



**NOTICE OF A WORK SESSION AND REGULAR
MEETING OF THE VINEYARD TOWN COUNCIL
December 14, 2016 at 6:00 PM**

Public Notice is hereby given that the Vineyard Town Council will hold a Work Session, and Regular meeting on Wednesday, December 14, 2016, at 6:00 pm in the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

AGENDA

6:00 PM WORK SESSION WITH STAFF

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

3. OPEN SESSION – Citizens' Comments

(15 minutes)

*“Open Session” is defined as time set aside for citizens to express their views. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action **cannot** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.*

**4. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE
COUNCIL – Planning Commission Chair Chris Judd**

5. MONTHLY BUILDING ACTIVITY REPORT – Building Official George Reid

6. MONTHLY HERITAGE COMMISSION REPORT – Commission Chair Tim Blackburn

7. COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Tyce Flake – Mayor Pro-tem – October - December

- ULCT Legislative Policy Committee

Nate Riley – Mayor Pro-tem – January - March

- Economic Advisory Committee
- Utah Lake Technical Committee
- Heritage Commission

Julie Fullmer – Mayor Pro-tem – April - June

- Youth Council
- Branding Committee
- Town Special Events
- Orem Community Hospital Board

Dale Goodman – Mayor Pro-tem – July - September

- Timpanogos Special Service District - Board Member

8. MAYOR’S REPORT

- North Pointe Solid Waste Special Service District - Board Member
- Mountainland Association of Governments
- Council of Governments
- Utah Lake Commission

9. STAFF REPORTS

- Public Works Director /Engineer– Don Overson
- Attorney – David Church
- Utah County Sheriff’s Department – Deputy Collin Gordon
- Community Development Director – Morgan Brim
- Finance Director – Jacob McHargue
- Town Clerk/Recorder – Pamela Spencer
- Building Official – George Reid

10. DISCUSSION ITEMS

- Set a date and time to hold an RDA special session

11. ITEMS REQUESTED FOR FUTURE AGENDAS

(Requests for future agenda items are to be submitted to the Town Clerk/Recorder the Friday before a Town Council meeting. If there will be a cost to the town, project and event requests must be submitted with a fiscal impact analysis or report.)

<i>Item</i>	<i>Requested by</i>
• <i>Flashing School Zone Signs for Vineyard Elementary</i>	<i>Councilmember Fullmer</i>
• <i>Board of Appeals</i>	<i>Building Official George Reid</i>

Items already discussed for future agendas, dates to be determined by staff:

• <i>Farmers Market</i>	<i>Councilmember Fullmer</i>
◦ <i>Tentatively scheduled for January 11, 2017</i>	
• <i>Board of Adjustments/Hearing Officer</i>	<i>Community Development Director Morgan Brim</i>
• <i>Zoning Map</i>	<i>Community Development Director Morgan Brim</i>
• <i>Zoning Ordinance text amendments</i>	<i>Community Development Director Morgan Brim</i>
• <i>CWP Water Contracts</i>	<i>Public Work Director/Engineer Don Overson</i>
• <i>CWP/Orem/Vineyard Storage Plan Study</i>	<i>Public Work Director/Engineer Don Overson</i>
• <i>Traffic Warrant Study</i>	<i>Public Work Director/Engineer Don Overson</i>

- | | |
|--|---|
| • Reroof Town Hall | Public Work Director/Engineer Don Overson |
| • Geneva Road Access Management Plan | Public Work Director/Engineer Don Overson |
| • ADA ramps for Center Street and Holdaway Road | Public Work Director/Engineer Don Overson |
| • Paint striping and crosswalks on Center and Main Street | Public Work Director/Engineer Don Overson |
| • Replace the Gammon Park trail | |
| • Complete “The Shores” subdivision detention pond | Public Work Director/Engineer Don Overson |
| • Improve the trail along The Shores subdivision | Public Work Director/Engineer Don Overson |
| • Install a park on the remaining property in The Shores | Public Work Director/Engineer Don Overson |
| • Repair Sleepy Ridge access road for the outfall for sewer and storm drains | Public Work Director/Engineer Don Overson |
| • Good Landlord Program | Councilmember Riley and
Community Development Director Morgan Brim |
| • OHV/ATV use within Town Limits | Deputy Sheriff Collin Gordon |
| • Weapons/Firearms Discharge and Hunting within the Town Limits | Deputy Sheriff Collin Gordon |
| • Data Management System / Software | Town Clerk/Recorder Pamela Spencer |

REGULAR SESSION

12. CONSENT ITEMS

- a) Approval of the November 09, 2016 meeting minutes

13. BUSINESS ITEMS

13.1 DISCUSSION AND ACTION – Preliminary Subdivision Plat – 400 North Commercial Subdivision

(15 minutes)

The mayor and Town Council will consider an application for a Preliminary Subdivision Plat from Anderson Geneva Development for the 400 North Commercial subdivision. The property is zoned Regional Mixed Use (RMU) and contains 22.38 acres. The Planning Commission recommends approval. The mayor and Town Council will take appropriate action.

13.2 DISCUSSION AND ACTION – Timing on Triggering Payment of Streetlights

(15 minutes)

Public Work Director/Engineer Don Overson will present suggestions for when payment should be received from developers for the installation of streetlights. The mayor and Town Council will take appropriate action.

13.3 DISCUSSION AND ACTION – Lakeside Park Storm Drain Project

(15 minutes)

Storm Water Manager Sam Bell will present the Lakeside Park Storm Drain Project with costs. The mayor and Town Council will take appropriate action.

13.4 DISCUSSION AND ACTION – City Administration

(15 minutes)

The mayor and Town Council will discuss city administration. The mayor and Town Council will take appropriate action.

14. CLOSED SESSION

The Mayor and Town Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of:

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property
- (e) strategy sessions to discuss the sale of real property

15. ADJOURNMENT

This meeting may be held electronically to allow a councilmember to participate by teleconference.

The next regularly scheduled meeting is January 11, 2017.

The Public is invited to participate in all Town Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Town Clerk at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for the Town of Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard Town Hall, the Vineyard Town website, the Utah Public Notice website, delivered electronically to town staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: December 13, 2016

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

PAMELA SPENCER, TOWN CLERK/RECORDER



VINEYARD TOWN COUNCIL STAFF REPORT

Date: December 14, 2016

Agenda Item: 13.1

From: Jerry Grover, Anderson Geneva Development

Department: Planning Department

Subject: Preliminary Subdivision Plat – 400 N. Commercial Subdivision

Recommendation:

- Staff is recommending approval of this preliminary plat subject to the proposed conditions.
- Planning Commission recommended approval of the proposed preliminary plat as conditioned in the staff report on November 16, 2016.

Background/Discussion:

The applicant is requesting to subdivide the subject property into three separate lots; consisting of two commercial properties and one private line. The private lane runs from the south to north centrally through the property connecting 400 North to the southern leg of the round-about serving the Megaplex development. Following approval of the preliminary plat, the applicant will apply for a final plat to be approved by the town council. Prior to development of the property, approval of a site plan will be required. The property is zoned Regional Mixed Use (RMU) and contains a size of 22.38 acres. The subject parcel is currently platted as Lot Three of the Geneva Park East – Phase One Megaplex Subdivision Plat.

Fiscal Impact:

There is none.

Attachments:

Staff Report
Application
Preliminary Plat

COMMUNITY DEVELOPMENT

DATE: November 16, 2016

FROM: Morgan Brim, Community Development Director

TO: Planning Commission

ITEM: 5.1 Preliminary Subdivision Plat – 400 North Commercial Subdivision

ADDRESS: 460 North 750 East, Vineyard, Utah 84058

APPLICANT: Jerry Grover, Anderson Geneva Development



Introduction

The applicant is requesting to subdivide the subject property into three separate lots; consisting of two commercial properties and one private lane. The private lane runs from the south to north centrally through the property connecting 400 North to the southern leg of the round-about serving the Megaplex development. Following approval of the preliminary plat, the applicant will apply for a final plat to be approved by the town council. Prior to development of the property, approval of a site plan will be required. The property is zoned Regional Mixed Use (RMU) and contains a size of 22.38 acres. The subject parcel is currently platted as Lot Three of the Geneva Park East – Phase One Megaplex Subdivision Plat.

Standards and Review Criteria

RMU Zoning Standards			
Compliance	Category	Standard	Staff Comments
YES	Buildable Area	Buildable areas shall be required to be identified for each lot on all subdivision plats and plans for the purposes of ensuring that a buildable lot or parcel is provided, and to inform future owners of the approved buildable area.	Buildable lines are identified on Mill Road and 400 North. Building areas will need to be clearly delineated on the final plat and future site plans.
YES	Min. Lot Size	Minimum lot size requirements are determined through the subdivision process and established per development site.	Lot 1: 13.13 acres Lot 2: 0.96 acres Lot 3: 8.29 acres
YES	Min. Lot Width	Minimum lot width requirements are determined through the subdivision process and established per development site.	Lot 1: 680 feet at narrowest point 819 feet at widest point Lot 2 (Private Lane): 50 feet Lot 3: 354 feet at narrowest point 582 feet at widest point
N/A	Min. Front Yard	Not specified in code.	Lot 1: 680 feet of frontage on 400 North Lot 3: 582 feet of frontage on 400 North
N/A	Min. Side Yard - Interior Lots	Not specified in code.	
N/A	Min. Side Yard for Corner Lots - Side Yard abutting street Right-of-Way	Not specified in code.	
N/A	Min. Rear Yard	Not specified in code.	
YES	Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site.	There are no identified natural features subject to preservation on this property. No designated wetlands or other sensitive areas have been identified.
YES	Site Access	The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.	The proposed lane is private. Prior to development of the property all required site plan criteria will need to be satisfied.

Recommendation

Staff is recommending approval of this preliminary plat subject to the proposed conditions.

Proposed Motion

“Move to recommend approval of the proposed preliminary plat for the 400 North Commercial Subdivision as conditioned.”

Conditions

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The forthcoming final plat be in conformance with this preliminary plat.
3. This applicant is subject to all local, state and federal laws.

Attachments

- Application Material
- Preliminary Plat

Anderson Geneva Development Inc.

Received
October 12, 2016
EH

373 E. 1750 N., Suite E
Vineyard, UT 84057
Telephone (801) 368-1966
Facsimile: (801) 225-2041

October 6, 2016

Town Clerk
Town of Vineyard
240 East Gammon Road
Vineyard, Utah 84058

Re: Application for Preliminary Subdivision Plat, 400 North Commercial Subdivision

Dear Clerk,

Attached is an application and documents in support of a Preliminary Subdivision Plat Application for the 400 North Commercial subdivision.

As a three lot subdivision consisting of 2 large development lots, a grading and drainage plan would not be appropriate (Checklist Requirement 7), as the design will be dependant on the specific development that will be proposed on each lot. As commercial lots those proposals will require a site plan review which will incorporate a grading and drainage plan.

As this property subdivision does not involve any public road construction or pavement design, and because it historically supported extensive buildings, we would request that the Town Engineer review the property as part of the preliminary plat application to determine if and what type of a geotechnical report would actually be needed for the property. If the Town Engineer determines that there are geotechnical parameters that are still needed, we will be happy to complete them.

A private road design will be submitted shortly to be built on one of the lots to be reviewed by the Town Engineer, some geotechnical information will be submitted in conjunction with the private road submittal supporting the design parameters.

If you have any questions, please feel free to call me at 801-368-1966.

Sincerely,



Jerry Grover
Site Engineer
Anderson Geneva Development, Inc.



240 East Gammon Road
Vineyard, Utah 84058
(801) 226-1929

PRELIMINARY SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: 10/10/16
APPLICANT(S): Anderson Geneva Development
ADDRESS OF APPLICANT: 9537 S. 700 E Sandy, UT 84070-3494
Mailing: 373 E. 1750 N. Suite E 84057
BUSINESS PHONE #: 801-225-2031 ext 104 CELL PHONE #: 801-368-1966
EMAIL ADDRESS: jgraver@geneva-dev.com FAX NUMBER: 801 225-2041

CURRENT ZONING DISTRICT DESIGNATION: RMU
NUMBER OF PROPOSED NEW LOTS: 3
LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: ~ 400 North Mill Road

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 22.38 Acres
NAME OF PROPERTY OWNER(S): Anderson Geneva LLC, Tre Castle Retirement Fund LLC

CHECK APPLICABLE PERMIT ATTACHMENT:

☐	CONDITIONAL USE PERMIT	☐	FINAL PLAT
☐	GENERAL MAP/PLAT AMENDMENT	☐	LAND DISTURBANCE PERMIT
☐	MINOR PLAT AMENDMENT	☐	PERMITTED USE SITE PLAN
☒	PRELIMINARY SUBDIVISION	☐	ROAD CUT PERMIT
☐	TEMPORARY USE PERMIT	☐	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

ANDERSON GENEVA

Applicant Signature

10-10-16

Date

Co-Applicant Signature

Date

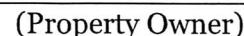
OFFICE USE ONLY			
DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal 10/12/2016	Complete Submittal	Planning Commission	Town Council
Type of Request Preliminary Plat Application (Commercial)	Staff Comments:		
PAYMENT INFORMATION			
Amount Due \$1,948.60	Date Paid 10/12/2016	Amount Paid \$1,948.60	Check # 6408 6408

Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }

I, the undersigned, ANDERSON TOWNS LLC MGR, as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.



(Property Owner)

Subscribed and sworn before me, Allison L Forbush, a Notary
Public, on this 10th day of October, 20 16.

(Notary Public)

My commission expires: 10-12-16

I, the undersigned, _____, as owner(s) of the real property described in the attached application, do authorize the following:

_____, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me, _____, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

My commission expires: _____

Evidence of Availability of Necessary Services for the 400 North Commercial Subdivision

Culinary Water Requirements:

Culinary water will be supplied from the Vineyard Town culinary system currently in place in Mill Road extending eastward along 400 North.

Sanitary Sewer Requirements:

Sewer will be connected to the Vineyard Town sewer system currently in place in Mill Road extending eastward along 400 North which is then connected to the Timpanogos Sewage Treatment plant through existing lines. The Town of Vineyard has a contract with the Timpanogos Sewage District to provide sewer treatment for all areas of the District within the Town of Vineyard

Subdivision Roads and Streets:

No public road and street improvements are proposed as the property fronts the existing Geneva Road.

Fire Protection, Suppression, and Access Facilities

All road and street improvements necessary to service all lots in the subdivision are already in place on Geneva Road. The Town of Vineyard has an agreement with Orem to provide fire protection within the boundaries of Vineyard.



PROPERTY INFORMATION

[mobile view](#)

Serial
Number: 40:468:0003 **Serial Life:** 2015...

Property Address: 460 N 750 EAST - VINEYARD

Mailing Address: 9537 S 700 E SANDY, UT 84070-3494

Acreage: 22.371414

Last Document: 11604-2014

Legal Description: LOT 3, GENEVA PARK EAST MEGAPLEX, PHASE 1 SUB
 AREA 22.371 AC.

Owner Names	Value History	Tax History	Location	Photos	Documents			
Year	General Taxes	Adjustments	Net Taxes	Fees	Payments	Tax Balance	Balance Due*	Tax District
2017	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	095 - VINEYARD CITY
2016	\$34,415.83	\$0.00	\$34,415.83	\$0.00	\$0.00	\$34,415.83	\$34,415.83	095 - VINEYARD CITY
2015	\$32,063.09	\$0.00	\$32,063.09	\$0.00	\$32,063.09	\$0.00	\$0.00	095 - VINEYARD CITY

* Note: Balance Due does not include applicable interest

** Note: Balance Due does not include applicable interest*

Additional Information ▼

[Main Menu](#)

[Comments or Concerns on Value/Appraisal - Assessor's Office](#)

[Documents/Owner/Parcel information - Recorder's Office](#)

[Address Change for Tax Notice](#)

This page was created on 10/10/2016 9:50:38 AM

Meridian

Title Company

"We Do Good Deeds"

ESCROW OFFICER:
Chris Lambert
License Number: 241549

64 East 6400 South, Suite 100
Salt Lake City, UT 84107

Ph. (801)264-8888X192
Fax (801)747-5101
clambert@mtcutah.com

SUBJECT PROPERTY ADDRESS: 460 North 750 East Vineyard, UT 84058	BUYER/BORROWER(S): t b d SELLER: Anderson Geneva, LLC and Ice Castle Retirement Fund, LLC
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LISTING AGENT: Attn:	SELLING AGENT: Attn:
LOAN OFFICER: Attn:	LOAN PROCESSOR: Attn:



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MTC File No. 245391

SCHEDULE A

Commitment No. 245391

1. **Effective Date:** September 19, 2016 8:00AM (Original)

Amount

2. Policy or Policies to be issued:

A. Owner's Policy

Premium \$0.00

Proposed Insured:

B. ALTA Extended Coverage Loan Policy 2006

Premium \$0.00

Proposed Insured:

C. Endorsements:

\$0.00

3. The estate or interest in the land described or referred to in this Commitment and covered herein is FEE SIMPLE and is at the effective date hereof vested in:

Anderson Geneva, LLC, a Utah limited liability company, as to a one-half undivided interest as a Tenant in Common and Ice Castle Retirement Fund L.L.C., a Utah limited liability company, as to an undivided one-half interest as a Tenant in Common

4. The land referred to in this commitment is situated in the County of Utah, State of Utah, and described as follows:

A parcel of land located in the Southeast Quarter of Section 8, Township 6 South, Range 2 East, Salt Lake Base & Meridian, Vineyard, Utah, said parcel being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 8; thence North 00°47'32" West a distance of 76.09 feet; thence West a distance of 9.10 feet to a point of curvature of a 789.50-foot radius non tangent curve to the left said point also being the real point of beginning; thence Southwesterly along the arc of said curve a distance of 145.48 feet, said curve having a Central Angle of 10°33'29" and a chord that bears South 84°17'26" West a distance of 145.28 feet; thence South 79°00'41" West a distance of 64.54 feet to a point of curvature of a 710.50-foot radius tangent curve to the right; thence Southwesterly along the arc of said curve a distance of 129.25 feet, said curve having a central angle of 10°25'22" and a chord that bears South 84°13'22" West a distance of 129.07 feet; thence South 89°26'03" West a distance of 953.43 feet; thence North 00°36'06" West a distance of 9.46 feet; thence South 89°26'14" West a distance of 12.00 feet to a point of curvature of a 15.00-foot radius non-tangent curve to the right; thence Northwesterly along the arc of said curve a distance of 23.56 feet, said curve having a central angle of 89°59'49" and a chord that bears North 45°33'52" West a distance of 21.12 feet; thence North 0°33'57" West a distance of 752.30 feet; thence North 89°51'16" East a

distance of 1093.77 feet to a point of curvature of a 1600.00-foot radius tangent curve to the left;
thence Northeasterly along the arc of said curve a distance of 89.76 feet, said curve having a central
angle of 03°12'12" and a chord that bears North 88°14'47" East a distance of 89.74 feet; thence North
86°38'21" East a distance of 36.41 feet; thence South 08°05'53" East a distance of 742.36 feet to the
point of beginning.

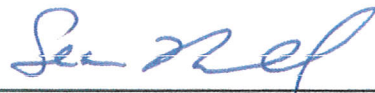
(Being the proposed plat of 400 North Commercial Subdivision, Amending Lot 3, Geneva Park East-
Phase One Megaplex)

Address: 460 North 750 East, Vineyard, UT 84058

Escrow Officer: Chris Lambert

Old Republic National Title Insurance Company

Counter Signed



Authorized Officer or Agent

**SCHEDULE B - SECTION I
REQUIREMENTS**

File Number: 245391

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

SCHEDULE B

File Number: 245391

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.
4. Any lien, or right to a lien, imposed by the law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public record.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c), or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
9. Taxes for the year 2016 are now a lien not yet due and payable in the amount of \$34,415.83. Taxes for the year 2015 have been paid. Property I.D. No. 40-468-0003.

"Lien arising as of January 1 for any unpaid personal property taxes which may be listed against the property described herein."
10. Said property is located within the boundaries of Vineyard Town, Utah County and Central Utah Water Conservancy District and is subject to the charges and assessments levied thereunder.
11. The terms, covenants and conditions of that certain Tenancy-In-Common Agreement, by and between Anderson Geneva, LLC and Ice Castle Retirement Fund L.L.C.;
Recorded: December 23, 2005 as Entry No. [148698:2005](#) of Official Records.
12. The terms, covenants and conditions of that certain East Commercial Area Land Use Covenant;
Recorded: November 22, 2010 as Entry No. [101636:2010](#) of Official Records.

13. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Vineyard Town, a Utah municipal corporation
Purpose: a permanent easement for the purpose of constructing, maintaining and operating water, storm drain and sewer pipelines on, over and through
Recorded: August 2, 2012 as Entry No. [64402:2012](#) of Official Records.

Affects: Public Utility Easement #4 (See document for full particulars)
14. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: PacifiCorp, an Oregon Corporation, dba Rocky Mountain Power, its successors and assigns
Purpose: a right of way 15 feet in width and 6358 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation; wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property
Recorded: July 25, 2013 as Entry No. [71199:2013](#) of Official Records.

Affects: See document for full particulars
15. An easement(s) for the purposes and rights incidental thereto as shown or as offered for dedication on the recorded map entitled "[Geneva Park East - Phase One Megaplex](#), recorded February 20, 2014 as Entry No. 11604:2014 of Official Records..
16. Materials or labor liens created or authorized by law of which no notice is of record.

NOTE: Upon full and satisfactory compliance with all underwriting requirements, including but not limited to, the requirements set forth in Schedule B-1, and payment of all applicable charges, exceptions 1-8 may be omitted from the policy or policies to be issued hereunder.

NOTE: Judgments have been searched in the names of Anderson Geneva, LLC and Ice Castle Retirement Fund L.L.C. for the past eight years and none were found of record except as shown above.

NOTE: A cancellation fee of \$250.00 will be billed for this commitment if a Policy of Title Insurance is not issued within 120 days.

NOTE: The policy to be issued contains an arbitration clause. Any matter in dispute between you and the Company may be subject to arbitration as an alternative to court action. You may review a copy of the arbitration rules at <http://www.alta.org>. Any decision reached by arbitration shall be binding upon both you and the Company. The arbitration award may include attorney's fees, if allowed by state law, and may be entered as a judgment in any court of proper jurisdiction.

NOTE: This file was examined by Sean Newell (801) 264-8888.

CHAIN OF TITLE

Order Number: 245391

**THIS IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT MADE A PART OF
ANY COMMITMENT FOR TITLE INSURANCE PRODUCED BY MERIDIAN TITLE
COMPANY.**

According to Official Records, there have been no documents conveying the land described herein within a period of 24 months prior to the date of this commitment, except as follows:

None



Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic National Title Insurance Company and Meridian Title Company.

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from [our affiliates or] others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.

Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

(Revised February 5, 2016)

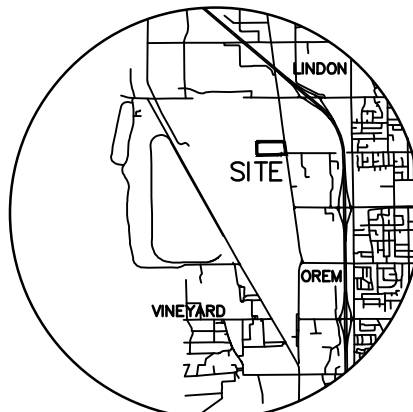
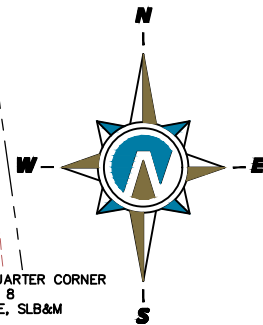
T.65., R.2E., S.L.B.&M.



APPROVED AS TO FORM THIS <u>12th</u> day of <u>September</u>, A.D. <u>1944</u> SIGNED: <u>[Signature]</u> TITLE: <u>Acting Assistant Secretary</u>	APPROVED AS TO FORM THIS <u>12th</u> day of <u>September</u>, A.D. <u>1944</u> SIGNED: <u>[Signature]</u> TITLE: <u>Acting Assistant Secretary</u>
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[illegible]

400 NORTH COMMERCIAL
SUBDIVISION
LOCATED IN SOUTHEAST 1/4 QUARTER OF SECTION 8
T.6S., R.2E., S.L.B.&M.



VICINITY MAP

BOUNDARY DESCRIPTION

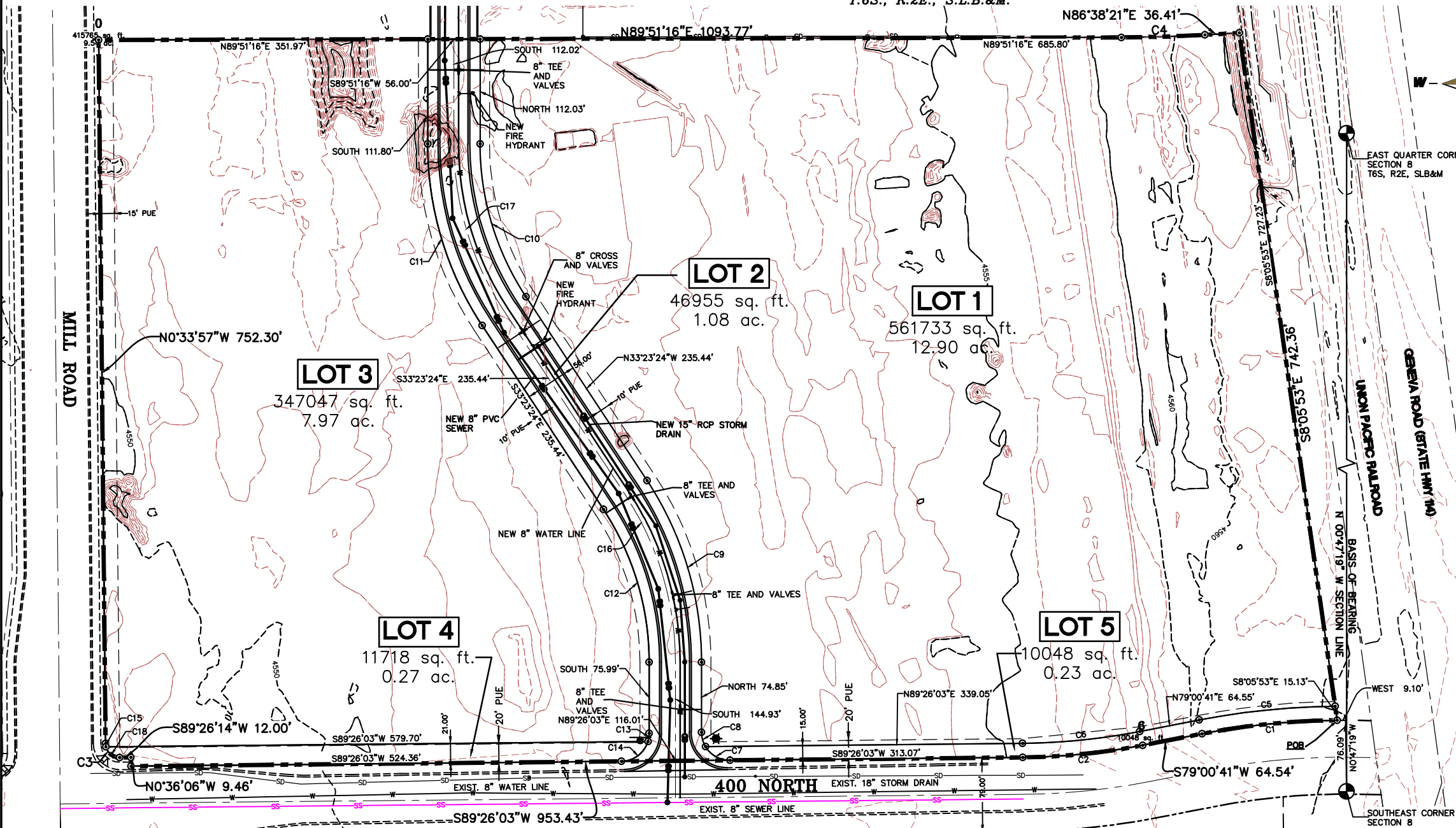
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE N.00.47°32'W. A DISTANCE OF 76.09 FEET; THENCE WEST A DISTANCE OF 9.10 FEET TO A POINT OF CURVATURE OF A 789.50-FOOT RADIUS NON TANGENT CURVE TO THE LEFT SAID POINT ALSO BEING THE REAL POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.48 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°33'29" AND A CHORD THAT BEARS S.84°17'26"W. A DISTANCE OF 145.28 FEET; THENCE S.79°00'41"W. A DISTANCE OF 64.54 FEET TO A POINT OF CURVATURE OF A 710.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 129.25 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°25'22" AND A CHORD THAT BEARS S.84°13'22"W. A DISTANCE OF 129.07 FEET; THENCE S.89°26'03"W. A DISTANCE OF 953.43 FEET; THENCE N.00°36'06"W. A DISTANCE OF 9.46 FEET; THENCE S.89°26'14"W. A DISTANCE OF 12.00 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°59'49" AND A CHORD THAT BEARS N.45°33'51"W. A DISTANCE OF 21.21 FEET; THENCE N.03°33'57"W. A DISTANCE OF 752.30 FEET; THENCE N.89°51'16"E. A DISTANCE OF 1093.77 FEET TO A POINT OF CURVATURE OF A 1600.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03°12'51" AND A CHORD THAT BEARS N.88°14'47"E. A DISTANCE OF 89.74 FEET; THENCE N.86°38'21"E. A DISTANCE OF 36.41 FEET; THENCE S.08°05'53"E. A DISTANCE OF 742.36 FEET TO THE POINT OF BEGINNING. CONTAINING 22.38 ACRES OF LAND. BASIS OF BEARING: NAD 83 CENTRAL ZONE UTAH.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	145.48'	789.50'	145.28'	S84°17'26"W	10°33'29"
C2	129.25'	710.50'	129.07'	S84°13'22"W	10°25'22"
C3	23.56'	15.00'	21.21'	N45°33'51"W	89°59'49"
C4	89.76'	1600.00'	89.74'	N88°14'47"E	3°12'51"
C5	146.23'	804.50'	146.03'	N84°13'07"E	10°24'51"
C6	126.40'	694.46'	126.22'	N84°13'12"E	10°25'42"
C7	31.42'	30.00'	30.00'	N60°33'57"W	60°00'00"
C8	16.00'	30.00'	15.82'	N15°16'59"W	30°33'57"
C9	205.72'	353.00'	202.82'	N16°41'42"W	33°23'24"
C10	173.08'	297.00'	170.64'	N16°41'42"W	33°23'24"
C11	205.72'	353.00'	202.82'	S16°41'42"E	33°23'24"
C12	173.08'	297.00'	170.64'	S16°41'42"E	33°23'24"
C13	8.84'	30.00'	8.81'	S8°26'45"W	16°53'30"
C14	37.98'	30.00'	35.50'	S53°09'29"W	72°32'32"
C15	3.49'	15.00'	3.48'	N7°13'37"W	13°19'20"
C16	189.40'	325.00'	186.73'	S16°41'42"E	33°23'24"
C17	189.40'	325.00'	186.73'	S16°41'42"E	33°23'24"
C18	20.07'	15.00'	18.61'	N52°13'31"W	76°40'29"

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



CENTRAL UTAH CONSERVANCY DISTRICT
THIS _____ DAY OF _____, A.D. 20____
APPROVED _____

SCALE 1" = 60'
(24"x36")
SCALE 1" = 120'
(11"x17")

DEVELOPER:
ANDERSON GENEVA DEVELOPMENT, INC.
99 NORTH GENEVA
VINEYARD, UTAH
801-225-2031

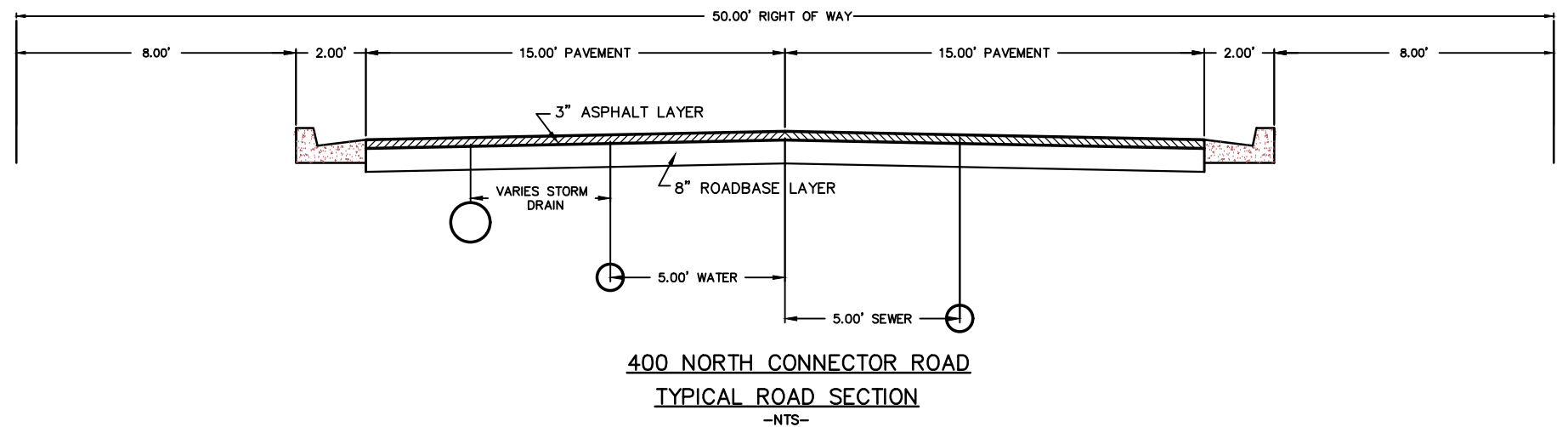
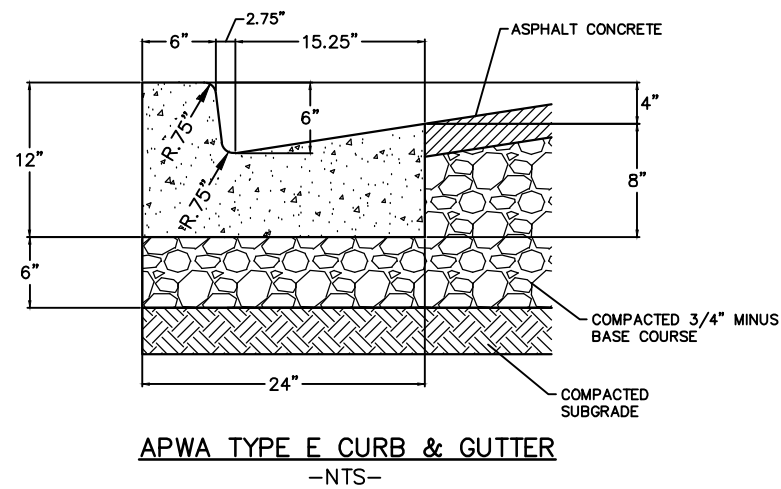
NOTES:
1. GENERAL GRADING OF ALL LOTS TO
SLOPE TO THE WEST FOLLOWING
NATURAL GROUND SLOPE.
2. ALL BUILDING SETBACKS TO APPLY AS
PER TOWN OF VINEYARD ZONING
ORDNANCE.

APPROVED AS TO FORM	APPROVED AS TO FORM	APPROVED AS TO FORM	APPROVED AS TO FORM
THIS _____ DAY OF _____, A.D. 20____	THIS _____ DAY OF _____, A.D. 20____	THIS _____ DAY OF _____, A.D. 20____	THIS _____ DAY OF _____, A.D. 20____
APPROVED _____ TOWN OF VINEYARD MAYOR	APPROVED _____ TOWN OF VINEYARD PLANNING COMMISSION CHAIR	APPROVED _____ TOWN OF VINEYARD ENGINEER	APPROVED _____ TOWN OF VINEYARD TOWN PLANNER

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COCO FILE:	DATE:
DATE:	DATE:

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

400 NORTH COMMERCIAL
SUBDIVISION



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY
AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
K:\3-07-045-00 EAST LAKE\Drawings\400NORTH CONNECTOR\DETAILS.dwg 10/10/2016 10:45 AM					



Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

400 NORTH COMMERCIAL
SUBDIVISION

DETAIL SHEET
VINEYARD, UTAH

JOB NO.
07-045
SHEET NO.
DT-02



VINEYARD TOWN COUNCIL STAFF REPORT

Date: 12/14/2016

Agenda Item:

From: Don Overson P.E. - Town Engineer

Department: Public Works / Engineering

Subject: Timing on Triggering Payment of Streetlights

Recommendation:

Staff recommends the payment for Engineering Inspection costs, streetlights and street signs be made after the plat or site plan has been approved and before the pre-construction which triggers the construction of the project.

Background/Discussion:

In several meetings, the Town Council has discussed the need to get streetlights and street signs installed in a timelier method. The Town Engineer explained that the town cannot order the streetlight and street signs until the plat has been recorded and the developer has paid the town. The Town Council requested that the Town Engineer review the process and come back with a recommendation.

Alternatives:

There is no other alternative that will resolve the Town Council's concern.

Fiscal Impact:

There is no Fiscal Impact.

Attachments:

No attachments



VINEYARD TOWN COUNCIL STAFF REPORT

Date: 12/12/16

Agenda Item: Lakeside Park Storm Drain Improvements

From: Don E. Overson PE, Public Works Director/Engineer

Department: Public Works / Engineering

Subject: Parkside Storm Drain Pipe

Recommendation: We are recommending the city council approve the cost to replace a section of storm drain pipe that connects Lakeside Park to the city's storm drain system. We recommend that we accomplish this improvement to our storm drain system now, while the lots are already under construction and as soon as possible to reduce the risks of flooding. We recommend the Wilson to perform the work, the lowest bidder out of the three who bid for the project. Included in the approval of this project is funds for \$2900 for road base that was placed adjacent to Holdaway Rd. in the Park Place Subdivision.

Background/Discussion: The storm drain line connecting the Lakeside Park in Orem to the city's storm system is in need of replacement. The current installed pipe is damaged and undersized and poses the risk of flooding nearby lots. We obtained bids from three separate contractors; SDX, Landmark, and Wilson. Out of those three, Wilson was the lowest bid. Wilson is also currently mobilized on the property for the Park Place Subdivision which is site for this project and has completed the road base adjacent to Holdaway Rd.

Alternatives:

- a) Approve one of the higher bidders to complete the storm drain project and approve the \$2900 to Wilson for the road base
- b) Only approve the storm drain work
- c) Only approve the \$2900 for the road base and accomplish the storm drain improvements at a later date
- d) Disapprove all funding

Fiscal Impact: \$21,737.50

Attachments: Project Map, Wilson Excavation Bids



WILSON EXCAVATION

42 South 2000 East Spanish Fork, UT 84660

Estimate

Date: 12/11/2016

Office: 801.360.9153

brandon@wilsonexcavation.net

Subdivision: Park Place Vineyard
Desc Holdaway Rd Roadbase
Address: 220 s Holdaway Rd
Vineyard, UT

Scope of Work	QTY	Unit	Price	Amount
Sitework				
Holdaway 15' Shoulder **Place 6" thick roadbase compacted to 95% along 15' city along city owned buffer area.	1	LS	\$ 2,900.00	\$ 2,900.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ 2,900.00
Options/Additional Work				
None				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Additional options/Credits				
Entire amount of \$2900 to be included with Vineyard drain line bid on 10/17 of \$17,125.00				
Total				NA

Parkside Trail SD Pipe

Option 1.2 – replace inlet box

Figure 1 – Plan View



Table 1 – Cost Estimate

Component	Quan.	Unit	Unit Price	total
Mobilization, Fence	1	LS		
Clear and Grub	1	LS		
SD Tie-in to existing pipe	1	EACH		
SD Tie-in to existing box	1	EACH		
15" RCP Storm Drain	162	LF		
Pea Gravel Bedding	162	LF		
60" SD Manhole (4'-5' deep)	2	EACH		
3' x 7' Catch Basin	1	EACH		
De-Watering	2	DY		
Total				



VINEYARD TOWN COUNCIL STAFF REPORT

Date: 10.26.2016

Agenda Item: 9.3 City Administration

From: Julie Fullmer

Department: N/A

Subject: City Administration

Recommendation: To have all staff report to one person, who is a department head, who works in the City on a daily basis. This person would have oversight of all the departments. This person would report to the Council, and the Council members would report to the Mayor & Council. Either to just make the adjustment within staff or to hire a position. I believe if it stays in office it should be someone who is mostly filling the role.

Background/Discussion:

Staff has been discussing moving in this direction with the Mayor, and we have discussed this at several prior meetings—including the last council meeting where we decided to put it on the Agenda.

Alternatives:

In office or Hiring, etc.

Fiscal Impact:

See attachment by Finance Department

Attachments

Comparison Analysis

City	Preferred Title	Min Range	Max Range	Actual
SANTAQUIN	CITY MANAGER	\$ 80,529.00	\$ 120,341.00	\$ 97,305.00
MAPLETON	CITY ADMINISTRATOR	\$ 94,779.78	\$ 105,877.41	\$ 94,779.78
PAYSON	CITY MANAGER	\$ 92,300.00	\$ 138,257.00	\$ 104,832.00
EAGLE MOUNTAIN	CITY ADMINISTRATOR	\$ 91,289.00	\$ 134,539.00	\$ 115,357.00
CEDAR HILLS	CITY MANAGER/CITY ENGINEER	\$ 92,344.00	\$ 115,430.00	\$ 138,516.00
LINDON	City Administrator	\$ 91,270.00	\$ 136,656.00	\$ 116,729.00
SARATOGA SPRINGS	CITY MANAGER	\$ 85,971.00	\$ 126,206.00	\$ 121,500.00
SPANISH FORK	City Manager	\$ 99,552.00	\$ 149,328.00	\$ 129,314.00
AMERICAN FORK	City Administrator	\$ 111,713.00	\$ 161,984.00	\$ 131,329.12
SPRINGVILLE	CITY ADMINISTRATOR	\$ 89,610.17	\$ 135,852.02	\$ 132,185.90
PLEASANT GROVE	CITY ADMINISTRATOR	\$ -	\$ -	\$ 134,832.00
LEHI	CITYADMINISTRATOR	\$ 98,501.32	\$ 147,751.98	\$ 135,806.74
PROVO	CHIEF ADMINISTRATIVE OFFICER	\$ 114,013.00	\$ 159,618.00	\$ 148,468.00
OREM	CITY MANAGER	\$ 114,411.00	\$ 171,616.00	\$ 159,011.00
Average		\$ 89,734.52	\$ 128,818.31	\$ 125,711.82