



NOTICE OF A DEVELOPMENT REVIEW COMMITTEE MEETING
January 22, 2026, 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, January 22, 2026, at 9:00 AM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT.

[IGNORE_INDENT]

1. CALL TO ORDER

2. CONSENT ITEMS

2.1. Approval of the December 4th, 2025 Development Review Committee Meeting Minutes

3. BUSINESS ITEMS

3.1. PLANPLAT25-0007 - Holdaway Fields Phase 2A

This is an application for approval for phase 2A of the Holdaway Fields development under construction.

**3.2. PLANPLAT25-0012 Subdivision - 450 South Geneva Road Castro Tire Shop Plaza
450 S Geneva Road Plat Application**

4. WORK SESSION

Holdaway Fields Development - Cottage Lot adjustment

5. STAFF AND COMMISSION REPORTS

6. ADJOURNMENT

The next regularly scheduled meeting is February 5th, 2026

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:

January 20, 2026

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician



**MINUTES OF A DEVELOPMENT
REVIEW COMMITTEE MEETING
December 4, 2025, at 9:00 AM**

ATTENDANCE:

COMMITTEE MEMBERS PRESENT: Chair Brian Vawdrey, Parks and Recreation Director;
Vice-Chair Cris Johnson, Building Official; Morgan Brim, Community Development Director;
Naseem Ghandour, City Engineer and Public Works Director

STAFF PRESENT: Cache Hancey, Senior Planner; Madison Reed, Planning Technician

OTHERS PRESENT:


1.  CALL TO ORDER

Chair Brian Vawdrey called the meeting to order at 9:02am.

2.  CONSENT ITEMS

2.1. Approval of the October 16th, 2025 Development Review Committee Meeting Minutes

2.2. Approval of the November 6th, 2025 Development Review Committee Meeting Minutes.

 Motion: COMMUNITY DEVELOPMENT DIRECTOR MORGAN BRIM MOTIONED TO APPROVE ITEMS 2.1 AND 2.2 AS PRESENTED AT 9:02AM. BUILDING OFFICIAL CRIS JOHNSON SECONDED. ALL IN FAVOR VOTED YES: BRIM, VAWDREY, JOHNSON, AND GHANDOUR. THE VOTE CARRIED UNANIMOUSLY. ROLL CALL WENT AS FOLLOWS: MORGAN BRIM, BRINA VAWDREY, CRIS JOHNSON, AND NASEEM GHANDOUR.


3.  BUSINESS ITEMS

3.1. 2026 Development Review Committee Meeting Calendar

 Senior Planner Cache Hancey introduced the item.

46 City Engineer and Public Works Director Naseem Ghandour asked if there were holiday
47 meetings.
48

49 Planning Technician Madison Reed noted no but that the calendar has a few dates where
50 the DRC meetings are not in line with the Planning Commission dates.
51

52  **Motion:** DIRECTOR BRIM MOTIONED TO APPROVE ITEM 3.1 WITH THE
53 CONDITION THAT THE CALENDAR BE UPDATED TO REFLECT
54 CONSISTENCY WITH OUR PLANNING COMMISSION AND TO BRING BACK
55 AFTER FOR REVIEW AT 9:04AM. DIRECTOR GHANDOUR SECONDED. ALL IN
56 FAVOR VOTED YES: BRIM, VAWDREY, JOHNSON, AND GHANDOUR. THE
57 VOTE CARRIED UNANIMOUSLY.
58

59 **Note*: Staff attached the calendar that reflected coordination with Planning
60 Commission. The 2026 Development Review Committee Meeting Calendar will not be
61 brought back as a new item.
62*

63 3.2. 2026 Chair and Vice-Chair Election

64
65  Director Brim nominated City Manager Eric Ellis as chair and Director Ghandour
66 as vice-chair.
67

68 Director Ghandour accepted City Manager Ellis' nomination for chair and his nomination
69 for vice-chair.
70

71 The **motion** went as follows: DIRECTOR BRIM NOMINATED AND MOTIONED
72 FOR CITY MANAGER ELLIS AS CHAIR AND DIRECTOR GHANDOUR FOR
73 VICE-CHAIR WITH THE CONDITION OF ACCEPTANCE AT 9:05AM. BUILDING
74 OFFICIAL JOHNSON SECONDED. ALL IN FAVOR VOTED YES: BRIM,
75 VAWDREY, JOHNSON, AND GHANDOUR. THE VOTE CARRIED
76 UNANIMOUSLY.
77

78 4. WORK SESSION

79
80 No work items were submitted.
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82 5. STAFF AND COMMISSION REPORTS

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84 There were no reports.
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86 6. ADJOURNMENT

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88 Chair Vawdrey adjourned the meeting at 9:06am.
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MINUTES CERTIFIED COMPLETE ON:

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

DRAFT



STAFF REPORT

Meeting January 22, 2026

Date:

Agenda PLANPLAT25-0007 - Holdaway Fields Phase 2A

Item:

Department: Community Development

Presenter: Anthony Fletcher

Background/Discussion:

This application requests approval of Phase 2A of the Holdaway Fields development, which is currently under construction. The Phase 2A plat includes fourteen single-family residential lots and the eastern terminus of 400 South, providing a connection to the existing 400 South roadway network. All public streets within this plat, including 400 South, will be dedicated to the City upon recordation.

Fiscal Impact:

N/ A

Recommendation:

Staff recommends approval of Holdaway Fields 2A Plat with conditions as provided by staff and discussed at DRC.

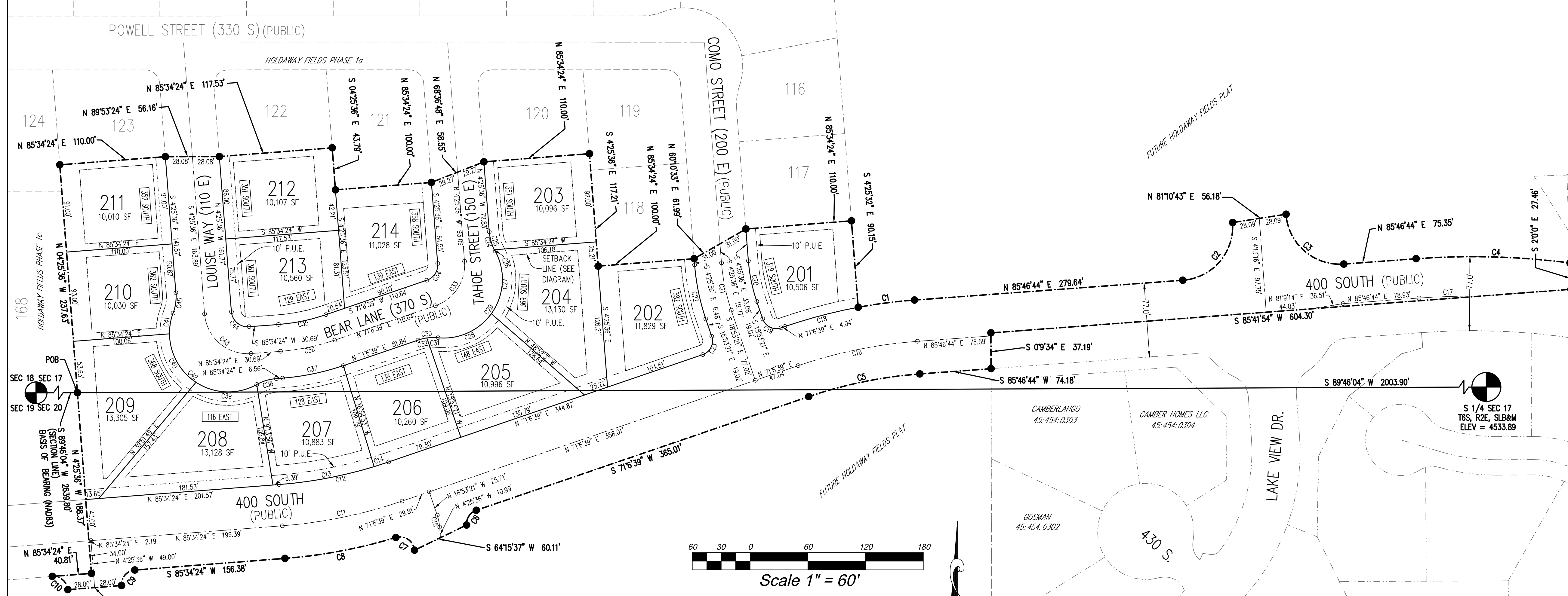
Sample Motion:

"I move to approve the PLANPLAT 25-0007 Holdaway Fields as presented and discussed."

Attachments:

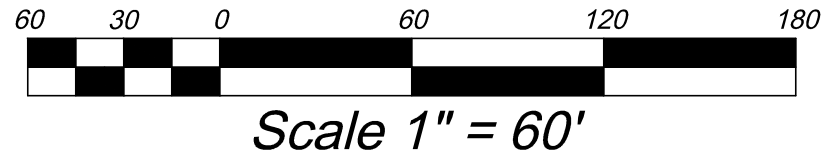
1. Holdaway Fields Plat 2a 01-15-26

HOLDAWAY FIELDS PHASE 2a



CURVE TABLE

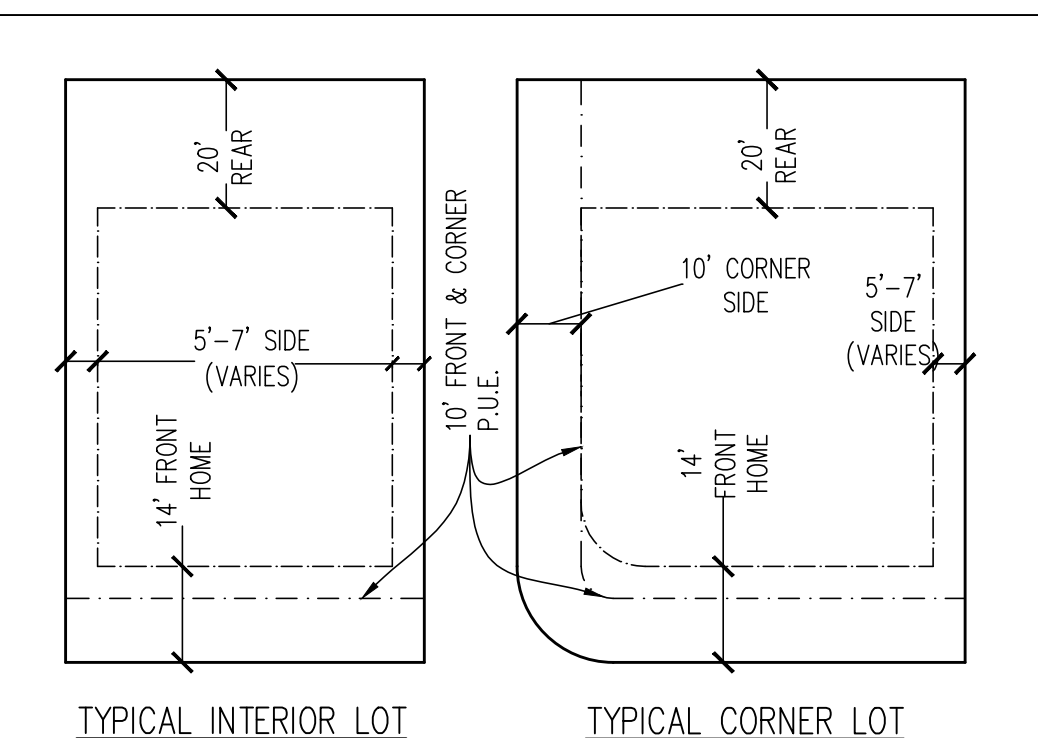
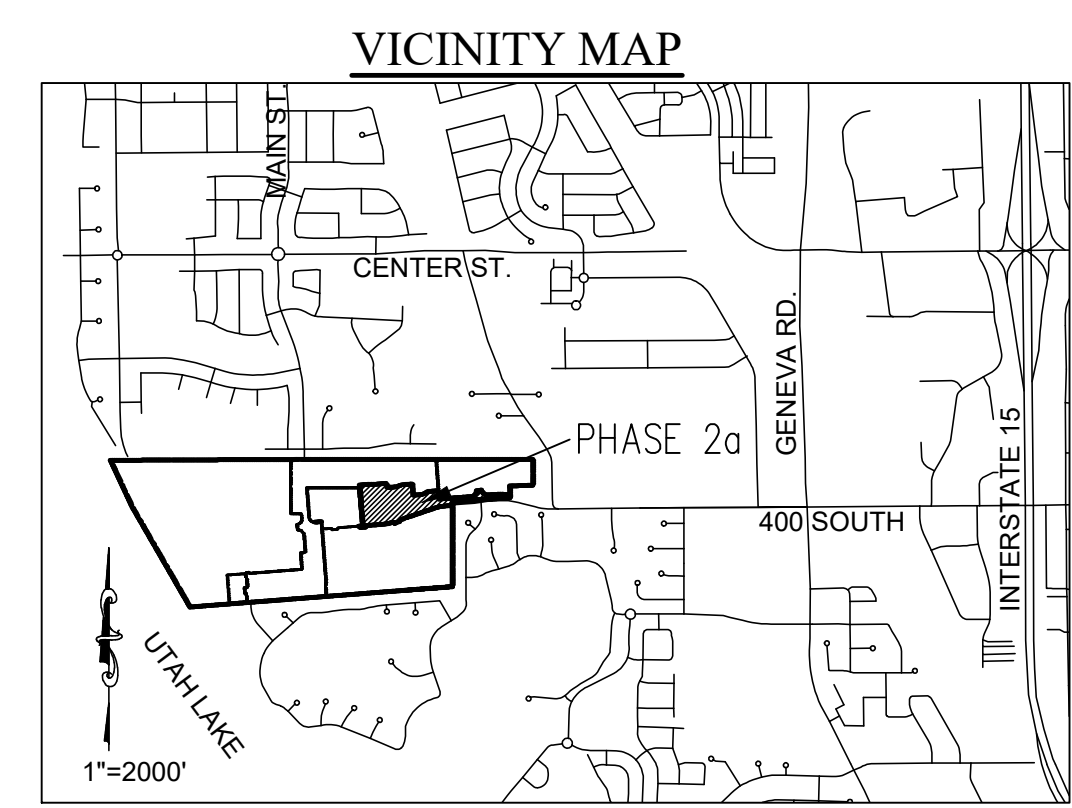
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	538.50	58.91	6°16'5"	58.88	N 82°38'41" E
C2	56.00	87.96	90°0'0"	79.20	N 40°46'44" E
C3	56.00	87.96	90°0'0"	79.20	S 49°13'16" E
C4	794.00	160.27	11°33'56"	160.00	S 88°26'18" E
C5	461.50	118.15	14°40'5"	117.82	S 78°26'41" W
C6	15.00	19.78	75°32'15"	18.37	S 33°20'31" W
C7	15.00	26.84	102°30'25"	23.40	N 55°40'49" W
C8	538.50	117.55	12°30'25"	117.32	S 79°19'11" W
C9	15.00	23.56	90°0'0"	21.21	S 40°34'24" W
C10	15.00	23.56	90°0'0"	21.21	N 49°25'36" W
C11	504.50	127.34	14°27'45"	127.01	N 78°20'31" E
C12	461.50	116.49	14°27'45"	116.18	N 78°20'31" E
C13	461.50	100.59	12°29'17"	100.39	N 79°19'45" E
C14	461.50	15.90	1°58'28"	15.90	N 72°5'53" E
C15	50.00	12.62	14°27'45"	12.59	N 11°39'29" W
C16	495.50	126.85	14°40'5"	126.51	S 78°26'41" W
C17	753.00	63.70	4°50'48"	63.68	N 88°12'8" E
C18	538.50	78.95	8°24'0"	78.88	S 75°18'39" W
C19	15.00	23.56	90°0'0"	21.21	N 63°53'21" W
C20	172.00	43.42	14°27'45"	43.30	N 11°39'29" W
C21	200.00	50.48	14°27'45"	50.35	S 11°39'29" E
C22	228.00	57.55	14°27'45"	57.40	S 11°39'29" E
C23	15.00	23.56	90°0'0"	21.21	S 26°6'39" W
C24	50.00	21.23	24°19'52"	21.07	S 16°35'32" E
C25	50.00	19.67	22°32'30"	19.54	S 15°41'51" E
C26	50.00	1.56	1°47'21"	1.56	S 27°51'47" E
C27	61.00	68.62	64°27'3"	65.06	S 32°8'4" W
C28	61.00	63.61	59°44'55"	60.77	S 65°34'3" W
C29	61.00	132.23	124°11'58"	107.82	S 33°20'31" W
C30	50.00	21.23	24°19'52"	21.07	S 83°16'35" W
C31	50.00	11.60	13°17'37"	11.57	S 88°47'42" W
C32	50.00	9.63	11°2'15"	9.62	S 76°37'46" W
C33	45.00	59.33	75°32'15"	55.12	S 33°20'31" W
C34	17.00	22.41	75°32'15"	20.82	S 33°20'31" W
C35	200.00	50.48	14°27'45"	50.35	S 78°20'31" W
C36	228.00	57.55	14°27'45"	57.40	S 78°20'31" W
C37	256.00	64.62	14°27'45"	64.45	S 78°20'31" W
C38	50.00	21.46	24°35'44"	21.30	S 73°16'32" W
C39	61.00	66.37	62°20'19"	63.14	N 87°51'10" W
C40	61.00	59.71	56°5'1"	57.35	N 28°38'30" W
C41	61.00	22.11	20°46'7"	21.99	N 9°47'4" E
C42	61.00	148.19	139°11'27"	114.35	N 49°25'36" W
C43	45.00	70.69	90°0'0"	63.64	N 49°25'36" W
C44	17.00	26.70	90°0'0"	24.04	N 49°25'36" W
C45	50.00	21.46	24°35'44"	21.30	N 7°52'16" E



PHASE 2a SITE TABULATIONS

TOTAL AREA:	303,377 S.F.	6.965 ACRES
PUBLIC ROW DEDICATION AREA:	147,504 S.F.	3.386 ACRES
PUBLIC PATH DEDICATION AREA:	0 S.F.	0 ACRES
PUBLIC PARK DEDICATION AREA:	0 S.F.	0 ACRES
TOTAL LOT AREA:	155,873 S.F.	3.578 ACRES
PRIVATE DRIVE AREA:	0 S.F.	0 ACRES
PRIVATE PARK AREA:	0 S.F.	0 ACRES

- PLAT NOTES:
1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDED 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: LOT OWNERS WILL MAINTAIN THE PARK STRIPS LOCATED ALONG FRONTAGE OF LOTS.
 11. 400 SOUTH AND ALL OTHER PUBLIC ROADWAYS SHOWN ON THIS PLAT ARE DEDICATED TO THE CITY OF VINEYARD.



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.

SURVEYOR'S CERTIFICATE
 I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 89°46'04" West along the section line 2,003.90 feet from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian;

thence North 04°25'36" West 237.63 feet; thence North 85°34'24" East 110.00 feet; thence North 89°53'24" East 56.16 feet; thence North 85°34'24" East 117.53 feet; thence South 04°25'36" East 43.79 feet; thence North 85°34'24" East 100.00 feet; thence North 68°36'48" East 58.55 feet; thence North 85°34'24" East 110.00 feet; thence South 04°25'36" East 117.21 feet; thence North 85°34'24" East 100.00 feet; thence North 60°10'33" East 61.99 feet; thence North 85°34'24" East 110.00 feet; thence South 04°25'32" East 90.15 feet; thence along the arc of a 538.50 feet radius curve to the right 58.91 feet through a central angle of 06°16'05" (chord bears North 82°38'41" East 58.88 feet); thence North 85°46'44" East 279.64 feet; thence along the arc of a 56.00 feet radius curve to the left 87.96 feet through a central angle of 90°00'00" (chord bears North 40°46'44" East 79.20 feet); thence North 81°10'43" East 56.18 feet; thence along the arc of a 56.00 feet radius curve to the left 87.96 feet through a central angle of 90°00'00" (chord bears South 49°13'16" East 79.20 feet); thence North 85°46'44" East 75.35 feet; thence along the arc of a 794.00 feet radius curve to the right 160.27 feet through a central angle of 11°33'56" (chord bears South 88°26'18" East 160.00 feet); thence South 02°00'00" East 27.46 feet; thence South 85°41'54" West 604.30 feet; thence South 00°09'34" East 37.19 feet; thence South 85°46'44" West 74.18 feet; thence along the arc of a 461.50 feet radius curve to the left 118.15 feet through a central angle of 14°40'05" (chord bears South 78°26'41" West 117.82 feet); thence South 71°06'39" West 365.01 feet; thence along the arc of a 15.00 feet radius curve to the left 19.78 feet through a central angle of 75°32'15" (chord bears South 33°20'31" West 18.37 feet); thence South 64°15'37" West 60.11 feet; thence along the arc of a 15.00 feet radius curve to the left 26.84 feet through a central angle of 102°30'25" (chord bears North 55°40'49" West 23.40 feet); thence along the arc of a 538.50 feet radius curve to the right 117.55 feet through a central angle of 12°30'25" (chord bears South 79°19'11" West 117.32 feet); thence South 85°34'24" West 156.38 feet; thence along the arc of a 15.00 feet radius curve to the left 23.56 feet through a central angle of 90°00'00" (chord bears South 40°34'24" West 21.21 feet); thence South 85°34'24" West 56.00 feet; thence along the arc of a 15.00 feet radius curve to the left 23.56 feet through a central angle of 90°00'00" (chord bears North 49°25'36" West 21.21 feet); thence North 85°34'24" East 40.81 feet; thence North 04°25'36" West 188.37 feet to the point of beginning.

Containing 303,377 square feet or 6.9646 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 HEREAFTER KNOWN AS

HOLDAWAY FIELDS PHASE 2a

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__

PRINTED NAME _____ TITLE _____ AUTHORIZED SIGNATURE _____ DATE _____
 CADENCE VINEYARD 400 LLC

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 2a
 SUBDIVISION
 LOCATED IN SECTION 17 & 20 OF TOWNSHIP 6S, RANGE 2E, S.L.B.&M.

VINEYARD _____ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

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



STAFF REPORT

Meeting Date: January 22, 2026

Date:

Agenda Item: PLANPLAT25-0012 Subdivision - 450 South Geneva Road Castro Tire Shop Plaza

Department: Community Development

Presenter: Anthony Fletcher

Background/Discussion:

The Applicant, Andrew J. DelPivo, PE, is seeking approval for a plat located at 450 South Geneva Road, Vineyard. This site is being proposed to be used as a tire shop with other compatible retail spaces type uses.

Fiscal Impact:

N/A

Recommendation:

Staff recommends approval of CASTRO TIRE SHOP PLAZA Plat with conditions as provided by staff and discussed at DRC.

Sample Motion:

"I move to approve PLANPLAT25-0012 Subdivision application- 450 South Geneva Road, Vineyard (i.e., Castro Tire Shop Plaza) as discussed"

Attachments:

1. Castro Tire Shop Plaza Final Plat 1-14-26

ROCKY MOUNTAIN POWER

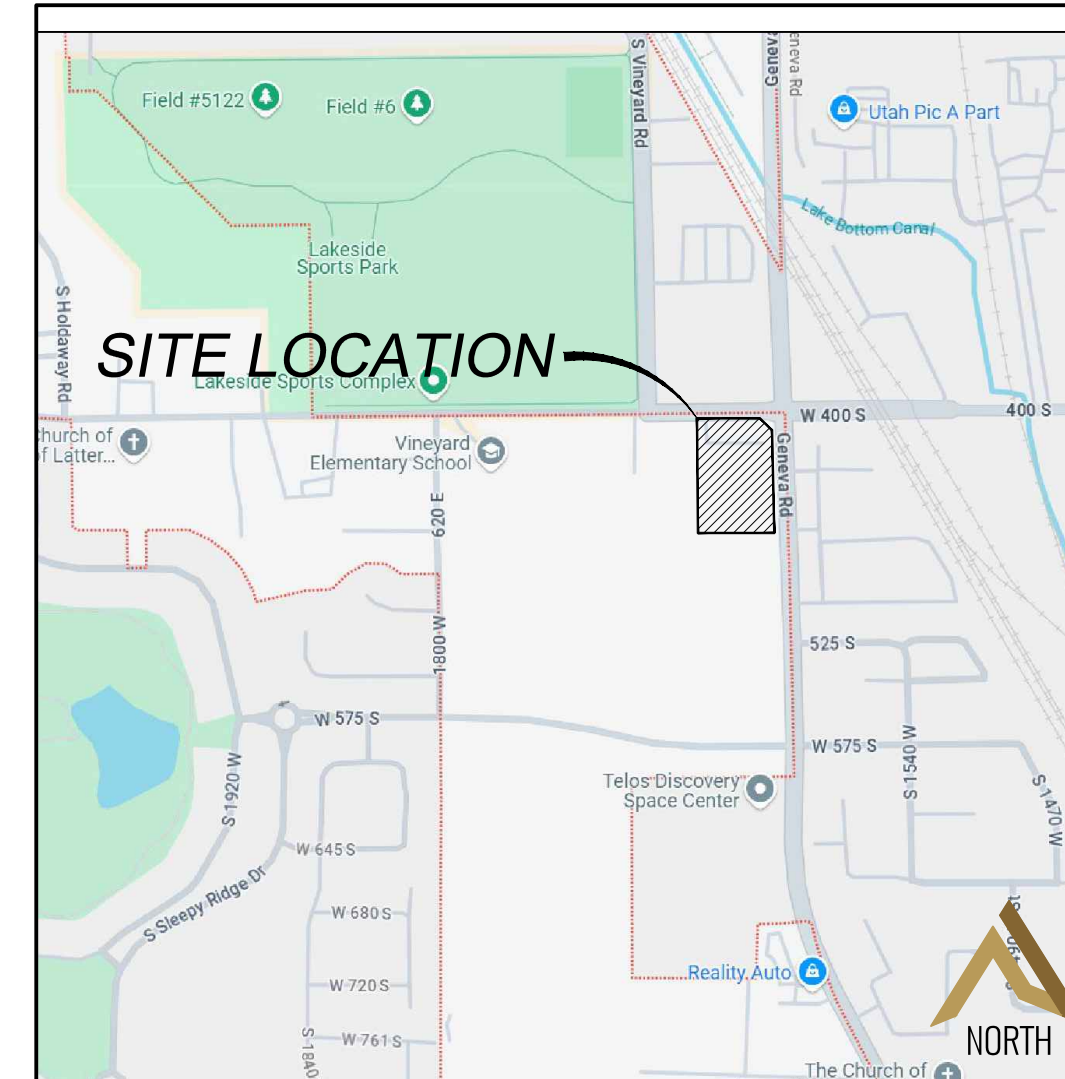
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN § 17-27A-603(4)(C)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES 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 UTILITY FACILITIES OR.
 - ANY OTHER PROVISION OF LAW.

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. 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 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 IN 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.

NOTES

- VERTICAL DATA BASED ON NAVD 88.
- COORDINATE SYSTEM = NAD83
- BUILDINGS 1 AND 2 WILL REMAIN UNDER SINGLE OWNERSHIP AND UNITS WITHIN EACH BUILDING WILL BE RENTED OUT.
- THE DESIRED ADDRESSING IS A SINGLE PROPERTY ADDRESS FOR THE COMMERCIAL SUBDIVISION WITH UNIT NUMBERS TO THE INDIVIDUAL BUILDING UNITS.



VICINITY MAP

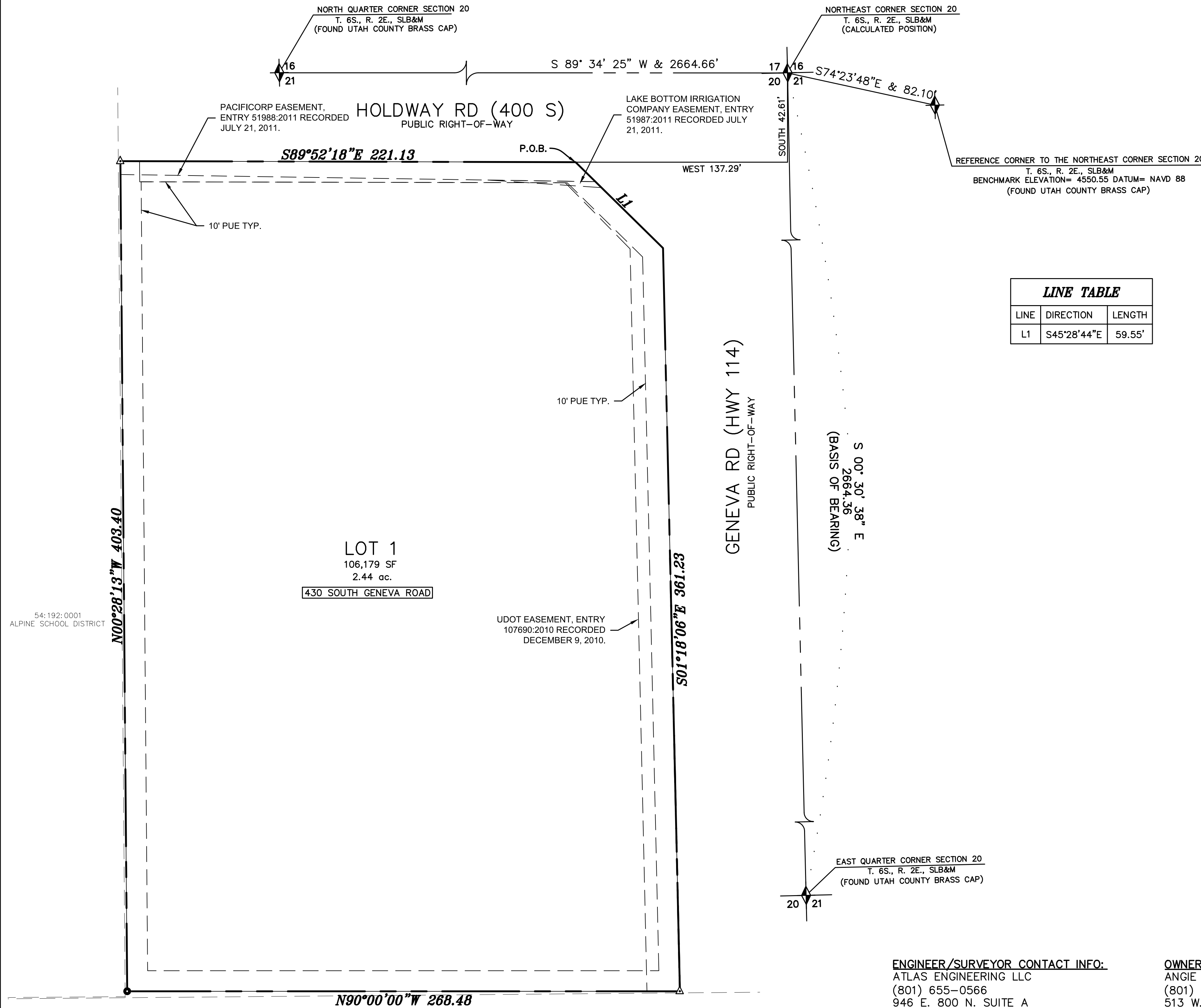
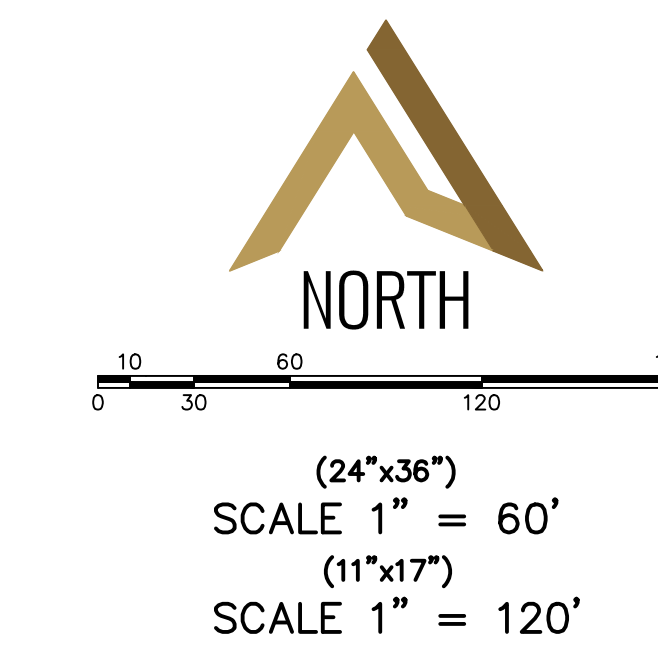
-NTS-

LEGEND

- UTAH COUNTY MONUMENT
- FOUND MONUMENT
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DATA TABLE
TOTAL ACREAGE=2.44
ZONING=RC

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S45°28'44"E	59.55'



ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
ANGIE FELIX-CASTRO
(801) 928-4105
513 W. QUAIL RUN ROAD
SPANISH FORK, UT 84660
angiefelix@tve.com

SURVEYOR'S CERTIFICATE

I, MATTHEW B. JUDD DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 167268 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE

BOUNDARY DESCRIPTION

BEGINNING SOUTH 42.61 FEET AND WEST 137.29 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 45°28'44" EAST 59.55 FEET; THENCE SOUTH 01°18'06" EAST 361.23 FEET; THENCE WEST 268.48 FEET; THENCE NORTH 00°28'13" WEST 403.40 FEET; THENCE SOUTH 89°52'18" EAST 221.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.44 ACRES.

OWNER'S DEDICATION

(I)WE, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____, A.D. 2026.

LOS NIETOS PROPERTIES, LLC
BY: JORGE FELIX, MEMBER

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____
ON THE _____ DAY OF _____, A.D. 2026 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ 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 THIS _____ DAY OF _____ A.D. 2026.

APPROVED _____ DATE _____ APPROVED _____ DATE _____
VINEYARD ENGINEER CLERK/RECORDER
APPROVED _____ DATE _____ APPROVED _____ DATE _____
VINEYARD ATTORNEY VINEYARD PLANNER
APPROVED _____ DATE _____
VINEYARD CITY MANAGER

CASTRO TIRE SHOP PLAZA

A COMMERCIAL SUBDIVISION IN VINEYARD, UTAH
CONTAINING 2 BUILDINGS AND 2.47 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 20, OF TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	COUNTY RECORDER SEAL
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STAFF REPORT

Meeting January 22, 2026
Date:
Agenda Holdaway Fields Development - Cottage Lot adjustment
Item:
Department: Community Development
Presenter: Anthony Fletcher

Background/Discussion:

The developer of the Holdaway Fields development has requested minor changes to the configuration of the cottage lots or parcels. The proposal will be reviewed and discussed by the DRC.

Fiscal Impact:

N/A

Recommendation:

N/A

Sample Motion:

N/A

Attachments:

None