



**NOTICE OF A WORK SESSION WITH STAFF,
AND A REGULAR MEETING OF
THE VINEYARD TOWN COUNCIL
March 11, 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, March 11, 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 the February 11, 2015 minutes

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

4. STAFF REPORT

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

5. COUNCILMEMBER'S REPORTS

Sean Fernandez – Mayor Pro-tem January – March

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

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

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 DISCUSSION AND ACTION - Mill Road East Plat B

(10 minutes)

The applicant is requesting approval for preliminary and final plat for Mill Road East Subdivision, Plat B. The Mayor and Town Council will take appropriate action.

8.2 DISCUSSION AND ACTION - Roper Property Preliminary and Final Plat Approval

(10 minutes)

The applicant is requesting Preliminary and Final Plat Approval for the Roper 5 lot Subdivision, located on the Southwest Corner of 400 South and 620 East. The Mayor and Town Council will take appropriate action.

8.3 DISCUSSION AND ACTION – Vote By Mail

(15 minutes)

Pamela Spencer Town Clerk/Recorder will present her findings on the “Vote by Mail” municipal election option. The Mayor and Town Council will take appropriate action

8.4 DISCUSSION AND ACTION – Recording Systems

(15 minutes)

Pamela Spencer Town Clerk/Recorder will present three different recording systems and their costs to the Mayor and Town Council. The Mayor and Town Council will take appropriate action.

8.5 DISCUSSION AND ACTION - Appoint a Representative to the Utah Valley Special Services District - Resolution 2015-04

(10 minutes)

Mayor Farnworth is requesting the appointment of a representative to the Utah Valley Dispatch Special Service District. The Mayor and Town Council will take appropriate action.

8.6 DISCUSSION AND ACTION – West Smith Ditch Irrigation Company Board Member Appointment

(10 minutes)

Mayor Farnworth is requesting the appointment of a representative to the West Smith Ditch Irrigation Company. 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 March 25, 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.

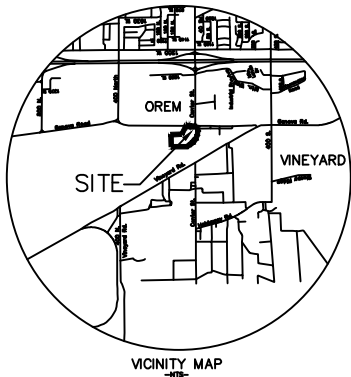
I the undersigned duly appointed Recorder for the Town of Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard Town Hall, the Vineyard Town website, the Utah Public Notice website, delivered electronically to Town staff and to each member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

AGENDA NOTICING COMPLETED ON: March 10, 2015 at 4:30 PM

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

P. SPENCER, TOWN CLERK/RECORDER

MILL ROAD EAST SUBDIVISION PLAT "B"
A PORTION OF LOT 2, MILL ROAD
EAST SUBDIVISION
LOCATED IN THE SE 1/4 SECTION 17
T.6S., R.2E., S.L.B.&M.

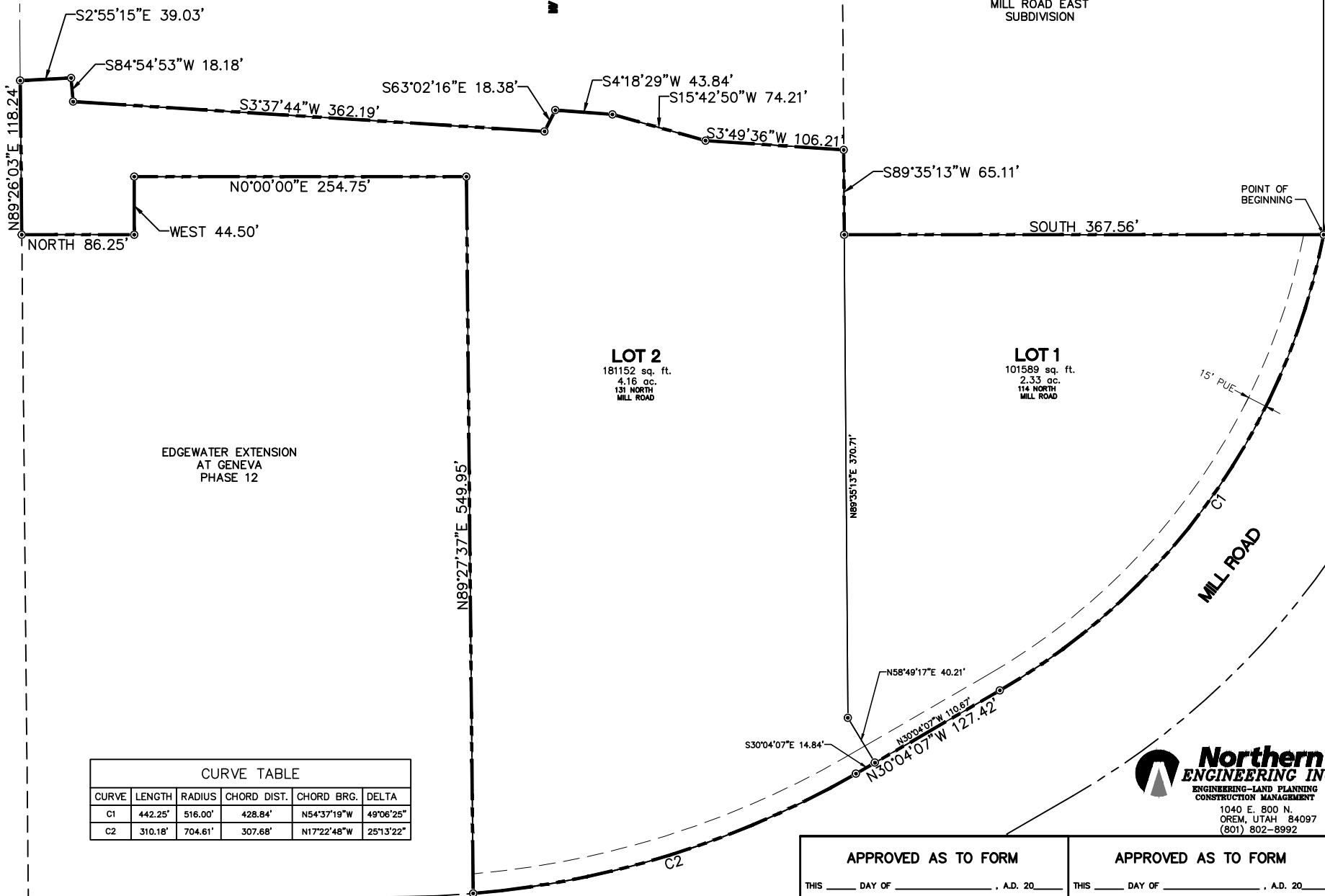
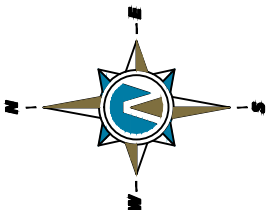


NORTHEAST CORNER SECTION 17
T.6S., R.2E., SLB&M

GENEVA ROAD (STATE HWY 114)

CENTER STREET

EAST QUARTER CORNER SECTION 17
T.6S., R.2E., SLB&M



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	442.25'	516.00'	428.84'	N54°37'19"W	49°06'25"
C2	310.18'	704.61'	307.68'	N17°22'48"W	25°13'22"



(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD PLANNING COMMISSION CHAIR

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD ENGINEER

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD ATTORNEY

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD MAYOR

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD FIRE MARSHAL

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR
HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22,
PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE
SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREINAFTER TO BE
KNOWN AS MILL ROAD EAST SUBDIVISION PLAT "B"
AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY
ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL
MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON, I FURTHER
CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE
APPLICABLE ZONING ORDINANCES.

DATE _____ KENNETH E. BARNEY, PLS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID
PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE
N00°03'06"W. A DISTANCE OF 72.10 FEET AND WEST A DISTANCE OF 379.65 FEET
TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF MILL ROAD VINEYARD,
UTAH, SAID POINT ALSO BEING A POINT OF CURVATURE OF A 516.00-FOOT RADIUS
NON-TANGENT CURVE TO THE RIGHT AND THE REAL POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 442.25
FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF
49°06'25" AND A CHORD THAT BEARS N.54°37'19"W. A DISTANCE OF 428.84 FEET;
THENCE N.30°04'07"W. A DISTANCE OF 127.42 FEET ALONG SAID RIGHT OF WAY TO
A POINT OF CURVATURE OF A 704.61-FOOT RADIUS TANGENT CURVE TO THE
RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF
310.18 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE
OF 25°13'22" AND A CHORD THAT BEARS N.17°22'48"W. A DISTANCE OF 307.68
FEET; THENCE N.89°27'37"E. A DISTANCE OF 549.95 FEET; THENCE NORTH A
DISTANCE OF 254.75 FEET; THENCE WEST A DISTANCE OF 44.50 FEET; THENCE
NORTH A DISTANCE OF 86.25 FEET; THENCE N.89°26'03"E. A DISTANCE OF 118.24
FEET; THENCE S.02°55'15"E. A DISTANCE OF 39.03 FEET; THENCE S.84°54'53"W. A
DISTANCE OF 18.18 FEET; THENCE S.03°37'44"W. A DISTANCE OF 362.19 FEET;
THENCE S.63°02'16"E. A DISTANCE OF 18.38 FEET; THENCE S.04°18'29"W. A
DISTANCE OF 43.84 FEET; THENCE S.15°42'50"W. A DISTANCE OF 74.21 FEET;
THENCE S.03°49'36"W. A DISTANCE OF 106.21 FEET; THENCE S.89°35'13"W. A
DISTANCE OF 65.11 FEET; THENCE SOUTH A DISTANCE OF 367.56 FEET TO THE
POINT OF BEGINNING.
CONTAINING 6.49 ACRES OF LAND

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS
OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN
ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS
AND EASEMENTS AND DO HEREBY DEDICATE PUBLIC AREAS AS INDICATED HEREON FOR
PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS
DAY OF _____, A.D. 2013

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. _____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY
ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
(SEE SEAL)

MILL ROAD EAST
SUBDIVISION PLAT "B"
A PORTION OF LOT 2, MILL ROAD
EAST SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 17
T.6S., R.2E., S.L.B.&M.

TOWN OF VINEYARD _____ UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF VINEYARD CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, VINEYARD CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE FINAL PLAT OF ASHLEY ACRES
4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
5. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH VINEYARD CITY DESIGN STANDARDS & PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF VINEYARD CITY.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY VINEYARD CITY
3. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF RECORD DRAWINGS TO VINEYARD CITY & (1) SET TO REGION ENGINEERING & SURVEYING
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH VINEYARD CITY STANDARDS.

WATER

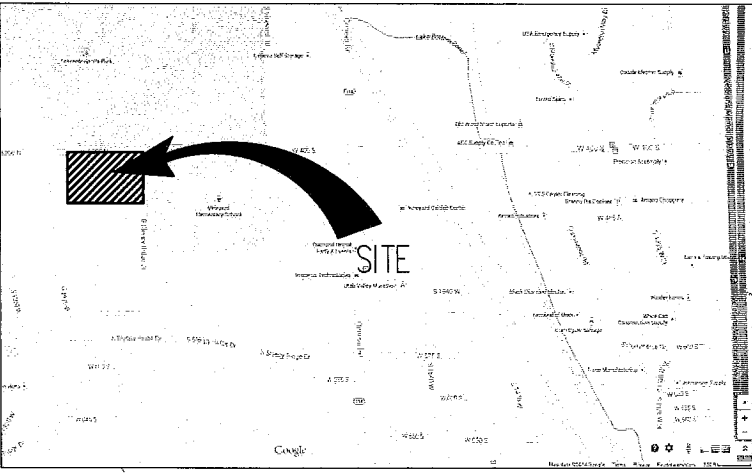
1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND VINEYARD CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY REGION ENGINEERING & SURVEYING THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST VINEYARD CITY'S ENGINEERING DEPARTMENT FOR INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF RECORD DRAWINGS TO VINEYARD CITY & (1) SET TO REGION ENGINEERING & SURVEYING
5. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
6. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH VINEYARD CITY STANDARDS.
7. WATERLINES TO BE BEDDED IN GRANULAR MATERIAL. A MIN. OF 8" COVER OVER TOPS OF PIPE IS REQUIRED TO AVOID PENETRATION OF SUB BASE FROM ABOVE. THE OVERALL COVER OF THE CULINARY PIPE NEEDS TO BE NO LESS THAN 4 FEET.
8. ALL CULINARY WATERLINES SHALL BE C-900

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF VINEYARD CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.

FINAL PLAT
+ CONSTRUCTION DRAWINGS
FOR
CHELSEA COVE

LOCATED IN THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 6 SOUTH
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
VINEYARD, UTAH



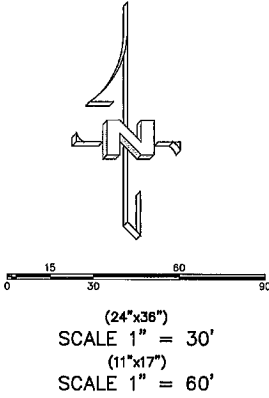
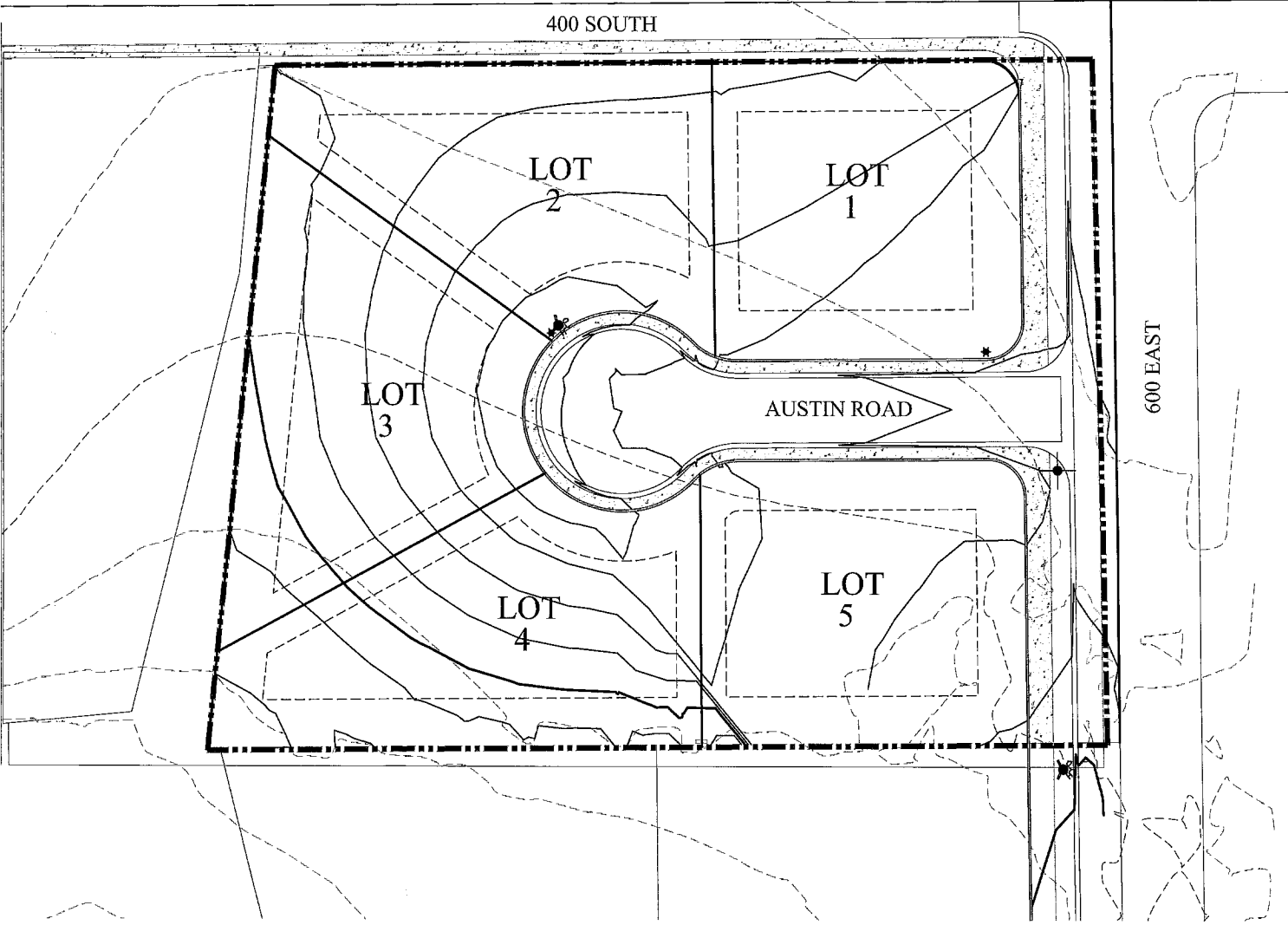
VICINITY MAP
N.T.S.

PROJECT DEVELOPER
GREENSTONE PROPERTIES
BRYANT BISHOP
801.722.4687

PROJECT ENGINEER/SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE ST. #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT DATA
TOTAL AREA = 7.18 ACRES
ROW AREA = 1.51 ACRES
LOT AREA = 5.67 ACRES
TOTAL LOTS = 14 LOTS

INDEX TO SHEETS	
CS-01	COVER SHEET
PLAT	FINAL PLAT
EX-01	EXISTING SITE PLAN
UP-01	UTILITY / GRADING PLAN
EC-01 & EC-02	EROSION CONTROL PLAN & DETAILS
DT-01	TYPICAL DETAILS
LP-01	LANDSCAPE PLAN



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

CHELSEA COVE
RESIDENTIAL SUBDIVISION
LOCATED IN THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 6 SOUTH
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
VINEYARD, UTAH

DATE: 3.2.2015
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
COVER SHEET & NOTES
SHEET:
CS-01

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.63'	15.00'	21.19'	S45°38'49"E	88°51'28"
C2	23.63'	15.00'	21.26'	S44°26'32"W	90°15'08"
C3	9.18'	25.06'	9.13'	N78°52'28"W	20°59'28"
C4	10.97'	25.06'	10.88'	N56°50'35"W	25°04'16"
C5	63.24'	39.91'	56.83'	N89°45'43"W	90°47'04"
C6	58.02'	39.91'	53.04'	S3°11'54"W	63°17'41"
C7	68.29'	39.91'	60.26'	S87°28'16"E	98°02'42"
C8	3.47'	25.06'	3.46'	N47°24'22"E	7°55'31"
C9	16.68'	25.06'	16.38'	N70°28'14"E	38°08'13"
C10	23.50'	15.00'	21.17'	S45°33'28"E	89°44'54"

CHELSEA COVE

LOCATED IN THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 6 SOUTH
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
VINEYARD, UTAH

SURVEYOR'S CERTIFICATE
I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1993 AS AMENDED, CERTIFICATE NO. 368356. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, HEREAFTER TO BE KNOWN AS CHELSEA COVE, AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1993 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1993 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.



DATE _____ ROBBIN J. MULLEN (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH 1/4 CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N.89°34'05"E. ALONG THE SECTION LINE 1329.57' AND SOUTH 23.45' FROM THE NORTH 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

THENCE S.01°11'25"E. 274.58' TO A FOUND REBAR & CAP; THENCE S.89°34'05"W. 363.56'; THENCE N.05°40'55"E. 275.48'; THENCE N.89°27'24"E. 330.59' TO THE POINT OF BEGINNING.

CONTAINING 1.75 ACRES OF LAND.

BASIS OF BEARING: UTAH STATE PLANE COORDINATE SYSTEM CENTRAL ZONE NAD 83

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS
DAY OF _____, A.D. 20____

GREENSTONE PROPERTIES

By: XXXXXX, as member
By: XX, Manager

ACKNOWLEDGMENT

STATE OF _____ } s.s.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. _____
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

CHELSEA COVE

LOCATED IN THE N 1/4 OF SECTION 20
T.6S., R.2E., S.L.B.&M.

TOWN OF VINEYARD _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL

400 South Street (Holdaway Road)

N 1/4 CORNER OF
SECTION 20, T6S,
R2E, S.L.B.&M.

BASIS OF BEARING
N 89°34'05" E 2864.63'

NE CORNER OF
SECTION 20, T6S,
R2E, S.L.B.&M.

SOUTH 23.45'

N89°27'24"E 330.59'

Existing Power Pole

Randy Farmworth

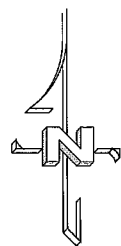
Existing Fence

Austin Road (425 South)

(PUBLIC ROAD)

600 East Street

Vineyard Elementary Subdivision

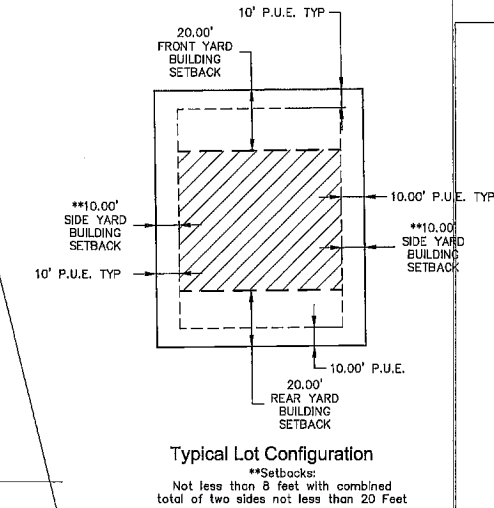


0 15 30 60 90

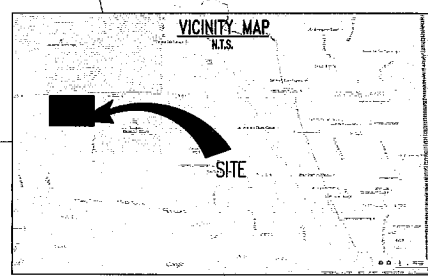
(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- SUBDIVISION MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)



**HIGH GROUNDWATER EXISTS THROUGHOUT SITE
REFER TO GEO-TECH REPORT FOR CONSIDERATIONS
AND MEASURES TO BE TAKEN**



PROJECT DEVELOPER
GREENSTONE PROPERTIES
BRYANT BISHOP
801.722.4687

PROJECT ENGINEER/SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE ST. #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT DATA
TOTAL AREA = 2.18 ACRES
ROW AREA = 0.43 ACRES
LOT AREA = 1.75 ACRES
TOTAL LOTS = 5 LOTS

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD MAYOR

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD PLANNING COMMISSION CHAIR

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD ENGINEER

APPROVED AS TO FORM

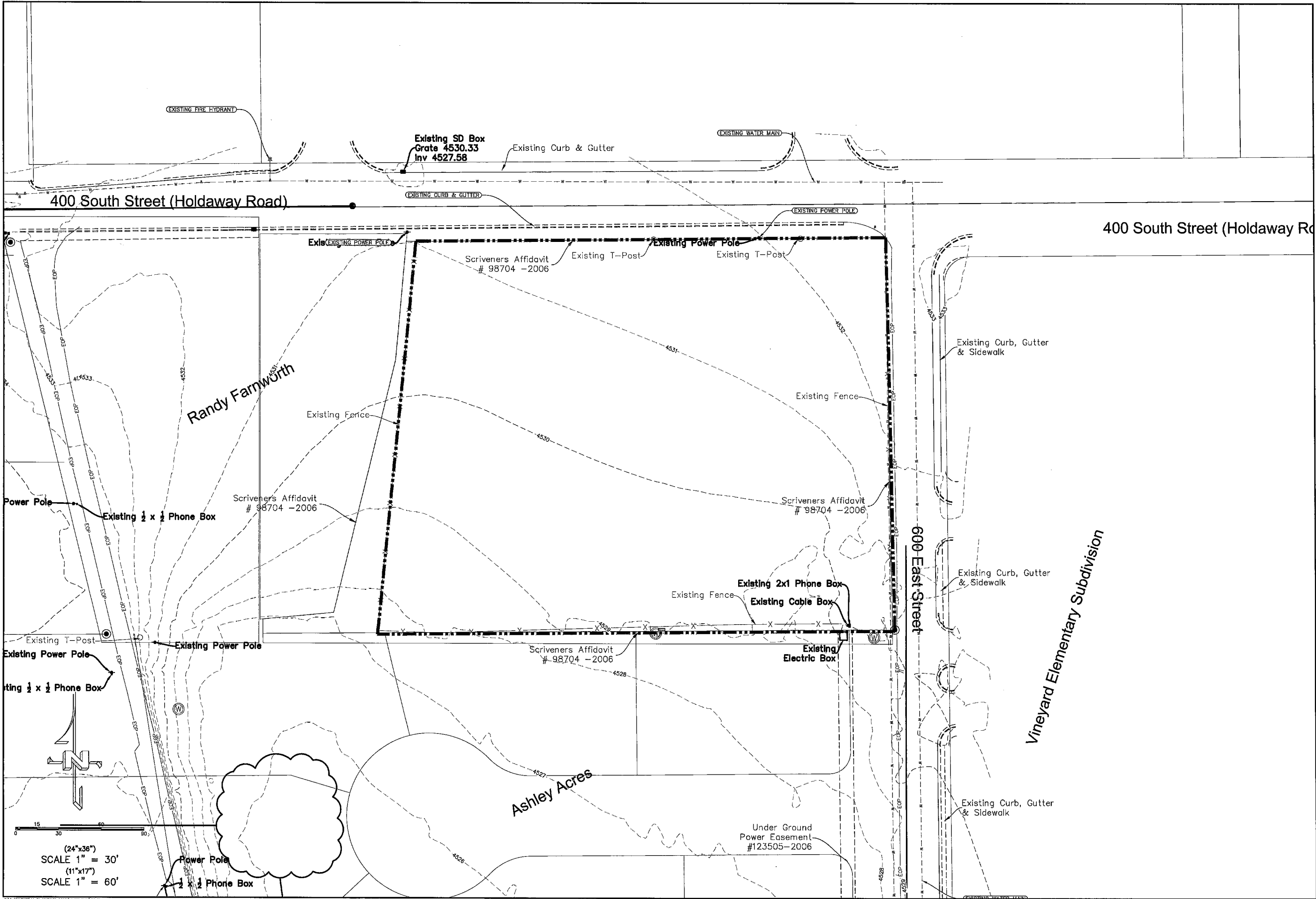
THIS _____ DAY OF _____, A.D. 20____

APPROVED _____
TOWN OF VINEYARD ATTORNEY

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD FIRE MARSHALL

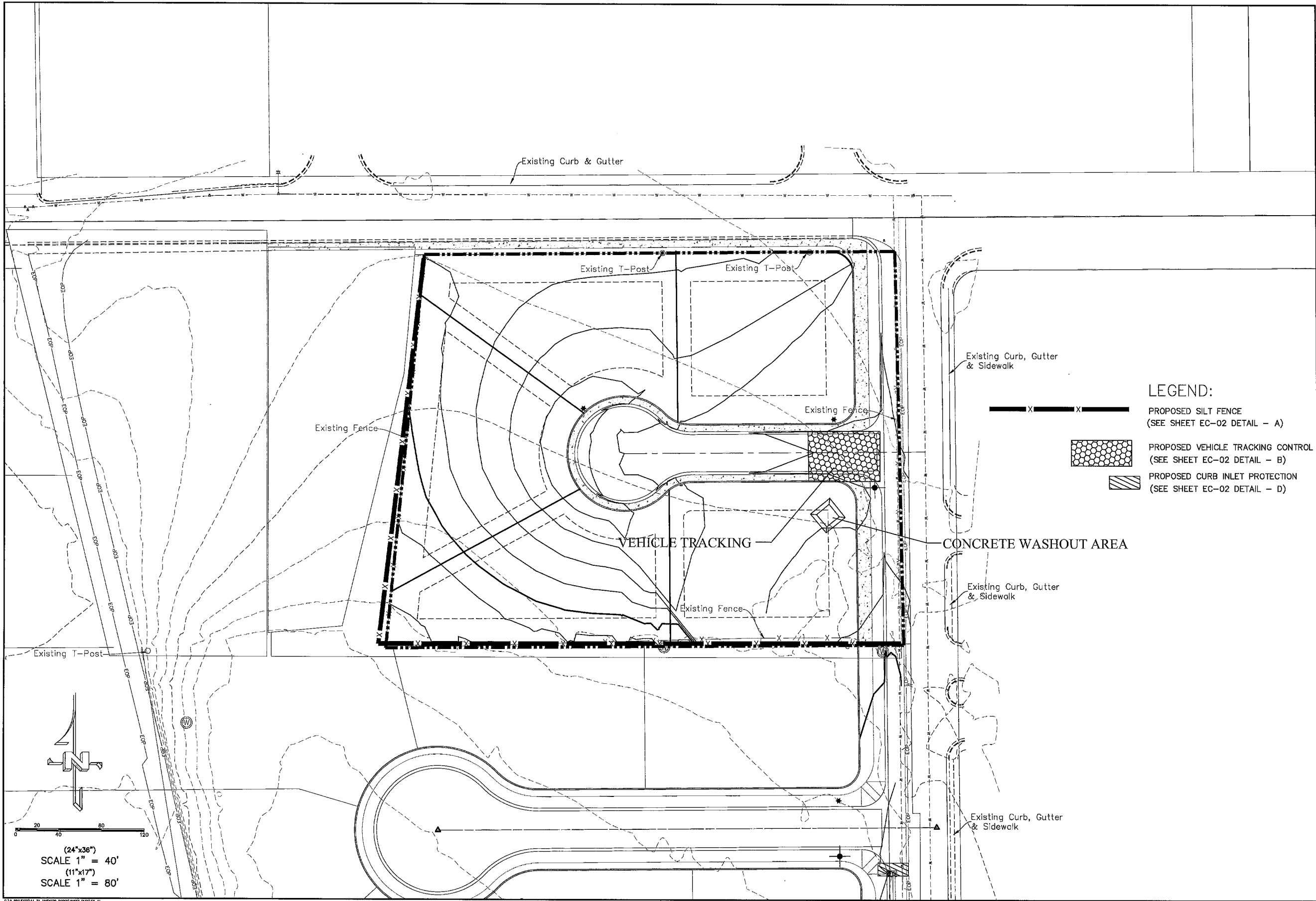


region
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**CHELSEA COVE
RESIDENTIAL SUBDIVISION**
LOCATED IN THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 SOUTH
RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
VINEYARD, UTAH

DATE: 3.2.2015
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
EXISTING CONDITIONS
SHEET #
EX-01



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

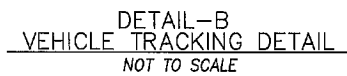


**CHELSEA COVE
RESIDENTIAL SUBDIVISION**
LOCATED IN THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 6 SOUTH
RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN
VINLAND, UTAH

DATE: 3.2.2015
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-01



DETAIL-D
CURB INLET PROTECTION
DETAIL FOR EXISTING CATCH BASINS

ANY OF THE ABOVE OPTIONS MAY BE USED

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
4. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
5. ALL SWPPP DRAINAGE SYSTEMS USING A GEOTECHNICAL FABRIC FOR INLET GRATE PROTECTION MUST HAVE FABRIC REGULARLY CLEANED (14 DAY INTERVAL MAX, MORE FREQUENTLY IF NEEDED) TO INSURE THAT SILT DOES NOT FORM IMPERMEABLE BARRIER OVER INLET.



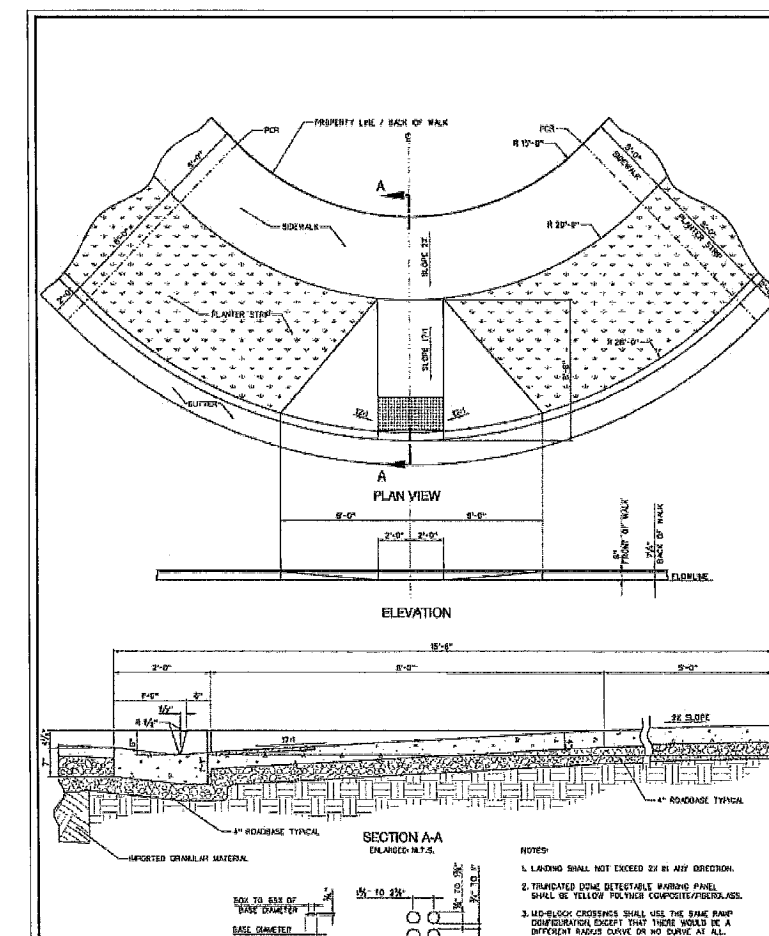
**CHELSEA COVE
RESIDENTIAL SUBDIVISION**
LOCATED IN THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 6 SOUTH
RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN
VINELAND, UTAH

DATE:3.2.2015

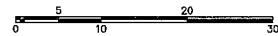
PROJECT #

REVISIONS:

SHEET NAME:
EROSION CONTROL PLAN
SHEET:
EC-02



SHEET NAME:
TYPICAL DETAILS
SHEET:
DT-01



PLANT LEGEND						
KEY QUAN.		BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE
TREES						
TT	18±	TILIA TOMENTOSA 'STERLING SILVER'	SILVER LINDEN	2" CAL.	STAKED	DEC
SHRUBS						
JC	38	JUNIPERUS COMMUNIS DEPRESSA	'BLUBERRY DELIGHT' JUNIPER	5 GAL	4' O.C.	EVG
JS	13	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL	4' O.C.	EVG
RA	19	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	5 GAL	5' O.C.	DEC
CD	15	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST COTONEASTER	5 GAL	4" O.C.	DEC

BERMING THROUGHOUT LANDSCAPE AREA
(6"-24" BERMNG)

10' SIDEWALK

Combo Stop/Street Sign
(Per Town Standards)

Residential Street Light
(Per Town Standards)

AUSTIN RD

400 SOUTH

BERMING THROUGHOUT LANDSCAPE AREA
(6"-24" BERMING)

10' SIDEWALK



**CHELSEA COVE
RESIDENTIAL SUBDIVISION**
LOCATED IN THE NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 6 SOUTH
RANGE 2 EAST, SALT LAKE BASIN AND MERIDIAN
VINETARD, UTAH

SHEET NAME:
LANDSCAPE PLAN
SHEET:
LP-01



Community Development

SUBJECT: Preliminary and Final Plat Approval for Roper 5 Lot Subdivision

MEETING DATE: March 11, 2015

TO: Town Council

FROM: Nathan Crane, Town Planner

REQUEST: Preliminary and Final Plat Approval for Roper 5 Lot Subdivision

PARCEL SIZE: 2.28 acres

LOCATION: Southwest Corner of 400 South and 620 East

APPLICANT: Bryant Bishop

OWNER: Gail Roper

BACKGROUND:

The property is designated as Low Density Residential (1-2.5 du/ac) on the General Plan Land Use Map. The property was zoned R-2-15,000.

SUMMARY OF REQUEST:

1. The proposed preliminary plat include 5 lots as follows:

Lot	Lot Size
1	15,000
2	15,038
3	15,744
4	16,216
5	15,000

2. The density is 2.19 units per acre.
3. All roads within the subdivision are public roads.
4. Access to the site is provided from 620 East.

CITIZEN PARTICIPATION:

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

ANALYSIS:

- The property is designated as Low Density Residential (1-2.5 du/ac). The proposed density is consistent with the General Plan.
- The preliminary plat meets the requirements of the R-2-15,000 zoning district including the number and size of lots.
- The Council has authorized staff to consider alternative cross sections for development in the R-2-15,000 District. The options are as follows:

Option	Asphalt	Curb and Gutter	Sidewalk
1	26'	2' raised curb both sides	5' each side
2	24'	2' flat curb both sides	No sidewalk
3	30'	2' raised curb both sides	5' each side within a sidewalk easement

FINDINGS:

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

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

PLANNING COMMISSION ACTION:

The Planning Commission held a public meeting on March 4, 2015 and voted 5-0 to recommend **APPROVAL** of the preliminary plat subject to the following stipulations:

1. The final plat shall conform to the preliminary plat dated stamped February 27, 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 shall be revised as determined by the Town Engineer and Town Planner.

Final plats do not require review by the Commission.

RECOMMENDATION:

Staff recommends that the Town Council **APPROVE** of the preliminary and final plat subject to the four stipulations recommended by the Planning Commission.

PROPOSED MOTION:

I move that the Town Council accept the findings and **APPROVE** the preliminary and final plat subject to the four stipulations recommended by the Planning Commission.

ATTACHMENTS:

Exhibit A – Final Plat

Carr Printing	Per election Primary/General				
	Mail Out	< 250	<250		
	6x9 Envelope	\$2.50 a piece	\$2.00 a piece		
	Ballot				
	Return Envelope				
	set up				
	voting instruction sheet				
	precinct packet	\$50.00 each	\$50.00 Each		
	Postage	\$.90 each	\$.90 each		
	3 Poll Workers at 100.00 per person	\$300.00	\$300.00	day of	may pay less if only counting.
Totals	250	1212.5			
	300		1220		
	grand total around x 2	2425	2440		
2013	Primary	400	plus postage for vote by mail		
	General	500			
	5 Poll Workers @ 100.00 per person	\$500.00	\$500.00	day of	may pay less if only counting.
		1400			
	250 printed ballots				
	30 absentee envelopes				
	provisional envelopes are included in the kits				

Subject: 2015 Municipal Election –Vote by Mail

Staff Presentation: Pamela Spencer

Utah Code 20A-3-302 states that an election officer may administer an election entirely by absentee ballot. If the election is entirely by absentee ballot, the election officer shall mail to each registered voter an absentee ballot with instructions and a business reply mail envelope.

The concept of an all vote by mail election has been implemented with great success by many municipalities and counties throughout the state. Statistics have shown an increase in voter turnout, and in some cases, reduced costs.

The Salt Lake County Elections Division encourages and recommends holding entire vote by mail elections to the municipalities within their jurisdiction. The Utah County Elections Division does not administer the elections for municipalities within their jurisdiction, leaving the task of coordinating and running the election, as well as recruiting and training poll workers up to each individual town/city.

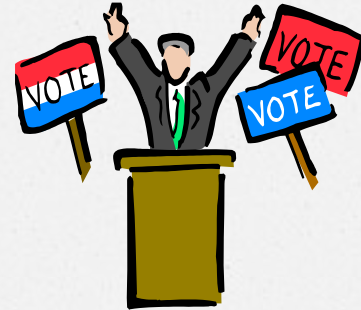
Conducting an all vote by mail election will create an easy, accessible method for each registered voter to complete their ballot in the comfort of their home and the convenience of just dropping it in the mail. A ballot box would be placed at the Town Office building accommodating easy drop off for voters either before or on Election Day.

Recommendation:

Staff recommends that the Town Council authorize that the 2015 Primary and General Municipal Elections be conducted as an entirely Absentee Ballot (Vote by Mail) Election.

Motion:

To authorize/not authorize that the 2015 Primary and General Municipal Elections be conducted as an entirely Absentee Ballot (Vote by Mail) Election.



Vote by Mail

Cameron Diehl – Attorney, Utah League of
Cities and Towns

Chip Dawson – Intergovernmental Affairs,
City of South Jordan

What is Vote by Mail?

- o Utah State Code § 20A-3-302, 605
- o The county/city prepares and mails a ballot to every **registered** voter
- o Voters can mail the ballot back for no cost or drop it off at designated locations
 - o Some VBM jurisdictions have an “election day voting center”
 - o Voter may submit their absentee ballot at center
 - o Voter may submit an incomplete absentee ballot at an election day voting center, declare it spoiled, & vote in person
 - o Voter must sign the ballot for it to count
- o County/city need not conduct early voting
- o County/city need not have an election day voting center

Voting Eligible Population turnout, 2012

- o Minnesota: 76.1%
 - o Small cities all vote by mail
- o Wisconsin: 73.2%
- o Colorado: 71.1%
 - o All elections are vote by mail
- o Washington: 65% (12th)
 - o All elections are vote by mail
- o Oregon: 64.3% (13th)
 - o All elections are vote by mail



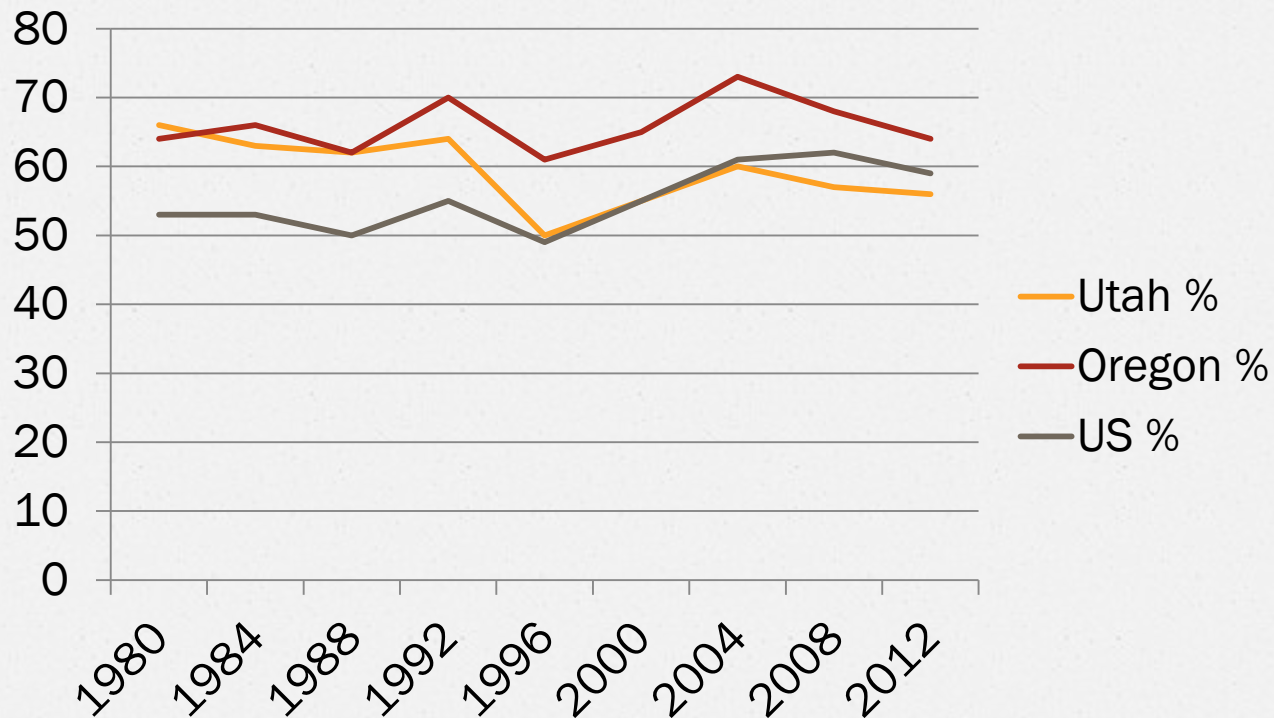
United States: 58%

Utah: 56% (39th)

(highest turnout in 20+ years)

1980s: Utah in top 10

By 2010, Utah in bottom 5



Who Voted by Mail in 2013?

- | | |
|----------------------|--------------|
| o West Jordan | Paragonah |
| o Cottonwood Heights | Manila |
| o Riverdale | Tropic |
| o Vernal | Wales |
| o Roosevelt | Kanarraville |
| o Moroni | Vernon |
| o Duchesne | Rockville |
| o Brian Head | Snowville |
| o New Harmony | Hideout |
| o Bryce Canyon | |

**WHO INCREASED TURNOUT?
EVERY CITY & TOWN**

Vote by Mail concepts

Supporters say:

- ◊ Turnout increase
- ◊ Reduced costs (polling place locations/workers)
- ◊ More time for voters to prepare their ballots
- ◊ No poll workers

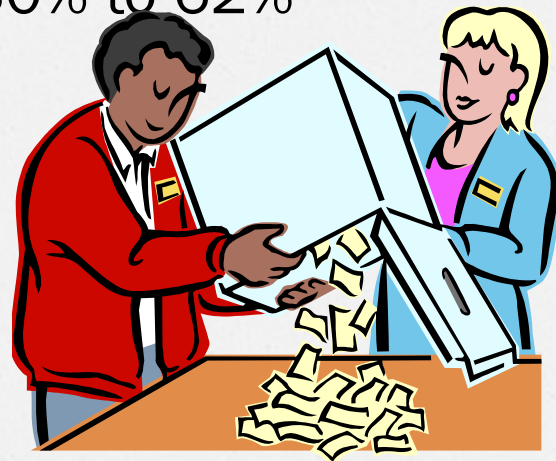
Critics say:

- ◊ Turnout impact
- ◊ Cost savings nullified by increased postage
- ◊ More susceptible to voter fraud
- ◊ More voting errors

Benefits to Vote by Mail – increased voter turnout

- o No bad weather concerns
 - o Every inch of rain above average on Election Day decreases turnout by 1%
- o **West Jordan** increased turnout from 14% to 35%
 - o Population 108,000; **150%** increase in voter turnout
- o **Moroni** increased turnout from 30% to 62%
 - o Population 1,429
 - o **106%** increase in voter turnout

All 19 Utah cities had an
Increase in turnout in 2013!



Benefits to Vote by Mail – decreased election costs

- o **Riverdale City (pop. 8,560) :**
 - o 2009: Paid \$19,410 for 24.02% turnout
 - o 2013: Paid \$12,504... for 47.85% VBM turnout
 - o **Doubled** turnout percentage while **saving** \$2,500!!!
- o **West Jordan City:**
 - o 2013: Saved \$24,000 (150% increase in turnout)

15 of 19 Utah cities saved money in 2013

4 of 19 Utah cities saw a slight increase in 2013

Potential concerns about Vote by Mail



- Voter fraud

Little evidence of VBM fraud in Oregon (VBM since 1981)

- Lost or tampered ballots

Can track ballot online

Submit ballots at election office or official drop site

- No poll workers to check signatures

Signature requirement on VBM ballot

Every signature verified

Potential concerns about Vote by Mail



- Mistakes on ballots
 - Undervotes or overvotes

Studies show VBM voters made fewer errors than in person voters

VBM voters can request new ballot

- Timing with voter registration timeline

TBD

- Voter coercion at home

Possible, but voter has more privacy & time to decide

Election Fraud in Utah & USA

(News 21)

o Utah

- o From 2000-2011, 51 cases of alleged election fraud in Utah
- o 0 cases of alleged VBM election fraud
- o 1.5 million reg voters
- o .000034%

o United States

- o From 2000-2011, 2,068 cases of alleged election fraud
- o 491 cases of alleged VBM election fraud
- o 146 million reg voters
- o .000014%

Consequences of Vote by Mail fraud



- o Falsifying a vote in a federal election = up to 5 years in prison and a \$10,000 fine
- o Willfully falsifying an absentee voter affidavit = Perjury (§20A-3-310)
- o Applying for a ballot in another's name = 3rd degree felony (§20A-3-505)
- o Little evidence of election fraud in Utah or USA
 - o From 2000-2011, 51 cases of alleged election fraud in Utah
 - o 1.5 million voters
 - o .000034%

Additional resources to learn about implementing Vote by Mail

- o <http://clerk.slco.org/elections/voteByMail.html>
- o <http://www.daviscountyutah.gov/clerkauditor/elections/absentee.cfm>
- o <http://www.ncsl.org/research/elections-and-campaigns/absentee-and-early-voting.aspx>

