-use Basketball/Volleyball/Pickleball Courts (Indoor)		3		
Basketball Courts (Outdoor, Standalone)			1	
Tennis Court (Standalone)		4		
Diamond Fields (baseball, softball, etc.)		2		
Ice Rinks (Outdoor)				1
Senior Centers		1		
Performance Amphitheaters		1		
Aquatic Centers		1		
Ninja Warrior Course		1		



Map Sources: of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

39 Please also see pages 39-40 for maps that identify the recommended number of amenities/facilities projected at each location location(s). For the map on page, please see the map

Map Sources: of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

RECOMMENDATIONS
VINEYARD GROVE PARK



RECOMMENDATIONS
UTAH CITY MASTER PLAN



RECOMMENDATIONS
CURRENT CITY HALL

Ninja Warrior Course by 2030

4 Pickleball Courts by 2030

Skate Park by 2030



0 200 400 Feet



RECOMMENDATIONS
HOLDAWAY FIELDS

Tot Lot Playground &
4 Pickleball Courts by 2030



0 600 1,200 1,800 Feet



GAMMON PARK

Rectangular Field & Overlay
Field by 2030

Inclusive playground by
2030

Community Center
by 2030



4 Tennis Courts by 2030

Dog Park by 2025

0 200 400 600 800 Feet





COST ANALYSIS

COST ANALYSIS
MASTER PLAN

*The population threshold changes for NRPA trends at 50,000, with more people per amenity.
The subsequent NRPA difference columns per horizon are adjusted for proposed amenities
Pricing of future projects is subject to change, each of these costs assume a 25% contingency built into the baseline cost to offset soft costs, cover minor fluctuation in construction pricing and difference in design. A full evaluation of these costs may be found on the following pages of this document.

Number	Amenities	Unit Cost	2026	2030	2035	2045	Quantity	Multiplied Cost
1	Special Use Playground						0	\$ -
2	Playgrounds primarily dedicated for kids aged 5-12	\$ 140,000.00	1		1		2	\$ 280,000.00
3	Tot lots - Playgrounds for ages 2-5	\$ 60,000.00		1			1	\$ 60,000.00
4	Playgrounds with Inclusive play structures	\$ 2,000,000.00		1			1	\$ 2,000,000.00
5	Community Gardens	\$ 50,000.00			1		1	\$ 50,000.00
6	Multiuse Courts (Combined, Indoor)			3			3	\$ -
	Basketball						0	\$ -
	Volleyball						0	\$ -
7	Multiuse Courts (Combined, Outdoor)	\$ 100,000.00					0	\$ -
	Basketball						0	\$ -
	Volleyball						0	\$ -
8	Basketball Courts (Outdoor, Standalone)	\$ 100,000.00			1		1	\$ 100,000.00
9	Volleyball (Outdoor, standalone)	\$ 50,000.00	1		2		3	\$ 150,000.00
10	Multiuse Courts (Combined, Indoor)						0	\$ -
	Tennis						0	\$ -
	Pickleball						0	\$ -
11	Multiuse Courts (Combined, Outdoor)	\$ 100,000.00					0	\$ -
	Tennis						0	\$ -
	Pickleball						0	\$ -
12	Tennis Court (Standalone)	\$ 100,000.00		4			4	\$ 400,000.00
13	Pickleball (Outdoor, Standalone)	\$ 100,000.00		20			20	\$ 2,000,000.00
14	Overlay Fields	\$ 240,000.00		1			1	\$ 240,000.00
	Rectangular Field						0	\$ -
	Diamond Field						0	\$ -
15	Rectangular Fields	\$ 250,000.00		3			3	\$ 750,000.00
16	Diamond Fields (baseball, softball, etc.)	\$ 200,000.00		2			2	\$ 400,000.00
17	Dog Parks	\$ 150,000.00	1			1	2	\$ 300,000.00
18	Swimming Pools						0	\$ -
19	Skate Parks	\$ 1,000,000.00		1			1	\$ 1,000,000.00
20	18-Hole Golf Courses						0	\$ -
21	Synthetic Fields						0	\$ -
22	Ice Rinks (Outdoor)	\$ 1,800,000.00				1	1	\$ 1,800,000.00
23	Recreation Centers/Gyms						0	\$ -
24	Community Centers			1			1	\$ -
25	Senior Centers			1			1	\$ -
26	Performance Amphitheaters			1			1	\$ -
27	Nature Centers						0	\$ -
28	Aquatic Centers			1			1	\$ -
29	Teen Centers			1			1	\$ -
30	Indoor Ice Rinks						0	\$ -
	Non NRPA							
31	Disc Golf	\$ 150,000.00		1			1	\$ 150,000.00
32	Dirt Bike Park Enhancement	\$ 50,000.00	1				1	\$ 50,000.00
33	Ninja Warrior Course	\$ 890,000.00		1			1	\$ 890,000.00
34	Fishing Pond	\$ 100,000.00		1			1	\$ 100,000.00



Map Sources: of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

COST ANALYSIS

OUTDOOR AMENITIES PHASING

Only outdoor amenities were calculated in this cost analysis. Facilities, supporting infrastructure, land, and maintenance expenses will need to be analyzed respectively via facilities feasibility studies, construction estimates, land acquisition analysis, & maintenance cost projections.

CURRENT PROJECTS

Focus: Land Acquisition

Immediate priorities should be considered for land acquisition for future facilities & major amenities. Additionally, near-future improvements are proposed to be included in the upcoming budget cycle. These amenities will help bridge the gap between the national standard, public request, and current offerings. The immediate amenities are estimated to come to *\$650,000 for an outdoor volleyball

*This cost assumes a 1% year over year inflation rate and assumes the build would occur in 2026.

1-5 YEAR PLAN (by 2030)

Focus: Grant Recruitment & Amenities

The recommended priorities for the next five years include: Work with Orem City to obtain TTAB Grant Money, apply to other grants, improve Vineyard trail/pathway connectivity across the City, build a skate park, disc golf course, ninja warrior course, 6-12 pickle-ball courts, 2-4 overlay fields at Gammon Park, convert penny springs pond to a fishery, 4 overlay at 10 acre park, indoor facility in Holdaway Fields development, cemetery, and community center at Gammon Park. The

*This cost assumes a 5% year over year inflation rate and assumes the land acquisition occur by 2030.

6-10 YEAR PLAN (by 2035)

Focus: Amenities & Maintenance

Between the next 6 to 10 years, recommended priorities include: 4 tennis courts, one tot lot playground, an all abilities park, and maintenance of other amenities. The proposed amenities by 2035 are estimated to cost *\$4,455,000.

*This cost assumes a 5% year over year inflation rate and assumes the build would occur by 2035.

11-20 YEAR PLAN (by 2045)

Focus: Facilities

Recommended priorities between years 11-20 include: complete projects that haven't yet been implemented. By 2045, the City's population should be peaking, so there should be a decrease in additional amneities needed. The proposed amenities by 2045 are estimated to cost *\$5,340,000.

*This cost assumes a 10% year over year inflation rate and assumes the build would occur by 2045.

COST ANALYSIS

FUNDING

RAP Tax Budget

Current: \$900,000

Due to the Recreation and Parks tax that was passed in 2019, 1% of every dollar spent in Vineyard gets added to a RAP tax fund. The RAP tax earnings can then be spent on arts, parks, and recreation amenity and facility improvements. By July of 2025, Vineyard should have an estimated \$900,000 within the RAP tax fund. This tax is valid through 2029. It is recommended that Vineyard City add the RAP tax funding option to the 2029 ballot to ensure funds are continually allocated for Parks & Recreation projects.

Parks Impact Fee Revenue

Projection:

Alongside this Parks & Recreation master plan, a Parks Impact Fee Analysis was performed. Impact fees calculate the value of city-provided amenities and consider the impact of increased population. Amenities available to everyone in the city are referred to as "system-wide". 46.49 acres were calculated as impact-fee eligible. The current level of investment per capita is \$1,183.51, as specified by Zions Bank Public Finance for Vineyard City in the 2024 IFFP & IFA reports.

RAP Tax Revenue

Projection: \$1,100,000

It is estimated that \$1,100,000 will be added to the RAP Tax fund between July 1st, 2025 - December 31, 2030. This averages out to be revenue earnings of approximately \$200,000 per year.

Grant Money Earnings

Projection: \$500,000

Applying for grants is recommended for Vineyard City. There are many grants available relating to Parks & Recreation including: UORG, ARCH Grant, Utah Lake Authority Grant, etc. It is recommended that Vineyard City work to obtain \$500,000 in grant earnings by 2030, averaging about \$100,000 per year.



APPENDIX

