



**NOTICE OF A REGULAR SESSION  
OF THE VINEYARD CITY COUNCIL MEETING  
November 14, 2018 at 6:00 PM**

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Public Notice is hereby given that the Vineyard City Council will hold a regularly scheduled meeting on Wednesday, November 14, 2018, at 6:00 pm in the Vineyard City Hall, 125 South Main, Vineyard, Utah. The agenda will consist of the following:  
([clicking on the blue wording will take you to the documents associated with the agenda item.](#))

**AGENDA**

**REGULAR SESSION**

**Presiding Mayor Julie Fullmer**  
**(Mayor Pro tem – Councilmember Nate Riley – October to December)**

**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
- 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 Member

## 5. DISCUSSION ITEMS

No items were submitted.

## 6. CONSENT ITEMS

[6.1 Approval of the October 24, 2018 City Council Meeting Minutes](#)

[6.2 Re-Approval of the Homesteads Pod 7, The Sycamore, Phases 1 and 2 Final Plat](#)

[6.3 Re-Approval of the Pod 1, The Orchards Phase 1 Final Plat](#)

[6.4 Approval of The Yard Plat A Final Plat – Name Change](#)

## 7. MAYOR'S APPOINTMENTS

No names were submitted.

## 8. BUSINESS ITEMS

### 8.1 DISCUSSION AND ACTION – [Preliminary and Final Plat Approval –The Yard Plat B](#) (15 minutes)

City Planner Elizabeth Hart will present the applicant's request for preliminary and final Plat approval of The Yard Plat B. The subject property is currently platted as the 400 North Commercial Subdivision, and is located on Mill Road, south of the Megaplex development and north of Edgewater Townhomes. The subject property is within the Regional Mixed-Use (RMU) zoning district and contains approximately twenty-three (23) acres of land. The applicant is proposing to subdivide the subject property into a total of eight (8) lots. A private lane runs from south to north centrally through the property connecting 400 North to the southern leg of the round-about serving the Megaplex development. The mayor and City Council will take appropriate action.

### 8.2 PUBLIC HEARING – [Zoning Code Text Amendments \(Ordinance 2018-16\)](#)

Community Development Director Morgan Brim will present text amendments to the Vineyard Zoning Ordinance including:

- **Section 15.12.050 District Use Table** – To allow home occupations within the RMU, to allow environmental remediation activities as a permitted use and clarifying occupancy of dwelling units.
- **Section 15.32.120 Exception to Maximum Height Limitations** – to remove flagpoles.
- **Section 15.34.060 Accessory Dwelling Units** – to clarify where the exterior and interior entrances must be located.
- **Section 15.38.030 Parking Requirements** – to add a maximum driveway slope, removing drive-thru standard and changing parking standards for medical offices and clinics.
- **Section 15.40.080 Design Standards and Requirements** – to refer planting installation and materials to the approved Vineyard Tree Manual and to change street tree requirements.
- **Section 15.60.020 Definitions** – Clarifying one family occupancy per dwelling unit.
- **Section 2.08.5 Development Standard – Building Height** – to refer to the District Use Table for the RMU district.
- **Chapter 15.44** – to delete in its entirety and reference Title 11 in the Municipal Code.

The mayor and City Council will act to approve (or deny) this request by ordinance.



**8.3 DISCUSSION AND ACTION – Amended and Restated Interlocal Agreement with the Utah Local Governments Trust (Resolution 2018-16)** (15 minutes)

City Manager/Finance Director Jacob McHargue will present a resolution approving and entering into an agreement creating the Utah Local Governments Trust. The mayor and City Council will at to approve (or deny) this request by resolution.

**8.4 DISCUSSION AND ACTION – 2019 Meeting Schedule** (15 minutes)

City Recorder Pamela Spencer will present the recommended City Council meeting schedule for the 2019 calendar year. The mayor and City Council will take appropriate action.

**9. 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

**10. ADJOURNMENT**

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

The next regularly scheduled meeting is December 12, 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:** November 12, 2018

**CERTIFIED (NOTICED) BY:** /s/ Pamela Spencer

PAMELA SPENCER CITY RECORDER

MINUTES OF A WORK AND REGULAR SESSION  
OF THE VINEYARD CITY COUNCIL MEETING  
125 South Main Street, Vineyard, Utah  
October 24, 2018 at 6:00 PM

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**Present**

Mayor Julie Fullmer  
Councilmember John Earnest  
Councilmember Tyce Flake  
Councilmember Chris Judd

**Absent**

Councilmember Nate Riley

**Staff Present:** City Manager/Finance Director Jacob McHargue, Public Works Director/City Engineer Don Overson, City Attorney David Church, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planner Elizabeth Hart, Planning Commission Chair Cristy Welsh, City Recorder Pamela Spencer, Water/Parks Manager Sullivan Love

**Others Speaking:** Residents Anthony Jenkins, Bryce Brady, Cristy Welsh, and Stan Jenne, Mike Bunnell with Treewise LLC.

Mayor Fullmer called the meeting to order at 6:00 PM. Councilmember Earnest gave the Pledge of Allegiance and invocation.

**WORK SESSION**

***Discussion of Town Center FrontRunner Station design options***

Mayor Fullmer turned the time over to City Engineer Don Overson.

Mr. Overson explained the process they went through to get to this point. He said that there were six main goals for the Town Center area:

1. Preserve the linear park concept of the Promenade
2. Develop a comprehensive transportation plan to promote good traffic flow for all modes of transportation
3. Limit pedestrian/vehicle conflicts and make the downtown walkable
4. Work with stakeholders to insure satisfactory building layouts and locations
5. Ensure the City's vision of the train station is met
6. Complete an infrastructure phasing plan

Mr. Overson said that they had hired CRSA Architecture as the consultant to develop the plan, who had submitted three concept plans. He reviewed the plans. He expressed concern with using the promenade as access in and out of the train station, and other traffic patterns. He showed staff's concept plan which he felt would meet the six goals of the Town Center area.

Councilmember Earnest asked if this was the plan that staff felt the best about and if Anderson Geneva was on board with it. Mr. Overson replied that Anderson Geneva had seen the plan, but he had not had any comments from Gerald Anderson yet. There was a brief discussion about the different plans.

53 Mayor Fullmer called for public comments.

54  
55 Resident Anthony Jenkins living in the LeCheminant subdivision asked where the trail that ran  
56 along the railroad tracks tied into the train station. Mr. Overson replied that there would be  
57 an underpass at the overpass, a trail along the railroad tracks to the next overpass, and to the  
58 promenade. Mayor Fullmer mentioned that there would be a trail along both sides of the tracks  
59 connected by an overpass. Mr. Overson added that there would be bike lanes on all of the roads.

60  
61 Resident Bryce Brady living in The Elms subdivision asked about the walkway over the  
62 promenade and if bicycles and wheel chairs would be able to use it. Mr. Overson explained that  
63 it would be an elevated bridge.

64  
65 Resident Cristy Welsh living in the Parkside subdivision expressed concern with the promenade.  
66 She felt that they were losing green space and that the promenade would not be any different  
67 than any other street in the county. Mr. Overson replied that the promenade by the train station  
68 was 70 feet wide and not a narrow park strip. He explained that it would be landscaped, and have  
69 designed features such as playground equipment, etc. He said that there would be a 192-foot  
70 cross section and the promenade would never be smaller than 70 feet. Mr. McHargue further  
71 explained that the overall width of the promenade was 192 feet and the green space was 70 feet  
72 wide. Mayor Fullmer stated that the idea was to make it a walkable space. Mr. Overson said that  
73 they would be eliminating parking stalls and not green space. Councilmember Judd clarified that  
74 the parking spaces were not being eliminated, but moved behind the buildings.

## 75 76 **REGULAR SESSION**

### 77 78 **OPEN SESSION – Citizens’ Comments**

79  
80 Mayor Fullmer opened the public session.

81  
82  
83 Resident Stan Jenne living in The Shores subdivision expressed concern about the sign  
84 ordinance. He felt that the city was passing ordinances that they were not enforcing. He said that  
85 it would be harder to enforce the code the longer they did not enforce it. Mayor Fullmer  
86 explained that the city had recently hired a code enforcement officer who would be proactive  
87 with code enforcement.

88  
89 Mayor Fullmer called for further comments. Hearing none, she closed the public session.

## 90 91 **MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS**

92  
93 No council reports were given.

## 94 95 **STAFF AND COMMISSION REPORTS**

96 City Manager/Finance Director – Jacob McHargue – Mr. McHargue reminded everyone about  
97 the Halloween event on Monday, October 29 at Grove Park. He reported that staff had been  
98 meeting with UTA to discuss transit options for Rideshare and bus options. He reported that the  
99 city needed to decide by December 1 if they wanted to continue the city’s association with North  
100 Pointe Solid Waste Special Service District. He mentioned that there was a company doing an  
101 environmentally friendly recycling program to create an energy product with uses similar to coal  
102 and reduce the amount of trash going into landfills.

Public Works Director/Engineer – Don Overson – Mr. Overson had no new items to report.

City Attorney – David Church – Mr. Church was excused.

Utah County Sheriff’s Office – Sergeant Holden Rockwell – Sergeant Rockwell was excused.

Community Development Director – Morgan Brim & Planning Commission Chair – Cristy Welsh – Chair Welsh had no new items to report. Mr. Brim was excused.

City Recorder – Pamela Spencer – Ms. Spencer reported that the ballots for the November General Election had been mailed out. She said the voted ballots could be mailed back or dropped off at her office or any service center in Utah County. Mayor Fullmer mentioned that the post office might be holding residents mail due to the ZIP code change and advised residents to check with them if they were not getting their mail. Ms. Spencer stated that the last day to register to vote would be October 30, but people could vote provisionally on Election Day. She suggested that they check out the city’s website for further details. Councilmember Earnest commented that the new ZIP code had been engaged for online orders, etc. He said that people needed to start using the new ZIP code now.

Building Official – George Reid – Mr. Reid gave his quarterly report. Highlights were:

- Total revenue for 1<sup>st</sup> quarter of FY 2019      \$ 481,262
  - Residential      \$ 299,587
  - Commercial      \$ 181,675

Mr. Reid commented that they had had more commercial than in other years. He added that they had issued about the same number of permits as they had in the past two years but revenues were lower due to the size of the projects.

- Total units occupied      3,681
- Population estimate      14,492

Mr. Reid stated that most of the permits were multi-family dwellings.

- Active construction sites      506
- Total inspections      2,292

Water/Parks Manager Sullivan Love – Mr. Love had no new items to report.

## **DISCUSSION ITEMS**

### **6.1 Urban Forestry and Tree Inventory**

Water/Parks Manager Sullivan Love will present the results from the Urban Forestry and Tree Inventory.

Mayor Fullmer turned the time over to Water/Parks Manager Sullivan Love.

Mr. Love introduced Mike Bunnell with Treewise LLC and turned the time over to him. Mr. Bunnell explained that trees had many benefits including monetary worth and had a place in the urban landscape. He said that Vineyard's urban forest value was at \$1,485,429.69. He reviewed the findings from his assessment of trees in the city. There were 169 trees that had an immediate or critical need. 49 percent of the urban forest needed structural pruning. He recommended that this be done while the trees were still young and trainable. There were 459 trees with canopy die-back and 800 marked as needing to be re-inspected. He felt that there were about 1,800 trees that would not survive without some type of care. He noted that there were root issues and trees that were planted incorrectly. Mr. Bunnell's recommendations were that the city:

- Develop a Tree Board that meets 2x/year
- Budget \$2 per capita for tree maintenance and removal
- Develop forest management plan
- Develop **Best Management Practices** for forestry
- Forestry personnel with ISA Certified Arborist credential
- Implement tree care ordinance(s)

Mr. Bunnell explained the online dashboard that he had created. He said that he had broken down the inventory by whether the trees were still owned by Flagship Homes or by the city.

## **CONSENT ITEMS**

**2.1** Approval of the October 10, 2018 City Council Meeting Minutes

**2.2** Approval of Purchases – Skid Steer and Ventrac for the Public Works Department

Mayor Fullmer called for a motion.

**Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE THE CONSENT ITEMS 7.1 AND 7.2. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

## **MAYOR'S APPOINTMENTS**

No names were submitted.

## **BUSINESS ITEMS**

### **8.1 PUBLIC HEARING – Amendment to the Consolidated Fee Schedule (Resolution 2018-15)**

City Recorder Pamela Spencer will present an amendment to the consolidated fee schedule to add a fee for issuance of towing certificates. The Mayor and City Council will act to approve (or deny) this agreement by resolution.

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

**Motion:** COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 6:35 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

201 Mayor Fullmer turned the time over to City Recorder Pamela Spencer.

202  
203 Ms. Spencer explained that with the new towing requirements that were in effect they needed to  
204 adopt a fee for issuing the required towing certificate. She recommended that the fee be \$30,  
205 which matched the solicitor's license fee.

206  
207 Mayor Fullmer called for public comments. Hearing none, she called for a motion to close the  
208 public hearing.

209  
210 **Motion:** COUNCILMEMBER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 6:26  
211 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER,  
212 COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER  
213 RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

214  
215 Mayor Fullmer asked for comments from the City Council.

216  
217 Councilmember Judd asked about some of the towing requirements. Ms. Spencer explained that  
218 with the current Zoning Code, tow lots were not allowed in Vineyard and that the vehicles could  
219 only be towed to lots located within five miles of the city limits.

220  
221 Mayor Fullmer called for a motion.

222  
223 **Motion:** COUNCILMEMBER EARNEST MOVED TO ADOPT THE AMENDMENT TO  
224 THE CONSOLIDATED FEE SCHEDULE, RESOLUTION 2018-15. COUNCILMEMBER  
225 FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR  
226 FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE.  
227 COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

228  
229 **8.2 DISCUSSION AND ACTION – Municipal Code Amendment - Winter Parking**  
230 **Restrictions (Ordinance 2018-15)**

231 City Manager/Finance Director Jacob McHargue will present an amendment to the  
232 Municipal Code to amend the winter parking restrictions. The mayor and City Council will  
233 take appropriate action.

234  
235 Mayor Fullmer turned the time over to City Manager/Finance Director Jacob McHargue.

236  
237 Mr. McHargue explained that the current code stated parking on city streets was not allowed  
238 from November 1 to March 31 and when snow was present. He said that people did not know  
239 when they could park on the street in the winter. He said that the city did not want parking on the  
240 street to impede the snow plows so staff recommended changing the code to say any time snow  
241 was present, parking on the street was unlawful. If the snow plow company contacted the city  
242 stating that there was a street they could not plow then the Sheriff's office would be contacted to  
243 take care of the problem.

244  
245 Mayor Fullmer called for a motion.

246  
247 **Motion:** COUNCILMEMBER EARNEST MOVED TO ADOPT MUNICIPAL CODE  
248 AMENDMENT WINTER PARKING RESTRICTIONS, ORDINANCE 2018-15.

249  
250 There was a brief discussion about the recommended code changes. The sheriff's office would  
251 have the discretion to enforce the code.

COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS  
FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND JUDD  
VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH  
ONE ABSENT.

#### **CLOSED SESSION**

No closed session was held.

#### **ADJOURNMENT**

Mayor Fullmer called for a motion to adjourn the meeting.

**Motion:** COUNCILMEMBER JUDD MOVED TO ADJOURN THE MEETING AT 6:41 PM.  
COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER,  
COUNCILMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. COUNCILMEMBER  
RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

The next regularly scheduled meeting is November 14, 2018.

MINUTES APPROVED ON: \_\_\_\_\_

CERTIFIED CORRECT BY: /s/ Pamela Spencer  
PAMELA SPENCER, CITY RECORDER



## VINEYARD CITY COUNCIL STAFF REPORT

**Meeting Date:** 11/14/2018

**Agenda Item:** 6.2 The Sycamores Pod 7 Phases 1&2

**Department:** Engineering

**Presenter:** Don Overson

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**Background/Discussion:** These final plats were approved on May 24, 2017 and have since expired. The Developer has made no amendments and is requesting re-approval.

**Fiscal Impact:** none

**Recommendation:** Staff recommends approval

**Sample Motion:**

“I move to approve the proposed Final Plats for the Sycamores, Pod 7, Phases 1 and 2 in the Homesteads Development with the proposed conditions.

**Attachments:** Plat and staff report from May 24, 2017 meeting.





# Community Development

**Date:** May 24, 2017  
**From:** Morgan Brim, Community Development Director  
**To:** City Council  
**Item:** The Sycamores Pod 7, Phases 1 & 2  
**Address:** Southwest corner of Main Street and 170 South Street  
**Applicant:** Vineyard Homesteads Development

## INTRODUCTION:

The proposed applications are for final plat approval for phases one and two of Pod seven, The Sycamores of the Homesteads Development. In total, the subject property contains 17.44 acres. Phase one consists of 10.06 acres and phase two consists of 7.38 acres. The city council approved the preliminary plat and site plan for this development on August 14, 2013. This item is before the council for a determination of whether the proposal is consistent with the subdivision ordinance, zoning ordinance and approved preliminary plat.

## ANALYSIS:

The development of these two final plats include 61 total buildable lots for single-family homes. One lot on the southwest corner of phase 2 will be dedicated to the city for a storm water pond. The final plats are found to be in compliance with the approved preliminary plat, zoning ordinance and density requirements of the development agreement. All roads comply with the City's standard cross section.

## FINDINGS:

With the proposed conditions, the proposed plats meet the following findings:

- It is in conformance with the Preliminary Plat, Approved Construction Plans, and Subdivision Regulations.

## RECOMMENDATION:

Staff recommends the City Council approve the final plat subject to the following conditions:

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The final plat be in conformance to the approved preliminary plat and construction plans.

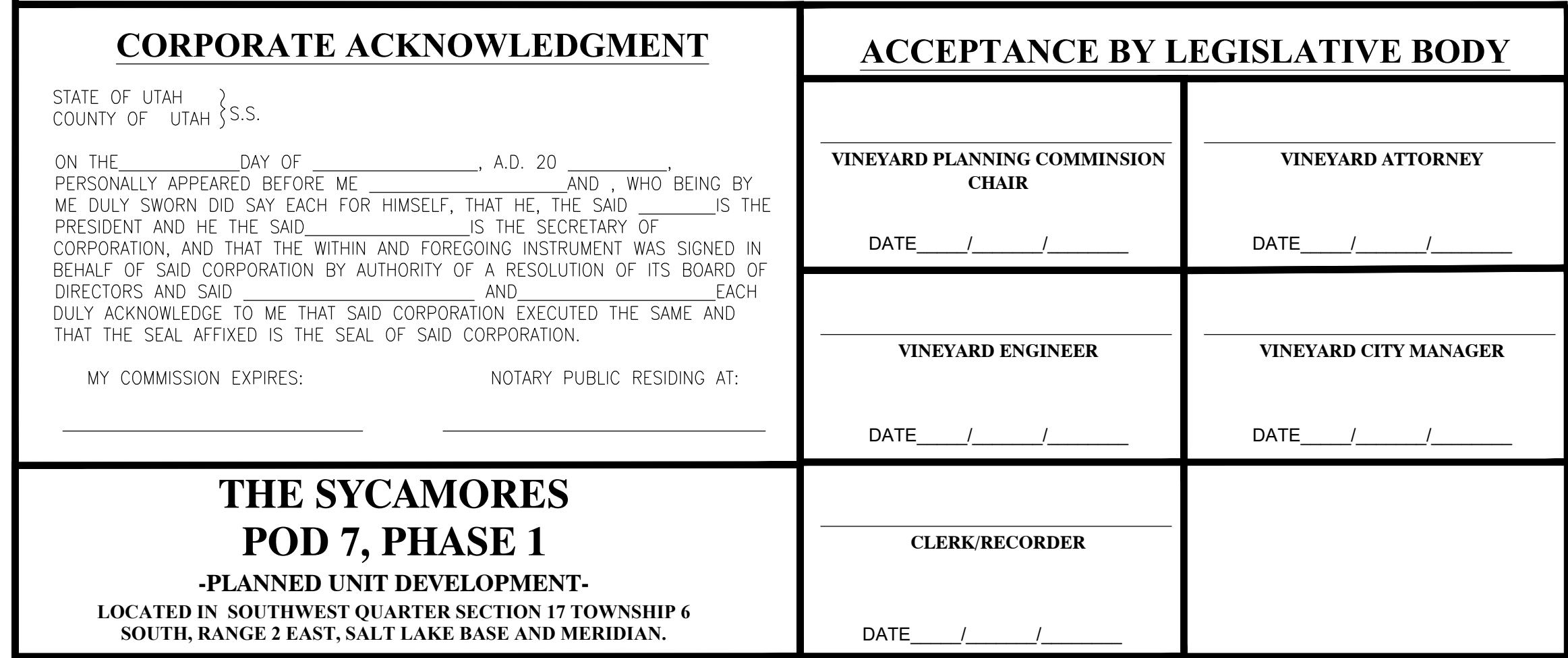
## PROPOSED MOTION:

"I move to approve the proposed Final Plats for the Sycamores, Pod 7, Phases 1 and 2 in the Homesteads Development with the proposed conditions.

## Attachments:

Proposed final Plat





## **BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT BEING LOCATED SOUTH 89°38'03" WEST 951.71 FEET FROM THE WEST QUARTER CORNER OF SECTION 17 OF SAID TOWNSHIP AND RANGE (BASIS OF BEARING AS MEASURED BETWEEN THE FOUND UTILITY COUNTY BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER SECTION 17 AND THE WEST QUARTER CORNER OF SECTION 17) AND SOUTH 1173.17 FEET; THENCE SOUTH 73°43'10" EAST 67.00 FEET; TO A POINT OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 32.99 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 28°43'10" EAST 29.70 FEET); THENCE SOUTH 16°16'50" WEST 14.50 FEET; THENCE SOUTH 73°43'10" EAST 56.00 FEET; THENCE NORTH 16°16'50" EAST 14.50 FEET; TO A POINT OF A 21.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 32.98 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'34" (CHORD BEARING NORTH 61°16'07" EAST 29.69 FEET); THENCE SOUTH 73°43'10" EAST 19.84 FEET; TO A POINT OF A 1273.03 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 599.66 FEET THROUGH A CENTRAL ANGLE OF 26°52'11" (CHORD BEARING SOUTH 87°12'50" EAST 94.14 FEET); THENCE NORTH 79°17'28" EAST 194.43 FEET; TO A POINT OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 41.72 FEET THROUGH A CENTRAL ANGLE OF 91°56'33" (CHORD BEARING SOUTH 54°44'15" EAST 37.39 FEET); TO A POINT OF A 1471.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 111.40 FEET THROUGH A CENTRAL ANGLE OF 4°20'15" (CHORD BEARING SOUTH 63°35'1" EAST 111.37 FEET); THENCE SOUTH 4°25'44" EAST 81.87 FEET; TO A POINT OF A 1971.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 152.40 FEET THROUGH A CENTRAL ANGLE OF 4°25'44" (CHORD BEARING SOUTH 21°25'2" EAST 152.36 FEET); THENCE SOUTH 179.65 FEET; THENCE SOUTH 61°40'47" WEST 110.32 FEET; THENCE SOUTH 95.33 FEET; TO A POINT OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 40.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 45°00'0" WEST 36.77 FEET); THENCE WEST 100.00 FEET; THENCE NORTH 56.00 FEET; THENCE EAST 5.00 FEET; TO A POINT OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 40.84 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 45°00'0" EAST 36.77 FEET); THENCE SOUTH 68.94 FEET; THENCE SOUTH 89°45'29" WEST 248.10 FEET; THENCE NORTH 01°16'19" WEST 95.99 FEET; THENCE NORTH 34°50'37" WEST 68.22 FEET; THENCE NORTH 01°14'19" WEST 147.92 FEET; THENCE NORTH 1°48'16" EAST 332.88 FEET; THENCE WEST 140.90 FEET; THENCE SOUTH 82°09'59" WEST 56.53 FEET; THENCE WEST 107.59 FEET; THENCE NORTH 81°06'03" WEST 105.80 FEET; THENCE NORTH 68°42'38" WEST 56.21 FEET; THENCE NORTH 73°43'10" WEST 100.00 FEET; THENCE SOUTH 16°16'50" WEST 7.51 FEET; THENCE NORTH 73°43'10" WEST 100.00 FEET; THENCE SOUTH 82°46'43" WEST 61.07 FEET; THENCE NORTH 73°43'09" WEST 83.42 FEET; THENCE NORTH 16°16'50" EAST 100.00 FEET; THENCE NORTH 11°36'23" EAST 56.16 FEET; THENCE NORTH 16°16'50" EAST 100.00 FEET; TO THE POINT OF BEGINNING.

CONTAINS: 438.195 sq.ft. 10.06 ACRES MORE OR LESS

**OWNER'S ACKNOWLEDGMENT**

STATE OF UTAH        }  
COUNTY OF UTAH    } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_,  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND  
FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE  
ABOVE OWNER'S DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY  
ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT  
FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING AT: \_\_\_\_\_

DATE PREPARED 12-6-16

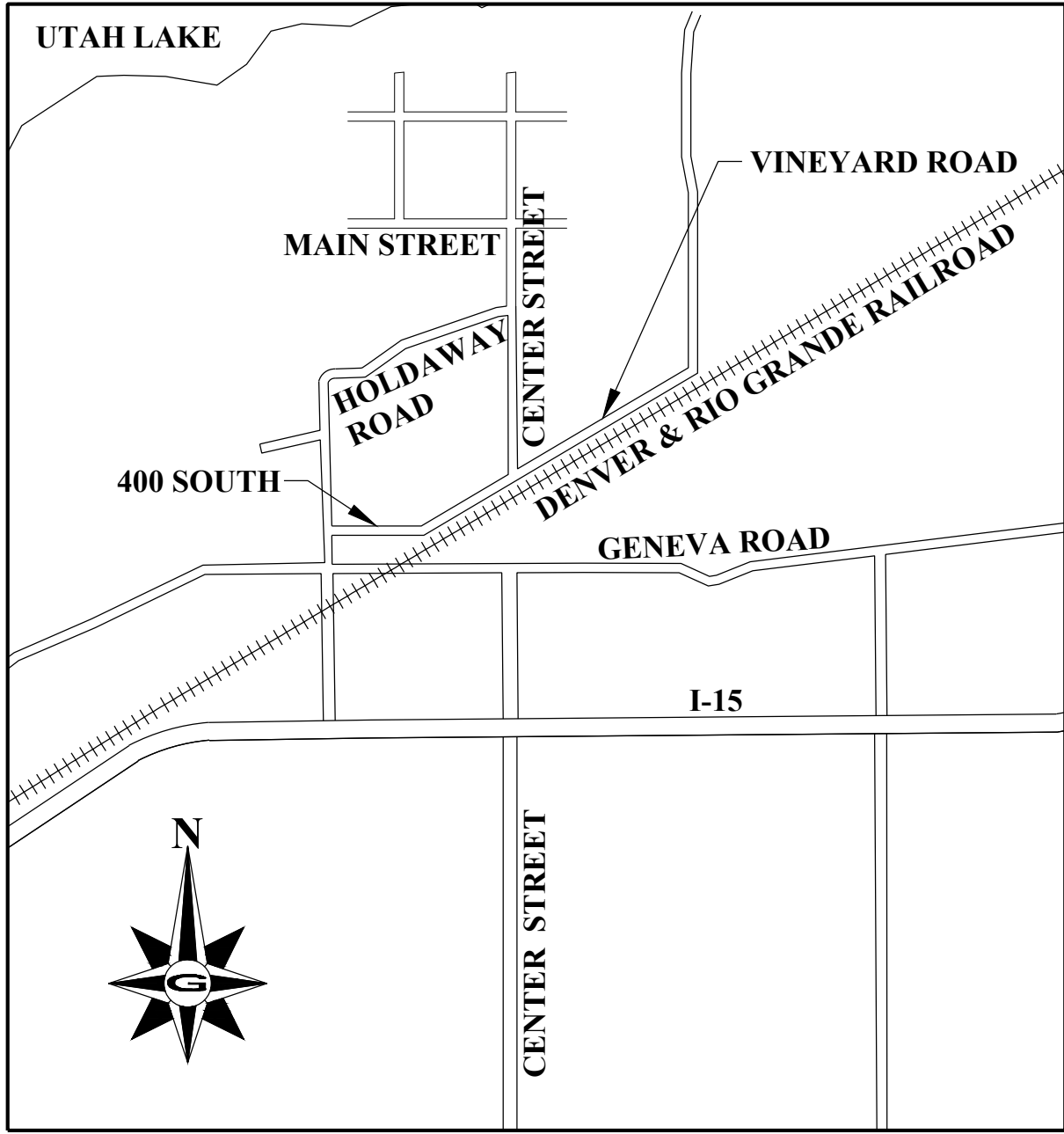
|                                                                                                                                                                                                  |                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>Recorded #</b> _____<br>State of Utah, County of UTAH, recorded and filed at the request of _____<br><br>Date _____ Time _____ Book _____ Page _____<br><br>Fee \$ _____ Utah County Recorder | <b>FINAL</b>   |
|                                                                                                                                                                                                  | <b>AIM.024</b> |
|                                                                                                                                                                                                  | <b>1 OF 2</b>  |
|                                                                                                                                                                                                  |                |



THE SYCAMORES  
POD 7, PHASE 1

LOCATED IN SOUTHWEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6  
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

VICINITY MAP

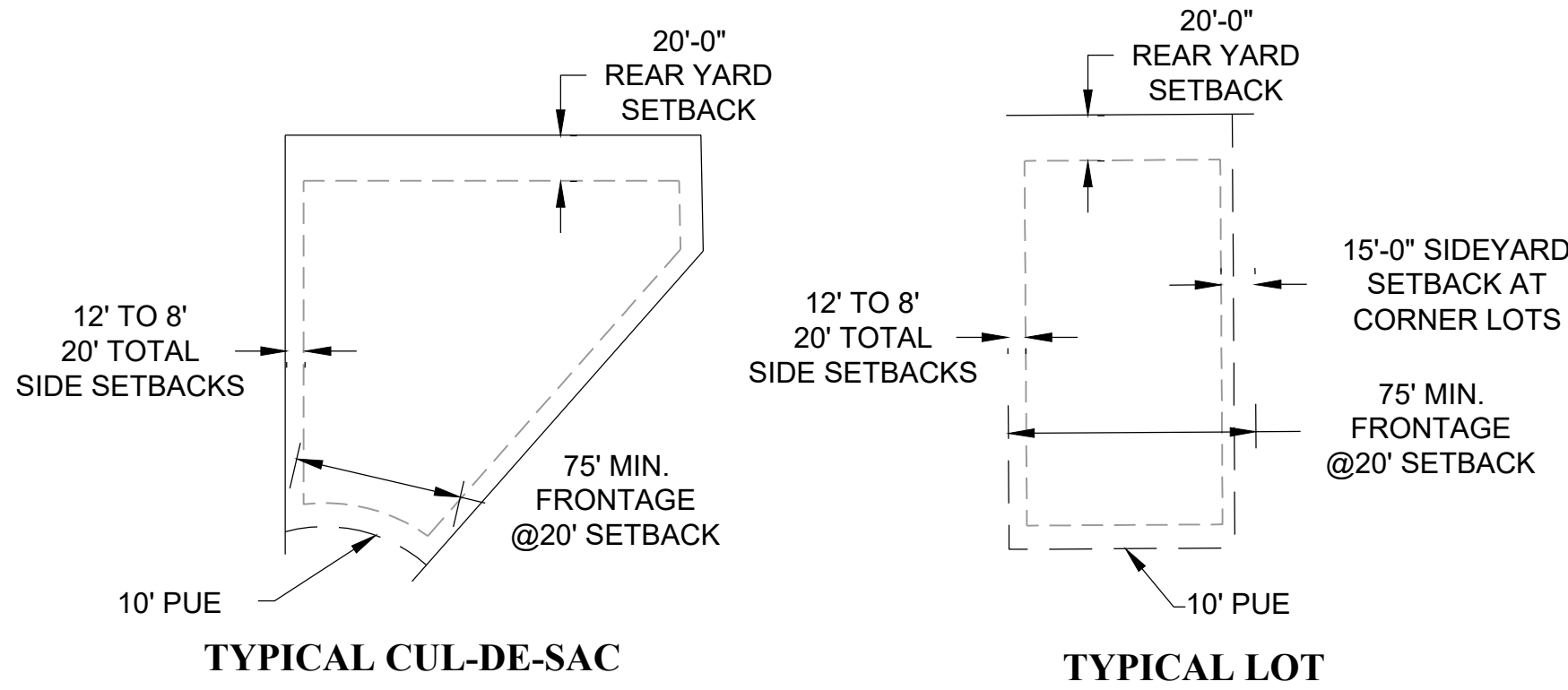


CURVE TABLE

| CURVE | LENGTH | RADIUS  | DELTA      | TANGENT | CHORD  | CHORD D.    |
|-------|--------|---------|------------|---------|--------|-------------|
| C1    | 32.99  | 21.00   | 90°00'00"  | 21.00   | 29.70  | S28°43'10"E |
| C2    | 32.98  | 21.00   | 89°58'34"  | 20.99   | 29.69  | N61°16'07"E |
| C9    | 659.95 | 1401.00 | 26°59'22"  | 336.22  | 653.87 | S87°12'51"E |
| C10   | 317.29 | 1843.50 | 9°51'40"   | 159.04  | 316.89 | S0°30'06"W  |
| C11   | 69.72  | 841.62  | 4°44'46"   | 34.88   | 69.70  | S3°03'33"W  |
| C12   | 187.72 | 1401.00 | 7°40'38"   | 94.00   | 187.58 | S77°33'29"E |
| C13   | 235.94 | 1401.00 | 9°38'56"   | 118.25  | 235.66 | S86°13'16"E |
| C14   | 236.29 | 1401.00 | 9°39'48"   | 118.43  | 236.01 | S84°07'22"W |
| C15   | 26.70  | 17.00   | 90°00'00"  | 17.00   | 24.04  | S61°16'50"W |
| C16   | 26.71  | 17.00   | 90°00'39"  | 17.00   | 24.04  | S28°42'49"E |
| C17   | 28.90  | 50.00   | 33°06'54"  | 14.87   | 28.50  | N62°44'01"E |
| C18   | 173.02 | 61.00   | 162°30'36" | 396.55  | 120.58 | S52°34'08"E |
| C19   | 28.91  | 50.00   | 33°07'43"  | 14.87   | 28.51  | S12°07'18"W |
| C20   | 26.70  | 17.00   | 90°00'00"  | 17.00   | 24.04  | S45°00'00"E |
| C21   | 26.70  | 17.00   | 90°00'00"  | 17.00   | 24.04  | S45°00'00"W |
| C22   | 28.57  | 17.00   | 96°16'48"  | 18.97   | 25.32  | S52°34'08"E |
| C23   | 25.87  | 17.00   | 87°12'11"  | 16.19   | 23.45  | N43°36'05"E |
| C24   | 26.48  | 17.00   | 89°13'47"  | 16.77   | 23.88  | N44°36'54"W |
| C25   | 23.96  | 17.00   | 80°45'39"  | 14.46   | 22.03  | S56°39'40"W |
| C26   | 28.38  | 17.00   | 95°38'32"  | 18.76   | 25.20  | N31°32'25"W |
| C27   | 26.70  | 17.00   | 90°00'01"  | 17.00   | 24.04  | S61°16'51"W |
| C28   | 26.70  | 17.00   | 90°00'00"  | 17.00   | 24.04  | N28°43'10"W |
| C29   | 56.93  | 1871.50 | 1°44'34"   | 28.47   | 56.93  | N4°33'39"E  |
| C30   | 72.08  | 1871.50 | 2°12'24"   | 36.04   | 72.07  | N2°35'10"E  |
| C31   | 72.08  | 1871.50 | 2°12'24"   | 36.04   | 72.07  | N0°22'46"E  |
| C32   | 72.08  | 1871.50 | 2°12'24"   | 36.04   | 72.07  | N1°49'38"W  |
| C33   | 49.39  | 1871.50 | 1°30'44"   | 24.70   | 49.39  | N3°41'11"W  |
| C34   | 63.95  | 61.00   | 60°04'07"  | 35.27   | 61.06  | N1°20'54"W  |
| C35   | 6.23   | 50.00   | 7°08'10"   | 3.12    | 6.22   | S25°07'05"W |
| C36   | 70.02  | 61.00   | 65°46'14"  | 39.44   | 66.24  | N64°16'04"W |
| C37   | 39.04  | 61.00   | 36°40'15"  | 20.22   | 38.38  | S64°30'42"W |
| C38   | 74.72  | 1373.00 | 3°07'05"   | 37.37   | 74.71  | N80°53'07"E |
| C39   | 74.72  | 1373.00 | 3°07'05"   | 37.37   | 74.71  | N84°00'12"E |
| C40   | 74.72  | 1373.00 | 3°07'05"   | 37.37   | 74.71  | N87°07'18"E |
| C41   | 74.72  | 1373.00 | 3°07'05"   | 37.37   | 74.71  | S89°45'37"E |

CURVE TABLE

| CURVE | LENGTH | RADIUS  | DELTA    | TANGENT | CHORD  | CHORD D.    |
|-------|--------|---------|----------|---------|--------|-------------|
| C42   | 74.72  | 1373.00 | 3°07'05" | 37.37   | 74.71  | S86°38'32"E |
| C43   | 74.72  | 1373.00 | 3°07'05" | 37.37   | 74.71  | S83°31'27"E |
| C44   | 74.72  | 1373.00 | 3°07'05" | 37.37   | 74.71  | S80°24'22"E |
| C45   | 74.72  | 1373.00 | 3°07'05" | 37.37   | 74.71  | S77°17'16"E |
| C46   | 48.15  | 1372.99 | 2°00'34" | 24.08   | 48.15  | S74°43'27"E |
| C47   | 59.18  | 1429.01 | 2°22'22" | 29.59   | 59.17  | S74°54'21"E |
| C48   | 81.54  | 1429.01 | 3°16'09" | 40.78   | 81.53  | S77°43'37"E |
| C49   | 128.35 | 1429.01 | 5°08'46" | 64.22   | 128.30 | N84°37'48"E |
| C50   | 68.98  | 1429.01 | 2°45'57" | 34.50   | 68.98  | N80°40'27"E |
| C51   | 73.70  | 1815.50 | 2°19'33" | 36.86   | 73.69  | N2°15'40"W  |
| C52   | 31.84  | 1815.50 | 1°00'17" | 15.92   | 31.84  | N3°55'36"W  |
| C53   | 73.70  | 1815.50 | 2°19'33" | 36.85   | 73.69  | N0°03'53"E  |
| C54   | 73.70  | 1815.50 | 2°19'33" | 36.85   | 73.69  | N2°23'26"E  |
| C55   | 59.54  | 1815.50 | 1°52'44" | 29.77   | 59.54  | N4°29'34"E  |
| C56   | 14.16  | 869.62  | 0°55'58" | 7.08    | 14.16  | S4°57'57"W  |
| C57   | 58.05  | 869.62  | 3°49'29" | 29.04   | 58.04  | S2°35'14"W  |
| C58   | 24.90  | 1971.50 | 0°43'26" | 12.45   | 24.90  | N0°21'43"W  |
| C59   | 75.93  | 1971.50 | 2°12'24" | 37.97   | 75.92  | N1°49'38"W  |
| C60   | 51.56  | 1971.50 | 1°29'55" | 25.78   | 51.56  | N3°40'47"W  |
| C61   | 71.73  | 1471.50 | 2°47'35" | 35.87   | 71.72  | N5°49'31"W  |
| C62   | 39.66  | 1471.50 | 1°32'40" | 19.83   | 39.66  | N7°59'39"W  |
| C63   | 0.78   | 1273.04 | 0°02'07" | 0.39    | 0.78   | N79°18'32"E |
| C64   | 69.28  | 1273.03 | 3°07'05" | 34.65   | 69.27  | N80°53'08"E |
| C65   | 69.28  | 1273.03 | 3°07'05" | 34.65   | 69.27  | N84°00'13"E |
| C66   | 69.28  | 1273.03 | 3°07'05" | 34.65   | 69.27  | N87°07'18"E |
| C67   | 69.28  | 1273.03 | 3°07'05" | 34.65   | 69.27  | S89°45'37"E |
| C68   | 69.28  | 1273.03 | 3°07'05" | 34.65   | 69.27  | S86°38'32"E |
| C69   | 69.28  | 1273.03 | 3°07'05" | 34.65   | 69.27  | S83°31'27"E |
| C70   | 69.28  | 1273.03 | 3°07'05" | 34.65   | 69.27  | S80°24'22"E |
| C71   | 69.28  | 1273.03 | 3°07'05" | 34.65   | 69.27  | S77°17'17"E |
| C72   | 44.66  | 1273.03 | 2°00'35" | 22.33   | 44.65  | S74°43'27"E |
| C73   | 15.15  | 813.62  | 1°04'00" | 7.57    | 15.15  | S4°53'56"W  |
| C74   | 52.08  | 813.62  | 3°40'04" | 26.05   | 52.07  | S2°31'54"W  |



DATE PREPARED 12-6-2016

THE SYCAMORES  
POD 7, PHASE 1

LOCATED IN SOUTHWEST QUARTER SECTION 17 TOWNSHIP 6  
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

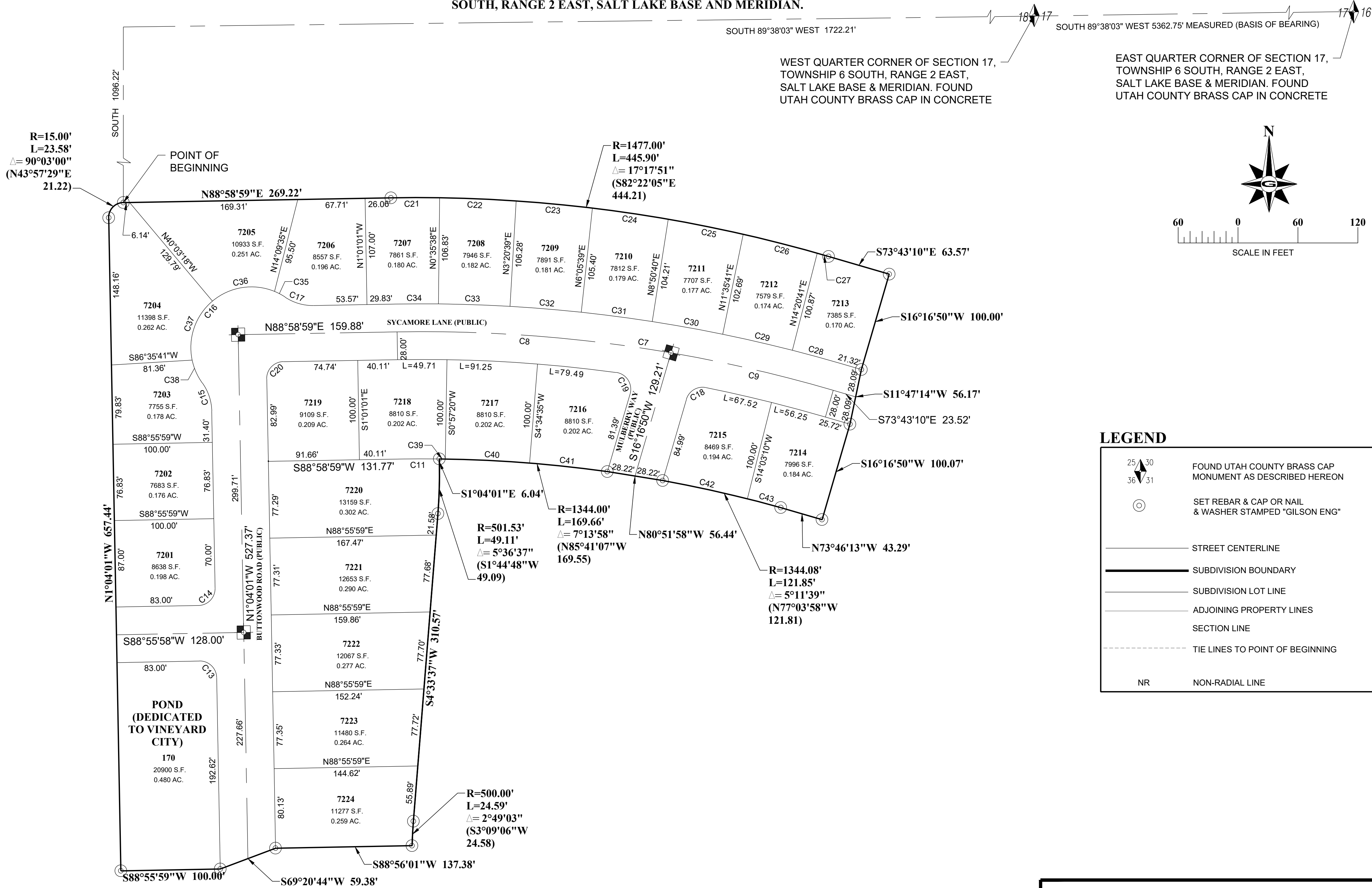
FINAL

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2 OF 2



THE SYCAMORES  
POD 7, PHASE 2  
LOCATED IN SOUTHWEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6  
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.



SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152657 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS THE SYCAMORES SUBDIVISION.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN. BEGINNING AT A POINT BEING LOCATED SOUTH 89°38'03" WEST 1722.21 FEET FROM THE WEST QUARTER CORNER OF SECTION 17 OF SAID TOWNSHIP AND RANGE (BASIS OF BEARING AS MEASURED BETWEEN THE FOUND UTAH COUNTY BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER SECTION 17 AND THE WEST QUARTER CORNER OF SECTION 17) AND SOUTH 1096.22 FEET; THENCE NORTH 88°58'59" EAST 269.22 FEET; TO A POINT OF A 1477.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 445.90 FEET THROUGH A CENTRAL ANGLE OF 17°17'51" (CHORD BEARING SOUTH 82°22'05" EAST 444.21 FEET); THENCE SOUTH 73°43'10" EAST 63.57 FEET; THENCE SOUTH 16°16'50" WEST 100.00 FEET; THENCE SOUTH 11°47'14" WEST 56.17 FEET; THENCE SOUTH 16°16'50" WEST 100.07 FEET; THENCE NORTH 73°46'13" WEST 43.29 FEET; TO A POINT OF A 1344.08 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 121.85 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 5°11'39" (CHORD BEARING NORTH 77°03'58" WEST 121.81 FEET); THENCE NORTH 80°51'58" WEST 56.44 FEET; TO A POINT OF A 1344.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 169.66 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 7°13'58" (CHORD BEARING NORTH 85°41'07" WEST 169.55 FEET); THENCE SOUTH 1°04'01" EAST 6.04 FEET; TO A POINT OF A 501.53 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 49.11 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 5°36'37" (CHORD BEARING SOUTH 1°44'48" WEST 49.09 FEET); THENCE SOUTH 4°33'37" WEST 310.57 FEET; TO A POINT OF A 500.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 24.59 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 2°49'03" (CHORD BEARING SOUTH 3°09'06" WEST 24.58 FEET); THENCE SOUTH 88°56'01" WEST 137.38 FEET; THENCE SOUTH 69°20'44" WEST 59.38 FEET; THENCE SOUTH 88°55'59" WEST 100.00 FEET; THENCE NORTH 1°04'01" WEST 657.44 FEET; TO A POINT OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 23.58 FEET ALONG THE ARC SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'00" (CHORD BEARING NORTH 43°57'29" EAST 21.22 FEET) TO THE POINT OF BEGINNING. CONTAINS: 321,578 sq.ft. 7.38 ACRES MORE OR LESS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

THE SYCAMORES

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. IN WITNESS WHEREOF \_\_\_\_\_ HAVE HERUNTO SET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_,  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING AT: \_\_\_\_\_

DATE PREPARED 12-6-16

Recorded #

State of Utah, County of UTAH, recorded and filed at the request of

Date \_\_\_\_\_ Time \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

Fee \$ \_\_\_\_\_ Utah County Recorder

FINAL

AIM.024

1 OF 2

ACCEPTANCE BY LEGISLATIVE BODY

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

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_\_,  
PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ AND \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, SHE, IT, OR THEY, IS THE PRESIDENT AND HE, SHE, IT, OR THEY, IS THE SECRETARY OF \_\_\_\_\_ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID \_\_\_\_\_ AND \_\_\_\_\_ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING AT: \_\_\_\_\_

THE SYCAMORES  
POD 7, PHASE 2

-PLANNED UNIT DEVELOPMENT-  
LOCATED IN SOUTHWEST QUARTER SECTION 17 TOWNSHIP 6  
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.



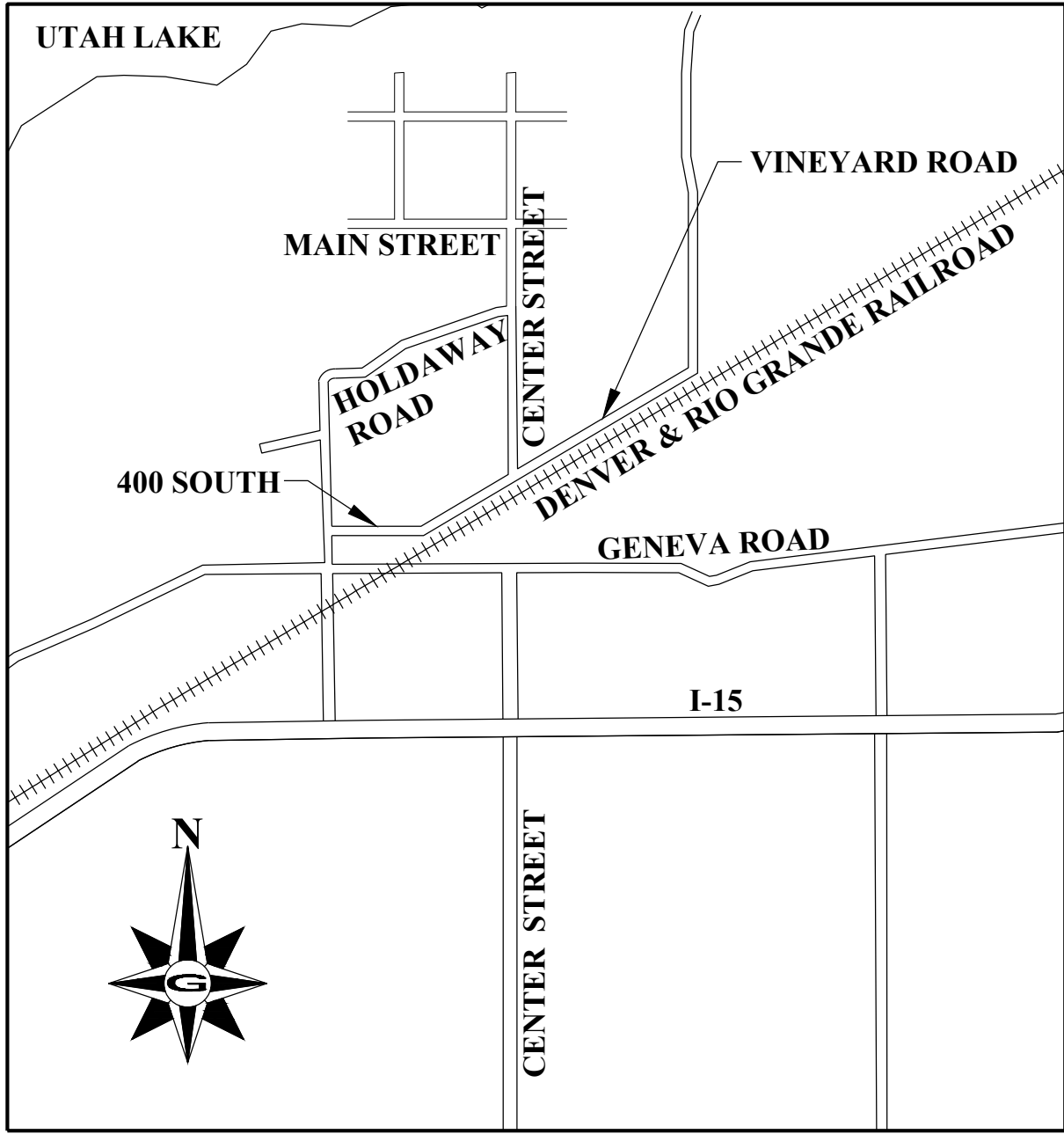
ENGINEERS-GILSON ENGINEERING  
12401 SOUTH 450 EAST C2  
DRAPER, UTAH 84020  
801-571-9414  
SURVEYORS-GILSON ENGINEERING  
P.L.S.- CERTIFICATE NO. 5153657  
12401 SOUTH 450 EAST C2  
DRAPER, UTAH 84020  
801-571-9414



THE SYCAMORES  
POD 7, PHASE 2

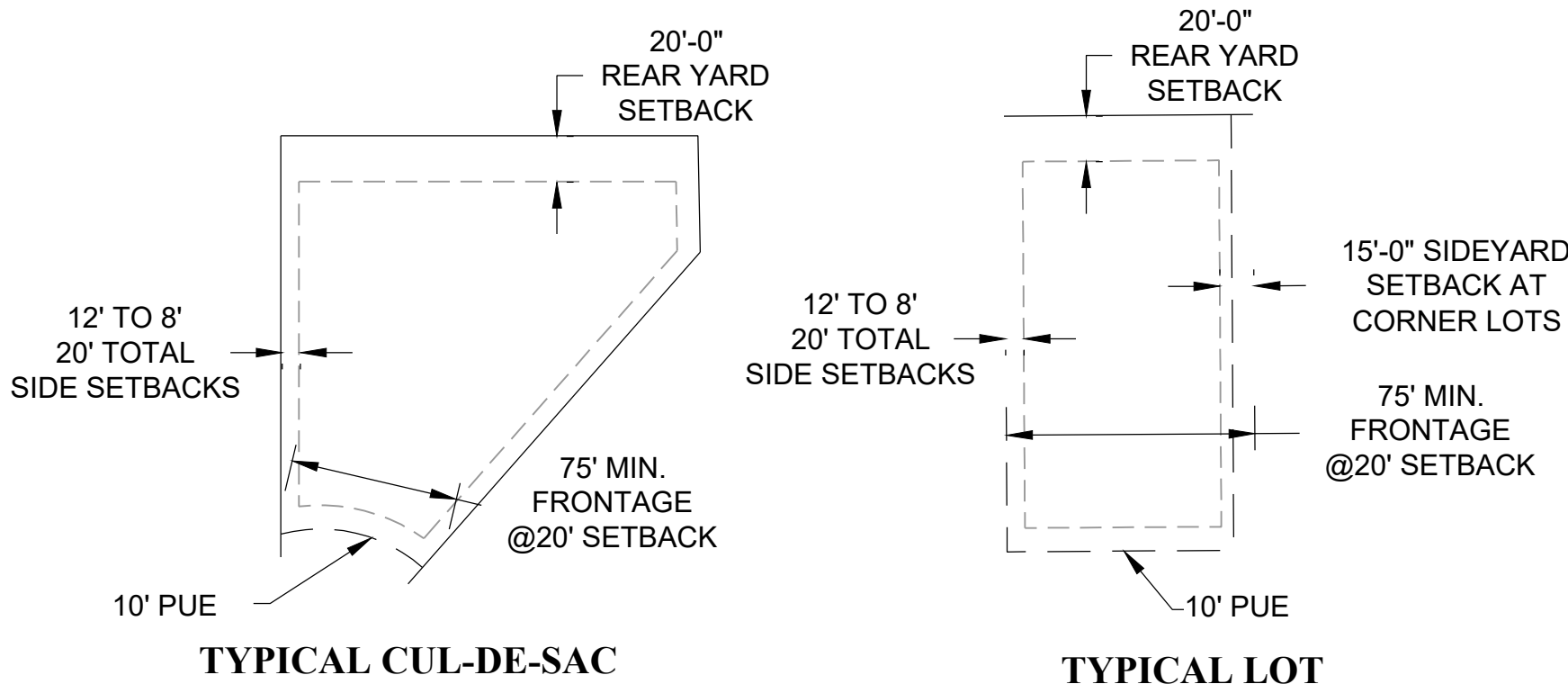
LOCATED IN SOUTHWEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6  
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

VICINITY MAP



CURVE TABLE

| CURVE | LENGTH | RADIUS  | DELTA      | TANGENT | CHORD  | CHORD D.    |
|-------|--------|---------|------------|---------|--------|-------------|
| C7    | 444.40 | 1472.00 | 17°17'51"  | 223.90  | 442.71 | N82°22'05"W |
| C8    | 276.87 | 1472.00 | 10°46'37"  | 138.84  | 276.46 | N85°37'42"W |
| C9    | 167.53 | 1472.00 | 6°31'15"   | 83.85   | 167.43 | N76°58'47"W |
| C11   | 40.23  | 1344.00 | 1°42'55"   | 20.12   | 40.23  | S89°50'27"W |
| C13   | 26.70  | 17.00   | 90°00'01"  | 17.00   | 24.04  | N46°04'02"W |
| C14   | 26.70  | 17.00   | 89°59'58"  | 17.00   | 24.04  | N43°55'58"E |
| C15   | 30.33  | 50.00   | 34°45'29"  | 15.65   | 29.87  | N18°26'45"W |
| C16   | 169.88 | 61.00   | 159°33'57" | 338.44  | 120.07 | S43°57'29"W |
| C17   | 30.33  | 50.00   | 34°45'29"  | 15.65   | 29.87  | S73°38'17"E |
| C18   | 25.25  | 17.00   | 85°05'20"  | 15.60   | 22.99  | S58°49'31"W |
| C19   | 29.24  | 17.00   | 98°33'01"  | 19.75   | 25.77  | N32°59'40"W |
| C20   | 26.72  | 17.00   | 90°03'00"  | 17.01   | 24.05  | S43°57'29"W |
| C21   | 48.94  | 1477.00 | 1°53'55"   | 24.47   | 48.94  | S89°55'56"W |
| C22   | 77.12  | 1477.00 | 2°59'30"   | 38.57   | 77.11  | N87°37'21"W |
| C23   | 77.09  | 1477.00 | 2°59'25"   | 38.55   | 77.08  | N84°37'54"W |
| C24   | 77.04  | 1477.00 | 2°59'19"   | 38.53   | 77.03  | N81°38'32"W |
| C25   | 76.98  | 1477.00 | 2°59'11"   | 38.50   | 76.97  | N78°39'17"W |
| C26   | 76.91  | 1477.00 | 2°59'00"   | 38.46   | 76.90  | N75°40'12"W |
| C27   | 11.83  | 1477.00 | 0°27'32"   | 5.91    | 11.83  | N73°56'56"W |
| C28   | 50.68  | 1500.00 | 1°56'09"   | 25.34   | 50.68  | N74°41'14"W |
| C29   | 72.00  | 1500.00 | 2°45'01"   | 36.01   | 71.99  | N77°01'49"W |
| C30   | 72.00  | 1500.00 | 2°45'01"   | 36.01   | 71.99  | N79°46'50"W |
| C31   | 72.00  | 1500.00 | 2°45'01"   | 36.01   | 71.99  | N82°31'50"W |
| C32   | 72.00  | 1500.00 | 2°45'01"   | 36.01   | 71.99  | N85°16'51"W |
| C33   | 72.00  | 1500.00 | 2°45'01"   | 36.01   | 71.99  | N88°01'52"W |
| C34   | 42.17  | 1500.00 | 1°36'39"   | 21.09   | 42.17  | S89°47'19"W |
| C35   | 12.19  | 61.00   | 11°26'52"  | 6.11    | 12.17  | N61°58'58"W |
| C36   | 66.38  | 61.00   | 62°20'54"  | 36.91   | 63.15  | S81°07'09"W |
| C37   | 65.91  | 61.00   | 61°54'37"  | 36.59   | 62.75  | S18°59'23"W |
| C38   | 25.40  | 61.00   | 23°51'34"  | 12.89   | 25.22  | S23°53'42"E |
| C39   | 6.03   | 1344.00 | 0°15'26"   | 3.02    | 6.03   | N89°10'23"W |
| C40   | 84.94  | 1344.00 | 3°37'15"   | 42.48   | 84.92  | N87°14'03"W |
| C41   | 78.70  | 1344.00 | 3°21'17"   | 39.36   | 78.68  | N83°44'47"W |
| C42   | 87.15  | 1344.08 | 3°42'55"   | 43.59   | 87.14  | N77°48'20"W |
| C43   | 34.69  | 1344.08 | 1°28'44"   | 17.35   | 34.69  | N75°12'30"W |



DATE PREPARED 12-6-2016

THE SYCAMORES  
POD 7, PHASE 2

LOCATED IN SOUTHWEST QUARTER SECTION 17 TOWNSHIP 6  
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

FINAL

AIM.024

2 OF 2



## VINEYARD CITY COUNCIL STAFF REPORT

**Meeting Date:** 11/14/2018

**Agenda Item:** 6.3 The Orchards Pod 1, Phase 1

**Department:** Engineering

**Presenter:** Don Overson

---

**Background/Discussion:** These final plats were approved on May 24, 2017 and have since expired. The Developer has made no amendment to the Phase 1 plat and is requesting re-approval.

**Fiscal Impact:** none

**Recommendation:** Staff recommends approval

**Sample Motion:**

“I move to approve the proposed Final Plat for the Orchards POD 1, Phase 1 in the Homesteads Development with the proposed conditions.”

**Attachments:** Plat and staff report from May 24, 2017 meeting.

## COMMUNITY DEVELOPMENT

**DATE:** May 24, 2017  
**FROM:** Elizabeth Hart, Community Development Technician  
**TO:** City Council  
**ITEM:** The Orchards Pod 1, Phases 1 & 2  
**ADDRESS:** 450 E Gammon Rd  
**APPLICANT:** Vineyard Homesteads Development

### INTRODUCTION:

The proposed applications for final plat approval is in regards to a portion of POD 1, Phases one and two of the Homesteads development. The subject phases contain approximately six acres of land and will include 67 building units. The city council approved the preliminary plat and site plan for this development on April 27, 2016. This item is before the council for a determination of whether the proposal is consistent with the subdivision ordinance, zoning ordinance and approved preliminary plat.

### ANALYSIS:

These final plats include approximately six acres of land with 67 buildable units. The subject property is zoned HDR -2. The final plats are found to be in compliance with the approved preliminary plat and zoning ordinance. All homes shall comply with the architectural standards in the Homestead Development Agreement. All roads comply with the Town's standard cross section.

| Standard                    | Phase 1      | Phase 2           | Notes                                                                                                                      |
|-----------------------------|--------------|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| # of Units                  | 47           | 20                | Total units: 67                                                                                                            |
| # of Street Parking Stalls  | 16           | 7                 | The parking stalls meet the standards set forth in the zoning ordinance                                                    |
| Unit Parking                | 2 Car Garage | 2 Car Garage      | All units have a 2 car garage.                                                                                             |
| Setback from Public Streets | 20'          | No public streets | The plat shows a 20' setback from Center Street for Phase 1.                                                               |
| Min. Net Floor Area         | 900 sq. ft.  | 900 sq. ft.       | This requirement will be checked by staff during the building permit process. Staff has discussed this with the developer. |

### FINDINGS:

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

- It is in conformance with the Preliminary Plat, Approved Construction Plans, and Subdivision Regulations.

**RECOMMENDATION:**

Staff recommends the Town Council approve the final plat subject to the following conditions:

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The final plat be in conformance to the approved preliminary plat and construction plans.

**PROPOSED MOTION:**

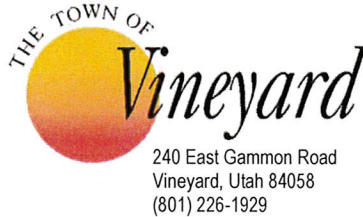
*"I move to approve the proposed Final Plats for the Orchards POD 1, Phases 1 and 2 in the Homesteads Development with the proposed conditions."*

**ATTACHMENTS:**

Final Subdivision Application

Proposed final plat





## FINAL SUBDIVISION APPLICATION

Please Note: Attachment of request specific documents is required prior to processing your application. POD 1 (THE ORCHARDS) PHASE 1

APPLICATION DATE: \_\_\_\_\_

APPLICANT(S): VINEYARD HOMESTEADS DEVELOPMENT, 2012

ADDRESS OF APPLICANT: 2264 WILLIAMSBURG CIRCLE, W. JORDAN, UT 84088

BUSINESS PHONE #: \_\_\_\_\_ CELL PHONE #: MIKE OLSEN (801) 550-4133

EMAIL ADDRESS: molsen@aimtecgroup.com FAX NUMBER: \_\_\_\_\_

CURRENT ZONING DISTRICT DESIGNATION: MULTI-FAMILY

NUMBER OF PROPOSED NEW LOTS: 47 UNITS

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 450 E. GAMMON ROAD

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 4.15 ACRES

NAME OF PROPERTY OWNER(S): SAME AS ABOVE

### CHECK APPLICABLE PERMIT ATTACHMENT:

|                          |                            |                                     |                         |
|--------------------------|----------------------------|-------------------------------------|-------------------------|
| <input type="checkbox"/> | CONDITIONAL USE PERMIT     | <input checked="" type="checkbox"/> | FINAL PLAT              |
| <input type="checkbox"/> | GENERAL MAP/PLAT AMENDMENT | <input type="checkbox"/>            | LAND DISTURBANCE PERMIT |
| <input type="checkbox"/> | MINOR PLAT AMENDMENT       | <input type="checkbox"/>            | PERMITTED USE SITE PLAN |
| <input type="checkbox"/> | PRELIMINARY SUBDIVISION    | <input type="checkbox"/>            | ROAD CUT PERMIT         |
| <input type="checkbox"/> | TEMPORARY USE PERMIT       | <input type="checkbox"/>            | VARIANCE APPLICATION    |

SIGNATURE OF APPLICANT(S):

Applicant Signature

Date

Co-Applicant Signature

Date

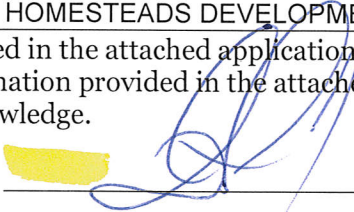
| OFFICE USE ONLY                |                         |                           |                  |
|--------------------------------|-------------------------|---------------------------|------------------|
| DATE RECEIVED                  |                         | DATE OF APPROVALS         |                  |
| Initial Submittal<br>5/11/2017 | Complete Submittal<br>— | Planning Commission       | Town Council     |
| Type of Request                | Staff Comments:         |                           |                  |
| PAYMENT INFORMATION            |                         |                           |                  |
| Amount Due<br>\$ 2,231.40      | Date Paid<br>5/11/2017  | Amount Paid<br>\$2,231.40 | Check #<br>1005. |

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

**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH       }  
                                  }ss  
COUNTY OF UTAH}

I, the undersigned, VINEYARD HOMESTEADS DEVELOPMENT, 2012; GLEN PETTIT, MGR., as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.



\_\_\_\_\_  
(Property Owner)

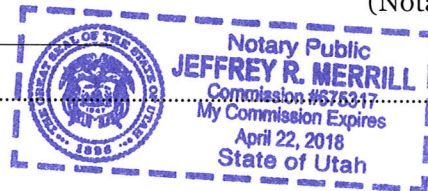
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn before me, JEFFREY R. MERRILL, a Notary Public, on this 11<sup>th</sup> day of May, 20 17.



\_\_\_\_\_  
(Notary Public)

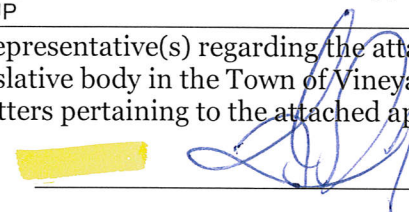
My commission expires: 4-22-2018



**AGENT AUTHORIZATION AFFIDAVIT**

I, the undersigned, VINEYARD HOMESTEADS DEVELOPMENT, 2012, as owner(s) of the real property described in the attached application, do authorize the following:

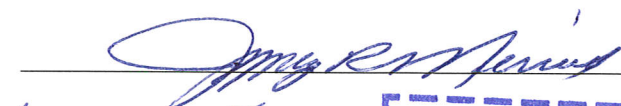
AIMTEC GROUP, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.



\_\_\_\_\_  
(Property Owner)

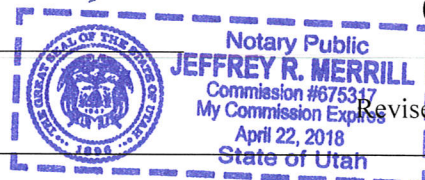
\_\_\_\_\_  
(Property Owner)

Dated this 11<sup>th</sup> day of May, 20 17, personally appeared before me, Glen R. Pettit, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.



\_\_\_\_\_  
(Notary Public)

My commission expires: 4-22-2018

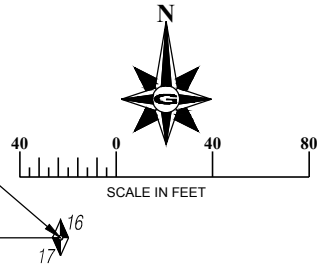


# THE ORCHARDS PUD PHASE 1

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

WEST QUARTER CORNER  
OF SECTIONS 17,  
TOWNSHIP 6 SOUTH,  
RANGE 2 EAST,  
SALT LAKE BASE & MERIDIAN.  
FOUND UTAH COUNTY  
BRASS CAP IN CONCRETE  
BENCH MARK ELEVATION 4518.08  
N 100,000.00 E 200,000.00

EAST QUARTER CORNER  
OF SECTIONS 17,  
TOWNSHIP 6 SOUTH,  
RANGE 2 EAST,  
SALT LAKE BASE & MERIDIAN.  
N 100,034.24 E 205,362.64



CENTER STREET

BASIS OF BEARING N 89°38'03" E 5362.75' (MEASURED)

POINT OF BEGINNING

| Point Table |          |           |             |
|-------------|----------|-----------|-------------|
| Point #     | Northing | Easting   | Description |
| 1           | 99944.25 | 202672.28 | A1          |
| 2           | 99879.75 | 202672.77 | A2          |
| 3           | 99932.81 | 202715.40 | B1          |
| 4           | 99930.31 | 202780.42 | B2          |
| 5           | 99934.95 | 202803.94 | C1          |
| 6           | 99937.42 | 202853.92 | C2          |
| 7           | 99837.04 | 202575.35 | D1          |
| 8           | 99840.54 | 202640.33 | D2          |
| 9           | 99836.02 | 202692.70 | E1          |
| 10          | 99814.25 | 202744.87 | E2          |
| 11          | 99814.63 | 202794.10 | F1          |
| 12          | 99837.19 | 202845.93 | F2          |
| 13          | 99738.78 | 202858.02 | G1          |
| 14          | 99735.29 | 202793.05 | G2          |
| 15          | 99734.93 | 202746.22 | H1          |
| 16          | 99737.43 | 202681.19 | H2          |
| 17          | 99724.04 | 202641.30 | I1          |
| 18          | 99721.58 | 202591.31 | I2          |
| 19          | 99596.24 | 202693.43 | J1          |
| 20          | 99596.75 | 202759.93 | J2          |
| 21          | 99599.38 | 202783.91 | K1          |
| 22          | 99600.06 | 202872.57 | K2          |
| 23          | 99612.26 | 202898.99 | L1          |
| 24          | 99678.75 | 202898.40 | L2          |
| 25          | 99937.79 | 202896.43 | M1          |
| 26          | 99851.76 | 202947.08 | M2          |
| 29          | 99857.74 | 202693.03 | MON-4       |
| 30          | 99860.36 | 202877.02 | MON-2       |
| 31          | 99620.12 | 202878.85 | MON-1       |
| 32          | 99618.46 | 202662.02 | MON-3       |

## NOTES

- ALL STREET ARE PRIVATE ROADS WITH PUBLIC UTILITY EASEMENTS UNLESS OTHERWISE NOTED.
- ALL OPEN SPACE AREA'S CONTAIN A PUBLIC UTILITY EASEMENT FOR SERVICES REQUIRED FOR THIS DEVELOPMENT.
- ALL UNITS FOOTPRINTS ARE PRIVATE OWNERSHIP.

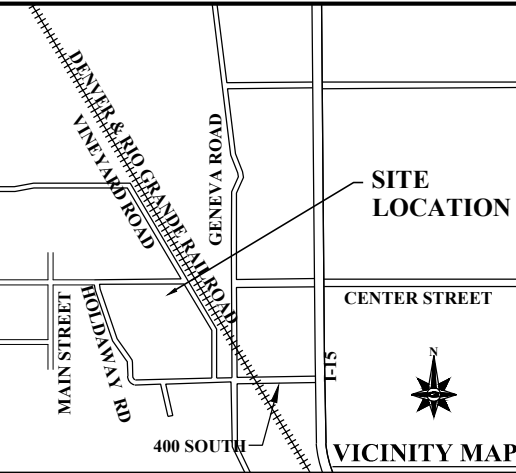
## LEGEND

|  |                                                          |
|--|----------------------------------------------------------|
|  | FOUND UTAH COUNTY BRASS CAP MONUMENT AS DESCRIBED HEREON |
|  | MONUMENT TO BE SET                                       |
|  | STREET CENTERLINE                                        |
|  | ROAD RIGHT OF WAYS                                       |
|  | SECTION LINE                                             |

## Lot Drainage - As approved and required by the Town of Vineyard

- At minimum, 50% of roof drains shall drain towards the street.
- All side downspouts are to be diverted toward the front or rear of the lot.
- Yards to be positively graded away from all window wells
- HOA's &/or homeowners are responsible for maintaining lot line drainage pathways through their properties per drainage plan.
- All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
- All lots shall meet the International Building Code standards and drain away from the structure.
- See drainage plan for grading and elevations.

TOTAL UNITS 47  
PARKING STALLS 20  
ALL STREETS IN PHASE 1 ARE  
PRIVATE AND CONTAIN PUBLIC  
UTILITY EASEMENTS.



| UNIT | ADDRESS                | UNIT | ADDRESS                |
|------|------------------------|------|------------------------|
| A1   | 8 SOUTH COBALT COURT   | H1   | 43 SOUTH TUNGSTEN WAY  |
| A2   | 14 SOUTH COBALT COURT  | H2   | 45 SOUTH TUNGSTEN WAY  |
| A3   | 18 SOUTH COBALT COURT  | H3   | 49 SOUTH TUNGSTEN WAY  |
| B1   | 13 SOUTH COBALT COURT  | H4   | 437 EAST NICKEL LANE   |
| B2   | 17 SOUTH COBALT COURT  | H5   | 439 EAST NICKEL LANE   |
| C1   | 12 SOUTH ROCKWELL LANE | H6   | 441 EAST NICKEL LANE   |
| C2   | 16 SOUTH ROCKWELL LANE | I1   | 44 SOUTH TUNGSTEN WAY  |
| D1   | 24 SOUTH TUNGSTEN WAY  | I2   | 48 SOUTH TUNGSTEN WAY  |
| D2   | 28 SOUTH TUNGSTEN WAY  | I3   | 52 SOUTH TUNGSTEN WAY  |
| D3   | 34 SOUTH TUNGSTEN WAY  | I4   | 54 SOUTH TUNGSTEN WAY  |
| D4   | 38 SOUTH TUNGSTEN WAY  | J1   | 436 EAST NICKEL LANE   |
| E1   | 29 SOUTH TUNGSTEN WAY  | J2   | 438 EAST NICKEL LANE   |
| E2   | 31 SOUTH TUNGSTEN WAY  | J3   | 444 EAST NICKEL LANE   |
| E3   | 35 SOUTH TUNGSTEN WAY  | K1   | 452 EAST NICKEL LANE   |
| F1   | 26 SOUTH ROCKWELL LANE | K2   | 454 EAST NICKEL LANE   |
| F2   | 32 SOUTH ROCKWELL LANE | K3   | 458 EAST NICKEL LANE   |
| F3   | 36 SOUTH ROCKWELL LANE | K4   | 462 EAST NICKEL LANE   |
| G1   | 451 EAST NICKEL LANE   | L1   | 51 SOUTH ROCKWELL LANE |
| G2   | 453 EAST NICKEL LANE   | L2   | 53 SOUTH ROCKWELL LANE |
| G3   | 457 EAST NICKEL LANE   | L3   | 57 SOUTH ROCKWELL LANE |
| G4   | 50 SOUTH ROCKWELL LANE | M1   | 11 SOUTH ROCKWELL LANE |
| G5   | 46 SOUTH ROCKWELL LANE | M2   | 15 SOUTH ROCKWELL LANE |
| G6   | 42 SOUTH ROCKWELL LANE | M3   | 19 SOUTH ROCKWELL LANE |
|      |                        | M4   | 21 SOUTH ROCKWELL LANE |

## Curve Table

| Curve # | Length | Radius | Delta      | Chord Direction | Chord Length |
|---------|--------|--------|------------|-----------------|--------------|
| C1      | 31.54  | 20.00  | 90°21'20"  | S45° 10' 53"E   | 28.37        |
| C2      | 31.30  | 35.00  | 51°13'55"  | S25° 15' 01"W   | 30.26        |
| C3      | 128.76 | 72.00  | 102°27'51" | S0° 21' 57"E    | 112.28       |
| C4      | 31.30  | 35.00  | 51°13'55"  | S25° 58' 54"E   | 30.26        |
| C5      | 62.94  | 120.90 | 29°49'33"  | S15° 17' 20"W   | 62.23        |
| C6      | 18.40  | 30.00  | 35°08'42"  | S47° 47' 00"W   | 18.11        |
| C7      | 20.37  | 56.00  | 20°50'41"  | S75° 46' 41"W   | 20.26        |
| C8      | 21.96  | 63.00  | 19°58'20"  | S76° 12' 51"W   | 21.85        |
| C9      | 31.06  | 56.00  | 31°46'31"  | S82° 06' 57"W   | 30.66        |
| C10     | 25.71  | 184.00 | 8°00'16"   | N85° 59' 56"W   | 25.68        |
| C11     | 57.28  | 43.00  | 76°19'26"  | N37° 43' 29"E   | 53.14        |
| C12     | 10.26  | 43.00  | 13°40'34"  | N82° 43' 29"E   | 10.24        |

## SURVEYOR'S CERTIFICATE

I, JOSHUA F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152657 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS HAVE BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

## BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND LOCATED IN THE TOWN OF VINEYARD UTAH COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 89°38'03" EAST ALONG THE CENTER SECTION LINE OF SECTION 17 2529.73 FEET FROM THE WEST QUARTER OF SAID SECTION 17, AS DEFINED BY THE FOUND BRASS CAP MONUMENTS MARKING THE EAST AND THE WEST QUARTER CORNERS OF SECTION 17, (BASIS OF BEARING) AND SOUTH 50.84 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE NORTH 89°37'50" EAST 120.63 FEET; THENCE SOUTH 86°33'19" EAST 120.27 FEET; THENCE NORTH 89°37'50" EAST 179.97 FEET TO A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 31.54 FEET (CHORD =SOUTH 45°10'53" EAST 28.37 FEET); THENCE SOUTH 0°00'13" EAST 4.06 FEET; THENCE EAST 4.48 FEET; THENCE SOUTH 0°21'57" EAST 99.23 FEET TO A 35.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 31.30 FEET (CHORD=SOUTH 25°15'01" WEST 30.26 FEET) TO A 72.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 128.76 FEET (CHORD=SOUTH 0°21'57" EAST 112.28 FEET) TO A 35.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 31.30 FEET (CHORD=SOUTH 25°58'54" EAST 30.26 FEET); THENCE SOUTH 0°21'57" EAST 61.63 FEET TO A 120.90 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 62.94 FEET (CHORD=SOUTH 15°17'20" WEST 62.23 FEET) TO A 30.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 18.40 FEET (CHORD=SOUTH 47°47'00" WEST 18.11 FEET) TO A 56.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 20.37 FEET (CHORD=SOUTH 75°46'41" WEST 20.26 FEET) TO A 63.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 21.96 FEET (CHORD=SOUTH 76°12'51" WEST 21.85 FEET) TO A 56.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 31.06 FEET (CHORD=SOUTH 82°06'57" WEST 30.66 FEET) TO A 184.00 FOOT RADIUS CURVE TO THE LEFT; THENCE CONTINUING ALONG THE ARC OF SAID CURVE 25.71 FEET (CHORD=NORTH 85°59'56" WEST 25.68 FEET); THENCE SOUTH 89°59'56" WEST 212.47 FEET; THENCE NORTH 25°28'41" EAST 15.72 FEET; THENCE NORTH 0°26'14" WEST 68.67 FEET; THENCE NORTH 89°59'56" WEST 114.45 FEET; THENCE NORTH 0°00'05" EAST 358.99 FEET TO THE POINT OF BEGINNING.

CONTAINS APPROX 4.151 ACRES

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

## THE ORCHARDS PUD PHASE 1

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF UTAH

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME GLEN R. PETTIT, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF VINEYARD HOMESTEADS DEVELOPMENT 2012, LLC BY PRO MANAGEMENT UTAH, LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSES HEREIN MENTIONED.

VINEYARD HOMESTEADS DEVELOPMENT 2012, LLC.  
BY PRO MANAGEMENT UTAH, LLC  
ITS MANAGER: \_\_\_\_\_  
GLEN R. PETTIT, MANAGER

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING AT \_\_\_\_\_

## ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR OF THE TOWN OF VINEYARD, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

\_\_\_\_\_  
Mayor Attest  
City Recorder (See Seal Below)

**VINEYARD HOMESTEAD  
DEVELOPMENT 2012, LLC**  
2284 WILLIAMSBURG CRT.  
WEST JORDAN, UT 84047

**THE ORCHARDS PUD PHASE 1**  
LOCATED IN SOUTHEAST QUARTER OF SECTION 17  
TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE & MERIDIAN

## Recorded #

State of Utah, County of UTAH, recorded and filed at the request of \_\_\_\_\_

Date \_\_\_\_\_ Time \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

Fee \$ \_\_\_\_\_ Utah County Recorder

AIM.020

1 OF 3

## VINEYARD ENGINEER

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D. 20\_\_\_\_

VINEYARD TOWN ENGINEER

## PLANNING COMMISSION CHAIR

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D. 20\_\_\_\_

VINEYARD PLANNING COMMISSION CHAIR

## TOWN ATTORNEY

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D. 20\_\_\_\_

VINEYARD TOWN ATTORNEY

## VINEYARD MAYOR

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D. 20\_\_\_\_

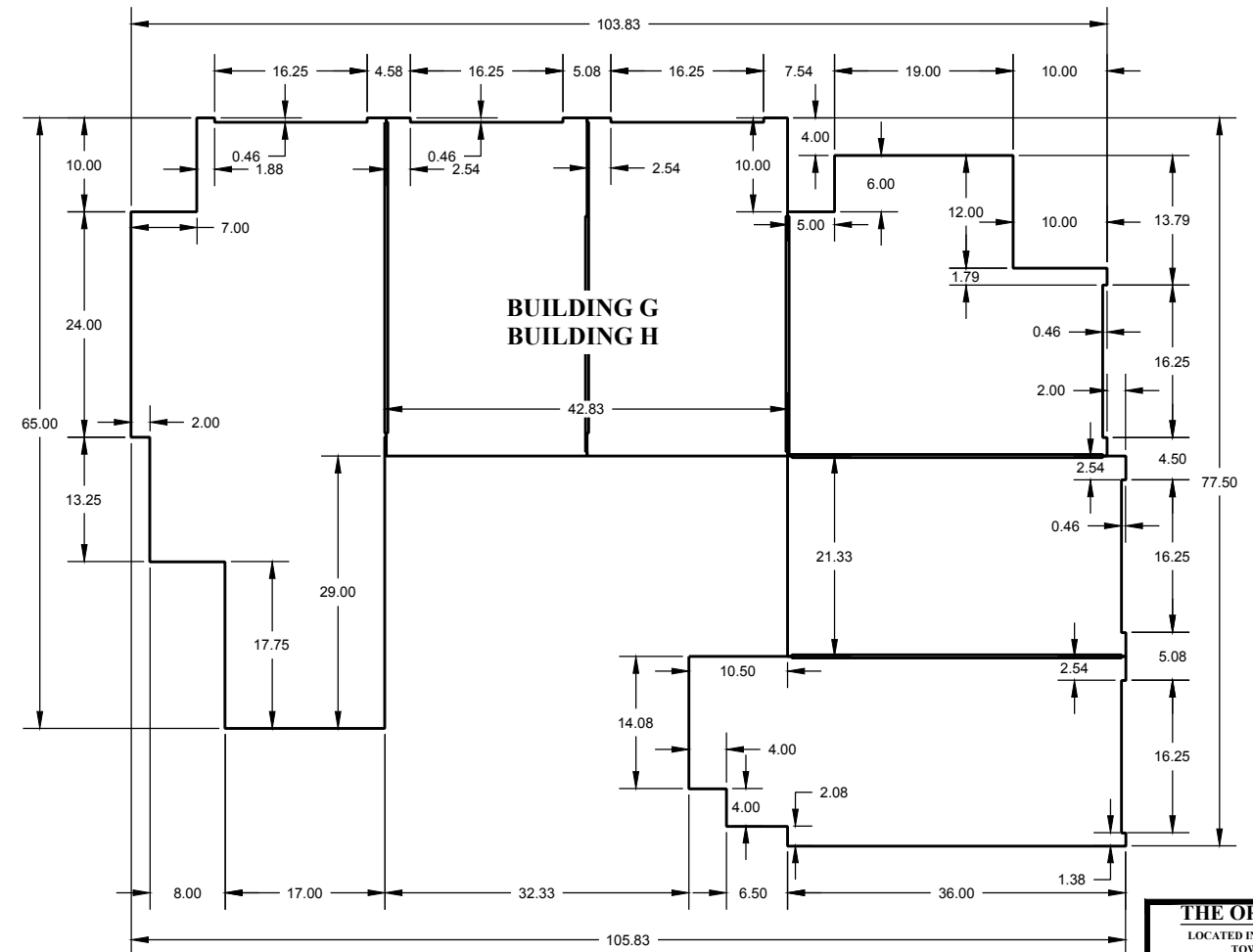
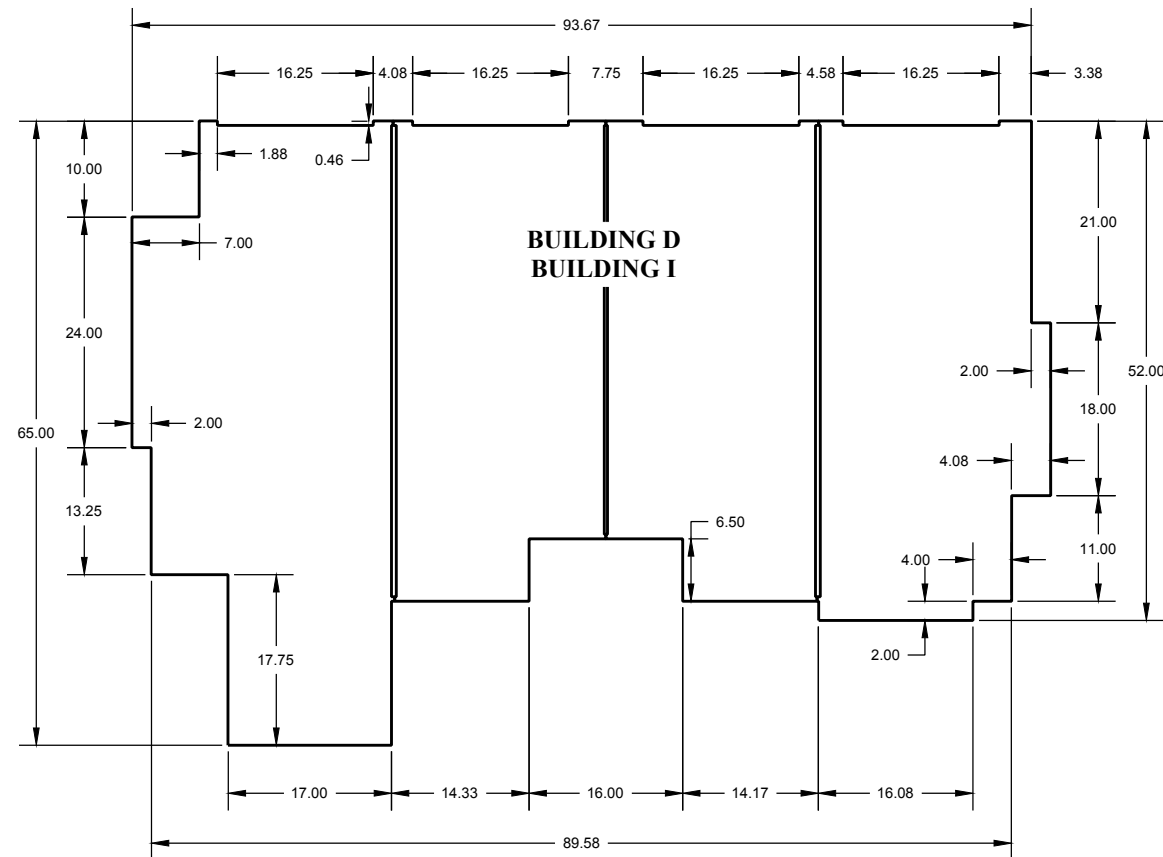
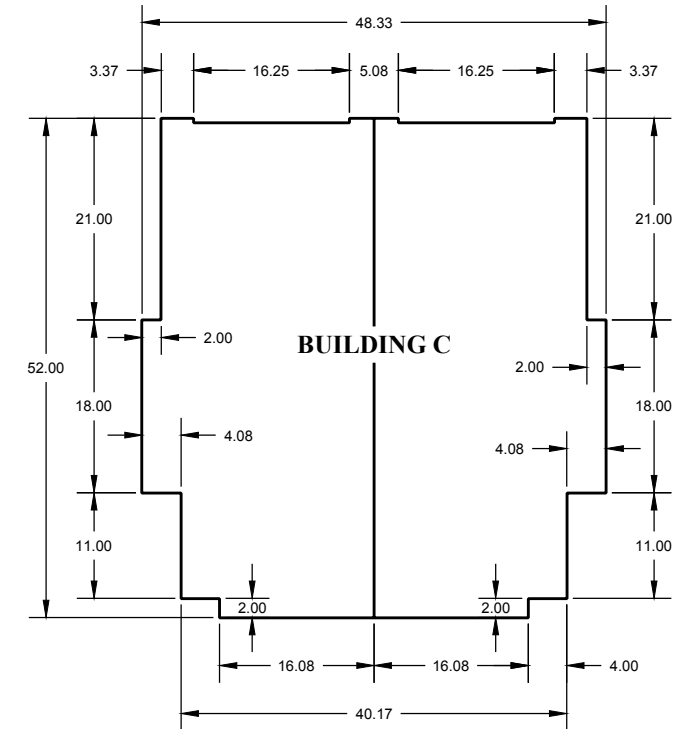
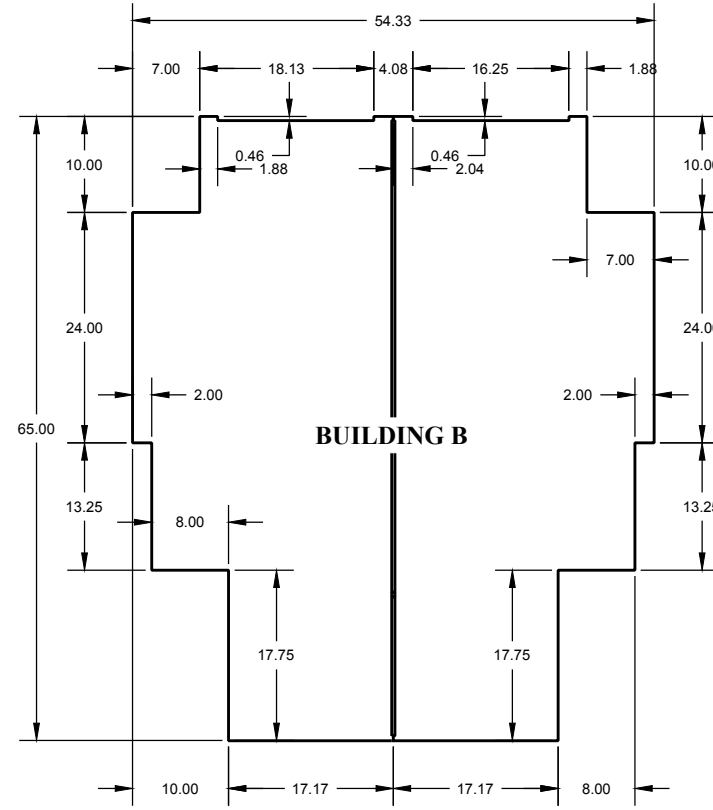
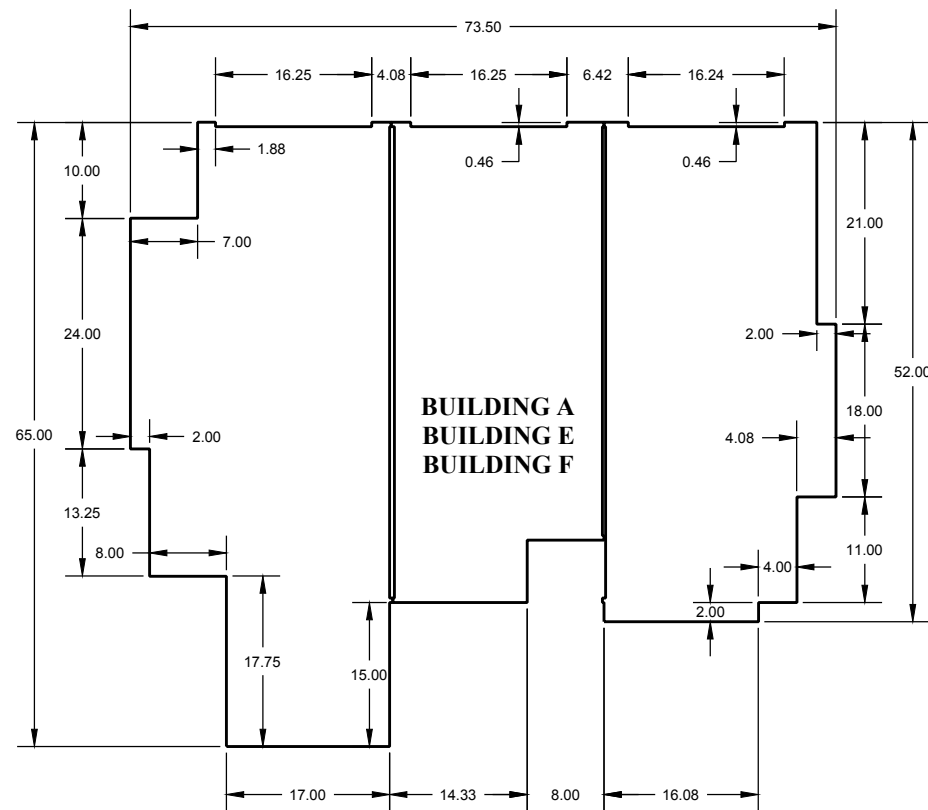
VINEYARD TOWN MAYOR

12401 SOUTH 450 EAST  
DRAPER, UT. 84020 BLD  
PHONE: (801) 571-9414  
FAX: (801) 571-9449



CONSULTING ENGINEERS AND SURVEYORS





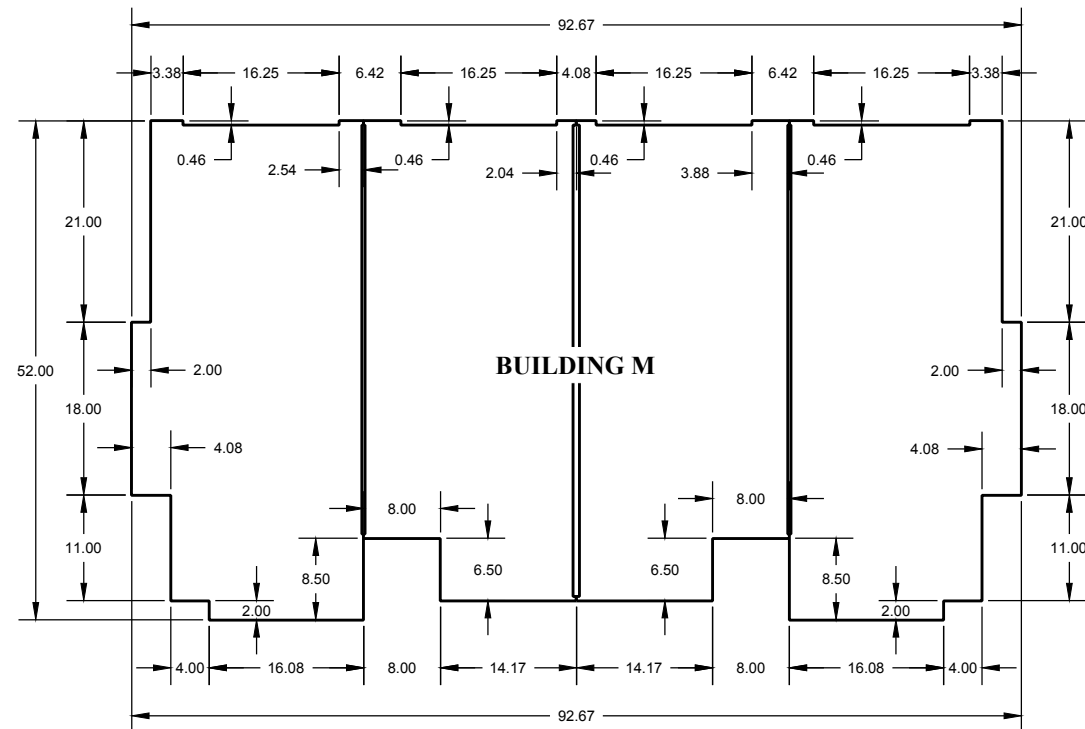
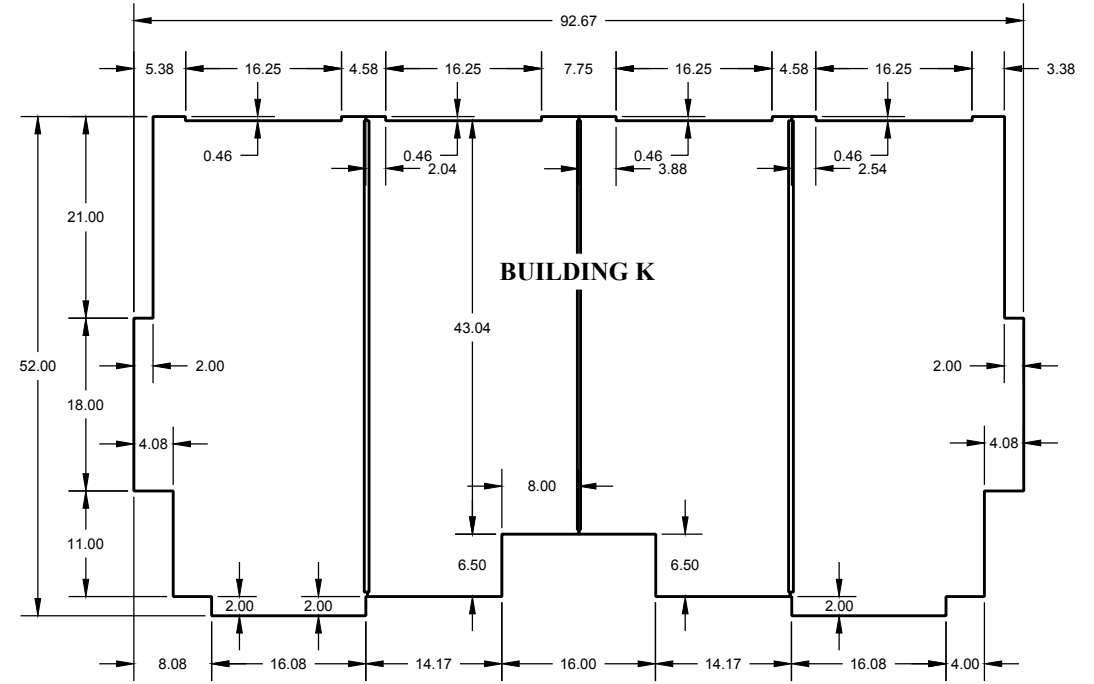
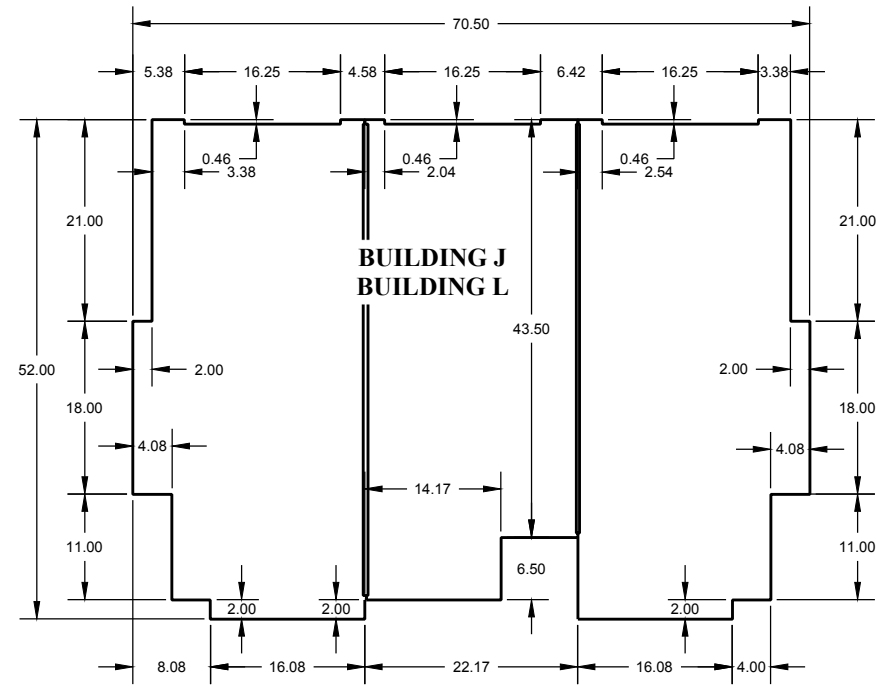
**THE ORCHARDS PUD PHASE 1**  
 LOCATED IN SOUTHEAST QUARTER OF SECTION 17  
 TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
 SALT LAKE BASE & MERIDIAN

12401 SOUTH 450 EAST  
 DRAPER, UT. 84020 BLD  
 PHONE: (801) 571-9414  
 FAX: (801) 571-9449



AIM.020

2 OF 3



**THE ORCHARDS PUD PHASE 1**  
 LOCATED IN SOUTHEAST QUARTER OF SECTION 17  
 TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
 SALT LAKE BASE & MERIDIAN

12401 SOUTH 450 EAST  
 DRAPER, UT. 84020 BLD  
 PHONE: (801) 571-9414  
 FAX: (801) 571-9449



AIM.020

3 OF 3





## FINAL SUBDIVISION APPLICATION

POD 1 (THE ORCHARDS) PHASE 2

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

APPLICATION DATE: \_\_\_\_\_

APPLICANT(S): VINEYARD HOMESTEADS DEVELOPMENT, 2012

ADDRESS OF APPLICANT: 2264 WILLIAMSBURG CIRCLE, W. JORDAN, UT 84088

BUSINESS PHONE #: \_\_\_\_\_ CELL PHONE #: MIKE OLSEN (801) 550-4133

EMAIL ADDRESS: molsen@aimtecgroup.com FAX NUMBER: \_\_\_\_\_

CURRENT ZONING DISTRICT DESIGNATION: MULTI-FAMILY

NUMBER OF PROPOSED NEW LOTS: 20 UNITS

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 450 E. GAMMON ROAD

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 1.87 ACRES

NAME OF PROPERTY OWNER(S): SAME AS ABOVE

### CHECK APPLICABLE PERMIT ATTACHMENT:

|                          |                            |                                     |                         |
|--------------------------|----------------------------|-------------------------------------|-------------------------|
| <input type="checkbox"/> | CONDITIONAL USE PERMIT     | <input checked="" type="checkbox"/> | FINAL PLAT              |
| <input type="checkbox"/> | GENERAL MAP/PLAT AMENDMENT | <input type="checkbox"/>            | LAND DISTURBANCE PERMIT |
| <input type="checkbox"/> | MINOR PLAT AMENDMENT       | <input type="checkbox"/>            | PERMITTED USE SITE PLAN |
| <input type="checkbox"/> | PRELIMINARY SUBDIVISION    | <input type="checkbox"/>            | ROAD CUT PERMIT         |
| <input type="checkbox"/> | TEMPORARY USE PERMIT       | <input type="checkbox"/>            | VARIANCE APPLICATION    |

SIGNATURE OF APPLICANT(S):

\_\_\_\_\_

Applicant Signature

Date

5/11/17

\_\_\_\_\_

Co-Applicant Signature

Date

| OFFICE USE ONLY              |                         |                           |                 |
|------------------------------|-------------------------|---------------------------|-----------------|
| DATE RECEIVED                |                         | DATE OF APPROVALS         |                 |
| Initial Submittal<br>5/11/17 | Complete Submittal<br>— | Planning Commission       | Town Council    |
| Type of Request              | Staff Comments:         |                           |                 |
| PAYMENT INFORMATION          |                         |                           |                 |
| Amount Due<br>\$2,064.00     | Date Paid<br>5/11/2017  | Amount Paid<br>\$2,064.00 | Check #<br>1006 |

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

**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH     }  
                              }ss  
COUNTY OF UTAH}

I, the undersigned, VINEYARD HOMESTEADS DEVELOPMENT, 2012; GLEN PETTIT, MGR., as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.

[Signature]

(Property Owner)

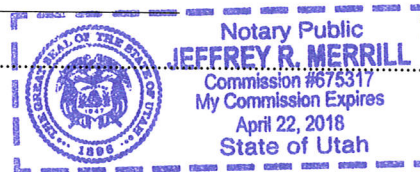
(Property Owner)

Subscribed and sworn before me, JEFFREY R. MERRILL, a Notary Public, on this 11<sup>th</sup> day of MAY, 20 17.

[Signature]

(Notary Public)

My commission expires: 4-22-2018



**AGENT AUTHORIZATION AFFIDAVIT**

I, the undersigned, VINEYARD HOMESTEADS DEVELOPMENT, 2012, as owner(s) of the real property described in the attached application, do authorize the following:

AIMTEC GROUP

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

[Signature]

(Property Owner)

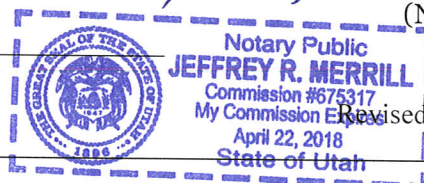
(Property Owner)

Dated this 11<sup>th</sup> day of MAY, 20 17, personally appeared before me, Glen R. Pettit, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

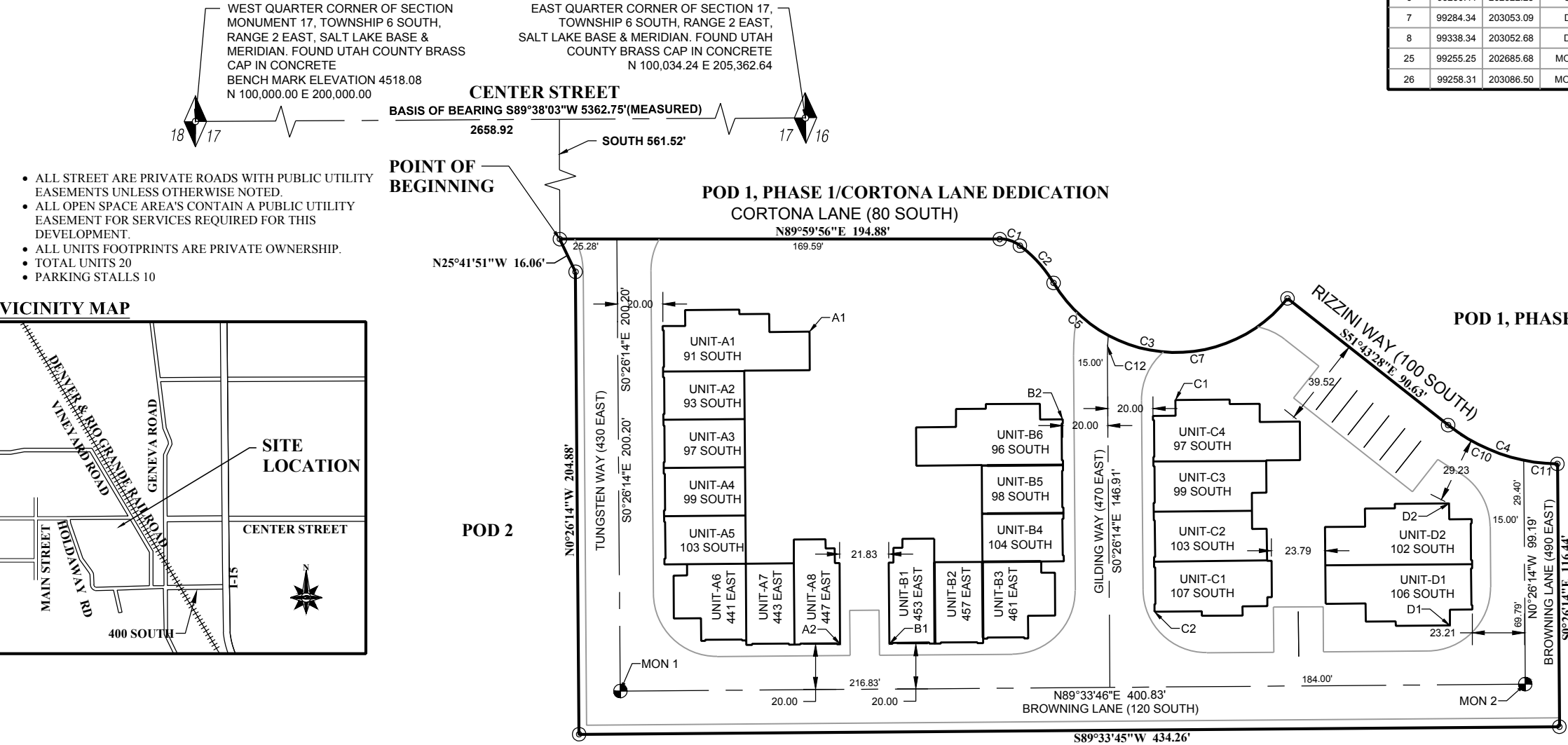
[Signature]

(Notary Public)

My commission expires: 4-22-2018



| CURVE TABLE |        |        |            |         |        |             |
|-------------|--------|--------|------------|---------|--------|-------------|
| CURVE       | LENGTH | RADIUS | DELTA      | TANGENT | CHORD  | CHORD D.    |
| C1          | 9.53   | 15.00  | 36°24'07"  | 4.93    | 9.37   | S71°48'02"E |
| C2          | 22.38  | 56.00  | 22°53'50"  | 11.34   | 22.23  | S42°09'04"E |
| C3          | 122.08 | 63.00  | 111°01'19" | 91.70   | 103.85 | S86°12'49"E |
| C4          | 52.30  | 80.00  | 37°27'32"  | 27.12   | 51.38  | S70°27'14"E |
| C5          | 34.03  | 63.00  | 30°56'48"  | 17.44   | 33.62  | S46°10'33"E |
| C7          | 88.05  | 63.00  | 80°04'31"  | 52.93   | 81.05  | N78°18'47"E |
| C10         | 37.18  | 80.00  | 26°37'38"  | 18.93   | 36.84  | S65°02'15"E |
| C11         | 15.12  | 80.00  | 10°49'56"  | 7.58    | 15.10  | S83°46'02"E |
| C12         | 8.97   | 80.00  | 6°25'29"   | 4.49    | 8.97   | S2°46'26"W  |



**SURVEYORS CERTIFICATE**

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152657 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS NEW VINEYARD SUBDIVISION AND ROAD.

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT LOCATED NORTH 89°38'03" EAST 2658.92 FEET AND SOUTH 561.52 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°59'56" EAST 194.88 FEET TO A 15.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 9.53 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°24'07" (CHORD=SOUTH 71°48'02" EAST 9.37 FEET) TO A 56.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 22.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°53'50" (CHORD=SOUTH 42°09'04" EAST 22.23 FEET) TO A 63.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 122.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 111°01'19" (CHORD=SOUTH 86°12'49" EAST 103.85 FEET); THENCE SOUTH 51°43'28" EAST 90.63 FEET TO A 80.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 52.30 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°27'32" (CHORD=SOUTH 70°27'14" EAST 51.38 FEET); THENCE SOUTH 0°26'14" EAST 116.44 FEET; THENCE SOUTH 89°33'45" WEST 434.26 FEET; THENCE NORTH 0°26'14" WEST 204.88 FEET; THENCE NORTH 25°41'51" WEST 16.06 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.875 ACRES

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

**NEW VINEYARD SUBDIVISION & ROAD**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20 \_\_\_\_

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME GLEN R. PETTIT, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF VINEYARD HOMESTEADS POD 1 LLC, AND VINEYARD HOMESTEADS POD 2 LLC BY PRO MANAGEMENT UTAH, LLC, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSES HEREIN MENTIONED.

VINEYARD HOMESTEADS POD 1, LLC, AND  
VINEYARD HOMESTEADS POD 2, LLC  
BY PRO MANAGEMENT UTAH, LLC

ITS MANAGER: \_\_\_\_\_  
GLEN R. PETTIT, MANAGER

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC RESIDING AT \_\_\_\_\_

**VINEYARD HOMESTEAD DEVELOPMENT 2012, LLC**

2284 WILLIAMSBURG CIR.  
WEST JORDAN, UT 84047

**THE ORCHARDS PUD PHASE 2**

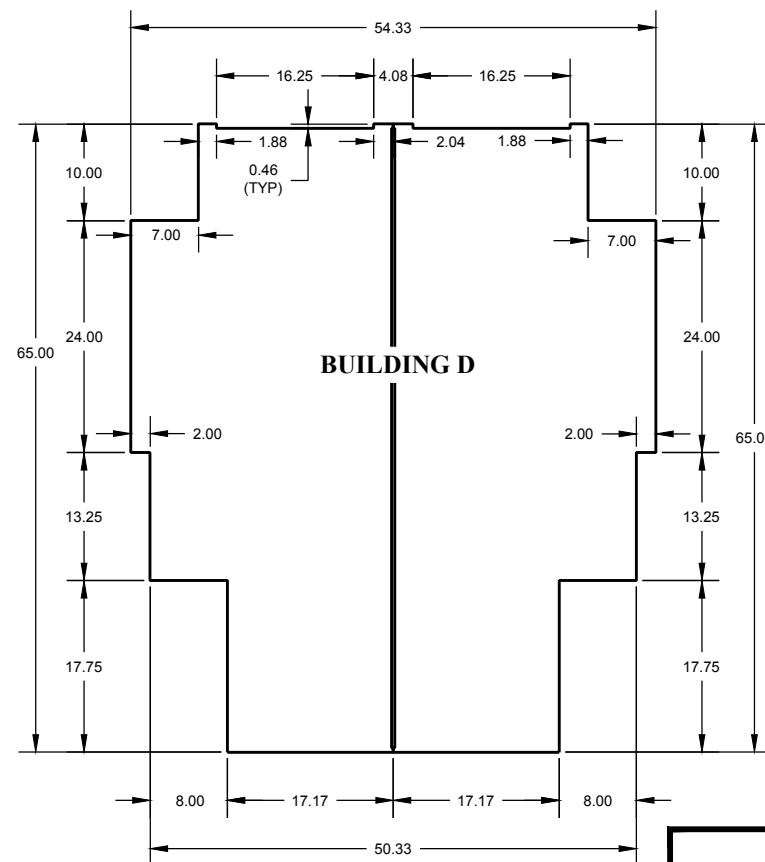
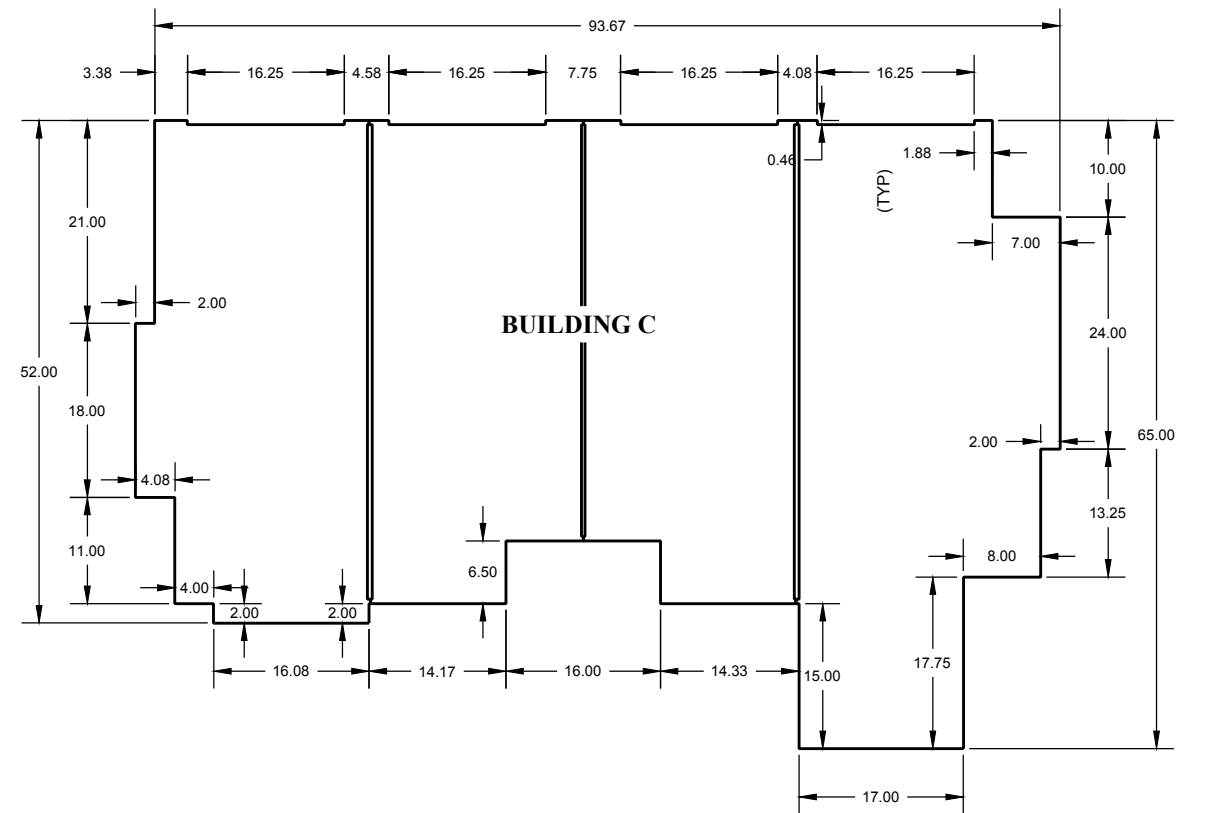
LOCATED IN SOUTHEAST QUARTER OF SECTION 17  
TOWNSHIP 6 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE & MERIDIAN



CONSULTING ENGINEERS AND SURVEYORS

AIM.020

1 OF 2



2 OF 2



**Date:** November 14, 2018  
**From:** Elizabeth Hart, Planner  
**To:** City Council  
**Item:** 6.4 Final Plat Application - The Yard Plat A  
**Address:** ~ 650 North and Mill Road  
**Applicant:** Brant Tuttle, Northern Engineering Inc.



**INTRODUCTION:**

The applicant is requesting approval for a minor amendment to a final plat. On September 13, 2017 the City Council approved the Mill Town Commercial Subdivision preliminary and final plat. The plat was approved with a total of nine (9) parcels. The applicant is proposing to split parcels five (5) and seven (7) of the Mill Town Commercial Subdivision into a total of four (4) lots on a new plat named The Yard Plat A. This property is within the Regional Mixed Use (RMU) district and is part of the development in west of the Megaplex.

**ANALYSIS:**

There are not lot size requirements within the RMU district. Buildings will have to meet the setback and height standards within the RMU.



|              | The Yard Plat A – Lot Sizes |
|--------------|-----------------------------|
| <b>Lot 1</b> | 40,389 SF or .93 Acres      |
| <b>Lot 2</b> | 59,214 SF or 1.36 Acres     |
| <b>Lot 3</b> | 70,433 SF or 1.62 Acres     |
| <b>Lot 4</b> | 47,648 SF or 1.09 Acres     |

**FINDINGS:**

With the proposed conditions, the proposed plats meet the following findings:

- It is in conformance with the zoning ordinance.

**RECOMMENDATION:**

Staff is recommending approval of the Yard Plat A with the following conditions:

1. The applicant pays any outstanding fees
2. The applicant makes any redline corrections prior to the recordation of the plat.

**PROPOSED MOTION:**

"I move to approve the Yard Plat A final plat with the conditions as proposed."

**ATTACHMENTS:**

Minor Plat Amendment Application

The Yard Plat A Final Plat

Mill Town Commercial Subdivision Plat





## MINOR PLAT AMENDMENT APPLICATION

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

APPLICATION DATE: OCTOBER 25, 2018

Application Fee: \$1,406.00

APPLICANT(S): BRANT TUTTLE, NORTHERN ENGINEERING, INC.

ADDRESS OF APPLICANT: 1040 E 800 N, OREM, UTAH 84097

NAME OF PLAT - THE YARD, PLAT "A", INCLUDING A VACATION OF PARCELS 517 OF MILL TOWN COMMERCIAL SUBDIVISION

BUSINESS PHONE #: 801-802-8992 CELL PHONE #: 801-380-2114

EMAIL ADDRESS: btuttle@ne Utah.com FAX NUMBER: 801-802-8993

CURRENT ZONING DISTRICT DESIGNATION: RMU

NUMBER OF PROPOSED NEW LOTS: 2 EXISTING LOTS BEING SUBDIVIDED INTO 4 TOTAL LOTS

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: MILL TOWN COMMERCIAL SUBDIVISION LOTS

SAVOT, LOT 5- 554 NORTH MILL ROAD; LOT 7- 608 NORTH MILL ROAD

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 5.0 ACRES

NAME OF PROPERTY OWNER(S): 600 MILL, LLC

SIGNATURE OF APPLICANT(S):

Brant D. Tuttle

Signature

10-25-2018

DATE

BRANT D. TUTTLE

Print name

| <b>OFFICE USE ONLY</b>     |                           |                            |                     |
|----------------------------|---------------------------|----------------------------|---------------------|
| <b>DATE RECEIVED</b>       |                           | <b>DATE OF APPROVALS</b>   |                     |
| <b>Initial Submittal</b>   | <b>Complete Submittal</b> | <b>Planning Commission</b> | <b>Town Council</b> |
| <b>Type of Request</b>     | <b>Staff Comments:</b>    |                            |                     |
| <b>PAYMENT INFORMATION</b> |                           |                            |                     |
| <b>Amount Due</b>          | <b>Date Paid</b>          | <b>Amount Paid</b>         | <b>Check #</b>      |

**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH       }  
                              }ss  
COUNTY OF UTAH}

I, the undersigned, 600 Mill, LLC, as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.

Steve Hitchings, manager of SAET Vineyard, LLC (Property Owner)  
who is the manager of 600 Mill, LLC (Property Owner)

Notary Public - State of Utah  
**JACOB SORENSEN**  
Commission #695729  
My Commission Expires  
July 17, 2021

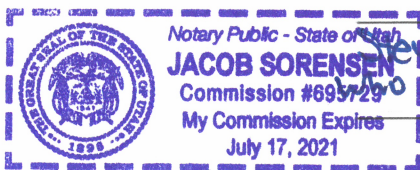
Subscribed and sworn before me, Jacob Sorensen, a Notary Public, on this 25 day of October, 2018

[Signature] (Notary Public)  
My commission expires: 7/17/21

**AGENT AUTHORIZATION AFFIDAVIT**

I, the undersigned, \_\_\_\_\_, as owner(s) of the real property described in the attached application, do authorize the following: BRADET TUTTLE, NORTHERN ENGINEERING, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

Steve Hitchings, manager of SAET Vineyard, LLC (Property Owner)  
who is the manager of 600 Mill, LLC (Property Owner)

Notary Public - State of Utah  
**JACOB SORENSEN**  
Commission #695729  
My Commission Expires  
July 17, 2021

Dated this 26 day of October, 202018, personally appeared before me, Steve Hitchings, Manager of SAET Vineyard who is the manager of 600 Mill, LLC the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

[Signature] (Notary Public)  
My commission expires: 7/17/21



WHEN RECORDED MAIL TO  
(TAX MAILING ADDRESS):

Grantee  
9537 South 700 East  
Sandy, UT 84070

MTC File No. 263484

## SPECIAL WARRANTY DEED

Anderson Geneva, LLC, a Delaware limited liability company and Ice Castle Retirement Fund, LLC, a Delaware limited liability company formerly a Utah limited liability company, GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the Grantors to

Fifty Mill, LLC, a Utah limited liability company,

as GRANTEE, the following described real property situated in Utah County, State of Utah, to-wit:

See attached Exhibit "A."

Subject to a land use covenant, dated November 22, 2010 and recorded with the Utah County Recorder on November 22, 2010, as Entry No. 101636:2010 and contains activity and use limitations set forth in the land use covenant.

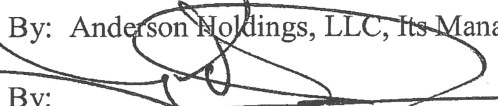
Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this 25th day of October, 2018.

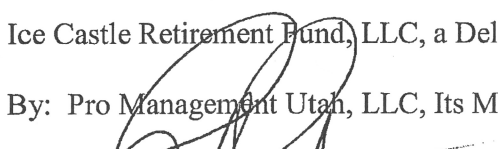
Anderson Geneva, LLC, a Delaware limited liability company

By: Anderson Holdings, LLC, Its Manager

By:   
Gerald D. Anderson, Manager

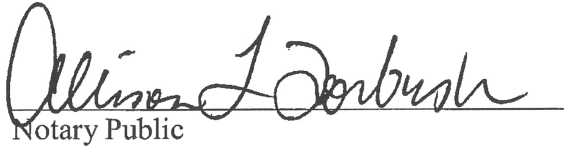
Ice Castle Retirement Fund, LLC, a Delaware limited liability company

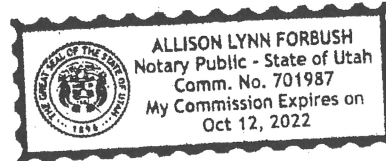
By: Pro Management Utah, LLC, Its Manager

By:   
Glen R. Pettit, Manager

STATE OF UTAH )  
 )  
 :SS  
 COUNTY OF SALT LAKE )

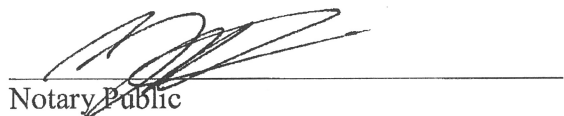
The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October 2018 by Gerald D. Anderson the manager of Anderson Holdings, LLC, the manager of Anderson Geneva, LLC, a Delaware limited liability company who duly acknowledged to me that it was executed by authority.

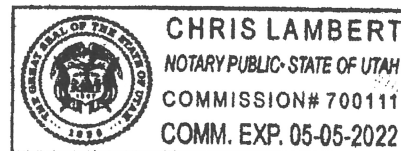
  
 Notary Public



STATE OF UTAH )  
 )  
 :SS  
 COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October 2018 by Glen R. Pettit the manager of Pro Management Utah, LLC, the manager of Ice Castle Retirement Fund L.L.C., a Delaware limited liability company who duly acknowledged to me that it was executed by authority.

  
 Notary Public



MTC File No. 263484

## Exhibit "A"

Parcel 1: [ 39-265-0002, 39-265-0003, 39-265-0004, 39-265-0005]

Lots 2, 3, 4 and 5, 400 North Commercial Subdivision, including a vacation of Geneva Park East - Phase One Megaplex Record of Survey Lot 3, according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel 2: [39-265-0001 and 17-030-0001]

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

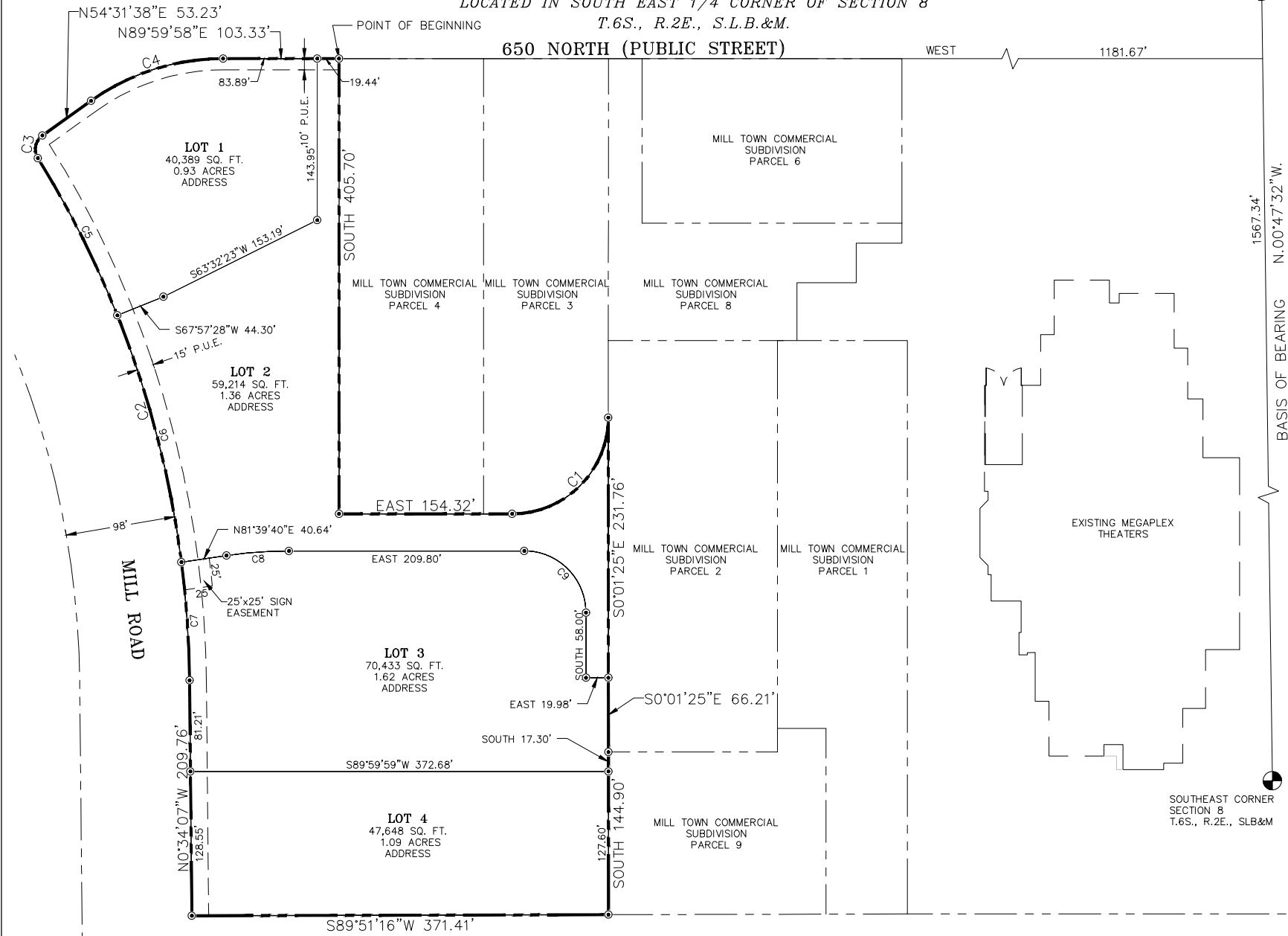
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, SAID POINT BEING REAL POINT OF BEGINNING;

THENCE S.89°26'03"W. A DISTANCE OF 67.90 FEET; THENCE N.00°25'44"W. A DISTANCE OF 74.16 FEET TO A POINT OF CURVATURE OF A 789.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.36 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 04°14'08" AND A CHORD THAT BEARS N.87°27'06"E. A DISTANCE OF 58.35 FEET; THENCE N.08°05'53"W. A DISTANCE OF 15.13 FEET TO A POINT OF CURVATURE OF A 804.49-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°25'00" AND A CHORD THAT BEARS S.84°13'11"W. A DISTANCE OF 146.06 FEET; THENCE S.79°00'41"W. A DISTANCE OF 64.54 FEET TO A POINT OF CURVATURE OF A 695.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.52 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°25'22" AND A CHORD THAT BEARS S.84°13'22"W. A DISTANCE OF 126.35 FEET; THENCE S.89°26'03"W. A DISTANCE OF 338.93 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 30°33'57" AND A CHORD THAT BEARS N.15°16'59"W. A DISTANCE OF 15.82 FEET; THENCE NORTH A DISTANCE OF 74.85 FEET TO A POINT OF CURVATURE OF A 353.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 205.72 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 33°23'24" AND A CHORD THAT BEARS N.16°41'42"W. A DISTANCE OF 202.82 FEET; THENCE N.33°23'24"W. A DISTANCE OF 235.44 FEET TO A POINT OF CURVATURE OF A 297.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A

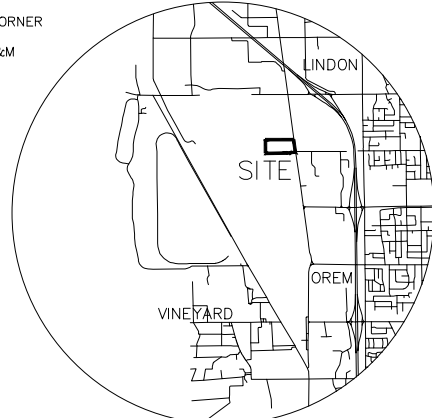
DISTANCE OF 173.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF  $33^{\circ}23'24''$  AND A CHORD THAT BEARS  $N.16^{\circ}41'42''W.$  A DISTANCE OF 170.64 FEET; THENCE NORTH A DISTANCE OF 112.03 FEET; THENCE  $N.89^{\circ}51'16''E.$  A DISTANCE OF 685.80 FEET TO A POINT OF CURVATURE OF A 1600.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF  $03^{\circ}12'51''$  AND A CHORD THAT BEARS  $N.88^{\circ}14'47''E.$  A DISTANCE OF 89.74 FEET; THENCE  $N.86^{\circ}38'21''E.$  A DISTANCE OF 36.41 FEET; THENCE  $N.86^{\circ}38'21''E.$  A DISTANCE OF 39.97 FEET; THENCE  $S.07^{\circ}47'29''E.$  A DISTANCE OF 820.60 FEET; THENCE  $S.89^{\circ}26'03''W.$  A DISTANCE OF 36.39 FEET TO THE POINT OF BEGINNING.

Tax ID: 39-265-0001, 39-265-0002, 39-265-0003, 39-265-0004, 39-265-0005

THE YARD PLAT "A" SUBDIVISION  
INCLUDING A VACATION OF PARCELS 5 AND 7  
LOCATED IN SOUTH EAST 1/4 CORNER OF SECTION 8  
T.6S., R.2E., S.L.B.&M.



EAST QUARTER CORNER  
SECTION 8  
T.6S., R.2E., SLB&M



VICINITY MAP

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- ADJOINERS PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED BUILDING

QUESTAR GAS COMPANY

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 THE 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 DEPARTMENT AT 800-366-6532.

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 RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27-603(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 THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - A RECORDED EASEMENT OR RIGHT OF WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
  - ANY OTHER PROVISIONS OF LAW.



|                 |                    |                     |
|-----------------|--------------------|---------------------|
| SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CLERK-RECORDER SEAL |
|                 |                    |                     |

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE, ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172782. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N.00.47°32'W. A DISTANCE OF 1567.34 FEET; THENCE WEST A DISTANCE OF 1181.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF 650 NORTH STREET VINEYARD, UTAH SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTH A DISTANCE OF 405.70 FEET; THENCE EAST A DISTANCE OF 154.32 FEET TO A POINT OF CURVATURE OF A 85.73-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.64; SAID CURVE HAVING A CENTRAL ANGLE OF 89°58'53" AND A CHORD THAT BEARS N.45°00'42"E. A DISTANCE OF 121.22 FEET; THENCE S.00°01'25"E. A DISTANCE OF 231.76 FEET; THENCE S.00°01'09"E. A DISTANCE OF 66.21 FEET; THENCE SOUTH A DISTANCE OF 144.90 FEET; THENCE S.89°51'16"W. A DISTANCE OF 371.41 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF MILL ROAD VINEYARD, UTAH; THENCE N.00°34'07"W. A DISTANCE OF 209.76 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE OF A 899.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 490.67 FEET ALONG SAID RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 31°16'18" AND A CHORD THAT BEARS N.16°12'16"W. A DISTANCE OF 484.60 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY OF 650 NORTH STREET VINEYARD, UTAH SAID POINT ALSO BEING A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 22.61 ALONG SAID SOUTHERLY RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 86°22'03" AND A CHORD THAT BEARS N.11°20'36"E. A DISTANCE OF 20.53 FEET; THENCE N.54°31'38"E. A DISTANCE OF 53.23 FEET ALONG SAID SOUTHERLY RIGHT OF WAY TO A POINT OF CURVATURE OF A 203.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 125.68 FEET ALONG SAID SOUTHERLY RIGHT OF WAY, SAID CURVE HAVING A CENTRAL ANGLE OF 35°28'20" AND A CHORD THAT BEARS N.72°15'48"E. A DISTANCE OF 123.68 FEET; THENCE N.89°59'58"E. A DISTANCE OF 103.33 FEET ALONG SAID SOUTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING 217,684 SQ.FT. OR 5.00 ACRES.

OWNER'S DEDICATION

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

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

SIGNATURE PRINT NAME TITLE & ENTITY

SIGNATURE PRINT NAME TITLE & ENTITY

ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } S.S.  
ON THIS DAY OF A.D. PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION NUMBER SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES PRINT NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

VINEYARD PLANNING COMMISSION CHAIR VINEYARD ATTORNEY

DATE: / / DATE: / /

VINEYARD ENGINEER CITY MANAGER

DATE: / / DATE: / /

CLERK/RECORDER

DATE: / /

THE YARD PLAT "A"  
SUBDIVISION  
INCLUDING A VACATION OF PARCELS 5 AND 7  
MILL TOWN COMMERCIAL SUBDIVISION  
LOCATED IN SECTION 8, T.6S., R.2E., S.L.B.&M.  
TOWN OF VINEYARD UTAH COUNTY, UTAH  
SCALE: 1" = 60' FEET

PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF 20
- THE INSTALLATION OS IMPROVEMENTS SHALL CONFORM TO ALL STANDARDS, REGULATIONS AND ORDINANCES.
- BUILDING PERMIT WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF THE BUILDING PERMIT ISSUANCE.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREET DESIGNATED AS "PRIVATE" ON THIS PLAT.
- DRIVEWAYS AND LOT LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- VINEYARD ACCEPTS NO RESPONSIBILIY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
- ALL BUILDING AND DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE VINEYARD ZONING ORDINANCE.
- THE FOLLOWING RECORDED CROSS PARKING AND ACCESS AND UTILITY EASEMENTS APPLY TO THIS PLAT; ENTRY 66255:2015, ENTRY 66256:2015, ENTRY 66257:2015, ENTRY 66258:2015 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

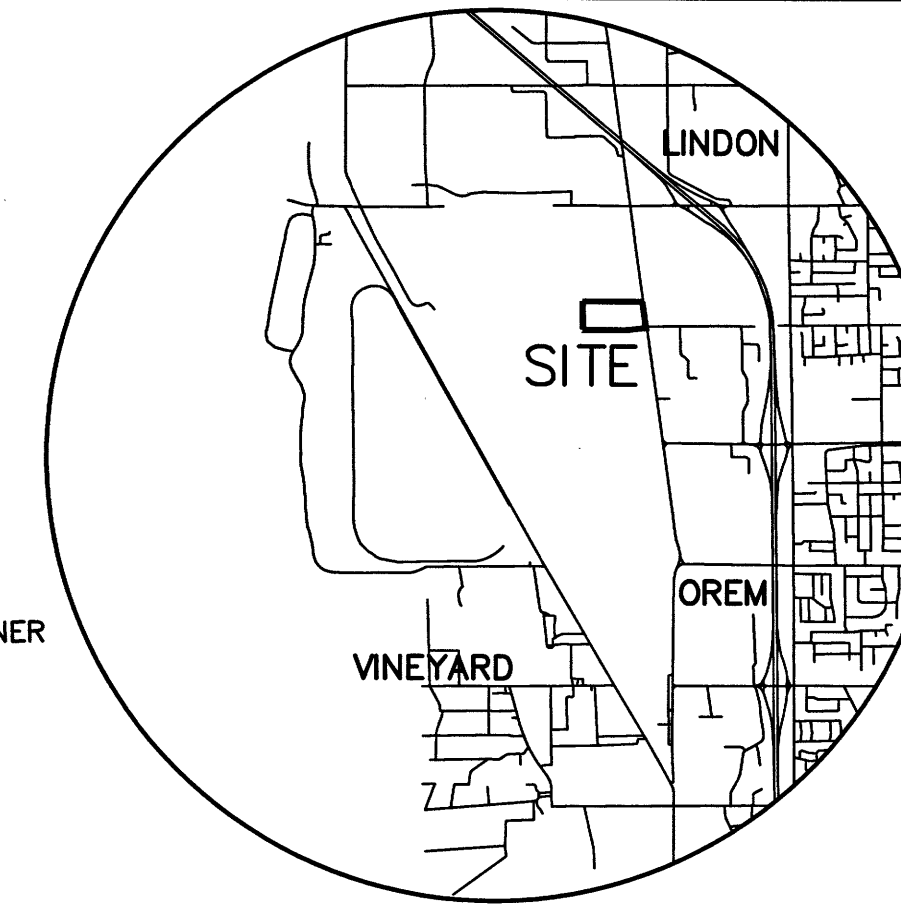
| CURVE TABLE |         |         |             |             |           |
|-------------|---------|---------|-------------|-------------|-----------|
| CURVE       | LENGTH  | RADIUS  | CHORD DIST. | CHORD BRG.  | DELTA     |
| C1          | 134.64' | 85.73'  | 121.22'     | N45°00'42"E | 89°58'53" |
| C2          | 490.67' | 899.00' | 484.60'     | N16°12'16"W | 31°16'18" |
| C3          | 22.61'  | 15.00'  | 20.53'      | N11°20'36"E | 86°22'03" |
| C4          | 125.68' | 203.00' | 123.68'     | N72°15'48"E | 35°28'20" |
| C5          | 157.24' | 899.00' | 157.04'     | S26°49'47"E | 10°0'17"  |
| C6          | 227.78' | 899.00' | 227.17'     | S14°33'38"E | 14°31'00" |
| C7          | 105.65' | 899.00' | 105.59'     | S3°56'07"E  | 6°44'01"  |
| C8          | 55.89'  | 384.00' | 55.84'      | S85°49'50"W | 8°20'20"  |
| C9          | 86.39'  | 55.00'  | 77.78'      | N45°00'00"W | 90°00'00" |



# 400 NORTH COMMERCIAL SUBDIVISION

INCLUDING A VACATION OF GENEVA  
PARK EAST-PHASE ONE MEGAPLEX  
RECORD OF SURVEY LOT 3

LOCATED IN SOUTH EAST 1/4 CORNER OF SECTION 8  
T.6S., R.2E., S.L.B.&M.



VICINITY MAP

## LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- ADJOINERS PROPERTY LINE

## ACCEPTANCE BY LEGISLATIVE BODY

BY: [Signature]  
VINEYARD PLANNING COMMISSION CHAIR  
DATE: 5/10/17

BY: [Signature]  
VINEYARD CITY MANAGER  
DATE: 5/10/17

BY: [Signature]  
CLERK/RECORDER  
DATE: 5/15/2017

BY: [Signature]  
VINEYARD ENGINEER  
DATE: 5/15/2017

BY: [Signature]  
VINEYARD ATTORNEY  
DATE: 5/9/17

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

SURVEYOR'S SEAL: [Signature]  
NOTARY PUBLIC SEAL: [Signature]  
CLERK-RECORDER SEAL: [Signature]

## SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE: March 24, 2017  
K. E. BARNEY, P.L.S.

## BOUNDARY DESCRIPTION

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N.00.47°32'W. A DISTANCE OF 76.08 FEET; THENCE WEST A DISTANCE OF 9.10 FEET TO A POINT OF CURVATURE OF A 789.50-FOOT RADIUS NON TANGENT CURVE TO THE LEFT SAID POINT ALSO BEING THE REAL POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.48 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°33'30" AND A CHORD THAT BEARS S.84°17'26"W. A DISTANCE OF 145.28 FEET; THENCE S.79°00'41"W. A DISTANCE OF 64.54 FEET TO A POINT OF CURVATURE OF A 710.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 129.25 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°25'22" AND A CHORD THAT BEARS S.84°13'22"W. A DISTANCE OF 129.07 FEET; THENCE S.89°26°03'W. A DISTANCE OF 953.43 FEET; THENCE N.00° 36'06"W. A DISTANCE OF 9.46 FEET; THENCE S.89°26°14"W. A DISTANCE OF 12.00 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°59'49" AND A CHORD THAT BEARS N.45°33'52"W. A DISTANCE OF 21.21 FEET; THENCE N.0°33'57"W. A DISTANCE OF 752.30 FEET; THENCE N.89°51'16"E. A DISTANCE OF 1093.77 FEET TO A POINT OF CURVATURE OF A 1600.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03°12'51" AND A CHORD THAT BEARS N.88°14'47"E. A DISTANCE OF 89.74 FEET; THENCE N.86°38'21"E. A DISTANCE OF 36.41 FEET; THENCE S.08°05'53"E. A DISTANCE OF 742.36 FEET TO THE POINT OF BEGINNING; CONTAINING 22.38 ACRES OF LAND. BASIS OF BEARING: NAD 83 CENTRAL ZONE UTAH.

## OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 30th DAY OF March, A.D. 2017

ANDERSON GENEVA, LLC, a Utah limited liability company  
BY: ANDERSON HOLDINGS, LLC, a Utah limited liability company, its Manager

BY: [Signature]  
GERALD D. ANDERSON, MANAGER

ICE CASTLE RETIREMENT FUND L.L.C. a Utah limited liability company  
BY: PRO MANAGEMENT-UTAH, LLC, a Utah Limited Liability Company, its Manager  
BY: [Signature]  
GLENN R. PETTIT, MANAGER

## ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THIS 30th DAY OF March, A.D. 2017 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

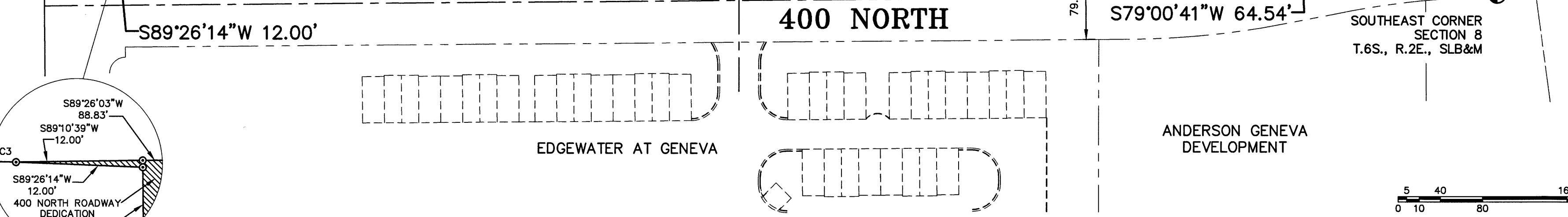
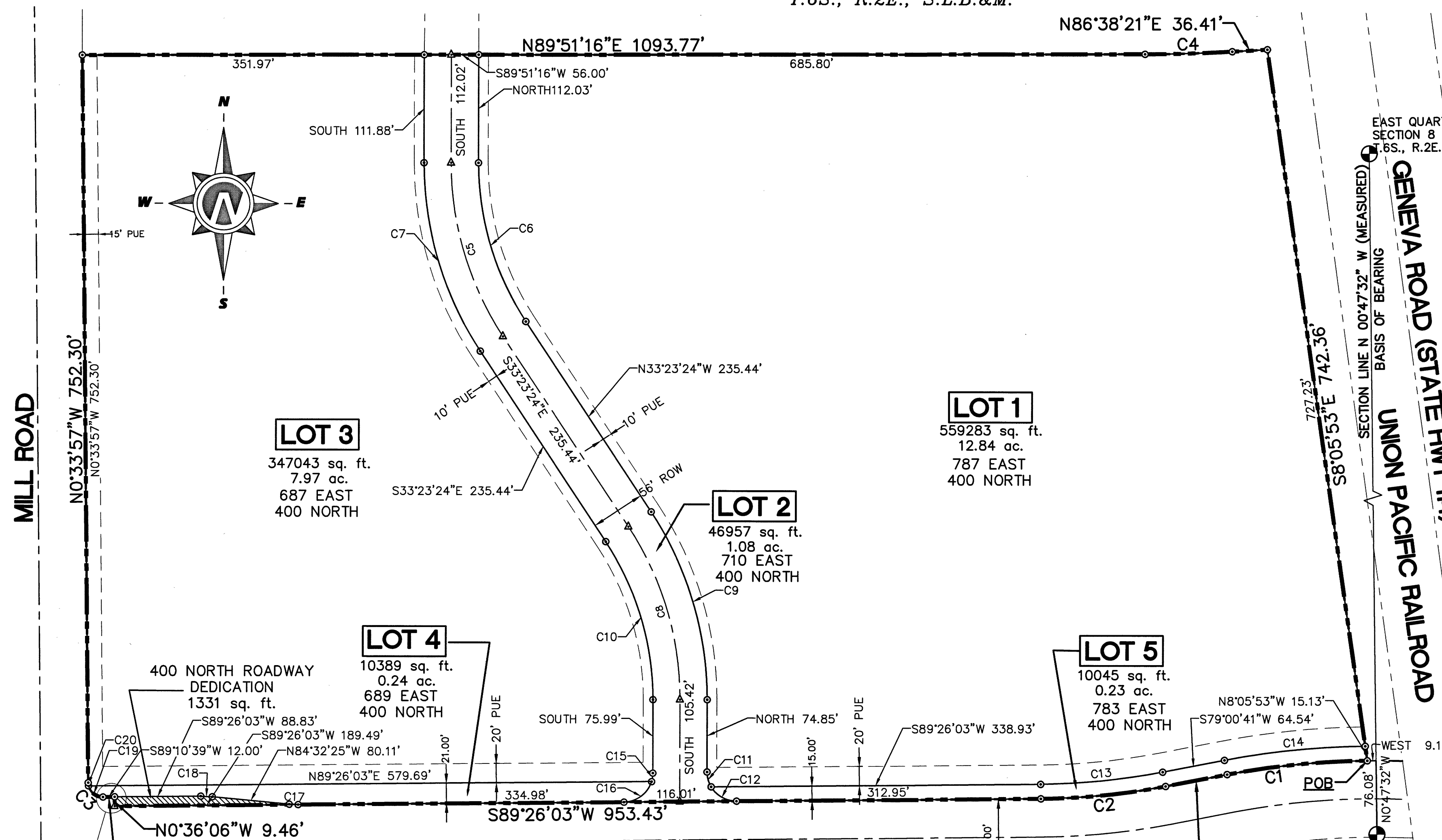
MY COMMISSION NUMBER 676921 [Signature]  
SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES \_\_\_\_\_ PRINT NAME OF NOTARY \_\_\_\_\_

## 400 NORTH COMMERCIAL SUBDIVISION

INCLUDING A VACATION OF GENEVA  
PARK EAST-PHASE ONE MEGAPLEX  
RECORD OF SURVEY LOT 3  
LOCATED IN SECTION 8,  
T.6S., R.2E., S.L.B.&M.

TOWN OF VINEYARD UTAH COUNTY, UTAH  
SCALE: 1" = 80' FEET



DETAIL NOT TO SCALE AND EXAGGERATED FOR CLARITY

## CURVE TABLE

| CURVE | LENGTH  | RADIUS   | CHORD DIST. | CHORD BRG.  | DELTA     |
|-------|---------|----------|-------------|-------------|-----------|
| C1    | 145.48' | 789.50'  | 145.28'     | S84°17'26"W | 10°33'30" |
| C2    | 129.25' | 710.50'  | 129.07'     | S84°13'22"W | 10°25'22" |
| C3    | 23.56'  | 15.00'   | 21.21'      | N45°33'52"W | 89°58'49" |
| C4    | 89.76'  | 1600.00' | 89.74'      | N88°14'47"E | 3°12'51"  |
| C5    | 189.40' | 325.00'  | 186.73'     | S16°41'42"E | 33°23'24" |
| C6    | 173.08' | 297.00'  | 170.64'     | S16°41'42"E | 33°23'24" |
| C7    | 205.72' | 353.00'  | 202.82'     | S16°41'42"E | 33°23'24" |
| C8    | 189.40' | 325.00'  | 186.73'     | S16°41'42"E | 33°23'24" |
| C9    | 205.72' | 353.00'  | 202.82'     | N16°41'42"W | 33°23'24" |
| C10   | 173.08' | 297.00'  | 170.64'     | S16°41'42"E | 33°23'24" |

## CURVE TABLE

| CURVE | LENGTH  | RADIUS  | CHORD DIST. | CHORD BRG.  | DELTA     |
|-------|---------|---------|-------------|-------------|-----------|
| C11   | 16.00'  | 30.00'  | 15.82'      | N15°16'59"W | 30°33'57" |
| C12   | 31.42'  | 30.00'  | 30.00'      | S60°33'57"E | 60°00'00" |
| C13   | 126.52' | 695.50' | 126.35'     | S84°13'22"W | 10°25'22" |
| C14   | 146.23' | 804.49' | 146.03'     | S84°13'07"W | 10°24'52" |
| C15   | 8.84'   | 30.00'  | 8.81'       | S8°26'45"W  | 16°53'30" |
| C16   | 37.98'  | 30.00'  | 35.50'      | S53°09'46"W | 72°32'32" |
| C17   | 9.15'   | 87.00'  | 9.15'       | N87°33'11"W | 6°01'32"  |
| C18   | 11.88'  | 113.00' | 11.88'      | N87°33'11"W | 6°01'32"  |
| C19   | 20.07'  | 15.00'  | 18.60'      | N52°13'48"W | 76°39'55" |
| C20   | 3.49'   | 15.00'  | 3.48'       | N7°14'19"W  | 14°19'27" |

NOTES:  
1. LOT 1 AND LOT 5 SHALL NOT BE PERMITTED ACCESS ROADS TO GENEVA ROAD OR 400 NORTH.  
2. LOT 3 AND LOT 4 SHALL NOT BE PERMITTED ACCESS TO MILL ROAD OR 400 NORTH.

SCALE 1" = 80'  
SCALE 1" = 160'

15539



**Date:** November 14, 2018  
**From:** Elizabeth Hart, Planner  
**To:** City Council  
**Item:** 8.1 The Yard Plat B – Preliminary and Final Plat Application  
**Address:** ~ 400 North and Mill Road  
**Applicant:** Brant Tuttle, Northern Engineering Inc.



**INTRODUCTION:**

The applicant is requesting preliminary and final plat approval. The subject property is currently platted as the 400 North Commercial Subdivision, and is located on Mill Road, south of the Megaplex development and north of Edgewater Townhomes. The subject property is within the Regional Mixed-Use (RMU) zoning district and contains approximately twenty-three (23) acres of land. The applicant is proposing to subdivide the subject property into a total of eight (8) lots. A private lane runs from south to north centrally through the property connecting 400 North to the southern leg of the round-about serving the Megaplex development. Following approval for the preliminary plat, the applicant will request approval for a final plat to be approved by city council. Prior to development of the property, approval of a site plan will be required.

**ANALYSIS:**

| Category             | RMU District Standard                                                                                                                                                                                                                                             | Staff Comments                                                                                                                                                                                                               |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Min. Lot Size</b> | Not Specified in code                                                                                                                                                                                                                                             | <u>Lot 1:</u> 2.00 acres<br><u>Lot 2:</u> 8.51 acres<br><u>Lot 3:</u> 1.37 acres<br><u>Lot 4:</u> 3.40 acres<br><u>Lot 5:</u> 1.25 acres<br><u>Lot 6:</u> 1.32 acres<br><u>Lot 7:</u> 1.06 acres<br><u>Lot 8:</u> 3.55 acres |
| <b>Setbacks</b>      | Collector Road: 20 feet<br>Local Road: 15 feet                                                                                                                                                                                                                    | Buildings will need to meet the setback requirements during the site plan approval.                                                                                                                                          |
| <b>Site Access</b>   | The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience and should be harmonious with proposed and neighboring buildings | The main site access is from the proposed central lane is private. There is also access proposed from Mill Road.                                                                                                             |

**RECOMMENDATION:**

Staff is recommending approval of the preliminary plat Yard Plat B with the following conditions:

1. The applicant pays any outstanding fees
2. The applicant makes any redline corrections prior to the recordation of the plat.

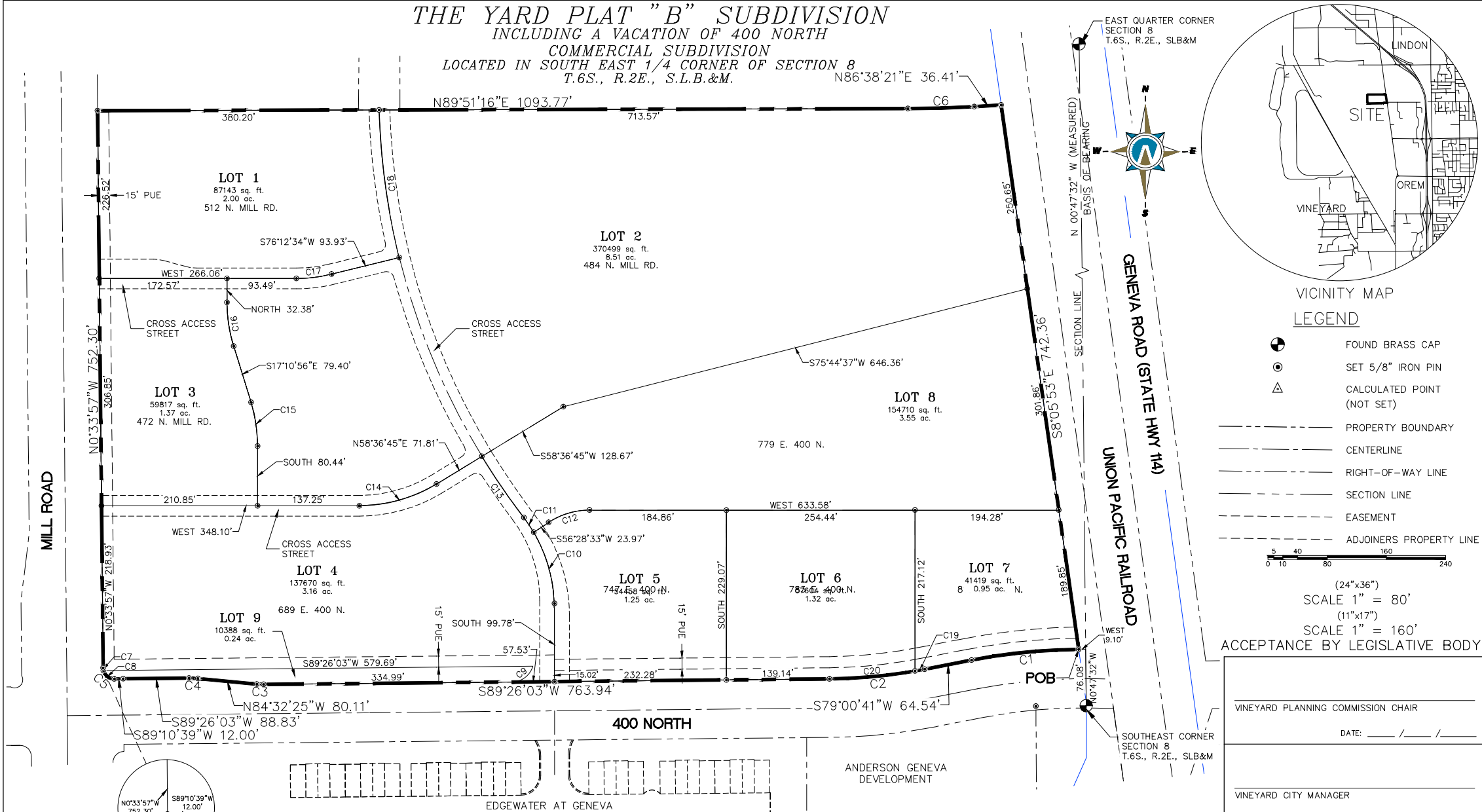
**PROPOSED MOTION:**

"I move to approve the preliminary and final plat of the Yard Plat B preliminary plat with the conditions as proposed."

**ATTACHMENTS:**

Preliminary Plat Application  
Final Plat Application  
The Yard Plat B Plat

THE YARD PLAT "B" SUBDIVISION  
INCLUDING A VACATION OF 400 NORTH  
COMMERCIAL SUBDIVISION  
LOCATED IN SOUTH EAST 1/4 CORNER OF SECTION 8  
T.6S., R.2E., S.L.B.&M.



**SURVEYOR'S CERTIFICATE**  
I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-86-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**  
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N.00.47'32"W. A DISTANCE OF 76.08 FEET; THENCE WEST A DISTANCE OF 9.10 FEET TO A POINT OF CURVATURE OF A 789.50-FOOT RADIUS NON TANGENT CURVE TO THE LEFT SAID POINT ALSO BEING THE REAL POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.48 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10'33'30" AND A CHORD THAT BEARS S.84'17'26"W. A DISTANCE OF 145.28 FEET; THENCE S.79'00'41"W. A DISTANCE OF 64.54 FEET TO A POINT OF CURVATURE OF A 710.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 129.25 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10'25'22" AND A CHORD THAT BEARS S.84'13'22"W. A DISTANCE OF 129.07 FEET; THENCE S.89'26'03"W. A DISTANCE OF 763.94 FEET; TO A POINT OF CURVATURE OF A 87.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 9.15 FEET; THENCE N.84'32'25"W. A DISTANCE OF 80.11 FEET TO A POINT OF CURVATURE OF A 113.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.88 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 6'01'32" AND A CHORD THAT BEARS N.87'33'11"W. A DISTANCE OF 11.88 FEET; THENCE S.89'26'03"W. A DISTANCE OF 88.83 FEET; THENCE S.89'10'39"W. A DISTANCE OF 12.00 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89'58'49" AND A CHORD THAT BEARS N.45'33'52"W. A DISTANCE OF 21.21 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF MILL ROAD VINEYARD, UTAH; THENCE N.00'33'57"W. A DISTANCE OF 752.30 FEET ALONG SAID RIGHT OF WAY; THENCE N.89'51'16"E. A DISTANCE OF 1093.77 FEET TO A POINT OF CURVATURE OF A 1600.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 03'12'51" AND A CHORD THAT BEARS N.88'14'47"E. A DISTANCE OF 89.74 FEET; THENCE N.86'38'21"E. A DISTANCE OF 36.41 FEET; THENCE S.08'05'53"E. A DISTANCE OF 742.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.35 ACRES OF LAND.  
BASIS OF BEARING: NAD 83 CENTRAL ZONE UTAH.

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

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

SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ TITLE & ENTITY \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ TITLE & ENTITY \_\_\_\_\_

**ACKNOWLEDGMENT**  
STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION NUMBER \_\_\_\_\_ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)  
MY COMMISSION EXPIRES \_\_\_\_\_ PRINT NAME OF NOTARY \_\_\_\_\_

THE YARD PLAT "B" SUBDIVISION  
INCLUDING A VACATION OF 400 NORTH  
COMMERCIAL SUBDIVISION  
LOCATED IN SECTION 8,  
T.6S., R.2E., S.L.B.&M.  
TOWN OF VINEYARD \_\_\_\_\_ UTAH COUNTY, UTAH  
SCALE: 1" = 80' FEET

**PLAT NOTES**

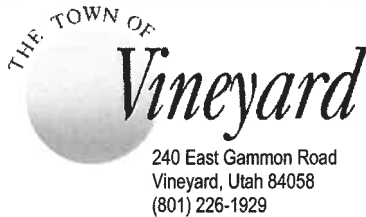
1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.
2. THE INSTALLATION OS IMPROVEMENTS SHALL CONFORM TO ALL STANDARDS, REGULATIONS AND ORDINANCES.
3. BUILDING PERMIT WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
4. NO BUILDING PERMIT WILL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF THE BUILDING PERMIT ISSUANCE.

5. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREET DESIGNATED AS "PRIVATE" ON THIS PLAT.
6. DRIVEWAYS AND LOT LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
7. DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
8. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
9. ALL BUILDING AND DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE VINEYARD ZONING ORDINANCE.
10. THE FOLLOWING RECORDED CROSS PARKING AND ACCESS AND UTILITY EASEMENTS APPLY TO THIS PLAT; ENTRY 66255:2015, ENTRY 66256:2015, ENTRY 66257:2015, ENTRY 66258:2015 AS RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE.

| CURVE TABLE |         |          |             |             |           |
|-------------|---------|----------|-------------|-------------|-----------|
| CURVE       | LENGTH  | RADIUS   | CHORD DIST. | CHORD BRG.  | DELTA     |
| C1          | 145.48' | 789.50'  | 145.28'     | S84'17'26"W | 10'33'30" |
| C2          | 129.25' | 710.50'  | 129.07'     | S84'13'22"W | 10'25'22" |
| C3          | 9.15'   | 87.00'   | 9.15'       | N87'33'11"W | 6'01'32"  |
| C4          | 11.88'  | 113.00'  | 11.88'      | N87'33'11"W | 6'01'32"  |
| C5          | 23.56'  | 15.00'   | 21.21'      | N45'33'52"W | 89'59'49" |
| C6          | 89.76'  | 1600.00' | 89.74'      | N88'14'47"E | 3'12'51"  |
| C7          | 3.49'   | 15.00'   | 3.48'       | N7'14'19"W  | 13'19'55" |
| C8          | 20.07'  | 15.00'   | 18.60'      | N52'13'48"W | 76'39'03" |
| C9          | 37.98'  | 30.00'   | 35.50'      | N53'09'46"E | 72'32'31" |
| C10         | 106.71' | 200.00'  | 105.45'     | S15'17'05"E | 30'34'10" |
| C11         | 23.96'  | 200.00'  | 23.95'      | S34'00'07"E | 6'51'54"  |
| C12         | 58.51'  | 100.00'  | 57.68'      | S73'14'17"W | 33'31'27" |

| CURVE TABLE |         |         |             |             |           |
|-------------|---------|---------|-------------|-------------|-----------|
| CURVE       | LENGTH  | RADIUS  | CHORD DIST. | CHORD BRG.  | DELTA     |
| C13         | 100.27' | 950.00' | 100.22'     | S34'24'39"E | 6'02'50"  |
| C14         | 109.56' | 200.00' | 108.20'     | S74'18'23"W | 31'23'15" |
| C15         | 59.98'  | 200.00' | 59.75'      | S8'35'28"E  | 17'10'56" |
| C16         | 59.98'  | 200.00' | 59.75'      | S8'35'28"E  | 17'10'56" |
| C17         | 48.14'  | 200.00' | 48.02'      | N83'06'17"E | 13'47'26" |
| C18         | 201.51' | 950.00' | 201.14'     | S7'42'49"E  | 12'09'13" |
| C19         | 13.32'  | 710.49' | 13.32'      | S79'32'55"W | 1'04'28"  |
| C20         | 115.92' | 710.50' | 115.80'     | N84'45'36"E | 9'20'54"  |

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



## PRELIMINARY SUBDIVISION APPLICATION

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

APPLICATION DATE: OCTOBER 25, 2018

APPLICANT(S): BRAND TUTTLE, NORTHERN ENGINEERING, INC.

ADDRESS OF APPLICANT: 1040 E 800 N, OREM, UTAH 84097

BUSINESS PHONE #: 801-802-8992

CELL PHONE #: 801-9380-2114

EMAIL ADDRESS: btuttle@neinc.com

FAX NUMBER: 801-802-8993

CURRENT ZONING DISTRICT DESIGNATION: RML

NUMBER OF PROPOSED NEW LOTS: 5 PREVIOUS LOTS BEING CHANGED TO 9 NEW LOTS

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 400 NORTH COMMERCIAL SUBDIVISION

LOTS 1 THRU 5, LOT 1- 787 E 400 N, LOT 3- 687 E 400 N

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 23.17 ACRES

NAME OF PROPERTY OWNER(S): FIFTY MILL, LLC

### CHECK APPLICABLE PERMIT ATTACHMENT:

|                                     |                            |                                     |                         |
|-------------------------------------|----------------------------|-------------------------------------|-------------------------|
| <input type="checkbox"/>            | CONDITIONAL USE PERMIT     | <input checked="" type="checkbox"/> | FINAL PLAT              |
| <input type="checkbox"/>            | GENERAL MAP/PLAT AMENDMENT | <input type="checkbox"/>            | LAND DISTURBANCE PERMIT |
| <input type="checkbox"/>            | MINOR PLAT AMENDMENT       | <input type="checkbox"/>            | PERMITTED USE SITE PLAN |
| <input checked="" type="checkbox"/> | PRELIMINARY SUBDIVISION    | <input type="checkbox"/>            | ROAD CUT PERMIT         |
| <input type="checkbox"/>            | TEMPORARY USE PERMIT       | <input type="checkbox"/>            | VARIANCE APPLICATION    |

SIGNATURE OF APPLICANT(S):

Brand O. Tuttle

Applicant Signature

10-25-2018

Date

Co-Applicant Signature

Date

| <b>OFFICE USE ONLY</b>     |                    |                          |              |
|----------------------------|--------------------|--------------------------|--------------|
| <b>DATE RECEIVED</b>       |                    | <b>DATE OF APPROVALS</b> |              |
| Initial Submittal          | Complete Submittal | Planning Commission      | Town Council |
| Type of Request            | Staff Comments:    |                          |              |
| <b>PAYMENT INFORMATION</b> |                    |                          |              |
| Amount Due                 | Date Paid          | Amount Paid              | Check #      |

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

**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH     }





## FINAL SUBDIVISION APPLICATION

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

APPLICATION DATE: OCTOBER 25, 2018

Application Fee: \$1,940.00 + 6.20 per lot =  
3981.60

APPLICANT(S): BEAUT TUTTLE, NORTHERN ENGINEERING, INC.

ADDRESS OF APPLICANT: 1040 EAST 800 NORTH, OREM, UTAH 84097

NAME OF PLAT - "THE YARD, PLAT B" WHICH IS A VACATION OF 400 NORTH COMMERCIAL SUBDIVISION

BUSINESS PHONE #: 801-802-8992

CELL PHONE #: 801-380-2114

EMAIL ADDRESS: btuttle@engineerinc.com

FAX NUMBER: 801-802-8993

CURRENT ZONING DISTRICT DESIGNATION: RM4

NUMBER OF PROPOSED NEW LOTS: 5 EXISTING LOTS BEING CHANGED TO 9 NEW LOTS

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 400 NORTH COMMERCIAL SUBDIVISION

LOTS 1 THRU 5, LOT 1 - 787 EAST 400 NORTH; LOT 3 - 687 EAST 400 NORTH

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 23.17 ACRES

NAME OF PROPERTY OWNER(S): FIFTY MILL, LLC.

SIGNATURE OF APPLICANT(S):

BRAND D. TUTTLE

Signature

10-25-2018

DATE

BRAND D. TUTTLE

Print name

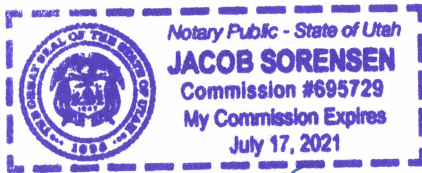
| <b>OFFICE USE ONLY</b>     |                           |                            |                     |
|----------------------------|---------------------------|----------------------------|---------------------|
| <b>DATE RECEIVED</b>       |                           | <b>DATE OF APPROVALS</b>   |                     |
| <b>Initial Submittal</b>   | <b>Complete Submittal</b> | <b>Planning Commission</b> | <b>Town Council</b> |
| <b>Type of Request</b>     | <b>Staff Comments:</b>    |                            |                     |
| <b>PAYMENT INFORMATION</b> |                           |                            |                     |
| <b>Amount Due</b>          | <b>Date Paid</b>          | <b>Amount Paid</b>         | <b>Check #</b>      |

**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH        }  
                                  }ss

COUNTY OF UTAH}

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



Steve Hutchings (Property Owner)  
400 Mill, LLC who is the manager of  
Fifty Mill, LLC (Property Owner)

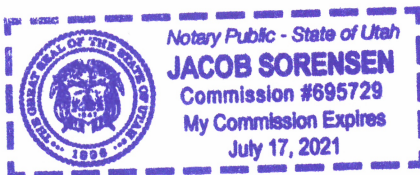
Subscribed and sworn before me, Steve Hutchings, manager of 400 mill LLC who is the manager of Fifty mill, LLC, a Notary Public, on this 25 day of October, 2018.

[Signature]  
(Notary Public)

My commission expires: 7/17/21

**AGENT AUTHORIZATION AFFIDAVIT**

I, the undersigned, Fifty Mill, LLC, as owner(s) of the real property described in the attached application, do authorize the following: BRYAN TURTLE, NORTHERN ENGINEERING, INC, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.



Steve Hutchings (Property Owner)  
manager of 400 Mill, LLC who is the manager of Fifty mill, LLC (Property Owner)

Dated this 26 day of October, 2018, personally appeared before me,

Steve Hutchings, manager of 400 mill, LLC who is the manager of Fifty mill, LLC, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

[Signature]  
(Notary Public)

My commission expires: 7/17/21

WHEN RECORDED MAIL TO  
(TAX MAILING ADDRESS):

Grantee  
9537 South 700 East  
Sandy, UT 84070  
MTC File No. 263484

### SPECIAL WARRANTY DEED

Anderson Geneva, LLC, a Delaware limited liability company and Ice Castle Retirement Fund, LLC, a Delaware limited liability company formerly a Utah limited liability company, GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the Grantors to

Fifty Mill, LLC, a Utah limited liability company,

as GRANTEE, the following described real property situated in Utah County, State of Utah, to-wit:

See attached Exhibit "A."

Subject to a land use covenant, dated November 22, 2010 and recorded with the Utah County Recorder on November 22, 2010, as Entry No. 101636:2010 and contains activity and use limitations set forth in the land use covenant.

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the grantors have executed this 25th day of October, 2018.

Anderson Geneva, LLC, a Delaware limited liability company

By: Anderson Holdings, LLC, Its Manager

By: \_\_\_\_\_  
Gerald D. Anderson, Manager

Ice Castle Retirement Fund, LLC, a Delaware limited liability company

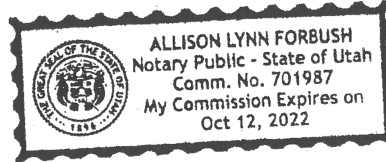
By: Pro Management Utah, LLC, Its Manager

By: \_\_\_\_\_  
Glen R. Pettit, Manager

STATE OF UTAH )  
 )  
 :SS  
 COUNTY OF SALT LAKE )

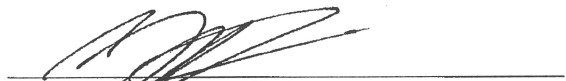
The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October 2018 by Gerald D. Anderson the manager of Anderson Holdings, LLC, the manager of Anderson Geneva, LLC, a Delaware limited liability company who duly acknowledged to me that it was executed by authority.

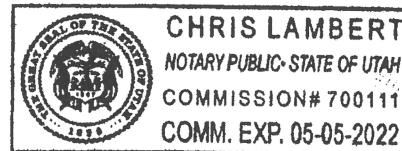
  
 Notary Public



STATE OF UTAH )  
 )  
 :SS  
 COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October 2018 by Glen R. Pettit the manager of Pro Management Utah, LLC, the manager of Ice Castle Retirement Fund L.L.C., a Delaware limited liability company who duly acknowledged to me that it was executed by authority.

  
 Notary Public



MTC File No. 263484

## Exhibit "A"

Parcel 1: [ 39-265-0002, 39-265-0003, 39-265-0004, 39-265-0005]  
 Lots 2, 3, 4 and 5, 400 North Commercial Subdivision, including a vacation of Geneva Park East - Phase One Megaplex Record of Survey Lot 3, according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel 2: [39-265-0001 and 17-030-0001]

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, SAID POINT BEING REAL POINT OF BEGINNING;

THENCE S.89°26'03"W. A DISTANCE OF 67.90 FEET; THENCE N.00°25'44"W. A DISTANCE OF 74.16 FEET TO A POINT OF CURVATURE OF A 789.50-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.36 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 04°14'08" AND A CHORD THAT BEARS N.87°27'06"E. A DISTANCE OF 58.35 FEET; THENCE N.08°05'53"W. A DISTANCE OF 15.13 FEET TO A POINT OF CURVATURE OF A 804.49-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 146.26 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°25'00" AND A CHORD THAT BEARS S.84°13'11"W. A DISTANCE OF 146.06 FEET; THENCE S.79°00'41"W. A DISTANCE OF 64.54 FEET TO A POINT OF CURVATURE OF A 695.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.52 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°25'22" AND A CHORD THAT BEARS S.84°13'22"W. A DISTANCE OF 126.35 FEET; THENCE S.89°26'03"W. A DISTANCE OF 338.93 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 30°33'57" AND A CHORD THAT BEARS N.15°16'59"W. A DISTANCE OF 15.82 FEET; THENCE NORTH A DISTANCE OF 74.85 FEET TO A POINT OF CURVATURE OF A 353.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 205.72 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 33°23'24" AND A CHORD THAT BEARS N.16°41'42"W. A DISTANCE OF 202.82 FEET; THENCE N.33°23'24"W. A DISTANCE OF 235.44 FEET TO A POINT OF CURVATURE OF A 297.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A



DISTANCE OF 173.08 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF  $33^{\circ}23'24''$  AND A CHORD THAT BEARS  $N.16^{\circ}41'42''W.$  A DISTANCE OF 170.64 FEET; THENCE NORTH A DISTANCE OF 112.03 FEET; THENCE  $N.89^{\circ}51'16''E.$  A DISTANCE OF 685.80 FEET TO A POINT OF CURVATURE OF A 1600.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 89.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF  $03^{\circ}12'51''$  AND A CHORD THAT BEARS  $N.88^{\circ}14'47''E.$  A DISTANCE OF 89.74 FEET; THENCE  $N.86^{\circ}38'21''E.$  A DISTANCE OF 36.41 FEET; THENCE  $N.86^{\circ}38'21''E.$  A DISTANCE OF 39.97 FEET; THENCE  $S.07^{\circ}47'29''E.$  A DISTANCE OF 820.60 FEET; THENCE  $S.89^{\circ}26'03''W.$  A DISTANCE OF 36.39 FEET TO THE POINT OF BEGINNING.

Tax ID: 39-265-0001, 39-265-0002, 39-265-0003, 39-265-0004, 39-265-0005



**Date:** November 14, 2018  
**Agenda Item:** 8.2 Public Hearing and Consideration of Ordinance 2018-16 Zoning Text Amendments  
**From:** Morgan Brim, Community Development Director  
**Department:** Community Development  
**Subject:** Public Hearing for Zoning Ordinance Text Amendments

---

Community Development staff is proposing several zoning text amendments to provide further regulatory clarity and reduce redundancy and conflicts. The Planning Commission reviewed these amendments in a work session meeting on October 17, 2018 and held a public hearing on November 7, 2018. The Planning Commission recommended approval of Ordinance 2018-16 with the exception of amendments to tree spacing requirements. Each proposed text amendment is detailed below.

**PROPOSED ORDINANCE:**

1. Section 15.12.050 District Use Table

- The VCO currently does not specify that occupancy of dwelling units are limited to one family as defined:

***Family:** A person living alone, or any of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities: (a) Any number of people who are related by blood, marriage, adoption, or court sanctioned guardianship together with any incidental domestic or support staff who may or may not reside on the premises; or (b) four (4) unrelated people; or (c) two (2) unrelated people and any children related to either of them. "Family" does not include any group of individuals whose association is temporary or seasonal in nature or who are in a group living arrangement because of criminal offenses.*

It is important to clarify in the VCO that dwelling units are limited to one family. This will safeguard the city from a potential claim that multiple families may live within one dwelling unit. The city currently is experiencing a parking shortage and the State of Utah on the whole, has a significant housing shortage. This climate could result in an increase in housing unit occupancy. The city needs clear language to assist code enforcement in addressing these important issues. The proposed text amendment inserts standard #8 to the District Use Table which states that the occupancy of a dwelling unit shall be limited to one family as defined above. A note is provided in the residential category of the table to reference this standard.

- Home Occupations  
The RMU district was amended to allow Home Occupations as a permitted use.

## VINEYARD CITY PLANNING COMMISSION STAFF REPORT

- Environment Remediation Activities  
Environmental remediation is currently a conditional use in the BP, RC, FOI, M and PF Districts. Environmental cleanup of the former Geneva Mill is highly regulated by State and Federal Agencies. Staff feels it is important to not add another layer of regulation on future remediation efforts and is proposing a permitted use allowance in the applicable districts.
2. Section 15.32.120 Exception to Maximum Height Limitations
    - Flag Poles  
The height exception for flag poles was removed.
  3. Section 15.34.060 Part 11 Accessory Dwelling Units
    - Accessory Dwelling Unit Exterior Entrances and Interior Connections  
Staff has received requests to allow ADU entrances from within attached garages. The fire marshal and inspector have recommended that ADU's contain an entrance directly from the exterior of the structure as opposed to having to first enter a home and then enter into the ADU. This change will allow emergency personnel to enter directly into an ADU without have to search the interior of a home for entry into the ADU. ADUs must also have a connection from within the home to ensure ADUs do not operate as a duplex. The code was amended to clarify this requirement.
  4. Section 15.38.030 Parking Requirements
    - Driveway Slopes  
Driveway slopes are restricted to 8% with the ability of the Public Works Director to approve greater slopes.
    - Drive-thru Standards  
Drive-thru standards are removed from the parking table since standards are already contained in the Drive-thru Development Standards.
    - Parking Requirements for Medical Offices and Clinics  
Vineyard will soon receive multiple proposals for medical offices and clinics. Currently, the VCO requires one parking space per 150 square feet. This translates to a very high parking requirement. Staff reviewed the following six municipal parking codes and found, except for Mapleton, Vineyard had a much higher parking requirement. Staff is proposing that one space be required per 200 square feet. This will put Vineyard more in-align with other localities in Utah County.

## VINEYARD CITY PLANNING COMMISSION STAFF REPORT

### Parking for Medical Offices and Clinics

| City           | Standard                                                                                                                            |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Springville    | 1 space per one 150 square feet of floor area. When part of a mixed use/shopping center, 1 space per 225 square feet of floor area. |
| Lehi           | 1 space per 250 square feet of gross floor area                                                                                     |
| Pleasant Grove | 1 space per 200 square feet of gross floor area                                                                                     |
| Highland       | 1 space per 250 square feet                                                                                                         |
| Mapleton       | 1 space per 150 square feet of gross floor area                                                                                     |
| Payson         | 1 space per square feet of floor space.                                                                                             |

#### 5. Section 15.40.080 Design Standards and Requirements

- References for plant and tree standards  
References to the Vineyard Tree Manual is added for tree and plant materials.

- Tree Spacing

Tree spacing was increased from 20 feet to 40 feet.

*During the Planning Commission meeting on November 8, 2018, the commission expressed concern regarding the increase in tree spaces. They want to discuss this item in a future work session and work on it as a stand-alone amendment.*

#### 6. Section 15.60.020 Definitions

- Dwelling Definition  
The definition of Dwelling was amended to specify that only one family may occupy a dwelling unit.

#### 7. Section 2.08.5 RMU - Development Standard – Building Height

- During a past text amendment, the City Council approved an increase in building height in the RMU District to 60 feet measured from the top of back of curb. The RMU Special Zoning District conflicts with this standard and states that allowable height is 52 feet and four stories. The proposed amendment removes building height provisions in the RMU District and adds a reference to Section 15.12.060-Dimensional Standards Table.

#### 8. Chapter 15.44

- In the past, Vineyard adopted Chapter 15.44, a building code, which conflicts with our current building. When the new zoning ordinance was adopted this ordinance was not repealed. The new ordinance will repeal this code.

### RECOMMENDATION:

Staff is recommending approval of Ordinance 2018-16 with the findings identified in the staff report.

## **VINEYARD CITY PLANNING COMMISSION STAFF REPORT**

### **PROPOSED MOTION:**

*"I move to approve Ordinance 2018-16, except 15.40.080 Part 6(e) related to tree spacing requirements."*

### **ATTACHMENTS:**

- Proposed Ordinance (Includes all text amendments)

## **ORDINANCE 2018-16**

**AN ORDINANCE AMENDING THE VINEYARD MUNICIPAL ZONING CODE SECTIONS 15.12.050 DISTRICT USE TABLE, 15.32.120 EXCEPTIONS TO MAXIMUM HEIGHT LIMITATIONS, 15.34.060 ACCESSORY DWELLING UNITS, 15.38.030 PARKING REQUIREMENTS, 15.40.080 DESIGN STANDARDS AND REQUIREMENTS, 15.60.020 DEFINITIONS, AND 2.08.5 DEVELOPMENT STANDARD, BUILDING HEIGHT AND DELETING CHAPTER 15.44.**

**WHEREAS**, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code, permits Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances; and

**WHEREAS**, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code § 10-9a-102(2); and

**WHEREAS**, the Planning Commission held a public hearing on November 7, 2018 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

**WHEREAS**, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on November 14, 2018; and

**WHEREAS**, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

**NOW THEREFORE**, be it ordained by the City Council of Vineyard, in the State of Utah, as follows:

**SECTION 1: AMENDMENT** "15.12.050 District Use Table" of the Vineyard Municipal Zoning Code is hereby amended as follows:

### **AMENDMENT**

#### **15.12.050 District Use Table**

1. District Use Table: The district use table lists all use types and zoning districts where the use type is permitted (P), allowed through the provision of a conditional use permit (C), permitted as an accessory use (A) to a principal use or permitted for temporary timeframe (T).
2. Prohibited Uses: All uses marked with an "x" in the district use table or not specifically listed are prohibited, except where state or federal law otherwise preempts local land use regulation.
3. Additional Requirements: In addition to requirements listed at the bottom of the district use



table, additional requirements for specific uses are listed in VZC 15.14 Special Purpose Districts, VZC 15.32 General Property Development Standards and VZC 15.34 Supplementary Development Standards of the zoning ordinance. Accessory Use: An accessory use, unless otherwise permitted in the zoning ordinance, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site.

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; Xx = Indicates Additional Standards Below

*P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X<sup>x</sup> = Indicates Additional Standards Below*

| ZONING DISTRICT USES |                                                                                                                  | OS | A-1            | R&A-5          | RE-20          | R-1-15         | R-1-10         | R-1-8          | R-2-15         | HDR-1          | HDR-2          | RMU | FMU | BP | RC             | FOI            | M | PF |
|----------------------|------------------------------------------------------------------------------------------------------------------|----|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----|-----|----|----------------|----------------|---|----|
| RESIDENTIAL          | Dwelling, Multiple-Family                                                                                        | N  | N              | N              | N              | N              | N              | N              | N              | N              | P              | P   | P   | N  | N              | N              | N | N  |
|                      | Dwelling, Single-Family                                                                                          | N  | P              | P              | P              | P              | P              | P              | P              | P              | N              | P   | N   | N  | N              | N              | N | N  |
|                      | Dwelling, Two-Family                                                                                             | N  | N              | N              | N              | N              | N              | N              | P              | P              | N              | P   | P   | N  | N              | N              | N | N  |
|                      | Model Home                                                                                                       | N  | P              | P              | P              | P              | P              | P              | P              | P              | P              | P   | N   | N  | N              | N              | N | N  |
|                      | Residence for Persons with a Disability                                                                          | N  | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | N   | N   | N  | N              | N              | N | N  |
|                      | Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a school. | N  | C <sup>5</sup> | C <sup>5</sup> | C <sup>5</sup> | C <sup>5</sup> | C <sup>5</sup> | C <sup>5</sup> | C <sup>5</sup> | C <sup>5</sup> | C <sup>5</sup> | N   | N   | N  | N              | N              | N | N  |
|                      | Residential Facility for Elderly Persons                                                                         | N  | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | P <sup>2</sup> | N   | N   | N  | N              | N              | N | N  |
|                      | Residential Lease, Short-term                                                                                    | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N   | N  | N              | N              | N | N  |
| COMMERCIAL           | Agriculture, Commercial                                                                                          | P  | P              | P              | N              | N              | N              | N              | N              | N              | N              | N   | N   | N  | N              | N              | N | N  |
|                      | Animal Hospital                                                                                                  | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | P   | N   | N  | P              | P              | P | N  |
|                      | Financial Institution                                                                                            | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | P   | P   | C  | P              | P              | N | N  |
|                      | Billboard                                                                                                        | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N   | N  | N              | N              | N | N  |
|                      | Car Wash                                                                                                         | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | C   | N   | N  | C <sup>3</sup> | C              | P | N  |
|                      | Chemical Manufacture, Storage, and Distribution (Existing)                                                       | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N   | N  | N              | N              | N | N  |
|                      | Commercial Day Care/Preschool Center                                                                             | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | C   | C   | C  | C              | C <sup>3</sup> | N | N  |

|                                                                  |   |   |   |   |   |   |   |   |   |   |                |                |   |                |   |                |   |
|------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|----------------|----------------|---|----------------|---|----------------|---|
| Commercial Plant Nursery                                         | N | C | C | N | N | N | N | N | N | N | C              | N              | N | P              | P | P              | N |
| Commercial Recreation, Indoor                                    | N | N | N | N | N | N | N | N | N | N | C              | C              | C | P              | N | N              | N |
| Commercial Recreation, Outdoor                                   | N | C | C | N | N | N | N | N | N | N | C              | N              | C | C              | N | N              | N |
| Composting Facility                                              | N | N | N | N | N | N | N | N | N | N | N              | N              | N | N              | N | C              | N |
| Construction Sales and Service                                   | N | N | N | N | N | N | N | N | N | N | P              | N              | N | C              | C | P              | N |
| Contractor's Office/Storage Yard                                 | N | N | N | N | N | N | N | N | N | N | N              | N              | N | N              | N | P              | N |
| Distribution Center                                              | N | N | N | N | N | N | N | N | N | N | C              | N              | C | N              | N | P              | N |
| Drive-thru Facility                                              | N | N | N | N | N | N | N | N | N | N | P <sup>7</sup> | P <sup>7</sup> | N | P <sup>7</sup> | N | P <sup>7</sup> | N |
| Dry Cleaning                                                     | N | N | N | N | N | N | N | N | N | N | P              | P              | N | P              | P | N              | N |
| Flammable Liquids or Gases Manufacture, Storage and Distribution | N | N | N | N | N | N | N | N | N | N | C              | N              | N | N              | N | C              | N |
| Funeral Home/Mortuary                                            | N | N | N | N | N | N | N | N | N | N | C              | N              | C | N              | N | N              | N |
| Golf Course                                                      | C | C | C | N | C | N | N | N | N | N | N              | N              | N | N              | N | N              | N |

*P: Permitted Uses; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X<sup>s</sup> = Indicates additional standards below*

| <b>ZONING DISTRICT USES</b> |                             | OS | A-1 | R&A-5 | RE-20 | R-1-15 | R-1-10 | R-1-8 | R-2-15 | HDR-1 | HDR-2 | RMU | FMU | BP | RC | FOI            | M              | PF |
|-----------------------------|-----------------------------|----|-----|-------|-------|--------|--------|-------|--------|-------|-------|-----|-----|----|----|----------------|----------------|----|
| <b>COMMERCIAL</b>           | Health and Fitness Facility | N  | N   | N     | N     | N      | N      | N     | N      | N     | N     | P   | P   | P  | P  | N              | N              | N  |
|                             | Hotel                       | N  | N   | N     | N     | N      | N      | N     | N      | N     | N     | C   | C   | C  | C  | N              | N              | N  |
|                             | Hybrid Production Facility  | N  | N   | N     | N     | N      | N      | N     | N      | N     | N     | C   | C   | N  | C  | P              | N              | N  |
|                             | Kennel, Commercial          | N  | N   | N     | N     | N      | N      | N     | N      | N     | N     | N   | N   | N  | C  | P <sup>2</sup> | P <sup>2</sup> | N  |
|                             | Kennel, Outdoor Commercial  | N  | N   | N     | N     | N      | N      | N     | N      | N     | N     | N   | N   | N  | N  | C <sup>2</sup> | C <sup>2</sup> | N  |
|                             | Laundry, Commercial         | N  | N   | N     | N     | N      | N      | N     | N      | N     | N     | C   | C   | N  | N  | P              | P              | N  |
|                             | Laundry, Self-Serve         | N  | N   | N     | N     | N      | N      | N     | N      | N     | N     | P   | P   | P  | N  | P              | P              | N  |
|                             | Manufacturing, Heavy        | N  | N   | N     | N     | N      | N      | N     | N      | N     | N     | N   | N   | N  | N  | N              | C              | N  |
|                             | Manufacturing, Light        | N  | N   | N     | N     | N      | N      | N     | N      | N     | N     | N   | N   | P  | N  | P              | P              | N  |
|                             | Medical and Dental Clinic   | N  | N   | N     | N     | N      | N      | N     | N      | N     | N     | P   | P   | P  | N  | N              | N              | N  |

|                                                  |   |   |   |   |   |   |   |   |   |   |   |   |                |                |                                |   |   |
|--------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|----------------|----------------|--------------------------------|---|---|
| Medical or Dental Laboratory                     | N | N | N | N | N | N | N | N | N | N | P | P | P              | N              | P                              | P | N |
| Motel                                            | N | N | N | N | N | N | N | N | N | N | C | C | C              | C              | N                              | N | N |
| Motor Vehicle Fueling Station                    | N | N | N | N | N | N | N | N | N | N | C | N | N              | C              | C                              | N | N |
| Nightclub                                        | N | N | N | N | N | N | N | N | N | N | C | C | N              | C              | N                              | N | N |
| Nursing Care Facility                            | N | N | N | N | N | N | N | N | N | N | C | C | C              | N              | N                              | N | N |
| Nursing Home, Convalescent Care                  | N | C | C | C | C | C | C | C | C | C | N | N | N              | N              | N                              | N | N |
| Office                                           | N | N | N | N | N | N | N | N | N | N | P | P | P              | P <sup>4</sup> | P <sup>4</sup>                 | N | N |
| Pawnshop                                         | N | N | N | N | N | N | N | N | N | N | C | N | N              | N              | N                              | N | N |
| Personal Care Services                           | N | N | N | N | N | N | N | N | N | N | P | P | N              | P              | N                              | N | N |
| Personal Instruction Service                     | N | N | N | N | N | N | N | N | N | N | P | P | C              | P              | C                              | N | N |
| Private Club                                     | N | N | N | N | N | N | N | N | N | N | C | C | C              | C              | N                              | N | N |
| Restaurant                                       | N | N | N | N | N | N | N | N | N | N | P | P | P              | P              | <del>N</del><br>P <sup>3</sup> | N | N |
| Retail Sales and Services                        | N | N | N | N | N | N | N | N | N | N | P | P | P <sup>3</sup> | P              | P <sup>3</sup>                 | N | N |
| Retail Sales and Services (Community Commercial) | N | N | N | N | N | N | N | N | N | N | P | P | N              | N              | N                              | N | N |

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| <b>ZONING DISTRICT USES</b> |                                                                    | OS | A-1            | R&A-5          | RE-20          | R-1-15         | R-1-10         | R-1-8          | R-2-15         | HDR-1          | HDR-2          | RMU            | FMU | BP             | RC             | FOI            | M | PF |
|-----------------------------|--------------------------------------------------------------------|----|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----|----------------|----------------|----------------|---|----|
| <b>COMMERCIAL</b>           | Retail Sales and Services (Regional)                               | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | P              | P   | N              | P              | N              | N | N  |
|                             | Salvage Yard                                                       | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N              | N              | N              | C | N  |
|                             | Sexually Oriented Business                                         | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N              | N              | N              | C | N  |
|                             | Storage - Self Service Mixed-Use Facility                          | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | C <sup>2</sup> | N   | C <sup>2</sup> | C <sup>2</sup> | C <sup>2</sup> | N | N  |
|                             | Storage - Self Service                                             | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N              | N              | N              | P | N  |
|                             | Storage of Recreational Vehicles                                   | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N              | N              | N              | P | N  |
|                             | Trailer/RV Camping Facilities                                      | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N              | N              | N              | N | N  |
|                             | Vehicle and Equipment Rental                                       | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N              | C              | C              | N | N  |
|                             | Vehicle and Equipment Repair (Major)                               | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N              | C              | C              | P | N  |
|                             | Vehicle and Equipment Repair (Minor)                               | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N              | C              | C              | P | N  |
|                             | Vehicle and Equipment Sale and Rental New or Used (Heavy)          | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N              | C              | C              | N | N  |
|                             | Vehicle and Equipment Sale or Rental or Sale - New or Used (Light) | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | N              | C              | P              | N | N  |
|                             | Warehouse                                                          | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N   | C              | N              | P              | P | N  |
|                             | Warehouse Club                                                     | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | C              | N   | N              | C              | N              | N | N  |
|                             | Wholesale Distribution                                             | N  | N              | N              | N              | N              | N              | N              | N              | N              | N              | C              | N   | C              | N              | P              | P | N  |
| <b>PUB</b>                  | Assembly, Place of                                                 | N  | C <sup>1</sup> | C <sup>1</sup> | C <sup>1</sup> | C <sup>1</sup> | C <sup>1</sup> | C <sup>1</sup> | C <sup>1</sup> | C <sup>1</sup> | C <sup>1</sup> | C              | C   | C              | N              | N              | N | N  |

|                                                |   |   |   |   |   |   |   |   |   |   |   |   |   |        |        |        |        |        |
|------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|--------|--------|--------|--------|--------|
| Commuter and Light Rail Facilities and Station | N | N | N | N | N | N | N | N | N | N | N | P | P | C      | C      | C      | C      | C      |
| Earth Station (Satellite Dish Farm)            | N | N | N | N | N | N | N | N | N | N | N | N | N | C      | N      | N      | P      | N      |
| Educational Facility                           | N | C | C | C | C | C | C | C | C | C | C | P | P | P      | C      | N      | N      | N      |
| Emergency Care Facility                        | N | N | N | N | N | N | N | N | N | N | N | P | P | C      | N      | N      | N      | N      |
| Environmental Remediation Activities           | N | N | N | N | N | N | N | N | N | N | N | P | P | ⓔ<br>P | ⓔ<br>P | ⓔ<br>P | ⓔ<br>P | ⓔ<br>P |
| Farmers' Market                                | N | N | N | N | N | N | N | N | N | N | N | C | C | C      | N      | N      | N      | C      |
| Heliport                                       | N | N | N | N | N | N | N | N | N | N | N | C | N | N      | C      | N      | C      | N      |
| Hospital                                       | N | N | N | N | N | N | N | N | N | N | N | C | C | N      | N      | N      | N      | N      |
| Liquor Store (State Owned)                     | N | N | N | N | N | N | N | N | N | N | N | C | C | N      | C      | N      | N      | N      |
| Major Facility of a Public Utility             | C | C | C | C | C | C | C | C | C | C | C | C | N | N      | C      | C      | C      | C      |
| Minor Facility of a Public Utility             | P | P | P | P | P | P | P | P | P | P | P | C | C | P      | C      | P      | P      | P      |
| Museum                                         | N | N | N | N | N | N | N | N | N | N | N | P | P | C      | C      | N      | N      | N      |

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| ZONING DISTRICT USES     |                                                 | OS             | A-1            | R&A-5          | RE-20          | R-1-15         | R-1-10         | R-1-8          | R-2-15         | HDR-1          | HDR-2          | RMU                            | FMU            | BP             | RC             | FOI            | M              | PF             |
|--------------------------|-------------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| PUBLIC AND INSTITUTIONAL | Open Space and Trails                           | P              | P              | P              | P              | P              | P              | P              | P              | P              | P              | P                              | P              | P              | P              | P              | P              | P              |
|                          | Parks and Associated Facilities                 | P              | P              | P              | P              | P              | P              | P              | P              | P              | P              | P                              | P              | P              | P              | P              | P              | P              |
|                          | Park and Ride Facility                          | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | P                              | N              | C              | N              | P              | P              | N              |
|                          | Power Plant                                     | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N                              | N              | N              | N              | N              | C              | N              |
|                          | Public Use                                      | C              | C              | C              | C              | C              | C              | C              | C              | C              | C              | C                              | C              | C              | C              | C              | C              | P              |
|                          | Recycling Collection Center                     | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N                              | N              | N              | N              | C              | P              | N              |
|                          | Recycling Processing Facility                   | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N                              | N              | N              | N              | N              | C              | N              |
|                          | Transit Passenger Hub (Intermodal)              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | P                              | P              | N              | C              | C              | C              | C              |
|                          | Wireless Telecommunications Site/Facility       | N              | C <sup>2</sup> | C <sup>2</sup> | N              | N              | N              | N              | N              | N              | N              | C <sup>2</sup>                 | C <sup>2</sup> | C <sup>2</sup> | N              | C <sup>2</sup> | C <sup>2</sup> | C <sup>2</sup> |
| ACCESSORY USES           | Accessory Building                              | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | N                              | N              | N              | N              | N              | N              | N              |
|                          | Accessory Dwelling Unit                         | N              | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | N                              | N              | N              | N              | N              | N              | N              |
|                          | Accessory Dwelling Unit for Owner or Employee   | N              | P              | P              | N              | N              | N              | N              | N              | N              | N              | N                              | N              | N              | N              | C              | C              | N              |
|                          | Accessory Use                                   | P              | P              | P              | P              | P              | P              | P              | P              | P              | P              | P                              | P              | P              | P              | P              | P              | P              |
|                          | Billboard                                       | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N                              | N              | N              | N              | N              | N              | N              |
|                          | Domestic Livestock and Fowl                     | N              | p <sup>2</sup> | p <sup>2</sup> | N              | N              | N              | N              | N              | N              | N              | N                              | N              | N              | N              | N              | N              | N              |
|                          | Home Day Care                                   | N              | P              | P              | P              | P              | P              | P              | P              | P              | P              | N                              | N              | N              | N              | N              | N              | N              |
|                          | Home Occupation                                 | N              | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | <del>N</del><br>p <sup>2</sup> | N              | N              | N              | N              | N              | N              |
|                          | Home Preschool                                  | N              | P              | P              | P              | P              | P              | P              | P              | P              | P              | N                              | N              | N              | N              | N              | N              | N              |
|                          | Household Pets, Noncommercial                   | N              | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | N                              | N              | N              | N              | N              | N              | N              |
|                          | Open/Outdoor Display of Products or Merchandise | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | C                              | N              | N              | C              | C              | P              | N              |
|                          | Seasonal Use                                    | T <sup>5</sup> | N              | N              | N              | N              | N              | N              | N              | N              | N              | T <sup>5</sup>                 | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | N              | N              |
|                          | Sign - Temporary                                | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup>                 | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup> | T <sup>6</sup> |
|                          | Swimming Pool                                   | P              | C <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup> | p <sup>2</sup>                 | p <sup>2</sup> | N              | N              | N              | N              | N              |



|                           |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |
|---------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Temporary Use             | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> | T <sup>5</sup> |
| Tennis Court/Sports Court | C              | C              | C              | C              | C              | C              | C              | C              | C              | C              | N              | N              | N              | N              | N              | N              | C              |

1. Assembly uses as defined in VZC 15.60 of this ordinance are permitted.
2. See VZC 15.34 for additional use development standards.
3. Use is allowed as an accessory use to a principle use.
4. Use shall not exceed 25% of the net square footage of a single building or development.
5. See VZC 15.26 for additional use standards.
6. See VZC 15.48 for signage requirements.
7. In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in Section 15.34.190 Part 1 through 1 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require approval of a conditional use permit. See Part 12 of Section 15.34.190 of the VZC.

**8. A dwelling unit shall be occupied by one (1) family, as defined herein.**

**SECTION 2: AMENDMENT** “15.32.120 Exceptions To Maximum Height Limitations” of the Vineyard Municipal Zoning Code is hereby amended as follows:

#### **AMENDMENT**

##### **15.32.120 Exceptions To Maximum Height Limitations**

The requirement for maximum building height shall not apply to steeples.

~~1. Flagpoles.~~

~~2. Steeples.~~

**SECTION 3: AMENDMENT** “15.34.060 Accessory Dwelling Units” of the Vineyard Municipal Zoning Code is hereby amended as follows:

#### **AMENDMENT**

##### **15.34.060 Accessory Dwelling Units**

11. Entrance: The exterior entrance to the accessory apartment shall be on the side or rear of the building and shall must enter directly into the accessory dwelling unit. The interior entrance to the accessory dwelling unit shall must be from within the principle dwelling unit. Only one (1) front entrance shall be visible from the front yard.

**SECTION 4: AMENDMENT** “15.38.030 Parking Requirements” of the Vineyard Municipal Zoning Code is hereby amended as follows:

**AMENDMENT**

**15.38.030 Parking Requirements**

**2 Off-street Parking Requirements**

**b. Additional Residential Parking Requirements**

**v. Grade/Slope for residential driveways shall not exceed 8%, anything higher shall receive approval from the City Engineer.**

**c. Nonresidential Uses.** The number of parking spaces for non-residential uses shall be provided as follows:

| NON-RESIDENTIAL SPACES             |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                   |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| USE                                | DESCRIPTION                                                                                                                                                      | PARKING RATIO                                                                                                                                                                                                                                                                     |
| EATING AND DRINKING ESTABLISHMENTS |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                   |
| <del>Restaurants</del>             | <del>With drive through services</del>                                                                                                                           | <del>In addition to the above eighty (80) linear feet of stacking space from the entrance of the drive-through lane to the menu board exclusive of drive aisle and parking spaces, plus eighty (80) linear feet of stacking space from the menu board to the pickup window.</del> |
| MEDICAL                            |                                                                                                                                                                  |                                                                                                                                                                                                                                                                                   |
| Medical Offices and Clinics        | Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices | One (1) space per <del>two</del> <b>one</b> hundred fifty ( <del>200</del> <b>150</b> ) sq. ft. of floor area.                                                                                                                                                                    |

**SECTION 5: AMENDMENT** “15.40.080 Design Standards and Requirements” of the Vineyard Municipal Zoning Code is hereby amended as follows:

## **AMENDMENT**

### 15.40.080 Design Standards and Requirements

#### 1. Generally

- a. Landscape Improvements and Guarantees: All landscape improvements (landscape materials, irrigation system, screening walls, etc.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit in an amount sufficient to guarantee installation of the landscaping and irrigation system, the ~~Town~~ City Planner may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed six (6) months. In those instances where the ~~Town~~ City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the Town Planner.
- b. Minimum Size of Plantings. Unless otherwise specified herein, all required deciduous trees shall be a minimum of two-inch caliper in size. All evergreen trees shall be a minimum of six feet in height. All shrubs shall be a minimum of five gallon in size
- c. Plant Installation. Plants installed pursuant to this Chapter shall conform to installation standards within the approved Vineyard Tree Manual. ~~or exceed the plant quality standards of the most recent edition of American Standard for Nursery Stock, published by the American Association of Nurserymen.~~
- d. Plant Materials. Plant shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide the water requirements for all plant material. Plant materials shall be chosen from the approved Vineyard Tree Manual. ~~It is suggested that plants be chosen from the Water Wise Plants for Utah Landscapes list prepared by the Utah State University Extension.~~

#### 6. Street Frontages

- e. The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than ~~one (1) tree and ten (10) shrubs for every twenty (20) feet of street frontage or~~ one

(1) tree and ten (10) shrubs for every forty (40) feet of street frontage ~~for residential subdivisions~~ and vegetative groundcover as required to meet a minimum of sixty-five (65) percent of the total street frontage landscaped area.

**SECTION 6: AMENDMENT** “15.44 Building Codes” of the Vineyard Municipal Zoning Code is hereby amended as follows:

**AMENDMENT**

**15.44 Building Codes**

**~~15.44.010 Purpose~~**

~~The adoption and enforcement of Building Codes for the construction of buildings and structures located within the Town serves the public interest by providing for structural stability, fire resistance, adequate ventilation and other safety and sanitary features.~~

**This Title is located in the Municipal Code Title 11.**

**SECTION 7: AMENDMENT** “15.44.020 Building Permit Required” of the Vineyard Municipal Zoning Code is hereby amended as follows:

**AMENDMENT**

**~~15.44.020 Building Permit Required~~**

- ~~1. The construction, reconstruction, restoration, extension, alteration, expansion, or enlargement of any building or structure shall not be commenced until a Building Permit Application is approved, as required by the adopted Building Codes, unless exempt by the Building Code, or State Law.~~
- ~~2. For any construction exempt from the requirements of the adopted Building Codes or State Law, the Building Official may require the submission of information and materials necessary to ensure compliance with the provisions of the Land Use Ordinances, Building Codes, and State Law.~~

**SECTION 8: AMENDMENT** “15.44.030 Building Permit Application” of the Vineyard Municipal Zoning Code is hereby amended as follows:

**AMENDMENT**

**~~15.44.030 Building Permit Application~~**

- ~~1. Applications for Building Permits shall be presented to the Building Official, including all information and materials as required by the adopted Building Codes.~~

- ~~2. Prior to the issuance of any required Building Permit(s), the proposed use(s), building(s), or structure(s) shall have received the necessary Approvals, Permits or Licenses, or other Land Use Application approvals, as applicable, as required by this Ordinance, and the Town's other Land Use Ordinances.~~
- ~~3. Prior to issuance of a Building Permit, the Applicant may be required to post a bond, or provide other financial security, in such form and sum as required by the Land Use Authority, or Building Official, and approved by the Town Attorney, with sufficient surety running to the Town to offset any costs or expenses associated with construction activities on and of the site.~~

**SECTION 9: AMENDMENT** “15.44.040 Building Code Compliance” of the Vineyard Municipal Zoning Code is hereby amended as follows:

**AMENDMENT**

~~15.44.040 Building Code Compliance~~

- ~~1. All structures requiring a Building Permit shall comply with Title 1 in the Municipal Code. The requirements of the Building Codes, as adopted.~~

**SECTION 10: AMENDMENT** “15.44.050 Certificates of Occupancy” of the Vineyard Municipal Zoning Code is hereby amended as follows:

**AMENDMENT**

~~15.44.050 Certificates of Occupancy~~

- ~~1. A Certificate of Occupancy (CO) shall be required before any building or structure, or part hereof, may be used or occupied, as required by the adopted Building Codes. No Certificate of Occupancy shall be issued permitting the occupancy or use of any building or structure unless and until;
  - ~~a. All construction has been completed, as authorized, if a Building Permit is required.~~
  - ~~b. The use conforms to the regulations of the Land Use Ordinances of the Town and all other applicable statutes, Ordinances and regulations, if no Building Permit is required.~~
  - ~~c. Payment of all applicable fees, charges, other requirements have been provided, and all conditions for the establishment of the use, building, or structure have been met.~~~~

**SECTION 11: AMENDMENT** “15.60.020 Definitions” of the Vineyard Municipal Zoning Code is hereby amended as follows:

**AMENDMENT**

## 15.60.020 Definitions

Dwelling Unit: A building, occupied by no more than one (1) family as defined herein, containing one (1) or more rooms and one (1) kitchen and including areas for living and

**SECTION 12: AMENDMENT** “Special Purpose Districts 2.08 Development Standards” of the Vineyard Municipal Zoning Code is hereby amended as follows:

### AMENDMENT

#### 2.08 Development Standards

**5. Building Height.** Building height standards are provided for in Section 15.12.060-Dimensional Standards Table.

~~a. The maximum allowable building height shall be fifty-two (52) feet. The maximum number of stories shall be four (4) for standalone residential uses and four (4) stories for non-residential or vertical mixed-use buildings.~~

**REPEALER CLAUSE:** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SEVERABILITY CLAUSE:** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**EFFECTIVE DATE:** This Ordinance shall be in full force and effect from November 14, 2018 and after the required approval and publication according to law.

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Mayor Julie Fullmer

ATTEST:

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City Recorder



RESOLUTION

A RESOLUTION APPROVING AND ENTERING INTO AN AMENDED AND  
RESTATED AGREEMENT CREATING THE UTAH LOCAL GOVERNMENTS TRUST.

WHEREAS, \_\_\_\_\_ and other Utah cities, towns, counties, and  
other governmental entities created and established a political subdivisions and entity known as  
the Utah Local Governments Trust; and

WHEREAS, \_\_\_\_\_ desired to participate in creating and  
establishing an entity to provide assistance, advice, counsel, and casualty, property and liability  
insurance, and benefits related to the purposes of the Utah Local Governments Trust; and

WHEREAS, \_\_\_\_\_ has appointed \_\_\_\_\_  
as its attorney to review and approve the form of the amended and restated agreement.

NOW THEREFORE, the attached Interlocal Agreement Amending and Restating the  
Interlocal Agreement creating Utah Local Governments Trust is hereby entered into, approved,  
ratified, accepted, and made effective this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

PUBLIC AGENCY

\_\_\_\_\_

By \_\_\_\_\_

ATTEST

\_\_\_\_\_

Date \_\_\_\_\_

AMENDED AND RESTATED INTERLOCAL AGREEMENT CREATING THE  
UTAH LOCAL GOVERNMENTS TRUST

ARTICLE I  
NAME

1.1. The name of the governmental entity created pursuant to this Interlocal Agreement is the Utah Local Governments Trust (hereinafter "the Trust").

ARTICLE II  
PURPOSES

2.1. The purposes of this Agreement and the entity created pursuant thereto are:

2.1.1. PERSONAL BENEFITS. To enable Utah cities, towns, counties, and other special districts of local governments to form a governmental entity to provide a comprehensive and complete program of hospital, medical, dental, disability, life, and other personal benefit plans and programs for units of local governments within the State of Utah.

2.1.2. CASUALTY-PROPERTY. To enable units of local governments to provide a comprehensive and complete program of casualty, property, marine, liability, and other insurance plans or programs required or desirable to protect local governments' property and assets and elected and appointed officials and employees from personal liability.

2.1.3. FUNDS. To create funds from revenues, premiums, and monies which funds shall at all times belong to the participating units of local governments to pay claims of the local units of government according to any plan, program, or contract between the Trust and the participating unit of local government or to purchase the insurance requested by the participating unit of local government.

2.1.4. GENERAL POWERS. To administer, insure, reinsure, fund or self fund, indemnify, or perform any other act necessary to provide or administer any plan or program necessary or desirable to give effect to this Agreement.

2.1.5. SINGLE ENTITY. To enable local governments to act as a single entity to provide personal, casualty, property, marine, liability, or other insurance to participating units of local government.

2.1.6. ADVISOR TO LOCAL GOVERNMENTS. To act as an advisor and counsel to units of local government regarding their insurance needs, obligations, risks, and benefit plans.

2.2. TRUST NOT REQUIRED TO PROVIDE COVERAGES. Nothing in this Agreement shall require the Trust to offer or provide any or all of the plans or programs authorized by this Agreement.

local government need not have executed this Interlocal Agreement or Resolution to be a member. Any unit of local government that stops participating in the plans or programs offered by the Trust, shall not be a member.

3.1.11. CASUALTY INSURANCE. The definition of “casualty insurance” (liability insurance) set forth in Section 31A-1-301, Utah Code Annotated 1953, is hereby incorporated by reference.

3.1.12. UNIT OF LOCAL GOVERNMENT. “Unit of local government” means any city, county, town, special district, or any other entity which is a political subdivision of the State of Utah.

3.1.13. PERSONAL INSURANCE OR PERSONAL BENEFITS. “Personal insurance” or “personal benefits” means life, disability, hospital, medical and dental insurance or benefits, unemployment or workers’ compensation.

3.1.14. PERSON. “Person” means any individual, company, partnership, corporation, municipal corporation, or any business entity.

3.1.15 INSURANCE. “Insurance” means casualty liability and personal insurance.

#### ARTICLE IV DURATION

4.1. EXTENSION. This Agreement shall be for a period of 50 years, but may be extended by the members.

4.2. WITHDRAWAL. Nothing in this Article shall prevent any local government from withdrawing from the Trust.

4.3. TERMINATION IF VOID. This Agreement shall terminate if it is found to exist entirely in violation of the law.

#### ARTICLE V TRUST FUNDS

5.1. FUNDS PROPERTY OF UNITS OF GOVERNMENTS. All premiums, payments, and funds received, held, or administered by the Trust as herein provided shall be and remain the property and assets of the units of local government which create or participate in the Trust program or programs according to the terms of this Agreement, except that the funds of the Trust shall become the property of the person to whom the funds are paid when paid according to this Agreement, benefit or insurance plans, and programs authorized by the administrative board.

5.2. INTERNAL REVENUE CODE COMPLIANCE. In accordance with Section 115 of the Internal Revenue Code of 1954, as amended, any income derived from the investments or operations of the Trust shall accrue to the units of local government participating

employees; or, in the case of self-insurance, the local government and administrative board may provide specifically such terms and conditions.

6.4. SEPARATE ACCOUNT REQUIRED. The Trust Board shall create separate funds and accounts for each of the following:

- A. Hospital, medical, and dental;
- B. Disability;
- C. Life (except where part of the hospital and medical plan) whether or not dental is included;
- D. Fidelity and fiduciary;
- E. Casualty, marine, property, and liability.

The assets of each fund shall not be co-mingled with those of another fund, nor shall it be subject to attachment, claims, or payment of damages in any other fund. Where a participating unit of local government elects to participate in Groups A, B, and C, or any combination of these groups, the Trust may treat the account as participating in the fund for which a majority of the premium is paid. One fund may make loans to another.

6.5. FUND MANAGEMENT. With respect to each fund, the administrative board shall use and apply each fund:

6.5.1. GENERAL ADMINISTRATION. To pay or provide for the payment of all reasonable and necessary expenses of collecting the local governments' contributions and administering the affairs of each fund, including, but without limitation, all expenses which may be incurred in connection with each fund, the employment of such administrative, legal, expert, and clerical assistance, the leasing of such premises and the purchase or lease of such materials, supplies, and equipment as the administrative board, in its discretion, finds necessary or appropriate in the performance of its duties.

6.5.2. PAYMENT OF PREMIUMS. To pay or provide for the payment of premiums due from local governments on the policy or policies, when such premiums shall become due; but the administrative board shall not use the fund to maintain in force any insurance for the account of any local government that is in default of payment of contributions to the fund.

6.5.3. RESERVES. To establish and accumulate as part of the fund an adequate reserve which the administrative board shall deem advisable to carry out the purposes of this Agreement.

6.5.4. REFUNDS. To refund premiums, payments, or contributions from local governments for which insurance may not be purchased for any reason, but if a unit of local

7.2. CASUALTY AND LIABILITY INSURANCE. On application and acceptance by the administrative board or the Executive Director, each local government shall pay to the Trust a sum determined by the administrative board to participate in any casualty or liability insurance or self-funded casualty or liability program offered by the Trust. Each local government shall pay to the Trust on such day of each month as determined by the administrative board for the local governments, such member's contributions for insurance when and as the administrative board shall deem necessary to pay the premium due, together with that member's fair share of expenses on account of the insurance purchased for such local governments but all local government payments shall be credited against premiums and shares of expenses due from local governments.

## ARTICLE VIII PARTICIPATION OF LOCAL GOVERNMENTS IN THE ASSOCIATION

8.1. PERSONAL INSURANCE. The employees of a unit of local government that make application to the administrative board shall, on approval of the application and payment of the premium established by the administrative board, become insured by the Trust under the policy or policies of the Trust and shall participate in the Trust for such personal insurance, provided the employee satisfies the requirements for participation in such personal insurance as may be established by the personal insurance carrier or carriers of the policy or policies under which such insurance is offered; or, under such requirements as the administrative board may establish for participation in any self-funded personal benefit plan or program. A local government's participation in the Trust personal insurance program shall commence on the date set by the Board. The personal insurance carrier of the policy or policies, if any, shall at all times be kept informed by the administrative board of the local governments that participate in the Trust personal insurance, as well as the names of their employees. A local government may participate in the personal insurance program on approval of the application and payment of the premium. The local government need not execute this Agreement to participate, but must subscribe to the personal insurance or benefits to be provided pursuant to this Agreement by resolution, ordinance, or contract.

8.2. CASUALTY AND LIABILITY INSURANCE. A unit of local government that makes application to the administrative board shall, on approval of the application and payment of the premium established by the administrative board, become insured by the Trust under the policy or policies of the Trust and shall participate in the Trust for such insurance, provided the unit of local government satisfies the requirements for participation in such casualty insurance as may be established by the insurance carrier or carriers of the policy or policies under which such insurance is offered; or, under such requirements as the administrative board may establish for participation in any self-funded casualty program. A local government's participation in the Trust insurance program shall commence on the date set by the administrative board. The insurance carrier of the policy or policies, if any, shall at all times be kept informed by the administrative board of the local governments that participate in the Trust insurance. A local government may participate in the casualty or liability insurance program on approval of the application and payment of the premium. The local government need not

10.1.1. CITIES AND TOWNS. Up to four members of the administrative board shall be elected officials from participating cities and towns unless the number of participating cities and towns is less than four, in which case the minimum number of elected officials from cities and towns on the administrative board shall be reduced to the number of participating cities and towns. The terms of the municipal administrative board members shall be four years, but the terms shall be staggered so that one position is filled each year. If a municipal member of the administrative board ceases to be an elected official, the remaining municipal members shall appoint a person to serve until the next election. At the next election a municipal elected official shall be elected to fill the remainder of the term.

10.1.2. COUNTIES. Up to three members of the administrative board shall be elected officials from participating counties unless the number of participating counties is less than three, in which case the minimum number of elected officials from counties on the administrative board shall be reduced to the number of participating counties. The terms of the county administrative board members shall be four years, but the terms shall be staggered so that one position is filled each year. If a county member of the administrative board ceases to be an elected official, the remaining county members shall appoint a person to serve until the next election. At the next election a county elected official shall be elected to fill the remainder of the term.

10.1.3. SPECIAL DISTRICTS. Up to three members of the administrative board shall be elected or appointed officials from participating special districts unless the number of participating special district is less than three, in which case the minimum number of officials from special districts on the administrative board shall be reduced to the number of participating special districts. The terms of the special district administrative board members shall be four years, but the terms shall be staggered so that one position is filled each year. If a special district member of the administrative board ceases to be an official of a district, the remaining special district members shall appoint a person to serve until the next election. At the next election a special district elected or appointed official shall be elected to fill the remainder of the term.

10.1.4 APPOINTED OFFICIALS. The elected officials of the administrative board may appoint additional members to serve on the board, but the number of appointed board members shall not exceed one third of the total board membership. Any vacancy in the appointed member positions shall be filled by the remaining board members. Terms may be staggered as the board deems appropriate.

10.2. RESIGNATION. A member of the administrative board may resign and become and remain fully discharged from all further duty or responsibility hereunder upon giving 30 days notice in writing to the remaining members, or such shorter notice as the remaining members may accept as sufficient, in which notice there shall be stated a date and such resignation shall take effect on the date specified in the notice, unless a successor member shall effect immediately upon the appointment of such successor member.

thereof have been mailed to the carrier of such policy or policies which may be affected by such rules and regulations.

11.7. GENERAL ADMINISTRATION. The administrative board may delegate its administrative and ministerial powers and duties to an Executive Director. The Trust may employ such persons as it deems necessary on such terms and conditions as the administrative board shall deem appropriate.

11.8. RECORDS - AUDITS - REPORTS. The Trust shall keep true and accurate books of account and records of all its transactions, which shall be audited annually or more often by a public accountant and furnish to participating local governments from time to time reports respecting the status of the Trust and the status of each fund and the status of the bond, policy or policies, and the benefits paid thereunder, but the administrative board shall not be required to furnish such reports more often than annually.

11.9. MEETINGS. Any action by the administrative board pursuant to this Agreement may be taken either at a meeting, a meeting at which all or several members participate by electronic means, or in writing without a meeting. A meeting may be called at any time by the chairman or any two members, giving at least five days written notice to the other members. Notice of any meeting may be dispensed with if all the members in writing waive the notice. Notice shall be deemed waived by any member that appears at a meeting, unless such appearance is solely for the purpose of objecting to the failure to give the notice required by this section.

11.10. MAJORITY REQUIRED. Any action taken by the administrative board pursuant to this Agreement, except as otherwise provided, shall be by at least a majority of a quorum of the members. A quorum is a majority of the total number of the members of the administrative board.

11.11. NO LIABILITY OF BOARD. The administrative board shall not have any liability with respect to the nonpayment of local government contributions. All suits and proceedings to enforce or protect any other right, demand, or claim on behalf of the administrative board or Trust, may be instituted and prosecuted on behalf of the Trust and the administrative board.

11.12. NO LIABILITY - EXCEPTIONS. The members of the administrative board personally and individually, whether severally or jointly, shall not be liable in any matter or transaction or for any omission relating to the conduct of the business of the Trust nor their respective activities and performance of their duties with respect thereto. No member shall be liable for errors in judgment of himself or of the other members nor for any act, judgment, or exercise of discretion of the administrative board's agents or employees, in the conduct of the Trust and each shall be liable only for his own willful misconduct or wrongdoing in respect thereto.

11.13. FULL FAITH AND CREDIT. The administrative board shall honor and be bound by all agreements made by their predecessors, successors, assigns, or assignors.



proposed amendment and the method by which such right may be exercised. The amendment shall not be effective if more than 50 percent of the members appear personally or provide written objection to the proposed amendment prior to the time of the meeting.

13.3. RESTRICTIONS ON RIGHT TO AMEND. Sections 5.1. 5.3., 12.3., and 13.5. shall not be amended except with the unanimous concurrence of all members and local governments entitled to the funds of or refunds or payments from the Trust.

13.4. NOTICE OF AMENDMENT. After an amendment has been approved by the members or Trust board, notice shall be given to all members of the amendment together with a statement of the effective date of the amendment which shall be at least 30 days after the date of the meeting at which the amendment was approved.

13.5. MEMBERS SUBJECT TO CONTINGENT ASSESSMENT. (Reserved.)

13.6. CONSENT REQUIRED FOR OTHER ASSESSMENT. (Reserved.)

#### ARTICLE XIV MISCELLANEOUS PROVISIONS

14.1. RECORDS OF LOCAL GOVERNMENT TO BE FURNISHED. Local governments shall furnish to the administrative board such records and any other information as the administrative board or the insurance carrier of the policy or policies may require in connection with the administration of the Trust. The insurance carrier shall have the right to audit all records of the Trust or local governments pertaining to the insurance provided by the carrier.

14.2. THIRD PARTY CLAIMS AGAINST TRUST FUNDS. Unless otherwise specifically provided in a written agreement between a unit of local government and the Trust, no local government nor any other person claiming by or through such employee by reason of having been named a beneficiary in a certificate or otherwise, shall have any claim against the monies or properties of the Trust, and the interests of such employees, beneficiaries, and other persons claiming through them shall be limited to those specified in the policy or policies.

14.3 SPECIAL PROVISIONS RELATING TO WORKERS' COMPENSATION COVERAGE. For each member that chooses to participate in the Workers' Compensation insurance program through the Trust, the Trust shall pay any workers' compensation liabilities incurred during the period of participation and membership. The member's bankruptcy insolvency or withdrawal from the Trust shall not relieve the Trust of such workers' compensation liability, nor shall bankruptcy, insolvency or cessation of the Trust relieve the member of its ultimate liability to pay the worker's compensation claims of the member's employees.

14.4. SUPERSEDES PRIOR AGREEMENT. This Agreement supersedes and replaces all previous Interlocal Agreements creating or establishing the Utah Local Governments Trust.



## VINEYARD CITY COUNCIL STAFF REPORT

**Meeting Date:** November 14, 2018

**Agenda Item:** 8.4 - 2019 Meeting Schedule

**Department:** Recorder

**Presenter:** City Recorder Pamela Spencer

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### **Background/Discussion:**

It has been the practice of the council to discuss and approve set dates for City Council meetings at a meeting in November or December for the next calendar year.

Utah State Code requires that public notice be given of the annual meeting schedule at least once a year.

### ***Utah State Code 52-4-202 2(a) and (b)***

2 (a) ..., a public body which holds regular meetings that are scheduled in advance over the course of a year shall give public notice at least once each year of its annual meeting schedule as provided in this section.

(b) The public notice under Subsection [\(2\)\(a\)](#) shall specify the date, time, and place of the scheduled meetings.

### **Fiscal Impact:**

The Fiscal impact is the cost of the publication in the newspaper and time to post.  
Media One charge \$65.00 to post the 2018 schedule.

### **Recommendation:**

To hold City Council meetings on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of each month, beginning at 6:00 PM as per city code.

### **Exceptions:**

- No meeting on July 24 as it is a state holiday and the offices will be closed.
- November and December to only hold one regular meeting due to proximity of holidays.
- 2019 is a Municipal Election year so there will special sessions to canvass the voting.



## VINEYARD CITY COUNCIL STAFF REPORT

### **Sample Motion:**

“I move to approve the proposed 2019 City Council meeting schedule as presented.”

### **Alternatives:**

If the council wishes to change the date meetings are held or times they would start it must be done by Ordinance.

*Utah State Code 10-3-502. Regular and special council meetings.*

(1) The council of each municipality shall:

- (a) by ordinance prescribe the time and place for holding its regular meeting, subject to Subsection [\(1\)\(b\)](#); and
- (b) hold a regular meeting at least once each month

### **Attachments:**

2019 Calendar with suggested dates

Yellow Highlight – recommended council meeting dates  
 Blue Highlight – holidays/days offices closed

## 2019 Calendar

| January 2019 |    |    |    |    |    |    |
|--------------|----|----|----|----|----|----|
| Su           | Mo | Tu | We | Th | Fr | Sa |
|              |    | 1  | 2  | 3  | 4  | 5  |
| 6            | 7  | 8  | 9  | 10 | 11 | 12 |
| 13           | 14 | 15 | 16 | 17 | 18 | 19 |
| 20           | 21 | 22 | 23 | 24 | 25 | 26 |
| 27           | 28 | 29 | 30 | 31 |    |    |

| May 2019 |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| Su       | Mo | Tu | We | Th | Fr | Sa |
|          |    |    | 1  | 2  | 3  | 4  |
| 5        | 6  | 7  | 8  | 9  | 10 | 11 |
| 12       | 13 | 14 | 15 | 16 | 17 | 18 |
| 19       | 20 | 21 | 22 | 23 | 24 | 25 |
| 26       | 27 | 28 | 29 | 30 | 31 |    |

| September 2019 |    |    |    |    |    |    |
|----------------|----|----|----|----|----|----|
| Su             | Mo | Tu | We | Th | Fr | Sa |
| 1              | 2  | 3  | 4  | 5  | 6  | 7  |
| 8              | 9  | 10 | 11 | 12 | 13 | 14 |
| 15             | 16 | 17 | 18 | 19 | 20 | 21 |
| 22             | 23 | 24 | 25 | 26 | 27 | 28 |
| 29             | 30 |    |    |    |    |    |

| February 2019 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|
| Su            | Mo | Tu | We | Th | Fr | Sa |
|               |    |    |    |    | 1  | 2  |
| 3             | 4  | 5  | 6  | 7  | 8  | 9  |
| 10            | 11 | 12 | 13 | 14 | 15 | 16 |
| 17            | 18 | 19 | 20 | 21 | 22 | 23 |
| 24            | 25 | 26 | 27 | 28 |    |    |

| June 2019 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| Su        | Mo | Tu | We | Th | Fr | Sa |
|           |    |    |    |    |    | 1  |
| 2         | 3  | 4  | 5  | 6  | 7  | 8  |
| 9         | 10 | 11 | 12 | 13 | 14 | 15 |
| 16        | 17 | 18 | 19 | 20 | 21 | 22 |
| 23        | 24 | 25 | 26 | 27 | 28 | 29 |
| 30        |    |    |    |    |    |    |

| October 2019 |    |    |    |    |    |    |
|--------------|----|----|----|----|----|----|
| Su           | Mo | Tu | We | Th | Fr | Sa |
|              |    | 1  | 2  | 3  | 4  | 5  |
| 6            | 7  | 8  | 9  | 10 | 11 | 12 |
| 13           | 14 | 15 | 16 | 17 | 18 | 19 |
| 20           | 21 | 22 | 23 | 24 | 25 | 26 |
| 27           | 28 | 29 | 30 | 31 |    |    |

| March 2019 |    |    |    |    |    |    |
|------------|----|----|----|----|----|----|
| Su         | Mo | Tu | We | Th | Fr | Sa |
|            |    |    |    |    | 1  | 2  |
| 3          | 4  | 5  | 6  | 7  | 8  | 9  |
| 10         | 11 | 12 | 13 | 14 | 15 | 16 |
| 17         | 18 | 19 | 20 | 21 | 22 | 23 |
| 24         | 25 | 26 | 27 | 28 | 29 | 30 |
| 31         |    |    |    |    |    |    |

| July 2019 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| Su        | Mo | Tu | We | Th | Fr | Sa |
|           | 1  | 2  | 3  | 4  | 5  | 6  |
| 7         | 8  | 9  | 10 | 11 | 12 | 13 |
| 14        | 15 | 16 | 17 | 18 | 19 | 20 |
| 21        | 22 | 23 | 24 | 25 | 26 | 27 |
| 28        | 29 | 30 | 31 |    |    |    |

| November 2019 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|
| Su            | Mo | Tu | We | Th | Fr | Sa |
|               |    |    |    |    | 1  | 2  |
| 3             | 4  | 5  | 6  | 7  | 8  | 9  |
| 10            | 11 | 12 | 13 | 14 | 15 | 16 |
| 17            | 18 | 19 | 20 | 21 | 22 | 23 |
| 24            | 25 | 26 | 27 | 28 | 29 | 30 |

| April 2019 |    |    |    |    |    |    |
|------------|----|----|----|----|----|----|
| Su         | Mo | Tu | We | Th | Fr | Sa |
|            | 1  | 2  | 3  | 4  | 5  | 6  |
| 7          | 8  | 9  | 10 | 11 | 12 | 13 |
| 14         | 15 | 16 | 17 | 18 | 19 | 20 |
| 21         | 22 | 23 | 24 | 25 | 26 | 27 |
| 28         | 29 | 30 |    |    |    |    |

| August 2019 |    |    |    |    |    |    |
|-------------|----|----|----|----|----|----|
| Su          | Mo | Tu | We | Th | Fr | Sa |
|             |    |    |    | 1  | 2  | 3  |
| 4           | 5  | 6  | 7  | 8  | 9  | 10 |
| 11          | 12 | 13 | 14 | 15 | 16 | 17 |
| 18          | 19 | 20 | 21 | 22 | 23 | 24 |
| 25          | 26 | 27 | 28 | 29 | 30 | 31 |

| December 2019 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|
| Su            | Mo | Tu | We | Th | Fr | Sa |
| 1             | 2  | 3  | 4  | 5  | 6  | 7  |
| 8             | 9  | 10 | 11 | 12 | 13 | 14 |
| 15            | 16 | 17 | 18 | 19 | 20 | 21 |
| 22            | 23 | 24 | 25 | 26 | 27 | 28 |
| 29            | 30 | 31 |    |    |    |    |