



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
September 18, 2025, 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, September 18, 2025, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

1. CALL TO ORDER

2. STAFF AND COMMISSION REPORTS

3. CONSENT ITEMS

3.1. Approval of the July 17th, 2025 Development Review Committee Meeting

4. BUSINESS ITEMS

4.1. PLANPLAT25-0008 Sycamore Phase 6 Plat

New Subdivision Plat application - The Sycamores Phase 6

4.2. PLANPLAT25-0010 Subdivision - Final Plat Amendment 635 N 160 E into a fourplex with individual parcels with separate addresses.

Applicant seeks to subdivide property located at 635 N 160 E into 4 individual parcels with separate addresses.

5. WORK SESSION

No work items were submitted.

6. ADJOURNMENT

The next regularly scheduled meeting is October 2nd, 2025.

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:

September 16th, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



**MINUTES OF A DEVELOPMENT
REVIEW COMMITTEE MEETING
July 17, 2025, at 9:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS PRESENT: Vice-Chair Cris Johnson, Building Official; Presten Jensen, representative for Parks and Recreation Department Director; Cache Hancey, representative for Community Development Department Director; Naseem Ghandour, City Engineer and Public Works Director

STAFF PRESENT: Madison Reed, Planning Technician; Anthony Fletcher, Planner; Rachel Stevens, Planner attending online.

OTHERS PRESENT: Brynn Ferguson, Roger Dudley, Christina Moore

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

Building Official Cris Johnson called the meeting to order at 9:01am.

2. CONSENT ITEMS

2.1. Approval of the May 1st, 2025 Development Review Committee Meeting Minutes

 **Motion:** SENIOR PLANNER CACHE HANCEY MOTIONED TO APPROVE THE MAY 1ST DEVELOPMENT REVIEW COMMITTEE MEETING MINUTES AT 9:02AM. CITY ENGINEER AND PUBLIC WORKS DIRECTOR NASEEM GHANDOUR SECONDED. ALL IN FAVOR VOTED YES: JENSEN, JOHNSON, HANCEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

3. BUSINESS ITEMS

3.1. PlanPlat25-0003 Final Plat Application- Franklin Discovery Academy

 Planner Anthony Fletcher presented the application and background. He presented the plat and discussed the status.

Director Ghandour appreciated accommodation and requested a note for the street dedication.

 The applicant Christina Moore noted addresses that were not listed on the plat.

Director Ghandour noted this would have to be updated prior to recordation.

 Planner Fletcher reiterated the adjustments.

 **Motion:** SENIOR PLANNER HANCEY MOTIONED TO APPROVE ITEM 3.1. WITH THE REQUESTED CHANGES AT 9:20AM. DIRECTOR GHANDOUR SECONDED. ALL IN FAVOR VOTED YES: JENSEN, JOHNSON, HANCEY, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY.

Planner Fletcher discussed next steps.

4. **WORK SESSION**

4.1. Plan25-0003 Site Plan Application: Martin Snow Office Building

 Planner Rachel Stevens presented the application for a medical/ retail/ office building. She provided a background to the application and the lot. She provided the plans and discussed the compliance with city code.

 Senior Planner Hancey asked if there was an intended use.

Brynn Ferguson, the applicant, noted medical office.

Discussion ensued.

 Director Ghandour asked about the sidewalk. He asked about the ADA parking stalls. Director Ghandour discussed a future request for a traffic impact study.

 Senior Planner Hancey asked about the use of zoning code updates.

Planner Stevens noted the old code

 Senior Planner Hancey highlighted the next steps.

Ms. Ferguson noted that construction is behind.

5. STAFF AND COMMISSION REPORTS

There were no comments.

93 6. **ADJOURNMENT**

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95 Building Official Johnson adjourned the meeting at 9:22am.
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100 **MINUTES CERTIFIED COMPLETE ON:**
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103 **CERTIFIED (NOTICED) BY:** /s/. Madison Reed
104 Madison Reed, Planning Technician
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STAFF REPORT

Meeting September 18, 2025
Date:
Agenda PLANPLAT25-0008 Sycamore Phase 6 Plat
Item:
Department: Community Development
Presenter: Anthony Fletcher

Background/Discussion:

The applicant, Mike Olsen, is seeking approval of the Sycamore Phase 6 final plat Subdivision. The Sycamore Phase 6 represents the final phase of The Sycamores subdivision and will introduce 32 additional single-family lots. These homes will generally feature three-car garages and will be the largest built by the Pettit entities within Vineyard City. Architectural style and design will be consistent with previous phases to ensure a cohesive neighborhood character.

Two parcels are included in this phase:

- **Parcel A:** A retention pond located along 300 West on the western edge of the subdivision.
- **Parcel B:** An open trail connection that will link The Sycamores subdivision directly to the new City Park at Holdaway Fields.

Fiscal Impact:

N/A

Recommendation:

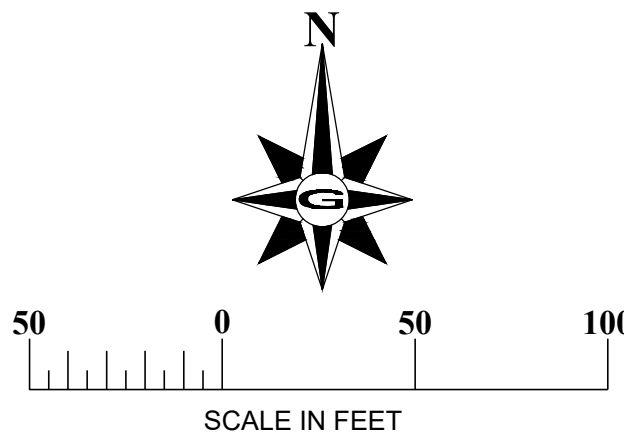
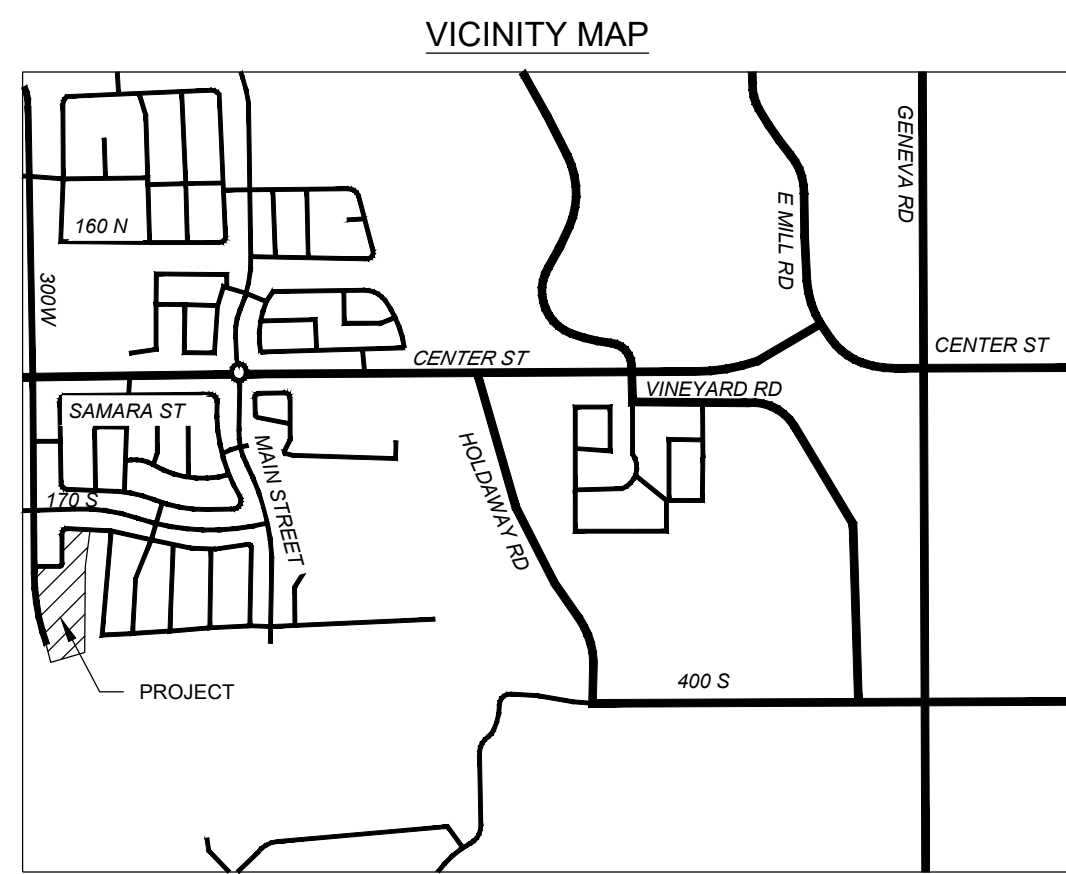
Staff recommends approval of the Sycamores Phase6 Subdivision plat application.

Sample Motion:

"I move to adopt..." "I move to adopt the proposed final plat application for The Sycamore Phase 6 as presented."

Attachments:

1. Sycamore phase 6 Plat



THE SYCAMORES PHASE 6

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 18,
TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

NORTHEAST CORNER OF SECTION 18
T6S, R2E, SLB&M
FOUND UTAH COUNTY BRASS CAP
MONUMENT IN RING & LID
"RESET 2022"

EAST QUARTER CORNER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN, FOUND
UTAH COUNTY BRASS CAP IN CONCRETE

HISTORIC BASIS OF BEARINGS
N89°37'59"E 5362.07'
(CALCULATED FROM 2013 MONUMENT)

THE SYCAMORES, PHASE 2

UTAH COUNTY RECORDER ENTRY 24219:2020
MAP#16970

EAST 1/4 CORNER OF SECTION 18
T6S, R2E, SLB&M
FOUND UTAH COUNTY BRASS CAP
MONUMENT IN RING & LID
"RESET 2013"
PROJECT ELEV. = 4516.52

SOUTH 89°38'03" WEST 1060.97' (HISTORIC)
SOUTH 89°38'03" WEST 1061.66'

THE SYCAMORES, PHASE 1

UTAH COUNTY RECORDER ENTRY 9928:2019
MAP#16429

POINT OF BEGINNING

REAR PROPERTY CORNERS ARE TO BE
MONUMENTED WITH REBAR AND CAP
FRONT PROPERTY CORNERS ARE TO BE
MONUMENTED WITH A LEAD PLUG ON EXTENSION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	35.02	45.00	44°35'15"	18.45	34.14
C2	35.02	45.00	44°35'15"	18.45	34.14
C3	238.73	828.00	16°31'09"	120.20	237.90
C4	30.52	50.00	34°58'35"	15.75	30.05
C5	169.42	61.00	159°07'41"	331.19	119.98
C6	30.52	50.00	34°58'35"	15.75	30.05
C7	246.80	856.00	16°31'09"	124.26	245.94
C8	230.65	800.00	16°31'09"	116.13	229.85
C9	7.72	800.00	0°33'10"	3.86	7.72
C10	78.61	800.00	5°37'48"	39.34	78.58
C11	75.82	800.00	5°25'49"	37.94	75.79
C12	68.50	800.00	4°54'22"	34.27	68.48
C13	26.70	17.00	90°00'13"	17.00	24.04
C14	30.52	50.00	34°58'35"	15.75	30.05
C15	25.98	61.00	24°24'18"	13.19	25.79
C16	58.01	61.00	54°29'26"	31.41	55.85
C17	60.76	61.00	57°04'21"	33.17	58.28
C18	24.66	61.00	23°09'36"	12.50	24.49
C19	30.52	50.00	34°58'35"	15.75	30.05
C20	26.46	17.00	89°10'30"	16.76	23.87
C21	26.70	17.00	89°59'47"	17.00	24.04
C22	73.26	856.00	4°54'13"	36.65	73.24
C23	76.95	856.00	5°09'03"	38.50	76.93
C24	76.95	856.00	5°09'01"	38.50	76.92
C25	19.64	856.00	1°18'52"	9.82	19.64

THE SYCAMORES, PHASE 5

UTAH COUNTY RECORDER
ENTRY _____ MAP# _____

LEGEND	
	SECTION CORNER (LOCATED)
	SECTION CORNER (NOT-LOCATED)
	PROPOSED STREET MONUMENT
	MONUMENT LINE
	TIE LINE
	ROW LINE
	EXTERIOR BOUNDARY
	LOT LINE
	STREET CENTERLINE
	EASEMENT/RIGHT OF WAY

TYPICAL SETBACK & PUE DETAIL

NOTE:
NO MORE THAN TWO HOUSES
IN A ROW SHALL BE LOCATED
ON THE SAME FRONT
SETBACK.

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.
- 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.
- A STORM DRAIN EASEMENT IS GRANTED OVER THE ENTIRETY OF PARCEL A
- PARCEL B IS DEDICATED TO VINEYARD CITY WITH A 12' PEDESTRIAN ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT OVER THE ENTIRETY

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

ENBRIDGE GAS UTAH NOTE:

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). ENBRIDGE GAS UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY
DBA ENBRIDGE GAS UTAH

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 CITY PLANNER

DATE ____/____/____

VINEYARD ATTORNEY

DATE ____/____/____

VINEYARD ENGINEER

DATE ____/____/____

VINEYARD CITY MANAGER

DATE ____/____/____

CLERK/RECORDER

DATE ____/____/____

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152657, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER'S OR OWNERS AGENT, I HAVE COMPLETED A SURVEY OF THE REAL PROPERTY DESCRIBED ON THIS PLAT AND SHOWN HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID REAL PROPERTY INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS *THE SYCAMORES PHASE 6*, HAVE OR WILL PLACE MONUMENTS AND/OR PROPERTY CORNERS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



JOSH F. MADSEN
LICENSE NO. 5152657

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT BEING LOCATED SOUTH 89°38'03" WEST 1061.66 FEET AND SOUTH 1407.79 FEET FROM THE UTAH COUNTY BRASS CAP MONUMENT LOCATED IN 2023 AND STAMPED "RESET 2013" REPRESENTING THE EAST 1/4 CORNER OF SAID SECTION 18, SAID POINT OF BEGINNING IS FURTHER DESCRIBED AS LOCATED SOUTH 89°38'03" WEST 1060.97 FEET AND SOUTH 1407.88 FEET FROM THE HISTORIC (PER PREVIOUS PHASES OF THE SYCAMORES SUBDIVISIONS) POSITION OF THE EAST 1/4 CORNER OF SAID SECTION 18, THE BASIS OF BEARING OF NORTH 01°32'34" WEST AS MEASURED IN 2023 BETWEEN THE FOUND UTAH COUNTY BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SECTION 18 AND THE NORTHEAST CORNER OF SECTION 18, AND RUNNING THENCE ALONG THE FOLLOWING FOUR (4) COURSES ALONG THE SYCAMORES PHASE 5 (TO BE RECORDED) SOUTH 16°16'50" WEST 234.68 FEET; THENCE SOUTH 0°14'19" EAST 348.01 FEET; THENCE SOUTH 89°45'29" WEST 10.65 FEET; THENCE SOUTH 0°14'31" EAST 168.54 FEET; THENCE TO THE SOUTHWEST CORNER OF SAID PHASE 5 THENCE ALONG THE SOUTHERLY BOUNDARY OF PHASE 6; THENCE SOUTH 89°45'29" WEST 557.88 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 300 WEST PER THE HOMESTEADS ROADWAY DEDICATION (WEST) PREPARED JUNE 5TH 2007 (RECORDED SEPTEMBER 20, 2007 AS ENTRY 137765:2007 MAP #12492 AT THE OFFICE OF THE RECORDER OF UTAH COUNTY); THENCE ALONG SAID 300 WEST THE FOLLOWING TWO (2) COURSES NORTH 20°44'55" WEST 73.33 FEET, NORTH 1°04'01" WEST 520.16 FEET, TO THE SOUTHWEST CORNER OF THE SYCAMORES PHASE 2 (RECORDED FEBRUARY 26, 2020 AS ENTRY 24219:2020, MAP #16970 AT THE OFFICE OF THE RECORDER OF UTAH COUNTY); THENCE ALONG SAID PHASE 2 BOUNDARY, THE FOLLOWING TWELVE (12) COURSES NORTH 88°55'58" EAST 83.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 17.00 FEET, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 26.70 FEET, SOUTH 75°50'59" EAST 58.04 FEET, NORTH 88°55'59" EAST 152.24 FEET, NORTH 4°33'37" EAST 155.38 FEET, NORTH 2°19'01" EAST 76.67 FEET, NORTH 89°24'45" EAST 6.03 FEET, SOUTH 87°08'01" EAST 84.93 FEET, SOUTH 83°44'47" EAST 78.68 FEET, SOUTH 80°51'58" EAST 56.44 FEET, SOUTH 77°48'20" EAST 87.14 FEET, SOUTH 74°24'38" EAST 34.68 FEET TO THE POINT OF BEGINNING.

WITH AN AREA OF 9.311 ACRES OR 405,585 SQUARE FEET MORE OR LESS

INCLUDES 32 LOTS AND 2 PARCELS

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

THE SYCAMORES PHASE 6

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

THIS _____ DAY OF _____ A.D., 20____.

PVH DEVELOPMENT, LLC
BY PRO MANAGEMENT - UTAH, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: RYAN G PETTIT, MANAGER

CORPORATE ACKNOWLEDGEMENT

STATE OF _____) S.S.
COUNTY OF _____

ON THIS _____ DAY OF _____ A.D., 20____, PERSONALLY APPEARED BEFORE ME RYAN G PETTIT WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING THE PVH DEVELOPMENT, LLC BY PRO MANAGEMENT UTAH, LLC A DELAWARE LIMITED LIABILITY COMPANY AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSES HEREIN MENTIONED.

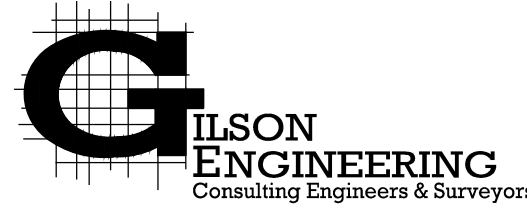
COMMISSION #:

MY COMMISSION EXPIRES

SIGNATURE

FULL NAME PRINT

A NOTARY PUBLIC IN UTAH



12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-3414 FAX: (801) 571-3448



STAFF REPORT

Meeting Date: September 18, 2025

Agenda Item: PLANPLAT25-0010 Subdivision - Final Plat Amendment 635 N 160 E into a fourplex with individual parcels with separate addresses.

Department: Community Development

Presenter: Anthony Fletcher

Background/Discussion:

The applicants, Mike and Joanne Chapman, request approval of a plat amendment (Planplat25-0010) to subdivide the existing fourplex at 635 N 160 E into four individually owned lots, each with a separate address. This action would convert the current single parcel into four distinct properties.

Fiscal Impact:

Recommendation:

Staff recommends approval of the application to amend the final plat.

Sample Motion:

"I move to approve the application to subdivide the property 635 N 160 E as presented."

Attachments:

1. Final Plat Amendment - 635 N 160 E

AMENDING LOT 31, TUCKER ROW AT WATERS EDGE SUBDIVISION

UNIT "A" (643 N) BOUNDARY DESCRIPTION

UNIT "B" (641 N) BOUNDARY DESCRIPTION

UNIT "C" (639 N) BOUNDARY DESCRIPTION

UNIT "D" (635 N) BOUNDARY DESCRIPTION

BEGINNING N89°25'01"E ALONG THE SOUTH LINE OF SECTION 8 A DISTANCE OF 892.28 FEET FROM THE SOUTHWEST CORNER OF SECTION 8, T6S, R2E, S.L.B. & M.
THENCE S88°14'14"W A DISTANCE OF 43.00 FEET;
THENCE N01°45'46"W A DISTANCE OF 22.00 FEET;
THENCE N88°14'14"E A DISTANCE OF 43.00 FEET;
THENCE S01°45'46"E A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING

ROCKY MOUNTAIN POWER

- QUESTAR GAS (ENBRIDGE GAS UTAH)

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

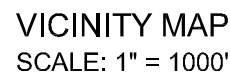
N 89°25'01" E
- BASIS OF BEARINGS -

892.28°

N 89°25'01" E

1823.60'

SOUTH QUARTER CORNER
SECTION 8, T6S, R2E, S.L.B. & M.
FOUND UTAH COUNTY MONUMENT



4. DEVELOPER SHALL EXCEPT FROM ANY PUBLIC UTILITY EASEMENT SHOWN THEREON, AND RESERVE TO ITSELF AND ITS DESIGNEE, THE RIGHT TO DESIGN, ENGINEER, CONTRACT, INSTALL, TEST, OPERATE, MAINTAIN, REPAIR, REPLACE, RELOCATE, REMOVE AND MANAGE COMMUNICATIONS FACILITIES.



I, RICHARD K. TATE, A PROFESSIONAL LAND SURVEYOR REGISTERED WITH THE STATE OF UTAH HOLDING LICENSE NUMBER 334552 DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE PLAT AMENDMENT AS SHOWN HEREON AND THE AMENDMENT WAS COMPLETED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF VINEYARD, UTAH COUNTY AND LAWS AND STATUTES OF THE STATE OF UTAH.

PARCEL DESCRIPTION

LOT 31, TUCKER ROW AT WATERS EDGE PUD AS RECORDED ON THE OFFICIAL PLAT THEREOF AS RECORDED
IN THE UTAH COUNTY RECORDERS OFFICE.

AMENDED TO BE AS FOLLOWS:

BEGINNING N89°25'01"E ALONG THE SOUTH LINE OF SECTION 8 A DISTANCE OF 892.28 FEET, AND N00°00'00"E A DISTANCE OF 1535.73 FEET FROM THE SOUTHWEST CORNER OF SECTION 8, T6S, R2E, S.L.B.&M.
THENCE S88°14'14"W A DISTANCE OF 54.00 FEET;
THENCE N01°45'46"W A DISTANCE OF 74.00 FEET;
THENCE N88°14'14"E A DISTANCE OF 54.00 FEET;
THENCE N01°45'46"E A DISTANCE OF 74.00 FEET TO THE POINT OF BEGINNING.


SURVEYOR (SEE SEAL BELOW)

8-4-25
DATE



OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACTS OF LAND, HEREBY SET APART AND AMEND LOT 31, TUCKER ROW AT RIVERS EDGE, THE SAME INTO AMENDED LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID PLAT AMENDMENT

"TUCKER ROW AT WATERS EDGE - LOT 31 AMENDED" AND DO HEREBY DEDICATE, GRANT AND CONVEY TO VINEYARD AVENUE, INC. AND TO THE CITY OF KANSAS CITY, MISSOURI, ALL OF THE HEREIN DESIGNATED AS STREETS, THE SAME TO BE USED A PUBLIC THOROUGHFARE (FOREVER); (2) THOSE CERTAIN PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; AND (3) THOSE PARCELS DESIGNATED AS PUBLIC OPEN SPACE, PARKS, TRAILS OR EASEMENTS, OR OF SIMILAR DESIGNATION, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY

OF _____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THE _____ DAY OF _____ PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC
FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH _____ WHO AFTER BEING DULY SWORN
ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATON FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES _____
RESIDING IN _____

NOTARY PUBLIC

ACCEPTANCE BY THE CITY OF VINEYARD

THE CITY OF VINEYARD, APPROVES THIS SUBDIVISION PLAT AMENDMENT 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. SIGNED THIS _____ DAY OF _____, 20____

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

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

APPROVED: _____
CITY MANAGER DATE

A RESIDENTIAL PLAT AMENDMENT LOCATED IN
THE SOUTHWEST QUARTER OF SECTION 8, T6S, R2E, S.L.B.&M
CITY OF VINEYARD, UTAH COUNTY, UTAH
JULY 2025 SHEET 1

SHEET 1 OF 1

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CLERK/RECORDER SEA



PREPARED BY



ANDERSON
ENGINEERING COMPANY, INC.
N. HILLCREST RD., SARATOGA SPRINGS, UT
801-972-8222