



**REGULAR SESSION OF THE
VINEYARD CITY COUNCIL MEETING
July 11, 2018 at 6:00 PM**

Public Notice is hereby given that the Vineyard City Council will hold a Work, and Regular Session of the Vineyard City Council meeting on Wednesday, July 11, 2018, at 6:00 pm in the Vineyard City Hall, 125 South Main, Vineyard, Utah. The agenda will consist of the following:

AGENDA

REGULAR SESSION

**Presiding Mayor Julie Fullmer
(Mayor Pro tem – Councilmember Tyce Flake – July to September)**

1. CALL TO ORDER

INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

2. OPEN SESSION – Citizens' Comments

(15 minutes)

“Open Session” is defined as time set aside for citizens to express their views for items not on the agenda. 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.

3. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

4. STAFF AND COMMISSION REPORTS

(3 minutes each)

- City Manager/Finance Director – Jacob McHargue
- Public Works Director/Engineer – Don Overson
- City Attorney – David Church
- Utah County Sheriff's Department – Sergeant Holden Rockwell – Quarterly Report
- Community Development Director – Morgan Brim & Planning Commission Chair – Cristy Welsh
- City Recorder – Pamela Spencer
- Building Official – George Reid – Quarterly Report
- Water/Parks Manager Sullivan Love - Timpanogos Special Service District – Board

5. CONSENT ITEMS

- a) [Approval of the June 27, 2018 City Council Meeting Minutes](#)
- b) [Approval of Purchases – Street Sweeper](#)

6. MAYOR'S APPOINTMENTS

No items were submitted.

7. BUSINESS ITEMS

7.1 DISCUSSION AND ACTION – [Cancel July 25, 2018 City Council meeting](#) (15 minutes)

The mayor and City Council will discuss cancelling the July 25 meeting due to the Pioneer Day holiday on July 24, 2018. They will take appropriate action.

7.2 DISCUSSION AND ACTION – [Purchasing Policy Amendment \(Resolution 2018-10\)](#) (15 minutes)

City Manager/Finance Director Jacob McHargue will present proposed changes to the purchasing policy. The mayor and City Council will vote to approve (or deny) by resolution the proposed changes to the purchasing policy.

7.3 DISCUSSION AND ACTION – [Phase 6 Windsor at Waters Edge Preliminary and Final Plat Approval](#) (15 minutes)

Bronson Tatton with Flagship Homes is requesting approval of the Phase 6 Windsor at Waters Edge preliminary and final plat. The mayor and City Council will take appropriate action.

8. CLOSED SESSION

The Mayor and City 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

9. ADJOURNMENT

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

The next regularly scheduled meeting is July 25, 2018.

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

I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City Hall, the Vineyard

City Offices, the Vineyard website, the Utah Public Notice website, and delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: July 10, 2018

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

PAMELA SPENCER, CITY RECORDER

MINUTES OF THE VINEYARD
CITY COUNCIL MEETING
240 East Gammon Road, Vineyard, Utah
June 27, 2018 at 6:00 PM

Present

Mayor Julie Fullmer
Councilmember Tyce Flake
Councilmember Chris Judd
Councilmember Nate Riley

Absent

Councilmember John Earnest

Staff Present: City Manager/Finance Director Jacob McHargue, Public Works Director/City Engineer Don Overson, City Attorney David Church, Community Development Director Morgan Brim, Planning Commission Chair Cristy Welsh, City Recorder Pamela Spencer, Building Official George Reid, Water/Parks Manager Sullivan Love, Records Management Assistant Kelly Kloefer, City Planner Elizabeth Hart, Finance Intern Karuva Kaseke, Heritage Commission Chair Tim Blackburn

Others Speaking: Residents Kait Urmstron, Anthony Jenkins, Crishelle Stegelmeier, and David Lauret; Bronson Tatton with Flagship Homes

6:02 PM **REGULAR SESSION**

CALL TO ORDER

INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Mayor Fullmer opened the meeting at 6:02 PM. Councilmember Judd gave the invocation.

OPEN SESSION – Citizens’ Comments

Mayor Fullmer called for public comments.

Resident Kait Urmstron living in The Preserve subdivision expressed concern about the inadequate parking they had now that Vineyard Loop Road was closed to parking. Mayor Fullmer explained that the road never allowed parking but because the striping had worn off the Sheriff’s deputies were not enforcing it. She asked if Ms. Urmstron had contacted the Homeowners Association (HOA). Ms. Urmstron replied that the HOA told her roommate that they only dealt with homeowners and not renters. Mr. Overson explained that the road was not wide enough to allow emergency vehicles if they allowed parking. Ms. Urmstron asked if the city would allow for parking after a certain time of night. Mayor Fullmer said that she would work with the Public Works Director to see if they could come up with a solution. Councilmember Judd mentioned that there were other complexes that had gone back and added additional parking.

Mayor Fullmer called for further comments. Hearing none, she closed the public session.

53 **MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

54 Councilmember Flake reported that he had attended the Utah Lake Commission meeting on June
55 22 where they passed the new budget. He stated that part of the budget would be the acquisition
56 of new machinery to help remove the phragmites. He said that they had eliminated 82 percent of
57 the carp in the lake and were now going into a maintenance program. He commented that the
58 Algal Bloom was due to the level and temperature of the lake. He said that they had discussed
59 the Outdoor Recreation Grant which would be applicable to Vineyard. He reported that the Utah
60 Lake Commission wanted Vineyard to work with Explore Utah Valley to get money for the trail
61 and also to establish a water trail head to launch kayaks, etc.

62
63 Councilmember Flake reported that at the Utah League of Cities and Towns' meeting they had
64 discussed housing policy and the housing gap, transportation funding, and water. He mentioned
65 that they had discussed the South Dakota v. Wayfair case in which the Supreme Court recently
66 held that states could now collect tax on online sales. He mentioned that the Utah Legislature had
67 passed a bill last year that gave the state 55 percent of the funds. He said that some of the key
68 points from the housing gap presentation were that Utah was leading the west in economic
69 development and population growth. Utah was also leading in the number of households, which
70 exceeded the number of houses in the state. He said that the state needed 250,000 houses or
71 apartments to bridge that gap. He explained that the major issues were that the state was running
72 out of good land and that price of land had gone up 46 percent in the last 10 years. He recapped
73 that the issues were that they were running out of land, the cost of land, the cost of building,
74 price inflation, government, zoning and fees, Nimbyism (not in my backyard), topography, and
75 rapid growth. He said that in Utah County in 2000 it took 60 days for a listing to sell, in 2008 90
76 days, in 2017 15 days, and to date an average listing lasted 4 days. He said that from 1991 to
77 2017 the price of homes in Utah County went up 278 percent. Housing prices were growing
78 twice as fast as income. The apartment vacancy rate in 2005 was 8 percent with 474 new
79 apartments built and in 2010 it was a 7 percent vacancy rate with 274 apartments built. In 2017 it
80 was at a 4 percent vacancy and that was with 1974 apartments built. He said that they were still
81 not bridging the gap. He noted that income growth was at 4 percent and the inflation rate was at
82 5.5 percent.

83
84 Councilmember Judd reported that he had attended the Utah Central Association of Realtors
85 meeting where they had the same presentation. He said that the Housing Gap Coalition wanted to
86 meet with every city along the Wasatch Front this year about defining the housing gap. He felt
87 that Vineyard had done a good job of bridging that gap and would be defining it in the General
88 Plan amendment.

89
90 Councilmember Flake said that the state would be enacting legislation. There was a discussion
91 about the housing crisis. Councilmember Flake said that there would be bills to regulate housing
92 and zoning. Mayor Fullmer stated that the coalition would be talking to the Chamber and
93 working with the Utah League of Cities and Towns.

98 **STAFF AND COMMISSION REPORTS**

99 City Manager/Finance Director – Jacob McHargue – Mr. McHargue reported that he had
100 attended the North Pointe Solid Waste Special Service District board meeting where they had
101 discussed recycling issues, garbage tipping, and changing landfills. He said that they would be
102 ending their contract with Republic Services and would be using the landfill near Goshen. He
103 said that the city needed to decide by November if they wanted to change landfills. He reported
104 that the Summer Celebration would be on June 29 with a movie in the park and June 30 with the
105 Grand Opening of the 18-acre park at 8:45 AM with activities throughout the day, ending with
106 fireworks.

107
108 Mr. McHargue also reported that he had attended the Legislative Interim Committee and
109 Legislative Policy Committee meetings. He mentioned that he attended a follow up meeting with
110 the Provo Housing Authority to discuss ways to fill the housing gap. He said that there would be
111 a follow-up meeting with the Interim Committee to discuss the rail spur removal.

112
113 Public Works Director/Engineer – Don Overson – Mr. Overson thanked Mr. Love and his team
114 for their efforts in helping to get the park ready for the Summer Celebration. He reported that
115 Union Pacific had given them a timeline of three to four months to get the permit for the Center
116 Street overpass. He suggested that the city go ahead and bid the project and do everything they
117 could before they received the permit and start building. His concern was the timing. He asked
118 council for feedback.

119
120 Councilmember Judd said that he wanted Mr. Overson to make sure the bidders knew that the
121 project could be delayed. Mr. Overson said that they would talk to the contractors about the risk.
122 Councilmember Judd suggested that they ask for two bids. Mr. Overson stated that they could do
123 the project in phases. Mr. Flake felt it was a good idea to phase the project.

124
125 Councilmember Riley asked if Union Pacific was holding the city hostage because of the issues
126 with the rail spur removal. Mr. Overson replied that he did not know. There was a discussion
127 about the overpass. Council agreed to allow Mr. Overson to move forward with the bid process.

128
129 Councilmember Judd asked who residents could contact about broken sidewalk squares on
130 Parker Place in the Ashley Acres subdivision. Mr. Overson said that they could contact him. He
131 mentioned that there was still an open bond on the project.

132
133 City Attorney – David Church – Mr. Church had no new items to report.

134
135 Utah County Sheriff's Department – Sergeant Holden Rockwell – Sergeant Rockwell was
136 excused.

137
138 Community Development Director – Morgan Brim & Planning Commission Chair – Cristy
139 Welsh – Chair Welsh reported that the council would be discussing the sign code tonight, which
140 staff and the Planning Commission had been working on. She mentioned that the Windsor
141 subdivision plat needed more work. She reported that staff and the commission would be starting
142 work on the General Plan amendment tomorrow.

Mr. Brim commented that the Planning Commission did a lot of work and that it had been great for staff to have their support. He reported that they would have an initial meeting tomorrow with the consultants who would be working on the General Plan. He said that members from UTA, the Utah Lake Commission, developers, UVU, and Orem City had been invited to participate. He reported that Cottonwood Partners were working with a grocer to come to The Forge development. They were also working on the preleasing of office space and a small multifamily project. He reported that staff was working with a developer on the Clegg property. He said that Edge Homes was working on a project north of the James Bay subdivision. He said that this was part of the Town Center Master Plan.

Mr. Brim mentioned that a new business had opened in Vineyard called “The Furniture Lady.” He said that it was a retail/flex office space. He reported that the city was in the process of hiring a Planning Technician and Code Enforcement Coordinator. He explained that as the city had grown, staff had been receiving more complaints and had decided to put more emphases on code enforcement.

Mr. Brim mentioned that the city had submitted a “Moderate Income Housing” letter showing how the city was working to bridge the housing gap.

Mayor Fullmer asked Mr. Overson about the speed limit sign in the Sleepy Ridge subdivision. Mr. Overson replied that his department was working on it.

City Recorder – Pamela Spencer – Ms. Spencer had no new items to report. Mayor Fullmer asked how the Utah County election had gone. Ms. Spencer explained that they had a small turnout to the polls but several people dropped off their ballots. She mentioned that it had been helpful to allow voters to drop off their ballots at any vote center.

Building Official – George Reid – Mr. Reid had no new items to report.

Water/Parks Manager Sullivan Love – Mr. Love reported that the Timpanogos Special Service District was still attempting to fill the General Manager position.

Heritage Commission Chair Tim Blackburn – Chair Blackburn reported on the second annual Vineyard Heritage Commemoration which was held on May 12. He said that attendance was about half compared to last year due to inclement weather. He mentioned that there were enhancements made to this year’s event. Councilmember Judd thanked the Commission for the event. He felt they did an amazing job.

Chair Blackburn mentioned that next year would be the 30th anniversary of the incorporation of the town. He proposed that it be a larger and better event next year. He said that the Commission proposed moving the date to May 29 and having it run through June 1.

Mr. Blackburn gave a list of possible events for the celebration. He said that the Commission would volunteer to work in collaboration with other city committees and asked to include a dedicated budget of at least \$10,000. He asked that the planning begin immediately. He said that

committees would need to be formed for publicity, venues, logistics, security, sponsors, donors, etc. He suggested that a report could be made to the City Council monthly.

Mayor Fullmer pointed out that this was for discussion only and the council could not make a decision about the budget at this time. She said that they needed to think about combining the commemoration with the City's summer event and keep them combined moving forward. Mr. Blackburn suggested that they wait and see how successful the event was. Mayor Fullmer summarized the discussion, stating that for this event the Commission would like a tentative budget and to combine the two events.

Council was in favor of holding the event as presented.

Mr. McHargue explained that there was a \$2,500 budget for the Heritage Commission and \$7,5000 for the Summer Celebration. He felt it needed to be added to an agenda to discuss the logistics of the event. He suggested that the Commission and staff could meet and then bring a proposal to the City Council. Chair Blackburn felt that they needed to start right away with the planning process.

Resident Anthony Jenkins mentioned that people could possibly donate to the Vineyard Heritage Foundation through the Amazon Smile Charitable Program.

Chair Blackburn stated that the commission was hoping to have financial backing from the city along with staff support. Mr. McHargue asked for a nod from council to give staff the go ahead to start planning the event. Council agreed.

PUBLIC COMMENTS

Mayor Fullmer turned the time over for additional public comments.

Resident Crishelle Stegelmeier living in The Preserve subdivision reiterated that there was not enough parking for the residents living in the subdivision. She felt that neither the city nor the HOA had thought about the amount of parking that would be needed. She said that now that they could not park on Vineyard Loop Road there was no place to park. She asked how this could be resolved. Mayor Fullmer asked if she had been in touch with her HOA. Ms. Stegelmeier replied that she had reached out to them and would continue to try and reach them. She said that she could not see a solution from their end because the oversight took place months ago. Mayor Fullmer expressed appreciation to the residents for expressing their concerns.

Mr. Overson explained how the road was built. He said that residents had been parking in a drive lane, which was illegal.

Councilmember Judd mentioned that this was not an oversight. He said that it was known from the beginning that there would be no parking on the road. Mr. Overson explained that the road was originally marked as it was now but with all of the construction, the striping wore off. He said that staff had decided to wait until the construction was completed to restripe it. Councilmember Judd stated that the developer had not passed this information on to the residents. Ms. Stegelmeier felt that the oversight might be the fault of the HOA and asked how they could correct it now. Councilmember Judd mentioned that other HOAs had gone back and added more parking.

236 **CONSENT ITEMS**

- 237 a) Approval of the June 13, 2018 City Council Meeting Minutes
238 b) Approval of Purchase/Lease – Vac Truck Lease
239 c) Approval of Purchase/Lease – Cannon Copier
240 d) Approval of Purchase – Fireworks Contract/costs for the Summer Celebration/Park
241 Grand Opening
242 e) Approval of Purchase – Council Chambers Seating
243 f) Approval of Purchase – Server
244

245 Mayor Fullmer called for comments. Hearing none, she called for a motion.
246

247 **Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE THE CONSENT ITEMS A-F.
248 COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER,
249 COUNCILMEMBERS FLAKE, JUDD, AND RILEY VOTED AYE. COUNCILMEMBER
250 EARNEST WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.
251

252
253 **MAYOR'S APPOINTMENTS**

254 No items were submitted.
255
256

257 **BUSINESS ITEMS**

258 **7.1 DISCUSSION AND ACTION – 2017/2018 FY Budget Adjustment (Resolution 2018-09)**

259 City Manager/Finance Director Jacob McHargue will present a budget adjustment for the
260 2017/2018 Fiscal Year Budget. The mayor and City Council will take appropriate action.
261

262 Mayor Fullmer turned the time over to City Manager/Finance Director Jacob McHargue.
263

264 Mr. McHargue explained that the sanitation budget had exceeded the amount allocated for the
265 year. He said that there was money in the General Fund the was underutilized so they could
266 move it and not have to increase the amount in General Fund. He explained that they would be
267 taking \$30,000 out of the Park's maintenance budget, \$20,000 going to the sanitation budget and
268 \$10,000 for purchases approved on consent.
269

270 Mayor Fullmer called for questions. Hearing none, she called for a motion.
271

272 **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE THE BUDGET
273 ADJUSTMENT AS NOTED, RESOLUTION 2018-09. COUNCILMEMBER RILEY
274 SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER,
275 COUNCILMEMBERS FLAKE, JUDD, AND RILEY VOTED AYE. COUNCILMEMBER
276 EARNEST WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.
277

278
279 **7.2 DISCUSSION AND ACTION – Municipal Code Amendment – Business Licensing**
280 **(Ordinance 2018-05)**

281 Records Management Assistant Kelly Kloepper will present a Municipal Code amendment
282 for business licensing. The mayor and City Council will take appropriate action.
283

284 Mayor Fullmer turned the time over to Records Management Assistant Kelly Kloepper.
285

286 Ms. Kloepper explained the proposed changes to Title 5 of the Municipal Code. She said that
287 there were technical changes required by the state. She gave a brief background on the Solicitor's

License amendment. She said that the old code included Itinerant Merchants and the new code did not. She explained that she was adding an Itinerant Merchants chapter 5.14 and would be amending it at a later date. She further explained that the Mobile Food Business amendments were to be in compliance with the changes to the state code.

Mayor Fullmer called for questions. Hearing none, she called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE ORDINANCE 2018-05. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, JUDD, AND RILEY VOTED AYE. COUNCILMEMBER EARNEST WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

7.3 PUBLIC HEARING – Amendment to the Zoning Ordinance – Sign Code, Home Occupation, and Accessory Dwelling Units (Ordinance 2018-06)

City Planner Elizabeth Hart will present proposed text amendments to the Vineyard Zoning Ordinance, including:

Section 15.34.060 Accessory Dwelling Units – modify the permitting process.

Section 15.34.150 Home Occupations – to define and establish standards for different types of Home Occupations.

Chapter 15.48 Signs – to repeal in its entirety and replace with new sign regulations that are content neutral and regulate the design, materials, size, number and location of signs.

The mayor and City Council will take appropriate action.

Mayor Fullmer turned the time over to City Planner Elizabeth Hart.

Ms. Hart explained that they were requesting amendments to the Accessory Dwelling Units (ADUs), Home Occupations and the Sign Code.

Accessory Dwelling Units

Current code:

Permit: An accessory dwelling unit business license may only be issued following the approval of a building permit.

Proposed Amendment:

Application: An accessory dwelling unit may only be approved if the property meets the standards listed in this Section.

Ms. Hart explained the new process. She said that the notice of an ADU would be recorded on the property and not with the homeowner and that a business license would no longer be required.

Home Occupations

Ms. Hart explained that in the U.S., 52 percent of all businesses were Home Occupations. In Vineyard, it was 54 percent. She said they were adding four different types of home occupations and including standards. The purpose was to make sure the residential use stayed the primary use, but still allowed commercial uses. The four types were: Home Occupation – Without Impact, Home Occupation – With Impact, Preschool, and Day Care.

Home Occupation - Without Impact

- No customers
- Non-impacting uses
 - Home-based office

- Clerical Work
- Sales
- Crafting
- Etc.

Home Occupation - With Impact

- Maximum of 1 non-resident working on the premises
- 1 customer at a time, between 8AM-8PM
- Uses that have impact
 - On-site Employee
 - Customers
 - Hair Salon
 - Tutoring
 - Music Lessons

Home Occupation - Day Care and Preschool

Vineyard Zoning Code Section [15.60.020 Definitions](#) “Home Day Care”

- The care of children who are family and non-family members in an occupied dwelling unit, and complying with all State standards and licensing, by a resident of the dwelling unit at least twice a week for more than 3 children, but fewer than 9 children. The total number of children being cared for shall include children under the age of 4 years residing in the dwelling unit, who are under the supervision of the provider during the period of time the childcare is provided. When a caregiver cares for only 3 children under age 3, the group size, at any given time shall not exceed 6.
- Max 1 non-resident employee
- Daycare program shall be permitted between 7:00 a.m. and 8:00 p.m.

Vineyard Zoning Code [15.60.020 Definitions](#) “Home Preschool”

- A preschool program complying with all State standards and licensing for non-family members in an occupied dwelling unit, by residents of that dwelling unit, in which lessons are provided for not more than six (6) children for each session of instruction. Sessions shall last for not more than four (4) hours and shall not overlap. Individual children may attend only one (1) preschool session in any 24-hour period.
- Max 2 sessions permitted per day
- Only between 8:00 a.m. and 8:00 p.m.

Specific Uses and Activities Prohibited

- Veterinarian office
- Kennel or any similar animal services
- Medical practitioners
- Outdoor storage or use of accessory structures

Conditions for all Home Occupations

- Incidental/Secondary
- Exterior
- Storage
- Outdoor Activity
- Parking - must have a minimum of four on-site parking stalls
- Nuisances
- Signs
- Off-site Employees

- Multiple Home Business Licenses
- Floor Area – 25 percent of the home could be used, this includes the garage

Ms. Hart explained that this code did not include Home Occupations that had groups such as music, dance, or swimming lessons with more than one customer. The Planning Commission recommended that staff research the issue and amend the code to include language for these additional uses.

Councilmember Riley stated for the record that there were residents who had home occupations for a long time and that he wanted to see them grandfathered in so they could continue to do their work. He added that when the ownership of the home changed then it would fall under the new guidelines. Councilmember Judd asked if they had and kept a current business license. Mr. Brim said that if they were meeting the general intent of the code then it would be a nonconforming use with a vested right. Mr. Church stated that it would remain a legal nonconforming use. He said that the use had to be a current legal use and that illegal businesses would gain no use. If it were legal today it would remain legal.

Mr. Brim said that they might want to exempt the Home Occupation – Without Impact from the parking restrictions. Mr. Church mentioned that by state code the city could not charge a fee for a home occupation that had no impact. He added that the city could require a license but not charge a fee.

Councilmember Riley commented that if a home-based business were to grow then at some point it could move from the home to an office facility so that the home would be a temporary location.

Ms. Hart reviewed the 2015 US Supreme Court Reed v. Town of Gilbert decision, which changed the way that local governments could regulate signs. She said that it had to be “content neutral.”

Purpose and Intent

- To preserve and protect the health, safety and general welfare of city residents and businesses by regulating the design, materials, size, number and location of signs and:
 - Reduce potential hazards to motorists and pedestrians by providing adequate signage in order to identify a business or facility while eliminating excessive, obtrusive, and confusing sign displays and excessive illumination
 - Preserve and improve the aesthetic appearance of the City by reducing or prohibiting signage that is overbearing, creates visual clutter or excessive illumination
 - To encourage well-designed signs that contribute in a positive way to the City’s visual environment and help maintain an image of quality for the city
 - To provide for temporary signs in limited circumstances, without regard to the communicative content of the sign
 - Provide each sign user an opportunity for effective identification
 - To support the goals and policies of the Vineyard General Plan
 - To establish a process for the review and approval of a sign permit application

She explained that in the code they included a **“Sign Standard Waiver”**

- Purpose: to allow specific uses and developments to apply for a sign that does not meet the standards set forth in this Title
 - The application goes through the Planning Commission to get approval

- The Planning Commission may attach conditions, requirements, or standards necessary to assure that the signs covered by the waiver meet the intent of the Sign Ordinance
- Uses and Developments:
 - Stand-alone or Multi-tenant commercial, office or employment uses
 - A multi-building complex for a single commercial or employment use in a project exceeding 40 net acres
 - Shopping Centers
 - Hospitals
 - Hotels and Commercial lodging having at least 150 guest rooms and a full-service restaurant or conference and meeting rooms
 - Conference Centers
 - Auto Malls
 - Indoor or Outdoor recreation uses
 - Commuter/light rail stations
 - Motor Vehicle fueling stations
 - Drive-thru facilities
 - Gateway Feature

Sign Standard Waiver Evaluation Criteria

- Placement
 - Location relative to traffic movement and access points
 - Site features and other structures
 - Orientation relative to viewing distances and sight triangles
 - Wall signs on walls other than the wall space occupied by the tenant in commercial centers in
- Quantity
 - The number of signs approved for a development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and wayfinding for safety of vehicles and pedestrians
- Height
 - No freestanding sign shall exceed more than 20 feet for multi-tenant signs and 10 feet for single-tenant
- Sign Area
 - No sign shall exceed more than 25% any maximum sign area standard
- Design Feature and Materials
 - Sign design themes and materials shall be compatible with the architecture, colors, and materials of the project

Councilmember Judd said that he viewed the waiver as a conditional use permit. He asked why everyone would not go through the sign standard waiver. Ms. Hart replied that they were listing out specific uses. Mr. Brim said that they would still have to meet all of the other standards of the code. There was a discussion about the sign waiver.

Ms. Hart continued her presentation.

Sign Standard Waiver Procedure

- A sign standard waiver application will need to be submitted
 - The number of proposed signs
 - The location of the sign/s on the building or premises
 - Plans and specifications

- Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and landscaping for all proposed freestanding signs
- Building elevations/details denoting the areas designated for wall-mounted signage
- Photometric plan for signs with illumination
- All plans shall show complete details to include size, materials, colors, method of support or attachment
- A narrative describing why a waiver is needed
- Any additional materials required by the city planner or authorized designee
- Once the application is deemed complete the application will be taken to the next reasonable Planning Commission meeting

Prohibited Signs

- Signs with intermittent or flashing illumination, animated or moving signs and video/television/computer displays. Except as allowed within this Title
- Any inflatable object used for promotional or sign purposes
- Billboards
- Pole or Pylon signs
- Portable or A-frame signs
- Abandoned signs
- Signs emitting sound
- Wall mounted box cabinet signs, not including projecting signs
- Bench signs
- Vehicle signs, does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposed and/or personal transportation
- Roof signs
- Neon signs
- Permanent signs installed, attached, or painted to fences
- **Flying Banner Signs** (change proposed by Planning Commission)

Councilmember Judd stated that there would be walkable areas such as in The Forge and the Town Center and asked if there was a separate sign ordinance for those areas. Ms. Hart replied that the Town Center currently had their own sign code but this new code would apply to The Forge. Mr. Brim explained that they were working on moving all of the sign codes into one.

Mr. Brim asked if through the waiver process businesses could get an A-frame sign. Ms. Hart no, adding that prohibited signs could not would go through the waiver process, except as allowed through exceptions, such as signs with intermittent or flashing illuminations, etc., as listed.

Measurement of signs

Ms. Hart explained that the height would be measured from the base to the highest point. Measuring the box sign area would be length and width, etc.

Sign Locations

- Signs are not allowed within the public right-of-way, park strips adjacent to any road or within an easement
- Signs shall not be located within 5 feet of a property line
- Signs may not occupy a sight triangle (30' x 30')

Sign Illumination

- External light sources shall be steady, stationary, directed and shielded light sources directed solely onto the sign
- Internally illuminated signs shall have opaque face panels so that only the letters, logos, numbers or symbols appear illuminated
- Signs shall not have exposed fluorescent tubes or incandescent bulbs
- Halo effect is not allowed – except through a Sign Standards Waiver
- Awnings with back-lit text or graphics are not allowed

Freestanding Signs

- Shall be located a minimum of 50 feet from any other permanent freestanding sign on the same parcel
- Shall be of monument style only
- Landscaping shall be provided at the base of the sign
- Open Space, Agriculture-1, Public Facilities, and Residential Districts
 - Maximum Sign Area 25 square feet
 - Maximum Height 5 feet
 - Maximum Number 2 per entry way into development
- Business Park, Flex Office Space, Manufacturing, Industrial, Regional Commercial, Regional Mixed-Use, Forge Mixed-Use
 - Single tenant
 - Maximum Sign Area 40 square feet
 - Maximum Height 6 feet
 - Maximum Number 1 sign or single users. 2 signs for properties with frontage on 2 arterial streets
 - Multi-Tenant
 - Maximum Sign area 80 square feet
 - Maximum Height 10 Feet
 - Maximum Number 1 per each street frontage. Properties with 800 feet or more frontage shall be permitted 1 sign per every 400 feet of frontage

Wall Signs

- May be either internally or externally illuminated
- Awning and Projecting signs are considered Wall Signs
- Open Space, Agriculture-1, and Residential Districts
 - Maximum Sign Area 6 square feet
 - Maximum Height Shall not extend above the lowest portion of the roof or above the fascia of any roof type
 - Maximum Number 2
- Business Park, Flex Office Space, Manufacturing, Industrial, Regional Commercial, Regional Mixed-Use, Forge Mixed-Use
 - Maximum Sign area 1 square foot per every 1 linear feet of street frontage, not to exceed 60 square feet per sign or a total of 120 square feet
 - Maximum Height Minimum of 8 feet above the finished grade. Shall not extend above the lowest portion of a parapet wall or above the eave line/fascia of any roof type
 - Location Shall be located within the middle of 80% of the building frontage

- Maximum Number 1 per elevation. Maximum of 2. Includes projecting Signs
 - Other Shall not project more than 15 inches from the wall
- Awning Signs**
- Logos, symbols and graphics that do not include text may be allowed on the shed (slope)
 - Lettering shall be located within the middle 70% of the valance area
 - Shall not be lit from under the awning (back-lit) so that the awning appears internally illuminated
 - Is included in the total sign area allowed for Wall Signs
 - Business Park, Flex Office Space, Manufacturing, Industrial, Regional Commercial, Regional Mixed-Use, Forge Mixed-Use
 - Maximum Sign area 50% of the awning
 - Maximum Height 8 feet minimum clearance to the finished grade required for the lowest portion of the awning
 - Location Street fronting face of the awning
 - Maximum Number 1 per awning
 - Other Shall be included in the total sign area for wall signs
- Projecting Signs**
- Business Park, Flex Office Space, Manufacturing, Industrial, Regional Commercial, Regional Mixed-Use, Forge Mixed-Use
 - Maximum Sign area N/A
 - Maximum Height Minimum of 8 feet clearance to finished grade required. The top of the sign shall be located below the windows on the second floor of the building.
 - Location 1 per storefront entrance
 - Other Shall be included in the total sign area for wall signs
- Window Signs**
- Shall not occupy more than 25% of the total area of a single window surface
 - Temporary window signs shall not occupy more than 25% of a single window surface.
 - Any sign located inside of a building within 3 feet of an exterior window shall be counted as a window sign
 - All video displays visible from an exterior window are prohibited
- Changeable Copy Signs**
- Changeable Copy signs shall have static displays that shall not change more than once every 8 seconds
 - Video, animation or special effects such as traveling, scrolling, fading, dissolving, and bursting shall not be permitted
 - Shall not increase brightness level by more than 0.3 – foot candles over ambient brightness levels
- Drive-Thru Lane Signs**
- No more than 2 signs allowed
 - Total maximum sign area is 50 SF and 6 feet in height
 - Shall be constructed with a solid base
 - A computer display may be used
- Flags/Flagpoles**

- Open Space, Agriculture-1, and Residential Districts
 - Maximum Sign Area 24 square feet
 - Maximum Height 35 feet
 - Maximum Number 2 per lot
- Business Park, Flex Office Space, Manufacturing, Industrial, Regional Commercial, Regional Mixed-Use, Forge Mixed-Use
 - Maximum Sign Area 35 square feet
 - Maximum Height 50 feet
 - Maximum Number 3 per lot

Flying Banner Signs (if allowed)

- Maximum of 4 flying banner signs allowed per parcel or business
- Maximum Sign Area of 12 SF
- Maximum Height of 15 feet
- Shall not be located within the public right-of-way or parking strips along roadways

Ms. Hart mentioned that Planning Commission recommended prohibiting flying banner signs. Mr. Brim explained that staff did not want the flying banners in the park strip. There was a discussion about the flying banners. Mr. Brim stated that the sign code was proposed without the flying banner signs and if they wanted to allow them they would need to include them in the motion. There was further discussion about flying banner signs.

Temporary signs (30 days or less)

- Signs intended to be display for 30 days or less
 - May be displayed 2 times per calendar year for a total of 30 days
 - Do not require a permit
- Signs intended to be displayed for more than 30 days
 - Require a permit
 - The permit shall be issued for 1 year and renewed annually
 - Once the event the sign is intended for has ended or is completed the permit shall not be allowed to renew and the sign shall be removed within 48 hours
- May not be illuminated
- Must be constructed of durable, rigid material suitable to their location and purpose
- Shall be promptly removed at the date of expiration or 48 hours after the event has ended or is completed
- Open Space, Agriculture-1, and Residential Districts
 - Maximum Sign Area 6 square feet
 - Maximum Height 4 feet
 - Maximum Number 2 per lot
- Business Park, Flex Office Space, Manufacturing, Industrial, Regional Commercial, Regional Mixed-Use, Forge Mixed-Use
 - Maximum Sign Area 30 square feet
 - Maximum Height 8 feet
 - Maximum Number 2 per lot

Ms. Hart stated that staff had a few proposed changes (in red):

- Section 15.48.080 - Definitions (page 12)
 - To add “box-like” to the Box-Cabinet Sign definition. *“A three-dimensional box-like enclosed structure which includes all messages and copy with a single or double sign face”*

- Section 15.48.070 Sign Standard Table (page 9)
 - Sign Type Monument (development entry ways)
 - Maximum Number 2 per entry way into development

Councilmember Riley asked if the Planning Commission had done their due diligence about unintended consequences for businesses in violation of the proposed changes to the code along with enforcement. Mr. Brim explained the Planning Commission and staff had had a work session and discussion about the signs that were in violation. He mentioned that most of the signs were already in violation. He said that the amendment to the code would clarify the regulations. He suggested that if there were issues that council wanted staff to be more proactive on, they could have the signs removed.

Councilmember Riley asked about the big commercial signs that The Forge and Anderson Geneva were using. Mr. Church reminded council and staff that Anderson Geneva had received permission to have the larger signs. Mayor Fullmer mentioned that they had had a discussion with The Forge about allowing their signs. Mr. Brim explained that the process was administrative and that staff would be willing to work with Cottonwood Partners to get them a temporary permit.

Mayor Fullmer called for further questions. She asked how council felt about prohibiting the banner signs. Councilmembers Judd and Flake replied that they were comfortable with how the code was as proposed.

Councilmember Riley asked how they were going to enforce the code. Chair Welsh responded that the commission and staff had had conversations about it. She said that staff would be proactive and reach out to the developers who were currently in violation and give them time to remove them. Mr. Brim explained that the new code would make it easier to understand and give them more leverage to bring the businesses into compliance. He said that they would be sending out letters and putting information on social media about the code changes.

Councilmember Judd felt that it came down to enforcement and the city needed to decide if they wanted to keep it a complaint-based process or if they should become proactive. Mr. Brim stated that it could be a mix of the two and that staff would be working with the businesses.

Mr. Overson felt that there were different types and locations of signs and they should start with signs that were in the sight triangle and made it a health and safety issue. Councilmember Judd felt that there needed to be outreach to all businesses.

Mayor Fullmer called for a motion to open the public hearing.

Motion: COUNCILMEMBER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 7:41 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, JUDD, AND RILEY VOTED AYE. COUNCILMEMBER EARNEST WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

Mayor Fullmer called for public comments.

Resident David Lauret living on Holdaway Road asked about the compelling public interest in prohibiting halo signs. Mr. Brim explained that signage was like art and aesthetics. He said that it was about having contained light and not having light pollution going into residential areas and

746 traffic. Mayor Fullmer remarked that the intent of the proposed sign code was to contain the light
747 within the sign.

748
749 Mr. Lauret asked if the code would stand up if it was to be challenged. Ms. Hart replied that it
750 was only restricting illumination. Mr. Church add that they could regulate time, place, and
751 manner but not content. He stated that the city had some ability to regulate aesthetics. He
752 explained that if they were regulating light pollution and distractions those were defensible.
753 Mayor Fullmer asked if halo signs were included in the waiver process. Mr. Brim replied that
754 they were.

755
756 Mr. Lauret felt that the standard was unevenly applied and if they were trying to legislate
757 aesthetics they were in the wrong business. He said that they also wanted to keep from limiting
758 people from using their property the way that they choose to. He felt it was a fine line in
759 regulating for public safety and aesthetics.

760
761 Mayor Fullmer recapped that a halo sign could be allowed through the waiver if it was important
762 to the businesses' use and that the purpose of the new code was to the keep the light within the
763 sign.

764
765 Mayor Fullmer called for further comments. Hearing none, she called for a motion to close the
766 public hearing.

767
768 **Motion:** COUNCILMEMBER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 7:47
769 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER,
770 COUNCILMEMBERS FLAKE, JUDD, AND RILEY VOTED AYE. COUNCILMEMBER
771 EARNEST WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

772
773 Mr. Brim felt that it would be better to have stronger regulations and then work through the
774 waiver process.

775
776 Ms. Hart said that there were some recommended changes to the proposed code (in red):

- 777 • Section 15.48.080 Definitions: To add **box-like** to the Box-Cabinet Sign definition
- 778 • Section 15.48.070 Sign Standard Table – to add **(development entry ways)** to the
- 779 Monument Sign type and 2 per **entry way into development** to the maximum number of
- 780 signs

781
782 Mr. Brim stated that if the council wanted the Flying Banner Sign Regulations to be added to the
783 Temporary Sign section then they needed to make that change in their motion. Councilmember
784 Judd asked what the Planning Commission and staff recommended. Mr. Brim replied that they
785 wanted them prohibited. He explained that staff felt that they were a nuisance in the public right
786 of way. He stated that as written they were prohibited.

787
788 Chair Welsh said that Vineyard was trying to set themselves apart from other cities and create a
789 different feel. She added that once the city was built out it would be harder to change things.

790
791 Mayor Fullmer asked why they were not allowing A-frame signs. Chair Welsh replied that they
792 took up space. Mr. Brim added that they were typically on the sidewalk and in the public right of
793 way. Chair Welsh said that the A-frame signs would be taking up space for bicycles and
794 pedestrians.

795
796 Mayor Fullmer called for questions about the banner signs. Councilmember Riley said that he
797 appreciated the role that the Planning Commission had taken to protect the city and create

something different. Mayor Fullmer felt that the city did not need the banner signs. Mr. Brim said that this would be a new code and that zoning code was a living document. He said that when the downtown was built up the code might need to change to allow some of these signs.

Mr. Brim continued with the additional recommended changes:

- Home Occupation – Without Impact be exempt from parking requirements.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE AMENDMENT TO THE ZONING ORDINANCE SIGN CODE, HOME OCCUPATION, AND ACCESSORY DWELLING UNITS ORDINANCE 2018-06 WITH THE CHANGES THAT HOME OCCUPATIONS WITHOUT IMPACT BE EXEMPT FROM PARKING AND THE PROPOSED CHANGES AS NOTED. COUNCILMEMBER JUDD SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, JUDD, AND RILEY VOTED AYE. COUNCILMEMBER EARNEST WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

7.4 PUBLIC HEARING – WatersEdge (Ordinance 2018-07)

City Planner Elizabeth Hart will present proposed text amendments to the Waters Edge Zoning District, including:

Section 5.08.010 Building Standards (Table) – modifying the maximum height of a residential building in all zoned areas but the multi-family zoned areas to a height of thirty-five feet (35') and measured from top of back of curb. The mayor and City Council will take appropriate action.

Mayor Fullmer turned the time over to City Planner Elizabeth Hart.

Ms. Hart stated that Flagship Homes was requesting an amendment to the WatersEdge Zoning Code. She said that proposed changes were to increase the maximum building height from 30 feet to 35 feet and to change how it was measured. She explained that it was currently measured from average natural grade and would be changed to top of back of curb. She said that with the grading and modifications in WatersEdge, it was hard to determine the natural grade. She added that this would match the city code for other building heights.

Councilmember Flake asked if this was standard in the city. He said that developers would come in and add their improvements, which would change the elevation of the ground. Mr. Overson replied that they were grading the street higher for walkout basements. Mayor Fullmer asked why the code was different for WatersEdge. Mr. Church explained that there was an issue with the Ashely Acres subdivision and their sewer, which caused the lots to be built up quite a bit. He said that there were concerns that the homes were built artificially high, so the emphasis was placed on the natural grade in the WatersEdge Zoning. Councilmember Flake mentioned that they had dealt with it in The Shores subdivision. Mr. Overson explained that the old ordinance did not have a height nor where to measure it from and that was why it was added to the zoning code. He said that it became the standard for everywhere except WatersEdge. Councilmember Riley expressed concern that he did not want any manipulation and artificial lifting of the property.

Mayor Fullmer called for a motion to open the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 7:59 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, JUDD, AND RILEY VOTED AYE. COUNCILMEMBER EARNEST WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

Mayor Fullmer called for public comment. Hearing none, she called for a motion to close the public hearing.

Motion: COUNCILMEMBER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 7:59 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, JUDD, AND RILEY VOTED AYE. COUNCILMEMBER EARNEST WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

Mayor Fullmer called for further questions. Hearing none, she called for a motion.

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE THE CHANGE, ORDINANCE 2018-07, WHICH CHANGES IT TO BACK OF CURB AND 35 FEET. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, JUDD, AND RILEY VOTED AYE. COUNCILMEMBER EARNEST WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

7.5 DISCUSSION AND ACTION – Naming of the 18-Acre Park

The Parks and Trails committee would like to present names for consideration for the 18-acre park. The mayor and City Council will take appropriate action.

Mayor Fullmer turned the time over to Planning Commission Chair Welsh.

Ms. Welsh explained that the Parks and Trails Committee had been discussing the name for the park for over a year. She said that they determined a name but after receiving feedback from council and residents they chose three of the most popular names and one the committee liked.

Mayor Fullmer gave a brief background of the how the policy worked.

Chair Welsh introduced the names and included the pros and cons for each name in order of popularity.

#1 Vineyard City Park 139 votes

Pros: easy to know where the park was, park to honor the city's name

Cons: too generic, not as creative

#2 Vineyard Grove Park 132 votes

Pros: highlights the landscaping, piggy back off of the Vineyard name

Cons: none listed

#3 Central Meadow Park 112 votes

Pros: the wetlands could be considered a meadow

Cons: neighborhood with the same name

#4 Vineyard Central Park – added by the Park and Trails Committee

Pros: park was in the center of the city, stay connected

Cons: might be good to call the train station the central station

Chair Welsh asked council to keep in mind that there would other parks that would require names. Ms. Hart said that from the survey most people wanted the name "Vineyard" included in the park name.

Mayor Fullmer mentioned that the survey was still open. She said that the "Vineyard Meadow Park" was now above the others in votes. She said that a few things that stuck out to her were that given time, people would nickname the park and they might eliminate "Vineyard" when

referring to the park. There was as discussion about the park names and the survey. Mr. Brim said that they talked about it being the 18-acre park but it was more like 45 acres with the open space/wetlands included.

Mr. Church said that they should keep in mind that they should deemphasize subdivision names because most people might forget their subdivision's name. He said not to worry about using the subdivision name.

Councilmember Judd said that he liked that they had received a lot of public input. There was a discussion about the online survey.

Bronson Tatton with Flagship Homes said that he preferred "Vineyard Central Park." He did not want people to think that it was a "WatersEdge HOA" park. He said that speaking as a resident "the stay connected and central" were good.

Mr. Lauret stated that he liked "Vineyard Meadows Park."

Chair Welsh mentioned that Flagship Homes had done a YouTube video about the park and it showed that the majority of the park would be used for recreation. Councilmember Judd liked the Central theme. There was further discussion about the park name.

Councilmember Riley felt that the city or central name should be saved for bigger things to come. His preference would be "Grove" except for the high energy use of the park.

Councilmember Flake suggested that it was the "Vineyard Sports and Recreation Park".

Mayor Fullmer read off the additional names that were submitted: Green Acres Park, Vineyard City Park, Valley View Park, Pheasant Grove Park, Wetlands Meadow Park, Fresh Water Park, Bird Island Park, River Garden Splash Pad, Green Marine Garden Park, Central Meadow Park, Quintessence Square, etc.

Chair Welsh said that if they did not like any of the names they could postpone the decision. Councilmember Judd felt it was important to have a name for it. Mr. Church predicted that it would be nicknamed the splashpad park. The discussion continued.

Motion: COUNCILMEMBER JUDD MOVED TO NAME THE 18-ACRE PARK "THE VINEYARD MEADOW PARK." THERE WAS NO SECOND AT THIS TIME.

Motion: COUNCILMEMBER FLAKE MOVED TO NAME IT "THE VINEYARD CITY PARK." THERE WAS NO SECOND.

After further discussion Councilmember Judd amended his motion.

Amended Motion: COUNCILMEMBER JUDD MOVED TO NAME THE PARK "VINEYARD GROVE PARK". COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS JUDD, AND RILEY VOTED AYE. COUNCILMEMBER FLAKE WAS OPPOSED. COUNCILMEMBER EARNEST WAS ABSENT. MOTION CARRIED WITH ONE OPPOSED AND ONE ABSENT.

CLOSED SESSION – No closed session was held.

ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:21 PM.
MAYOR FULLMER, COUNCILMEMBERS FLAKE, JUDD, AND RILEY VOTED AYE.
COUNCILMEMBER EARNEST WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

The next regularly scheduled meeting is July 11, 2018.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/ Pamela Spencer

PAMELA SPENCER, CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 7-11-18

Agenda Item: Consent Agenda 5(b) Approval of Purchases – Street Sweeper

Department: Public Works

Presenter: Don or Chris

Background/Discussion:

This is for the purchase of the street sweeper per the approved fiscal budget.

Fiscal Impact:

The purchase of the street sweeper will be a combined lease 7-year lease with the approved vacuum truck. The street sweeper total cost is \$236,877 over 7 years at 3.98% with an annual payment of \$38,313.08.

Recommendation:

Motion to Approve

Sample Motion:

Motion to allow staff to proceed with the purchase of the street sweeper as presented.

Attachments:

N/A



VINEYARD CITY COUNCIL STAFF REPORT

Date: 7.11.2018

Agenda Item: 7.1

From: Pamela Spencer

Department: City Recorder

Subject: Cancellation of 7.25.2018 City Council Meeting

As there is a state holiday on July 24, 2018 and there are currently no pressing business items, it has been recommended that the City Council cancel the City Council meeting scheduled to be held on July 25, 2018.

Fiscal Impact: N/A

Recommendation: Cancel the 7.25.2018 City Council Meeting

Suggested motion: "I move to cancel the July 25, 2018 City Council Meeting."

Attachments: N/A



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: July 11, 2018

Agenda Item: 7.2 Purchasing Policy

Department: Finance

Presenter: Jacob McHargue

Background/Discussion:

The city adjusted the purchasing policy in 2014 and has grown significantly in the last four years. We are proposing changes to the purchasing policy to improve efficient operations for the growing city. The two major changes are

1. We adjusted the approval limits to allow the purchasing agent to approve purchases up to \$25,000 and anything above \$25,000 would require the mayor's approval.
2. We adjusted the bid procedures to align with the state code for purchases above \$125,000 there would need to be a formal bidding process as outlined in the state code.

These changes also include changing any use of the word "town" to "city."

Fiscal Impact:

None

Recommendation:

The Finance Department recommends approving the proposed changes to the policy

Sample Motion:

I move to approve the changes to the purchasing policy as proposed

Attachments:

Purchasing Policy

RESOLUTION 2018-10
Amending resolution 2014-05
PURCHASING POLICY OF VINEYARD CITY

ARTICLE 1
GENERAL PROVISIONS

A. Purpose.

1. To ensure fair and equitable treatment of all persons who wish to or do conduct business with Vineyard City.
2. To provide for the greatest possible economy in City procurement activities.
3. To foster effective broad-based competition within the free enterprise system to ensure that the City will receive the best possible service or product at the lowest possible price.

B. Compliance.

1. This policy shall not prevent the City from complying with the terms and conditions of any grant, gift, or bequest that is otherwise consistent with law.
2. When procurement involves the expenditure of federal assistance funds, the City shall comply with applicable federal law and regulations.
3. State law (Section 11-39-101 et seq., Utah Code Annotated 1953, as amended) requires the City to follow specific bid procedures for specified types of supplies and services. Except where Vineyard Municipal Code is more restrictive, the City shall comply with State law.

C. Definitions.

1. "Business" means any corporation, partnership, individual, sole proprietorship, joint stock company, joint venture, or any other private legal entity.
2. "Change order" means a written order signed by the purchasing agent, directing the contractor to suspend work or make changes, which the appropriate clauses of the contract authorize the purchasing agent to order without the consent of the contractor or any written alteration in specifications, delivery point, rate of delivery, period of performance, price, quantity, or other provisions of any contract accomplished by mutual action of the parties to the contract.
3. "Contract" means any City agreement for the procurement or disposal of supplies, services, or construction.
4. "Invitation for bids" means all documents, whether attached or incorporated by reference, used for soliciting bids.
5. "Person" means any business, individual, union, committee, club, other organization, or group of individuals.
6. "Procurement" means buying, purchasing, renting, leasing, leasing with an option to purchase, or otherwise acquiring any supplies, services, or construction.
7. "Purchasing agent" means the person duly authorized by the governing body of the City to enter into and administer contracts and make written determinations with respect thereto.

8. "Purchase description" means the words used in a solicitation to describe the supplies, services, or construction to be purchased, and includes specifications attached to or made a part of the solicitation.
9. "Request for proposals" means all documents, whether attached or incorporated by reference, used for soliciting proposals.

ARTICLE 2 PURCHASING AGENT

- A. Appointment.
The governing body of the City shall appoint a Purchasing Agent
- B. Responsibilities.
The Purchasing Agent shall be responsible to make procurements, solicit bids and proposals, enter into and administer contracts, and make written determinations for the City.
- C. Authority.
The Purchasing Agent shall not enter into any contract or purchase anything with City funds unless it:
 - a. Is funded in the current fiscal year budget;
 - b. Has been approved by department head
 - c. Commits funds in total amount less than \$25,000
 - d. Mayor approval for purchases over \$25,000
- D. Change Orders.
Change orders up to the lesser of either (10%) of the bid award amount or \$25,000 may be approved by the Purchasing Agent, as long as the overall project budget is not exceeded.
- E. Delegation.
The Purchasing Agent may delegate purchasing responsibilities to other employees when deemed appropriate.

ARTICLE 3 SOURCE SELECTION AND CONTRACT FORMATION; GENERAL PROVISIONS

- A. Choice of Bid Process.
Except as otherwise provided by provisions of State or Federal Law, purchases shall follow one (1) of the bid processes outlined below. The cost of the purchase shall not be divided to avoid bid requirements. Any bid alternative listed as acceptable for a given dollar amount shall be acceptable, and the City shall not incur any liability for choosing one (1) alternative over another.
 1. Purchases or Contracts costing less than \$125,000 in total, shall be pursuant to one (1) of the following procedures:
 - i. State Purchasing Contract
 - ii. Formal competitive bidding.
 - iii. Request for proposals.
 - iv. Open market procedure.
 2. Purchases or Contracts costing more than \$125,000 in total, shall be pursuant to one (1) of the following procedures:
 - i. State Purchasing Contract

- ii. Competitive sealed bidding.
- iii. Request for proposals.

B. Exceptions to Bid Process. The bid process requirements set forth in Article 3A do not apply in the following situations.

- 1. Purchases made through the cooperative purchasing contracts administered by the State Division of Purchasing
- 2. Purchases made from a sole source provider. When there is only one (1) vendor or supplier who can reasonably provide the needed product or service.
- 3. Auction, Bankruptcy Sales. When purchasing through Auction or Bankruptcy sales will be made at a cost below market cost.
- 4. Projects Performed by City Employees. Employees may be used to complete City projects.
- 5. Purchases required during an emergency, i.e., an eminent threat to the public's health, welfare, or safety. However, as much competition as practical should be obtained; and, such purchases should be limited to amounts necessary to the resolution of the emergency.

C. Bid Processes. The City shall substantially comply with the following guidelines for the specific bid process used:

- 1. Competitive Sealed Bidding.
 - i. Description. Competitive sealed bidding is when vendors or contractors are invited to submit formal bids to provide a designated product or to complete a designated project in accordance with specifications provided by the City.
 - ii. Public Notice Inviting Bids Issued. The City shall provide notice of its invitation for bids.
 - 1. Public Notice includes a general description of the articles to be purchased or work to be performed, location where bid blanks and specifications may be secured, and the time and place for opening bids.
 - 2. Noticing shall be done at a reasonable time prior to the time set for bid opening. Bid package shall state requirements to which bidder must respond.
 - iii. Bid Procedure
 - 1. Sealed bids shall be submitted as designated in the Public Notice
 - 2. Bids shall be opened in public at the time and place stated in the Public Notice
 - 3. Bids submitted to the City shall be evaluated on the basis of compliance with specifications and other relevant criteria.
 - iv. Bid Award.
 - 1. If the City elects to proceed with purchase or project, bids shall be awarded to the lowest responsive responsible bidder, this means a bidder who:
 - a. Has submitted bid in compliance with Public Notice

- b. Is the lowest bidder that satisfies the City's criteria relating to financial strength, past performance, integrity, and reliability?
2. Furnishes a payment and performance bond as required by law.
3. Vineyard may reject any or all bids submitted
4. If Vineyard rejects all bids but still intends to undertake purchase, Vineyard will again request sealed bids by following the procedures outlined in Section 3C-1
5. If after twice requesting Bids, Vineyard determines that no satisfactory bid has been submitted, the Council may undertake the purchase or contract as they consider appropriate.

2. Requests for Proposals.

- i. Description. Requests for proposals (RFPs) are invitations for suppliers or contractors to submit a proposal on a specific product or service. The City awards the contract for the product or services based on criteria set forth in the request for proposals.
- ii. Appropriateness. RFPs may be used when required by law, or when the Purchasing Agent determines that the use of formal competitive bidding is either impractical or not advantageous to the City. In making this determination, the Purchasing Agent shall consider factors such as:
 1. Whether there may be a need for price and service negotiation;
 2. Whether there may be a need for negotiation during performance of the contract;
 3. Whether the relative skills or expertise of the offerors will have to be evaluated;
 4. Whether cost is secondary to the characteristics of the product or service sought
 5. Whether the conditions of the service, product or delivery are unable to be sufficiently described in the invitation for bids;
 6. Whether the City is requesting the offer to propose a method or strategy for completing the project; and
 7. Whether there may be a need to negotiate completion times related to the project.

Professional services will generally be procured through the RFP procedure.

- iii. Notice.
 1. Proposals shall be solicited through a RFP.
 2. Public notice of the RFP shall be given
- iv. Request for Proposals. The RFP shall state the relative importance of price and other factors.
- v. Opening of Proposals. Proposals shall be opened so as to avoid disclosure of contents to competing offerors during the process of negotiation.
- vi. Revision of Proposals.
 1. As provided in the RFP, discussions may be conducted with responsible offerors who submit proposals determined to be

reasonable susceptible of being selected for award for the purpose of assuring full understanding of, and responsiveness to, solicitation requirements.

2. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals.
3. In conduction discussions, there shall be no disclosure of any information derived from proposals submitted by competing offerors.

vii. Award.

1. Award shall be made to the responsible offeror whose proposal is determined to be the most advantageous to the City.
2. Vineyard may reject any or all proposals submitted.
3. If Vineyard rejects all bids but still intends to undertake purchase, Vineyard will again Send out RFP by following the procedures outlined in Section 3C-2
4. If after twice requesting Proposals, Vineyard determines that no satisfactory Proposal has been submitted, the Council may undertake the purchase or contract as they consider appropriate.

3. Open Market Procedure

- i. Price Quotations. Purchases shall, whenever possible, be based on at least three (3) Bids (price quotations) and shall be awarded to the lowest responsible bidder.
- ii. Request for Quotations. Bids (price quotations) shall be solicited from prospective vendors by written or oral request.
- iii. Records. The person soliciting the price quotations shall keep a record of quotations solicited; including vendor names, date of solicitation and price quoted, and shall include this information with the purchase order.

ARTICLE 4 SPECIFICATIONS

All Specifications shall seek to promote overall economy and best use for the purposes intended and encourages competition in satisfying the City's needs and shall not be unduly restrictive. Where practical and reasonable, and within the scope of this article, Utah products shall be given preference.

ARTICLE 5 APPEALS

- A. Any actual or prospective bidder, offeror, or contractor who is aggrieved in connection with the solicitation or award of a contract may appeal to the purchasing agent. An appeal shall be submitted in writing within 5 working days after the aggrieved person knows or should have known of the facts.

- B. The purchasing agent shall promptly issue a written decision regarding any appeal, if it is not settled by a mutual agreement. The decision shall state the reasons for the action taken and inform the protestor, contractor, or prospective contractor of the right to appeal to the governing board.
- C. The City's governing board shall be the final appeal on the City level.
- D. All further appeals shall be handled as provided in section 63-56-58 through 64 of the Utah Code.

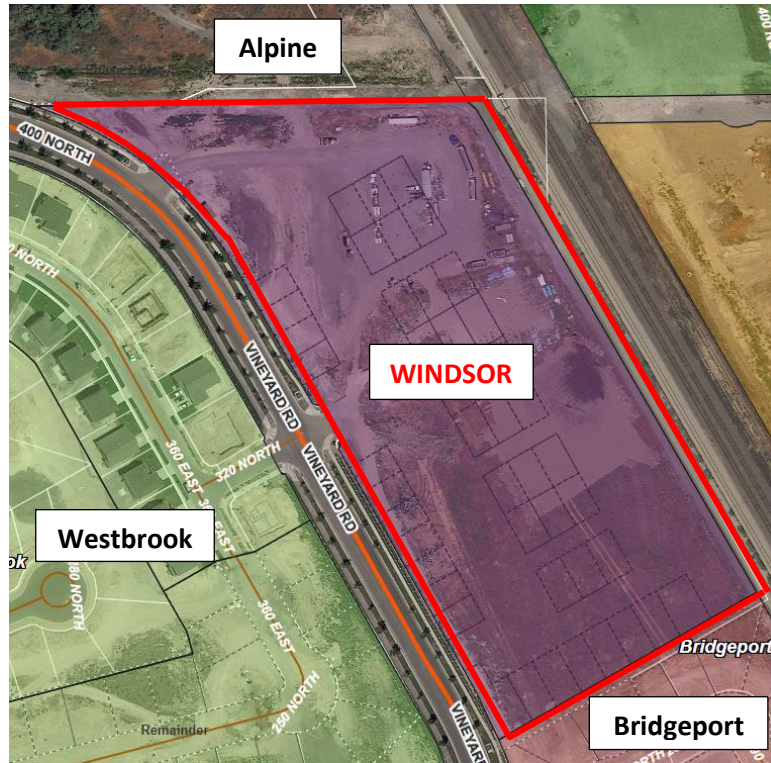
ARTICLE 6

ETHICS IN PUBLIC CONTRACTING

- A. No person involved in making procurement decisions may have personal investments in any business entity which will create a substantial conflict between their private interests and their public duties.
- B. Any person involved in making procurement decisions is guilty of a felony if the person asks, receives, or offers to receive any emolument, gratuity, contribution, loan, or reward, or any promise thereof, either for the person's own use or the use or benefit of any other person or organization from any person or organization interested in selling to the City.

Community Development

DATE: July 11, 2018
FROM: Morgan Brim, Community Development Director
TO: City Council
ITEM: 7.3 Waters Edge Windsor Preliminary & Final Plat
ADDRESS: East of Vineyard Road and South of 400 North
APPLICANT: Flagship Homes



INTRODUCTION:

The applicant, Flagship Homes, is submitting a preliminary and final plat application for Waters Edge Phase 6 Windsor. The subject property is located east of Vineyard Road and south of 400 North, located on the west side of the rail tracks.

ANALYSIS

The property is designated SFD-C within the adopted Waters Edge Zoning Ordinance, which requires the below development standards. The plat indicates that there are 90 buildable lots on approximately 9.88 acres with 0.85 acres of open space. The property to the north of the subdivision is the Alpine School District.

CATEGORY	STANDARD	COMMENTS	CONFORMANCE
Minimum Lot Size	2400 sf	Lot sizes range between 2700 sf and 3500 sf	YES
Minimum Lot Width	42 ft		YES
Minimum Lot Width for Corner Lot	52 ft		YES, 10 additional feet is provided in a common open space strip adjacent to corner lots.
Minimum Lot Width for Cul-de-sac Lots	N/A		
Minimum Lot Depth	65 ft		YES
Front Setback to Garage	N/A	There is no required front setback	N/A
Front Setback to Living Space/Porch	N/A		N/A
Minimum Rear Yard Setback	10 ft		YES
Minimum Side Yard Setback	5 ft		YES
Minimum Side Yard Setback for Corner Lots	10 ft		YES

PARKING:

The Waters Edge Zoning Ordinance requires .5 guest parking stalls per unit. This requires a total of 45 guest parking stalls within the subdivision. This can include pocket parking lots, allowable street parking, or parking in front of garages. The final plat shows pocket parking lots along Parcels C, D, and E, which includes a total of 44 parking stalls. Within the construction drawings, signage and striping plan, it shows an additional 16 parallel parking stalls along 500 East.

OPEN SPACE:

There is approximately 0.85 acres of open space within the subdivision. As part of the Waters Edge Community Trail plan, there are three trail corridors that border the north, south, and east sides of the subdivision. The trail along the east side is already in place. The north and south trail corridors will connect users back and forth between the rail trail to the east and the Vineyard Road trail to the west.

FENCING:

As part of the Waters Edge Master Fencing plan, a 6-foot precast concrete wall is planned for the east side, a split rail is planned for a portion of the northern side and the entire south side, and a 6-foot precast concrete wall is planned for the west side along Vineyard Road.

FINDINGS:

With the proposed conditions, the proposed preliminary and final plats are in conformance with the Waters Edge Zoning District.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the preliminary and final plats subject to the following conditions:

1. The applicant shows that the southern trail corridor, Parcel E on Preliminary Plat and Parcel C on the Final Plat, is dedicated to the city.
2. The trail corridors around the subject property maintain a 15-foot wide corridor the whole length.
3. The applicant shall provide a plan for the trail along the north side of the subject property and the trail located on the east side of the proposed Alpine School lot and who is responsible for it.
4. All lots meet the minimum lot width and depth.
5. A street parking plan be approved by the fire marshal.
6. Fencing along the Alpine entrance shall be approved by staff.
7. The applicant pays any outstanding fees.
8. The applicant makes any redline corrections.
9. The applicant is subject to all federal, state, and local laws

PROPOSED MOTION:

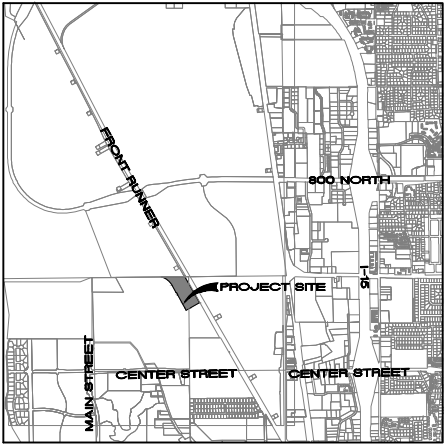
"I move to approve the proposed preliminary and final plats for Phase 6 Windsor at Waters Edge with the proposed conditions."

ATTACHEMENTS:

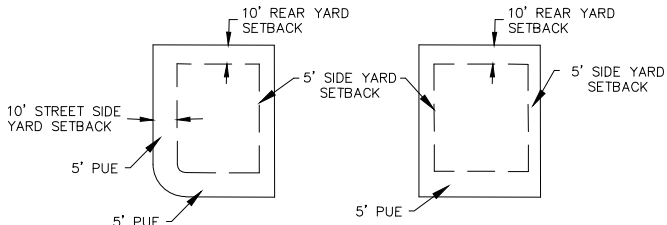
Preliminary Plat Application

Proposed Preliminary and Final Plats

LOCATED IN THE NORTHWEST QUARTER OF
SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN



VICINITY MAP



ZONE SFD-C
SETBACK AND EASEMENT DETAIL



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

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 51527241, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS DEDICATION PLAT, I CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

(SURVEYOR), P.L.S.

DATE _____

BOUNDARY DESCRIPTION

A parcel of land which is situate in the Northwest Quarter of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian, which parcel is described as follows:

Commencing at a point which is North 89°25'01" East 1956.16 feet along the section line from the Northwest Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian: thence continuing along the section line North 89°25'01" East 639.30 feet; thence South 50°34'02" East 22.43 feet; thence South 30°03'13" East 84.93.93 feet; thence South 60°33'46" West 441.76 feet; thence Northwesterly 95.97 feet along the arc of a non-tangent 640.50 foot radius curve to the left, the cord of which bears North 251°12'29" West 95.88 feet; thence North 29°26'14" West 414.80 feet; thence Northeasterly 15.71 feet along the arc of a 10.0 foot radius curve to the right, the chord of which bears North 74°26'14" East 14.14 feet; thence North 29°26'15" West 56.0 feet; thence Northwesterly 15.71 feet along the arc of a 10.0 foot radius curve to the right, the chord of which bears North 74°26'14" West 14.14 feet; thence North 29°26'14" West 221.28 feet; thence Northwesterly 401.57 feet along the arc of a 540.50 foot radius curve to the left, the chord of which bears South 50°43'17" West 392.40 feet to the point of beginning.

Parcel contains: 9.88 acres more or less.

Basis of bearing: The line between the North Quarter Corner and the Northwest Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and meridian which bears SOUTH 89°25'01" WEST.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS WILLOWS AT WATERS EDGE PLAT "D", AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

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

SIGNATURE	PRINT NAME	TITLE & ENTITY
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SIGNATURE	PRINT NAME	TITLE & ENTITY
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STATE OF UTAH
COUNTY OF UTAH } S.S.
ON THIS THE _____ DAY OF _____, A.D. 20 _____,
PERSONALLY APPEARED BEFORE ME,

WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE/THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
6. DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
7. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
8. ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.
9. PROPERTY OWNERS SHOULD BE AWARE THAT THIS AREA IS LOCATED IN THE VICINITY OF A RAILROAD SYSTEM.
10. OPEN SPACE PARCELS A-E TO BE OWNED AND MAINTAINED BY HOA.

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENTS AT 800-366-6532.

1. PURSUANT TO UTAH CODE ANN. 54-3-23 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND INTERESTS DESCRIBED HEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-276A(3)(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THAT THESE EASEMENTS, ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THE APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- a. A RECORDED EASEMENT OR RIGHT-OF-WAY
- b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
- d. ANY OTHER PROVISION OF LAW

DEVELOPER: FLAGSHIP HOMES
170 SOUTH INTERSTATE PLAZA, SUITE 250
LEHI, UT 84043 801-766-4442

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

VINEYARD PLANNING COMMISSION CHAIR DATE: ____/____/____	VINEYARD ATTORNEY DATE: ____/____/____
VINEYARD ENGINEER DATE: ____/____/____	CITY MANAGER DATE: ____/____/____
CLERK/RECORDER DATE: ____/____/____	

PRELIMINARY PLAT "A"

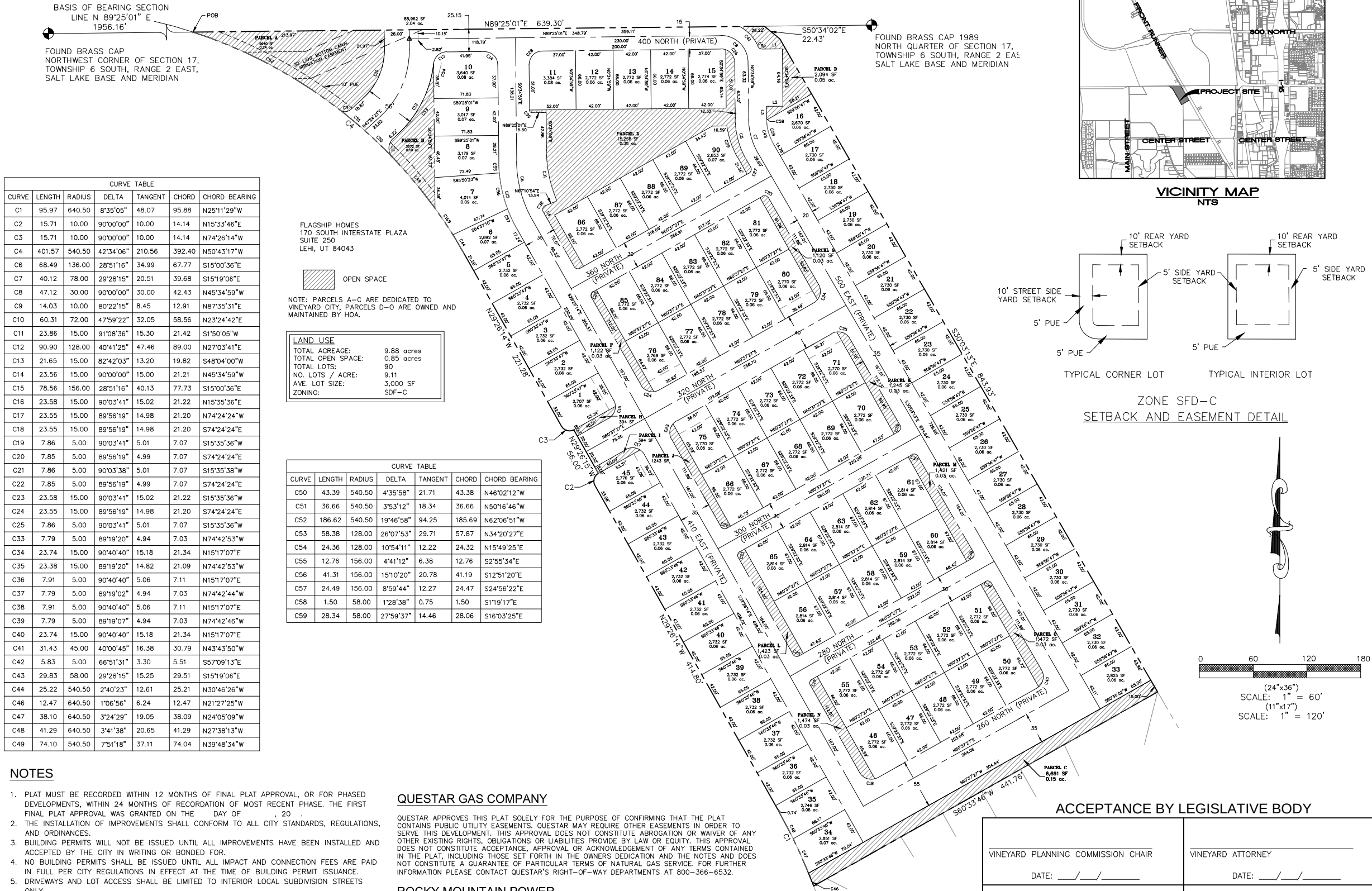
WATER'S EDGE PHASE 6

A RESIDENTIAL SUBDIVISION

RECORDING INFORMATION

VINEYARD, UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

WINDSOR AT WATER'S EDGE PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF
SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152741, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS DEDICATION PLAT, I CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT, I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

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OWNER'S DEDICATION

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

SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____

SIGNATURE _____ PRINT NAME _____ TITLE & ENTITY _____

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH } S.S. DAY OF _____, A.D. 20 ____,
ON THIS THE _____ PERSONALLY APPEARED BEFORE ME,

WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE/THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTES

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QUESTAR GAS COMPANY

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ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27A603(4)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
d. ANY OTHER PROVISION OF LAW

ACCEPTANCE BY LEGISLATIVE BODY

VINEYARD PLANNING COMMISSION CHAIR	VINEYARD ATTORNEY
DATE: ____/____/____	DATE: ____/____/____
VINEYARD ENGINEER	CITY MANAGER
DATE: ____/____/____	DATE: ____/____/____
CLERK/RECORDER	
DATE: ____/____/____	

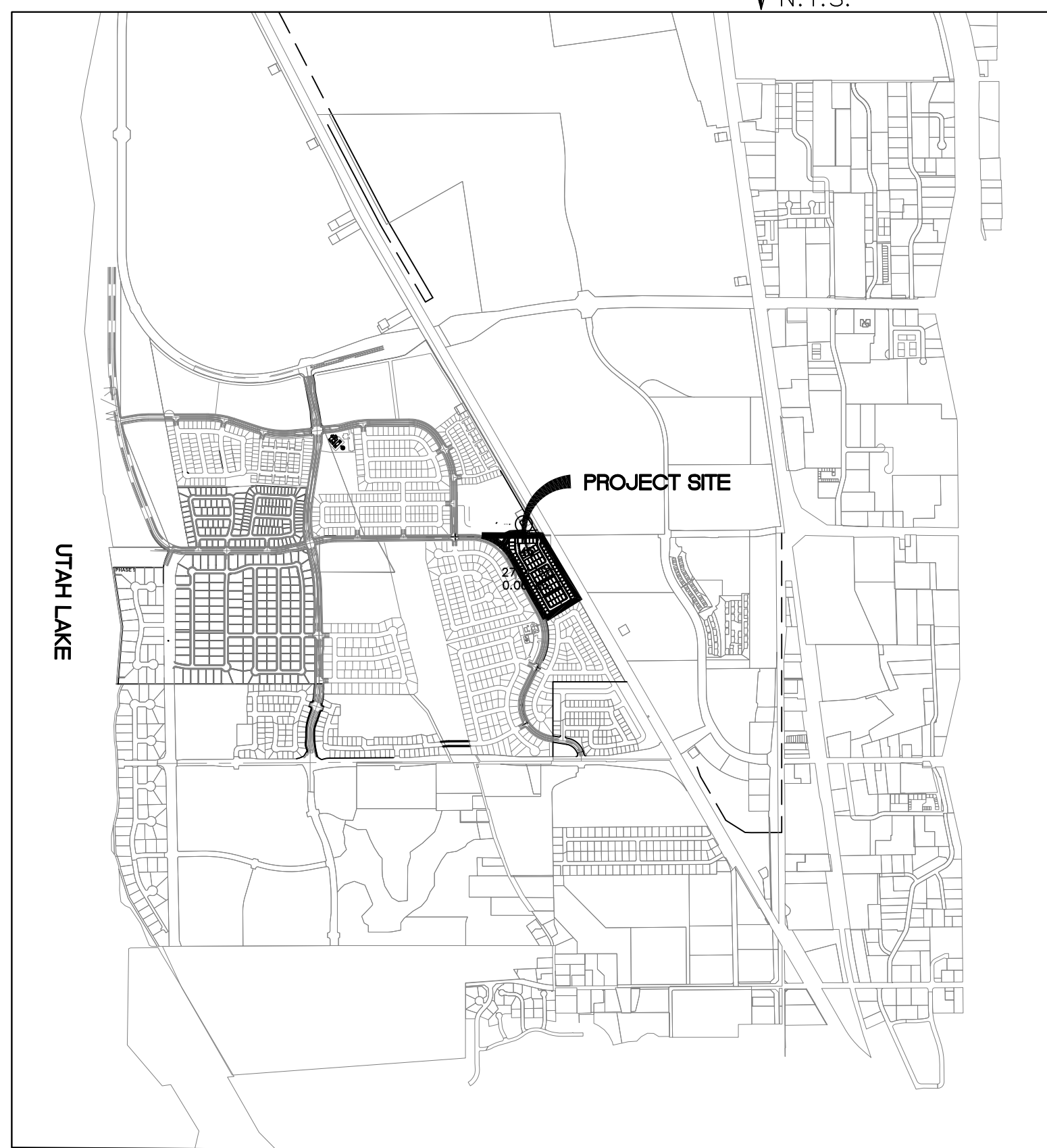
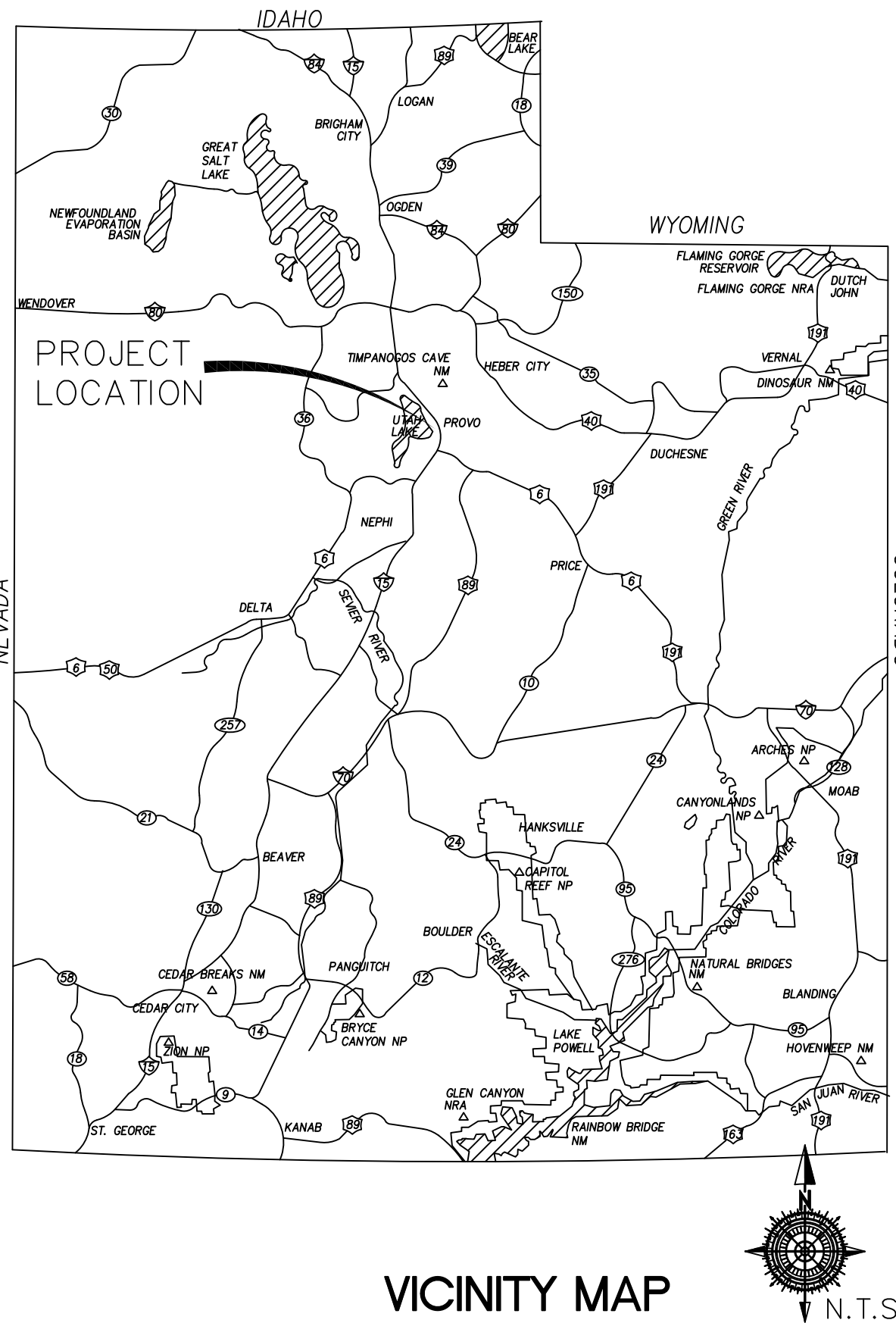
FLAGSHIP HOMES

LOCATION

NORTH 1/2 OF TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN

FINAL PLANS

JULY 5, 2018

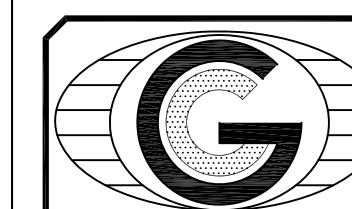


FLAGSHIP VINEYARD PHASE 6A
7-5-18



VICINITY MAP
N.T.S.

<i>REVISIONS</i>			
		DATE	SHEETS AFFECTED

[illegible]

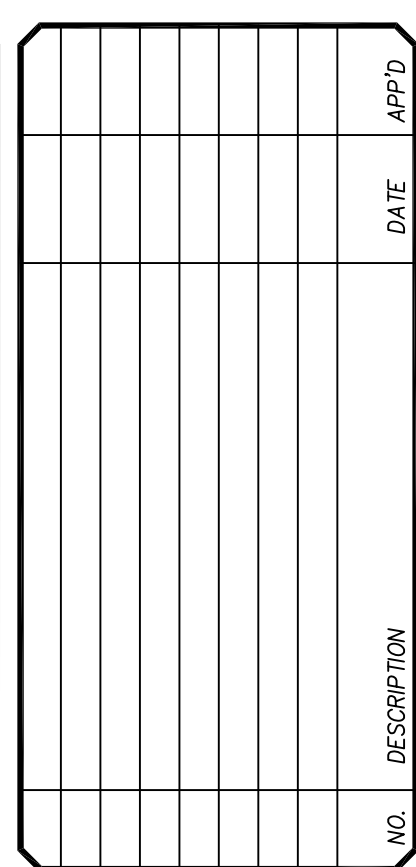
GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. 1



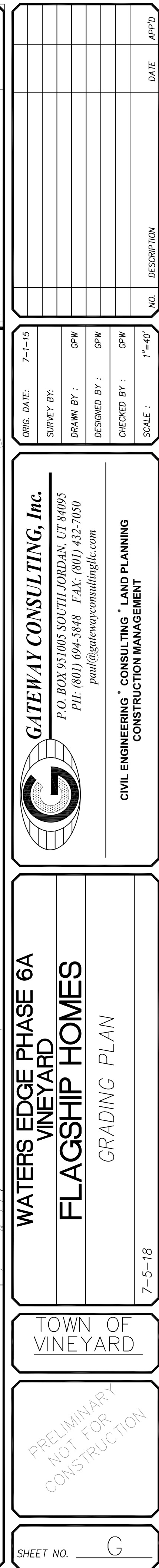
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P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
prad@gatewayconsultingllc.com

WATERS EDGE PHASE 6A
VINEYARD
FLAGSHIP HOMES
EXISTING SITE
DEMOLITION PLAN
7-5-18

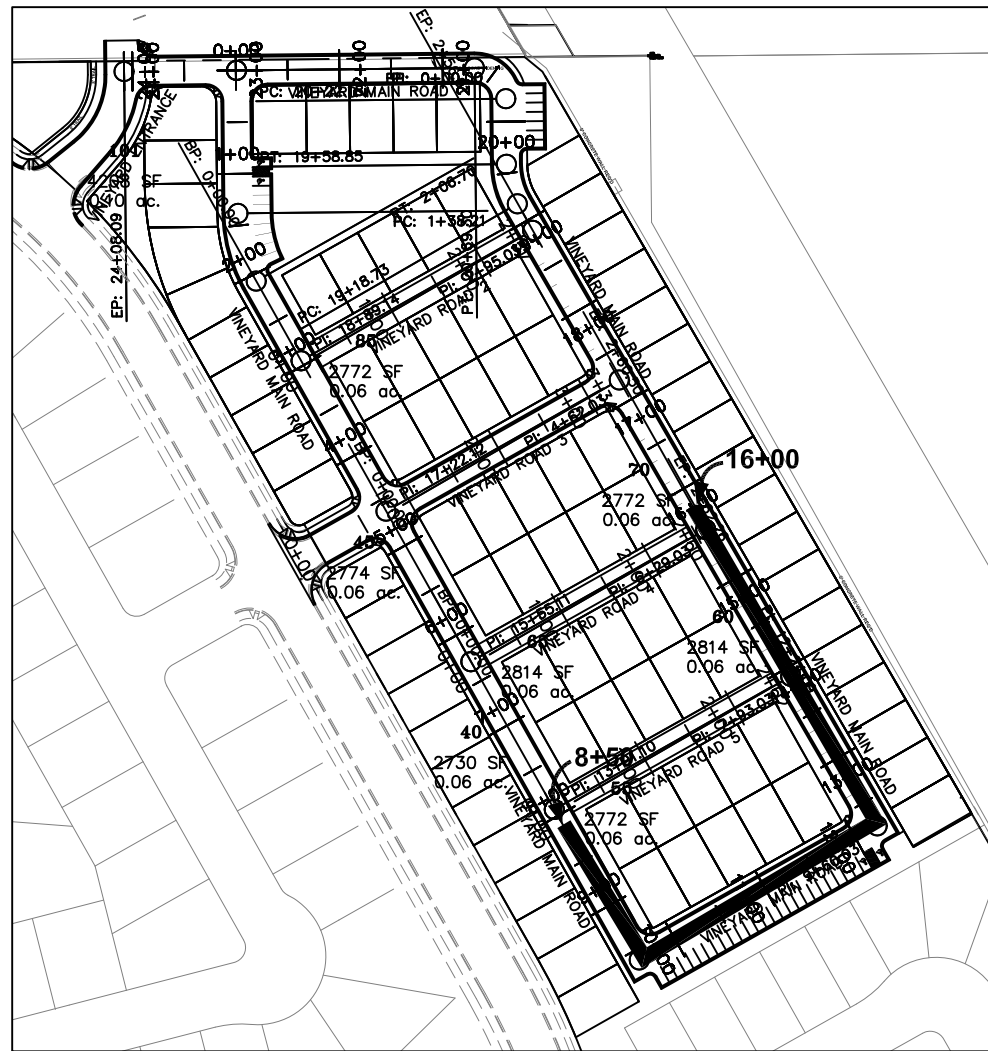
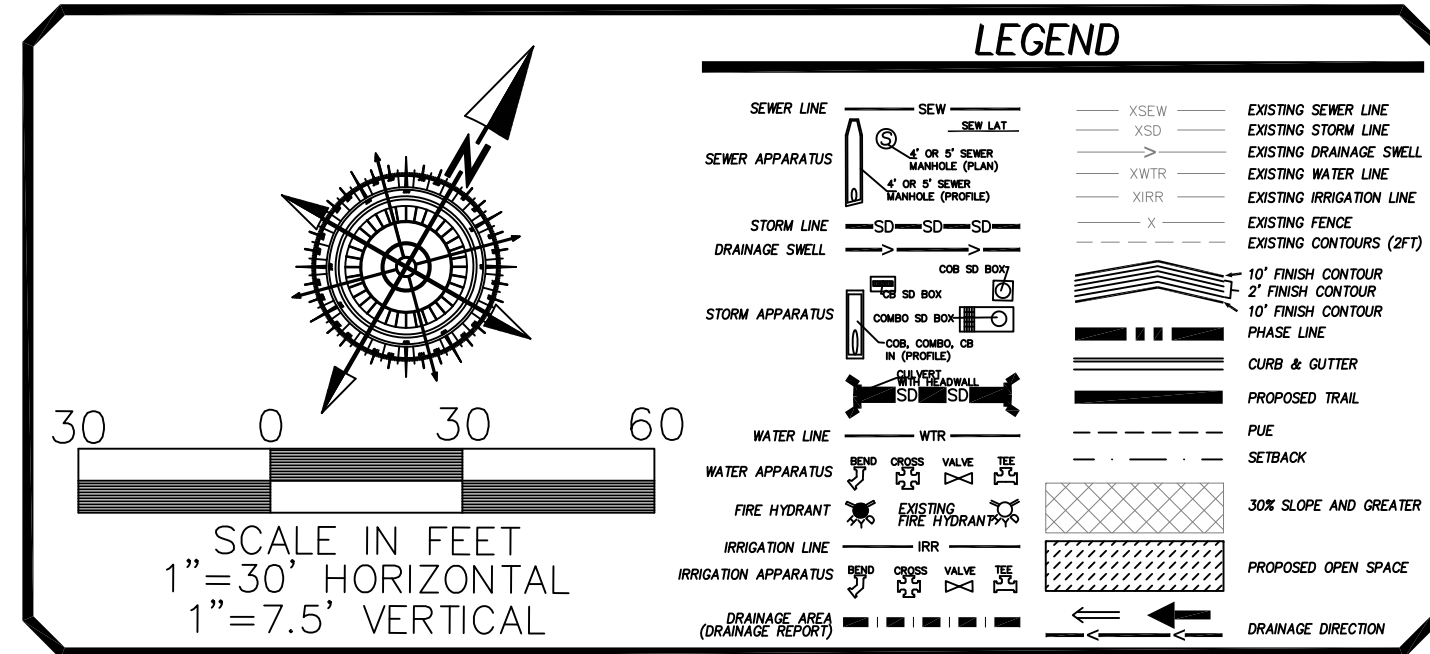
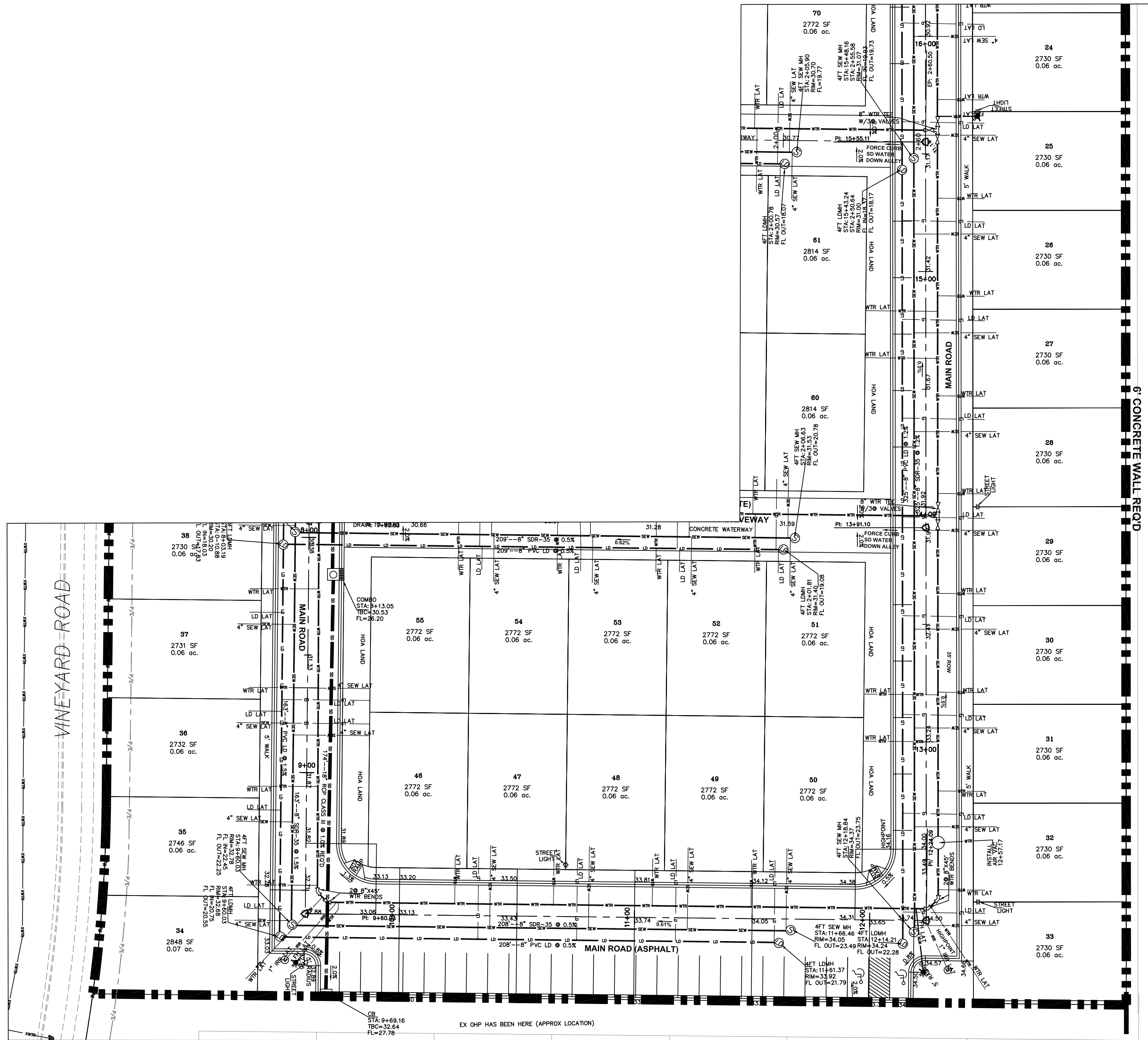
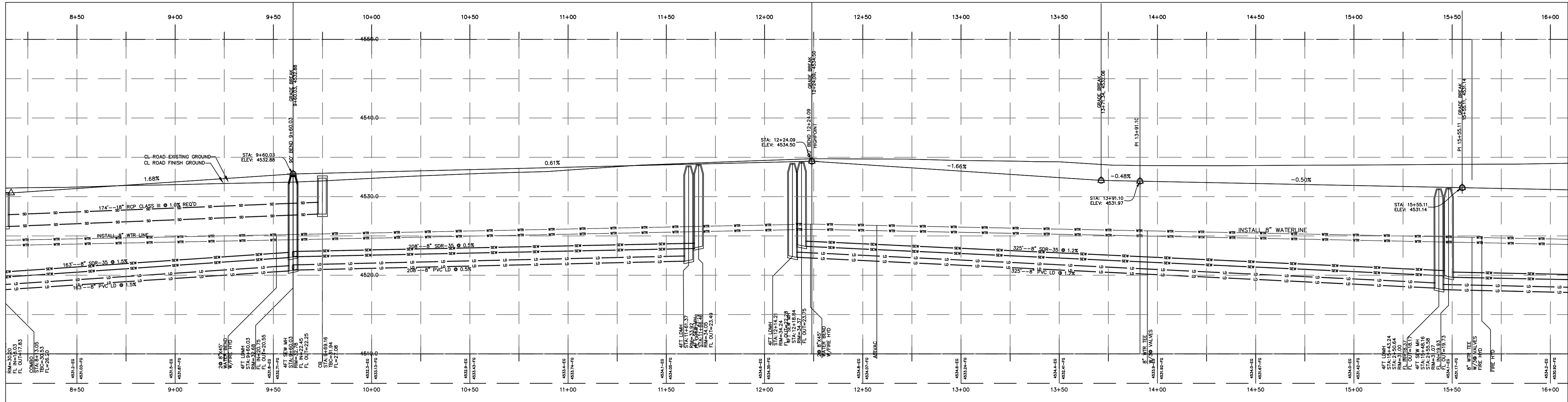
TOWN OF
VINEYARD

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. 2



WATERS EDGE PHASE 6A
VINEYARD
FLAGSHIP HOMES
GRADING PLAN



WATERS EDGE PHASE 6A
VINEYARD

FLAGSHIP HOMES

PLAN AND PROFILE

VINEYARD MAIN RD STA: 8+50 TO 16+00

7-5-18

TOWN OF
VINEYARD

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. PP2

GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095

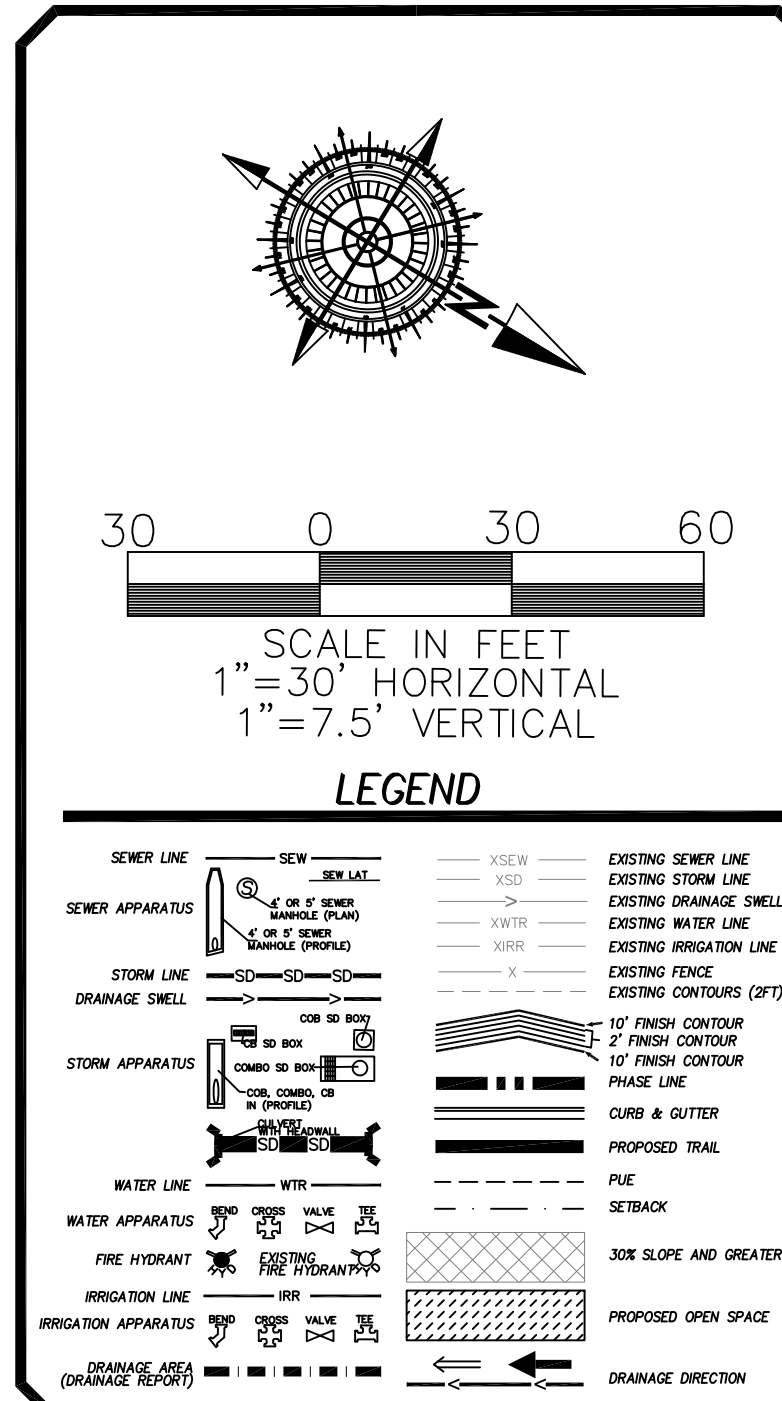
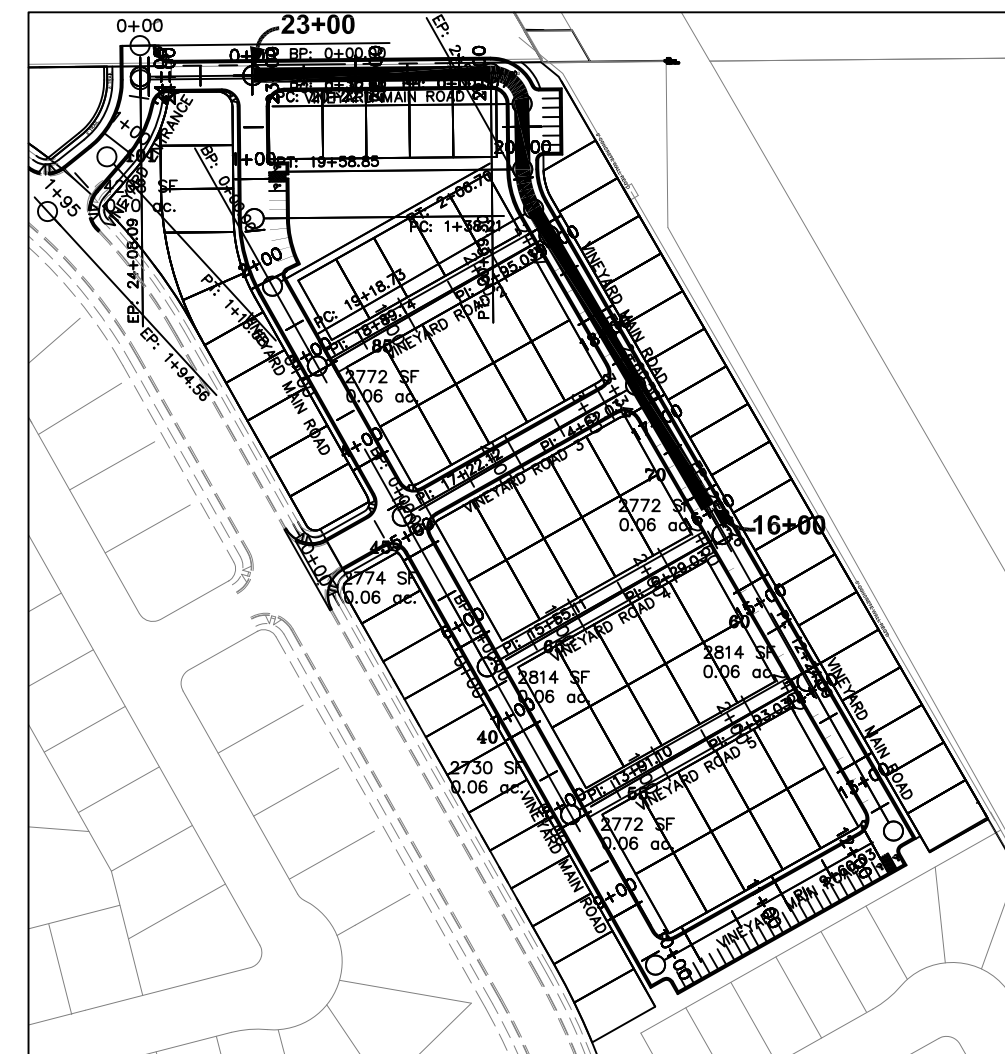
PH: (801) 694-5848 FAX: (801) 432-7050

paull@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ORIG. DATE: 7-1-15
SURVEY BY: GPM
DRAWN BY: GPM
DESIGNED BY: GPM
CHECKED BY: GPM
SCALE: 1"=30'

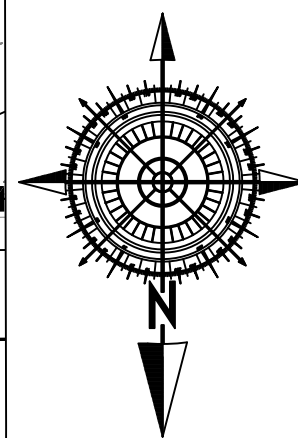
NO. DESCRIPTION DATE APP'D



SHEET NO. PP3

7-1-15
DATE :
SURVEY BY :
DRAWN BY : GFW
DESIGNED BY : GFW
CHECKED BY : GFW
SCALE : 1"=30'
N.O.
DESCRIPTION
DATE
APPROD.

[illegible]



22+50 23+00 23+50 24+00 24+50 25+00

4550.0
4540.0
4530.0
4520.0
4510.0

601.17 VC
PVI STA = 22+01.46
HI ELEV = 4543.97
LOW STA = 22+81.52
LOW ELEV = 4531.48
L = 37.00
A.D. = 1.08%

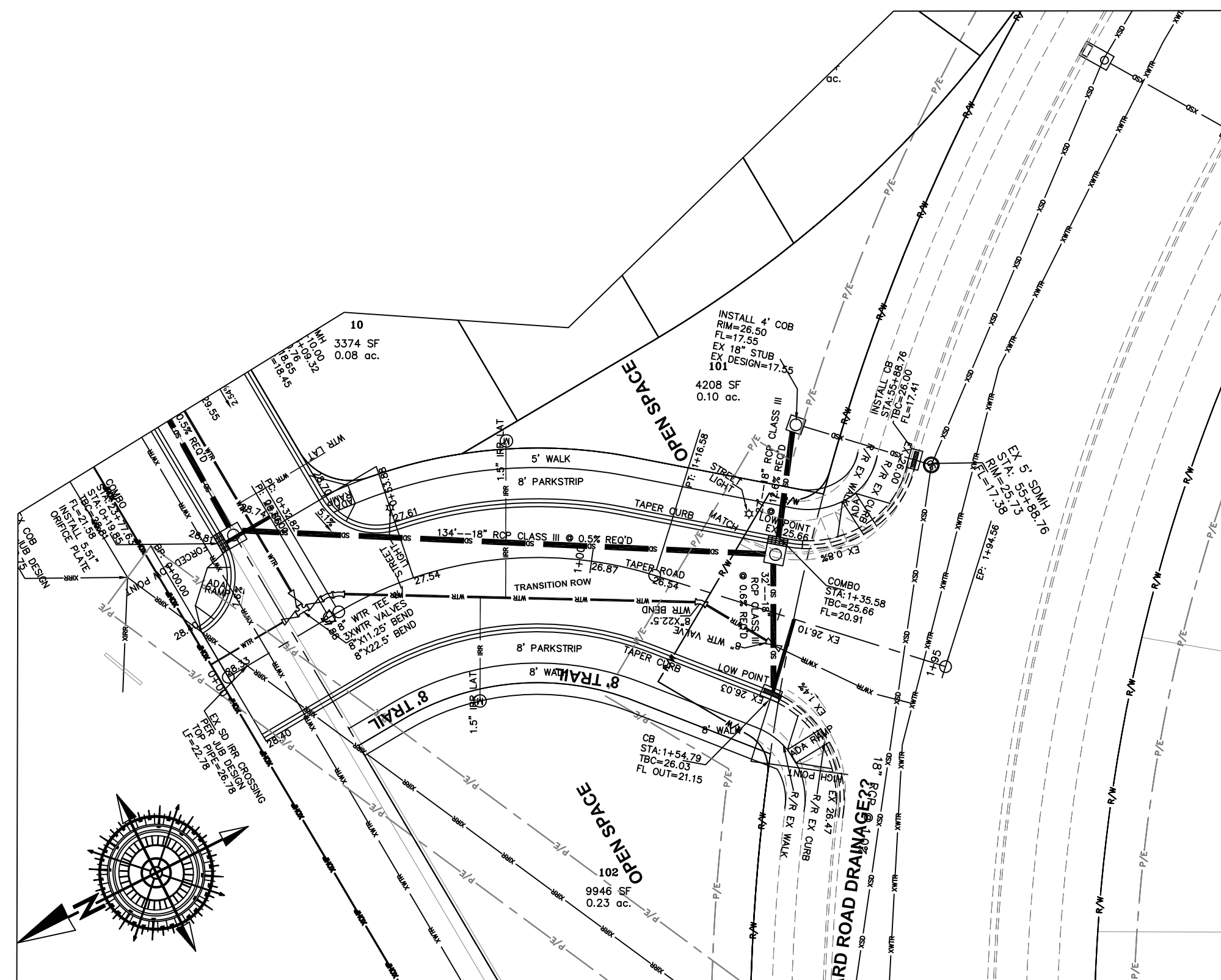
2.5%

60' RADIUS

60' CLASS 11 W 0.33% PCRD

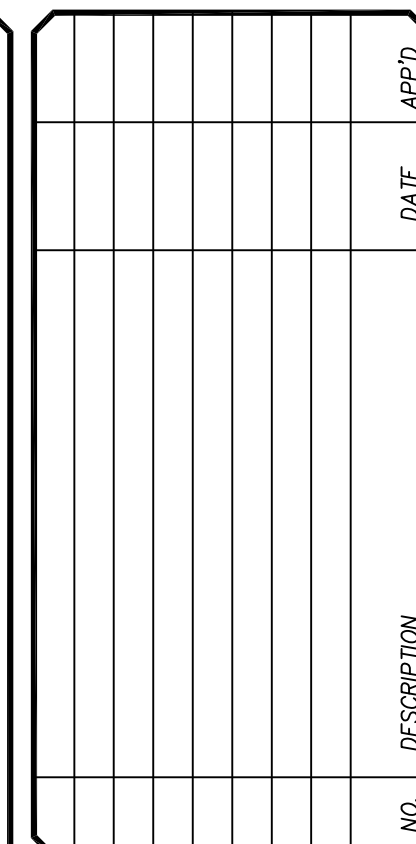
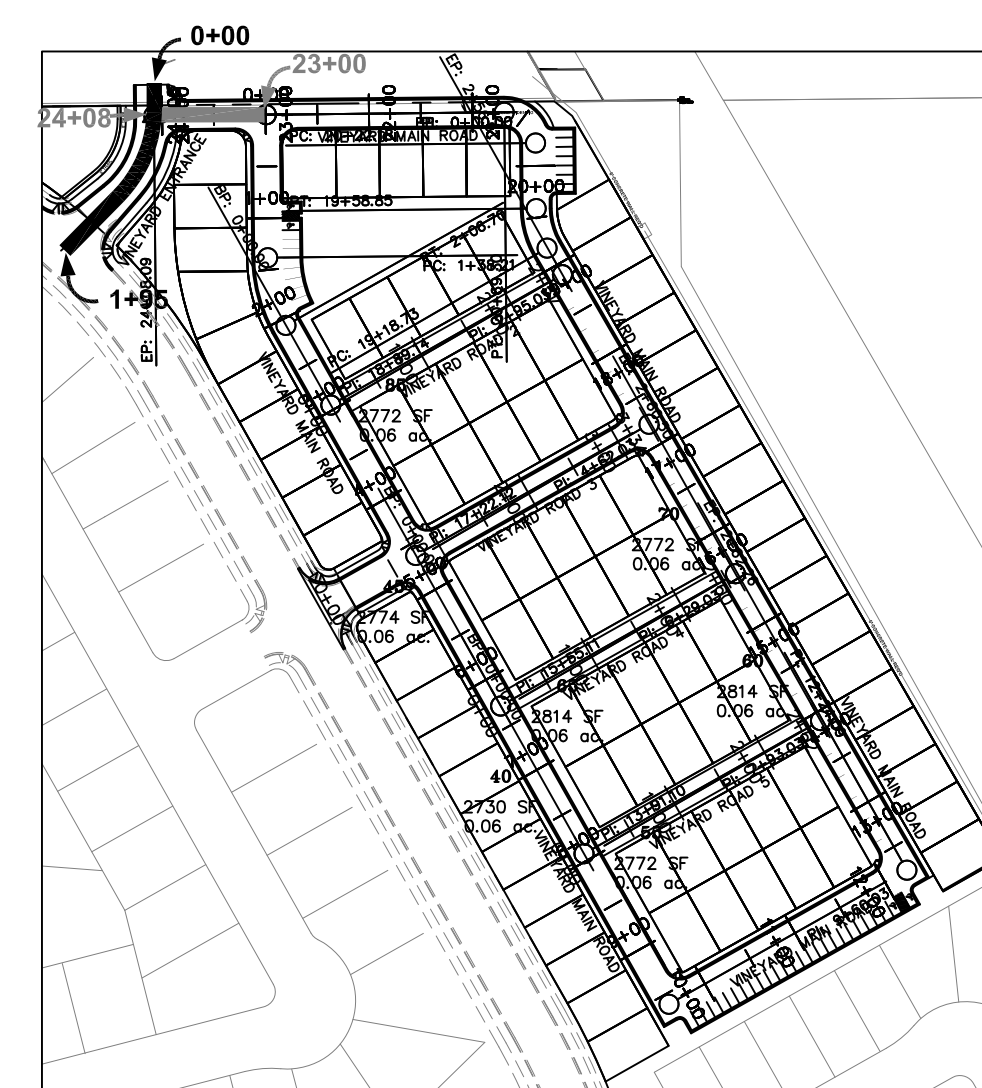
CLASH

CLASH



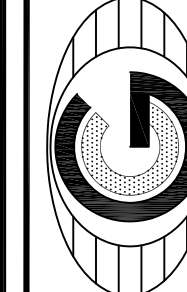
The plan view shows a road improvement project with stationing from 0+00 to 2+50. The vertical axis represents elevation in feet, ranging from 4510.0 to 4550.0. Key features include:

- Proposed Road:** A 134'-18" RCP Class III @ 0.5% RCPD road with a 1" clearance minimum.
- Existing Road:** A 32'-18" RCP Class III @ 0.75% RCPD road with a 1" clearance minimum.
- Grades:** The proposed road has a grade of -1.50% from station 0+00 to 0+29.99, and -1.44% from station 0+29.99 to 2+50. The existing road has a grade of -1.50% from station 0+00 to 0+29.99, and -1.44% from station 0+29.99 to 2+50.
- Match Points:** The proposed road matches existing asphalt at station 2+50 and existing road at station 2+50.
- Stationing and Elevation Data:**
 - Station 0+00: Elevation 4527.50
 - Station 0+25: Elevation 4527.50
 - Station 0+29.99: Elevation 4527.50
 - Station 0+50: Elevation 4527.50
 - Station 1+00: Elevation 4527.50
 - Station 1+50: Elevation 4527.50
 - Station 2+00: Elevation 4527.50
 - Station 2+50: Elevation 4527.50



ORIG. DATE:	7-1-15
SURVEY BY:	
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=30'

GATEWAY CONSULTING, Inc.



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CIVIL ENGINEERING ° CONSULTING ° LAND PLANNING
CONSTRUCTION MANAGEMENT

**WATERS EDGE PHASE 6A
VINEYARD**

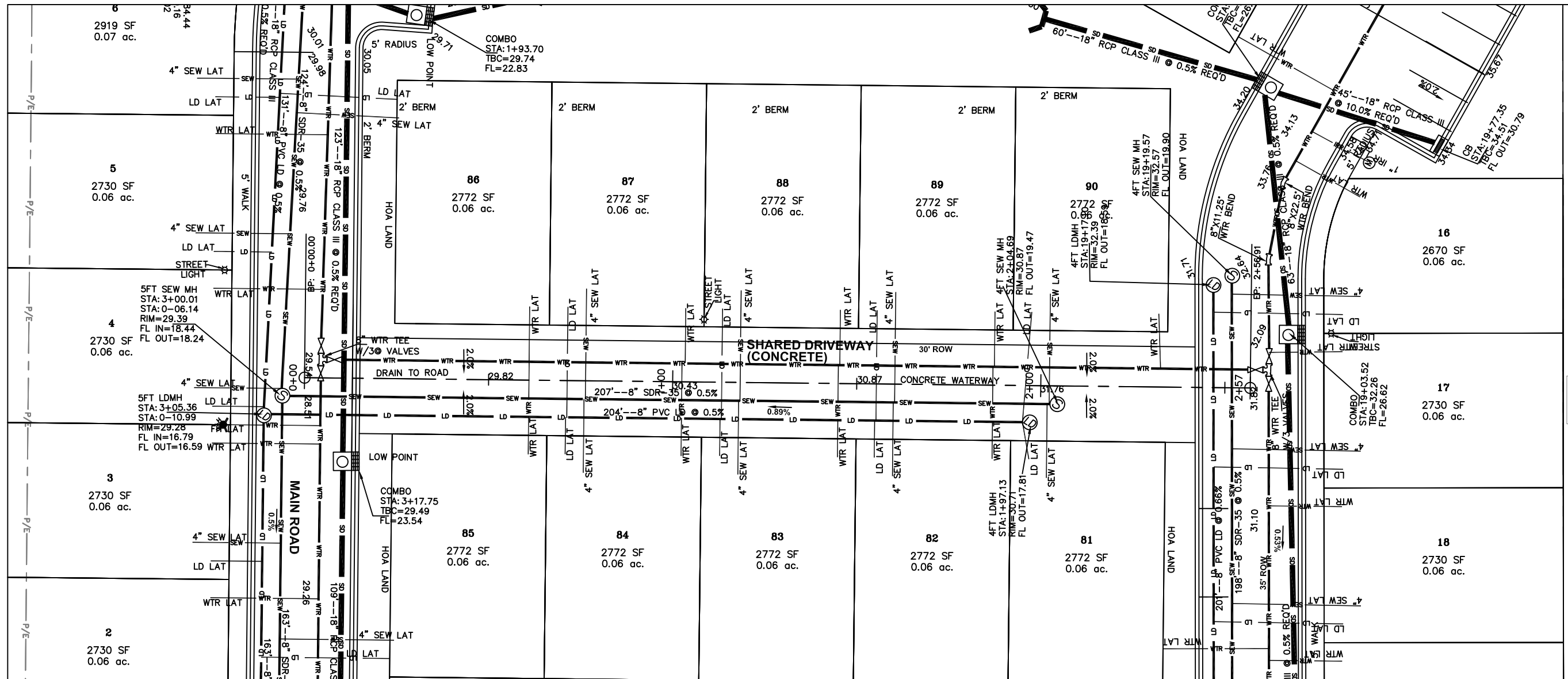
FLAGSHIP HOMES
VINEYARD ROAD STA: 23+00 TO 24+08

7 5 19

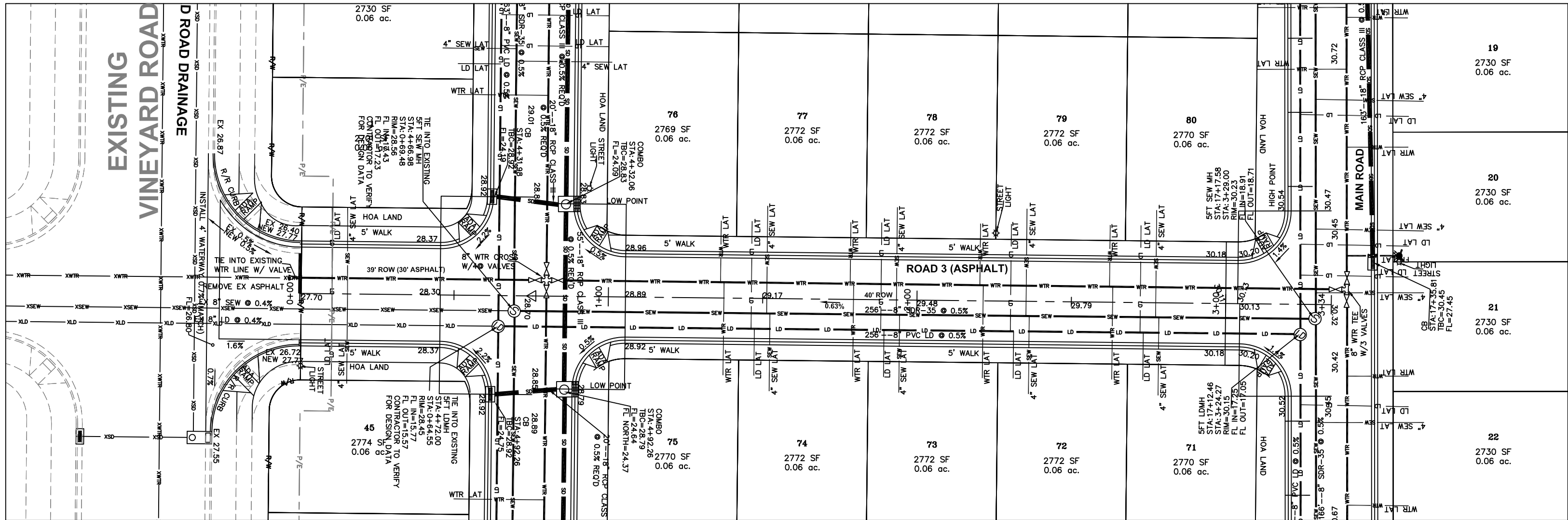
TOWN OF
VINEYARD

PRELIMINARY
NOT FOR
CONSTRUCTION

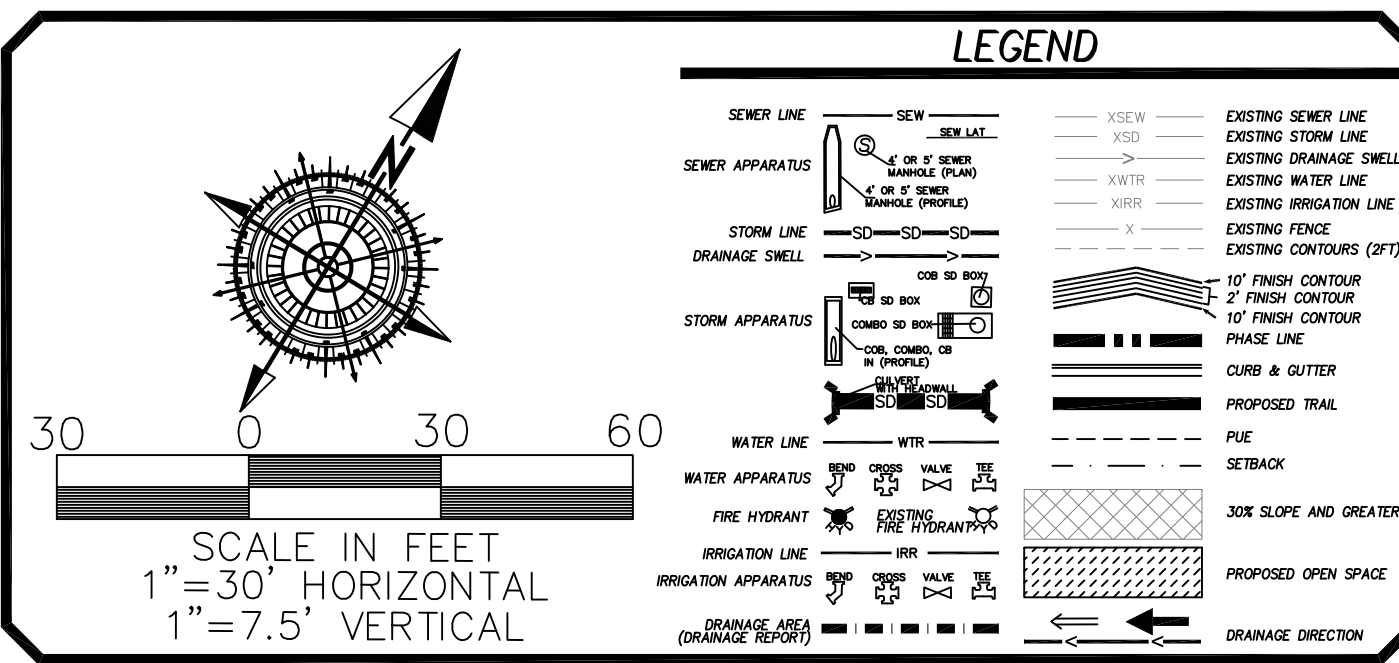
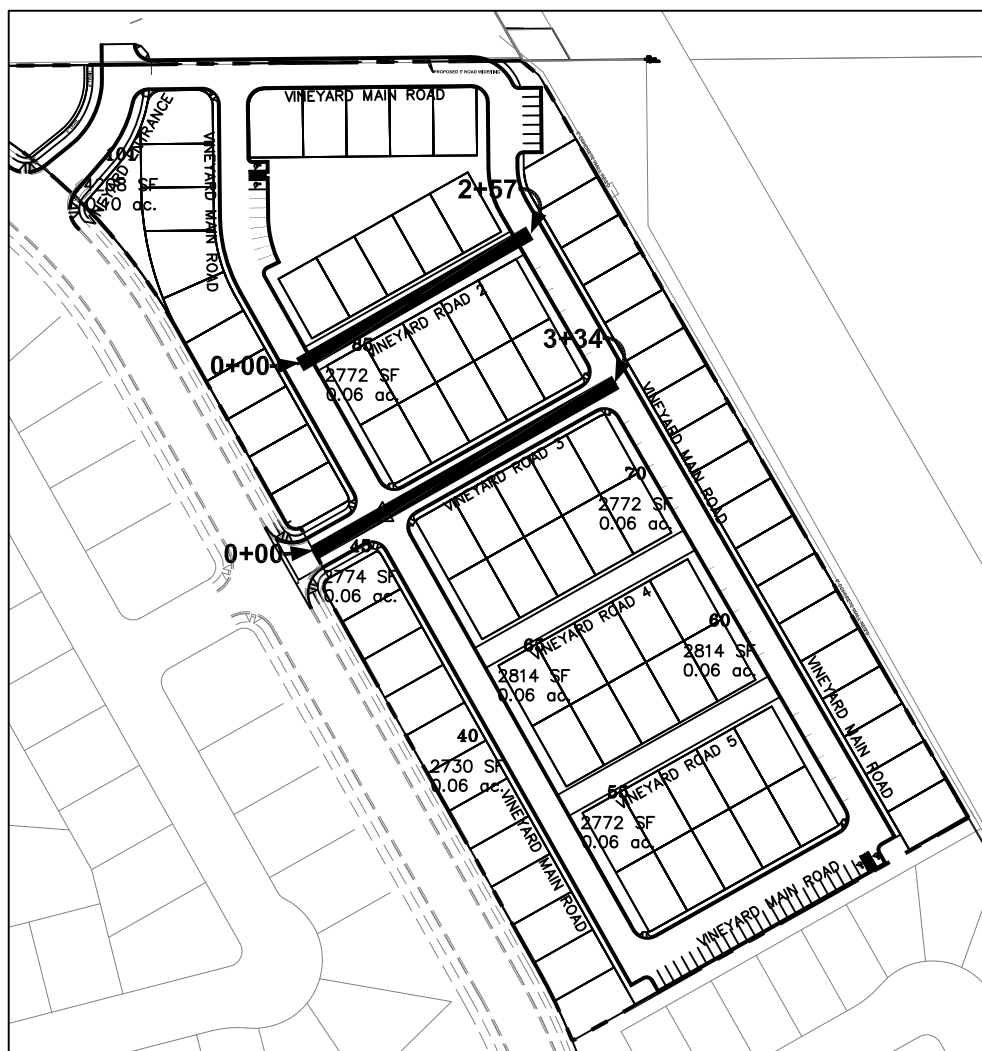
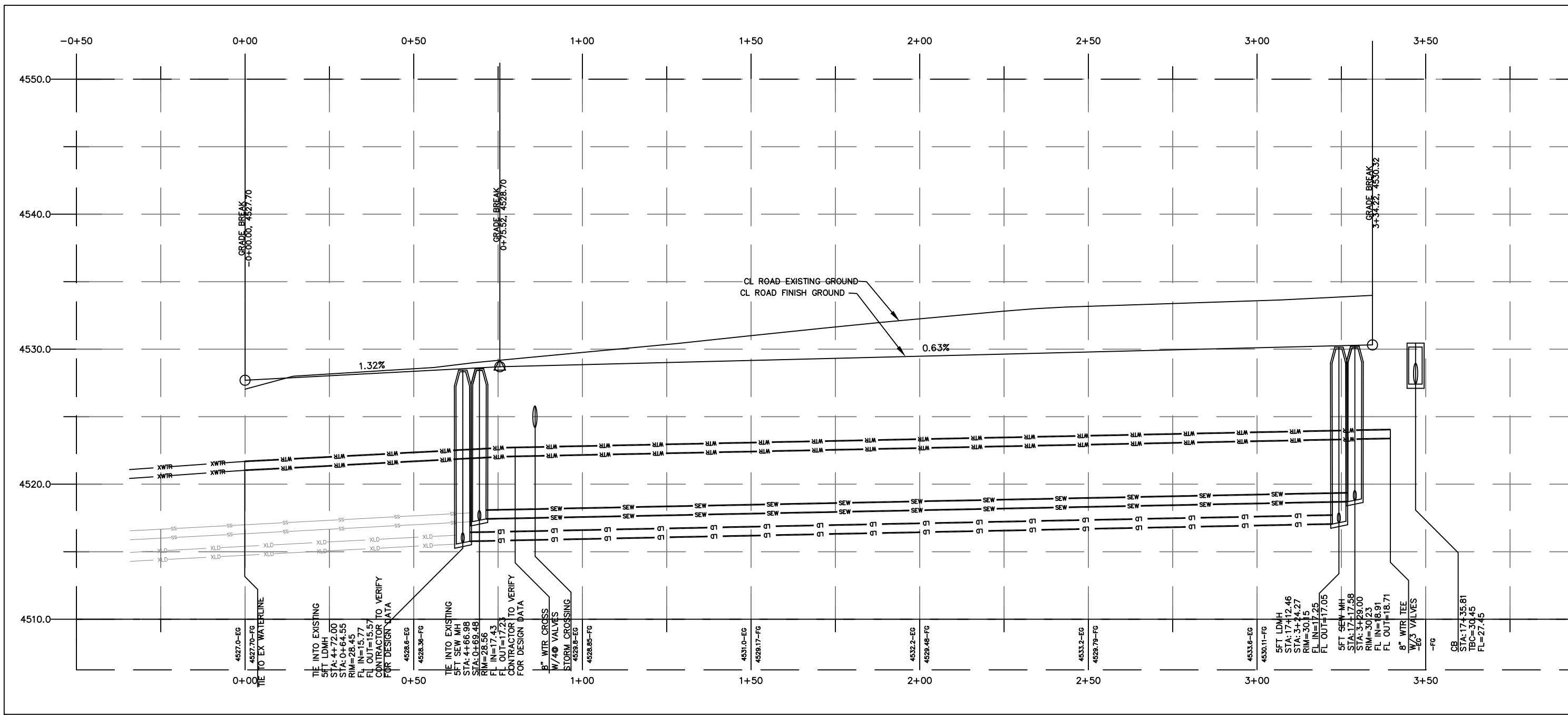
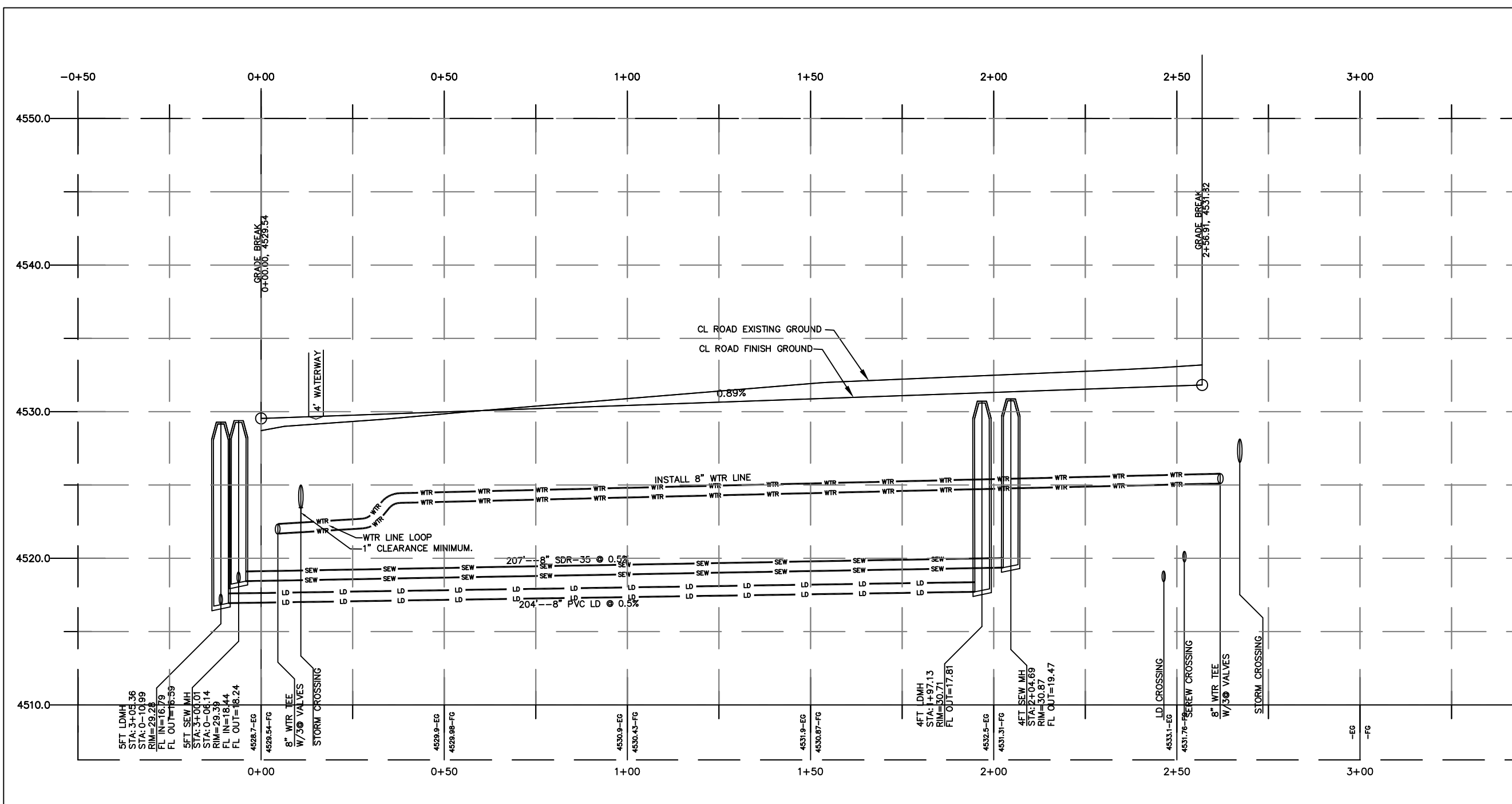
SHEET NO. PP4



VINEYARD ROAD 2



VINEYARD ROAD 3



NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7-1-14	SURVEY BY: GPW
DRAWN BY: GPW	DESIGNED BY: GPW
CHECKED BY: GPW	SCALE: 1"=30'

GATEWAY CONSULTING, Inc.
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CONSTRUCTION MANAGEMENT

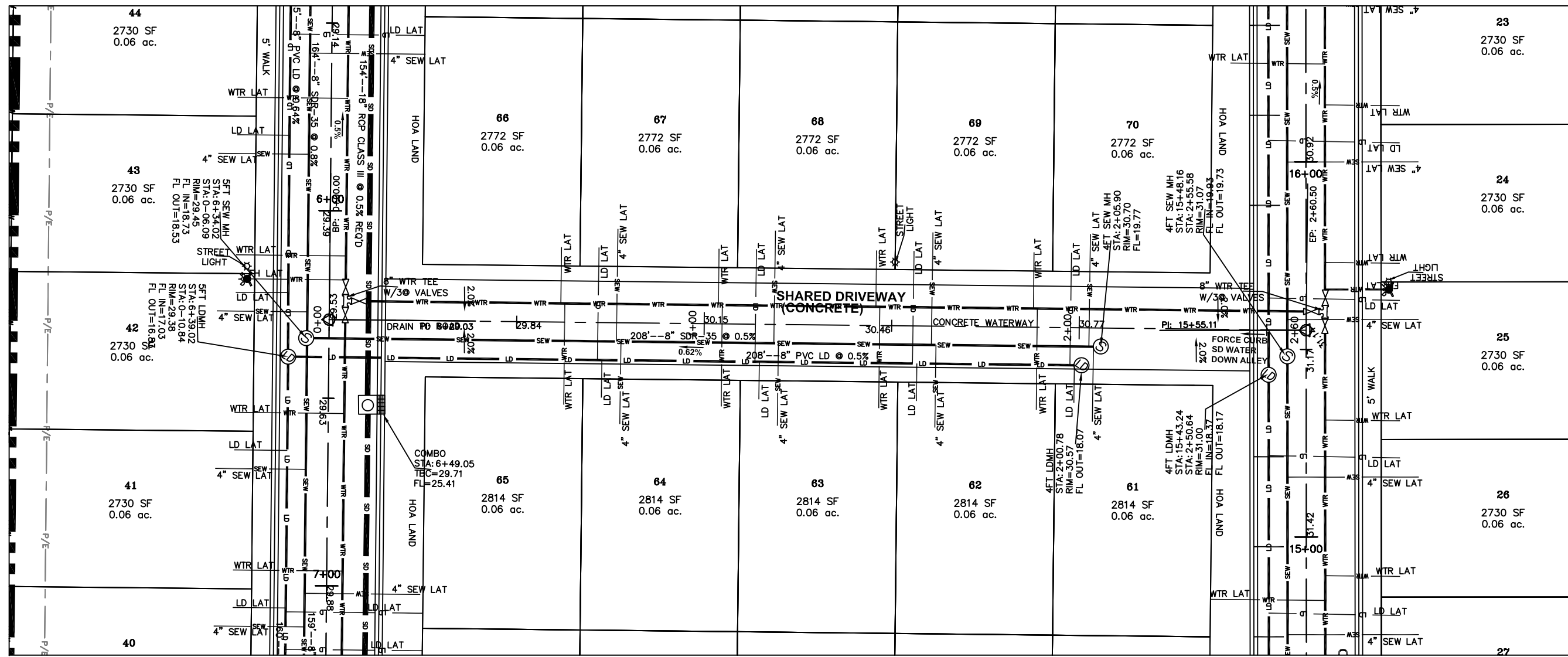
WATERS EDGE PHASE 6A
VINEYARD
FLAGSHIP HOMES
PLAN AND PROFILE
VINEYARD ROAD 2 and 3

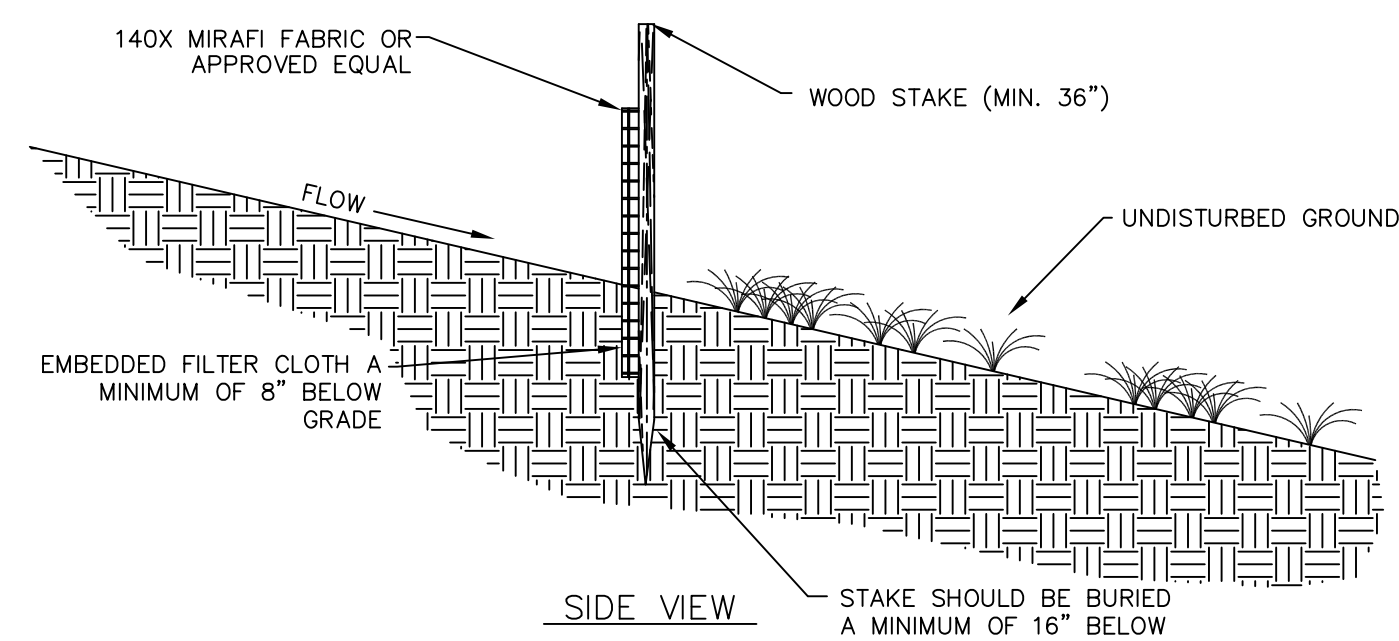
7-5-18

TOWN OF VINEYARD

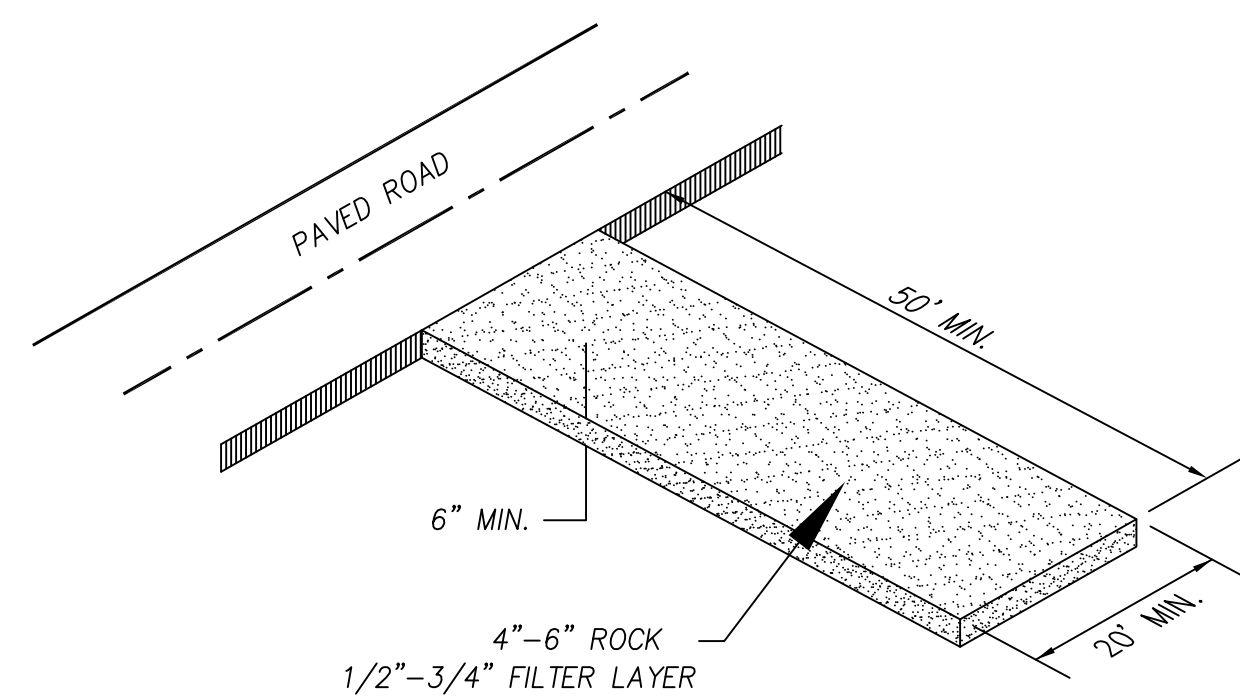
PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. PP5



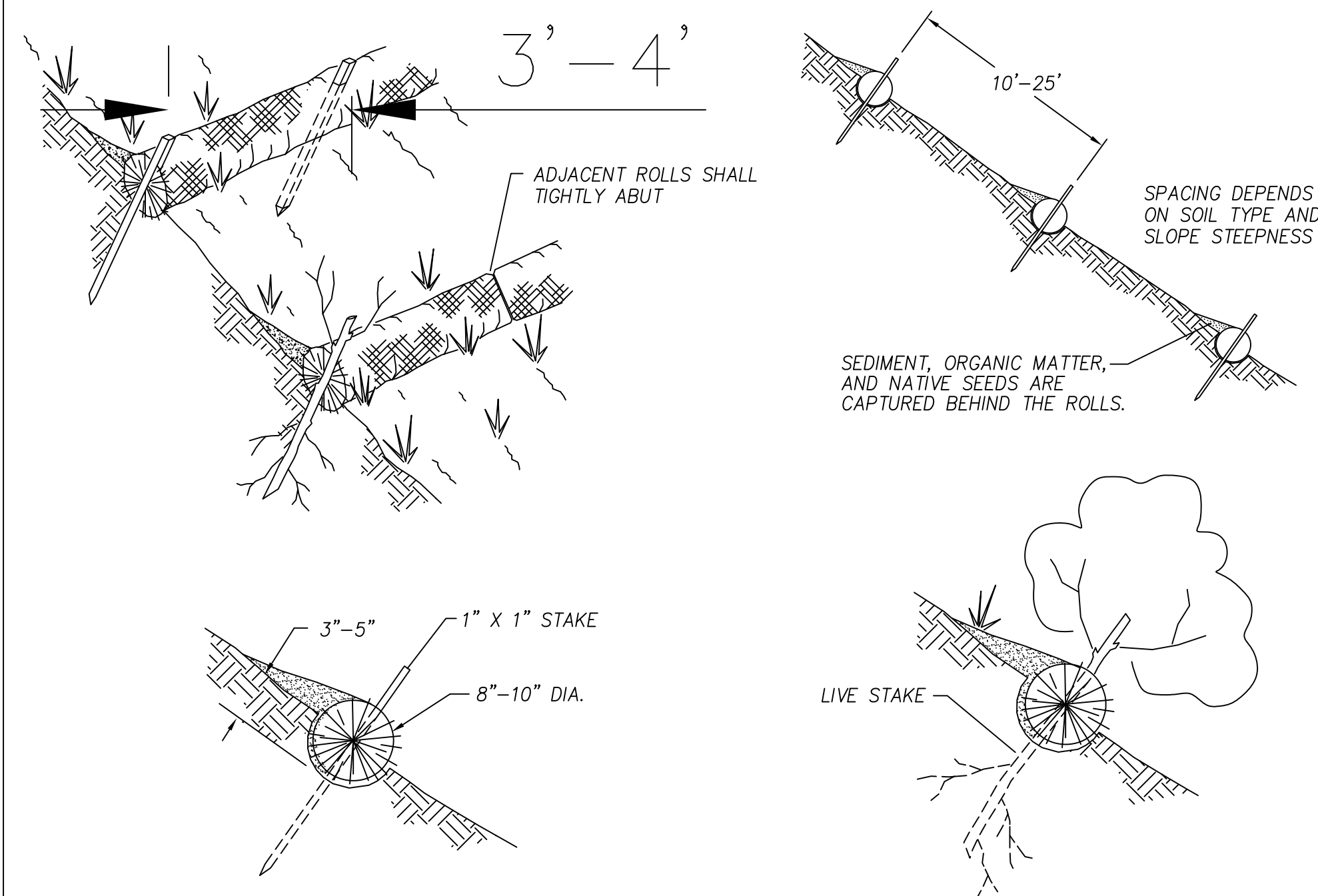


SILT FENCE DETAIL
NOT TO SCALE



VEHICLE TRACKING DETAIL

NOT TO SCALE



STRAW WATTLE (SILT FENCE ALTERNATIVE)

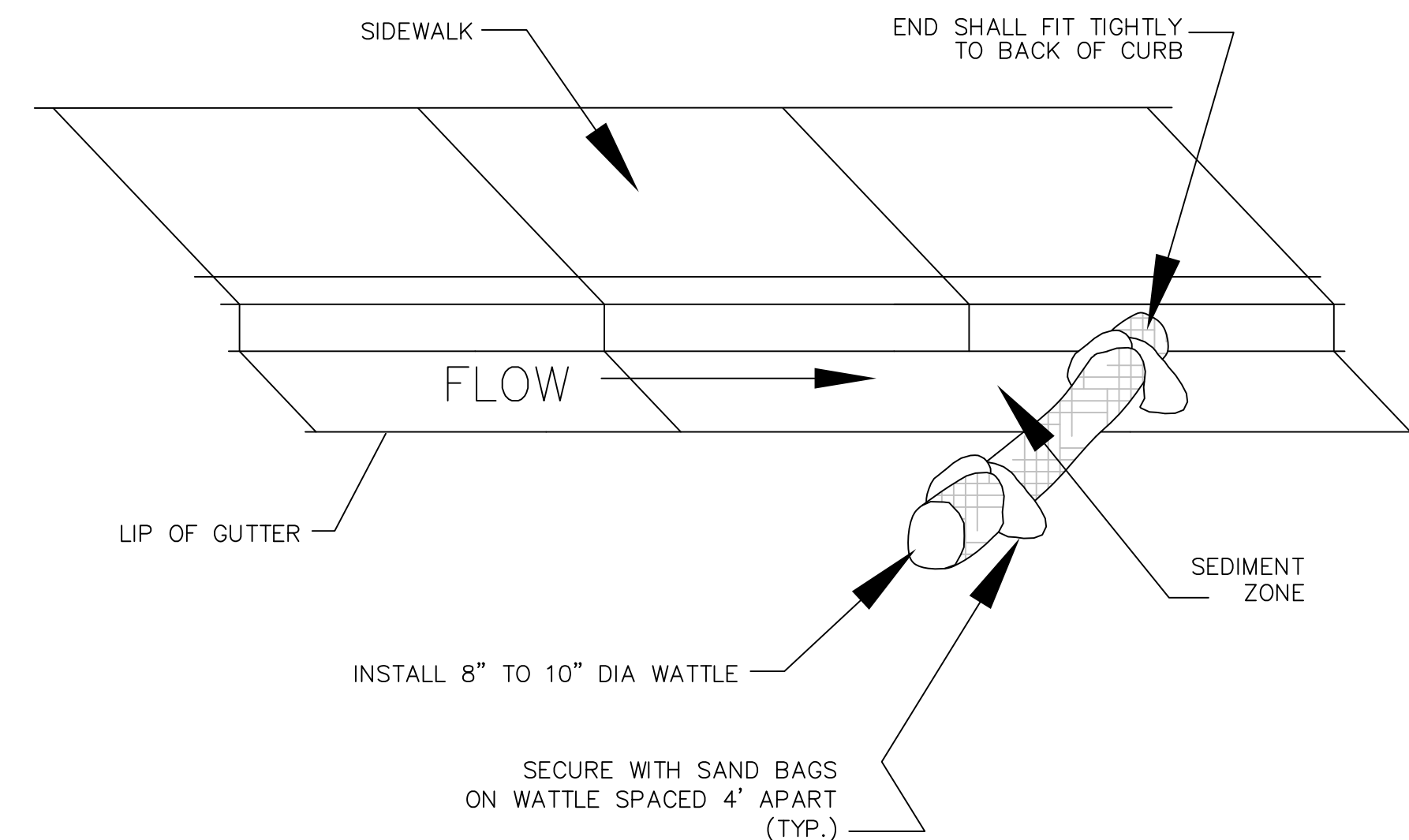
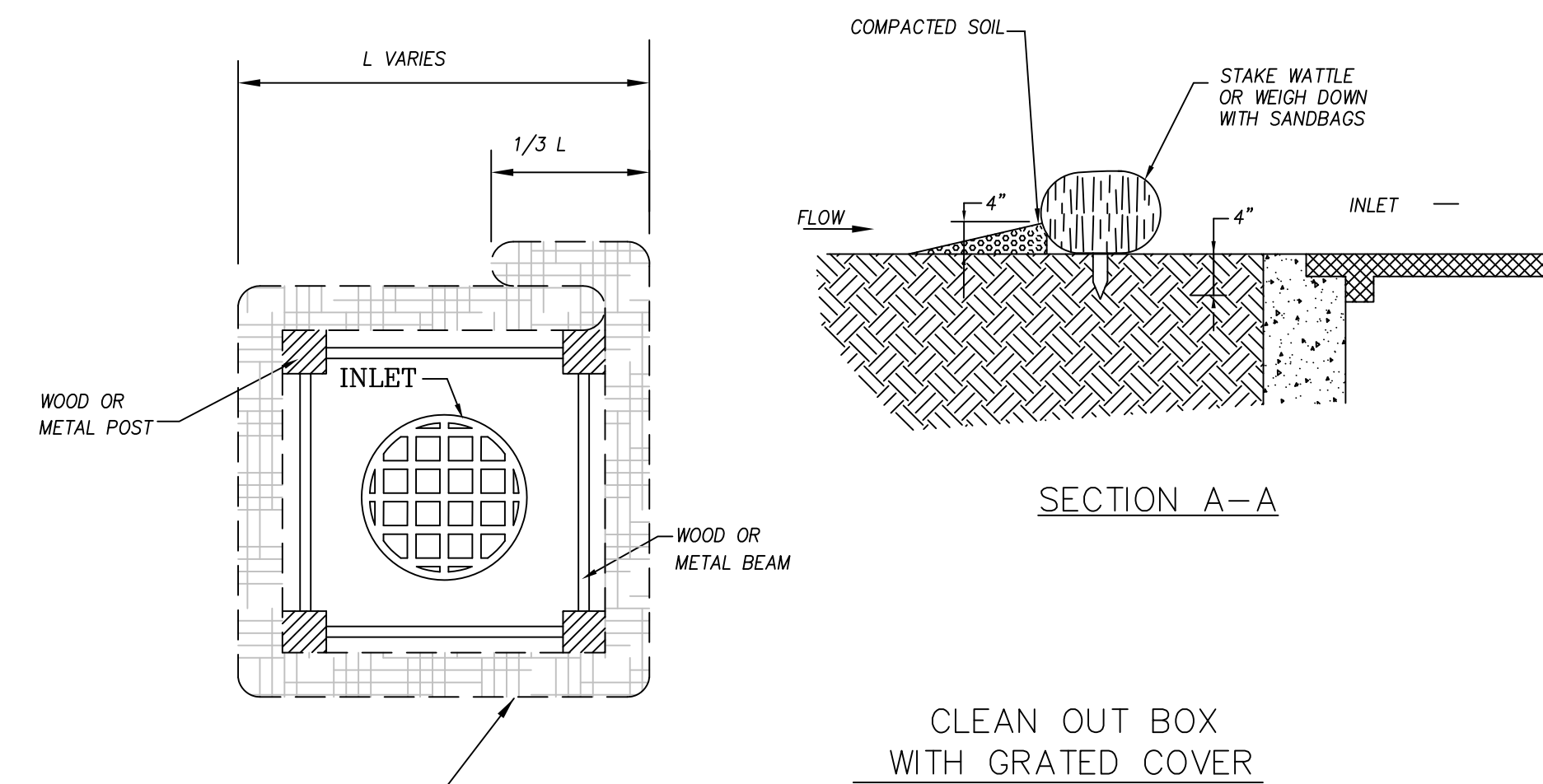
NOT TO SCALE

NOTE:
TYPICALLY STRAW BALES ARE NOT RECOMMENDED FOR INLET PROTECTION BARRIERS.

PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.

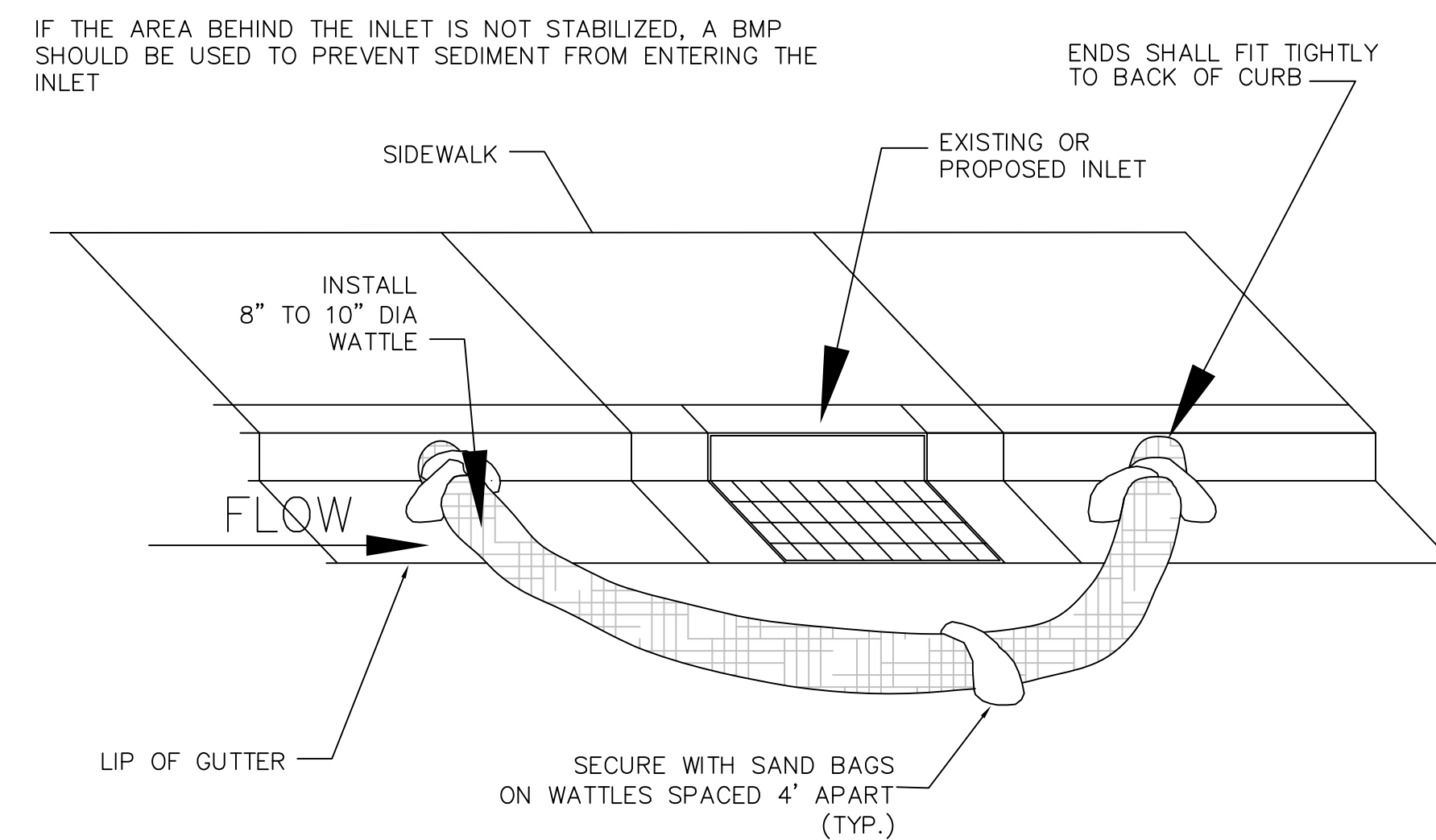
SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE.

INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.



NOTE:
INSTALL GUTTER WATTLE MIDWAY BETWEEN IMPACTED INLETS AND CONSTRUCTION DISTURBANCE.

GUTTER PROTECTION SETUP



INLET PROTECTION BARRIERS

NOT TO SCALE

See Saratoga Springs specifications for further information.

BMP

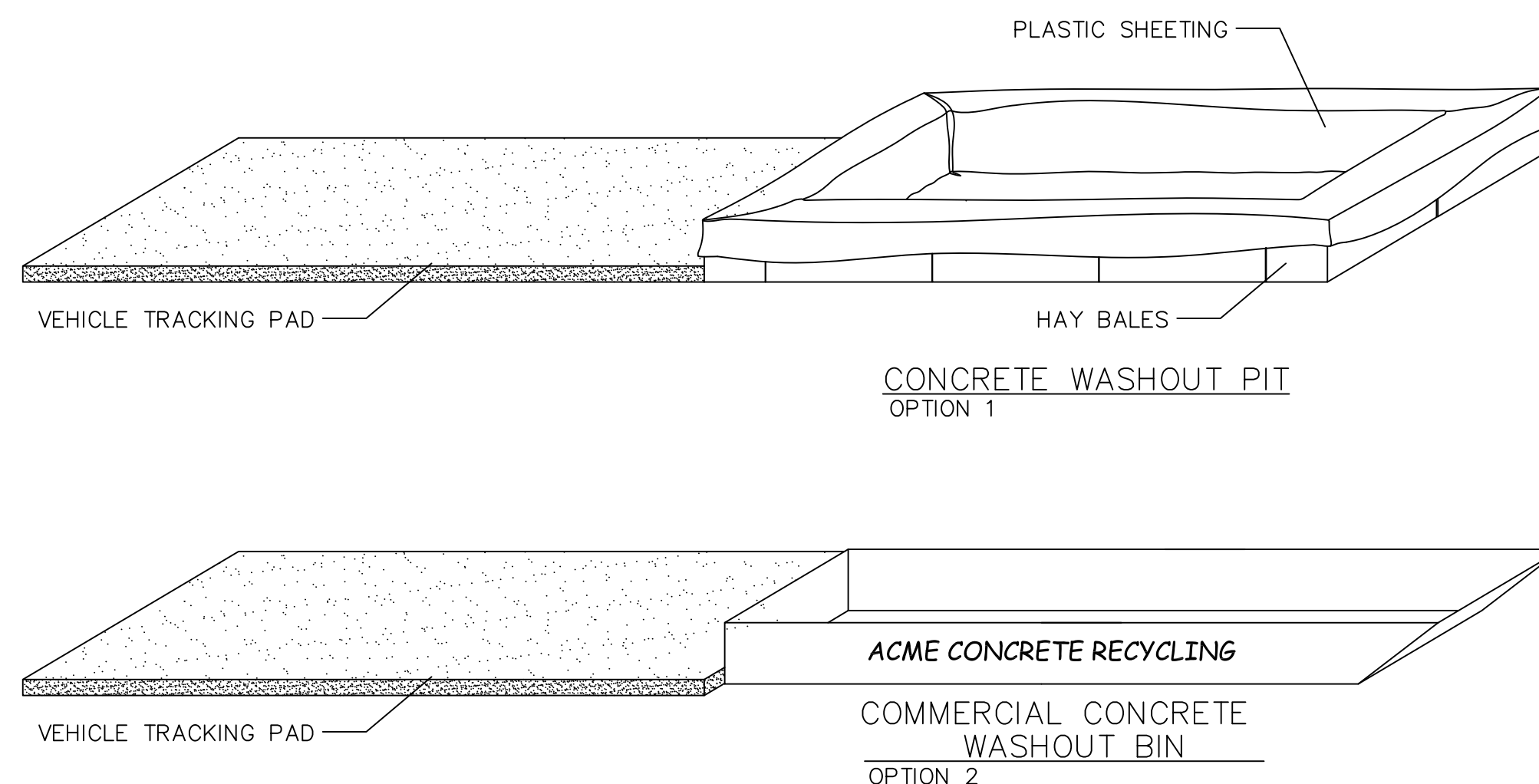
- 1-AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE.
- 2-PERFORM CONCRETE TRUCK WASHOUT OFF SITE OR IN DESIGNATED AREA
- 3-DO NOT WASHOUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, STREETS OR STREAMS
- 4-LOCATE ONSITE WASHOUT AREA MORE THAN 50 FT AWAY FROM NEAREST STORM INLET.
- 5-WASHOUT CONCRETE WASTE INTO WASHOUT PIT OR COMMERCIAL WASHOUT BIN ONLY.

USE OF CONCRETE WASHOUT

- 1-IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE CONCRETE WASHOUT AREA.
- 2-WASHOUT CONCRETE WASTE INTO PIT OR CONTAINER WHERE IT CAN SET AND LATER BE BROKEN UP AND DISPOSED OF PROPERLY
- 3-NO WASTE OR LITTER IS TO BE PERMITTED TO ACCUMULATE IN THE WASHOUT AREA. AREA SHOULD BE CLEAN AT THE
- END OF EACH WORK DAY.
- 4-INSTALL PROPER WASTE WATER PROTECTION AT ALL EFFECTED DOWNHILL STORM DRAINS AND INLETS
- 5-INSTALL A VEHICLE TRACKING PAD TO PROTECT THE STREETS FROM MUD AND OTHER DEBRIS FROM TRUCKS. MAKE SURE ALL TRUCKS ARE CLEAR OF MUD AND ROCK THAT CAN FALL FROM TRUCK WHILE TRAVELING ON STREETS.

CONCRETE WASHOUT AREA

NOT TO SCALE



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**CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT**

WATERS EDGE PHASE 6A

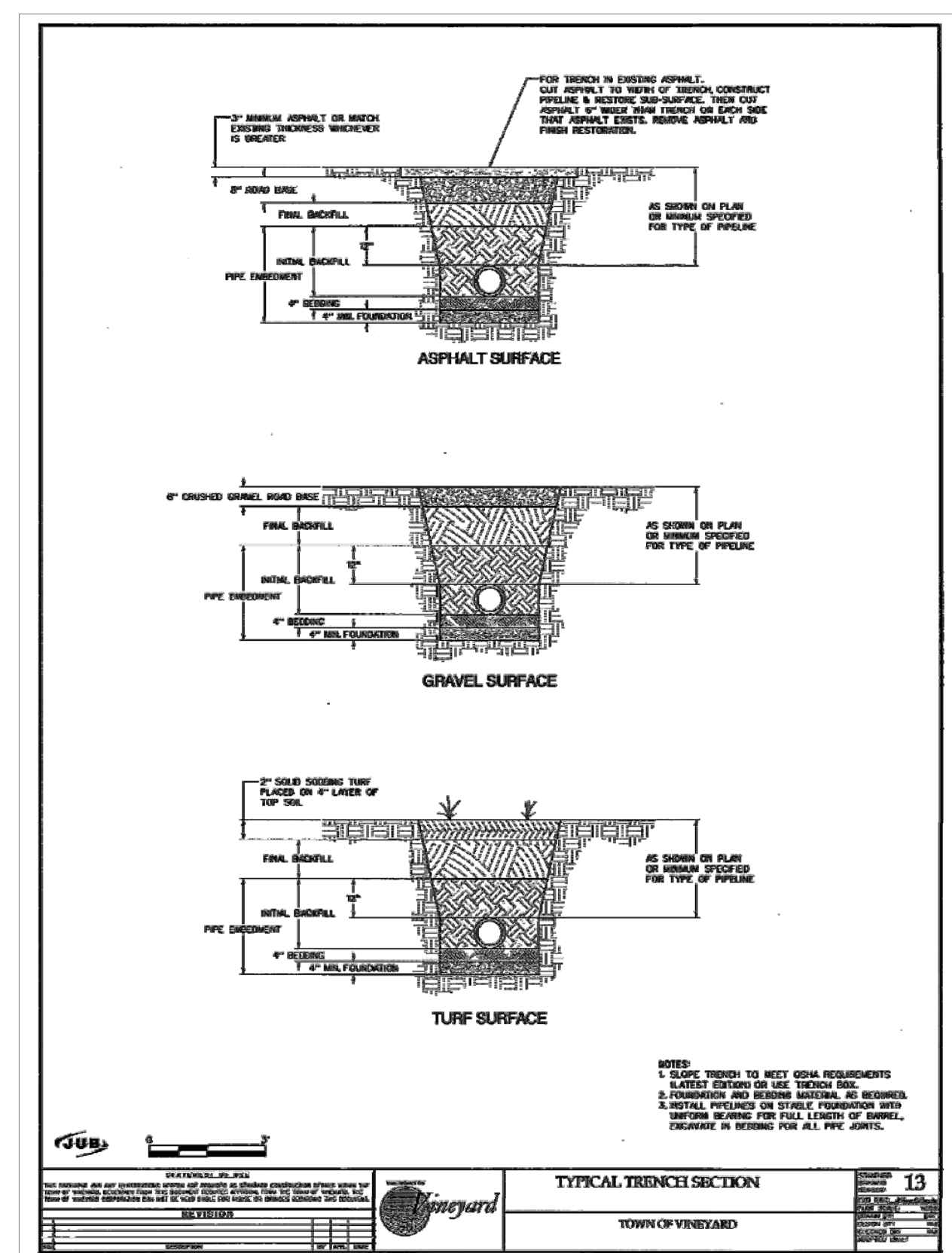
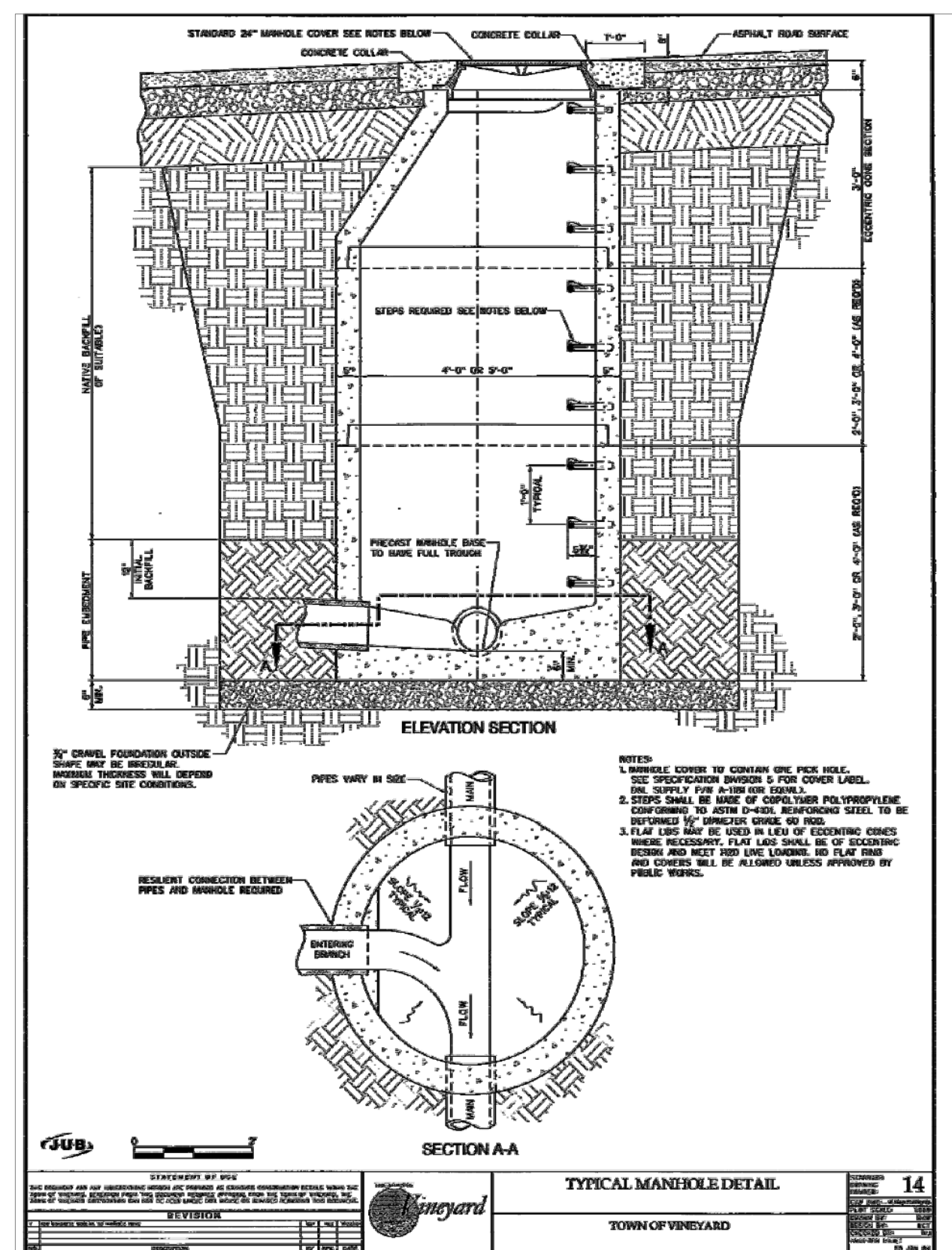
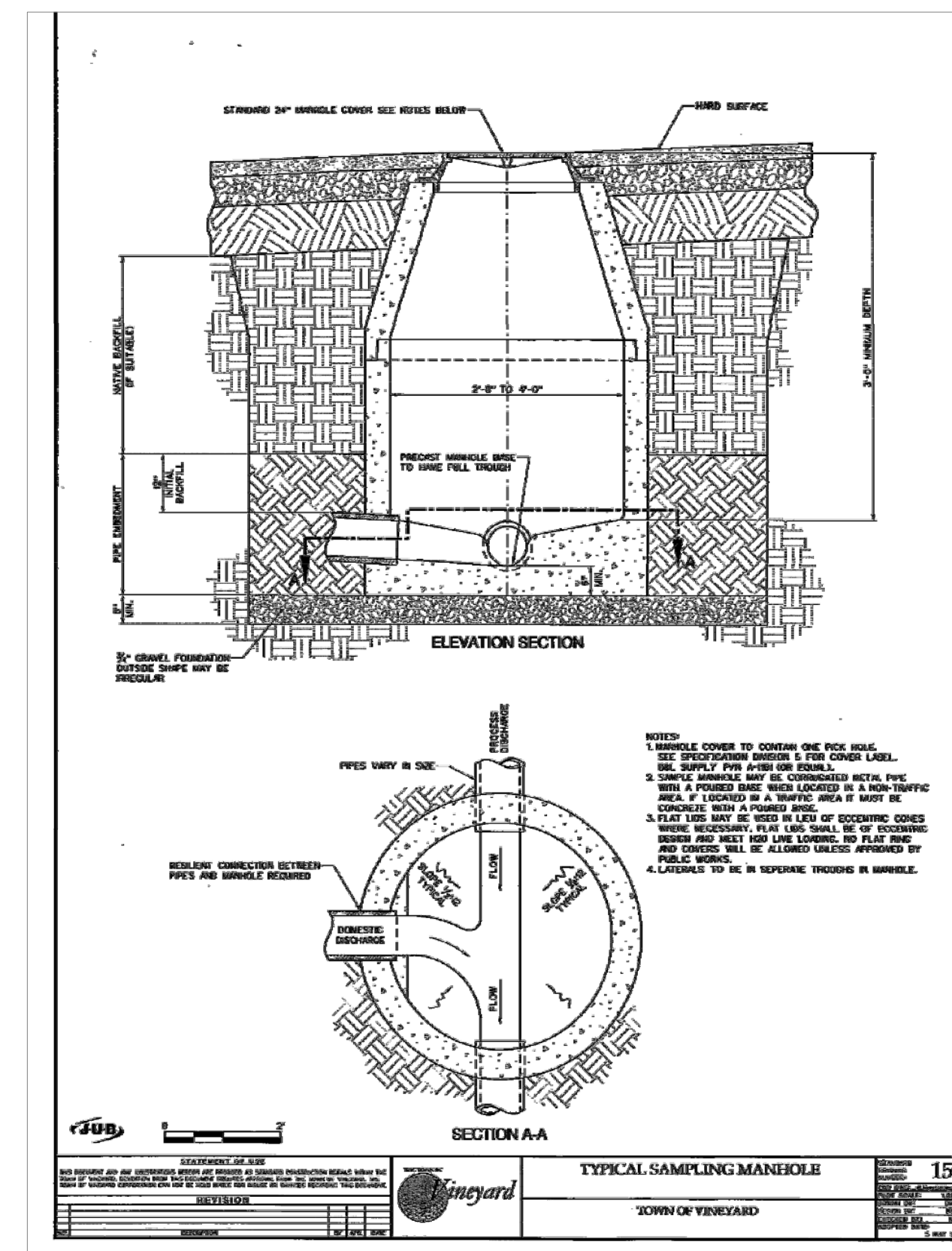
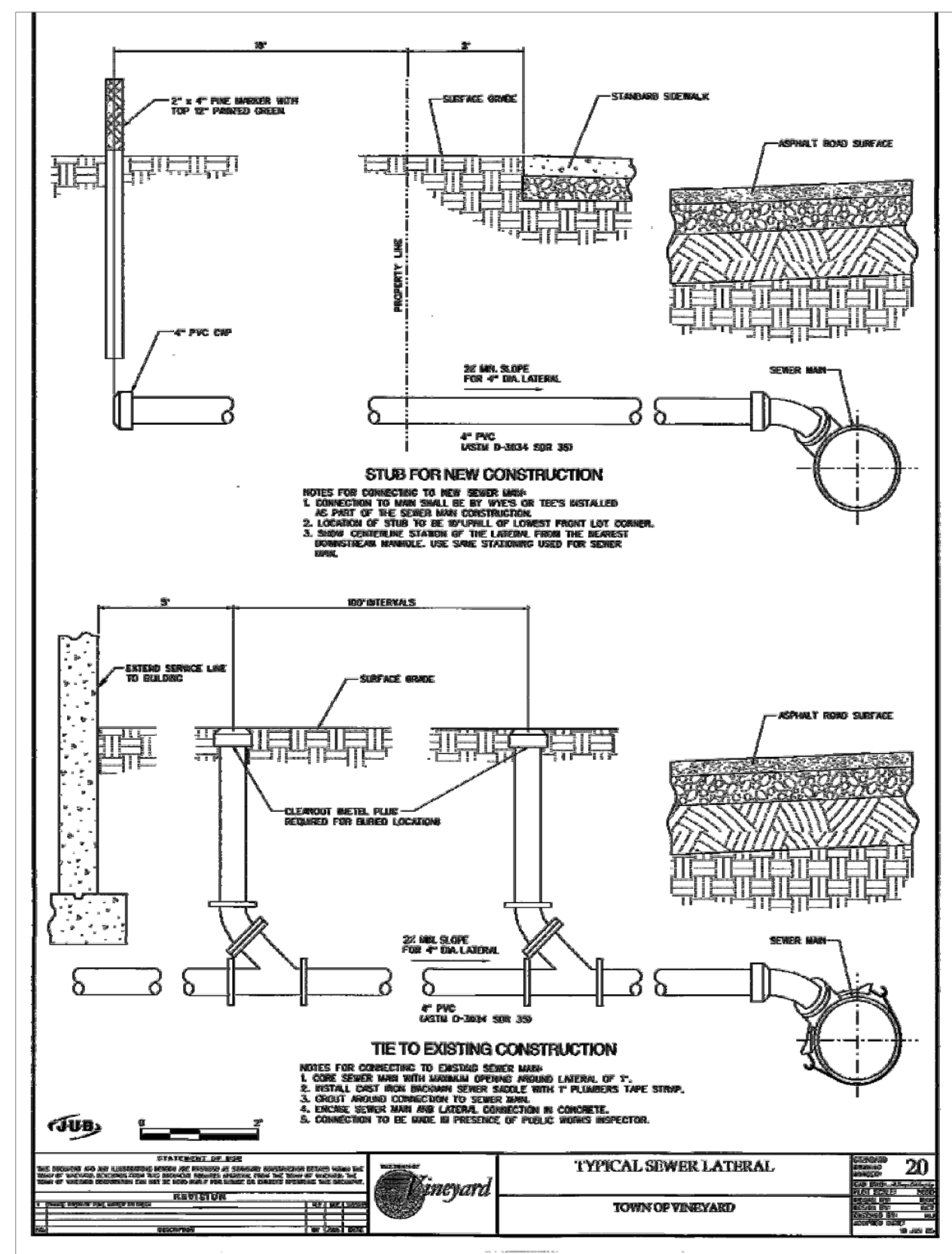
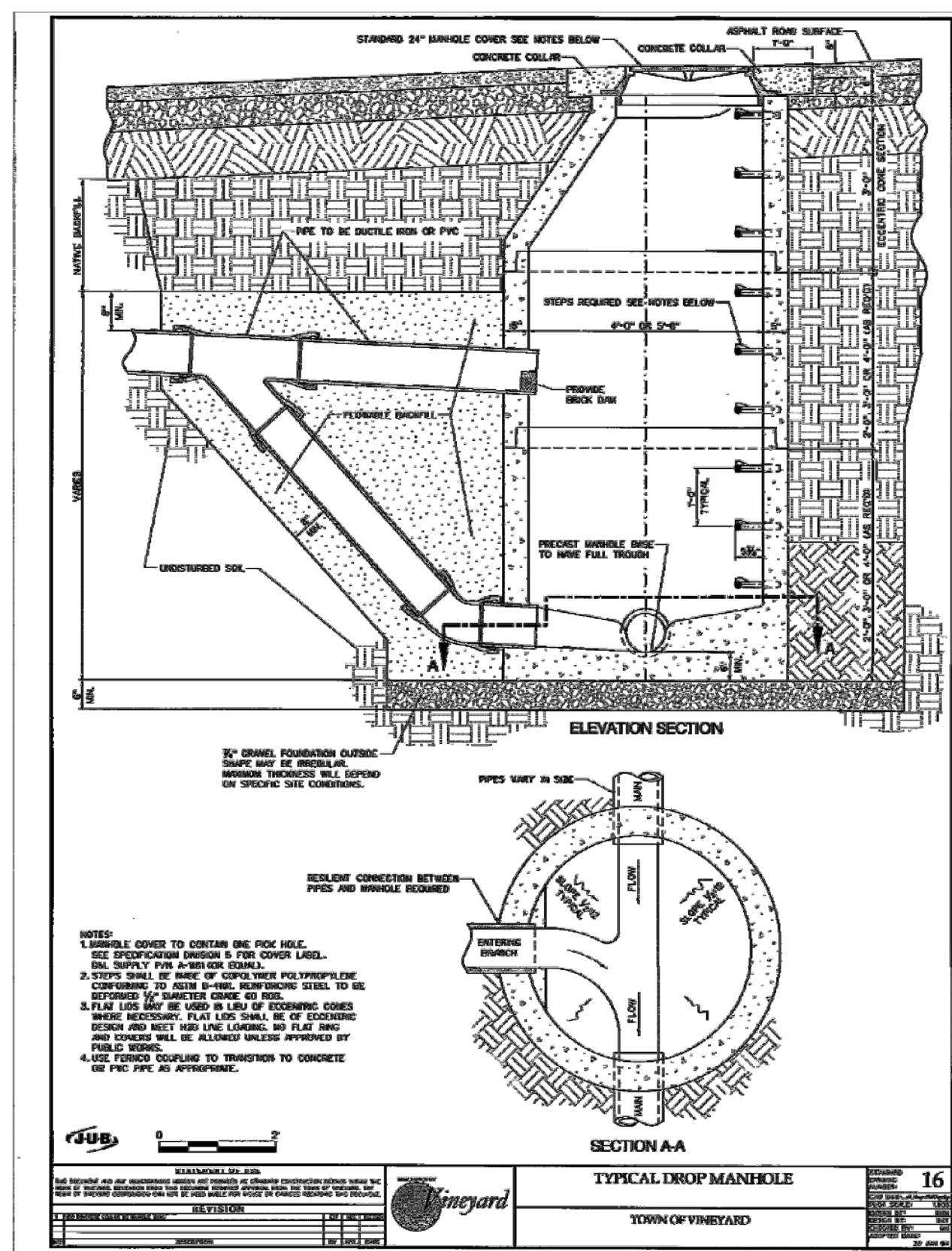
VINEYARD
FLAGSHIP HOMES

EROSION CONTROL DETAILS

7-5-18

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. ER-2





NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE