



**NOTICE OF A VINEYARD
CITY COUNCIL MEETING
September 25, at 6:00 PM**

Public Notice is hereby given that Vineyard City Council will hold a regular meeting on Wednesday, September 11, 2019 in the Vineyard City Council Chambers, 125 South Main Street, Vineyard, Utah, at 6:00 PM. The agenda will consist of the following:

AGENDA

6:00 PM REGULAR SESSION

Presiding Mayor Julie Fullmer

1. CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/INSPIRATIONAL THOUGHT – to be announced.

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, COMMISSION, AND COMMITTEE REPORTS

(3 minutes each)

- City Manager/Finance Director – Jacob McHargue
- Public Works Director/City Engineer – Don Overson
- Planning Commission Chair – Cristy Welsh
- City Recorder – Deputy Recorder Kelly Kloepper

5. DISCUSSION ITEMS

No items were submitted.

6. CONSENT ITEMS

6.1 Approval of the August 28, 2109 City Council Meeting Minutes

6.2 Approval of the Lakefront @ Vineyard Town Center – Backbone Road Dedication Final Plat

6.3 Approval of the Lakefront @ Vineyard Town Center Final Plat 2B

7. MAYOR'S APPOINTMENTS

7.1 2019-2020 Youth Council Executive Members.....7 Vacancies

Following the appointments, Deputy Recorder Kelly Kloepper will swear-in any Youth Council members in attendance.

8. BUSINESS ITEMS

8.1 DISCUSSION AND ACTION – Water System Master Plan

(15 minutes)

City Manager Jacob McHargue will present a proposal for a Drinking Water System Master Plan study to identify water system requirements with the incorporation of the storage tank and buildout of the City. They 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 October 9, 2019.

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: September 24, 2019

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

PAMELA SPENCER CITY RECORDER

**MINUTES OF THE VINEYARD
CITY COUNCIL MEETING**
City Council Chambers,
125 South Main Street, Vineyard, Utah
August 28, 2019 at 6:01 PM

Present

Absent

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

Staff Present: City Manager/Finance Director Jacob McHargue, Assistant Finance Director/Treasurer Mariah Hill, Assistant City Engineer Chris Wilson, Community Development Director Morgan Brim, City Planner Elizabeth Hart, Deputy Brett Ryan with the Salt Lake County Sheriff's Office, City Recorder Pamela Spencer, Building Official George Reid, Water/Parks Manager Sullivan Love, Administrative Intern Briam Amaya Perez; Planning Commissioners Bryce Brady, Anthony Jenkins, and Tay Gudmundson, Planning Commissioner and Heritage Commission Chair Tim Blackburn

Others Speaking: Mark Rupnow and Mark Wiltse with U.S. Steel, residents Ted Cameron, Stuart and Stephanie Lewis, and Alma Slade; Theddi Chappell, Director of Utah C-PACE, Pete Evans with Flagship Homes and Anderson Geneva, Mike Olsen and Dan Allphin with Home Center Construction.

6:01 PM REGULAR SESSION

**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE
INVOCATION/INSPIRATIONAL THOUGHT**

Mayor Fullmer opened the meeting at 6:01 PM. Councilmember Flake lead the Pledge of Allegiance and gave the invocation.

2. PRESENTATIONS

2.1 Vineyard Open Space Corridor Plan

Briam Amaya Perez (University of Utah Masters of City and Metropolitan Planning student) will present and lead a discussion regarding his Vineyard Open Space Corridor Plan with the City Council.

Mayor Fullmer introduced Briam Amaya Perez and turned the time over to him.

Mr. Amaya Perez introduced himself and explained that this project was part of his professional project toward his master's degree. He mentioned that he had help from the Department of City and Metropolitan Planning at University of Utah, city staff, the Vineyard Heritage Commission,

community engagement activities, individual residents, and by using the adopted planning documents. He reviewed the detail of the project site. Highlights were:

Existing Conditions:

- 81 Total Acres
- 24 Acres of existing park space
 - Vineyard Grove Park (18 acres)
 - Gammon Park (6 acres)
- Potential Park Space (26.5 Acres)
- Natural Open Space (28 Acres)
- City Property Hall (2.5 acres)

Considerations:

- Preserve and enhance the 28 acres of open space
- Extend Vineyard Grove Park and Gammon Park by 12.5 acres and 14 acres, respectively

He posed the question of what could be done with the space. He answered by saying that they had to understand the demographics of the community. He said that the median age for Vineyard was 23, and that there were lots of children, and some senior citizens. He said that they needed to tailor the amenities to the specific needs of the community.

This demographic wanted:

- Physical activity and recreation opportunities
- Social interaction
- Interesting destinations
- Interaction with nature
- Sense of community and belonging

He felt that the parks would be a great location to have community service projects, community celebrations, food trucks, organized sports, etc.

He explained that they wanted the park space to provide something for everyone. With this space he wanted to provide mobility and connectivity, and to make Vineyard a regional attraction, and honor Vineyard's heritage.

He broke down parts of the project site:

- Vineyard Grove Park – There is the potential to expand the park to 30.5 acres. Suggested amenities include additional parking, a community garden, a pump track, additional sports fields, a fenced dog park, or even disc golf.
- Central Corridor (11.5 acres of natural undeveloped open space) – Suggested amenities could be trail extensions, mountain bike trails, disc golf, a boardwalk, and preservation of natural open space.
- Gammon Park – This park could be extended to 20 acres. Suggested amenities included additional parking, historic buildings, a cultural center, additional sports fields, all-abilities playground, garden space, vineyard/orchard, arboretum, Native American memorial, Zen garden, walking loop, and disc golf.
- Fish Hook (16.5 acres of wetlands/open space between the Meadows and Elms subdivisions) – Suggested amenities included trail extensions, mountain bike trails, disc golf, natural open space, and a boardwalk.

- City Hall Property (2.5 acres) – Suggested amenities included disc golf, additional parking, and a skate park.

Mr. Amaya Perez mentioned that general amenities throughout the entire city's open space could be trail extensions, pavilion rentals, bathrooms, water fountains, lighting, seating, artwork and sculptures, picnic areas, ADA access, landscaping, way-finding, pedestrian access points, pergolas, and waste/recycling.

Mayor Fullmer asked how his professors had responded to the project. Mr. Amaya Perez felt that they had given him good positive feedback.

Mayor Fullmer thanked Mr. Amaya Perez and commented that this gave the city a good vision for future possibilities. The council was appreciative. Councilmember Earnest asked if there were any "out-there" ideas that Mr. Amaya Perez had not presented. Mr. Amaya Perez said that they had thought about a mountain bike park. Mayor Fullmer thanked Mr. Amaya Perez for all of his hard work.

2.2 CORRECTIVE ACTION MANAGEMENT UNIT (CAMU) UPDATE

Mark Wiltse and Mark Rupnow from US Steel will give an update on the progress of the CAMU.

Mayor Fullmer turned the time over to Mark Rupnow and Mark Wiltse with U.S. Steel.

Mr. Rupnow, Director of Environmental Remediation for U.S. Steel, gave a brief background on the property and the Corrective Active Management Unit (CAMU). He reviewed the design and materials that they were using on the site. He explained that a big portion of the project scope was site preparation. He said that they had gone through permitting, design and construction process and were waiting for their 100% design approval from the Utah Department of Environmental Quality (UDEQ). He mentioned that they had run some stabilization trials. He said that the last piece of the project would be to close the unit and ongoing monitoring. He said that the overall area was 440 acres on the east side of the Geneva Steel property. They had to move about 1.2 million cubic yards of material. He explained where the CAMU was located and reviewed the types of materials that were being used on the project. He showed a 2:30 minute video about the site.

Mr. Rupnow said that they were slightly ahead of schedule on the project and were set to be done filling the CAMU late summer. Then they would add the cap material, stone and riprap. He said that the CAMU should be closed by the end of 2020.

Councilmember Riley asked if there would there be a report to the city with options for the use of the CAMU acreage. Mr. Rupnow replied that they had had discussions with UDEQ for the design and there would be restrictions, such as no deep rooting plant or anything that would compromise the material.

Councilmember Riley asked if Flagship Homes had assumed all responsibility with the transfer of ownership. Pete Evens with Flagship Homes (Anderson Geneva) replied in the affirmative.

Councilmember Judd asked if Mr. Rupnow had a mockup of what the finished project would look like. Mr. Rupnow replied that he would forward it. He gave a brief explanation of what it might look like. He said that for height it would be slightly mounded. He added that UDEQ required a stone cap. There was a discussion about how it could be used. Councilmember Judd

asked if they had any other sites around the country that they could look at. Mr. Rupnow replied that he would send them some examples of other sites.

3 PUBLIC COMMENTS – Citizens’ Comments

Mayor Fullmer called for public comments.

Resident Ted Cameron living in the Parkside subdivision stated that when he moved into the subdivision, he was told that the open space would stay that way. He said that he was told that there would be trees and landscaping on the hill behind their home and none of that had happened. He said that the hill, when first presented, would be four (4) feet high, run the length of the field, and be like stadium seating. Mr. Wilson explained that staff hoped to reduce the size and shape of the hill this fall. Mr. Cameron said that when people were on the hill they could look into people’s homes and he was uncomfortable with that. He mentioned that there were all types of activities going on, some of which were inappropriate. He felt that the hill was a huge liability. Deputy Ryan explained that they patrolled the park every night. He asked that people call them when they see people in the park after 11:00 PM. There was a discussion about activity on the hill. Mr. Cameron said that they were just asking for some privacy. He also mentioned that the lights in the park were not turning off until after 11:15 PM. Mayor Fullmer recapped that they would be addressing park open space, which was not currently planned, but when it was planned it would be a public process. She added that staff would review the park closing time and concerns about park safety.

Stuart Lewis, currently building a home, in the Parkside subdivision, felt that Mr. Cameron had given an excellent example of why additional park space next to homes was not a good idea. He felt that the regional attraction in the park plan from the presentation tonight was not a good idea. He said that it should be kept as natural open space.

Mayor Fullmer reiterated that there was no park plan at this time and the city would go through a public process when and if they decided to put one in place.

Stephanie Lewis currently building a home, in the Parkside subdivision asked about the goals for protecting the wetlands. Mayor Fullmer replied that this was a student project done to develop their skills. She explained that wetlands did not always stay wetlands. They could be re-delineated as uplands depending on the water in the area. She said that many of the wetlands were no longer wetlands and once the Army Corps of Engineers determined that they would no longer be wetlands then they would become open space to be maintained and the city would decide how to use it. Ms. Lewis said that staff had told her that the city had already applied to have the wetlands re-delineated. She said that they were building with the promise that it would remain wetlands. Mayor Fullmer clarified that the city would not try to declassify it but would go through the process to make sure city was properly maintaining the land.

Alma Slade living in The Preserve subdivision said he received a letter from Vineyard showing housing density in the city. He said that when he spoke with other residents, he found that representatives from Edge Homes had lied about the parking in his development and parking on the road in the new development to the west. He said that he was told by FCS Community Management that they were trying to minimize street parking to kick the students out. He felt that having students in the city added value. He asked if the city would ever consider allowing street parking in the high-density areas. He also asked if the city worked closely with the HOAs to accommodate things. Mayor Fullmer asked for clarification about the density population

letter. Mr. Slade said that the letter showed the different densities throughout the city. Mr. Brim explained this it was the land use letter for the General Plan.

Councilmember Judd explained that the city met regularly with the HOAs to help alleviate parking issues. He said that most of the HOAs had been great to work with in trying to provide additional parking. He asked if Mr. Slade was suggesting that they add parking along the main corridor roads. Mr. Slade replied that he was suggesting that they allow parking on one side of Vineyard Loop Road. Mayor Fullmer explained that they had met with the HOAs and were getting feedback on parking issues. She further explained that there was never parking allowed on Vineyard Loop Road, however during construction it was difficult to see the striping so it was not enforced. She said that part of the plan was to ensure that the HOAs were regulating their CC&Rs first. Our intention was not to kick people out of the city. She suggested that he meet with staff to discuss options. Mr. Slade said that the CC&Rs were word for word the same as the Edge Homes development in Herriman.

Councilmember Judd mentioned that he was not the first person to come to them with this problem. He said that historically the city had said no to parking on those roads. He added that the parking in the high-density was to be contained within the development. He said that the roads were made for travel and not for parking. Mr. Slade said that he felt bad for the homeowners because they were lied to by Edge Homes. Mayor Fullmer suggested that he get in touch with the young professional's group. She added that the first step in the process was to get the HOAs to manage their own properties properly.

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

4 MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Councilmember Earnest reported that there would be an event held on September 16 from 4:00 PM to 8:00 PM in Springville. He said it would be a training that would showing what a relief center, resources, etc., would look like in the event of a disaster.

5 STAFF, COMMISSION, AND COMMITTEE REPORTS

City Manager – Jacob McHargue – Mr. McHargue reported that he was working with Central Utah Water Conservancy District and Orem City on the water tank design and that it would be brought forward in the next few months. He was working on a proposal to work with Alpine School District for the location of the tank.

City Recorder – Pamela Spencer – Ms. Spencer reported that there were eight (8) candidates to fill two (2) council seats. She mentioned that there would be a ranked choice voting demonstration on September 12 and another one on October 15 in the City Council Chambers starting at 6:00 PM.

Planning Commission Chair – Cristy Welsh – Chair Welsh was excused. Vice-Chair Anthony Jenkins reported that the Planning Commission had approved the site plan and conditional use permit for Panda Express and a site plan Sunset Beach Park just north of the James Bay subdivision. Mayor Fullmer asked for his thoughts on the amphitheater in the park. Vice-Chair Jenkins explained that the original intent was a tiered amphitheater and the developer had changed that plan. He said that the Planning Commission worked with the developer to come up with a minimum of three (3) tiers for people to sit on.

Heritage Commission – Chair Tim Blackburn – Chair Blackburn reported on the Heritage Days event held May 30 – June 1. He said that the Heritage Commission very much appreciated how Mr. Amaya Perez had been very careful to protect Vineyard’s Heritage in the Open Space Corridor Plan that he presented this evening. Mr. Blackburn explained that the celebration this year was three days long. There were a lot of firsts, and some activities were great and some were not. He also said that there had been some weather issues. He said that the people who had attended the gave favorable feedback on the heritage portion. He said that they were thinking about extending the heritage portion of the event. He mentioned the carnival and the effect to minimize noise and any disruption to the neighbors. He said that one event heritage event was the Original Families’ Reunion, which was by invitation only and was funded by the Heritage Foundation. He apologized for not making a personal invitation to the City Council. He added that there were 35 families represented at this event. He said Mr. Amaya Perez was at the event and made a presentation about the possibilities for preserving the heritage of Vineyard. He said that money wise, they broke even for the entire celebration. He mentioned the issue with the fireworks and wanted to have them be even bigger for the next year.

Mayor Fullmer felt that the event was fantastic and that they did an excellent job. She asked if the commission had thought about changing the event dates to later in June. Chair Blackburn replied that they had tried to keep the event close to the anniversary but with the unpredictable weather, they had moved it to the end of May. He said that they were not stuck on the date. He expressed concern with competing with events in surrounding communities.

Councilmember Judd commented that his children’s favorite part was milking the cow. He felt that looking at the dates would be beneficial. He also felt that having it be the first celebration of the summer was good. He said that they needed to look at the location of the event, attractions, etc.

Mr. McHargue expressed concern about competing with surrounding events. He said that the date for this year was because it was the only date to get the carnival. He said that as the event grew and became more of a draw, they would be able to compete with other cities and get better dates for attractions. He thanked the Heritage Commission for their efforts for and being a great partner.

Councilmember Riley asked how they were going to incorporate the Original Families event into the Heritage Celebration. Chair Blackburn replied that they had not discussed it yet. He said that the feeling was that the original families wanted to do it every year. He explained that if they had the funding, they would like to do it again.

Mayor Fullmer said that it did not compete with other cities events but it did compete with graduations or other events that closed out universities’ schedules. She said that she would like to be a bigger participant. She commented that it would have been nice to meet with the original families.

6 DISCUSSION ITEMS

No items were submitted.

7 CONSENT ITEMS

No items were submitted.

303
304 **8 MAYOR'S APPOINTMENTS**

305 No names were submitted.
306

307 **9. BUSINESS ITEMS**

308 **9.3 DISCUSSION AND ACTION – Policy and Procedures Manual Amendment**
309 **(Resolution 2019-12)**

310 City Manager Jacob McHargue will present suggested amendments to the Vineyard
311 Personnel Policies and Procedures Manual. The mayor and City Council will act to
312 approve (or deny) this request by resolution.
313

314 Mayor Fullmer called for a motion to continue 9.3.
315

316 **Motion:** COUNCILMEMBER JUDD MOVED TO MOVE DISCUSSION AND ACTION
317 ITEM 9.3 ABOVE ITEM 9.1 AND MOVED TO CONTINUE THE DISCUSSION UNTIL THE
318 CITY ATTORNEY DAVID CHURCH COULD BE THERE. COUNCILMEMBER FLAKE
319 SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST,
320 FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.
321

322 **9.1 DISCUSSION AND ACTION – Commercial Property Assessed Clean Energy (C-**
323 **PACE) District Governing Body Participation Agreement (Resolution 2019-11)**

324 Theddi Chappell, Director of Utah C-PACE will present an agreement and resolution
325 for the city's participation in the C-PACE Governing Body Participation Agreement.
326 The mayor and City Council will act to approve (or deny) this request by resolution.
327

328 Mayor Fullmer explained that C-PACE gave companies the ability to go after grants to make
329 their companies more economic, green, and friendly to the city. She turned the time over to
330 Theddi Chappell, Director of Utah C-PACE.
331

332  Ms. Chappell explained that her primary role was education about the program. She
333 explained how the program worked. Highlights were:

- 334 • C-PACE was a new way to finance energy improvement on new or existing properties.
- 335 • It works by placing a lien on the real property, the lien is assigned to a lender, and the
- 336 lender extends private loans to the property owner to finance the project.
- 337 • C-PACE assessment features are that it is voluntary and the loans can be for up to 30
- 338 years. There are no personal guarantees, the assessment does not accelerate, and it can
- 339 transfer if the property is sold.
- 340 • For existing buildings C-PACE offers \$0 down, 100 percent private financing for
- 341 commercial buildings to fund energy improvements.
- 342 • For new construction C-PACE fills the gap in the capital stock and allows the owners to
- 343 upgrade designs and improve building performance.
- 344 • Features are:
 - 345 ○ Voluntary
 - 346 ○ Long term (up to 30 years)
 - 347 ○ No personal guarantees (based on building performance)
 - 348 ○ Does not accelerate
 - 349 ○ Can be transferred with the property if it is sold
- 350

- 351 • What is C-PACE?
 - 352 ○ Program allows for existing buildings and new builds.
 - 353 ○ Improves the performance of buildings.
 - 354 ○ Allows an owner to avoid more expensive financing.
 - 355 ○ C-Pace level payments.
- 356 • Eligible properties are hotels, retail, office, industrial, multifamily, healthcare, and nonprofit.
- 357
- 358 • Eligible improvements are energy efficient and water conservation, renewable energy, battery storage, EV charging, parking automation, seismic upgrades, and vertical transport devices.
- 359
- 360
- 361 • Other items that are eligible are things such as energy audits and renewable energy feasibility studies, engineering studies, extended warranties or solar PV inverters, roof upgrades, building structural reinforcement, environmental clean-up, maintenance contracts, and finance closing costs.
- 362
- 363
- 364
- 365 • C-PACE process
 - 366 ○ Owners
 - 367 ▪ Verifying that the property is in a city or county that opted in to the program.
 - 368 ▪ Submit property address for pre-qualification, title must be clear of bankruptcies, delinquencies, and up to date on mortgage and property taxes.
 - 369 ▪ They must obtain mortgage holder consent, identify a contractor and lender
 - 370 ▪ Execute a financing and property development agreements
 - 371 ▪ Record assessment and lien on property
 - 372 ▪ Complete the project
 - 373
 - 374 ○ City
 - 375 ▪ Must opt in to the C-PACE District
 - 376 ▪ Owner requests lien to be placed
 - 377 ▪ City designates the energy assessment area
 - 378 ▪ City levies special assessment
 - 379 ▪ Assigns lien to third party lender
 - 380 ▪ Lender indemnifies the city
 - 381 ▪ Lender records the lien and assessment with the county.
- 382
- 383
- 384
- 385

386 Councilmember Riley asked if they had a list of the types of improvements that were included.
 387 Ms. Chappell responded that they were outlined in the statute and that this information was also
 388 listed on the Utah C-PACE website. She mentioned that they hold required workshops for
 389 contractors who want to participate in the program.

390
 391 Councilmember Earnest asked if this program was something that developers coming to
 392 Vineyard wanted available. Ms. Chappell replied that it was a tool available to the city for
 393 contractors to use. Mr. McHargue explained that The Forge developer had mentioned it and
 394 suggested that this could be used in the Town Center. He mentioned that Provo, Orem and
 395 several cities in Salt Lake County had opted in. Ms. Chappell mentioned that there were three
 396 projects in the pipeline and that other cities were also looking at it.

397
 398 Councilmember Judd asked about the 15 percent of the total project cost mentioned in the
 399 presentation. Ms. Chappell explained that the code changed in July of 2019 and if a project was
 400 completed in the last three years it could be grandfathered in. She said if it exceeded the 2015
 401 code by 5 percent, which was determined by energy modeling, to determine that the building

could perform at a higher level, then it could be financed at a lower rate. Councilmember Judd asked if it was 15 percent of the total vertical cost of the entire building. Ms. Chappell replied that it was the entire building. There was discussion about C-PACE. Councilmember Judd asked if C-PACE bond was a tax benefit. Ms. Chappell replied that no one had been interested in the bond referendum. The discussion continued.

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

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE) DISTRICT GOVERNING BODY PARTICIPATION AGREEMENT (RESOLUTION 2019-11). COUNCILMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.2 DISCUSSION AND ACTION – Human Resource Services Contract

City Manager Jacob McHargue is requesting approval of a contract for human resource services with FACIL HR. The mayor and City Council will take appropriate action.

Mr. McHargue explained that because Vineyard was growing quickly, he needed to turn human resources (HR) over to someone else. He said that he had looked at different options and felt that it would be beneficial to contract with an outside organization to take care of the HR needs. He said that FACIL HR had submitted a proposal, which he felt could provide the scope of service the city needed at this time. He said that they would be available 24/7 for city employees to ask questions about the policy manual, any grievances, etc. He added that the company would start by doing a thorough audit of the policy and procedures manual, then do monthly new employee trainings, quarterly and annual trainings, and that the quoted cost was \$500.00 per month. He said that staff felt comfortable with the proposal and recommended approval.

Councilmember Earnest asked how long the contract would run for. Mr. McHargue replied that it would end at the fiscal year with an annual automatic renewal. He said that there was a 60 day opt-out period.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE CITY MANAGER JACOB MCHARGUE TO SIGN THE AGREEMENT WITH FACIL HR. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.4 PUBLIC HEARING – Zoning Code Text Amendments (ORD 2019-06)

The city of Vineyard is proposing zoning text amendments for ADU requirements (15.34.060), permitting accessory structures within street side yards of corner lots (15.34.050). (A public hearing was held on August 14, 2019, where these items were continued for future discussion.) The mayor and City Council will vote to approve (or deny) this request by ordinance.

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

Motion: COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 7:30 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mr. Brim explained the changes made to the zoning code. He explained that the amendment would change the minimum lot size to 6,000 square feet and require an additional parking space. He said that staff wanted to take the accessory dwelling units (ADU) out of the smaller lots. He said that they had seen issues with parking and the narrow lots. He added that there were concerns with too many ADUs changing the character of the neighborhoods with smaller lots. He said that the developers of the Homesteads development had requested that they change the minimum lot size to 5,400 because that was the smallest lot size in The Cottonwoods subdivision. it in large lots.

Mr. Brim explained that the second amendment to the ordinance was to allow accessory structures on corner lots. He said that they had added a requirement for additional screening to the rear yard.

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

Motion: COUNCILMEMBER RILEY MOVED TO CLOSE THE PUBLIC HEARING AT 7:43 PM. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Councilmember Judd asked Vice-Chair Jenkins if the Planning Commission would have an issue with the increase in the minimum lot size. Vice-Chair Jenkins replied that the intent was to ensure that there was adequate room to accommodate the additional parking spaces and he did not see any issues.

Councilmember Riley asked about the parking requirements. Mr. Brim explained that they allowed tandem spaces so they could count a two-car garage and the driveway as parking spaces. He said that the garages must meet the requirements and the driveway must be 18 feet in length. He added that the fifth space would be on the side yard. Councilmember Riley stated that it was hard for him to go through the parking requirements and then find that the action the city took was not measuring up. He said the he wanted to make sure that as a city they were able to maintain high standards.

Councilmember Judd asked if they could add to the code that where an ADU was located, no overnight parking would be allowed. Mr. Brim replied that they could state that parking needed to be onsite but the issue would be determining who actually lived in the home and who was a visitor. He said that Vineyard currently had over 75 ADUs and only had a few complaints. He added that most of those complaints were for illegal use or short-term rentals. He said that staff was seeing a movement to put the ADUs in smaller lots and they were hoping to keep them in the larger lots. Mr. McHargue explained that there were standards in place for ADUs, but this would make it easier for staff to regulate.

Councilmember Riley asked if they should be looking at six (6) parking spaces instead of five (5). He mentioned that Vineyard was trying to become more public transit oriented and there were still a lot of vehicles. Mr. McHargue explained the standards. Mr. Brim suggested that they could require the number of parking spaces be greater than the number of bedrooms in the ADU.

Councilmember Riley felt that they needed to think about how the neighbors would be impacted and pitting neighbor against neighbor. He felt that there would be unintended consequences. Mr. Brim said that the code was wide open and these changes would tighten up the code.

Mike Olsen with Home Center Construction suggested that they consider the number of garages. He said they had widened the roads after they had built Pod 3. Councilmember Riley felt that parking was the number one issue that needed to be addressed. He said that if they failed at parking, the city would struggle. He said that he did not want to take parking issues lightly and wanted to get the developers on board.

Mayor called for further comments.

Councilmember Judd felt that they needed to look at density if they were going to allow ADUs on smaller lots. He added that he liked the idea of having three-car garages. He said that the houses had not gotten smaller on the smaller lots which would create a higher demand for open space. He stated that he would like to send the ADU issue back to the Planning Commission for further review. Mr. Brim suggested that they could put some caps on the size of the unit.

Councilmember Judd asked what percentage of homebuyers in the neighborhood were building ADUs. Dan Allphin with Home Center Construction replied that most of the lots were just under 6,000 square feet. Councilmember Judd asked how many of those units had or wanted an ADU. Mr. Allphin replied that about 30 percent had requested ADUs in the Cottonwoods and anticipated that they would keep going up. Councilmember Judd felt that the increased density would make a big impact with parking. He suggested that they limit the number of ADUs in a subdivision. Mayor Fullmer felt that the difficulty would be who you give that right to.

Councilmember Judd felt that 50 percent of the units having ADUs was too high. Mr. Allphin explained that they had started installing basement entrances but were focusing on 3-car garages in The Cottonwoods. Mr. Brim said that most of the parking complaints were in the higher density areas like the Cascades. Councilmember Earnest said that he liked the idea of forcing additional off-street parking spaces. Mr. Brim asked how the 3-car garages were set up. Mr. Allphin replied that there were a few different types. Councilmember Judd asked how big the basements were. Mr. Allphin replied that the apartments were about 1,000 to 1,100 square feet.

Councilmember Riley felt that the planning department should put some density put numbers to the code amendments before the Planning Commission reviews them. He felt that they should identify certain lots in the developments that would be allowed to have an ADU. Mr. Brim suggested that if they did limit the number of ADUs in a subdivision that they go back to requiring a business license. Councilmember Flake stated that he was not comfortable with limiting who could have an ADU. He said that he was in favor of the softer way with limited bedrooms. He added that he was fine with the 5,400 square foot lot size and 3-car garages. He said that he was concerned with the population in the city and square footage of the ADU. Mayor Fullmer said that if they were worried about percentage then they go back to the original amendment. She felt that the council was unanimous in the decision that the amendment go back to the Planning Commission for further review.

Mr. Brim said that staff recommended approving the accessory structures amendment. Councilmember Judd asked if there was a height restriction on the screening of the accessory structure. Mr. Brim replied that it was dropped to 6 feet. There was a brief discussion about the fence height.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE ORDINANCE 2019-06 ZONING TEXT AMENDMENTS WITH THE MODIFICATION THAT THE ACCESSORY STRUCTURE HAVE A MINIMUM 5.5-FOOT HIGH SCREEN ON ALL THREE SIDES AND REMOVE THE ADU AMENDMENTS AND REFER THEM BACK TO THE PLANNING COMMISSION FOR FURTHER DISCUSSION. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.5 **DISCUSSION AND ACTION – Municipal Code Text Amendments (Ordinance 2019-07)**

Community Development Director Morgan Brim will present recommended changes to the Municipal Code regarding animal leash and defecation laws. The mayor and City Council will act to approve (or deny) this request by ordinance.

Mayor Fullmer turned the time over to Community Development Director Morgan Brim.

Mr. Brim explained that the amendment to the code was to clarify that dogs needed to be on a leash on public sidewalks, open space areas, city parks, parkways, trails, or outside of private properties, except in areas designated for off-leash activities. He said that they were also to add a fine for code violations. He explained that a \$250 fee was being added to in the Consolidated Fee Schedule. He explained that the deputies would be giving a warning first and then the fine. He said that the code amendment clarified that owners need to clean up after their dogs.

Councilmember Riley asked if they had ever issued a fine. Deputy Ryan replied that his department had not issued fines for dogs off leashes and owners not cleaning up after their pets' defecation. He explained that the deputies used the county code. Mayor Fullmer explained that the reason for amending the code was because it was unclear to the deputies what the code meant. Mr. Brim added that it would allow the city to put the notice on the signs and make people aware of the code. Mayor Fullmer asked if this would allow the deputies to give violators fines moving forward. There was a discussion about the code enforcement.

Councilmember Riley felt the challenge would be dogs running at large all the time. He said that he had called but by the time a deputy could get there, the animal would be gone. He felt that the signage would be good. He said that he was in favor of the amendment but felt that the enforcement would be an issue.

Mr. Love said another reason for the code amendment was public health and to keep the parks clean. Councilmember Riley asked if cities had outlawed dogs in other parks when they had dog parks. Mr. Love explained that owners were not controlling their dogs/pets and they were getting into the splash pad which was against health codes. He mentioned that they had 20 doggie bag stations that would be located in parks, on trailheads, detention basins, etc. to help control the mess. Councilmember Judd felt that it was a mindset change and would take some time for people to get used to. He felt that it was important and that they needed to be proactive in education and enforcement. Mayor Fullmer felt that it was important and would provide clarity for the deputies. Councilmember Riley said that if it required that they had to shut down the water feature for several hours to clean it up and let people know why, then they may have close the park to animals. Mr. Love said that they did not want limit the use of the park but have more responsible dog owners.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE ORDINANCE 2019-07 TEXTED AMENDMENTS AS PRESENTED. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.6 **PUBLIC HEARING – Amend the Consolidated Fee Schedule (Resolution 2019-13)**

Assistant Finance Director/Treasurer Mariah Hill will present recommended amendments to the Consolidated Fee Schedule. The mayor and City Council will act to approve (or deny) this request by resolution.

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

Motion: COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 8:23 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer turned the time over to Assistant Finance Director/Treasurer Mariah Hill.

Ms. Hill explained that the amendments to the fee schedule were to add fees for animal leash and defecation violations, lot line adjustments, code enforcement fees, and field and court rentals.

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

Motion: COUNCILMEMBER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 8:24 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

There was a discussion about the fees for field and court rentals and the city not making money. Mr. McHargue explained that the fees would be put into the parks budget to be used for maintenance of the fields and courts, and to purchase new equipment to be used by the Recreation Department and those renting the fields and courts. The fees would also be used to pay for any damage done to the park, courts, or equipment. Mr. Love explained that there were several organized leagues that were already using the fields for free. He said that when he spoke with other cities, they told him to not let them play for free or they would lose control of their fields. He added that people were already overusing the fields, and that the city was understaffed. The discussion continued.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE AMENDED CONSOLIDATED FEE SCHEDULE RESOLUTION 2019-13. COUNCILMEMBER JUDD SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

10 CLOSED SESSION

No closed session was held.

11 ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:29 PM.
COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FULLMER,
COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE
MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is Sept 11, 2019.

MINUTES APPROVED ON: _____

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



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: September 25, 2019

Agenda Item: 6.2 Lakefront @ Vineyard Town Center – Backbone Road Dedication Final Plat

Department: Community Development

Presenter: Elizabeth Hart, Planner

Background/Discussion:

The applicant, Edge Homes, is proposing to dedicate three (3) acres of public right-of-way for Vineyard Loop Road and 300 West extension through the Lakefront at Vineyard Town Center development. The right-of-way for Vineyard Loop Road is proposed to be 101 feet in width, this includes a trail, sidewalk, landscape buffer, and street parking on both side of the road. 300 West right-of-way is proposed to be 91 feet in width, this also includes a trail, sidewalk, landscape buffer, and parking on the west side of the road. 300 West is not proposed to extend south to 400 North due to issues with wetlands, the applicant is working with the Army Corps of Engineers. The applicant will come back to the city council at a later date to dedicate that section of the road.

The proposed road has been reviewed by City Staff. The proposed extension is consistent with the Vineyard Town Center Zoning Ordinance.

Fiscal Impact:

Normal upkeep and maintenance of the road.

Conditions:

- 1) The applicant pay any outstanding fees
- 2) The applicant makes any redline corrections prior to recording

Recommendation:

Staff is recommending that City Council approves the acceptance of the Lakefront at Vineyard Town Center Backbone Road Dedication Plat.

Sample Motion:

Motion to APPROVE the Vineyard Town Center Backbone Road Dedication Plat

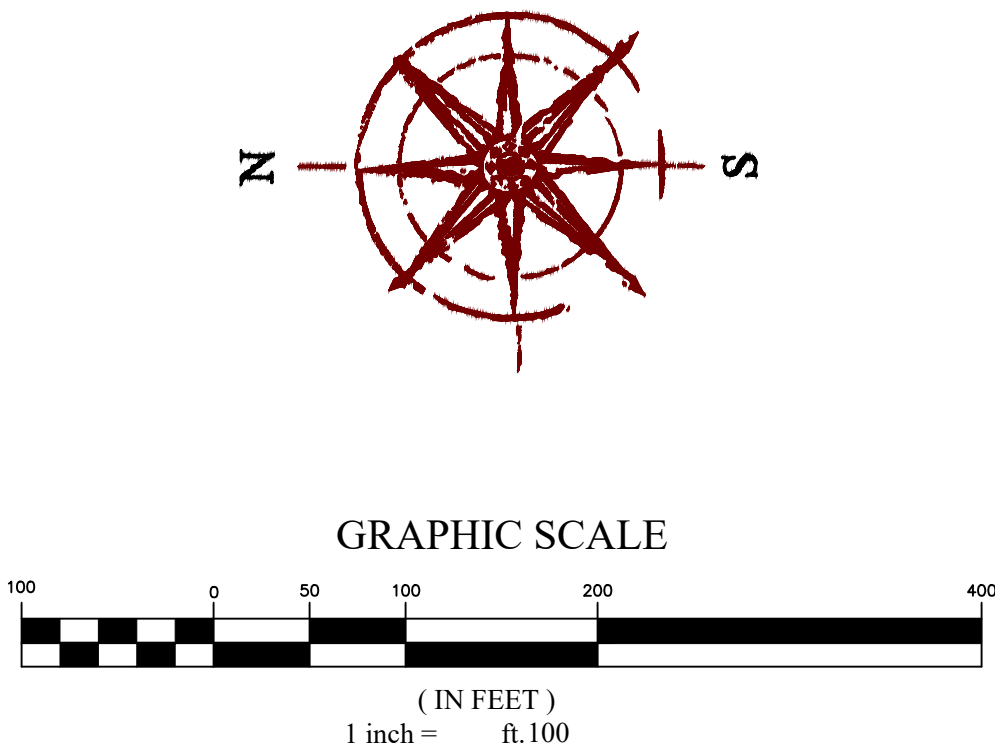
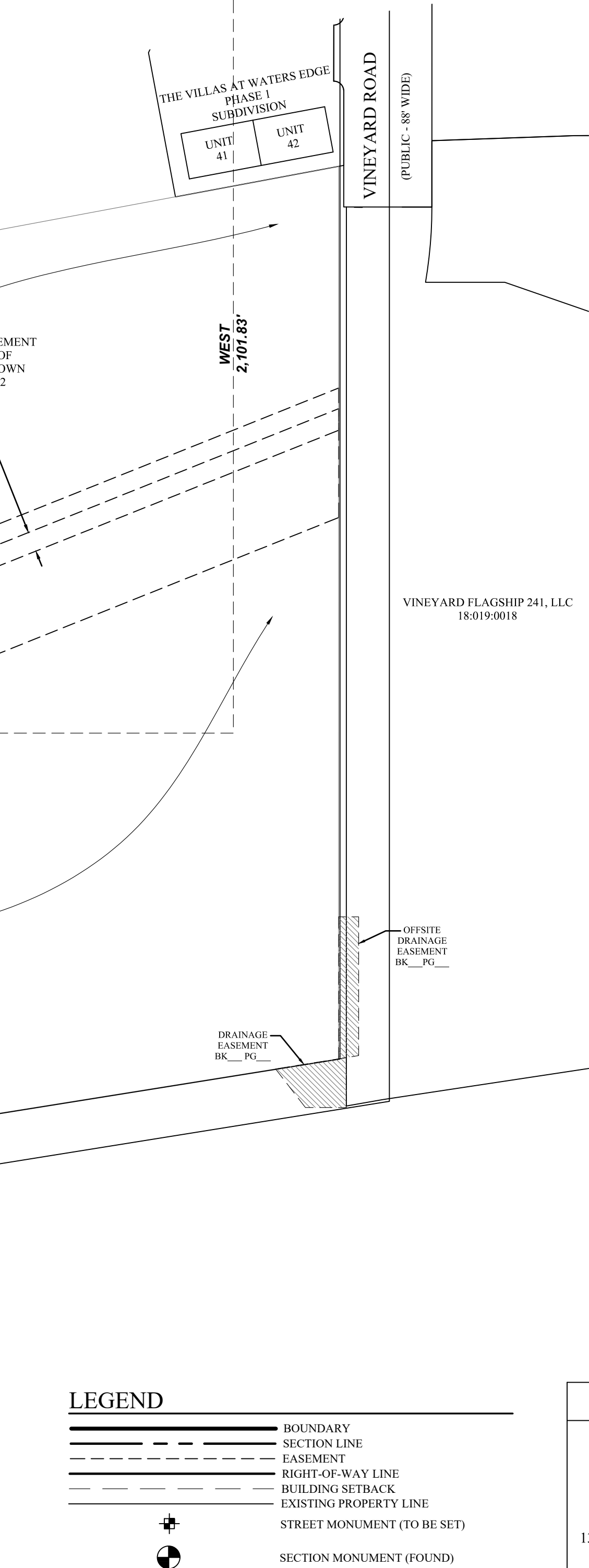
Attachments:

Application

Backbone Road Dedication Plat



SUBDIVISION
(AMENDING PORTIONS OF LOT 3 & 4, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7 & NE1/4 OF SECTION 18, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify that I have made a Survey of the lands shown hereon and that this Dedication Plat is a true and accurate representation of that Survey.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

09/16/19

A portion of the SE1/4 of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:

Beginning at a point located West 2,101.83 feet and North 798.92 feet from the Southeast corner of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian; (Basis of Bearing: N89°251'01"E along the Section Line between the Southeast Corner of Section 7 and the North 1/4 corner of Section 8, T6S, R2E, SL&MB); thence S68°12'40"W 91.00 feet; thence N21°47'20"W 564.19 feet; thence along the arc of a curve to the right with a radius of 300.00 feet, a distance of 114.87 feet through a central angle of 21°51'42"; thence S41°14'17"E 170.00 feet; thence S00°06'49"E 170.00 feet; thence S00°06'49"E 154.14 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 25.97 feet through a central angle of 99°12'44"; thence S49°29'32"E 22.85 feet; thence N80°54'09"E 260.28 feet; thence along the arc of a curve to the right having a radius of 550.50 feet a distance of 87.41 feet through a central angle of 09°05'50"; thence N85°27'04"E 87.32 feet; thence N89°59'59"E 135.20 feet to the Western line of THE PRESERVE AT WATERS EDGE TOWNHOMES, PLAT B according to the Official Plat thereof recorded August 31, 2016 as Entry No.83882:2016 in the Office of the Utah County Recorder; thence S10°34'45"E 102.75 feet; thence S89°59'59"E 154.07 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 71.37 feet through a central angle of 09°15'50"; thence S00°06'49"E 71.30 feet; thence S80°54'09"E 256.30 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 26.88 feet through a central angle of 102°41'29"; thence S29°33'24"W 23.43 feet; thence S81°27'04"E 535.14 feet to the point of beginning.

Contains: 2.91 acres+/-

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND DO HEREBY DEDICATE ANY PUBLIC 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_____

BY: _____

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE
OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED
TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C. A UTAH
L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND
IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN _____
UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS
SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND
OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF
THE PUBLIC.

BACKBONE ROAD DEDICATION PLAT

SUBDIVISION

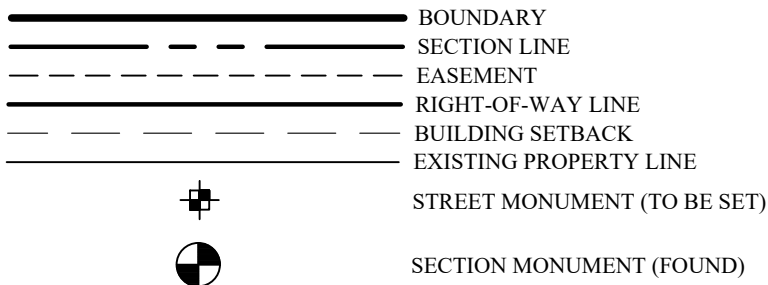
LOCATED IN THE SE1/4 OF SECTION 7 & NE1/4 OF SECTION 18, T6S, R2E
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL		
			

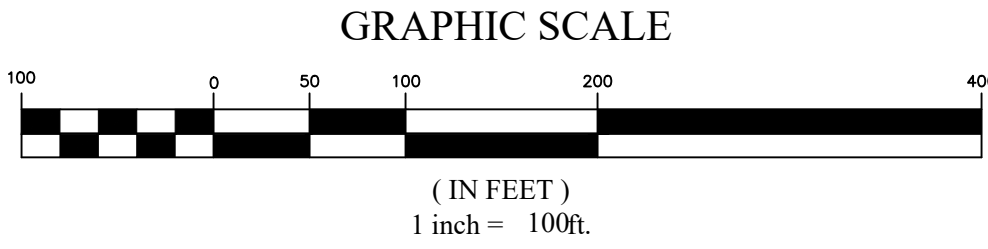
1 OF 2	7/26/2019	SCALE: 1" = 100'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150		 FOCUS [®] ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00	9°41'11"	42.26	N04°43'47"W	42.21
C2	250.00	12°12'58"	53.30	S15°40'51"E	53.20
C3	503.50	9°05'50"	79.94	N85°27'04"E	79.86

LEGEND



BACKBONE ROAD DEDICATION PLAT
LAKEFRONT
@ VINEYARD TOWN CENTER
SUBDIVISION
(AMENDING PORTIONS OF LOT 3 & 4, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7 & NE1/4 OF SECTION 18, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

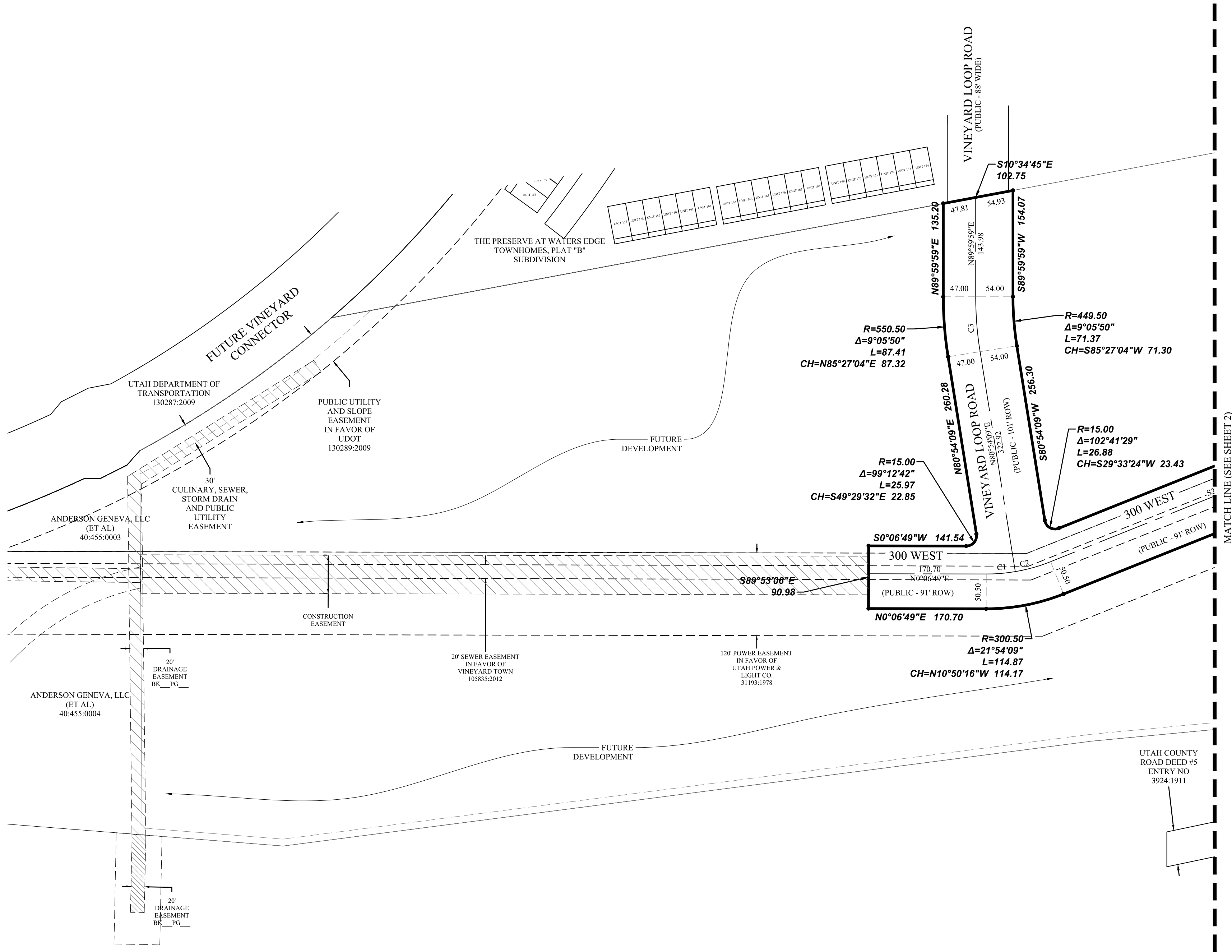


VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- STREET MONUMENT (TO BE SET)
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00	9°41'11"	42.26	N04°43'47"W	42.21
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BACKBONE ROAD DEDICATION PLAT
LAKEFRONT
@ VINEYARD TOWN CENTER
SUBDIVISION
(AMENDING PORTIONS OF LOT 3 & 4, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7 & NE1/4 OF SECTION 18, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 27/26/2019SCALE: 1" = 100'

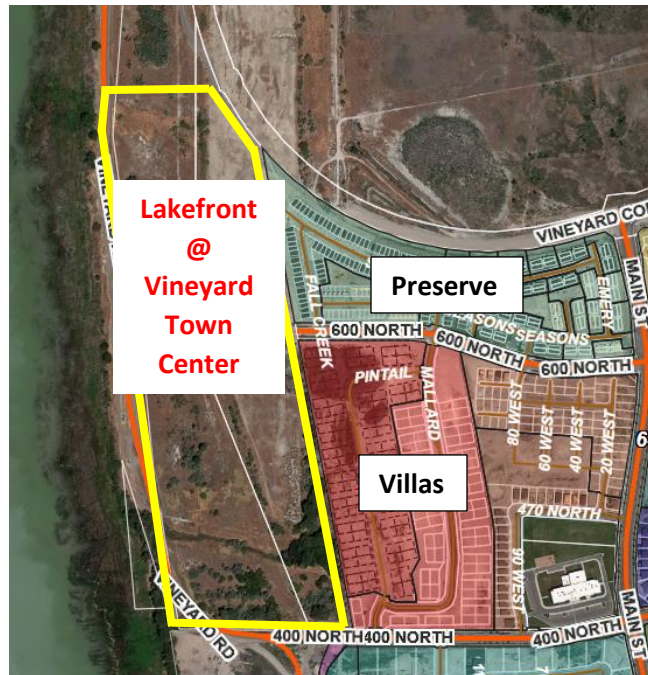
PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SURVEYOR'S SEALCLERK RECORDER SEAL

SHELLEY W. LOWERY
1/16/19
STATE OF UTAH

Date: September 25, 2019
From: Elizabeth Hart, planner
To: City Council
Item: 6.3 Lakefront @ Vineyard Town Center Final Plat 2B
Address: ~ 300 West and Vineyard Loop Road
Applicant: Edge Homes, LLC



INTRODUCTION

The applicant, Edge Homes, is requesting final plat approval for sixty (60) units of the Lakefront at Vineyard Town Center development. The subject property is located within the Town Center Lake Front Residential district, which extends north from 400 North to just south of the Vineyard Connector and extends west from the Waters Edge subdivisions the Preserve and Leisure Villas to the edge of the existing Vineyard Road and Utah Lake. The applicant is proposing sixty (60) condo units.

The preliminary plat for the entire development of 685 units was approved on August 22, 2018. The Planning Commission approved the site plan for this project on February 6, 2019.

Staff has reviewed the final plat and has found them to be in conformance with the Town Center zoning ordinance, staff is recommending approval with the listed conditions.

ANAYLISIS

3.10.040 Single Purpose Building

This building type permits a wide range of building facades and allows for more flexibility in building height. It can accommodate mixed uses or can be strictly for residential or office use. The applicant. Is proposing this type of building for residential. The applicant is proposing sixty (60) condominium units.

Standard	Plat 2B
Number of Units	60
<u>Front Setback:</u> Min. – 0' Max. – 15'	All buildings meet the front setback requirements.
<u>Min. Side Yard Setback:</u> 0 feet	All buildings meet the side yard setback requirement.
<u>Min. Rear Setback:</u> 20 feet	All buildings meet the rear yard setback requirement.
<u>Min. Vineyard Connector ROW Setback</u> 14'	Not Applicable, these buildings are not near the Vineyard Connector.

FINDINGS:

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

- It is in conformance with the Town Center Zoning Ordinance.

STAFF RECOMMENDATION:

Staff is recommending approval to the City Council with the following conditions:

1. The applicant pays any outstanding fees and makes any redline corrections.
2. The applicant is subject to all federal, state and local laws.

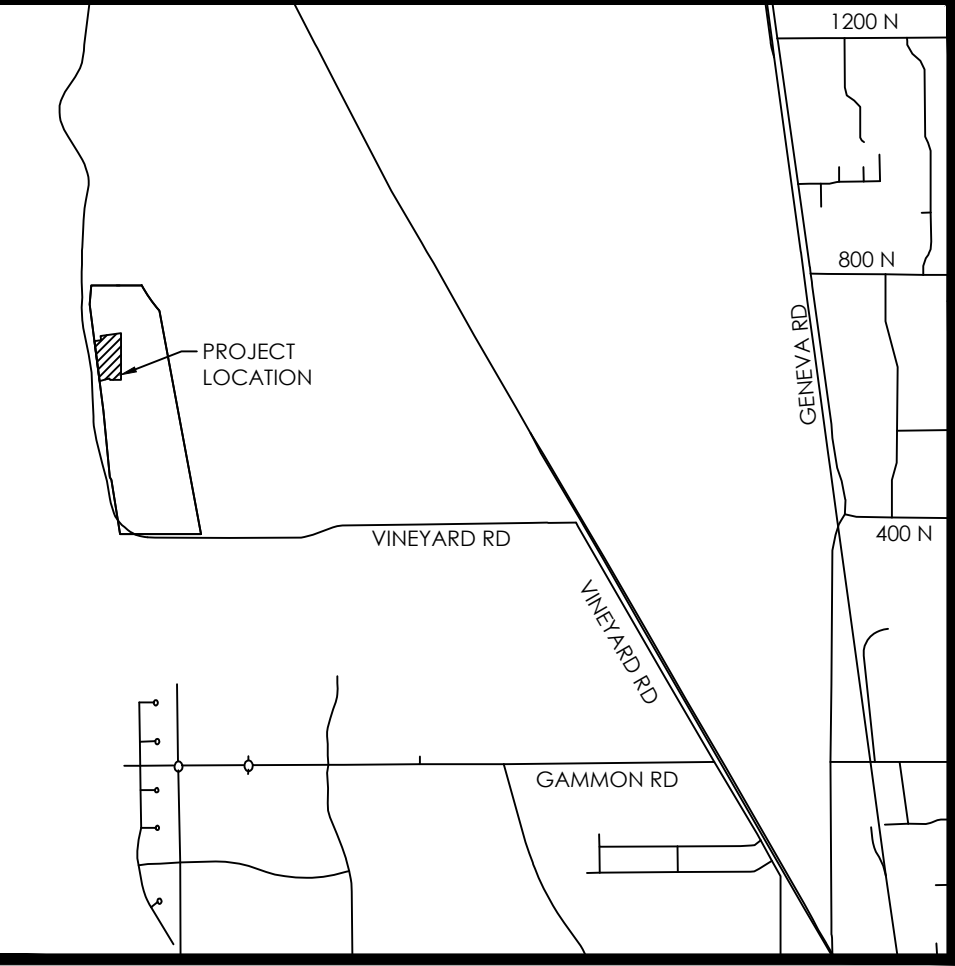
PROPOSED MOTION:

"I move to approve of the proposed the Phase 2B final plat with a total of sixty (6020) units with the proposed conditions."

Attachments:

Final Plat Application

Final Plat



VICINITY MAP

- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
 - ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
 - 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 OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - DRIVEWAYS AND 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 RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
 - ALL BUILDINGS AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

DOMINION ENERGY CORPORATION

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

LAKEFRONT @ VINEYARD TOWN CENTER

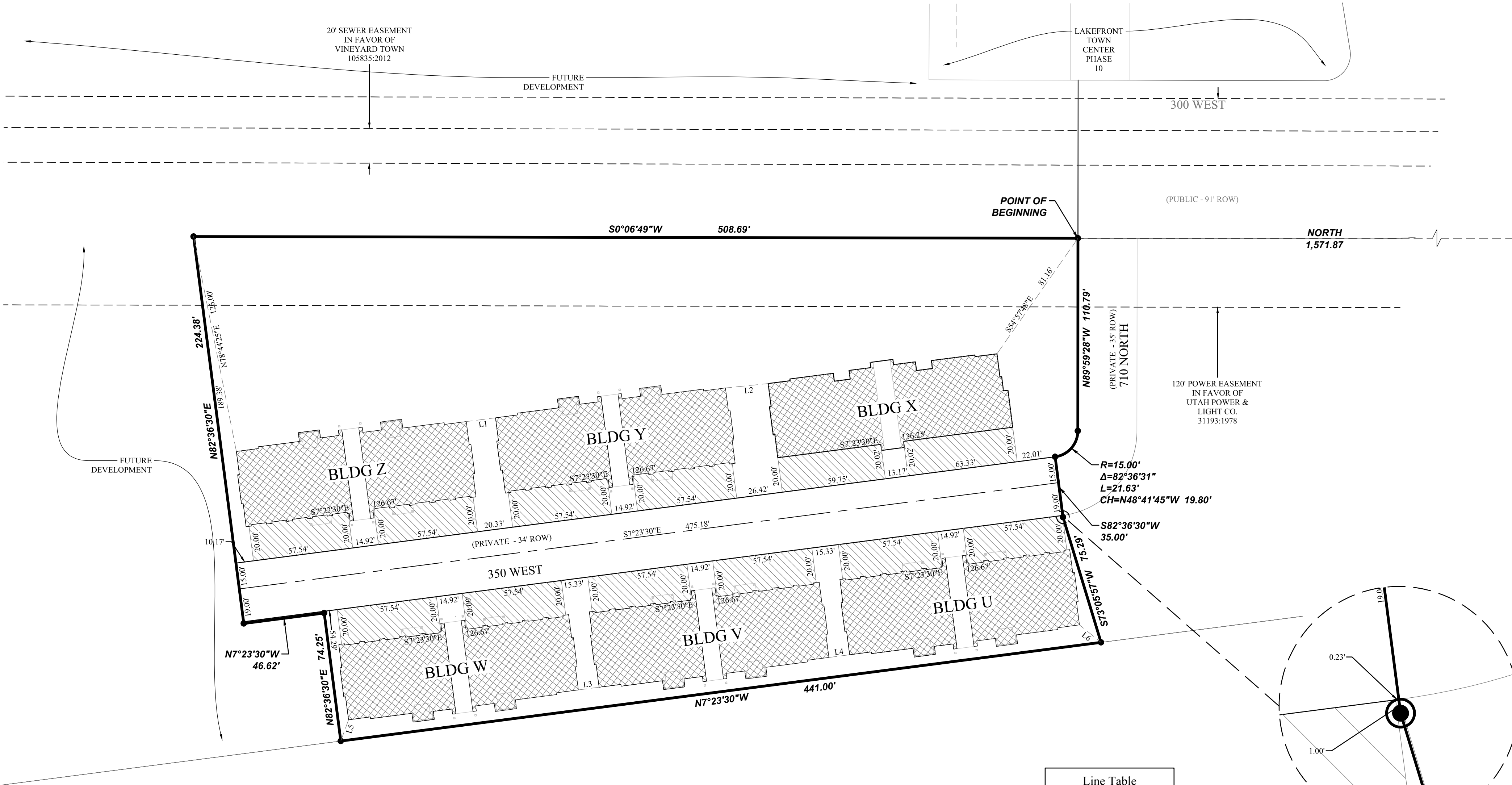
PHASE 2-B CONDOMINIUMS

(AMENDING PORTIONS OF LOT 4, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

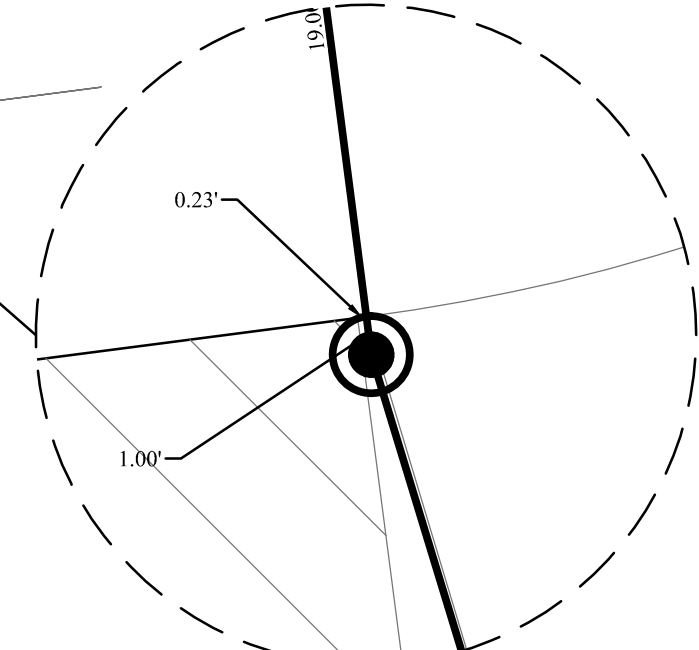
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- STREET MONUMENT (TO BE SET)
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS

- LIMITS OF COMMON OWNERSHIP & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON OWNERSHIP & PUE



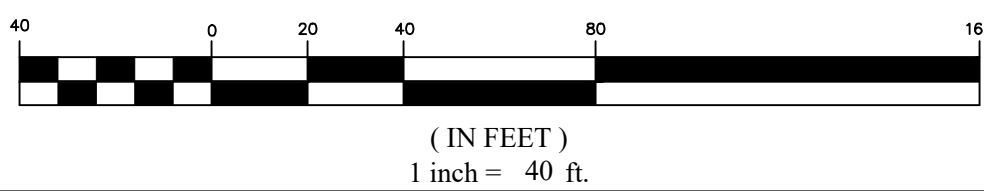
Line Table		
LINE	DIRECTION	LENGTH
L1	S07°23'30"E	17.00
L2	S05°50'50"E	24.75
L3	S07°23'30"E	12.00
L4	S07°23'30"E	12.00
L5	S70°00'31"E	13.05
L6	S39°05'18"W	15.97



DETAIL 1
SCALE: 1" = 5'



GRAPHIC SCALE



SOUTH 1/4 CORNER OF
SECTION 8, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH ASPHALT)

SOUTHEAST CORNER OF
SECTION 7, T6S, R2E, SLB&M
3" BRASS CAP MONUMENT
(FLUSH WITH GROUND)

BASIS OF BEARING: S89°25'01"W (SECTION LINE)
MEASURED: 2.715.70
(NAD83: S89°25'01"W 2.715.70)

WEST
2,416.88

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS: I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. #10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT AT THE REQUEST OF THE OWNER OF THE BELOW DESCRIBED LAND, I PERFORMED A SURVEY OF SAID LAND, THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH WILL BE CONSTRUCTED, AND THIS RECORD OF SURVEY MAP, CONSISTING OF THREE (3) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

Portions of Section 7, Township 6 South, Range 2 East, Salt Lake Base & Meridian, located in Vineyard, Utah, more particularly described as follows:
Beginning at a point located West 2,416.88 feet and North 1,571.87 feet from the Southeast Corner of Section 7, T6S, R2E, SLB&M (Basis of Bearing: S89°25'01"W along the Section line from the South 1/4 Corner of Section 8 to the Southeast Corner of Section 7, T6S, R2E, SLB&M); thence N89°59'28"W 110.79 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 21.63 feet through a central angle of 82°36'31" Chord: N48°41'45"W 19.80 feet; thence S82°36'30"W 35.00 feet; thence S73°05'57"W 75.29 feet; thence N07°23'30"W 441.00 feet; thence N82°36'30"E 74.25 feet; thence N07°23'30"W 46.62 feet; thence N82°36'30"E 224.38 feet; thence S00°06'49"W 508.69 feet to the point of beginning.
Contains: 2.91 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE TRACT OF LAND DESCRIBED HEREWITH AS

LAKEFRONT @ TOWN CENTER, PHASE 2-B CONDOMINIUM PLAT

A UTAH CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, HAVING CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, DO HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS RECORD OF SURVEY MAP AND SUBMIT THIS PROPERTY TO THE UTAH CONDOMINIUM OWNERSHIP ACT. FURTHERMORE, WE DO HEREBY CONVEY TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS AS SHOWN BY THE AREA MARKED "UTILITY EASEMENT" ON THE WITHIN PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER AND WATER LINES AND APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS THERETO

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

BY: (PRINTED NAME) BY: (PRINTED NAME)

ITS: ITS:

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ____

ON THE ____ DAY OF ____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF ____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE ____ OF ____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: ____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ____ COUNTY
MY COMMISSION No. ____ PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

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

PHASE 2-B LAKEFRONT @ VINEYARD TOWN CENTER

CONDOMINIUMS
(AMENDING PORTIONS OF LOT 4, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL	

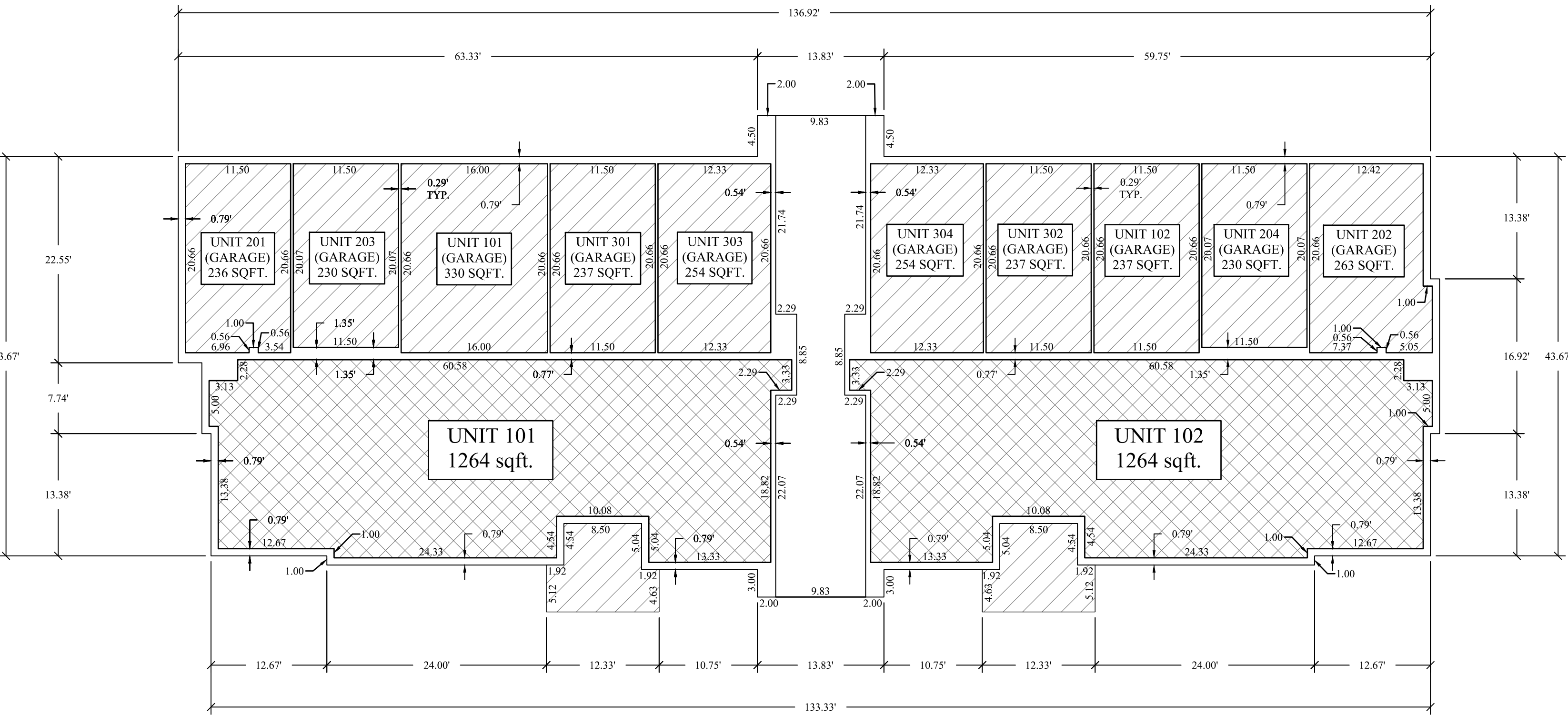
1 OF 3

8/21/2019

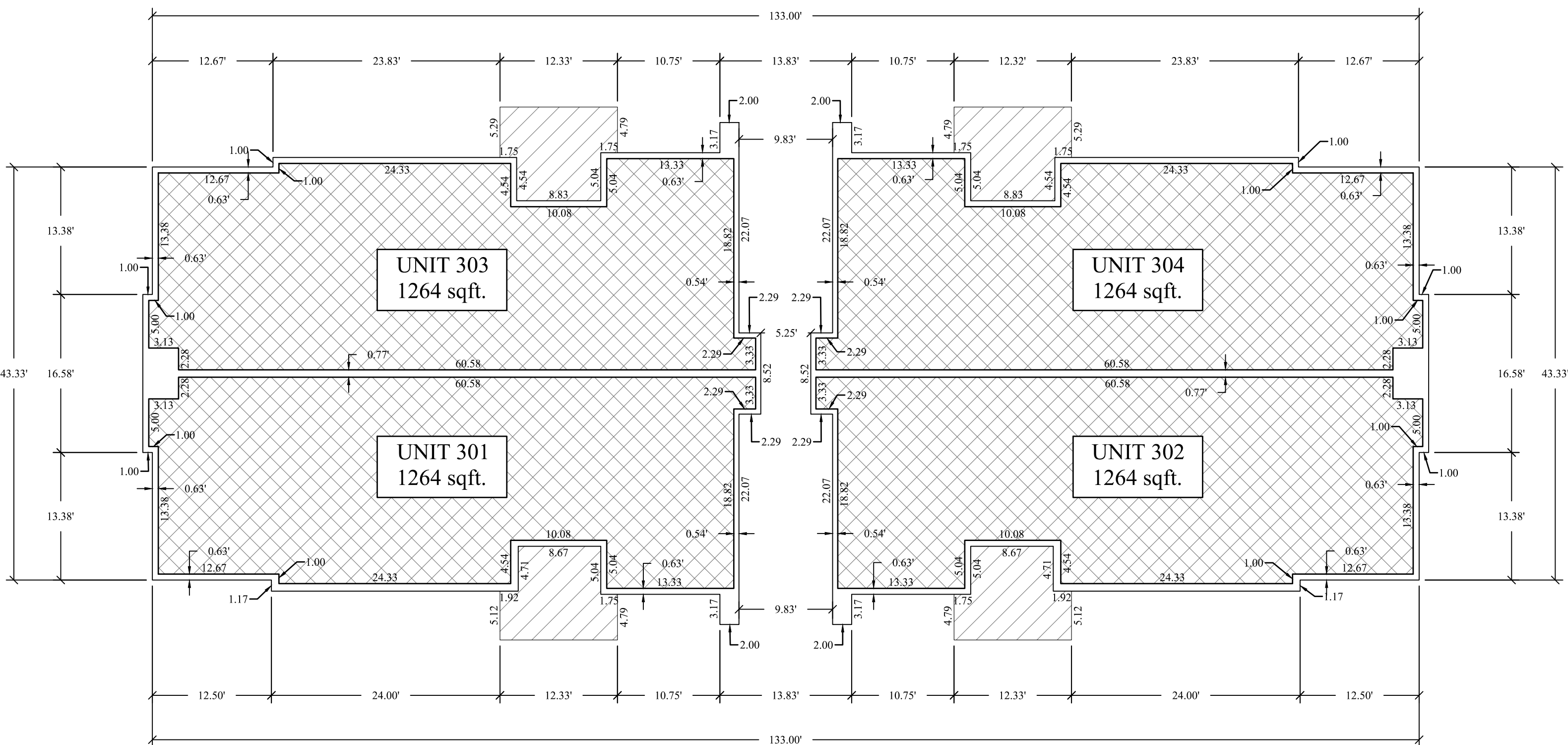
SCALE: 1" = 40'

PREPARED FOR
EDGE HOMES
13702 SOUTH 200 WEST, SUITE B12
DRAPER, UTAH 84020
PH: 801-494-0150

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

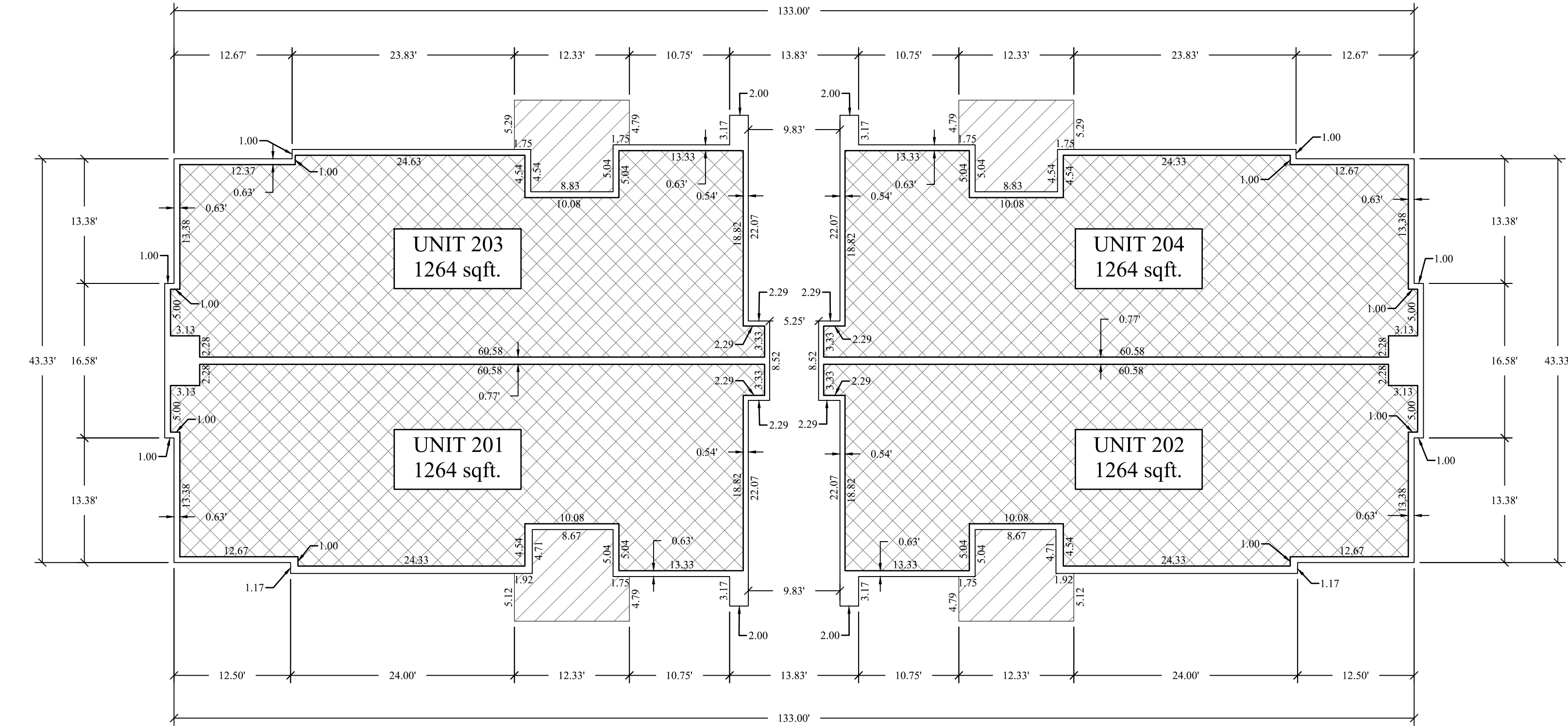


MAIN FLOOR
(UNIT 101 IS ADA)



THIRD FLOOR

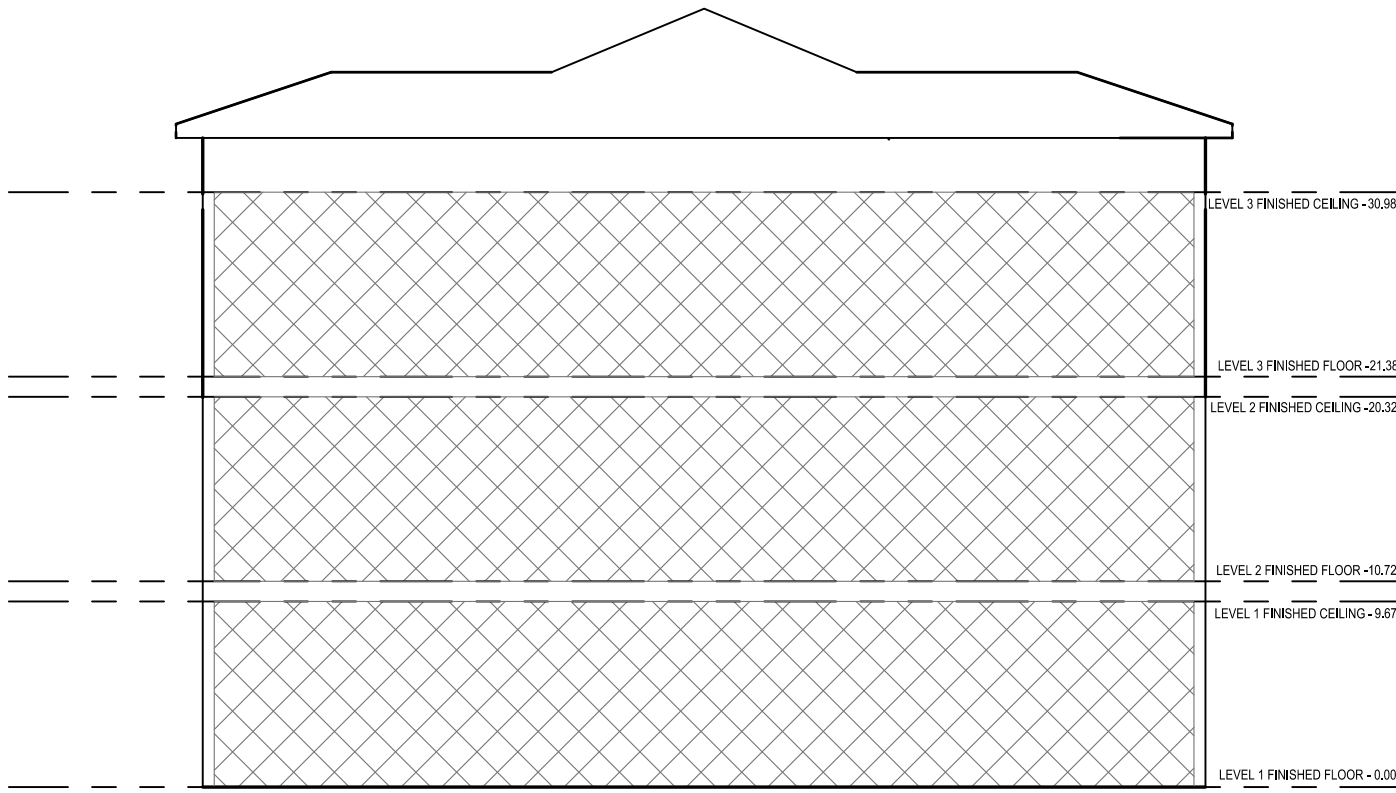
CONDOMINIUM DETAILS BLDG. X



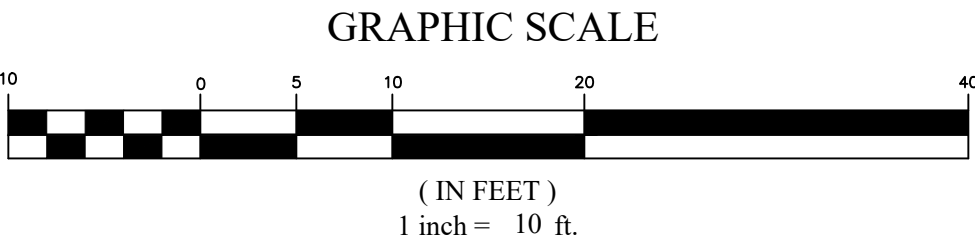
SECOND FLOOR

NOTES

1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
3. UNIT 101 IS ADA.



- LIMITS OF COMMON OWNERSHIP & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON OWNERSHIP & PUE



3 OF 3	8/20/2019	SCALE: 1" = 10'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150		 FOCUS ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com

PHASE 2-B
LAKEFRONT
@ VINEYARD TOWN CENTER
CONDOMINIUMS
(AMENDING PORTIONS OF LOT 4, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CLERK - RECORDER SEAL		

Youth Council Executive Committee Appointments

Mayor—Will Welsh

Activities Chair—Joey Merrill

Service Chair—Holly Huntington

Beautification Chair—Janelle Dadson

Meetings and Elections Chair—Zoey Lee

City Manager—Holland Welch

Recorder—Macy Lee

September 10, 2019

Mr. Don Overson, P.E.
City of Vineyard
125 South Main Street
Vineyard, Utah 84058

Subject: Proposal for Drinking Water System Master Plan

Dear Don:

We are pleased to provide this proposal to prepare a drinking water system master plan for Vineyard City.

PROJECT UNDERSTANDING

Vineyard City was recently named the fastest growing City in the United States. City leaders and staff are continually reviewing and revising plans to ensure growth is smooth and all City systems continue to function well. Vineyard currently receives all drinking water from Orem City and Central Utah Water Conservancy District (CUWCD) wholesale connections. Previous planning for the drinking water system was performed by JUB and City personnel. Hansen, Allen & Luce is familiar with the City's system, having recently completed a draft Water Use Data Evaluation for the City. HAL has also completed a Tank Siting Study to evaluate locations for a Vineyard storage tank. HAL has previously worked with Orem City and CUWCD's drinking water system models and we have a strong understanding of those systems as well.

It is our understanding that the City desires a comprehensive drinking water system master plan. A primary focus of the plan will be incorporating new construction, recent projects, and planned developments, as well as information from the recent Water Use Data Evaluation and Tank Siting Study, to create a cohesive and complete master plan for the City's drinking water system. The master plan effort will include an extended period hydraulic model reflecting the current and buildout conditions in the City that can be used to optimize the functioning of the system. The plan will be compatible with Vineyard's Strategic Plan and will include flexibility to allow options as City goals and development plans are revised through the coming years of rapid growth. Based upon this understanding, we propose the following Scope for Services for completion of this project as described below.

SCOPE OF WORK

Based on our project understanding, we propose the following tasks. Tasks will be completed using past work where it is efficient to do so. Work required for the concurrent Water Use Data Evaluation project and Tank Siting Study will be used in this project to avoid duplication of effort. Input and direction from Vineyard City staff will be considered on all tasks.

TASK 1: PROJECT MANAGEMENT, START-UP, AND DATA COLLECTION/EVALUATION

Objective: Obtain and review water system data and information, review City staff goals for the project, and establish project management protocol.

Input:

- Contracted project work plan
- City staff's goals for the project
- 2019 Vineyard Tank Siting Study
- 2019 Vineyard Water Use Data Evaluation
- Water system information and GIS data for Vineyard and CUWCD/Orem City connections to Vineyard
- Existing system mapping and list of planned improvements/projects
- Water use data
- A list of known problem areas and concerns within the system

Activities:

- Provide project management throughout the project.
- Conduct on-site project kickoff meeting to discuss project management protocol, schedule for key meetings/milestones, master plan goals, system criteria, and data needs.
- Gather prior studies, existing modeling and mapping, growth data, GIS data, water use and system performance data, water rights information, fire flow requirements and test data, system specifications, and operation details.
- Review existing information and identify additional data needs.
- Work with City staff to obtain and prepare any additional data needs.
- Prepare system inventory and base mapping in GIS.
- Prepare and distribute meeting agendas.
- Prepare and distribute meeting notes.

Output:

- Project management protocol and master plan goals
- Water system data
- GIS system inventory mapping
- Meeting notes and presentation materials.

TASK 2: SYSTEM USERS AND DEMAND ANALYSIS

Objective: Select growth rate and buildout/planning period. Determine the existing and future projected number of connections, Equivalent Residential Connections (ERC), and water demand.

Input:

- Water use data
- Population and development/land use projection data
- State Department of Drinking Water requirements and Water Use Data Evaluation requirements

Activities:

- Perform a growth rate analysis. Select growth rate and length of planning period with input from City personnel.
- Review water use and meter data to define an ERC and calculate existing ERCs.
- Calculate future projected connections and ERCs.

- Determine any adjustments necessary to existing and future projected water use due to large water users.
- Calculate average day, peak day, and peak instantaneous system demand for existing and future projected conditions.

Output:

- Growth rate and length of planning period
- Existing and future projected number of connections and ERCs
- Existing and future projected water system demands

TASK 3: WATER SOURCE CAPACITY ANALYSIS

Objective: Evaluate the City's water rights and water source capacity and make needed recommendations.

Input:

- Water rights data
- Water source capacity data

Activities:

- Review, organize, and summarize the City's existing water rights.
- Determine the City's existing water right requirements.
- Calculate the future projected water right requirements.
- Determine water rights acquisitions, transfers, or adjustment alternatives to meet existing and future water right needs.
- Determine and summarize the City's existing water source capacity.
- Calculate existing water source capacity requirements.
- Calculate the future projected water source capacity requirements.
- Determine existing and future water source capacity issues and solution alternatives to solve the identified issues.

Output:

- Summary of existing water rights
- Existing and future projected water right needs and issues with recommended solutions
- Summary of the City's existing water source capacity
- Existing and future projected water source capacity issues with recommended solution alternatives

TASK 4: WATER STORAGE CAPACITY ANALYSIS

Objective: Evaluate the City's water storage capacity and make needed recommendations.

Input:

- Water storage capacity data

Activities:

- Determine and summarize the City's existing water storage capacity.
- Calculate existing water storage capacity requirements.
- Calculate the future projected water storage capacity requirements.
- Determine existing and future water storage capacity issues and solution alternatives to solve the identified issues.

Output:

- Summary of the City's existing water storage capacity
- Existing and future projected water storage capacity issues with recommended solution alternatives

TASK 5: WATER DISTRIBUTION SYSTEM ANALYSIS

Objective: Use the computer model to determine existing and future projected deficiencies in the water system.

Input:

- Existing City water system model
- System facility, controls, and operation data
- Water quality data

Activities:

- Develop diurnal usage patterns for the City for minimum day, average day, and maximum use day for use in extended period model simulations.
- Review and summarize water quality data from Orem and CUWCD sources.
- Develop water demands and use billing and GIS parcel layer to distribute demands throughout City. Large nonresidential water users will be located individually.
- Use City land zoning, future planning for land use, population densities, and growth potential to locate future projected water use demand.
- Create computer model to represent existing and future condition of the City's water system. The model will include distribution pipes, transmission lines, tanks, PRVs, booster pumps, wells, storage reservoirs, and control valves.
- Verify model calibration.
- Prepare simulations for existing and future projected conditions. A variety of scenarios will be evaluated to analyze the system under a range of conditions.
- Determine existing and future deficiencies in the water distribution system.
- Determine issues related to water quality, including disinfection byproducts (DBPs), water age, and chlorine residual
Determine solution alternatives to solve the identified issues.
- Determine system operation recommendations to increase system efficiency and reduce costs.

Output:

- Extended period simulation model of City water distribution system
- Existing and future system deficiencies or quality issues with recommended solution alternatives

TASK 6: IMPLEMENTATION AND CAPITAL IMPROVEMENTS PLAN

Objective: Present summary and cost estimates of preferred alternative projects as capital improvements plan. Include phasing recommendations.

Input:

- Results of previous tasks

Activities:

- Prepare summary and simplified cost estimates for solution alternatives.
- Hold alternatives workshop with City staff to determine preferred alternatives.

- Finalize summary and cost estimates for preferred solution alternatives.
- Complete capital improvements plan and phasing recommendations.

Output:

- Summary of preferred solution alternatives
- Cost estimates for preferred solution alternatives
- Capital improvements plan

TASK 7: REPORT

Objective: Prepare final master plan report.

Input:

- Results of previous tasks

Activities:

- Prepare draft report with figures reflecting results of all previous tasks.
- Submit pdf of draft report to City for review.
- Hold meeting to review City comments if needed.
- Update report according to City comments.
- Submit final pdf copy of report to City.

Output:

- Drinking water master plan report with figures

SCHEDULE

We propose to complete the proposed work within eight months of notice to proceed.

FEE

It is estimated that this effort can be completed for \$45,900. A summary of our estimated fee is presented below.

Task	Estimated Fee
Task 1: Project Management, Start-Up, and Data Collection/Evaluation	\$4,100
Task 2: System Users and Demand Analysis	\$3,500
Task 3: Water Source Capacity Analysis	\$2,000
Task 4: Water Storage Capacity Analysis	\$2,700
Task 5: Water Distribution System Analysis	\$18,300
Task 6: Implementation and Capital Improvements Plan	\$5,100
Task 7: Master Plan Report	\$10,200
Total	\$45,900

Mr. Don Overson
September 10, 2019
Page 6

ASSUMPTIONS

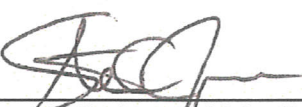
Our proposed scope, fee, and schedule assume the following:

- Vineyard City will respond promptly to requests for data, meetings, and feedback on reports.

Thank you for your consideration. Please contact us with any questions on this proposal.

Sincerely,

HANSEN, ALLEN & LUCE, INC.



Steven C. Jones, M.S., P.E.
Vice President

HAL PROPOSAL SPREADSHEET

CLIENT: VINEYARD CITY
PROJECT: DRINKING WATER MASTER PLAN

Pha	Task #	Task Activity	Billing Period	Hours											Total Hours	Labor Costs	Expense Cost	Total HAL Cost	Outside Expense	COMMENT
				Sr. Man Prof MEA	Manging Prof. SCJ	Sr Prof II	Sr Prof I	Prof III *	Prof I	PEI *	Sr. Designer	Design/Field Tech	Field Tech	CAD						
I PROJECT MANAGEMENT, START-UP, AND DATA COLLECTION/EVALUATION																				
	100	Project management	1		4.2											4.2	\$690.90	25.20	\$716.10	2 meetings
	101	Kickoff meeting	1	2.1	2.1											4.2	\$741.30	62.74	\$804.04	
	102	Progress meetings	1					4.2								4.2	\$551.25	100.28	\$651.53	
	103	Gather prior studies, models, data, and information	1					4.2								4.2	\$551.25	25.20	\$576.45	
	104	Review existing information and identify data needs	1					2.1								2.1	\$275.63	12.60	\$288.23	
	105	Obtain and prepare additional data needs	1					2.1								2.1	\$275.63	12.60	\$288.23	
	106	Prepare system inventory and base mapping in GIS	1					4.2								4.2	\$551.25	25.20	\$576.45	
	199	Quality Control (QC) / Quality Assurance (QA)	1	1.1												1.05	\$197.93	6.30	\$204.23	
	SUBTOTAL HOURS/UNITS:			3.15	6.3	0	0	16.8	0	0	0	0	0	0		26.25				
	SUBTOTAL:			\$593.78	\$1,036.35	\$0.00	\$0.00	\$2,205.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$3,835.13	\$270.11	\$4,105.24	\$0.00 Outside / Subconsultant Costs
II SYSTEM USERS AND DEMAND ANALYSIS																				
	200	Growth rate analysis	1		1.1				2.1							3.15	\$380.42	18.90	\$399.32	
	201	Define ERC	1		1.1			4.2								5.25	\$723.98	31.50	\$755.48	
	202	Calculate existing ERCs	1						4.2							4.2	\$459.90	25.20	\$485.10	
	203	Calculate future connections and ERCs	1						4.2							4.2	\$459.90	25.20	\$485.10	
	204	Determine adjustments for large water users	1						4.2							4.2	\$459.90	25.20	\$485.10	
	205	Calculate avg day, peak day, and peak inst demand	1		1.1				4.2							5.25	\$632.63	31.50	\$664.13	
	299	Quality Control (QC) / Quality Assurance (QA)	1	1.1				4.2	16.8	2.1	0	0	0	0		1.05	\$197.93	6.30	\$204.23	
	SUBTOTAL HOURS/UNITS:			1.05	3.15	0	0	4.2	16.8	2.1	0	0	0	0	0	27.3				
	SUBTOTAL:			\$197.93	\$518.18	\$0.00	\$0.00	\$551.25	\$1,839.60	\$207.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$3,314.64	\$163.80	\$3,478.44	\$0.00 Outside / Subconsultant Costs
III WATER SOURCE CAPACITY ANALYSIS																				
	300	Review, organize, and summarize existing water rights	1		1.1				2.1							3.15	\$380.42	18.90	\$399.32	
	301	Determine existing water right requirement	1						1.1							1.05	\$103.85	6.30	\$110.15	
	302	Calculate future water right requirement	1						1.1							1.05	\$103.85	6.30	\$110.15	
	303	Determine acquisitions/alternatives to meet needs	1		1.1			1.1								2.1	\$310.54	12.60	\$323.14	
	304	Determine existing water source capacity	1						1.1							1.05	\$103.85	6.30	\$110.15	
	305	Calculate existing water source capacity requirements	1						1.1							1.05	\$103.85	6.30	\$110.15	
	306	Calculate future water source capacity requirements	1						1.1							1.05	\$103.85	6.30	\$110.15	
	307	Determine issues and solution alternatives	1		1.1			2.1	1.1							4.2	\$552.20	25.20	\$577.40	
	399	Quality Control (QC) / Quality Assurance (QA)	1	1.1												1.05	\$197.93	6.30	\$204.23	
	SUBTOTAL HOURS/UNITS:			1.05	3.15	0	0	3.15	0	8.4	0	0	0	0	0	15.75				
	SUBTOTAL:			\$197.93	\$518.18	\$0.00	\$0.00	\$413.44	\$0.00	\$830.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$1,960.30	\$94.50	\$2,054.80	\$0.00 Outside / Subconsultant Costs
IV WATER STORAGE CAPACITY ANALYSIS																				
	400	Determine & summarize exist water storage capacity	1						2.1							2.1	\$207.69	12.60	\$220.29	
	401	Calculate exist water storage capacity requirements	1						4.2							4.2	\$415.38	25.20	\$440.58	
	402	Calculate future water storage capacity requirements	1						4.2							4.2	\$415.38	25.20	\$440.58	
	403	Determine issues and solution alternatives	1		2.1			4.2	4.2							10.5	\$1,312.08	63.00	\$1,375.08	
	499	Quality Control (QC) / Quality Assurance (QA)	1	1.1												1.05	\$197.93	6.30	\$204.23	
	SUBTOTAL HOURS/UNITS:			1.05	2.1	0	0	4.2	0	14.7	0	0	0	0	0	22.05				
	SUBTOTAL:			\$197.93	\$345.45	\$0.00	\$0.00	\$551.25	\$0.00	\$1,453.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$2,548.46	\$132.30	\$2,680.76	\$0.00 Outside / Subconsultant Costs
V WATER DISTRIBUTION SYSTEM ANALYSIS																				
	500	Develop diurnal patterns for 3+ scenarios	2		1.1				4.2							5.25	\$588.11	31.50	\$650.59	
	501	Review and summarize water quality data	2		1.1				4.2							5.25	\$588.11	31.50	\$650.59	
	502	Develop water demands and use GIS to distribute	2						8.4							8.4	\$830.76	50.40	\$925.22	
	503	Locate future projected water use demand	2						4.2							4.2	\$415.38	25.20	\$462.61	
	504	Create model to represent existing/future condition	2					12.6	12.6							25.2	\$2,899.89	151.20	\$3,203.64	
	505	Verify model calibration	2		1.1			4.2		12.6						5.25	\$723.98	31.50	\$793.25	
	506	Prepare simulations for existing/future scenarios	2					4.2								16.8	\$1,797.39	100.80	\$1,993.10	
	507	Determine existing and future deficiencies	2		2.1			16.8								18.9	\$2,550.45	113.40	\$2,797.04	
	508	Determine water quality issues	2		1.1			4.2	4.2							9.45	\$1,139.36	56.70	\$1,255.86	
	509	Determine solution alternatives to solve deficiencies	2		2.1			16.8	8.4							27.3	\$3,381.21	163.80	\$3,722.26	
	510	Determine system operation recommendations	2		2.1			8.4								10.5	\$1,447.95	63.00	\$1,586.50	
	599	Quality Control (QC) / Quality Assurance (QA)	2	1.1												1.05	\$197.93	6.30	\$214.44	
	SUBTOTAL HOURS/UNITS:			1.05	10.5	0	0	67.2	0	58.8	0	0	0	0	0	137.55				
	SUBTOTAL:			\$197.93	\$1,727.25	\$0.00	\$0.00	\$8,820.00	\$0.00	\$5,815.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$16,560.50	\$825.30	\$18,255.08	\$0.00 Outside / Subconsultant Costs

Hansen Allen & Luce, Inc. ENGINEERS



HAL PROPOSAL SPREADSHEET

CLIENT: VINEYARD CITY
PROJECT: DRINKING WATER MASTER PLAN

Pha	Task #	Task Activity	Billing Period	Hours											Total Hours	Labor Costs	Expense Cost	Total HAL Cost	Outside Expense	COMMENT	
				Sr. Man Prof MEA	Manging Prof. SCJ	Sr Prof II	Sr Prof I	Prof III *	Prof I	PEI *	Sr. Designer	Design/Field Tech	Field Tech	CAD							
VI IMPLEMENTATION AND CAPITAL IMPROVEMENTS PLAN																					
	600	Prepare summary and simplified cost estimates for alts	2		1.1			4.2		8.4						13.65	\$1,554.74	81.90	\$1,718.47		
	601	Hold alternatives workshop to determine preferred alts	2		2.1			4.2								6.3	\$896.70	75.34	\$1,020.64		
	602	Finalize summary and cost estimate for preferred alts	2		1.1			4.2		4.2						9.45	\$1,139.36	56.70	\$1,255.86		
	603	Complete capital improvements plan & phasing recs	2							8.4						8.4	\$830.76	50.40	\$925.22		
	699	Quality Control (QC) / Quality Assurance (QA)	2	1.1												1.05	\$197.93	6.30	\$214.44		
	SUBTOTAL HOURS/UNITS:			1.05	4.2	0	0	12.6	0	21	0	0	0	0	0	38.85					
	SUBTOTAL:			\$197.93	\$690.90	\$0.00	\$0.00	\$1,653.75	\$0.00	\$2,076.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$4,619.48	\$270.64	\$5,134.62	\$0.00 Outside / Subconsultant Costs	
VII MASTER PLAN REPORT																					
	700	Prepare draft report and figures	2		2.1			50.4								52.5	\$6,960.45	315.00	\$7,639.22		
	701	Submit draft report to City	2					2.1								2.1	\$275.63	12.60	\$302.64		
	702	Hold meeting to review City comments	2		2.1			2.1								4.2	\$621.08	62.74	\$718.00		
	703	Update report according to City comments	2		1.1			4.2								5.25	\$723.98	31.50	\$793.25		
	704	Submit final report to City	2					2.1								2.1	\$275.63	12.60	\$302.64		
	799	Quality Control (QC) / Quality Assurance (QA)	2	2.1												2.1	\$395.85	12.60	\$428.87		
	SUBTOTAL HOURS/UNITS:			2.1	5.25	0	0	60.9	0	0	0	0	0	0	0	68.25					
	SUBTOTAL:			\$395.85	\$863.63	\$0.00	\$0.00	\$7,993.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$9,252.60	\$447.04	\$10,184.62	\$0.00 Outside / Subconsultant Costs	
	TOTAL HOURS BY EMPLOYEE:			10.5	34.65	0	0	169.05	16.8	105	0	0	0	0	0						

PHASE	TASK	Labor	Direct Exp	Subtotal	Subconsultant	SubTotal
		Costs	Cost		Costs	
I	PROJECT MANAGEMENT, START-UP, AND DATA COLLECTION	\$3,835.13	\$270.11	\$4,105.24	\$0.00	\$4,105.24
II	SYSTEM USERS AND DEMAND ANALYSIS	\$3,314.64	\$163.80	\$3,478.44	\$0.00	\$3,478.44
III	WATER SOURCE CAPACITY ANALYSIS	\$1,960.30	\$94.50	\$2,054.80	\$0.00	\$2,054.80
IV	WATER STORAGE CAPACITY ANALYSIS	\$2,548.46	\$132.30	\$2,680.76	\$0.00	\$2,680.76
V	WATER DISTRIBUTION SYSTEM ANALYSIS	\$16,560.50	\$825.30	\$18,255.08	\$0.00	\$18,255.08
VI	IMPLEMENTATION AND CAPITAL IMPROVEMENTS PLAN	\$4,619.48	\$270.64	\$5,134.62	\$0.00	\$5,134.62
VII	MASTER PLAN REPORT	\$9,252.60	\$447.04	\$10,184.62	\$0.00	\$10,184.62
	TOTAL:	\$42,091.09	\$2,203.69	\$45,893.55	\$0.00	\$45,893.55

Filename: H:\Marketing\Proposals_SOQ's\2019\Vineyard(Vineyard DW Master Plan.Proposal Spreadsheet_2019.xlsm)Data - Contingency in Hours





VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 9-25-2019

Agenda Item: 8.1 Water System Master Plan

Department: Public Works

Presenter: Jacob McHargue

Background/Discussion:

The City Staff has been working with Hansen Allen & Luce Engineers (HAL) on the Water Storage Tank location conceptual design. At this stage the City needs to complete a Drinking Water System Master Plan to identify water system requirements with the incorporation of the storage tank and buildout of the City. This study will identify existing and future deficiencies in the water system and allow staff to be proactively plan and manage the Drinking Water System. HAL has provided staff with a proposal to complete this work. The proposed plan is time sensitive and will take HAL about 8 months to complete once give the notice to proceed.

Fiscal Impact:

\$45,900

Recommendation:

Motion to Approve the proposal from HAL

Sample Motion:

Motion to approve the proposal and allow Staff to work with Hansen Allen & Luce Engineers to complete the Drinking Water System Master Plan as proposed.

Attachments:

HAL Proposal for Drinking Water System Master Plan