



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
August 4, 2026, at 4:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Tuesday, August 4, 2026, at 4:00 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](#).

AGENDA

- 1. CALL TO ORDER**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE (BY INVITATION)**
- 3. WORK SESSION**
 - 3.1. Discuss Resolution 2026-33 400 South Road Design and Construction Proposal**
 - 3.2. Discuss design work and build out of Gammon Park Extension (Pumpkin Patch Area) (Brian Vawdrey)**

Discuss design work and build out of Gammon Park Extension (Pumpkin Patch Area)
 - 3.3. Discussion on Geneva Ponds Lease Proposal**

The Utah Division of Forestry, Fire and State Lands' proposed sovereign lands lease and land exchange with Geneva Acquisitions, LLC, including the upcoming public meeting and state review process.
- 4. PUBLIC COMMENTS (3 MINUTES)**

“Public Comments” is defined as time set aside for citizens to express their views. *Public comments can be submitted ahead of time to robinr@vineyardutah.gov.*
- 5. ADJOURNMENT**

The next regularly scheduled meeting is on August 11, 2026.

This meeting may be held in a way that will allow a council member to participate electronically.

The public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (385) 338-5183.

I, the duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was posted at Vineyard City Hall, on the Vineyard City and Utah Public Notice websites, and delivered electronically to staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON:

August 3, 2026

CERTIFIED (NOTICED) BY:

/s/ Robin Bond

ROBIN BOND, CITY RECORDER



Background for 400 South Concept Design

On July 7, 2026, the City Council directed staff to evaluate an alternate concept for the reconstruction of 400 South. Vineyard City subsequently contracted with Region Engineering & Surveying to prepare a preliminary concept design and planning-level cost estimate for the alternate roadway configuration.

The concept proposes a roadway section consisting of (from north to south): 10-foot landscaped park strip, 10-foot shared-use trail, 12-foot westbound travel lane, 12-foot eastbound travel lane, 8-foot planter strip, and 5-foot sidewalk within the 65-foot right-of-way and would require acquiring approximately 515-square feet of property along 400 South. The concept also includes intersection improvements at Holdaway Road, ADA-compliant pedestrian ramps, 2 driveway approaches, relocation of the existing stop sign and stop bar, storm drain improvements.

The accompanying planning-level cost estimate prepared by Region Engineering & Surveying is approximately \$334,735, including a 10% construction contingency.

The concept is a preliminary planning-level design and is not a final engineered construction plan. Final dimensions, grades, and improvements may vary during final engineering design.

The planning-level cost estimate is intended for budgeting purposes only and would be refined during final engineering design and bidding process.

RESOLUTION 2026-33

A RESOLUTION OF THE CITY COUNCIL OF VINEYARD CITY TO RECONSTRUCT 400 SOUTH AND SUSPEND ANY MUNICIPAL ORDINANCE, POLICY, PLAN OR OTHER DEVICE THAT IS IN CONFLICT WITH THIS RESOLUTION

WHEREAS, Vineyard City (“City”) is a Utah municipal corporation organized and existing under the laws of the State of Utah; and

WHEREAS, the City Council desires to reconstruct that portion of 400 South, as more fully described in Addendum A; and

WHEREAS, the City desires to suspend any municipal ordinance, prior resolution, policy, plan or other device that is in conflict with this resolution to reconstruct 400 South, as more fully described in Addendum A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF VINEYARD CITY, UTAH, AS FOLLOWS,

Section 1. The City Council hereby directs City Staff to reconstruct 400 South, in conformity with and as more fully described in Addendum A.

Section 2. The City Council hereby suspends any municipal ordinance, prior resolution, policy, plan, or other device that conflicts with the reconstruction of 400 South, in conformity with and as more fully described in Addendum A.

Section 3. Effective Date: This Resolution shall take effect immediately upon adoption.

Passed and dated this _____ day of _____, 2026.

ATTEST:

Zack Stratton
Mayor, Vineyard City

Robin Bond
City Recorder, Vineyard City

SEAL

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Jacob Holdaway	_____	_____	_____	_____
David Lauret	_____	_____	_____	_____
Parker McCumber	_____	_____	_____	_____
Ezra Nair	_____	_____	_____	_____
Jacob Wood	_____	_____	_____	_____

ESTIMATE								
Subdivision Bond Form								
Subdivision Name:	400 South Vineyard				Owner:	Date Calculated:		
	From Station 104+75 (Avenue) to 400 S Holdaway Rd Intersection. Including Storm drain from intersection to round-a-bout					Release Date:		
Qtys submitted by:	Shawn Herring					Release Number:		
Sewer								
** NO SEWER INCLUDED IN THIS ESTIMATE, OTHER THAN A SERVICE LATERAL **								
Improvement	Quantity		Unit Cost	Total Bond	This Draw	Release	To Date	All Draws
8" Sewer Main	0	ft	\$ 48.00	\$ -		\$ -		\$ -
12" Sewer Main	0	ft	\$ 95.00	\$ -		\$ -		\$ -
Sewer Manhole	0	ea	\$ 4,800.00	\$ -		\$ -		\$ -
Manhole Collars	0	ea	\$ 500.00	\$ -		\$ -		\$ -
Sewer Service	1	ea	\$ 2,700.00	\$ 3,000.00		\$ -		\$ -
Air Test	0	section	\$ 60.00	\$ -		\$ -		\$ -
Deflection Test	0	section	\$ 55.00	\$ -		\$ -		\$ -
Jet Cleaning	0	ft	\$ 2.00	\$ -		\$ -		\$ -
Televising	0	ft	\$ 2.00	\$ -		\$ -		\$ -
Engineered Fill	0	ton	\$ 22.00	\$ -		\$ -		\$ -
Additional Improvement*			\$ -	\$ -		\$ -		\$ -
			\$ -	\$ -		\$ -		\$ -
			\$ -	\$ -		\$ -		\$ -
			\$ -	\$ -		\$ -		\$ -
			Total Sewer	\$ 3,000.00		\$ -		\$ -
Water								
** NO CULINARY WATER INCLUDED IN THIS ESTIMATE **								
Improvement	Quantity		Unit Cost	Total Bond	This Draw	Release	To Date	All Draws
8" Water Main	0	ft	\$ 48.00	\$ -		\$ -		\$ -
12" Water Main	0	ft	\$ 95.00	\$ -		\$ -		\$ -
8" Water Valves	0	ea	\$ 1,800.00	\$ -		\$ -		\$ -
12" Water Valves	0	ea	\$ 3,000.00	\$ -		\$ -		\$ -
Valve Collars	0	ea	\$ 350.00	\$ -		\$ -		\$ -
1" Water Service	0	ea	\$ 1,700.00	\$ -		\$ -		\$ -
Fire Hydrants	0	ea	\$ 7,600.00	\$ -		\$ -		\$ -
Air/Vac	0	ea	\$ 2,800.00	\$ -		\$ -		\$ -
High Chlorine Test	0	ea	\$ 500.00	\$ -		\$ -		\$ -
Pressure Test	0	section	\$ 350.00	\$ -		\$ -		\$ -
Bacteria Test	0	ea	\$ 200.00	\$ -		\$ -		\$ -
Engineered Fill	0	ton	\$ 22.00	\$ -		\$ -		\$ -
Additional Improvement*				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
			Total Water	\$ -		\$ -		\$ -
Secondary Water								
Improvement	Quantity		Unit Cost	Total Bond	This Draw	Release	To Date	All Draws
8" PI Main	486	ft	\$ 28.10	\$ 13,656.60		\$ -		\$ -
6" PI Main	0	ft	\$ 36.00	\$ -		\$ -		\$ -
8" PI Valves	4	ea	\$ 3,975.00	\$ 15,900.00		\$ -		\$ -
6" PI Valves	0	ea	\$ 1,800.00	\$ -		\$ -		\$ -
42" PI Gravity Pipe	0	lf	\$ 60.00	\$ -		\$ -		\$ -
8" Blow Off	2	ea	\$ 2,100.00	\$ 4,200.00		\$ -		\$ -
Valve Collars	5	ea	\$ 675.00	\$ 3,375.00		\$ -		\$ -
1" Service	0	ea	\$ 1,200.00	\$ -		\$ -		\$ -
4" Drain	2	ea	\$ 1,600.00	\$ 3,200.00		\$ -		\$ -
Connect to Existing	2	1523	\$ 2,800.00	\$ 5,600.00		\$ -		\$ -
Pressure Test	4	section	\$ 600.00	\$ 2,400.00		\$ -		\$ -
Engineered Fill	309	ton	\$ 21.50	\$ 6,643.50		\$ -		\$ -
Additional Improvement*				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
			Total Secondar	\$ 54,975.10		\$ -		\$ -
Storm Drain								
** STORM DRAIN INCLUDES FULL RUN FROM Round-a-bout to 400 S Holdaway Rd **								
Improvement	Quantity		Unit Cost	Total Bond	This Draw	Release	To Date	All Draws
12" Storm Drain	0	ft	\$ 55.00	\$ -		\$ -		\$ -

15" Storm Drain	0	ft	\$ 75.00	\$ -	\$ -	\$ -
18" Storm Drain	730	ft	\$ 95.00	\$ 69,350.00	\$ -	\$ -
24" Storm Drain	0	ft	\$ 125.00	\$ -	\$ -	\$ -
30" Storm Drain	0	ft	\$ 160.00	\$ -	\$ -	\$ -
36" Storm Drain	0	ft	\$ 180.00	\$ -	\$ -	\$ -
Double R-Tank Chambers	0	ft	\$ 90.00	\$ -	\$ -	\$ -
Tie into Existing (w/ removal of 1)	1	ea	\$ 6,000.00	\$ 6,000.00	\$ -	\$ -
Storm Manhole	5	ea	\$ 4,000.00	\$ 20,000.00	\$ -	\$ -
Storm Box	1	ea	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -
Concrete Collars	5	ea	\$ 500.00	\$ 2,500.00	\$ -	\$ -
Storm Inlet Box/W Snout	0	ea	\$ 3,600.00	\$ -	\$ -	\$ -
Retention Pond	0	cy	\$ 10.00	\$ -	\$ -	\$ -
Televising	730	ft	\$ 2.00	\$ 1,460.00	\$ -	\$ -
Engineered Fill	481	ton	\$ 22.00	\$ 10,574.49	\$ -	\$ -
Additional Improvement*				\$ -	\$ -	\$ -
Removal of ex. storm box/pipe	1	ls	3500	\$ 3,500.00	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
			Total Storm	\$ 116,384.49	\$ -	\$ -

Electric, Landscaping & Misc.

Improvement	Quantity		Unit Cost	Total Bond	This Draw	Release	To Date	All Draws
Mob Fees	1	ls	\$ 3,200.00	\$ 3,200.00		\$ -		\$ -
Landscaping Clean up	2500	sf	\$ 4.00	\$ 10,000.00		\$ -		\$ -
SWPPP	1	ls	\$ 2,500.00	\$ 2,500.00		\$ -		\$ -
Traffic Control	1	ls	\$ 2,765.00	\$ 2,765.00		\$ -		\$ -
Additional Improvement*				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
				\$ -		\$ -		\$ -
			Total Other	\$ 18,465.00		\$ -		\$ -
			Totals	\$ 304,304.46		\$ -		\$ -
1st Release	\$ -							
2nd Release	\$ -		10% Contingen	\$ 30,430.45		\$ -		\$ -
3rd Release	\$ -		Totals	\$ 334,734.91		\$ -		\$ -
4th Release	\$ -					Less 10%		\$ -
5th Release	\$ -					Less Prior Draws		\$ -
6th Release	\$ -		10% Cash Req	\$ 33,473.49		Amount Due This Draw		\$ -
7th Release	\$ -		Inspection Fee	\$ 20,084.09				
8th Release	\$ -							
Total	\$ -					Remaining Balance		\$ 334,734.91
						Remaining Balance minus 10% Cash		\$ 301,261.42
						Street Signs	Each	Total
Signatures:						0	\$ 100.00	\$ -
Finance Director:						0	\$ 200.00	\$ -
Development Engineer:							Total	\$ -
City Inspector:								
Developer:								



Tyler Brown	400 S Reconstruction			
385-223-0487				
8/3/2026				
DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL PRICE
MOB/Permits/Supervision	LS	1	\$ 8,425.00	\$ 8,425.00
SWPPP (Trackout, Dumpster and Sweeping)	LS	1	\$ 5,750.00	\$ 5,750.00
Traffic Control	LS	1	\$ 4,860.00	\$ 4,860.00
				\$ 19,035.00
Demo				
Clear and Grub with Haul Off	SF	20,000	\$ 0.62	\$ 12,400.00
Clear and Store Gravel	LS	1	\$ 1,535.00	\$ 1,535.00
Mill Existing Asphalt and Haul Off	LS	9,300	\$ 0.85	\$ 7,905.00
Remove Curb and Gutter	LS	1	\$ 5,830.00	\$ 5,830.00
Remove Sidewalk	LS	1	\$ 3,000.00	\$ 3,000.00
Remove Tree	EA	2	\$ 230.00	\$ 460.00
				\$ 31,130.00
Sewer				
SS - Lateral Off Existing	EA	1	\$ 3,200.00	\$ 3,200.00
				\$ 3,200.00
Storm Drain				
SD - Connect to Ex.	EA	1	\$ 6,000.00	\$ 6,000.00
SD - 18" RCP	LF	730	\$ 100.00	\$ 73,000.00
SD - Box	EA	1	\$ 4,700.00	\$ 4,700.00
SD - Manholes	EA	5	\$ 4,085.00	\$ 20,425.00
				\$ 104,125.00
Pressurized Irrigation				
PI - Connect to Ex. w/ sleeve	EA	2	\$ 2,565.00	\$ 5,130.00
PI - 8" PVC Main	LF	486	\$ 45.00	\$ 21,870.00
PI - 8" Gate Valve	EA	4	\$ 3,000.00	\$ 12,000.00
PI - Blowoff	EA	2	\$ 2,100.00	\$ 4,200.00
PI - 4" Drain	EA	2	\$ 2,350.00	\$ 4,700.00
				\$ 47,900.00
Road Work				
RW - Import Fill A1a	CY	350	\$ 65.00	\$ 22,750.00
RW - 24" Curb & Gutter	LF	470	\$ 43.15	\$ 20,280.50
RW - 10' Asphalt Trail	SF	4,300	\$ 6.00	\$ 25,800.00
RW - Drive Approach	EA	2	\$ 9,500.00	\$ 19,000.00
RW - ADA	EA	4	\$ 3,640.00	\$ 14,560.00
RW - 8" Roadbase	CY	215	\$ 76.25	\$ 16,393.75
RW - 4" Asphalt	SF	9,000	\$ 2.95	\$ 26,550.00
RW - 4" Asphalt Patching With Prep	SF	1,120	\$ 6.75	\$ 7,560.00
RW - Preservation Coat	SF	11,650	\$ 0.35	\$ 4,077.50
RW - Saw Cut	LS	1	\$ 4,515.00	\$ 4,515.00
RW - Striping (Budget Number)	LS	1	\$ 7,500.00	\$ 7,500.00
				\$ 168,986.75
Collar Manhole	EA	5	\$ 750.00	\$ 3,750.00

Lower and Raise Valves	EA	5	\$ 1,080.00	\$ 5,400.00
Trench Import	Tons	790	\$ 18.45	\$ 14,575.50
Export Spoils	CY	1,060	\$ 7.75	\$ 8,215.00

Total

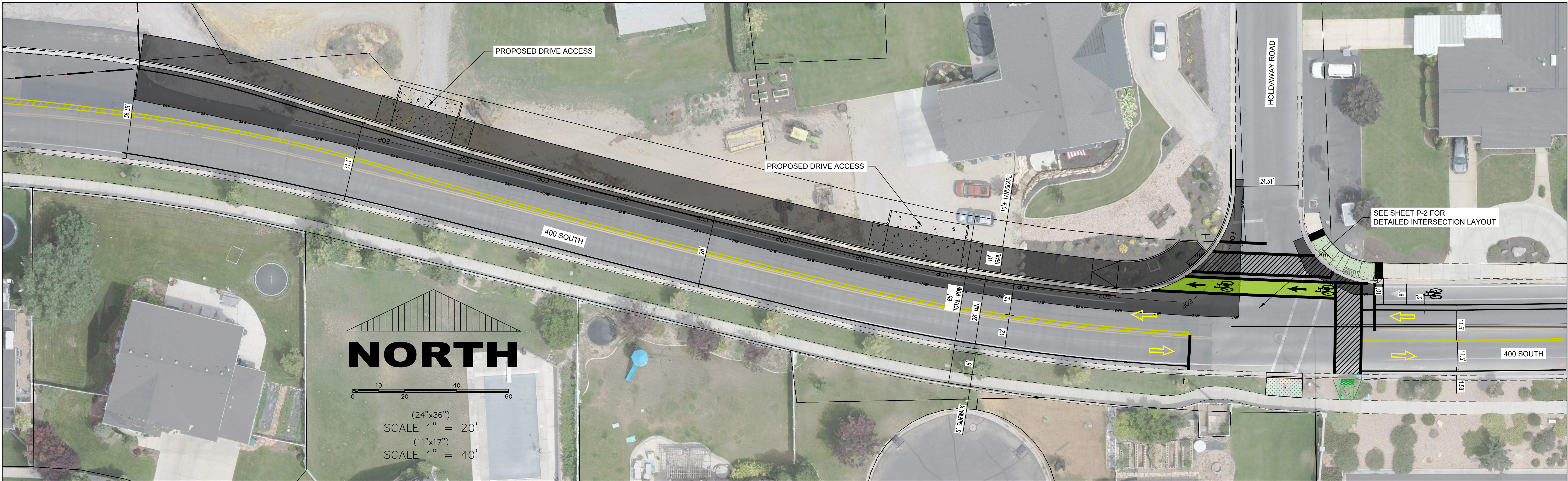
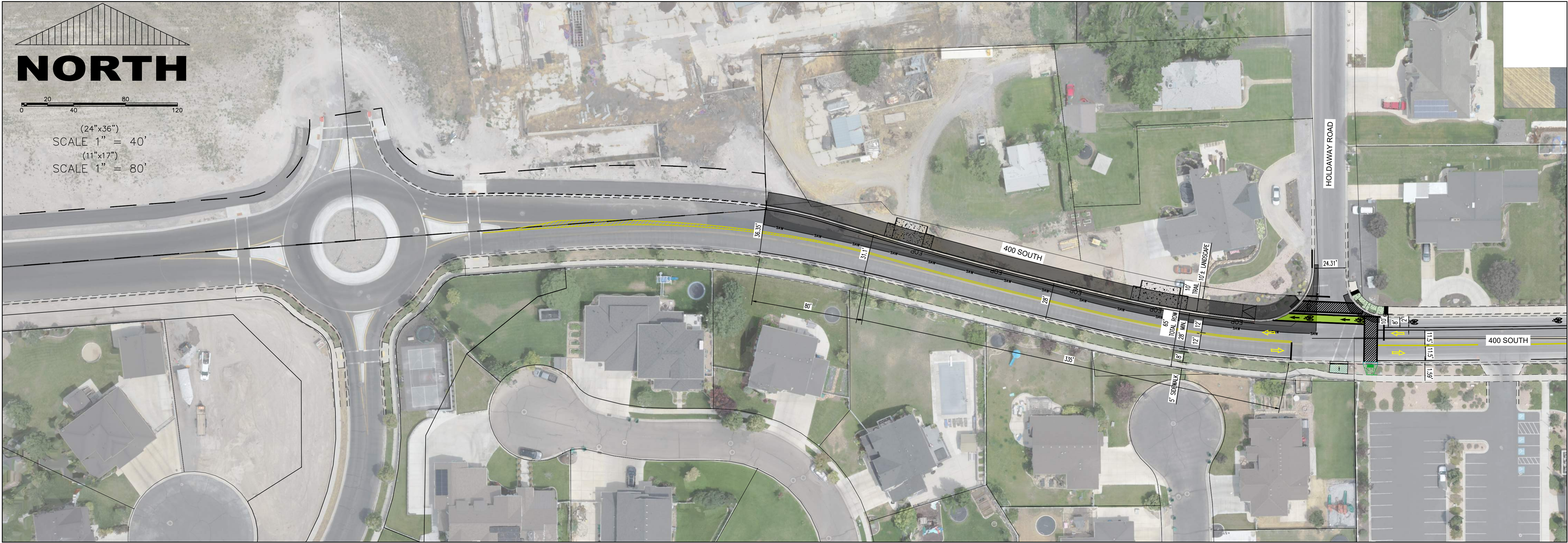
\$ 406,317.25

Please read the following notes

Date of plans bid off of 12/13/2025
Bid does not include a bid bond
Bid includes the cost of fuel on 7/30/2026. Prices are subject to fuel increase.
Road Section is 4" Asphalt on 8" Road Base
Traffic control is based of the assumption we can close 400 South
Bid does not include any landscape repair
Bid does not include extra sabilization material under pipe for bedding the pipe.
Bid assumes that strom drain trenches will be 5' wide. Bid does not include budget for banks caving in.
Bid excludes concrete repair on existing round about and curb and gutter.
Due to market volatility and fuel pricing. Prices are subject to surcharges, increase in fuel, subcontractor and supplier pricing.

Exclusions:

Dewatering
Bond
Landscape
Utility Conflicts
Hard Rock
Survey/Material Testing
Pothole/Observation Pit
Looping/Utility conflicts
Dry utilities
Power pole/Line Conflicts
Fence or Landscape Repair



region
Engineering
& Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

400 SOUTH COMPLETION
VINEYARD, UTAH

DATE: 7.29.2026

PROJECT #

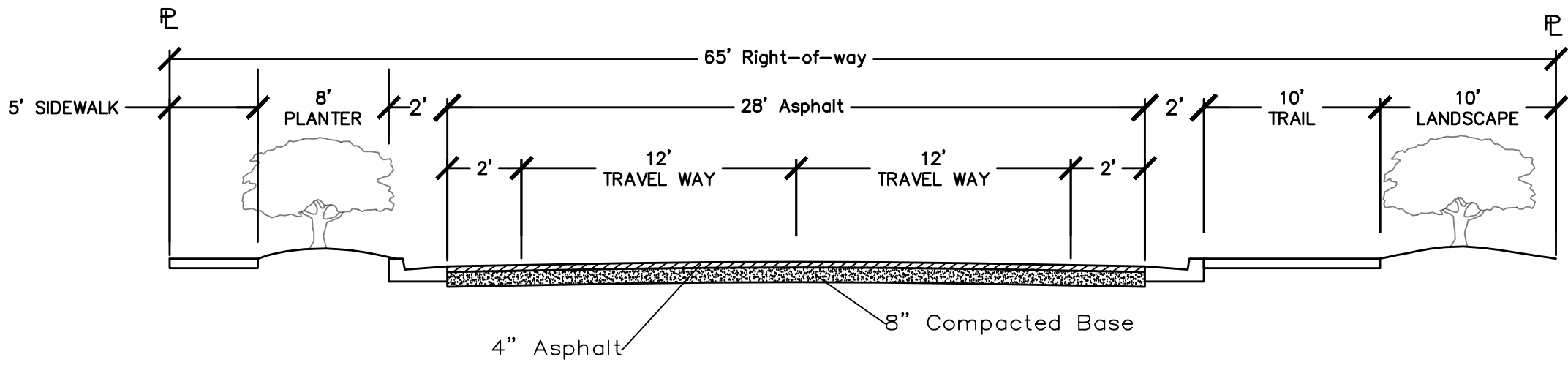
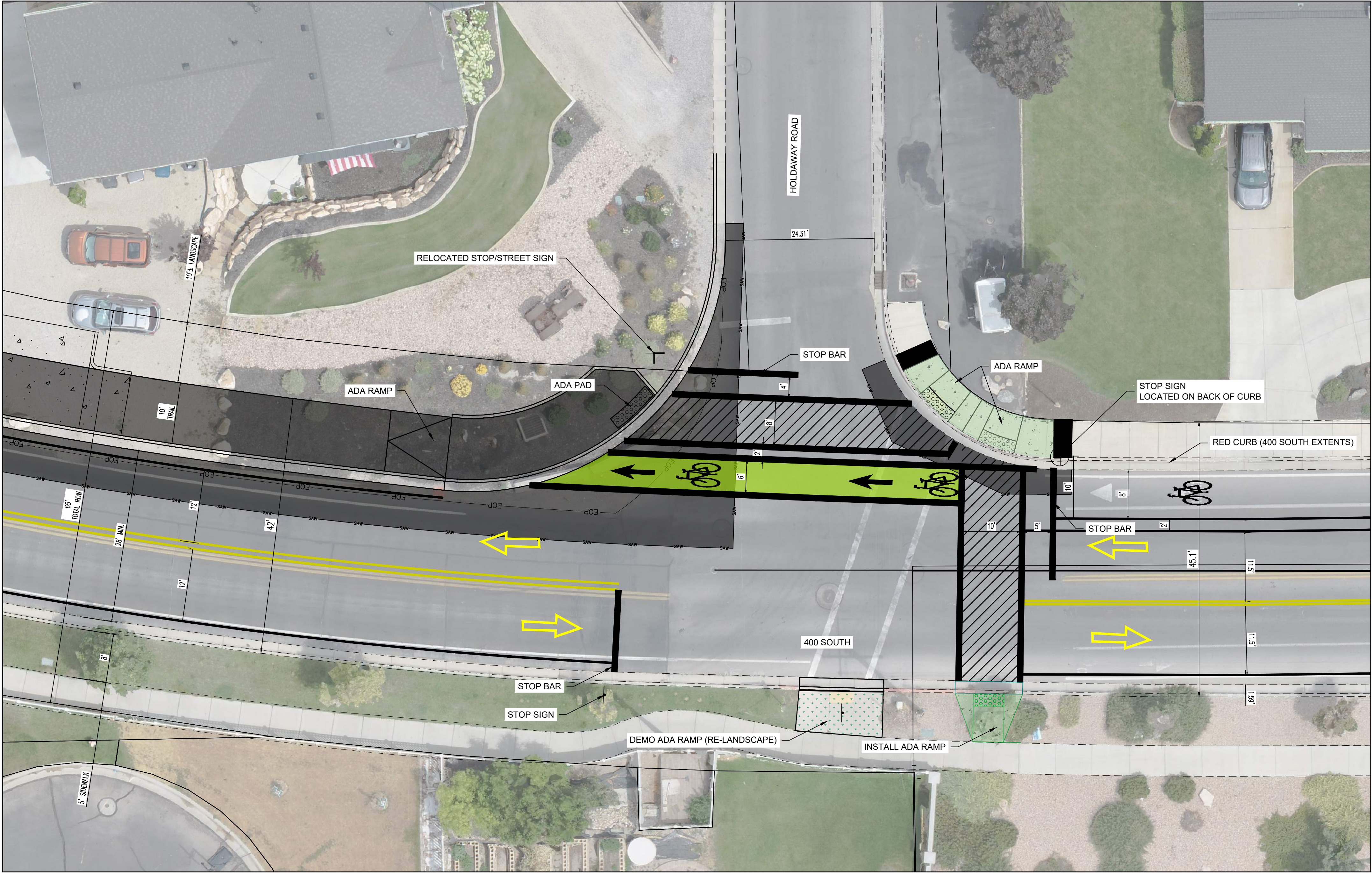
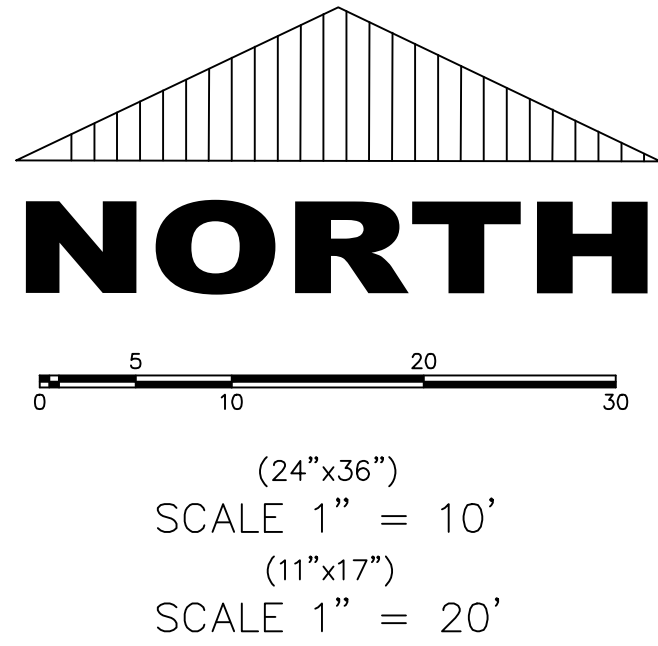
REVISIONS:

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SHEET NAME:

SHEET:

P-1



400 South Street Cross Section



region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

400 SOUTH COMPLETION
VINEYARD, UTAH

DATE: 7.29.2026	
PROJECT #	
REVISIONS:	
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SHEET NAME:

SHEET: P-2

NORTH

052030

(24"x36")
SCALE 1" = 10'

(11"x17")
SCALE 1" = 20'

RIGHT-OF-WAY EXHIBIT
KEITH HOLDAWAY - Option 1

The figure is an aerial photograph with overlaid technical annotations. A dashed line indicates the 'EXISTING RIGHT-OF-WAY'. A solid line shows the 'PROPOSED RIGHT-OF-WAY'. An orange-shaded triangular area is labeled '866 SQ FT TOTAL (2 PARCELS)'. A yellow line is labeled 'ASPHALT SAWCUT LINE'. Other labels include 'EXISTING CURB, GUTTER & ASPHALT TRAIL', '400 SOUTH', and 'Serial:18.021.0032 CADENCE VINEYARD 400 LLC'. Dimensions like '16.44'', '28.32'', '81.65'', and '37.1'' are marked along the boundaries.

region

Engineering & Surveying

1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

400 SOUTH COMPLETION
VINEYARD, UTAH

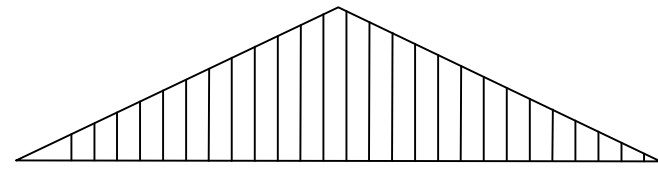
DATE:7.29.2026	
PROJECT #	
REVISIONS:	
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SHEET NAME:

SHEET: P-3

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Page 12 of 78



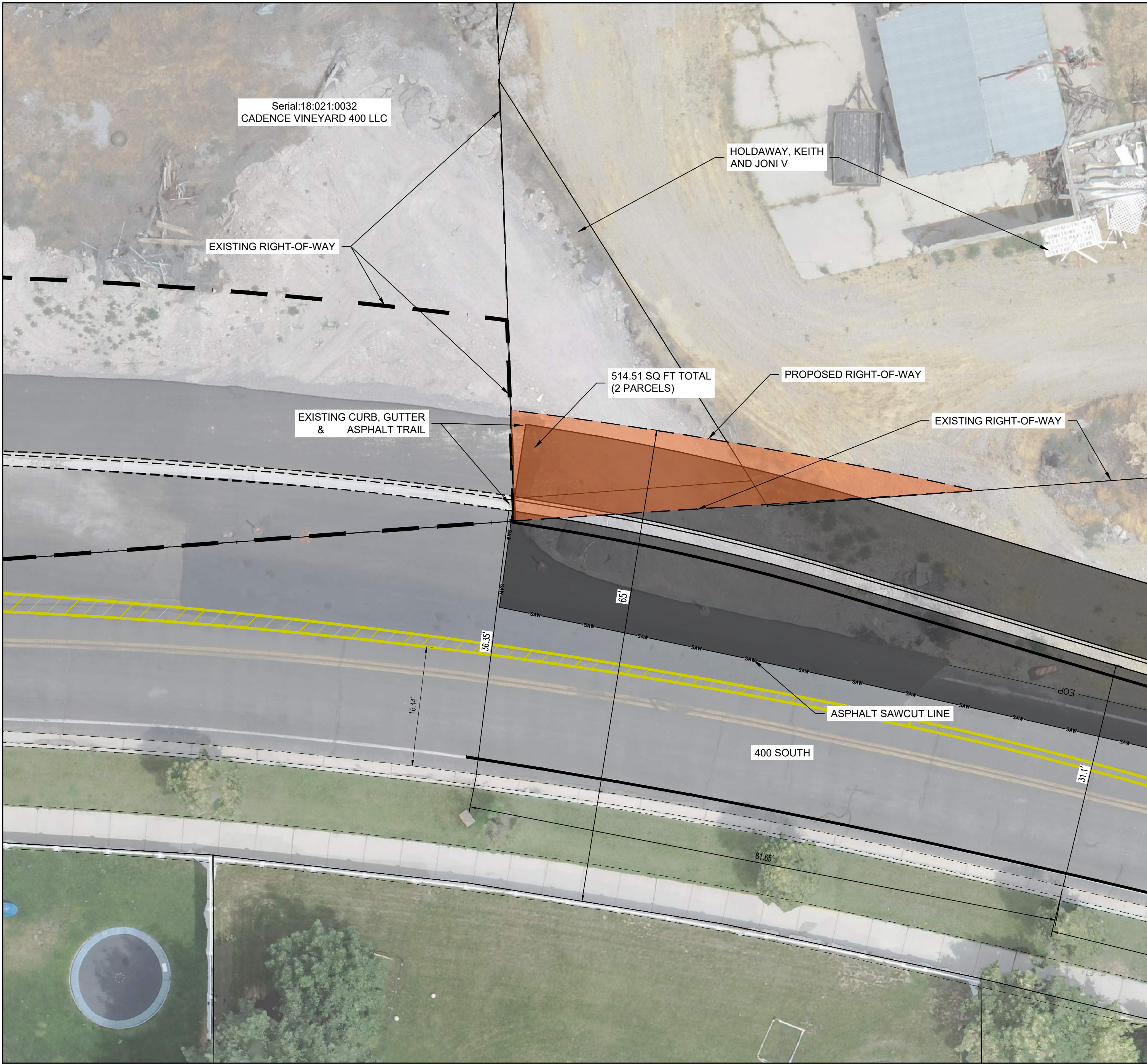
NORTH

0 5 10 20 30

(24"x36")
SCALE 1" = 10'

(11"x17")
SCALE 1" = 20'

RIGHT-OF-WAY EXHIBIT
KEITH HOLDAWAY - Option 2



region

Engineering & Surveying



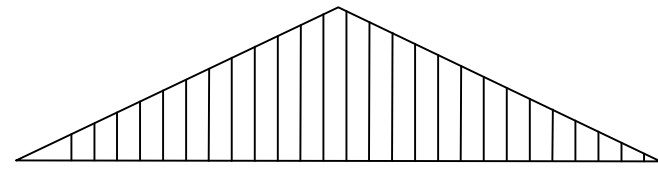
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Orem, UT 84057
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400 SOUTH COMPLETION
VINEYARD, UTAH

DATE:7.29.2026	
PROJECT #	
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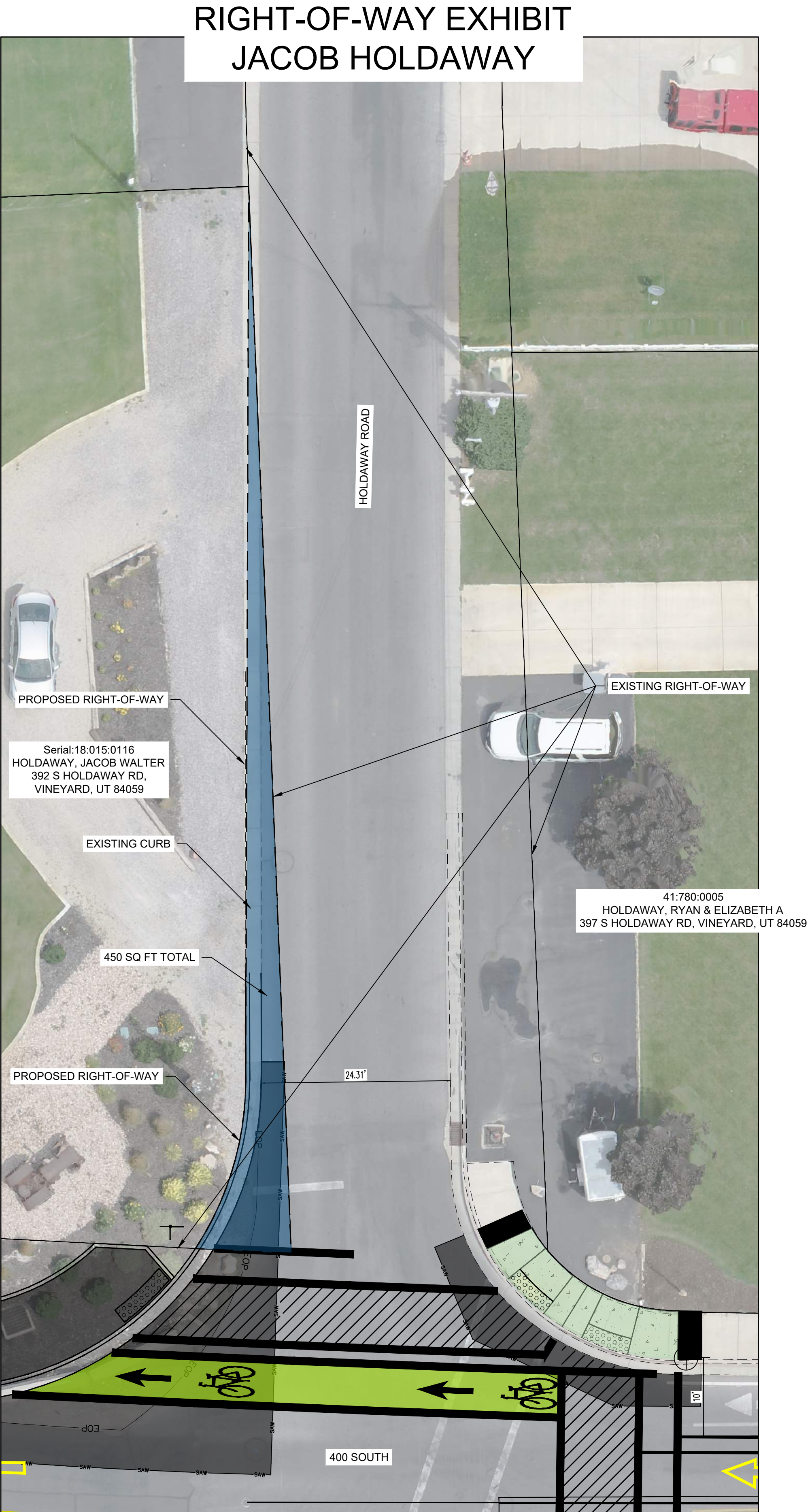
SHEET: P-3A



NORTH



(24"x36")
SCALE 1" = 10'
(11"x17")
SCALE 1" = 20'





region
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400 SOUTH COMPLETION
VINEYARD, UTAH

DATE:7.29.2026
PROJECT #
REVISIONS:

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SHEET NAME:
SHEET:
P-4

VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: August 4, 2026

Agenda Item: Discuss design work and build out of Gammon Park Extension (Pumpkin Patch Area) (Brian Vawdrey)

Department: Parks & Recreation

Presenter: Brian Vawdrey

Background/Discussion:

Back in 2021, Vineyard City contracted with Consor Engineers to create an open space master plan for the Central Corridor Area in Vineyard. This plan covers approximately 80 acres of open space and was created to help guide further park development. Public input was gathered through various means for this plan.

Of the approximate 80 acres identified in the Central Corridor Master Plan, about 11 acres are within the area known as the Gammon Park Extension (Pumpkin Patch). There is currently \$50,000 approved in this fiscal year's budget to finalize conceptual and construction documents in preparation for future build-out of the 11-acre area.

However, due to the time gap between now and when the Central Corridor Master Plan was created, and Vineyard City staff reckoning that needs have changed/edits could be of great value, Vineyard City staff would like to obtain City Council's direction regarding if editing the Central Corridor Plan is of interest. If so, what elements and how soon.

Central Corridor Master Plan proposed edits from Vineyard City Staff include:

Grove Park:

- Remove dog park from Grove Park (Utah City is in the works of building a small dog park and a large dog park).
- Remove dirt pump track.

Gammon Park:

- Remove all-abilities playground. Utah City recently built one.
- Remove on-street parking and instead make the parking lot (identified in the Master Plan) much bigger. This can help provide added parking and prevent potential issues with cars reversing onto Center Street.
- Remove the walkway that cuts through the grass field and the multi-use pathway. These prevent potential useful space for recreation programming
- Remove the dog park. (Utah City is in the works of building a small dog park and a large dog park).
- Remove the baseball backstop within the multi-purpose field. This prevents potential useful space for multi-sport recreation programming
- Remove slacklines and pickleball courts from City Hall area. This area of the plan seems to not be to scale for the area unless a lot of dirt is brought in. Instead, replace these items with an asphalt pump track.

Potential additions to Gammon Park, pending community buy-in could include:

- Add two more tennis courts so it's a 4-court complex. This is needed to host for youth tennis program and would allow additional court offerings than what is currently available to the public.
- Add two little league baseball fields.
- Add a permanent stage, pavilions, and Parks storage/office space.

Vineyard City Staff considers the two most urgent build-out items in the 11-acre pumpkin patch area to be multi-purpose fields and parking. As a result, Vineyard City staff would also like to obtain City Council's direction on if they consider removing street parking to be a significant change to the Central Corridor Master Plan. If the answer is yes, then would it necessitate a complete re-design of the Master Plan OR would it necessitate just a design amendment. Also, to determine if a public hearing is necessary before making a potential change to the parking as currently shown in the Master Plan.

OPTION 1:

Completely re-do the Central Corridor Master Plan. This would require approximately \$40,000 to implement and would take approximately 12 months to complete.

OPTION 2:

Move forward with conceptual and construction documents for just the two multi-purpose fields and parking within the 11-acre pumpkin patch area. Then, re-do the rest of the Central Corridor Master Plan next fiscal year.

OPTION 3:

Move forward with conceptual and construction documents for just the two multi-purpose fields and parking within the 11-acre pumpkin patch area. Then, approve \$30,000 of funding to re-do the rest of the Central Corridor Master Plan this fiscal year.

OPTION 4:

Move forward with conceptual and construction documents for the entire 11-acre pumpkin patch area with park amenities as identified currently in the Central Corridor Master Plan.

Fiscal Impact:

See section above

Recommendation:

Vineyard City staff recommends that City Council support Option 2 or 3.

Sample Motion:

N/A

Attachments:

1. Vineyard Central Corridor Masterplan- Final
2. 11-acre Park + Gammon Park

VINEYARD CORRIDOR

CENTRAL MASTERPLAN

Submitted to:
Vineyard City

Submitted by:
Consor Engineers
986 West 9000 South
West Jordan, UT 84088
801-495-4240

April 2023

Executive Summary

Accessibility to the Vineyard Central Corridor through well-connected trail network is a key goal for this vibrant, livable, and healthy community. Well planned trails and recreational amenities are an integral part of a complete and attractive recreation system to help increase economic viability. Well planned access locations in the community aid in reducing traffic congestion in residential neighborhoods, while also helping to improve the health and quality for life of residents and communities.

An active lifestyle is a primary component in the allure of Vineyard City to many new residents. Vineyard City contracted with Consor Engineers, to create The Central Corridor Master Plan that promotes an active lifestyle. This plan focuses specifically on exploring recreational solutions and maintaining maximum natural open space. The primary goal of this plan was to develop a plan to identify potential recreational amenities and destination locations for the Central Corridor. The plan process included coordination with Vineyard city officials and staff as well as its residents.

Tasks completed by the project team during the development of the Central Corridor Master Plan include:

- Coordination with Vineyard City staff;
- Completion of various map iterations with revisions and changes as directed by the project team;
- Completion of project and planning evaluation of potential recreation amenities;
- Completion of public open houses;
- Completion of a online public survey;
- Completion of a preliminary conceptual design;
- Completion of this open space master plan document;

Contents

Executive Summaryi

1.0 Introduction1

 1.1 Project Setting1

 1.2 Importance of Open Space Planning1

 1.3 Purpose of the Master Plan2

 1.4 Project Team Members2

 1.5 Public Involvement3

 1.6 Benefits of Open Space3

 1.7 Heritage Preservation3

2.0 Community Engagement3

 2.1 Committee Meetings3

 2.2 Public Open House4

 2.3 Public Opinion Survey5

3.0 Conclusion5

Final Masterplan and Phasing Recommendations7-12

Precedent Images13-16

List of Figures

Figure 1: Location Map1

Figure 2: Image of Existing Boardwalk in Wetlands5

Figure 3-7: Existing Locations6

Appendices

Appendix A: Public Involvement Materials17-36

Appendix B: Cost Estimate38

1.0 Introduction

In 2021, Vineyard City contracted with Consor Engineers to complete an open space masterplan for the Vineyard Central Corridor area. The Central Corridor Master Plan was developed to provide a framework for creating a system of trails and recreation amenities throughout the property. The City envisioned serving a diverse range of users, providing safe and well-maintained linkages to important natural, recreational, and cultural spaces.

1.1 Project Setting

Vineyard City is located on the west side of I-15 and west of Orem. The City has roughly 16,000 residents according to the World Population Review estimates.

The City is bordered by Orem to the east, Provo to the south, Lindon to the north, and Utah Lake to the west.

The proposed study area for the Vineyard Central Corridor Master Plan, focuses on the 25 acre site east of Vineyard Grove Park, and the open space west and south of Gammon Park - nearly 80 acres in total.

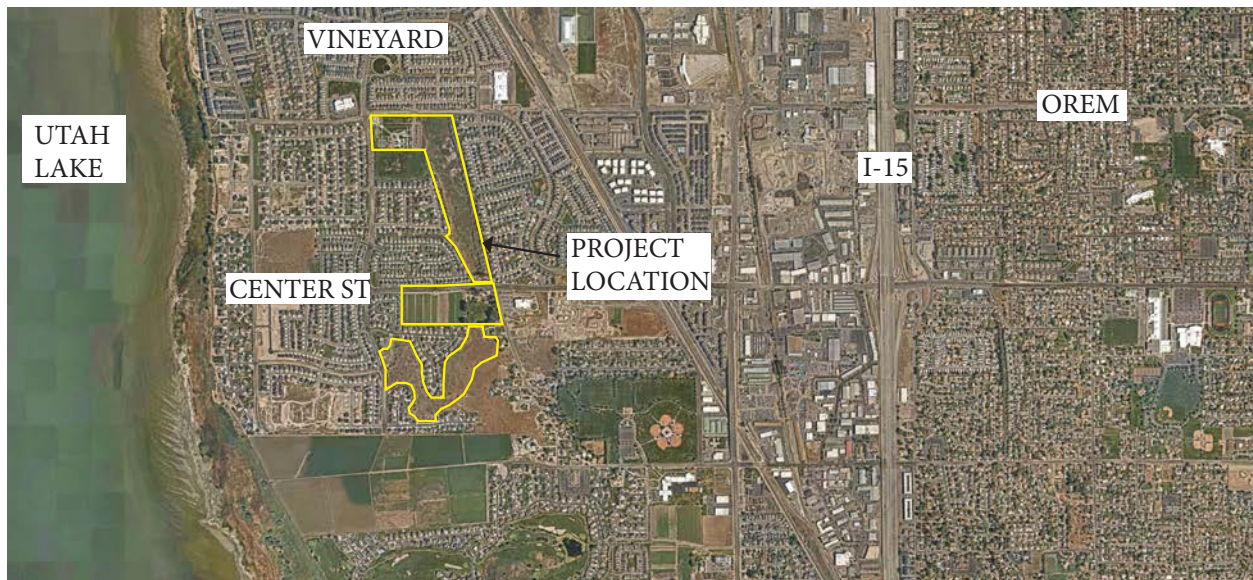


Figure 1: Location Map

1.2 Importance of Open Space Planning

Well thought-out open space planning does more than create amenities for a community; a unified open space master plan does the following:

- Connects open space and trail users into a municipal and regional network;
- Connects communities;
- Encourages integrated development planning;
- Connects the local trail network to public lands and recreation areas;
- Helps preserve open space;
- Fosters an active lifestyle;

1.3 Purpose of the Master Plan

Vineyard City's vision is to expand existing recreation and trail connections throughout the City. The increasing interest in recreation throughout the City calls for more recreational opportunities. Population growth and urban expansion have created a demand for unique outdoor experiences which once established, could draw new residents and regional visitors. This proposed network of trails and unique recreational opportunities will allow Vineyard City to create a safer, more cohesive community.

The City also anticipates the likelihood of the population growing over the coming years, causing increased impacts to the natural environment. By establishing a comprehensive open space master plan now, the City can plan for the development of trails, recreation, and the preservation of the natural environment.

When creating this master plan, the following goals and objectives were outlined:

- Connect to existing local and regional trails;
- Define the recreation amenities that best suit the City and its residents;
- Create a comprehensive concept plan to provide direction for future recreational and economic development;
- Highlight and celebrate the City's rich and diverse heritage;

1.4 Project Team Members

Representatives from Vineyard City, and Consor Engineers were involved in the planning and development of the open space master plan; they are listed below:

Consor Engineering

Lars Anderson, Project Manager

Bryton Shepherd, Landscape Designer

Ankur Choudhary, Landscape Designer

Sullivan Love, Water Manager

Ginger Kellems, Rec Coordinator

Brian Vawdrey, Rec Manager

Bethany Bee, Social Media

Vineyard City

Briam Amaya Perez, Senior Planner

Morgan Brim, Community Development
Director

Ezra Nair, City Manager

Cristy Welsh, Council Member

Amber Rasmussen, Council Member

Bryce Brady, Planning Commission Chair

Kathryn Newman, Office Manager

Ben King, Rec Coordinator

Justine Marshall, MS4/Floodplain

Emily Dicataldo, Engineer in Training

Naseem Ghandour, Public Works Director

1.5 Public Involvement

Vineyard City and the surrounding communities have an active population with a passion for outdoor recreation. The project team determined that public opinion and support for the master plan would be essential in its development and implementation. The project team used the following methods to involve the general public and coordinate between agencies:

- Conducted numerous public open houses;
- Organized an online user survey;
- Created presentations and informational materials;

1.6 Benefits of Open Space

Trails and open space have tremendous benefits for local communities. Not only do they connect cities and towns to surrounding lands, but they also enhance the local quality of life. Vineyard City has prioritized this concept and has taken the necessary steps to prepare an open space master plan so the community can benefit from the trail system and recreational opportunities in their natural open space.

1.7 Heritage Preservation

Preserving the heritage of Vineyard City will be accomplished through a multifaceted approach that involves but is not limited to the utilization of themed buildings, shade structures, landmarks, statues, artwork, signage and plaques as well as the integration of vintage farm implements throughout the city's walking paths and trail-networks. These and other elements will serve to showcase the rich and diverse history and cultural identity of the City.

The Community & Cultural Center will play a central role in this effort, serving as a hub for community events and activities as well as a location to celebrate the City's heritage. This approach will help to create unique and engaging environments for residents and visitors, and will ensure the cultural legacy of Vineyard City is preserved for generations to come.

2.0 Community Engagement

Public Involvement (PI) played an integral role in the development of the Vineyard Central Corridor Master Plan. Generating support among residents was crucial to building a plan that connects neighborhoods to open space and ties the recreational locations together. To accomplish this goal, the project team held committee meetings, conducted public open houses, and organized an online survey to gauge trail usage, recreational activities, and amenities.

2.1 Committee Meetings

Developing a unified open space master plan required collaboration between Vineyard City staff, its residents, and Consor Engineers. These meetings occurred from June of 2022 to February of 2023.

The purpose of these meetings was to review project goals and outcomes, objectives, and

identify locations for recreational uses. The team wanted to create a plan that identified a network of trails that would connect to residential areas and incorporate recreational activities that are important to the community. The second goal was to create a public input survey to collect data concerning trail usage and recreational needs and desires. The group identified the following objectives for the plan:

- Create a comprehensive public input survey;
- Hold at least three (3) public open house meetings to receive public input on the plan.

2.2 Public Open House

The team scheduled the first public open house on October 8, 2022 at Vineyard Grove Park. The purpose for the meeting was to present to the public the proposed masterplan with locations of new trails, and recreational locations. The public was given the opportunity to review the masterplan locations and make suggestions. There were five (5) additional open houses with the same objective (see list below). Several methods were used to promote the open house, including using the City's website (www.vineyardutah.org) and social media platforms.

The City's website was used as the primary information source. The project survey, open house announcements, and all materials were posted to the website. This allowed stakeholders to look at the information at their convenience.

At the open houses, residents were given the opportunity to ask questions regarding the plan directly to city staff, governing officials, and the consultant. They could also leave feedback and comments on the maps that were presented at the events. Moreover, city staff encouraged each resident to participate in the online survey. Many residents chose to do so on the spot. The following are the dates and locations of each open house in chronological order:

- Vineyard Grove Park (October 8, 2022)
- Rulon Gammon Park (October 11, 2022)
- Boo-a-palooza (October 18, 2022)
- Vineyard City Hall (October 20, 2022)
- Lakefront at TC Clubhouse (November 3, 2022)
- Development Services at the Home Builders Association Building (November 8, 2022)

For residents that could not attend the open houses in person, two (2) virtual events were held, via Facebook Live: The first on October 4, 2022 and the second on March 8, 2023. During the events members of the Vineyard Central Corridor Master Plan Committee and Elected Officials further explained the details of the existing plan and received feedback from the public.

Together, both Facebook Live events received hundreds of views and several comments and shares. Overall, the city received very positive feedback on the plan across all forms of public engagement. The city has done its very best to listen to the voices of the residents and make adjustments where feasible. City staff and Vineyard residents alike can be proud of the final draft and feel confident that the plan is inclusive and comprehensive. The plan has truly been made by the residents themselves.

2.3 Public Opinion Survey

The project team developed an online survey of questions to measure topics such as frequency of park use, desired recreational amenities, and locations. The survey was posted on the City website and a QR code was available for those who were present at the open house.

More than 600 people responded to the survey. Over 98% of the respondents were Vineyard residents.

Some key findings from the survey included the following:

- 80% of respondents had children in the household;
- 35% of respondents live directly adjacent to the proposed park;
- 75% of respondents would use the park daily or weekly, 22% of respondents daily and 52% of respondents weekly;
- 55% of respondents will access the Corridor on foot, while the other 45% will access the park either by automobile or biking;

3.0 Conclusion

The Vineyard Central Corridor Master Plan aims to provide a comprehensive strategy for enhancing recreational amenities, heritage preservation, education, and trail connections in the area. The purpose of this open space master plan is to expand the existing recreational, historical preservation, and education options by providing a framework for development.

The process involved public engagement through open comment forums to ensure that the proposed plan incorporates the wants and desires of the residents. This approach ensures that the plan is tailored to meet the unique needs and preferences of the community.

The proposed plan centers around exploring and identifying potential trail connections, recreational amenities, and historical amenities throughout the Central Corridor.

Implementing the proposed amenities outlined in the master plan will transform the Vineyard Central Corridor into an enjoyable, recreational-centered, historically rich environment.

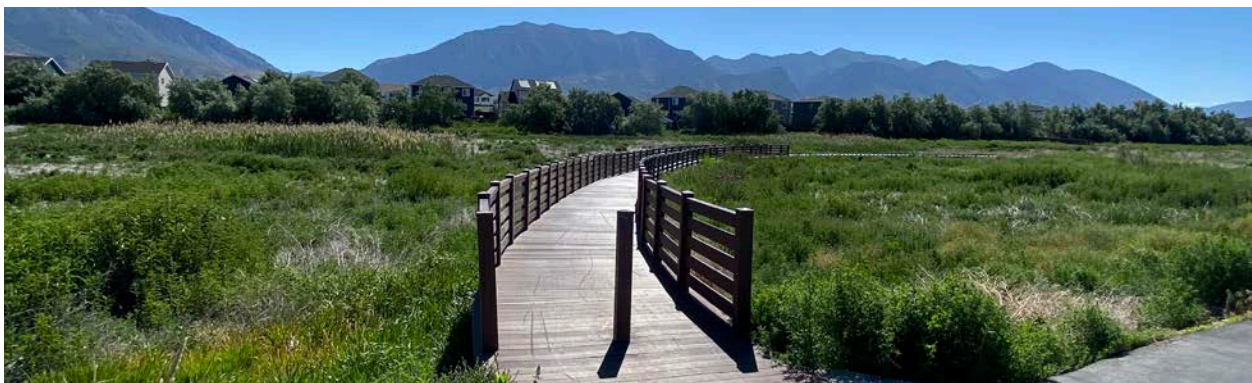


Figure 2: Existing boardwalk through wetlands east of Grove Park



Figure 3: Existing trail through "Fish Hook" area south of Gammon Park.



Figure 4: Proposed location of multi-Use fields, playground



Figure 5: Existing Gammon Park



Figure 6: Proposed dog park location

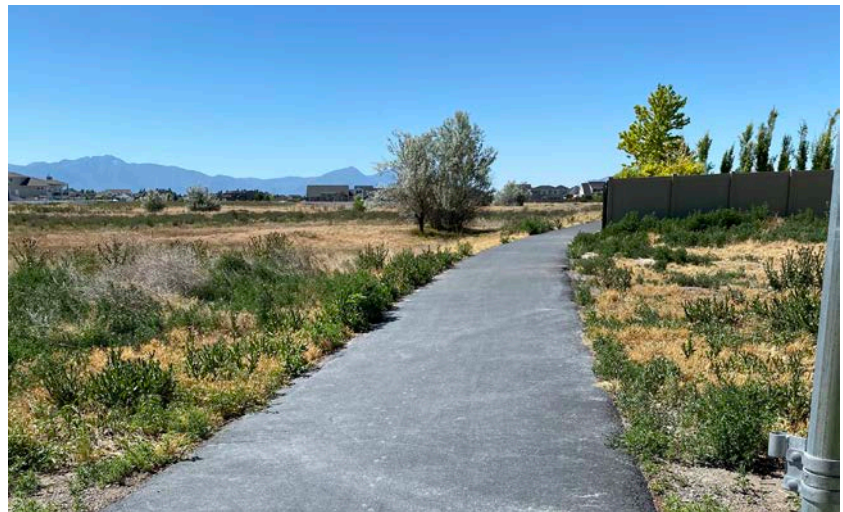
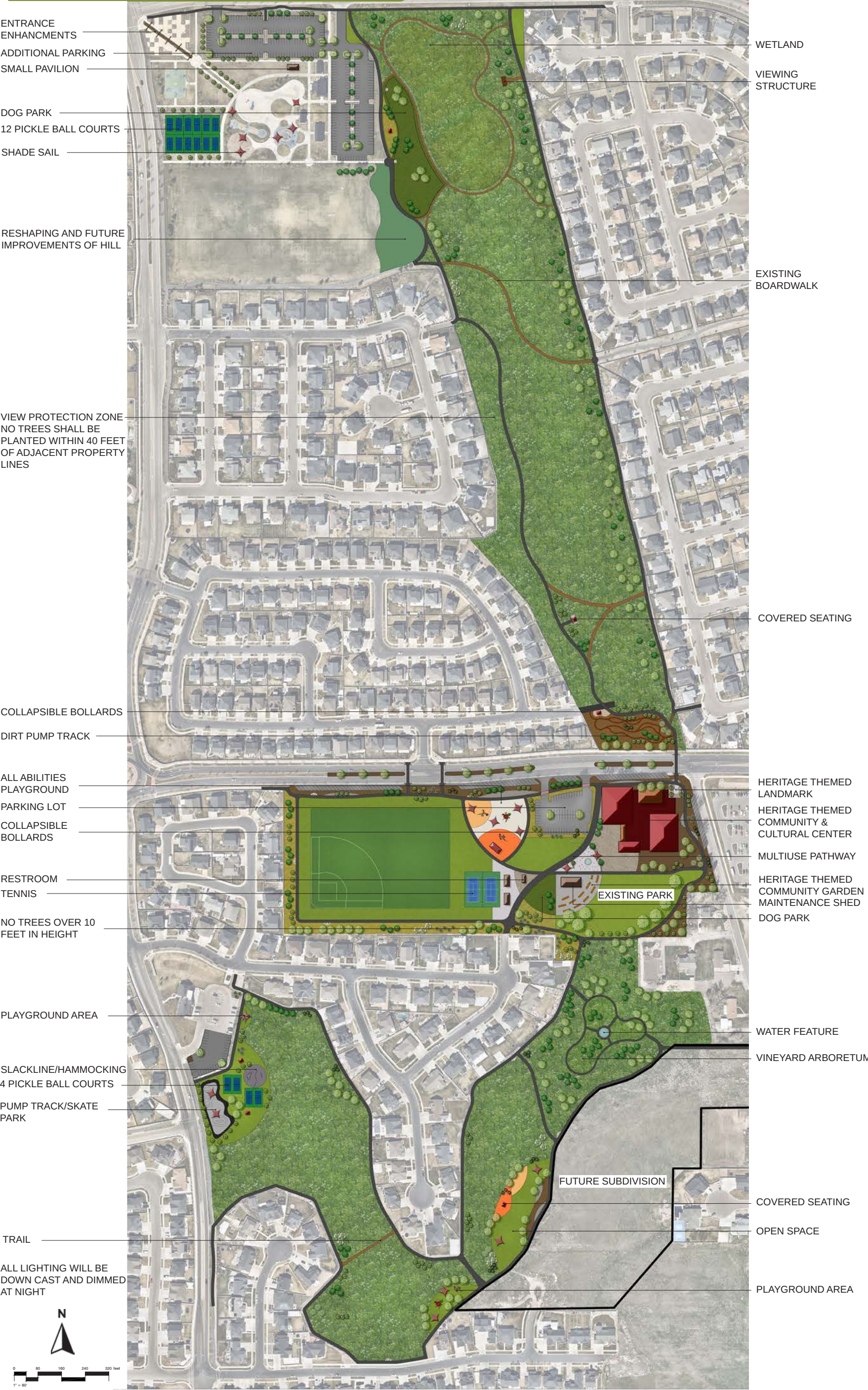


Figure 7: Proposed location of arboretum

VINEYARD CENTRAL CORRIDOR MASTER PLAN



PHASE RECOMMENDATIONS

THIS PHASING PLAN PROVIDES A GENERAL GUIDELINE FOR PRIORITIZING PROJECTS FOR FUNDING AND CONSTRUCTION. THE CITY COUNCIL MAY CHOOSE TO MOVE ITEMS FORWARD OR BACK IN PHASES DEPENDING ON COMMUNITY NEEDS AND FINANCING

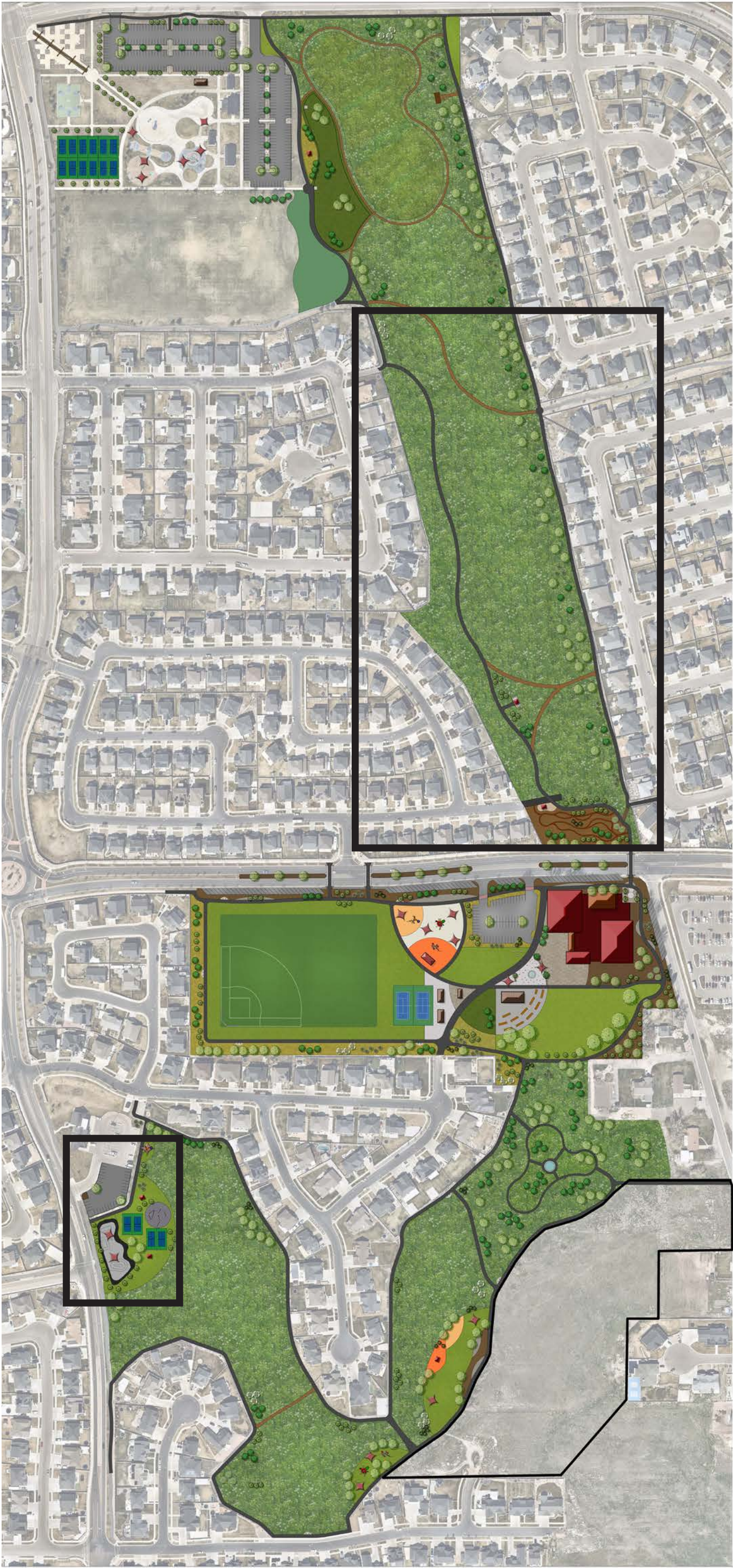
PHASE 1



PHASE RECOMMENDATIONS

THIS PHASING PLAN PROVIDES A GENERAL GUIDELINE FOR PRIORITIZING PROJECTS FOR FUNDING AND CONSTRUCTION. THE CITY COUNCIL MAY CHOOSE TO MOVE ITEMS FORWARD OR BACK IN PHASES DEPENDING ON COMMUNITY NEEDS AND FINANCING

PHASE 2

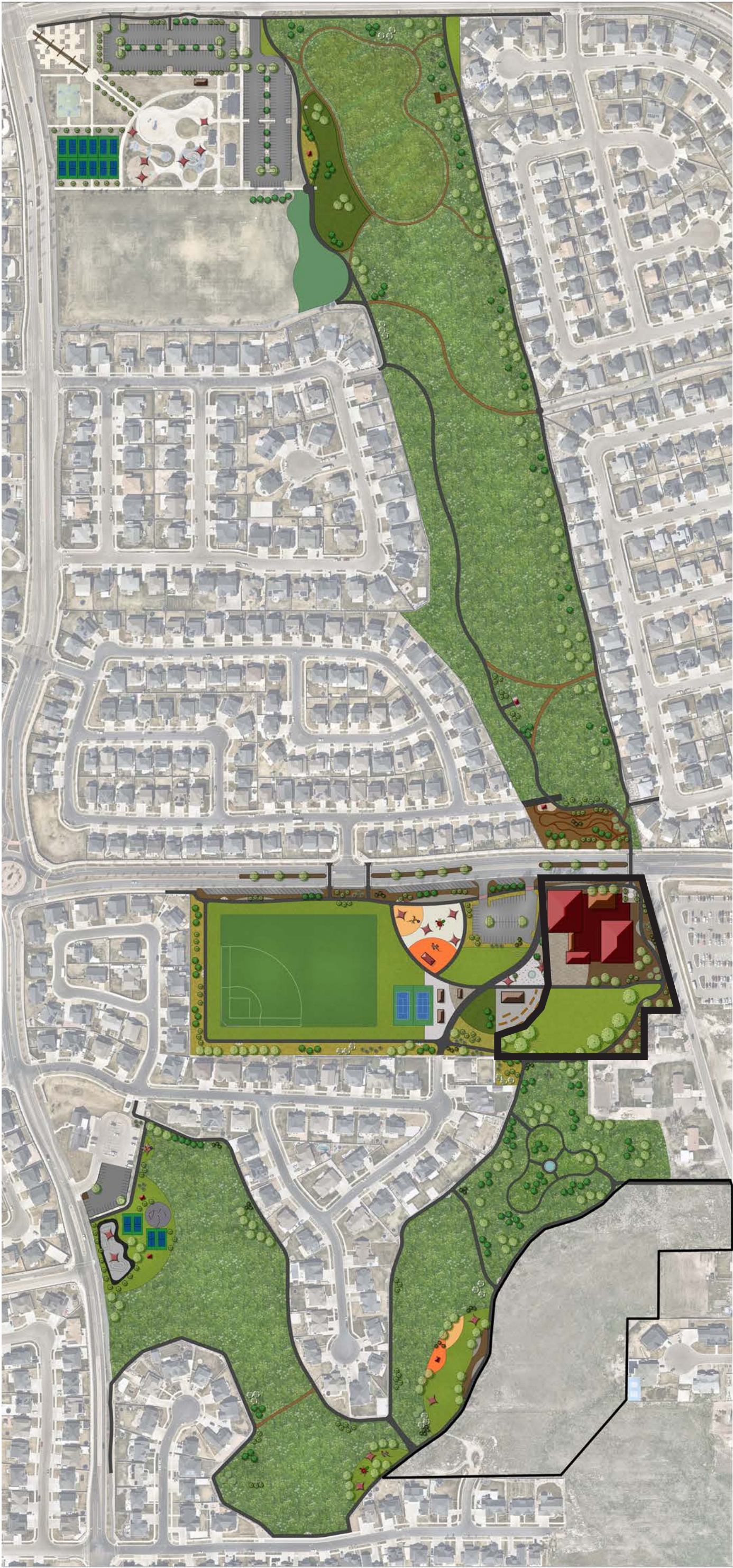


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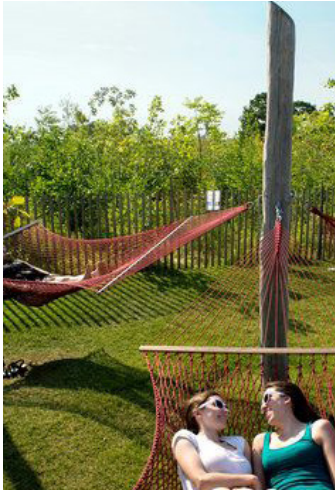
PHASE 5





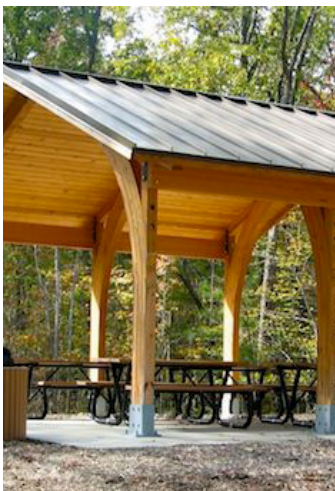
HERITAGE COMMUNITY CENTER

PRECEDENT IMAGES



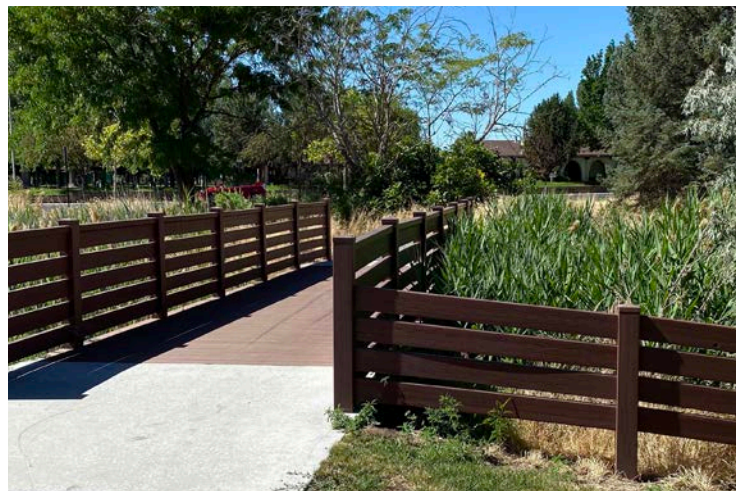
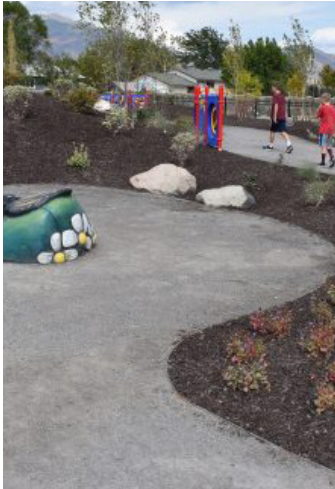
PUMP TRACK/SLACKLINE

PRECEDENT IMAGES



PLAYGROUND/SHADE STRUCTURES/DOG PARK

PRECEDENT IMAGES



COMMUNITY GARDEN/TRAILS

PRECEDENT IMAGES

Vineyard Central Corridor Master Plan Appendix

Public Involvement Materials

A

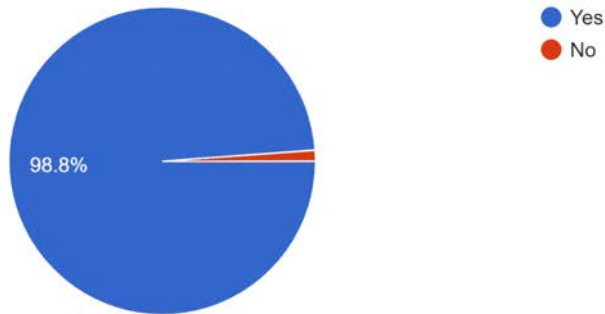
Public Survey Results

Vineyard Corridor Master Plan Survey Data

Demographics:

Are you a resident of Vineyard, Utah?

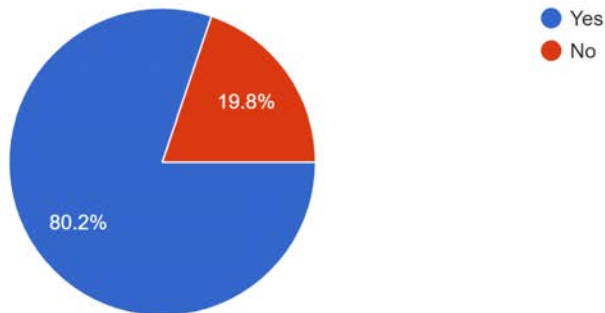
601 responses



98.8% of respondents are a resident of Vineyard, Utah

Do you have any children in your household?

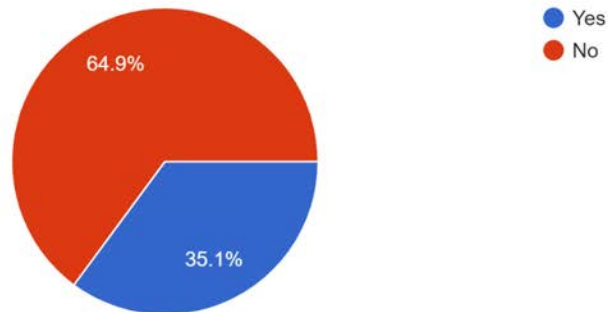
601 responses



4 out of 5 respondents have children in their household

Are you a homeowner directly adjacent to the proposed park?

601 responses

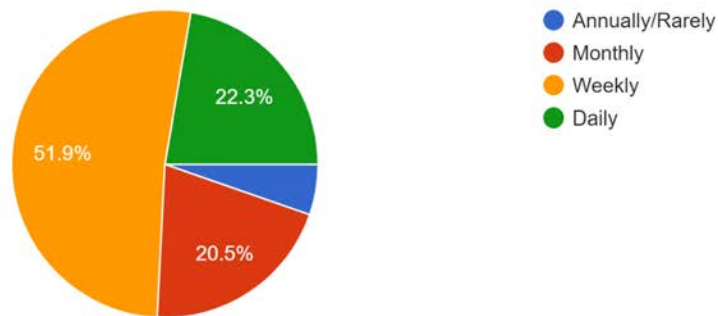


35% of respondents live directly adjacent to the proposed park

Access & Frequency of Usage:

How often will you use the park facilities?

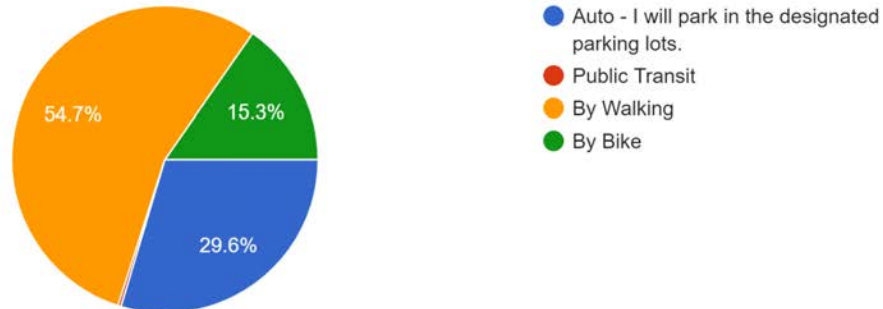
601 responses



Approximately 75% of respondents will use the park daily or weekly, 22% of respondents daily and 52% of respondents weekly

How will you access the park?

601 responses

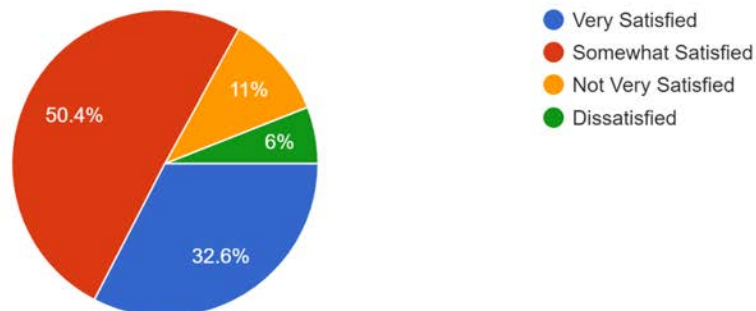


55% of respondents will access the corridor on foot, while as the other 45% will access the park either by automobile or biking, 30% and 15% respectively

General Amenities:

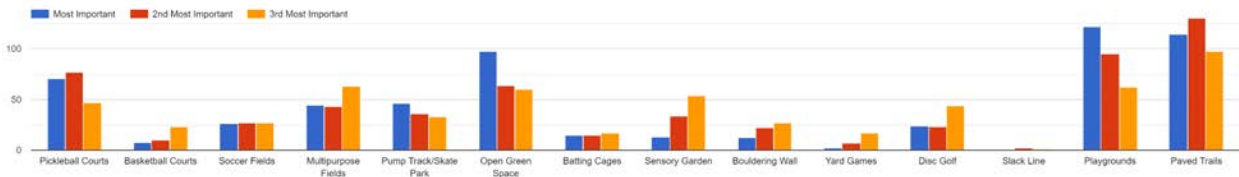
Are you satisfied or dissatisfied with the amount of recreational facilities such as playgrounds, ballfields, batting cages, sport courts and open walking paths proposed throughout the park?

601 responses



Nearly 85% of respondents are very satisfied or somewhat satisfied by concepts shown; 15% are not satisfied or dissatisfied

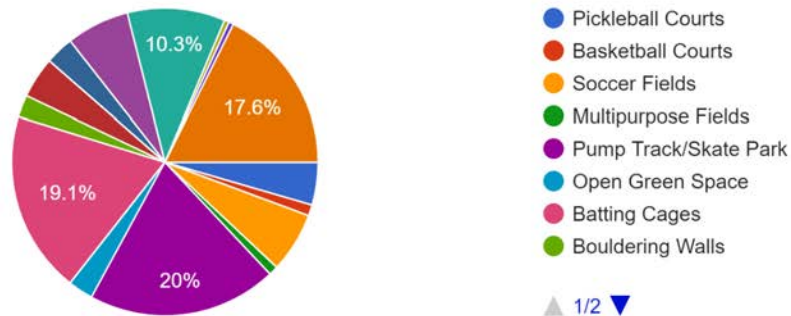
After viewing the concepts, what amenities are most important to members of your household? Choose your top three.



Paved trails, playgrounds, open green space and pickleball courts are the most important amenities to respondents. Multipurpose fields, soccer fields, the pump track/skate park, bouldering walls and disc golf are the 2nd most important & basketball courts, batting cages, yard games and slack lines are 3rd most important.

If you could vote "no" to one park amenity, which would you choose, if any?

601 responses

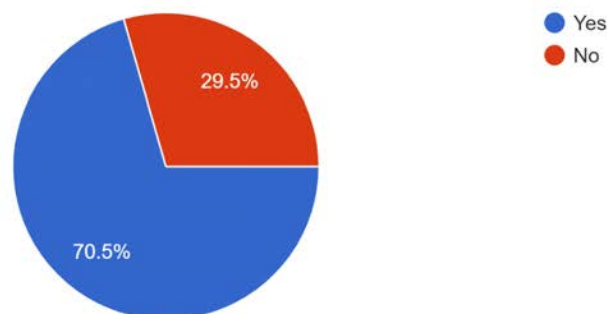


In order from most to least disliked are the following: Pump Track/Skate Park (20%), Batting Cages (19%), due to the noise associated with them and Slacklines (10%). Nearly 18% of respondents responded with N/A.

Concept A:

Based on the concept shown above, do you feel the amenities provided adequately suit your needs?

601 responses

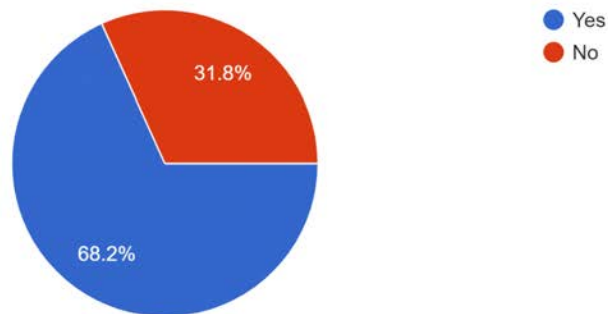


70% of respondents resonated that Concept A adequately suited their needs

Concept B:

Based on the concept shown above, do you feel the amenities provided adequately suit your needs?

601 responses

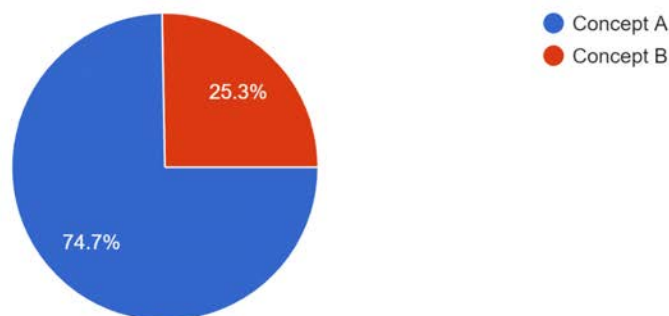


68% of respondents resonated that Concept B adequately suited their needs

Community Center vs. Open Space:

Based on the concepts shown above do you prefer Concept A or Concept B?

601 responses

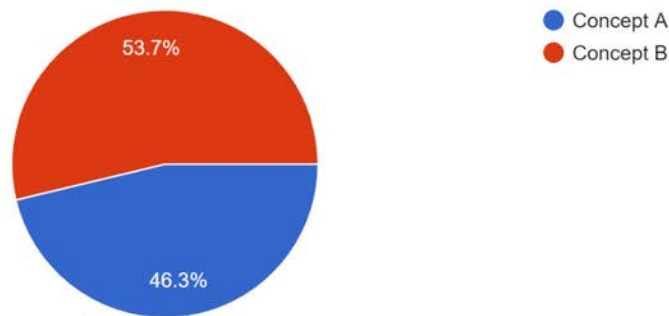


3 out of 4 respondents chose Concept A (community center) over Concept B (open space)

Fish Hook Section: Disc Golf vs. Pond

Based on the concepts shown above do you prefer Concept A or Concept B?

601 responses



54% of respondents chose Concept B (disc golf) over Concept A (pond)

Notable Trends From Survey

1. 70 mentions of “wetlands”. Primarily surrounding the idea of preserving the wetlands or leaving the wetlands untouched.
2. 59 mentions of “bugs”. These comments primarily stem from the implementation of ponds throughout the various concepts.

Concept A: Based on the concept shown above, do you feel the amenities provided adequately suit your needs?

Yes I like most of this, hate the workout area behind the slide hill. Would be better suited along the lakeshore trail. Hate having a community garden here when the city is putting one just down the street to the west a few blocks down the same street.

Yes

Yes Love the additional parking and the pickle ball courts!

Yes

Yes

No I think it should be left alone. I enjoy seeing the wildlife and if it's developed, we won't have that anymore.

Yes

Yes

Yes

Yes

No Being a senior with a dog it would be nice to have a place to take your dog off leash to play with other dogs.

Yes I think the pond is great

Yes

No The Site Highlights indicate a dog park, but no dog park is depicted. Walking my dogs and having a safe place to allow them off leash is my primary concern.

Yes I like the additional slide park. But no to the pond, we don't need more areas for mosquitoes to breed

Yes

Yes I like that there is open green space and trails

Yes I prefer to keep as much green space and natural space as possible

Yes A pond and walking trails in the wetlands improves the experience. Parking lot upgrades are needed. The slide park will make that corner of the park beautiful.

No Leave open space open.

Yes

Yes

No too many pickleball courts, not enough tennis courts

Yes

Yes

Yes

No Please stop. Everyone I talk to living here does not want another thing developed. These are suppose to be preserved wetlands. Keep it natural for the wild life.

Yes

Yes

Yes

Yes Leave the spaces adjacent to the houses alone. If you must develop them leave at least fifty feet between any trails

Yes Looks fun!

Yes

Yes

Yes

No I better like the idea of an all abilities park in Vineyard like the one Spanish fork. We really enjoy the splash pad here, and it looks like that might be taken out? Also, I feel this concept caters much more to adults than kids.

No Would like more reservable covered spaces not so close to the playground. And the pond is a waste of space.

Yes

Yes It honors the needs of many with a really nice setup, please do this!

No Vineyard needs a cemetery. Residents are having to seek burial plots outside the city in other communities and being charged expensive non-resident rates. Consider how a cemetery can be incorporated into few remaining open spaces in Vineyard.

No I'm not a huge fan of the pond. There isn't one there already correct? I feel like that will only attract more bugs to the area. Unless it is proven to concentrate the bugs in that one area in which case I would approve :)

Yes Love it. More pickle ball. Keep golf carts and side by sides off the trails. Let's make vineyard free of dogs!

Yes

Yes

No Would love a skatepark!

No I paid significantly more money for my lot because I was told these are preserve lands that wouldn't be develop. Vineyard has more than enough playgrounds, why are we disrupting a whole ecosystem? Leave this area untouched!!!!

Yes I just want a place to walk my dog.

Yes Would like some turf soccer fields

No So much emphasis

Yes

No There are no amenities for children older than 10 yrs old. I have 2 grandchildren and I cannot see anything that they would enjoy as they get older. The things that are currently there are not that great for kids.

Yes

No This does not show the playground being updated. Little kids prefer to play on the closed splash pad slide over almost anything else. The chosen weird small bus structure needs to go and a real playground needs to come in.

Yes

Yes

Yes I like the idea of making use of the wetland area with a pond and more walking paths. Also adding dedicated pickleball courts would be amazing. Especially if there are lights to play at night.

Yes More parking is definitely appreciated

Yes

Yes

Yes

Yes

No I only say no if the pickleball courts do not have lights.

No not sure what open green space means?

Yes Love shaded pavillions- dog park, a beautiful space to walk around- the pond. Beautiful spaces to enjoy.

Yes

Yes the new trails and slide parks look like ogreat additions. The hill in grove park should be better utilized, and this does a great job.

Yes

No Vineyard should install shade cover over playground in vineyard grove park

Yes

No Slides at the park. Shade structures over the playground equipment. And level off the inclined grassy areas so it is easier to see multiply kids at the same time. Those grassy inclined areas create really big blind spots.

Yes

Yes

Yes

Yes

Yes

Yes

Yes Pickle ball courts and pond

Yes

Yes Has a little bit of everything

Yes

No

No Leave the wetlands or “uplands” as some people are calling them, alone.

Yes As long as the pond is nice.

Yes

Yes

Yes More trails, slides and pavilions would be great!

No You need more tennis courts not soccer fields. We already have enough of those.. pickleball is great but tennis is still popular and always full. More courts at gammon. And bigger playground at gammon. Please see orem playground for inspiration.

No We do not need so many pickle ball courts scrap the dumb courts completely. Pickle ball players are a tiny minority with a loud loud voice. Just like how company’s take twitter responses as the voice of America when less than 22% of Americans use it

Yes NA

Yes

Yes

Yes When we moved to Vineyard, we were told all the wetlands we’re preserved. Why are park developments happening on them???

No The plan doesn’t mention cleaning up or replanting any of the wetland area. Need more shade structures.

Yes

Yes love the pickleball courts!

Yes

No

Yes More parking is needed

No You're taking out tennis courts and replacing them with pickleball courts. I'm thrilled to get pickleball courts, but it'd be a big bummer to do it at the expense of tennis. There's room for both. Perhaps put some courts east of the basketball courts

Yes

Yes Has things that would be nice. I do worry about the pond though. We are in a drought and I think having it constantly empty because of that will cause problems.

Yes

Yes The pond is kind of pointless and will just make the but problem worse than it already is. The trails and area would be fine I guess.

Yes Love it. But I'd rather leave the 2 tennis courts and just add pickle ball courts. Excited for a pond and shade pavilions. Also excited for the slide park.

Yes We need more pickleball courts!

Yes

Yes

No I'd like to see more for bikes

Yes It has more than it has now!

Yes

Yes

No From what I can see, the tennis courts are going to be converted to pickle ball courts? Pickle ball seems like a fad. No one else in the world has even heard of it. Why not have both tennis courts and pickle ball?

No We don't need a dog park and wish to have more playgrounds

Yes

Yes I love the open green spaces, the pickle ball courts, and the included playground. Looks like it can be accessed/enjoyed by stroller and wheelchair. I also love the pond.

Yes Definitely a dog park.

No No new fields for baseball, no more basketball

No

Yes

No Don't get rid of the tennis courts!!!

No We desperately need a skatepark.

Yes love the dog park and pond. Still wish there were batting cages.

Yes

Yes I like the pond feature.

No Where is the dog park? It isn't labeled. Vineyard really needs a dog park.

Yes

No Would love to know more about the pond and reasons for it.

No Why food trucks (keep that by the megaplex)

Yes

No I want the space here to remain the same and possibly add more boardwalks.

Yes

No I'd like more playgrounds and more shade

Yes more parking provided, better use of the wetlands area. since it lists a "dog park", can we assume dogs will not be allowed in the rest of the grass areas, please?

Yes Id love for vineyard to have a fenced dog park

No I think the dog park will detract from the rest of the park as the smell will make it extremely unpleasant to be at the park and use the other amenities.

Yes

No This park needs more Shade

No Would prefer a larger playset available for younger kids like items park instead of that many pickleball courts. I think it's an excessive amount

Yes

No

Yes I love every part of the plan. I'm especially excited about the pickleball courts.

Yes I like the extra park there and the paved trails. Glad that no new big amenity is in this area.

Yes

Yes

Concept B: Based on the concept shown above, do you feel the amenities provided adequately suit your needs?

Yes

Yes Enhancing the track kids have already made in that area is a great idea.

Yes

Yes Great to have pavilions and groomed pump track.

Yes

Yes My house is right next to the bike pump place. Please Please DO NOT put a parking lot out there!! They can walk from the community center. My "yes" is based on not seeing the pictures. I would like to see the pictures. Thanks for your work on this.

Yes

Yes

Yes

Yes I think the pump track should be extended through the open space to make a large loop.

Yes This area is currently unusable. I live in The Gardens and we love using the trails but this area is an eye sore and hard to access unless you go around the neighborhood. My son goes to Franklin and we have to walk through the dirt field now.

No Again few of the amenities proposed are for Seniors and dogs would enjoy an off leash dog park

No This is much less interesting without the pond

No I strongly oppose a parking lot at the end of water lane. Traffic should stay on center street and away from the neighborhoods with small children

Yes Personally, I would prefer a skate park to a pump track.

No

Yes This plan looks good- please no parking lot in this section

Yes Love that it is staying open green space

Yes Open green space with small pavilions. No so certain about a pump track

Yes This would make the area more useful to the community.

No Leave open space open.

Yes

Yes

Yes

Yes

No I don't need a pump track

Yes

No Please stop. Keep it wetlands.

Yes

Yes

Yes

Yes

Yes I prefer this because concept A has more of the same stuff. We need a bike/pump track (something for kids 8-14) to do more than another path or playground.

Yes

Yes

Yes

No I like it the way it is already.

Yes

Yes

Yes We back up to this. I like that it's left open. I love the paved walking, my boys will use the bike park.

No Vineyard needs a cemetery. Residents are having to seek burial plots outside the city in other communities and being charged expensive non-resident rates. Consider how a cemetery can be incorporated into few remaining open spaces in Vineyard.

Yes The wetlands are beautiful and I like that they are the focus of this part of the plan. I LOVE that there is a pump track in the empty space where kids have already built their own pump track. LOVE IT!

Yes Love the openness and the walkable pavilions!

No

Yes

No

No

Yes I just want a place to walk my dog.

No not sure what wetland is for

No

Yes

No Is this a skate park or a bike track?

No Would really like a water feature of some sort, just not still water.

Yes I like that it will have more paths. However it would be nice to have a low maintenance bathroom along the trail even if it is just a single stall. Maybe down by the bike trails

Yes

Yes

Yes

No Where's the park?

Yes

Yes

Yes

No Do not want a skate/ bike park!

Yes

No the wetlands are beautiful as is

No Meh- this part is just meh for me. I love walking trails but just surrounded by weeds and "wetland" is lame. But I guess this is fine?

Yes

Yes Yes for new biking trails!

Yes

Yes

Yes

Yes

Yes

Yes

No I don't like the Pump Track Park, it's already an area of high traffic and reckless bikers running in and out of there.

Yes

Yes

Yes

Yes

Yes Disc golf

Yes

No Fewer options available than the first plan

No This area needs to be preserved and maintained for wildlife

No

Yes Leave the wetlands alone.

Yes It looks good

Yes

Yes

Yes

No I like the wild life look. Are you taking it all down? I say leave it and had paths thru it.

Yes

No Add another park for little kids

Yes

Yes

No When we moved to Vineyard, we were told all the wetlands we're preserved. Why are park developments happening on them?!

Yes

Yes I live on water lane. We do not want a lot of cars parking on our street to get to the wetlands. Please make sure our street stays safe and not congested.

No

Yes

No

No Not applicable to my needs

Yes

Yes

Yes

Yes

- Yes
- Yes Nothing wrong here, but nothing grossly right either.
- Yes Love the bike park and more interconnected paths.
- Yes Connecting all the trails together would be awesome for family bike outings and walks
- Yes
- No Just too plain.
- Yes I love the bike park and that wouldn't require people to drive to the park.
- No No skate park at all should ever be out in. Wetlands don't count as a park
- Yes
- Yes
- No Really like the pump track and trail that makes the city more family outdoor activity friendly, but the entrance to the parking should be directly across the pumptrack so people wanting to use the pump track can park directly across from it and cross the street.
- No We don't need the pump track
- Yes
- No No playground. Only thing is nice walking trails.
- Yes
- No Nothing new
- Yes
- Yes
- Yes Preserves wetlands
- No looks cool but we need a skate park, not a pump track.
- Yes I appreciate the area being cleaned up and usable
- Yes
- Yes
- No
- Yes
- No Hard no for pavilions in tbt open space. We don't need a place for teens and creeps hanging out late at night in secluded areas behind homes.
- Yes I hope they make the pump track really nice with no goat heads. Please maintain it well!

Yes

No I want the space here to remain the same and possibly add more boardwalks.

Yes

No More shade

Yes really like the addition of the bike track, would prefer it were larger, there's lots of space there

Yes I also really like the preservation of wetlands

Yes Good use of space and development. Balanced.

Yes

Yes We are so excited about the pump track. I love that it's something all ages can use

No Pavilions are fine but what is the value in them in those areas. Don't seem like they fit well.

No

No

Yes I don't know enough to answer either way.

Yes

Yes I think a skate park would be better than a pump track

Yes

Yes

Yes No issue.

Yes

No Terrible idea. NO ONE WANTS MORE HOUSES WITH LESS GREEN SPACE.

No Would love to see a few more activities and places to play

Yes ☺

Yes The pump track is far from my home

No No skate park

No

Yes

No

Yes

Yes Love all the walking trails

Vineyard Central Corridor Master Plan Appendix

B

COST ESTIMATE



VINEYARD CENTRAL CORRIDOR MASTER PLAN
COST ESTIMATE

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
DEMOLITION AND GRADING (50 ACRES - FULL EXTENTS)					
1	MOBILIZATION	1	LUMP	\$ 10,000.00	\$ 10,000.00
2	CLEARING AND GRUBBING	1	LUMP	\$ 10,000.00	\$ 10,000.00
3	CUT & FILL (BASED ON 2,100,000 FT³)	160,000	CUBIC YARD	\$ 3.00	\$ 480,000.00
EROSION CONTROL					
4	SILT FENCE	25,000	LINEAR FOOT	\$ 1.67	\$ 41,750.00
5	STABILIZED CONSTRUCTION ENTRANCE	3750	SQUARE FOOT	\$ 3.00	\$ 11,250.00
6	INLET BARRIER	50	EACH	\$ 90.00	\$ 4,500.00
PARK HARDSCAPE					
7	CONSTRUCTION SURVEY	1	LUMP	\$ 3,500.00	\$ 3,500.00
8	ASPHALT PAVING (3" DEPTH)	2,534	TON	\$ 12.50	\$ 31,675.00
D	UNTREATED BASE COURSE (6" DEPTH)	5,069	TON	\$ 13.50	\$ 68,431.50
10	GRANULAR BORROW (12" DEPTH)	10,140	TON	\$ 14.50	\$ 147,030.00
11	CONCRETE PAVILION PAD	4,220	SQUARE FOOT	\$ 8.00	\$ 33,760.00
12	CONCRETE MOW STRIP (6 INCH WIDE)	2,500	LINEAR FOOT	\$ 6.00	\$ 15,000.00
PARKING LOTS (468 SPACES)					
13	24" CURB & GUTTER	2,000	LINEAR FOOT	\$ 20.00	\$ 40,000.00
14	ADA RAMPS	30	EACH	\$ 1,500.00	\$ 45,000.00
15	UNTREATED BASE COURSE (8" DEPTH)	9,500	TON	\$ 15.00	\$ 142,500.00
16	GRANULAR BORROW	21,621	TON	\$ 12.50	\$ 270,262.50
17	ASPHALT PAVING (3" DEPTH)	3,500	TON	\$ 70.00	\$ 245,000.00
18	RAISED SPEED TABLE	5	EACH	\$ 6,000.00	\$ 30,000.00
19	PARKING STALL STRIPING 468 STALLS 20' LONG)	9,360	LINEAR FOOT	\$ 2.15	\$ 20,124.00
20	CROSSWALK STRIPING (10 CROSSINGS)	500	LINEAR FOOT	\$ 3.50	\$ 1,750.00
21	ROADWAY SIGNAGE	25	EACH	\$ 300.00	\$ 7,500.00
MULTIPURPOSE FIELDS (2)					
22	TOP SOIL (XXX FT² @ 4" DEPTH)	2,184	CUBIC YARD	\$ 14.00	\$ 30,576.00
23	LANDSCAPE TURF	178,761	SQUARE FOOT	\$ 0.30	\$ 53,628.30
24	SPORTS LIGHTING	1	LUMP	\$ 100,000.00	\$ 100,000.00
25	IRRIGATION (SECONDARY WATER SYSTEM)	178,761	SQUARE FOOT	\$ 1.00	\$ 178,761.00
PARK AMENITIES					
26	SHADE SAILS	10	EACH	\$ 4,500.00	\$ 45,000.00
27	RESTROOMS	1	EACH	\$ 35,000.00	\$ 35,000.00
28	COLLAPSAIBLE BOLLARDS	15	EACH	\$ 2,000.00	\$ 30,000.00
29	INTERNAL DIRECTIONAL SIGNAGE	25	EACH	\$ 300.00	\$ 7,500.00
30	BENCHES	50	EACH	\$ 700.00	\$ 35,000.00
31	TRASH RECEPTACLE	25	EACH	\$ 300.00	\$ 7,500.00
32	PLAYGROUND EQUIPMENT	6	EACH	\$ 80,000.00	\$ 480,000.00
33	TENNIS COURT	2	EACH	\$ 45,000.00	\$ 90,000.00
34	PICKLEBALL COURTS	16	EACH	\$ 30,000.00	\$ 480,000.00
35	DUMPSTER ENCLOSURE	6	EACH	\$ 6,000.00	\$ 36,000.00
PARK LANDSCAPE					
36	TOP SOIL (XXX FT² @ 6" DEPTH - PLANTER BEDS)	2,842	CUBIC YARD	\$ 15.00	\$ 42,630.00
37	TOP SOIL (4" DEPTH)	1,876	CUBIC YARD	\$ 15.00	\$ 28,140.00
38	LANDSCAPE TURF (XXX FT² OUTSIDE BALL FIELDS)	215,427	SQUARE FOOT	\$ 0.30	\$ 64,628.10
39	PLAYGROUND SOFTDROP (POURED IN PLACE / RECYCLED)	34,283	SQUARE FOOT	\$ 15.00	
40	WEED BARRIER FABRIC	153,493	SQUARE FOOT	\$ 2.00	\$ 306,986.00
41	2" CALIPER TREE	552	EACH	\$ 250.00	\$ 138,000.00
42	6' - 7' EVERGREEN	100	EACH	\$ 275.00	\$ 27,500.00
43	5 GALLON SHRUB	828	EACH	\$ 24.00	\$ 19,872.00
44	1 GALLON PERENNIAL/GRASS	1,932	EACH	\$ 12.00	\$ 23,184.00
45	SEATING PAVILIONS LARGE	4	EACH	\$ 25,000.00	\$ 100,000.00
46	SEATING PAVILIONS SMALL	6	EACH	\$ 15,000.00	\$ 90,000.00
CONTINGENCY					
				20% CONTINGENCY	\$ 821,787.68
TOTAL:				\$	4,615,264.58





Discussion on Geneva Ponds Lease Proposal.

The Division of Forestry, Fire and State Lands (Division) is holding a public meeting on August 12th, 2026, at 6:00 PM at Vineyard City Hall regarding a proposed lease to Geneva Acquisitions, LLC (Geneva) for use of approximately 61 acres of Utah Lake sovereign lands in exchange for fee simple title to approximately 95 acres of privately-held lakeshore property located on the southeastern shore of Provo Bay in Utah Lake.

The Lease Area is currently leased by Geneva for purposes of an industrial retention pond. However, the new lease proposed as part of the exchange described above will be issued for 99 years and will allow Geneva to redevelop the Lease Area for commercial use. Geneva will also be required to maintain public access through the Lease Area to Utah Lake sovereign lands. Through the redevelopment, Geneva will provide enhanced shoreline access and recreational opportunities. Geneva will also be authorized to utilize the Lease Area in accordance with reclamation requirements under the Resource Conservation and Recovery Act.

Please also note the following timeline for the proposal:

1. Public meeting on August 12, 2026, at 6:00 PM at Vineyard City Hall.
2. State finalizes the site-specific plan and mails it out for public review.
3. 45-day comment period.
4. Assuming no substantive comments, State prepares a record of decision.
5. Another 20-day comment period follows.



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

Department of Natural Resources
Division of Forestry, Fire & State Lands

JOEL FERRY
Executive Director

JAMIE BARNES
Director/State Forester

July 29, 2026

RE: Public Meeting Notice for Special Use Lease Agreement No. 300-00311 Geneva Retention Pond 99-Year Lease

Dear Landowner of Record or Lessee,

You are receiving this notice because you are listed as an adjacent landowner or lessee to the lease area described in proposed Special Use Lease Agreement (SULA) No. 300-00311 (see attached Lease Area map).

The Division of Forestry, Fire and State Lands (Division) is holding a public meeting on **August 12th, 2026**, regarding a proposed lease to Geneva Acquisitions, LLC (Geneva) for use of approximately 61 acres of Utah Lake sovereign lands in exchange for fee simple title to approximately 95 acres of privately-held lakeshore property located on the southeastern shore of Provo Bay in Utah Lake.

The Lease Area is currently leased by Geneva for purposes of an industrial retention pond. However, the new lease proposed as part of the exchange described above will be issued for 99 years and will allow Geneva to redevelop the Lease Area for commercial use. Geneva will also be required to maintain public access through the Lease Area to Utah Lake sovereign lands. Through the redevelopment, Geneva will provide enhanced shoreline access and recreational opportunities. Geneva will also be authorized to utilize the Lease Area in accordance with reclamation requirements under the Resource Conservation and Recovery Act.

Deliverance of this notice is part of the process that the Division is required to follow for proposed uses of sovereign lands equal to or exceeding 20 acres. The meeting will provide an opportunity for the public to submit written comments regarding the issues to be addressed in the Site-Specific Plan for SULA 300-00311.

Please visit the Division's website for more information using the following link:
ffsl.utah.gov/public-notices/ → Other Public Notices (View Documents) → Public Meetings → 08/12/26 SULA 300-00311 Geneva Pond 99-Year Lease. Here you will find an agenda with a live meeting link and information regarding the exchange and proposed lease.

The public meeting is only the first opportunity to provide comment during the permitting process. If you are unable to attend the meeting, you will still be able to provide public comment during the 45-day comment period for the Site-Specific Plan and the 20-day comment period for the Record of Decision. As an adjacent property owner or lessee, you will receive copies of both the Site-Specific Plan and Record of Decision once they are finalized.



In-Person Public Meeting Details:

Wednesday, August 12, 2026 at 6:00 pm

Vineyard City Office
Council Room

125 South Main Street
Vineyard, Utah 84059

Virtual Meeting Details:

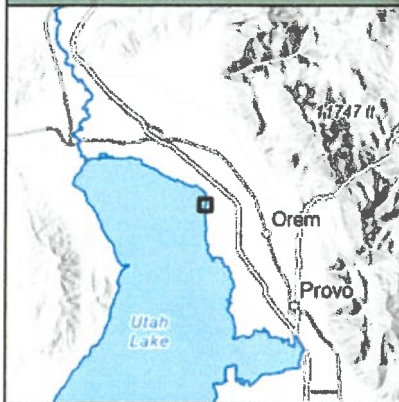
Video call link: meet.google.com/gif-ykeg-psk
Or dial: (US)+1 240-623-1406, PIN: 812 100 798#

Thank you and please do not hesitate to contact me by e-mail at bstireman@utah.gov or by phone at 385-501-9052.

Sincerely,

Ben Stireman

Ben Stireman
Deputy Director of Lands and Minerals
1594 West North Temple, Suite 3520
PO Box 145703
Salt Lake City, UT 84114-5703



 Permit Area

300-00311
T6S R2E SLB&M

0 0.05 0.1 0.2
Miles
Scale: 1:6,336 | 1 in = 0.1 Mi

Author: FFSL
Date: 07/01/2026
Basemap: ESRI, UGRS
Spatial Reference: NAD 1983 UTM
Zone 12N



Disclaimer: Data represented on this map is for informational purposes only and is not for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. By using this map, you agree to the terms located at dnr.utah.gov/about/maps



Forestry, Fire & State Lands

Division of Forestry, Fire and State Lands - Public Meeting

August 12, 2026

6:00 p.m.

In Person:

Vineyard City Offices
Council Room
125 South Main Street
Vineyard, Utah 84059

Virtually:

Google Meet Link: meet.google.com/gif-ykeg-psk

Or dial: (US)+1 240-623-1406, PIN: 812 100 798#

Meeting Recording to be Posted: <https://www.youtube.com/@utahdivisionofforestryfire8455/featured>

Attending:

- Ben Stireman, Deputy Director of Lands and Minerals, Division of Forestry, Fire and State Lands
- Emily Andrea, Utah Lake Lands Program Manager, Division of Forestry, Fire and State Lands
- Pete Evans, Geneva Acquisitions, LLC (Lessee)

Agenda

- 6:00 - 6:15 p.m. Introduction and Application Overview (Ben Stireman)
- 6:15 - 6:45 p.m. Project Overview (Pete Evans)
- 6:45 - 6:55 p.m. Public Comment
- 6:55 - 7:00 p.m. Closing remarks (Ben Stireman)



 Permit Area

300-00311
T6S R2E SLB&M

0 0.05 0.1 0.2
Miles
Scale: 1:6,336 | 1in = 0.1Mi

Author: FFSL
Date: 07/01/2026
Basemap: ESRI, UGRG
Spatial Reference: NAD 1983 UTM
Zone 12N



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- Exchange Parcel Description
- PLSS Sections
- PLSS Townships

800-00056 - Geneva Exchange T7S R2E SLB&M

0 0.075 0.15 0.3
Miles
Scale: 1:9,504 | 1in = 0.15Mi

Author: FFSL
Date: 06/01/2026
Basemap: ESRI, UGRS
Spatial Reference: NAD 1983 UTM
Zone 12N



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PROPOSAL FOR LAND EXCHANGE WITH THE STATE OF UTAH

Submitted under Utah Code Title 65A, Chapter 7 – Land Exchange Act

I. INTRODUCTION

This proposal is submitted in accordance with the **Land Exchange Act (Utah Code Title 65A, Chapter 7)**, which authorizes the exchange of land between private parties and the State of Utah when such exchange is determined to be in the public interest. The purpose of this proposal is to facilitate a **land exchange that will result in enhanced public access, navigability, and recreational opportunities on and near Utah Lake**, furthering the public trust responsibilities of the State of Utah.

II. PARTIES TO THE EXCHANGE

Private Party:

Geneva Acquisitions, LLC
300 S. 1350 E
Second Floor
Lehi, UT 84004

Public Party:

State of Utah – Division of Forestry, Fire & State Lands
Department of Natural Resources
1594 W North Temple St #3520
Salt Lake City, UT 84116

III. PROPERTY TO BE EXCHANGED

Private Party Offers to Convey in Fee-Simple Ownership:

Approximately 94.7 acres of land identified as parcel numbers 21:074:0018, 21:074:0017, 21:074:0015 and a portion of 21:074:0016; currently in private ownership. State ownership of this land has the potential to expand public navigability of Utah Lake, along with providing increased shoreline access and recreational opportunities; as shown in Exhibit “A” attached hereto (the “Private Property”).

State of Utah to Convey as a Lease-Hold Estate:

Approximately 61.39 acres of state-owned property located at PART OF SECTION 6 TOWNSHIP 6 SOUTH, RANGE 2 EAST, as shown and more particularly described in Exhibit “B” attached hereto (the “State Property”).

IV. EXISTING CONDITIONS

Private Property: The Private Property consists of four separate, but adjacent legal parcels. Three of the parcels (21:074:0016 through 21:074:0018, inclusive) have been appraised by a qualified professional retained by the division of Forestry, Fire, and State Lands. The fourth parcel (21:074:0015) was not part of the appraisal; its value is interpolated based on the adjacent

land's appraisal. The proposed exchange includes all of the property encompassed by parcels 21-074-0018, 21-074-0017, 21-074-0015, and a portion of 21-074-0016. In total, the property offered for exchange encompasses approximately 94.7 acres of land.

The Private Property sits at the very west edge of Springville's city limits and is seasonally inundated with water flowing to and remaining in Utah Lake. The surrounding uses include light industrial, recreation, and open space. The Private Property has historically been, and is currently, used as an active agriculture operation, with a portion of the Property within the Utah Lake "Compromise" Line.

State Property: The State Property consists of approximately 61.39 acres of property owned by the State of Utah. As part of the steel-making operations for US Steel and Geneva Steel, the perimeter of the State Property was bermed to create a large detention pond. For the past decades, the property has served as a built-up reservoir area that functioned as the final detention pond prior to an eventual water outlet into Utah Lake for the US Steel and Geneva Steel operations. Since the termination of steel-making operations in 2002, the site has been leased to Geneva as the final outlet for Geneva's industrial wastewater permit. The property is of little or no value to the public in its current condition. Inside the berm is unusably wet, and the entire area is mostly surrounded by security fencing - although some pedestrian access is usable along the top of the water impoundment berm.

IV. PURPOSE AND BENEFITS OF THE EXCHANGE

The exchange is proposed with the objective of enhancing the ability of the State's designated representatives in fulfilling its public trust responsibilities to the people of the State of Utah under Utah Constitution Article XX and associated common law doctrines. A high-level concept plan is attached as Exhibit "C", and shows purposed possible access point connections and additional recreational access points. This proposal advances the following public benefits:

1. Enhanced Navigability and Lake Health

- The Private Property lies adjacent to, and at times, partially submerged by, Utah Lake - a navigable water body held in public trust.
- The conveyance would expand state ownership of inundated property, allowing for increased navigability of the Lake, additional oversight of public water access points, improved lake management, wetland enhancement, and shoreline stabilization.
- Additional lands under public management will allow for improved small craft access and potential development of low-impact launch or mooring facilities in the future.

2. Increased Public Access for Fishing

- The proposed exchange would improve public access to key fishing locations, especially in shallow water zones critical for spawning and shore-based angling.
- The Private Property includes natural fish habitat areas and would support state goals to expand fishing opportunities and restore fisheries under Utah Division of Wildlife Resources objectives.

3. Recreational Access and Enhancement

- The conveyed Private Property could be used for a variety of motorized and non-motorized recreation, such as boating, kayaking, wind-surfing, and birdwatching.
- Proximity to existing public lands or recreational infrastructure would allow for potential integration into a broader public recreation plan or park system.
- The Private Property will be conveyed with an agreement to provide public access across the remaining private property to increase the public ability to access the exchanged property and to Utah Lake.
 - Increased access fulfills state recreation goals as outlined in the Utah Outdoor Recreation Plan (UORP).
- The State Property will be conveyed with an agreement to provide:
 - A minimum of 4 public access easements traversing the State Property from east to west, which will provide public access to the lake shore on the west boundary of the State Property.
 - A trail running north-south along the western edge of the State Property will be constructed to provide connectivity with the existing shoreline trails to the north and south, and provide connection with the east-west access elements mentioned above. The resulting trail network will dramatically increase public access to Utah Lake.
 - An access area will be constructed along the north-south trail to provide additional recreation access and put-in opportunities to the lake surface for kayaking, fishing, windsurfing, and swimming.

4. Economic Development and Tourism Enhancement

- Utah Lake has been a historically undervalued and underutilized resource in Utah County. This includes recreationally, but also economically. Improved commercial development along Utah Lake will provide increase tourism and tax dollars, economic development, and recreational uses of the lake itself.

V. CONFORMANCE WITH UTAH CODE TITLE 65A, CHAPTER 7

This exchange meets the criteria outlined in the Utah Land Exchange Act:

- **Equivalence of Value:** A formal appraisal has been conducted by FFSL to ensure that the exchange meets or exceeds fair market value standards under §§65A-7-1 and 7.
 - A breakdown of the appraised values is included in Exhibit “D”, attached.
 - Each of the proposed parcels (except for 21:074:0015 as noted above) was valued separately based on the unique characteristics of the respective parcel.
 - Due to the disparity of value on a per-acre basis between the Private Property and the State Property, additional acreage is being offered to ensure that the total value of exchanged property is commensurate.
 - The equivalence of value between the Private Property and Public Property is reached without the inclusion of 21:074:00145. However, it is included in the exchange as additional value.

- **Public Interest:** The exchange increases the usability and navigability of Utah Lake, thereby enhancing the state's ability to meet its public trust obligations.
 - The exchange trades out impaired, industrial property with little or no public value for private property that improves Utah Lake navigability, public access and use of state sovereign lands.
- **Environmental Consideration:**
 - The land being offered includes habitat areas that may be better protected under public ownership.
 - The State Property includes land that has been significantly impaired through the environmental impact of decades of being an industrial tail-water settling pond.

VI. REQUEST FOR CONSIDERATION

Applicant anticipates that due to the complex nature of this type of land exchange, an agreement governing the uses of the property and various complexities associated with it will be negotiated in the future as a part of a final closing.

Applicant respectfully requests that the Utah Division of Forestry, Fire & State Lands initiate the evaluation process for this land exchange, including public notice and comment process pursuant to §65A-7-5(4).

VII. CONTACT AND FOLLOW-UP

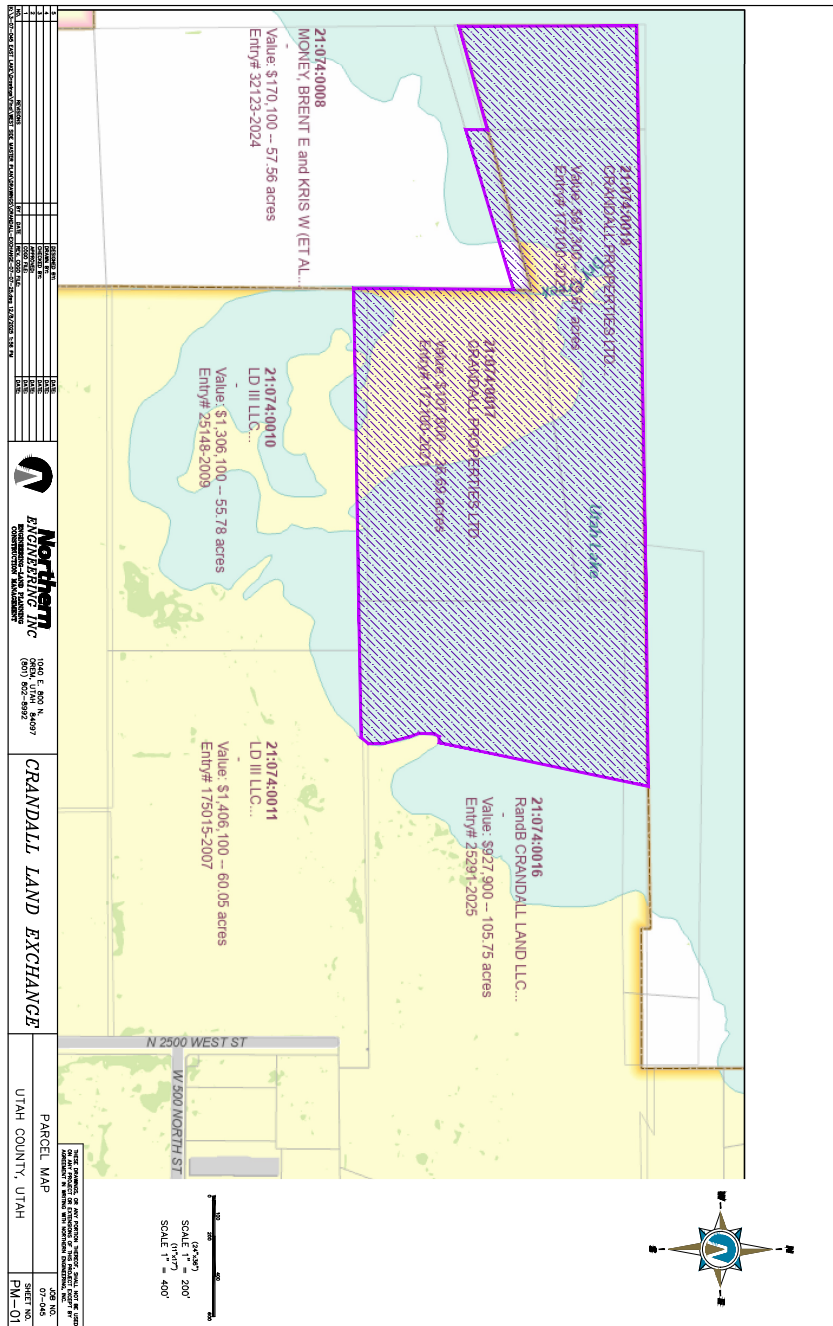
Please direct all correspondence regarding this proposal to:

Peter Evans
300 S. 1350 E.
Second Floor
Lehi, UT 84004
pete@genevadev.com

Signature:

EXHIBIT “A”

Proposed exchange parcels include all of assessor parcel number 21:074:0015, 21:074:0017, and 21:074:0018; and a portion of 21:074:0016 as illustrated and described below.



BOUNDARY DESCRIPTION FOR A PORTION OF APN: 21:074:0016

CRANDALL LAND EXCHANGE

UTAH COUNTY, UTAH

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, UTAH COUNTY, UTAH, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE WEST A DISTANCE OF 2379.68 FEET; THENCE NORTH A DISTANCE OF 1253.14 FEET TO THE REAL POINT OF BEGINNING.

THENCE NORTH A DISTANCE OF 1449.84 FEET; THENCE EAST A DISTANCE OF 1501.26 FEET; THENCE S.69°04'51"W. A DISTANCE OF 830.73 FEET; THENCE SOUTH A DISTANCE OF 751.93 FEET; THENCE WEST A DISTANCE OF 29.85 FEET; THENCE S.30°26'38"W. A DISTANCE OF 25.65 FEET; THENCE S.02°22'36"W. A DISTANCE OF 76.22 FEET; THENCE S.19°29'57"E. A DISTANCE OF 52.91 FEET; THENCE S.14°30'36"E. A DISTANCE OF 134.30 FEET; THENCE S.00°07'48"E. A DISTANCE OF 74.60 FEET; THENCE S.41°14'23"W. A DISTANCE OF 47.58 FEET; THENCE S.88°57'21"W. A DISTANCE OF 699.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,154,341 SQ.FT. OR 26.50 AC.

EXHIBIT "B"

BOUNDARY DESCRIPTION

DETENTION POND PARCEL

VINEYARD, UTAH

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH A DISTANCE OF 19.71 FEET; THENCE WEST A DISTANCE OF 2483.38 FEET, SAID POINT BEING THE REAL POINT OF BEGINNING.

THENCE S.04°54'22"E. A DISTANCE OF 967.21 FEET; THENCE S.11°31'05"W. A DISTANCE OF 1761.44 FEET; THENCE S.08°31'48"W. A DISTANCE OF 351.11 FEET; THENCE S.08°52'57"E. A DISTANCE OF 226.97 FEET; THENCE WEST A DISTANCE OF 261.49 FEET; THENCE N.77°18'45"W. A DISTANCE OF 241.22 FEET; THENCE N.77°36'01"W. A DISTANCE OF 204.51 FEET; THENCE N.45°18'02"W. A DISTANCE OF 200.59 FEET; THENCE N.12°23'01"W. A DISTANCE OF 212.18 FEET; THENCE N.09°34'42"E. A DISTANCE OF 155.01 FEET; THENCE N.11°30'27"E. DISTANCE OF 2226.74 FEET; THENCE N.14°52'09"E. A DISTANCE OF 211.85 FEET; THENCE NORTH A DISTANCE OF 276.29 FEET; THENCE EAST A DISTANCE OF 646.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,676,092 SQ.FT. OR 61.39 ACRES OF LAND

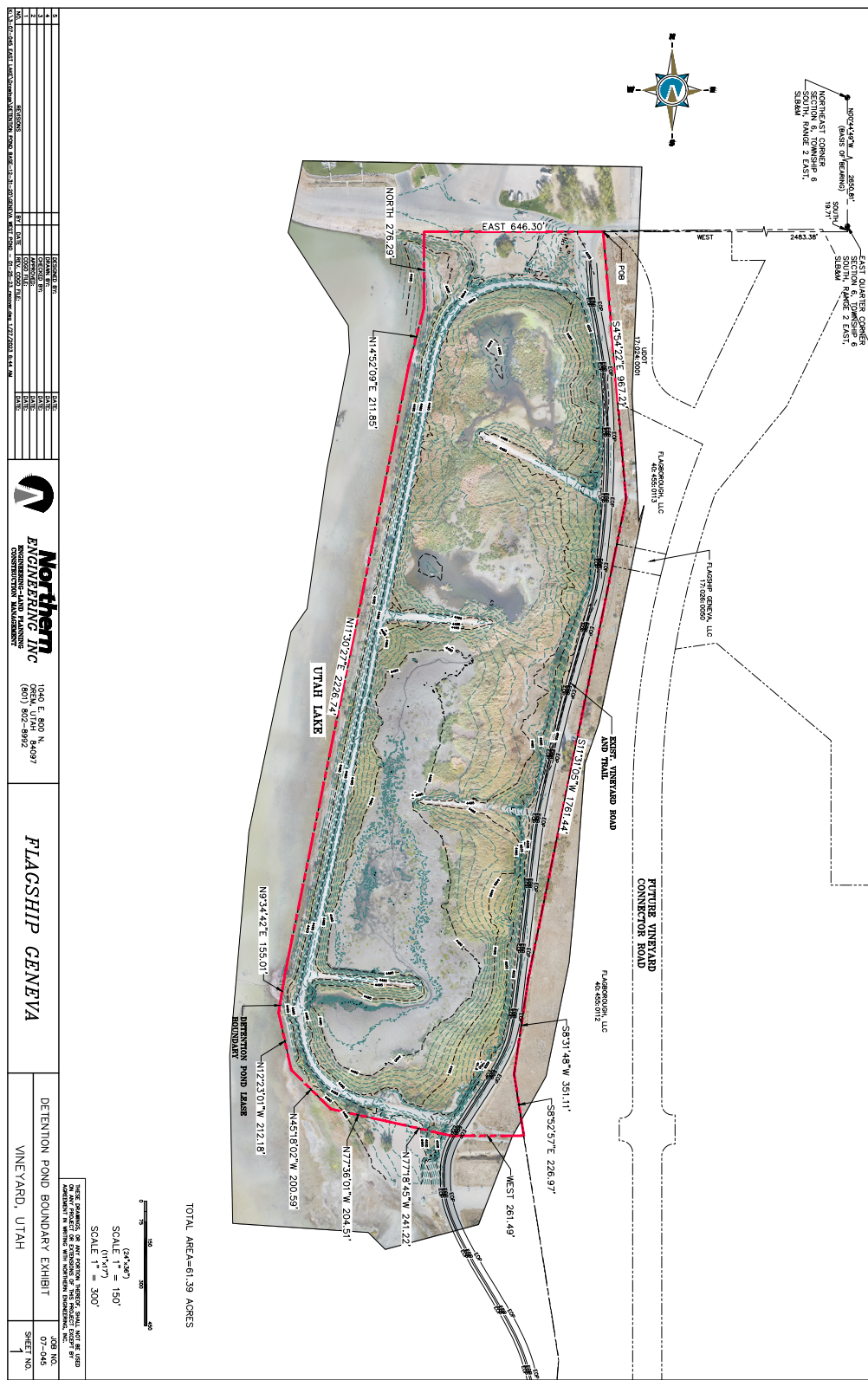


EXHIBIT "C"

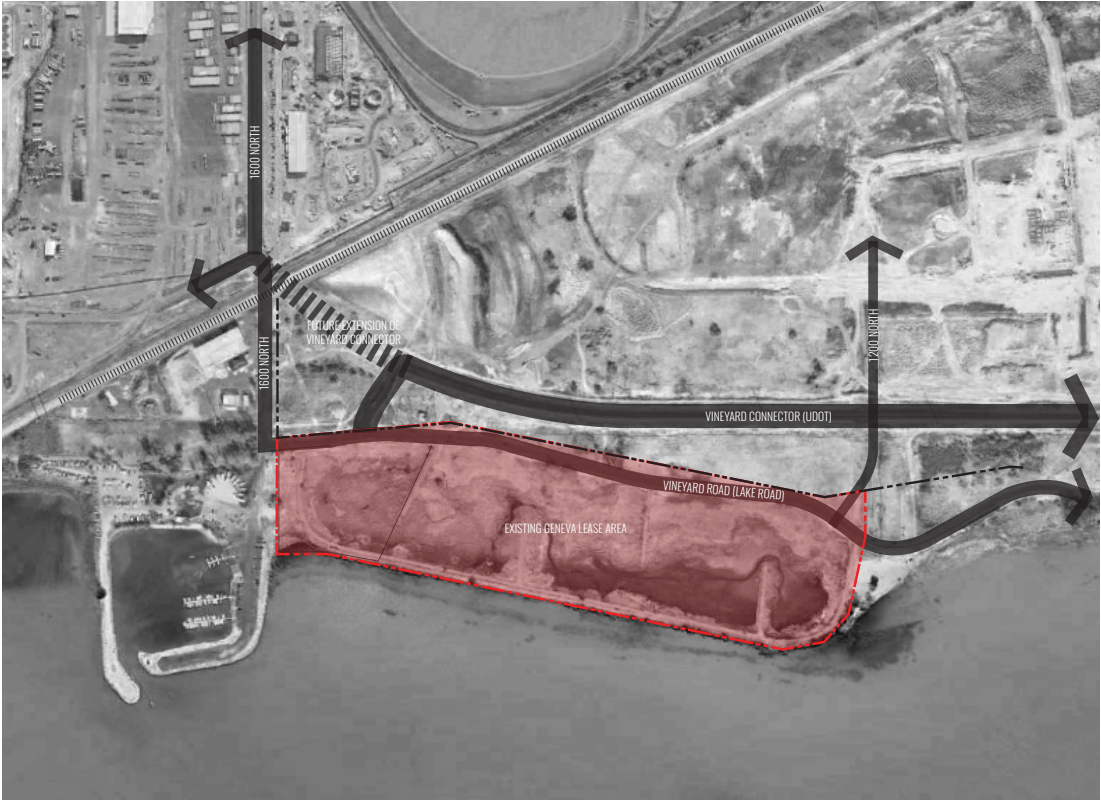


EXHIBIT "D"

	City	Parcel	Acreage	Appraised Price / Acre	Appraised Value (via DNR)
Sate Property	Vineyard	PART OF SECTION 6 TOWNSHIP 6 SOUTH, RANGE 2 EAST	61.39	\$39,908.78	\$2,450,000.00
Private Property	Springville	21-074-0018	29.7	\$24,915.82	\$740,000.00
	Springville	21-074-0017	36.69	\$25,074.95	\$920,000.00
	Springville	21:074:0015	1.924	\$24,915.82	\$47,938.05 ¹
	Springville	Portion of 21-074-0016	26.35	\$29,976.36	\$789,877.07
Totals			94.664		\$ 2,497,815.12

¹. Imputed value from adjacent property. Not included in the scope of the appraisal

