

**NOTICE OF A WORK SESSION WITH STAFF,
AND A REGULAR MEETING OF
THE VINEYARD TOWN COUNCIL
June 24, 2015 at 6:00 pm**

Public Notice is hereby given that the Vineyard Town Council will hold a Work Session with Staff starting at 6:00 pm (Council is not required to attend), and a Regular Meeting starting at 7:00 pm, on Wednesday, June 24, 2015, 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

7:00 PM REGULAR SESSION

1. CALL TO ORDER/PRAYER

2. CONSENT ITEMS:

- a) Approval of minutes for February 20, 2015 Technical Advisory Committee (TAC) meeting
- b) Approval of minutes for March 6, 2015 Technical Advisory Committee (TAC) meeting
- c) Approval of Water's Edge Final Plat Phase 1 Plat A
- d) Approval of Special Event Permit "Relay Race Around Utah Lake"
- e) Approval of Special Event Permit "We All Fall Down"
- f) Approval of Special Event Permit "Hotter than Heck"

3. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Wayne Holdaway

4. STAFF REPORT

- Public Works Director /Engineer– Don Overson
- Attorney – David Church
- Utah County Sheriff Department – Collin Gordon
- Planner – Nathan Crane
- Treasurer – Jacob McHargue
- Town Clerk/Recorder – Pamela Spencer

5. COUNCILMEMBERS' REPORTS

Nate Riley – Mayor Pro-tem April – June

- Economic Advisory Committee
- Utah Lake Technical Committee

Dale Goodman – Mayor Pro-tem July – September

- Public works – Park/Trails/Roads/Buildings
- Planning and Zoning

Julie Fullmer – Mayor Pro-tem October - December

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

Sean Fernandez – Mayor Pro-tem January – March

- Timpanogos Special Service District - Board Member
- ULCT Legislative Policy Committee

6. MAYOR’S REPORT

- North Pointe Solid Waste Special Service District - Board Member
- Mountainland Association of Governments
- Council of Governments
- Utah Lake Commission
- Economic Development Corporation Utah
- Meetings with Orem

7. OPEN SESSION: *Citizen’s Comments (Please see note below)*

(15 minutes)

8. BUSINESS ITEMS:

8.1 PRESENTATION – Eric Ellis with Utah Lake Commission

(10 minutes)

Eric Ellis, Executive Director for Utah Lake Commission will introduce himself and answer any questions the Council may have.

8.2 DISCUSSION AND ACTION – Orem’s Provision of Fire, Fire Inspection and EMS Services to Vineyard

(10 minutes)

Jamie Davidson, Orem City Manager is requesting that Orem continue providing services to Vineyard pursuant to the existing interlocal agreement, with the understanding that the parties will work diligently toward completing and approving the new interlocal agreement as soon as practicable. He proposes that both parties sign a letter to formalize two things that he believes Orem and Vineyard agreed on for FY2015/2016: (1) the annual fee for fire, fire inspection, and EMS services for FY2015/2016 will be \$284,685.50; and (2) Orem will begin providing fire inspection services in Vineyard effective July 1, 2015. The Mayor and Town Council will take appropriate action.

8.3 DISCUSSION AND ACTION – Moratorium Extension on the Design Standards for the Town Center Area

(15 minutes)

Anderson Development is requesting that additional time be allowed to review the proposed design standards for the Town Center area. The Mayor and Town Council will take appropriate action.

8.4 DISCUSSION AND ACTION – Water’s Edge Phase 5

(15 minutes)

The Applicants, Flagship Homes, and Woodside Homes are requesting approval of their Preliminary Subdivision Plat for Phase 5 of the Water’s Edge Project. The Mayor and Town Council will take appropriate action.

8.5 DISCUSSION AND ACTION – Pay Scale and Hiring of Three (3) New Public Works Employees

(10 minutes)

Treasurer Jacob McHargue will present for approval a pay scale and the qualifications for three (3) new Public Works positions. The Mayor and Town Council will take appropriate action.

9. ITEMS REQUESTED FOR NEXT AGENDA

10. 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

11. ADJOURNMENT

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

Next regularly scheduled meeting is July 8, 2015

NOTE: “**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 will **not** 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.

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: June 23, 2015 at 4:30 PM

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

P. SPENCER, TOWN CLERK/RECORDER

Re: Orem's Provision of Fire, Fire Inspection and EMS Services to Vineyard

Dear Mayor Farnworth,

We have appreciated the opportunity of working with you and your staff to develop a new interlocal agreement covering Orem's provision of fire, fire inspection and EMS services to Vineyard. Although it appears that we are very close to agreement on most provisions of the interlocal agreement, there are still some issues that require research and negotiation, and it doesn't seem likely that we will have the new interlocal agreement in place by July 1.

It's my understanding that we all agree that \$284,685.50 is an appropriate fee for fire, fire inspection and EMS services for fiscal year 2015/2016. (Please note that this fee now includes fire inspection services, such as fire investigations, development review committee support, IFC enforcement inspections and pre-fire plans.) The \$284,685.50 fee would be subject to any adjustment agreed to by the parties in the new interlocal agreement.

I propose that Orem continue providing services to Vineyard pursuant to the existing interlocal agreement, with the understanding that the parties will work diligently toward completing and approving the new interlocal agreement as soon as practicable. I also propose that both parties sign this letter to formalize two things that I believe we have agreed on for FY2015/2016: (1) the annual fee for fire, fire inspection and EMS services for FY2015/2016 will be \$284,685.50; and (2) Orem will begin providing fire inspection services in Vineyard effective July 1, 2015.

Please sign and return this letter if Vineyard agrees to these terms. I look forward to our continued negotiations and to what I hope will be a mutually advantageous relationship.

Thank you for your consideration.

Regards,

Jamie Davidson, Orem City Manager

Attest: _____

Donna R. Weaver, City Recorder

The Town of Vineyard agrees to the terms set forth in this letter/agreement.

Attest: _____

Randy Farnworth, Mayor

City Recorder



DATE: June 24, 2012

TO: Planning Commission

FROM: Nathan Crane, Town Planner

SUBJECT: Continuation for Town Center Design Standards

The Town Council began a process of developing design standards for the Town Center area. A first draft of the standards was released at the beginning of June. Anderson Development has requested that additional time be allowed to review the proposed design standards (see attached letter). As a result staff is recommending that the Council accept the proposal. A formal motion is needed to accept the proposal.

ANDERSON DEVELOPMENT

June 12, 2015

Nathan Crane
Vineyard Town Planner
Vineyard Town
240 East Gammon Road
Vineyard, UT

Dear Nathan,

Over the course of the past few months, Anderson Development and the Town of Vineyard have worked closely on the Design Guidelines and Standards for the Town Center and Lake Oriented Mixed Use Zoning Districts, which comprises the now existing Technical Advisory Committee. As part of this process, the town has placed a moratorium on any submissions or approvals for site plans in this area.

Anderson Development recognizes the importance and significance of this project and getting it right. It has become clear that this process needs more time. As the owner of the property we are authorizing the town to continue this process and keep in place the moratorium until Sept. 30 2105 in order to complete the project.

We look forward to continuing our work with you on this important part of the Geneva development.

Best regards,



Gerald Anderson
President Anderson Development



June 9, 2015

Nathan Crane, Vineyard Town Planner
Vineyard Town Hall
240 East Gammon Street
Vineyard, Utah 84058

RE: Waters Edge Open Space Location and Acreage

Dear Nathan,

Due to the questions that have come up regarding open space acreage in the Waters Edge development, and in accordance with the Redevelopment Agreement we are submitting a metes and bounds dedication of the open space with the understanding that the areas currently provided may change throughout the planning and platting process. This letter summarizes the current open space design and acreage. We are using the Conceptual Master Plan approved on May 30th of 2014 as our baseline of open space acreage that needs to be provided. This letter is accompanied by three exhibits: 1) An open space comparison table, 2) an open space map, and 3) the metes and bounds dedication descriptions.

Overall Open Space Acreage

The overall open space acreage for the Waters Edge Development is shown as 75.9 acres on the May 30th Conceptual Master Plan. In addition to the acreage defined on that plan, there is a total of 15% open space required in the multi-family areas. The open space is divided into 3 general types – Parks, Trails, and Open Space. The park areas include a sports park, a community park, a beach park, a neighborhood park, and Community Center Parks or HOA maintained open space. The trail areas include community parkway areas. And finally, there are two open space areas.

We have currently designed 82.9 acres of open space outside of the multi-family areas (this number includes landscape area within the right of way). Since the master planned development is not all platted and designed, the current total will likely come down as we finalize lot designs, add street and access points, and refine the design.

We have also taken a preliminary look at some of the multi-family areas and we are providing significantly more than 15% open space. The multi-family areas can possibly be areas where we can make up for some open space lost in the SFD areas. While the locations and sizes may change throughout the design process, we want to be clear that our intention is to provide the same level of connectivity with trails as was approved in the May 30th plan.

CLARIFICATIONS

There are a few areas that need to be clarified in order to compare the amount of provided open space to the acreage of approved open space. For instance, in the approved plan, area A10 (in development Phase 5) shows 3.0 acres. When measuring the AutoCAD file of the approved plan, a portion of this 3.0 acres is actually located on the east side of Vineyard Loop Road. We contacted Steve McCutchan to discuss the discrepancy and he said the A10 (3.0 acres) did include areas outside Phase 5. His reasoning behind grouping areas together was to lessen the amount of labels on the map. He was also unsure of how the project would be phased at the time he created the approved plan. We are currently providing 9.9 acres in Phase 5 but they are not currently in the exact same places as the May 30th Conceptual

Master Plan. We are however providing the same level of connectivity. In order to arrive at the 9.9 acres we have included Parcel K (1.71), N of (1.08), M (0.13) and the small northeast corner of Main Street and Vineyard Road (0.05). As previously discussed the north/south trail corridor in Phase 5 will be relocated to the west on the edge of the park where the trail can be continuous instead of crossing the street 3 times.

As previously discussed we have moved the Community Center from Phase 3 to Phase 1. By doing this we are currently showing less open space in Phase 3 than the approved plan showed.

If you have any questions, recommendations, or need further clarification please don't hesitate to let us know.

Best,

A handwritten signature in black ink, appearing to read "Bronson Tatton", written over a light gray rectangular background.

Bronson Tatton

Professional Landscape Architect/Planner

Below are the open space break downs with the approved acreage in the May 30th plan and what we have currently provided to this point with where we are at in the design phase.

OVERALL TOTALS

CODE	TYPE	APPROVED	PROVIDED
A1	CPW	3.4	3.7
A8	CPW	0.3	
A10	CPW	3.0	3.0
A12	CP	5.9	5.9
A13	CCP	1.0	1.0
A16	CPW	3.2	2.6
A19	CPW	0.7	
A22	CPW	2.0	2.3
B2	CPW	2.2	2.0
B4	CPW	1.3	
B6	NP	2.6	1.5
B6	CCP	0.0	2.1
B8	OS	24.4	25.2
B9	SP	18.0	18.0
B12	CCP	1.0	0.0
B13	CPW	1.5	0.9
B15	CPW	0.6	
B16	OS	2.8	2.5
B20	LP	3.6	4.1
TOTAL		74.6	74.6

BREAKDOWN BY PHASE

PHASE	APPROVED	PROVIDED
Streetscape Areas (ROW A8, A19, B4, B15)	3.4	0.0 dedicated with road ROW
Phase 1 (B6)	2.6	3.6
Phase 2	0	0.1
Phase 3 (B12, B13, B16)	5.3	3.4
Phase 4 (A16)	3.2	2.6
Phase 5 (A10, A12, A13)	9.9	9.9
Other (A1, A22, B2, B8, B9, B20)	53.6	55.3
	74.6	74.7

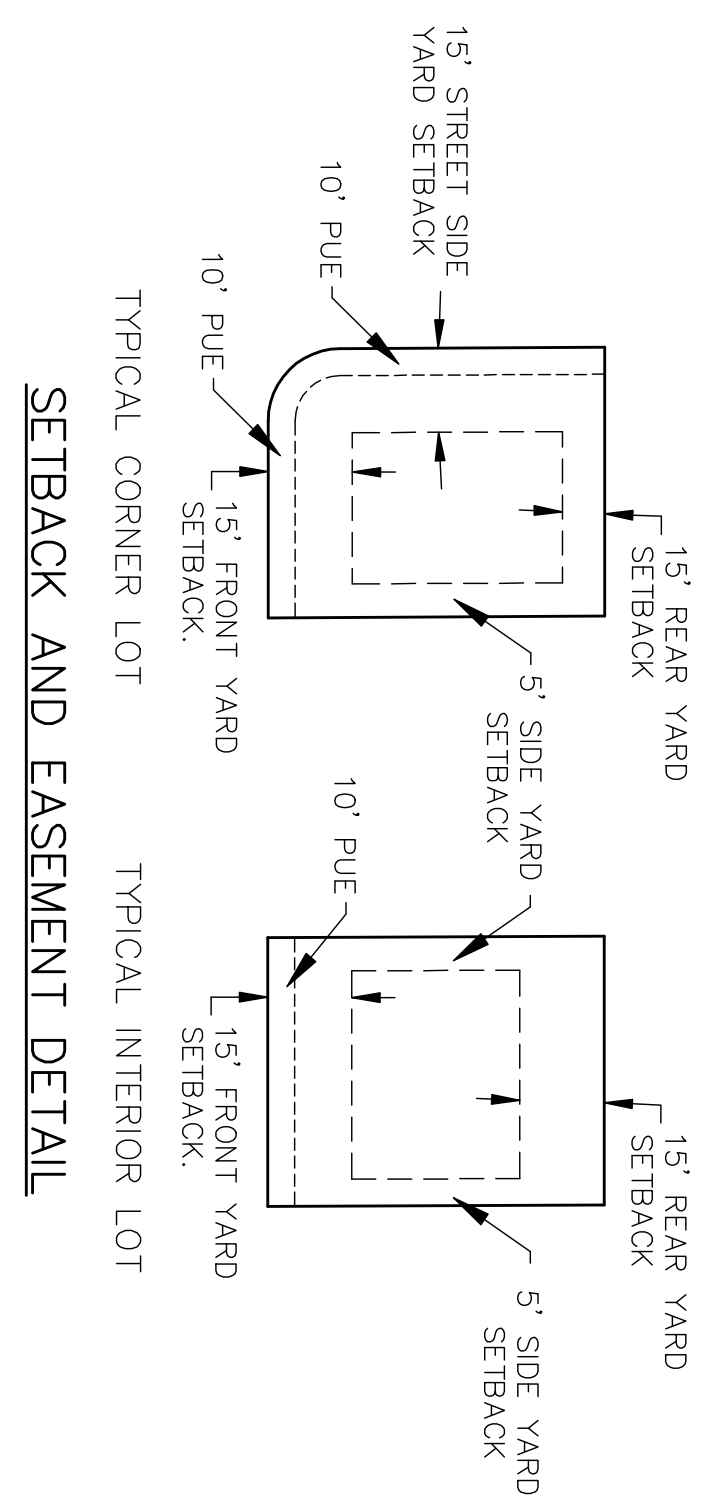
BREAKDOWN BY AREA TYPE

TYPE	APPROVED	PROVIDED	DIFFERENCE
STREETSCAPE & TRAILS (CPW)	15.3	14.4	-0.9
Parks (CP, NP, OS, SP, LP)	30.1	29.5	-0.6
Natural Open Space (OS)	27.2	27.7	0.5
Private Parks (CCP)	2.0	3.1	1.1
TOTAL	74.6	74.6	0.0

* Code Descriptions - CPW Community Parkway, CP Community Park, CCP Community Center Park (HOA), NP Neighborhood Park, OS Open Space, SP Sports Park, LP Lake Park

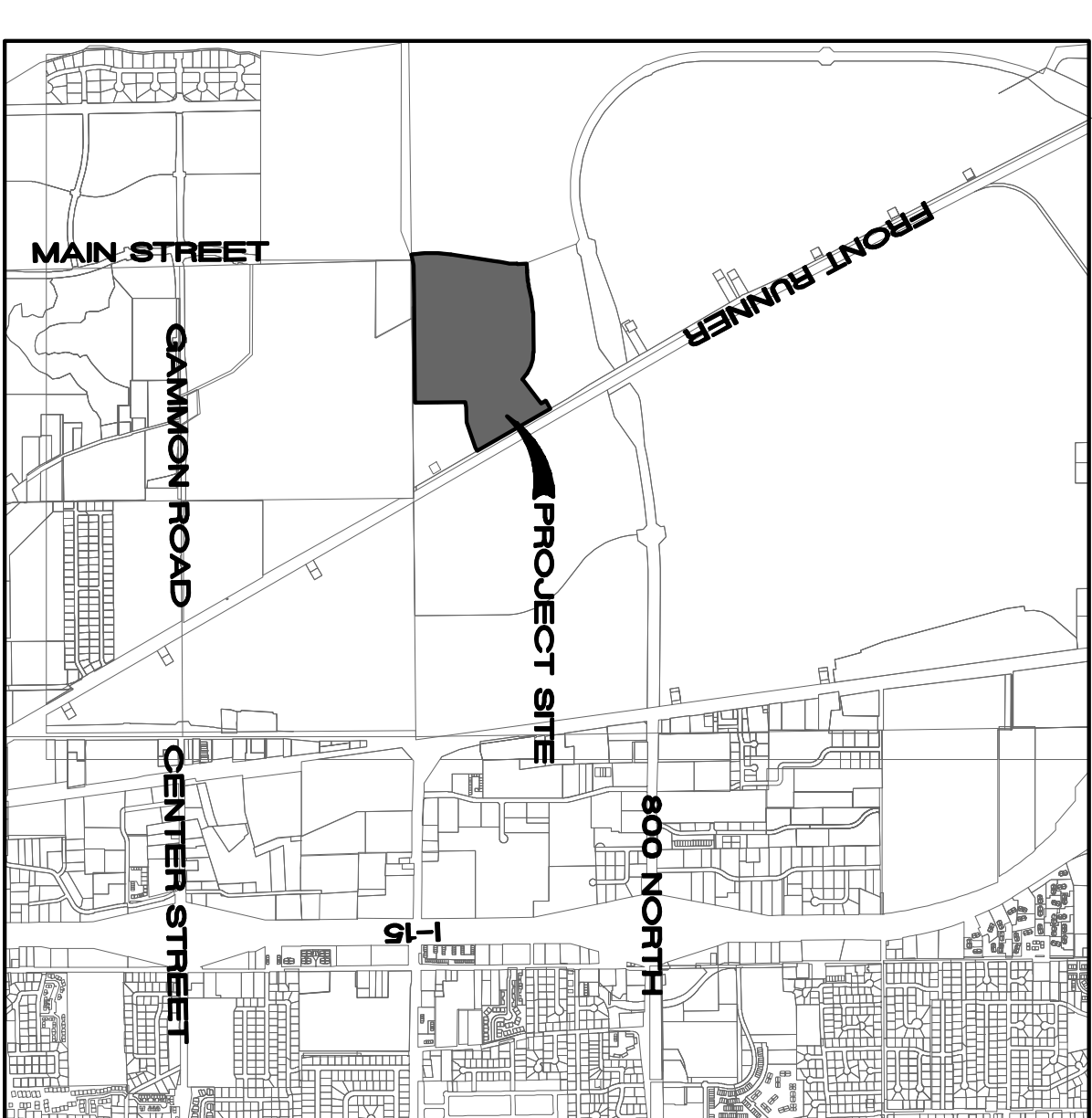
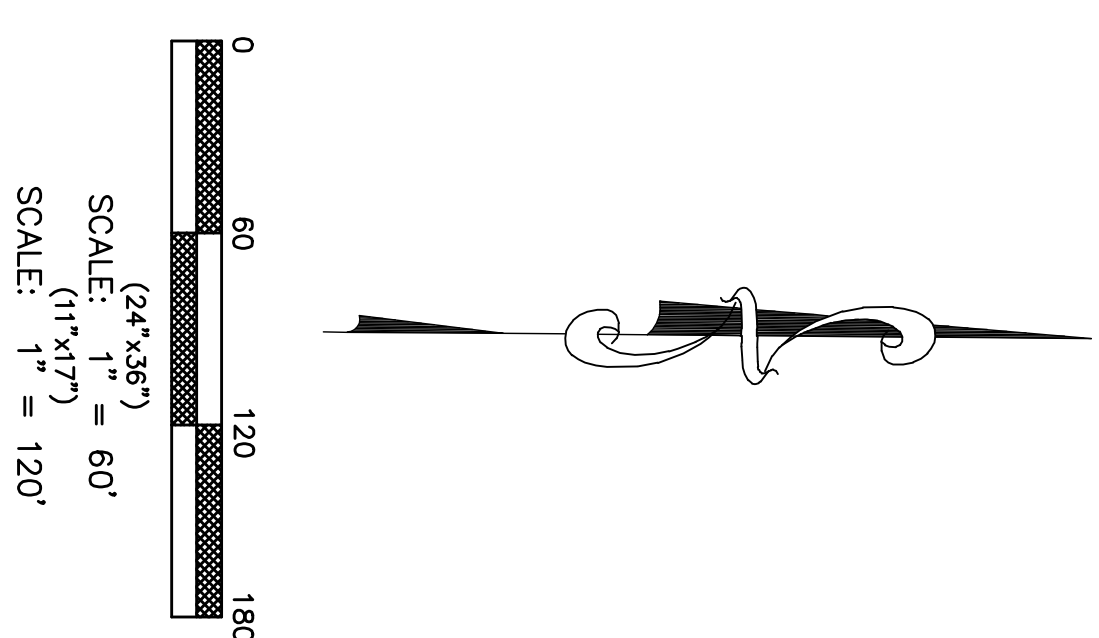
**These quantities should not be considered survey grade, there may be some measuring inaccuracies, but these numbers should be pretty close.

**WATERS EDGE
PHASE 5
PRELIMINARY PLAT
VINEYARD, UTAH**



LAND USE	
TOTAL ACREAGE:	41.20 acres
OPEN SPACE	6.42 acres (16%)
TOTAL LOTS:	195
NO. LOTS / ACRE:	4.73
ZONING:	HDR-1

DEVELOPER
**FLAGSHIP HOMES/
WOODSIDE HOMES OF UTAH LLC**
170 SOUTH INTERSTATE PLAZA
SUITE 250
LEHI, UT 84043

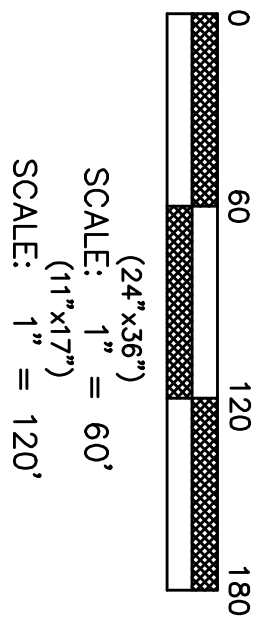


REVISIONS					
NO.	DATE	DESCRIPTION	BY	DESIGNED BY	TGT
1				DRAWN BY	TJT
2				CHECK BY	TGT
3				DATE	2/10/2015
4				CADD FILE	
AN GIFFORD VINETYARD NORTH					

TRANE ENGINEERING, P.C.	
CONSULTING ENGINEERS AND LAND SURVEYORS	
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544	

VINEYARD, UTAH	<i>WATERS EDGE PHASE 5</i>	OVERALL PRELIMINARY PLAT	JOB GIFFORD
			SHEET NO. 1 OF 4

LAND USE	
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TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
227 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

WATERS EDGE
PHASE 5

OVERALL PRELIMINARY PLAT



Community Development

SUBJECT: Preliminary Plat for Phase 5 of the Water's Edge Subdivision

MEETING DATE: June 24, 2015

TO: Town Council

FROM: Nathan Crane, Town Planner

REQUEST: Preliminary Plat Approval for Phase 5 of the Water's Edge Subdivision

PARCEL SIZE: 43.20 acres

LOCATION: Center Street and New Vineyard Road

APPLICANT: Peter Evans

OWNER: Flagship Homes

BACKGROUND:

The property is designated as Low Density Residential (1-2.5 du/ac) on the General Plan Land Use Map. The property is zoned WatersEdge Zoning District. The WatersEdge Zoning District was approved in June of 2014. This request includes the following planning areas B5, B6, and B7.

Preliminary plat approval is an administrative process.

SUMMARY OF REQUEST:

1. The proposed preliminary plat includes 195 lots as follows:

Approved Zoning			Proposed Preliminary Plat	
Planning Area	# of Lots	Min. Lot Size	# of Lots	Min. Lot Size
A7	33	5,400 sqft	40	5,400 sqft
A9	54	5,400 sqft	47	5,400 sqft
A6	31	4,500 sqft	37	4,500 sqft
A11	86	4,500 sqft	62	4,500 sqft

2. The following table shows the comparison of approved versus proposed lots in phase 5:

Lot Size	Approved	Proposed
5,400 sqft	87	87
4,500 sqft	117	99
Total	204	186

3. The planning area was approved with a 5.9 acre city park, a 1.0 acre private park with a club house, and 3.0 acres of trail corridor for a total of 9.9 acres. The proposed plat includes a 6.5 acre community park and a 1.35 acre private park with clubhouse and 0.45 acres of trail corridor for a total of 8.3 acres.
4. Vehicle and utility access to the site is provided from New Vineyard Road and a new Loop Road which are under construction. All roads within the project are public.
5. The project will be developed in phases. Each phase will require separate final plat approval.

CITIZEN PARTICIPATION:

Public notifications and public hearings are not required for preliminary or final plat applications.

ANALYSIS:

- The preliminary plat is consistent with the approved WatersEdge Zoning District. This includes the number and size of lots, and circulation system.
- The planning area for phase 2 identified 9.9 acres of open space. 8.3 acres have been provided as shown on the preliminary plat. The applicant has provided a letter showing the revised distribution of open space from the master plan to the preliminary plats. The applicant explains the discrepancy based on the master plan not being accurate (see attached letter). Staff does not have a way to verify this information.
- The north south trail has been relocated farther east within the majority of the trail within the park. The trail extends south from the park adjacent as part of the sidewalk through the subdivision. Some of the proposed open space is actually road.
- House products for this subdivision have not been submitted yet. They will be approved by staff sometime in the future. All house products will comply with the architectural standards in the WatersEdge Zoning District.
- Phase 5 is included in the CUWCD service area for culinary water. Water to serve this subdivision will need to be purchased by the applicant. Staff has included a stipulation requiring the water to be purchased prior to final plat recordation.
- All roads will comply with the Town's standard cross section.

- The perimeter theme wall will be a six-foot concrete wall and will be located along New Vineyard Road and the Loop Road. A six foot clear view fence will be located adjacent open space areas.

FINDINGS:

With the proposed stipulations, the proposed plat meets the following findings:

- It is in conformance with the General Plan, Zoning Ordinance, WatersEdge Zoning District, and Subdivision Regulations.

PLANNING COMMISSION ACTION:

The Planning Commission considered this item at their June 17, 2015 meeting. The Commission discussed the open space issue and voted 6-0 to recommend approval subject to the following stipulations:

1. The final plat shall conform to the preliminary plat dated stamped June 11, 2015 except as modified by these stipulations.
2. Prior to final plat approval, the street names and addressing shall be approved by the Town Engineer and Town Planner.
3. All street right of way and improvements shall be dedicated as required by the Town Engineer.
4. The final plat and final landscape plans shall be revised as determined by the Town Engineer and Town Planner.
5. The final plat shall not be recorded until the construction of the Vineyard Road is completed.
6. The preliminary plat shall be revised to include the minimum amount of open space as shown on the approved master plan.
7. Water shall be purchased by the applicant from CUWCD prior to final plat recordation.
8. The east trail south of the park shall not count towards the open space requirements. The applicant shall identify alternatives to keeping this trail and avoid a mod block crossing.

RECOMMENDATION:

The Town Council will need to discuss the open space issue and include an appropriate stipulation. If the Town Council chooses to approve the plat, the approval should be subject to the eight stipulations recommended by the Planning Commission.

ATTACHMENTS:

Exhibit A – Preliminary Plat and Landscape Plan

Exhibit B – Open Space Explanation Letter