



**NOTICE OF A VINEYARD
CITY COUNCIL MEETING
October 9 at 6:00 PM**

Public Notice is hereby given that Vineyard City Council will hold a regular session on Wednesday, October 9, 2019 at 6:00 PM in the Vineyard City Council Chambers, 125 South Main Street, Vineyard, Utah. 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. PRESENTATION – MAG Transportation Plan

(20 minutes)

Jim Price with Mountainland Association of Governments will present an update about their transportation plan.

3. RECREATION, ARTS, AND PARKS TAX (RAP) – Public Comments

This time is allotted to the general public for comments “for” or “against” the RAP Tax question that will be on the upcoming ballot, Proposition #2.

4. PUBLIC COMMENTS

(15 minutes)

“**Public Comments**” 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.

5. MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

(3 minutes each)

- City Manager/Finance Director – Jacob McHargue
- Planning Commission Chair – Cristy Welsh
- Planning Technician McKenna Marchant - Code Enforcement Report
- City Recorder – Pamela Spencer

7. DISCUSSION ITEMS

7.1 Town Center Master Development Agreement

(1 hour)

Pete Evans with Anderson Geneva will present the proposed Master Development Agreement for the Town Center. This item is for discussion only, no action will be taken.

8. CONSENT ITEMS

8.1 Approval of the September 11, 2019 City Council Meeting Minutes

8.2 Approval of the September 25, 2019 City Council Meeting Minutes

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

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

8.5 Approval of the Lakefront @ Vineyard Town Center Final Plat 2A

8.6 Approval of the Lakefront @ Vineyard Town Center Final Plat Club House

9. MAYOR'S APPOINTMENTS

No names were submitted.

10. BUSINESS ITEMS

10.1 DISCUSSION AND ACTION – Follow-Up Items from Council Meetings (15 minutes)

Mayor Julie Fullmer will present a request to collect from staff and councilmembers any follow-up items/tasks from each City Council and RDA meeting and have them sent to the city recorder for compilation and distribution. The mayor and City Council will take appropriate action.

10.2 DISCUSSION AND ACTION – Cancel the October 23, 2019 City Council Meeting (15 minutes)

City Manager Jacob Mchargue is requesting that the mayor and City Council cancel the October 23, 2019 City Council meeting. The mayor and City Council will take appropriate action.

10.3 DICUSSION AND ACTION – Set a Date and Time to hold City Council and Redevelopment Agency (RDA) Board Special Sessions (15 minutes)

City Manager Jacob McHargue is requesting that the mayor and City Council set a date and time to hold City Council and RDA Special Sessions. The recommended date and time is October 16, 2019, at 6:00 PM for the City Council meeting, with the RDA meeting following immediately thereafter. The mayor and City Council will take appropriate action.

11. 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

12. ADJOURNMENT

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

The next regularly scheduled meeting is October 23, 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: October 8, 2019

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

PAMELA SPENCER CITY RECORDER

1 **VINEYARD CITY COUNCIL MEETING**

2 City Council Chambers
3 125 South Main Street, Vineyard, Utah
4 September 11, 2019 at 6:01 PM
5

6
7 **Present**

8 Mayor Julie Fullmer
9 Councilmember John Earnest
10 Councilmember Tyce Flake
11 Councilmember Chris Judd
12 Councilmember Nate Riley (6:07 PM)
13

Absent

14 **Staff Present:** City Manager/Finance Director Jacob McHargue, Assistant City Engineer Chris
15 Wilson, Community Development Director Morgan Brim, City Planner Elizabeth Hart, City
16 Recorder Pamela Spencer, Building Official George Reid, Water/Parks Manager Sullivan Love,
17 Planning Commissioners Bryce Brady, Anthony Jenkins, Jessica Welch, and Tay Gudmundson
18

19 **Others Speaking:** Alan Feuerlein, Scott Knudsen, and Bryce Miller with Assemble
20
21

22 **6:01 PM REGULAR SESSION**
23
24

25 1. **CALL TO ORDER**

26 **PLEDGE OF ALLEGIANCE/INVOCATION/INSPIRATIONAL THOUGHT**

27 Mayor Fullmer opened the meeting at 6:01 PM. Councilmember Judd lead the Pledge of
28 Allegiance and gave the invocation.
29
30

31 2. **OPEN SESSION – Citizens’ Comments**

32 Mayor Fullmer called for public comment. Hearing none, she closed the open session.
33
34

35 3. **MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS**

36 Councilmember Judd reported that he and Mr. Brim had met with a developer and a company
37 that was interested in coming to Vineyard, and went on a helicopter tour. He said that it was
38 amazing to see Vineyard from the sky and the variety of housing types. He felt that Vineyard
39 was at the forefront on development. Mr. Brim agreed with Councilmember Judd and said that
40 companies liked to see that Vineyard offered a variety of housing types, as well as it’s parks,
41 trails, and the plans for the train station and that it was cohesive. Councilmember Judd added that
42 they compared it with Lehi City’s commercial development. Mayor Fullmer mentioned that the
43 developer had offered use of the helicopter tour to any company interested in coming to
44 Vineyard. Councilmember Judd felt that it was great that the developer invited the city and that it
45 was an example of developing a working relationship. The was a discussion about the tour.
46

47 Councilmember Riley entered the meeting at 6:07 PM.
48

Mr. Brim said that they had met with R&R Partners, which was a top marketing company who had worked with other agencies in the state. He said that they take the things that make cities great and highlight them. He added that R&R had great connections in the development industry. He said that he met with Mathew Godfrey with Better City, past mayor of Ogden, whose focus was on redevelopment and matching great companies with cities.

Mayor Fullmer reported that she met with Nathan Anderson who was the public relations person for Union Pacific Railroad, who offered help on the rail spur removal and the Center Street Overpass. She reported the she had met with representatives from Utah Transit Authority (UTA) who said that they had found funding in their budget, but were discussing where to use it. She reported that she would be meeting with the Utah Department of Transportation (UDOT) to discuss the Vineyard Connector and to solidify some of those plans. She added that they would be discussing funding from UDOT for the Vineyard Connector. She reported that UTA would be submitting applications for the TTIF (transportation funding) for the double track. She added that they should hear back in November on the federal grant application for the double track. She reported that funding had been secured for the Walkara Way project.

Councilmember Earnest reported that there would be a conference on suicide prevention on October 4 at Utah Valley University (UVU). He reported that there would be a Disaster Shelter Live Tour and Preparedness Fair on September 16 in Springville.

Councilmember Riley reported that there were some speed signs installed be residents, that provided data on the speeds of cars that were traveling along Holdaway Road. He said that from September 6 to 8, without the sign flashing it recorded that travelling south bound there were 2,100 cars/trips and that the top speed was 57 miles per hour. 280 cars had traveled 34 miles per hour or higher during those three days. He mentioned that they would have another report done for when the signs were flashing. He explained that the northbound data showed that the traffic was slower because of the corner and where the signs were placed. Mayor Fullmer asked if staff had been meeting with the group from Holdaway Road. Mr. Wilson replied that they had been meeting with them. He added that the flashing signs were not put up by the city.

4. STAFF, COMMISSION, AND COMMITTEE REPORTS

City Manager/Finance Director – Jacob McHargue – Mr. McHargue reported that he had been attending the Utah League of Cities and Towns conference this week. He said that the discussions had been about tax reform and small cell requirements. He added that Vineyard staff was working on a small cell ordinance. He reported that he had been working with Lewis Young Robertson and Burningham on the consolidated financial plan and that there would be a two-hour work session at the next meeting, starting at 4:00 PM. He explained that at this meeting they would be discussing level of service and expected growth over the next 5 years. He reported that staff was almost ready to start live streaming the council meetings. He added that the person responsible for social media had her baby yesterday and that he would be the face of social media for a few weeks.

Public Works Director/City Engineer – Don Overson – Mr. Overson was excused. Assistant City Engineer Chris Wilson reported on the Center Street Overpass. He said that they were hoping to start work on Monday. He mentioned that there would be additional construction traffic while they haul in material and that they would be shutting down the trail along the railroad tracks. He felt that traffic disruption should be minimal until they work on the intersection at Vineyard Road and Center Street. He added that there would social media posts to inform residents about the construction. He said that they would be doing preconstruction surveys of the surrounding buildings and properties so they can control damage claims when they start to drive the pilings for the bridge.

Planning Commission Chair – Cristy Welsh – Chair Welsh was excused. Vice-Chair Anthony Jenkins reported that the Planning Commission had approved a site plan for America First Credit Union. He said that they had a work session to discuss accessory dwelling units and home occupations. He reported that they approved a revised plan for the 3-acre park, which removed the volleyball courts but left the tiered amphitheater. He said that there needed to be further discussions about a maintenance shed and the playground.

City Recorder – Pamela Spencer – Ms. Spencer reported that there would be a live demonstration on ranked choice voting on September 12 at 6:00 PM in the City Council Chambers. She mentioned that the pamphlet for Ballot Proposition 2 – Recreation, Arts, and Park (RAP) Tax would be mailed to voters on October 1 and there would be a meeting on October 9 to hear public comments on the tax. She added that it would also be on the website and on Facebook. She mentioned that they had almost 2,600 registered voters and asked everyone to check their voter registrations.

5. DISCUSSION ITEMS

No items were submitted.

6. CONSENT ITEMS

6.1 Approval of the August 14, 2019 City Council Meeting Minutes

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE CONSENT ITEM 6.1. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

7. MAYOR'S APPOINTMENTS

No names were submitted.

138 **8. BUSINESS ITEMS**

139 **8.2 DISCUSSION AND ACTION – Policy and Procedures Manual Amendment**
140 **(Resolution 2019-12)**

141 City Manager Jacob McHargue will present suggested amendments to the Vineyard
142 Personnel Policies and Procedures Manual. The mayor and City Council will act to approve
143 (or deny) this request by resolution. (This item was continued from the August 28, 2019 City
144 Council meeting.)

145
146 Mayor Fullmer turned the time over to City Manager Jacob McHargue.

147
148 Mr. McHargue explained that some of the changes in the policy manual were to add a human
149 resource role. He said that they added a policy to allow *de minimis* use of public property. Mayor
150 Fullmer explained that the city had contracted with a human resource consultant so they could
151 shift the line of order in the policy manual, allowing council and the mayor to sit together on
152 personnel issues. The human resource consultant would work with the city manager and the issue
153 would only go to council if necessary.

154
155 **Motion:** COUNCILMEMBER JUDD MOVED TO MOVE FORWARD WITH THE POLICY
156 AND PROCEDURES MANUAL AMENDMENT (RESOLUTION 2019-12).
157 COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER,
158 COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE
159 MOTION CARRIED UNANIMOUSLY.

160
161 **8.1 DISCUSSION AND ACTION – Assemble**

162 Bryce Miller with Assemble will present information on the Assemble software; a social
163 media platform designed for local government. This was designed to be a citizen
164 engagement tool and polling format. The mayor and City Council will take appropriate
165 action.

166
167 Mayor Fullmer turned the time over to Bryce Miller with Assemble, who turned the time over to
168 Alan Feuerlein, CEO of Assemble. Mayor Fullmer mentioned that staff was willing to use their
169 software.

170
171  Mr. Feuerlein related a frustrating experience he had in another city in Utah and why he
172 wanted to create this program. He felt that they had made a product that would help citizens be
173 more involved in local government.

174
175 Scott Knudsen, head of product with Assemble, explained that they had knocked on doors to get
176 people's thoughts on local government. Questions asked were:

- 177 1. Do you know how well their elected officials were performing?
178 a. 60 percent said no and 19 percent said kind of.
179 2. Do you feel like your voice is heard?
180 a. 70 percent said no and 1.2 percent said that they did not care.
181 3. How often are you involved in your local government decisions?
182 a. 51.2 percent said never and 32.1 percent said rarely.
183 4. Would you be more involved in local government decisions if you could vote on topics
184 on your mobile device?
185 a. 84.7 percent said yes.

187 Mr. Knudsen felt that Vineyard would be a perfect city for the application because they had such
188 a young community. He said that they had created an app that would educate the community,
189 allow them to voice their opinions, see the results on these topics, and be notified about what was
190 happening in their community. The city would be posting content, general polling, and the topics
191 being discussed. This app would allow citizens to go in and learn about the topics, see the
192 feedback, and answer questions based upon that information. He said that this app would also
193 allow citizens access to their representatives. He felt that the city was going to give residents
194 more information at no cost to the city. He added that they would be able to provide the city
195 with the inside analytics that they had never had before.

196
197 Mr. Miller said that they were shooting for a large engagement with lots of voices. They had a
198 vision where people could interact with their local government and get the citizens and cities
199 talking. He added that they would be allowing Vineyard to use the app for free.

200
201 Mayor Fullmer said that she liked what this software would provide. She stated that as a council
202 they were trying to bring the city to the front doors of their residents. This included how they
203 were streaming things such as watching council meetings online. She mentioned they had been
204 trying to do opinion polls on social media accounts. She liked that Assemble would allow the
205 city to do the polls and announcements in a more cohesive way that was more data driven. She
206 added that citizens could reach out to the department heads and also report a concern. She
207 mentioned that the person in charge of social media, Ms. Rimal, was also excited about it.

208
209 Councilmember Earnest asked if this app could sync with the city social media accounts. Mr.
210 Miller replied yes, but it was a work in process.

211
212 Councilmember Flake asked what Vineyard's requirements would be. Mr. Miller explained that
213 the city would act as the content producer. They would create the polls, add content, etc., and it
214 would be an ongoing process to participate in this program.

215
216 Councilmember Riley felt that this app would require someone from the city to put a tremendous
217 amount of effort into it. He expressed concern with people jumping on a band wagon and the
218 content going in a different direction than the city had intended. He felt that he did not want it to
219 derail what they were trying to do, for example in the city center, because of a social media blitz.
220 They needed to be aware and not end up with unintended consequences.

221
222 Councilmember Earnest felt that the reality was that all of those conversations were already
223 happening online but in different forums. He also felt that being sensitive to the loud minority
224 was stupid and that they needed to be sensitive to everyone. He said that he wanted to have a
225 forum that was more consolidated. He felt that people just wanted to be heard.

226
227 Councilmember Judd asked how Assemble would benefit from Vineyard's participation. Mr.
228 Miller replied that they had tried to market it to other cities and ran into some issues. He
229 explained that the cities were hesitant because no one had used the app yet. He said that they
230 needed a test city and was willing to allow Vineyard to use it for free. He said that they would
231 receive revenue by charging cities to use the app and hopefully receive revenue from local
232 businesses with unobtrusive advertisements.

233
234 Councilmember Judd asked how they would be getting their data. Mr. Miller replied that they
235 would be collecting it when citizens signed up. He suggested that they could help by marketing
236 the app to the community and promoting it on social media. There was a discussion about data
237 collection. Councilmember Judd asked how he would know that the data would be accurate. Mr.

Miller replied that they would be collecting it through voter registration and address verification. The discussion continued.

Mr. Brim suggested that the City Planning Department might have a project that the city would benefit from but that a few residents would hate. He asked if there would be a way to know what neighborhoods the comments would be coming from. Mr. Miller replied that they would be asking for addresses but they were not required at this time. Mayor Fullmer explained that this was something they would be working on through surveys and how the city wanted to verify things. Councilmember Judd felt that once there was a poll with public comments, that the public would expect certain things to be followed. The discussion continued. Mr. Miller said that their priority would be to give the city as much data as possible so they could look it the way they wanted to.

Councilmember Judd asked what other cities they were going to approach and how they would separate the uses from those cities. Mr. Knudsen said that as people signed up, they would select their city, county, and state. He mentioned that their address was currently not required. Councilmember Judd asked how often people would be allowed to switch cities. Mr. Feuerlein replied that they would not be allowed to select another city at this time because they were trying to prevent fraud.

Mr. McHargue asked if the app could be linked to Facebook or other social media accounts. Mr. Miller replied in the affirmative. Mr. McHargue mentioned that Assemble would be willing to help while the city's social media person was on leave. He expressed concern that when a poll was completed would that app assume that people would follow every poll. He felt that the app would be useful for more than just polling. He said that they had tried to be more transparent and that citizens wanted to know more about what was going on. He felt that this would be a way to reach the residents specifically and not get jammed up with other social media content. Mayor Fullmer mentioned that Ms. Rimal felt that this could make her job easier.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO ALLOW STAFF TO MOVE FORWARD WITH DRAFTING AN AGREEMENT BETWEEN ASSEMBLE AND VINEYARD CITY TO BE SIGNED AND APPROVED BY THE CITY MANAGER. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8.2 Moved above 8.1.

8.3 **DISCUSSION AND ACTION – RFP for the Public Works Building**

Assistant City Engineer Chris Wilson will present bids for the design-build of the Public Works Building. The recommendation is to award the bid to Paulsen Construction. The mayor and City Council will take appropriate action.

Mayor Fullmer turned the time over to Assistant City Engineer Chris Wilson.

Mr. Wilson explained that staff had submitted a request for a proposal (RFP) for the Public Works Facility Phase 1. He explained that the RFP included a base bid for a shop, warehouse facility, and optional items for finishing office space, salt storage, other site improvements,

asphalt parking, fencing, etc. He said that they selected Paulsen Construction because they felt that they were the most reasonable in their design, had a good background and a good cost.

He explained that the selection committee felt that piecemealing the improvements would not be as effective for staff and wanted to propose increasing the budget from \$500,000 to \$900,000. He said that there was a total of \$2.8 million available in the Capital Improvement Projects Funds (CIP) to cover the costs. He stated that staff recommended moving forward with the design and construction of all of the projects listed in the bid. He said that they would look into a way for the Utility fund to pay back the additional amount over time.

Councilmember Flake stated that they had looked at all of the possible options for building the building and the consensus was that they would get a usable building that would meet the requirements they were presently lacking.

Councilmember Earnest asked if this would fulfil the ongoing need for the projected staff and equipment growth. Mr. Wilson replied that this was only Phase 1 Improvements. He said that the office space improvements should be enough to last about 10 years, but there would be additional needs in the future. There was a discussion about the future needs.

Councilmember Judd asked about the cost breakdown. Mr. Wilson explained that the current budget was \$500,000 and the rest would come from the CIP. There was a discussion about the budget.

Councilmember Judd asked for the square footage of the building. Mr. Wilson replied that it would be about 6,000 square feet with 3,600 square feet of office improvements. He said that they would like to move forward with a complete design to get the best dollar value and come back to the council with the adjusted bid for final approval. Mr. McHargue clarified that the budget was anticipating that they would be pulling the additional money out of the unallocated CIP funds.

Councilmember Judd asked about the three different illustrations listed in the bid and if they would be getting the lower level building. He wanted to see a range of cost per square foot. Mr. McHargue replied that he thought that had more to do with the ratio of office space to warehouse/storage space. There was a discussion about the building and storage space. Mr. McHargue said that staff was comfortable with the quality of the building they were proposing. The discussion continued. Councilmember Judd suggested that as they value engineer the project if they see a need, they build it upfront. Mr. Wilson said that they would either incorporate needs into the current plan or plan for future expansion. Mr. McHargue explained that they would be spreading the cost to pay back the additional amount from the utility funds over the next couple of years.

Motion: COUNCILMEMBER EARNEST MOVED TO APPROVE STAFF TO CONTRACT WITH PAULSEN CONSTRUCTION FOR THE VINEYARD CITY PUBLIC WORKS FACILITY PHASE 1 PROJECT DESIGN AND CONSTRUCTION AS PRESENTED. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

337 **9. CLOSED SESSION**

338 No closed session was held.

340
341 **10. ADJOURNMENT**

342 Mayor Fullmer called for a motion to adjourn the meeting.

343
344 **Motion:** COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:08 PM.
345 COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER,
346 COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. THE
347 MOTION CARRIED UNANIMOUSLY.

348
349 The next scheduled meeting is September 25, 2019.

350
351 MINUTES APPROVED ON: _____

352
353 CERTIFIED CORRECT BY: /s/ Pamela Spencer
354 PAMELA SPENCER, CITY RECORDER
355

1 **VINEYARD CITY COUNCIL MEETING**

2 City Council Chambers
3 125 South Main Street, Vineyard, Utah
4 September 25, 2019 at 6:00 PM
5
6

7 **Present**

8 Mayor Julie Fullmer
9 Councilmember John Earnest
10 Councilmember Tyce Flake
11 Councilmember Nate Riley
12
13

Absent

Councilmember Chris Judd

14 **Staff Present:** City Manager/Finance Director Jacob McHargue, Assistant Finance
15 Director/Treasurer Mariah Hill, Public Works Director/City Engineer Don Overson, Assistant
16 City Engineer Chris Wilson, Community Development Director Morgan Brim, City Planner
17 Elizabeth Hart, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Building
18 Official George Reid, Water/Parks Manager Sullivan Love, Deputy Recorder Kelly Kloepper,
19 Planning Commission Chair Cristy Welsh, Planning Commissioner Tay Gudmundson
20

21 **Others Speaking:** Resident Jim Welsh
22
23

24 **6:00 PM REGULAR SESSION**
25
26

27 **1. CALL TO ORDER**

28 **PLEDGE OF ALLEGIANCE**

29 **INVOCATION/INSPIRATIONAL THOUGHT** – to be announced.

30 Mayor Julie Fullmer called the meeting to order at 6:00 PM. Councilmember Riley led the
31 Pledge of Allegiance and gave the invocation.
32
33

34 **2. OPEN SESSION** – Citizens' Comments

35 Mayor Fullmer called for public comments.
36

37 Resident Jim Welsh, living in the Parkside subdivision, wanted to clarify the public comments
38 that were made in the August 28, 2019 City Council meeting regarding the Vineyard Grove Park
39 hill. He stated that the Welsh family was not at all upset by the hill. He added that he felt it
40 would be wise for the city to post the proposed changes for public comment before action was
41 taken. He felt that it was a good opportunity for the city and the community to come together and
42 to determine what was best for everyone.
43

44 Mayor Fullmer thanked Mr. Welsh for his comments and asked him to meet with the Public
45 Works Department after the meeting.
46

47 Mayor Fullmer called for further comments. Hearing none, she closed the open session.
48
49
50

51 **3. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

52 Councilmember Flake reported that he had attended the Utah Lake Commission meeting. He
53 gave an update on the phragmites removal project. He also reported on the Walkara Way
54 project.

55
56 Councilmember Flake also reported that the level of algae in the lake was one-tenth of the level
57 that would cause health problems. The warnings that the Utah Lake Commission had issued were
58 the standard warnings to not drink the water, etc., that would be issued with or without algae. He
59 also reported that it had been a great water year and that the depth of the lake was currently nine
60 feet.

61
62 Councilmember Earnest felt that the Orem Harvest Preparedness Festival would be a good
63 resource for the community. It was scheduled for Monday, September 30, from 4:00 – 8:00 PM
64 at the Orem Community Hospital. He also mentioned that the city was working on a disaster
65 communications app.

66
67 Mayor Fullmer reported on that day's UTA Advisory Council meeting, and that she had received
68 a guarantee that the bond for 2020 would take care of the double tracking funding with the
69 FrontRunner. She also reported that she had obtained a position on the Utah League of Cities
70 and Towns (ULCT) Board.

71
72 Mayor Fullmer stated that the city had hired Kathryn Newman as the executive assistant and that
73 Ms. Newman would be helping to manage her and the councilmembers' calendars.

74
75 Mayor Fullmer announced that Lieutenant Governor Spencer Cox would be visiting Vineyard on
76 October 11 to tour the city. He would also be speaking to citizens and taking questions.

77
78
79 **4. STAFF, COMMISSION, AND COMMITTEE REPORTS**

80 City Manager/Finance Director – Jacob McHargue – Mr. McHargue felt that it was exciting
81 news for the city that Mayor Fullmer was now on the ULCT Board. He addressed the budget
82 report and said that the city was trending above on revenue accounts and below on expenditures.
83 Mayor Fullmer asked for an update on his meeting with UDOT. Mr. McHargue replied that they
84 discussed the current projects such as the train station and double tracking. He gave an update
85 on the Federal Railroad Administration (FRA) grant for the rail spur removal.

86
87 Public Works Director/City Engineer – Don Overson – Mr. Overson reported that the Center
88 Street Overpass project was underway. He mentioned that the water master plan that was before
89 the council tonight was because they needed to verify water piping sizes and pressures before
90 they could finish the design for the Town Center construction project.

91
92 Planning Commission Chair – Cristy Welsh – Ms. Welsh reported that the Planning Commission
93 was working on the sign code. She recommended that the council read the article in today's

Daily Herald about Provo making changes to their sign code. She explained the sign standard waiver that they gave to the UVHBA building.

Mayor Fullmer mentioned that the Alpine School District Board of Education met the previous night but did not confirm where the new schools would be built. She invited residents to write in to the Board, as they would be reconvening in two weeks.

Deputy Recorder - Kelly Kloepper – Ms. Kloepper reported that the Meet the Candidates Night would be held on Monday, September 30 at 6:30 PM at Freedom Preparatory Academy. She also said that City Council would hear public comments on the Recreation, Arts, and Parks (RAP) Tax Proposition that would be on November’s ballot at the October 9 city council meeting. She invited Vineyard residents to the Ranked Choice Voting demonstration on Tuesday, October 15 from 6:30 to 7:30 PM in the City Council Chambers. She ended by reminding residents to check their voter registration at vote.utah.gov to make sure it was current.

5. DISCUSSION ITEMS

No items were submitted.

6. CONSENT ITEMS

6.1 Approval of the August 28, 2019 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

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE MINUTES AS NOTED. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND RILEY VOTED AYE. COUNCILMEMBER JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

7. MAYOR’S APPOINTMENTS

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

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

Mayor Fullmer invited Youth Council Advisor Jim Welsh to explain the process.

Mr. Welsh mentioned that he had been working with Councilmember Flake, as well as Youth Council Co-Advisor Jessica Welch. He explained that each July the Youth Council nominates individuals to fill seven positions on the Executive Youth Council. Those nominations are then forwarded to the mayor who then approves and appoints the members.

Mayor Fullmer appointed the following individuals to fill the positions on the Vineyard Youth Council Executive Committee for 2019-2020:

Will Welsh – Mayor
Joey Merrill (absent) – Activities Chair
Holly Huntington – Service Chair
Janelle Dadson – Beautification Chair
Zoey Lee – Meetings and Election Chair
Holland Welch – City Manager
Macy Lee – Recorder

Deputy Recorder Kelly Kloepper administered the oath of office to the six appointees present.

8. BUSINESS ITEMS



8.1 DISCUSSION AND ACTION – Water System Master Plan

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.

Mr. McHargue explained that as they were planning the water tank, one of their concerns was the impact it would have on water pressure. Staff had therefore decided to create a water system master plan. Engineering firm Hansen, Allen & Luce, Inc. was designing the water tank, and this proposal was to have them also complete the master plan.

Mayor Fullmer asked if there were any questions.

Councilmember Earnest asked what they anticipated the water pressure would be. Mr. Love replied that the tank elevation only allowed the water pressure to be 65 psi. He further explained that the purpose of the study was to find out what the city needed to do to maintain good fire protection for the city.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER EARNEST MOVED TO APPROVE THE WATER SYSTEM MASTER PLAN PROPOSAL. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND RILEY VOTED AYE. COUNCILMEMBER JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

186 **9. ADJOURNMENT**

187 Mayor Fullmer called for a motion to adjourn the meeting.

188
189 **Motion:** COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 6:33 PM.
190 COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER,
191 COUNCILMEMBERS EARNEST, FLAKE, AND RILEY VOTED AYE. COUNCILMEMBER
192 JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.
193

194
195 **MINUTES APPROVED ON:** _____

196
197 **CERTIFIED CORRECT BY:** /s/ Kelly Kloepper
198 KELLY KLOEPFER DEPUTY RECORDER

DRAFT



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: October 9, 2019 (Originally Submitted September 25, 2019)

Agenda Item: 8.3 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.

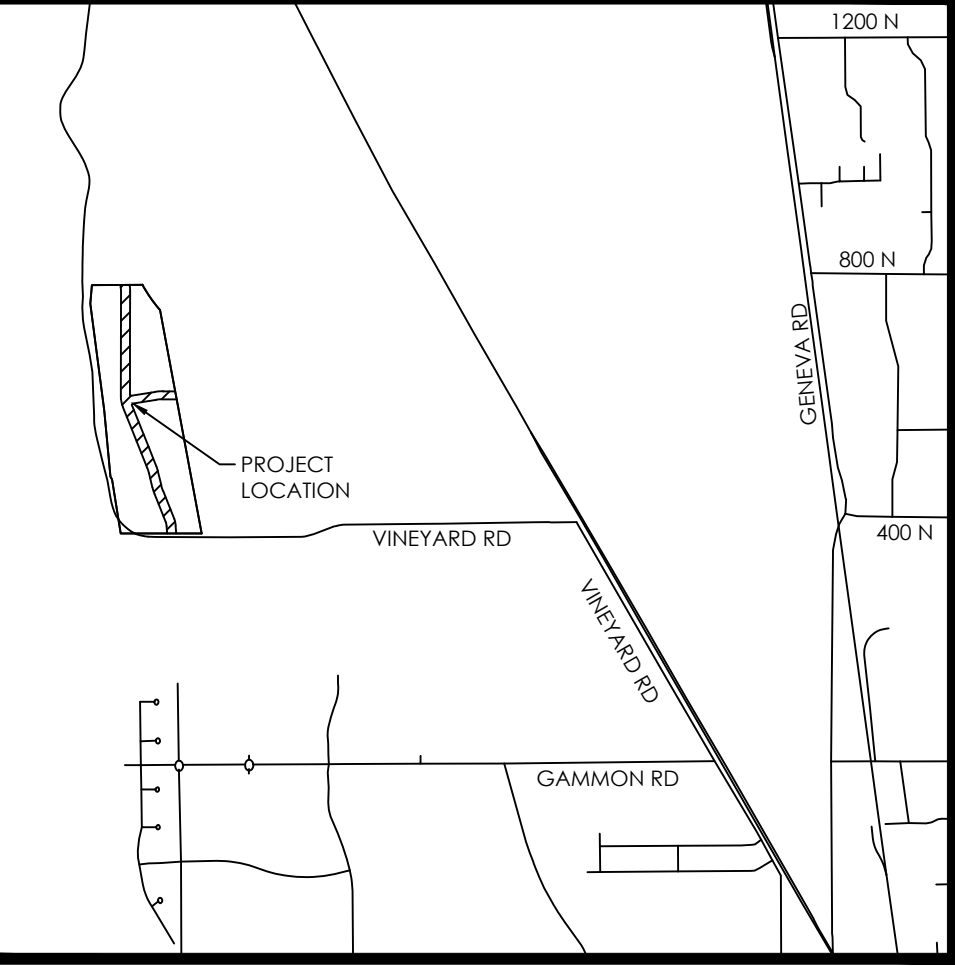
Sample Motion:

Motion to APPROVE the Vineyard Town Center Backbone Road Dedication Plat

Attachments:

Application

Backbone Road Dedication Plat



VICINITY MAP
N.T.S

NOTES

- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL 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.
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- 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.
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- 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.

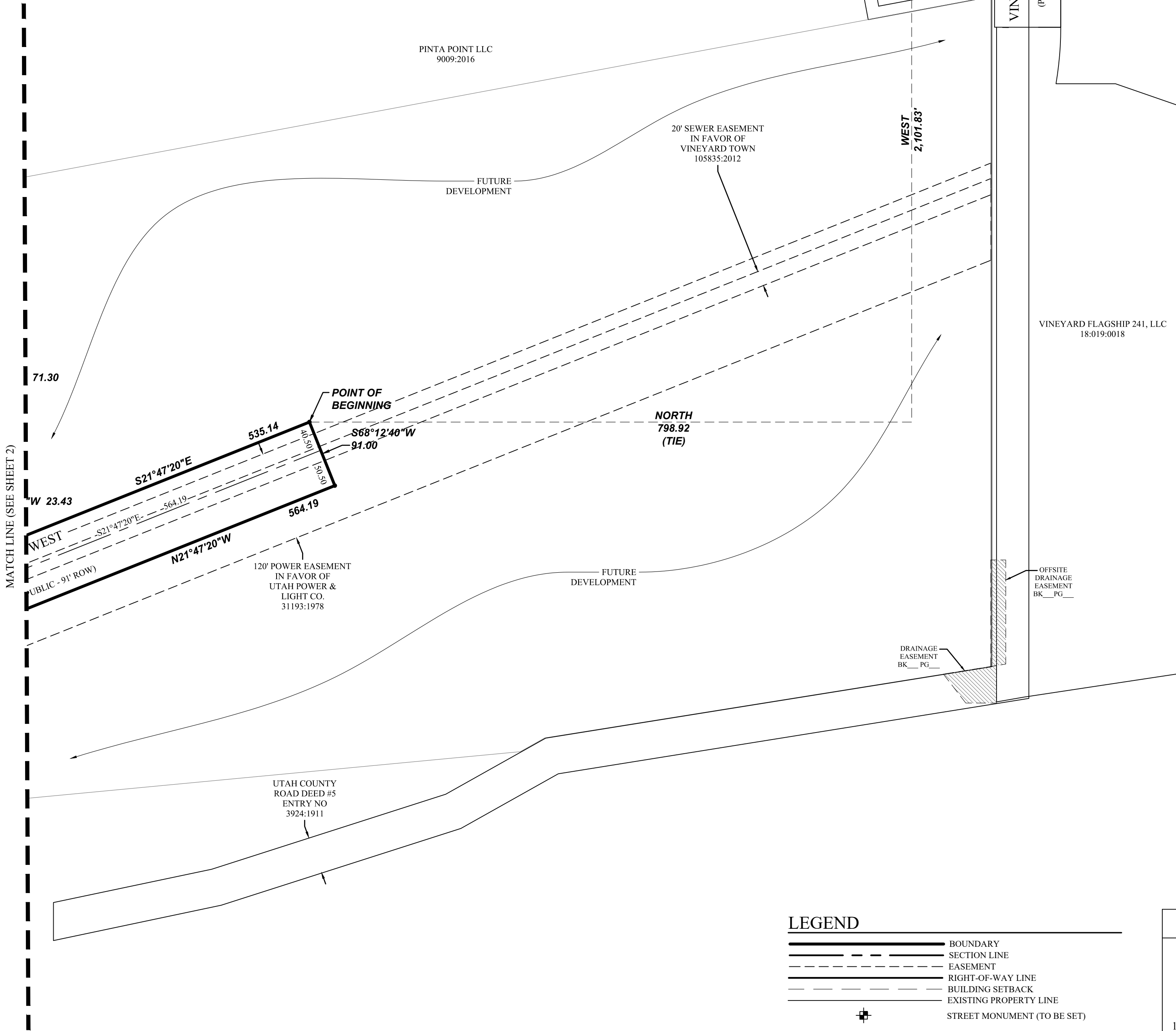
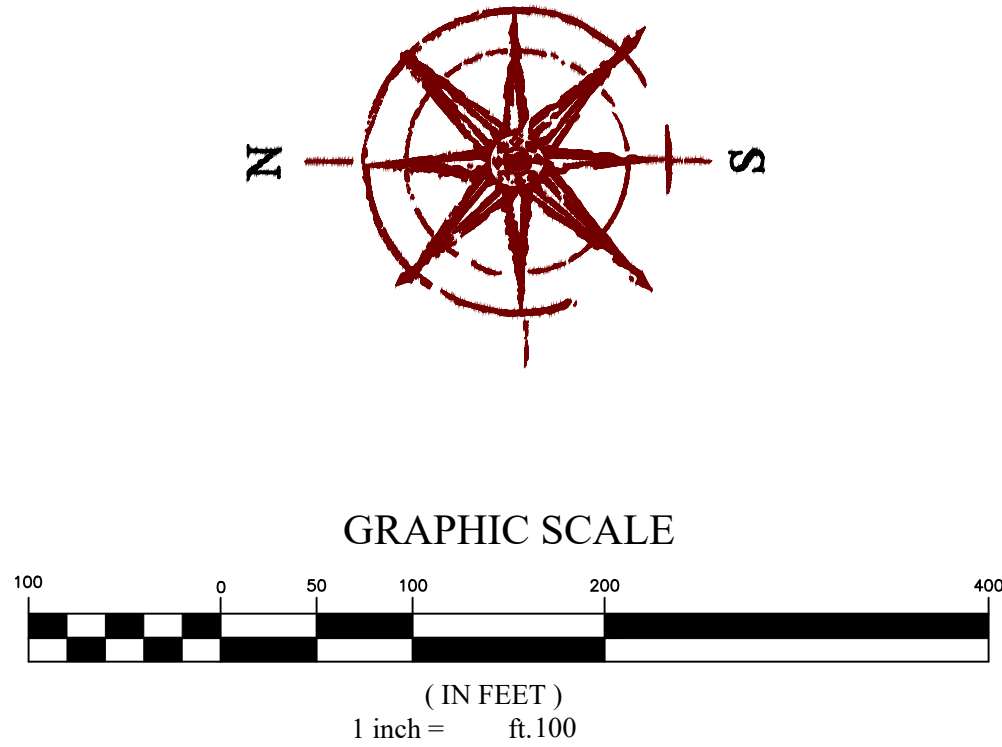
BACKBONE ROAD DEDICATION PLAT
LAKEFRONT @ VINEYARD TOWN CENTER

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

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: N89°25'01"E (SECTION LINE)
MEASURED: 2,715.70
(NAD83: S89°25'02"W 2,715.70)



Curve Table					
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

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

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

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

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

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

SURVEYOR'S CERTIFICATE

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
Date

BOUNDARY DESCRIPTION

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°25'01"E along the Section Line between the Southeast Corner of Section 7 and the South 1/4 corner of Section 8, T6S, R2E, SLB&M); 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 300.50 feet a distance of 114.87 feet through a central angle of 21°54'09" Chord: N10°50'16"W 114.17 feet; thence N00°06'49"E 170.70 feet; thence S89°53'06"E 90.98 feet; thence S00°06'49"W 141.54 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°12'42" Chord: 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" Chord: N85°27'04"E 87.32 feet; thence N89°59'59"E 135.20 feet to the Westerly 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"W 154.07 feet; thence along the arc of a curve to the left with a radius of 449.50 feet a distance of 71.37 feet through a central angle of 09°05'50" Chord: S85°27'04"W 71.30 feet; thence S80°54'09"W 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" Chord: S29°33'24"W 23.43 feet; thence S21°47'20"E 535.14 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 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: _____

LIMITED LIABILITY ACKNOWLEDGMENT

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 _____

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	CITY ENGINEER
DATE: ____/____/____	DATE: ____/____/____
CITY MANAGER	CLERK/RECORDER
DATE: ____/____/____	DATE: ____/____/____
CITY ATTORNEY	
DATE: ____/____/____	

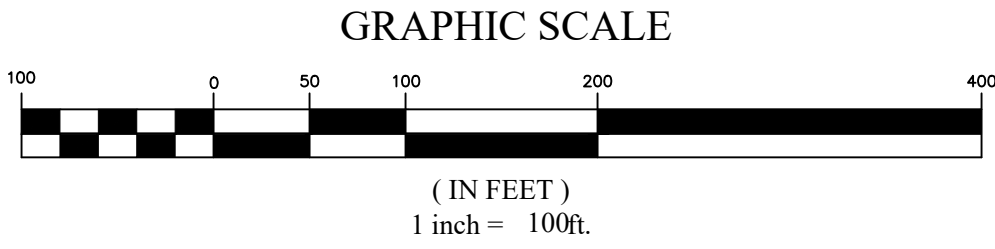
BACKBONE ROAD DEDICATION PLAT
LAKEFRONT
@ VINEYARD TOWN CENTER

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	

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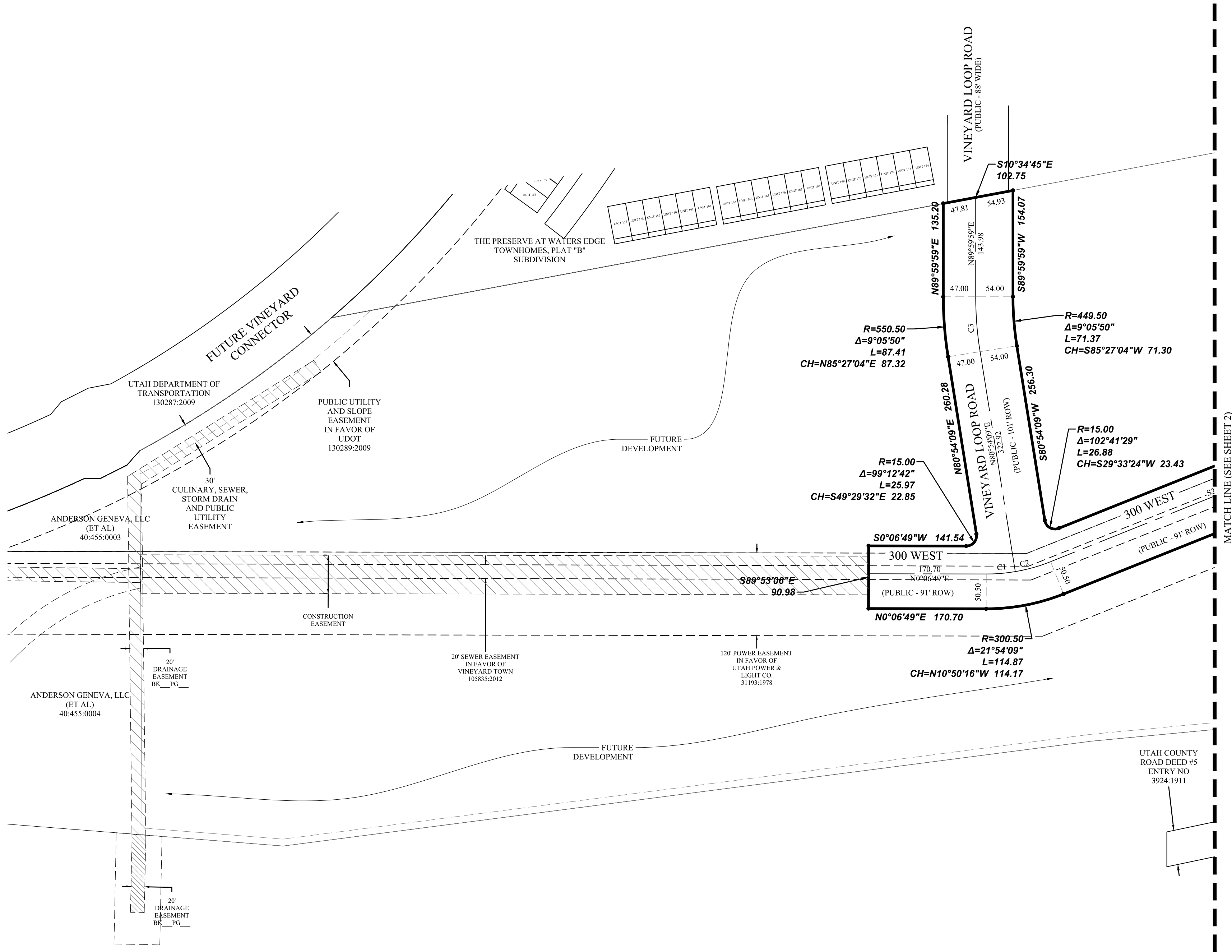


VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
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- BUILDING SETBACK
- EXISTING PROPERTY LINE
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- BOUNDARY MARKERS

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

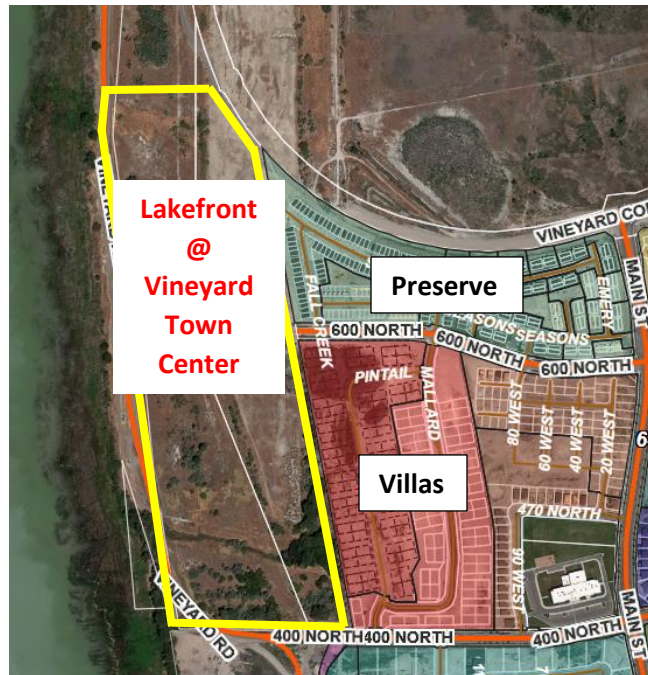
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DRAPER, UTAH 84020
PH: 801-494-0150

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: October 9, 2019 (Originally submitted September 25, 2019)
From: Elizabeth Hart, planner
To: City Council
Item: 8.4 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.

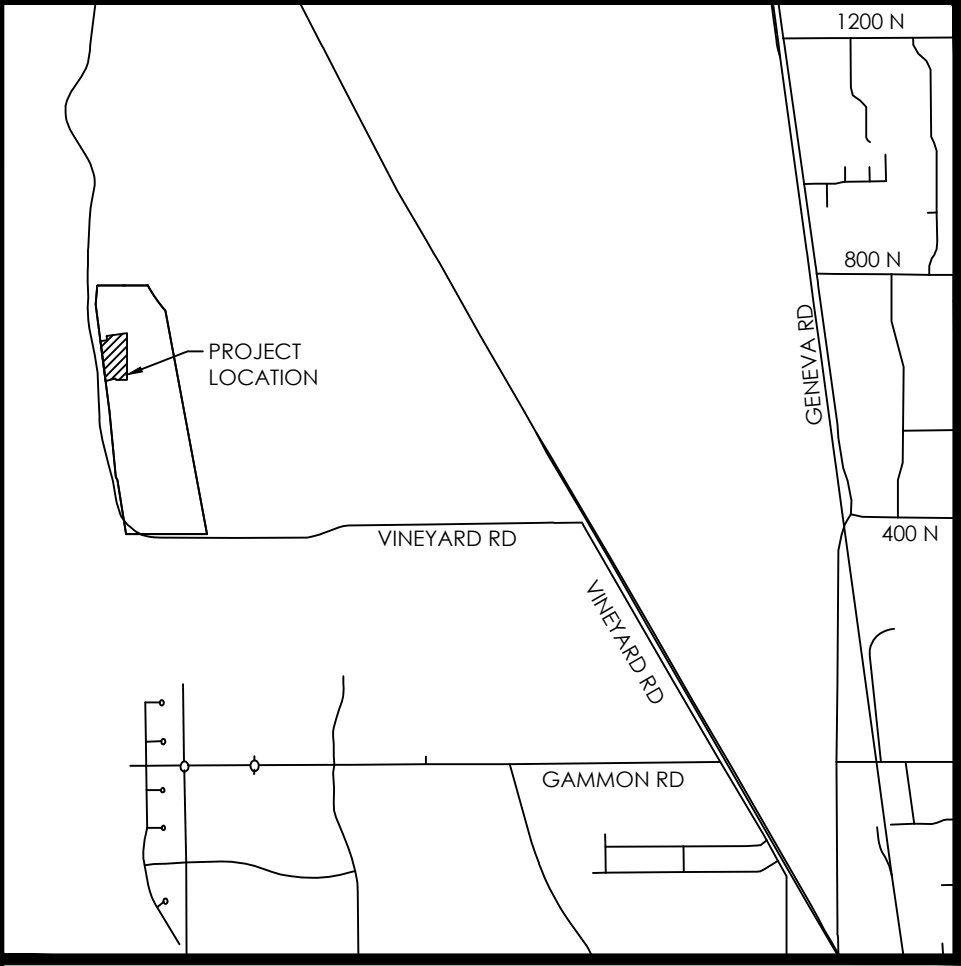
PROPOSED MOTION:

"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.
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 - VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
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ROCKY MOUNTAIN POWER

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LAKEFRONT @ VINEYARD TOWN CENTER

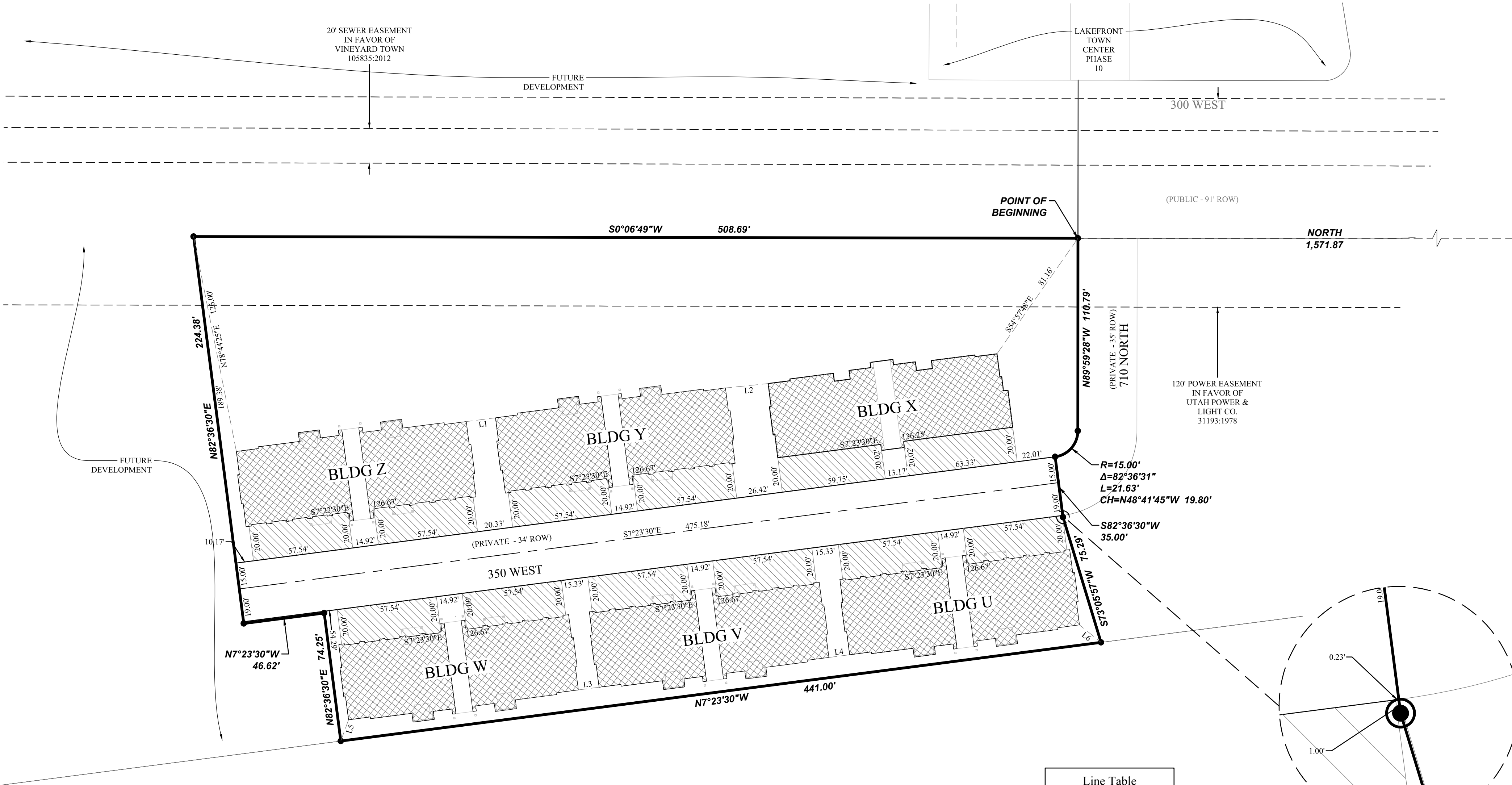
PHASE 2-B CONDOMINIUMS

(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

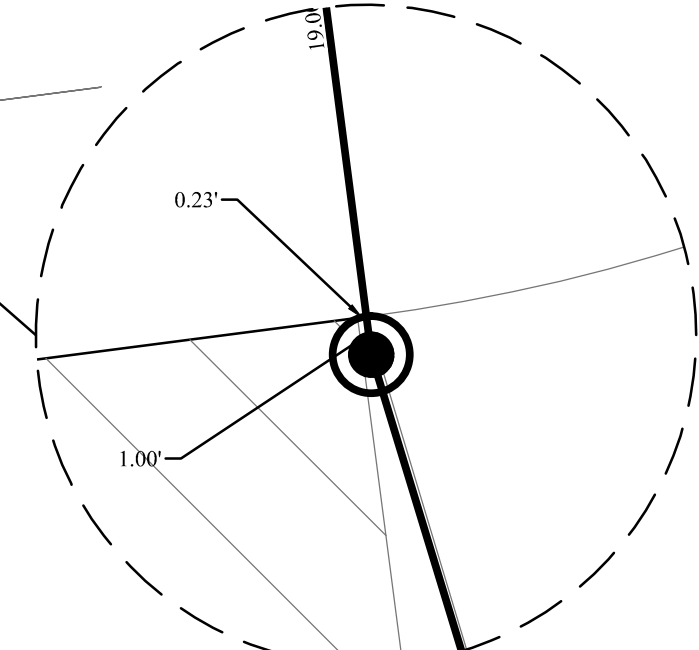
LEGEND

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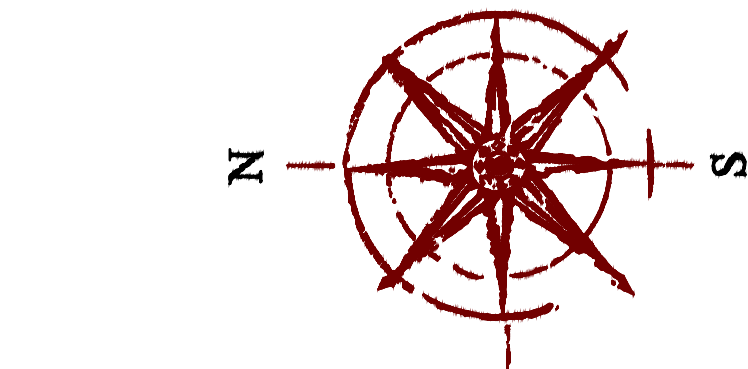
- LIMITS OF COMMON OWNERSHIP & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON OWNERSHIP & PUE



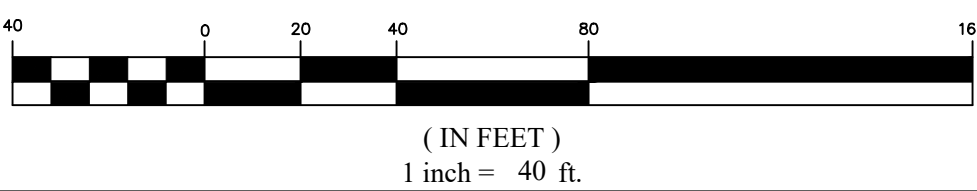
Line Table		
LINE	DIRECTION	LENGTH
L1	S07°23'30"E	17.00
L2	S05°50'50"E	24.75
L3	S07°23'30"E	12.00
L4	S07°23'30"E	12.00
L5	S70°00'31"E	13.05
L6	S39°05'18"W	15.97



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)

MEASURED: 2.71570
(NAD83: S89°25'01"W 215.70)

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

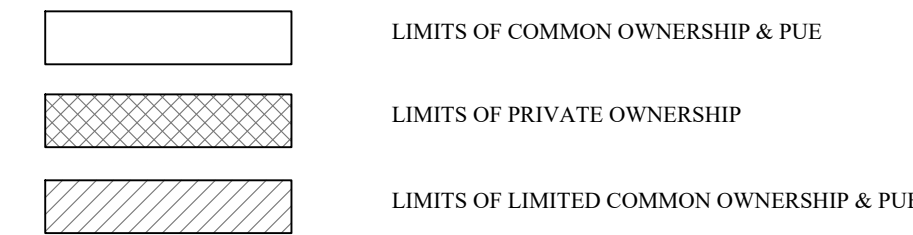
SURVEYOR'S SEAL	CLERK - RECORDER SEAL	
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1 OF 3	8/21/2019	SCALE: 1" = 40'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150	 ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com	



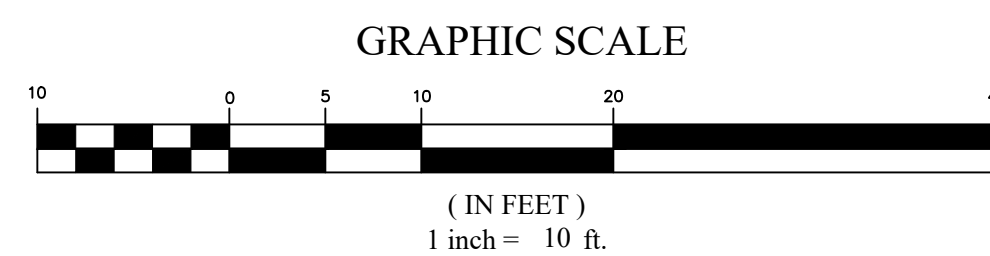
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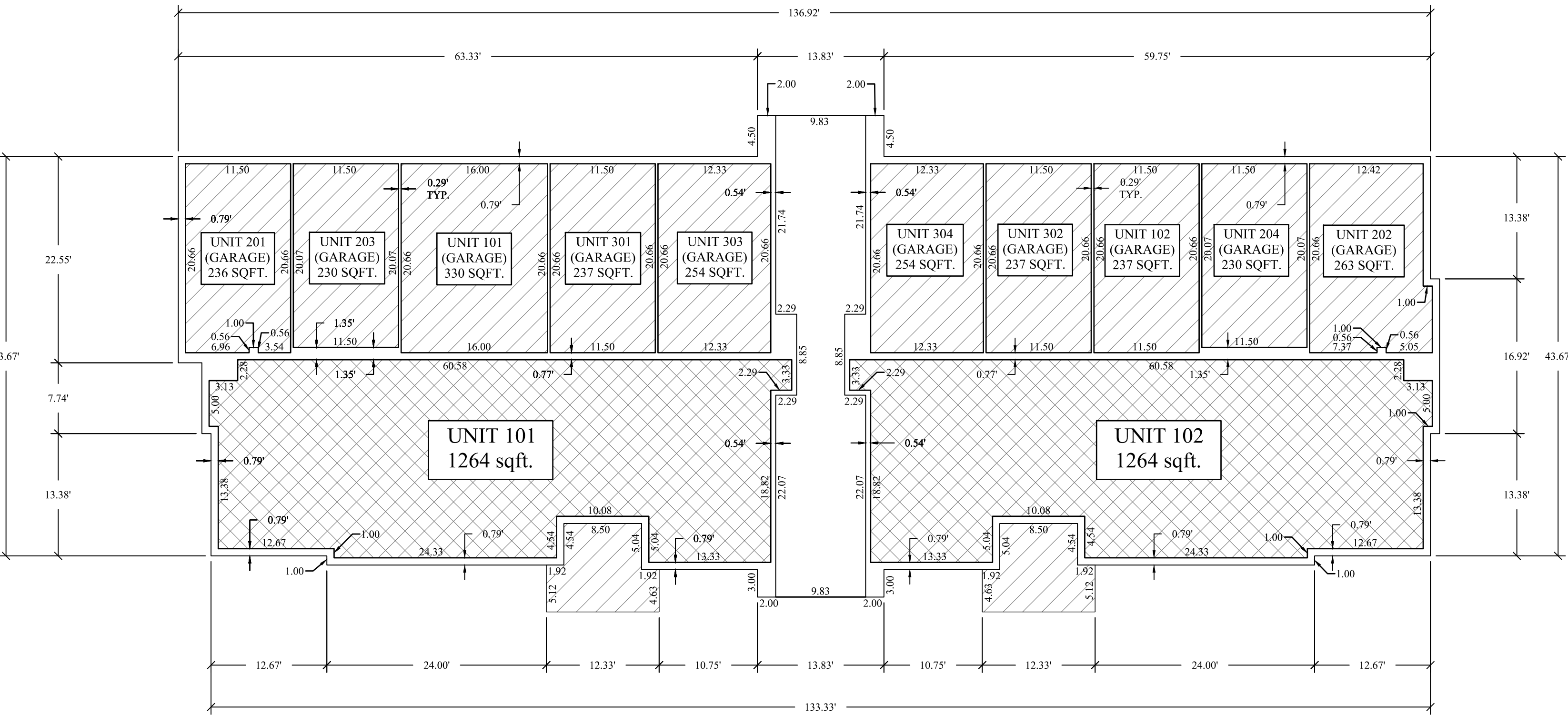
1. ALL BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON PLATS.
2. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.



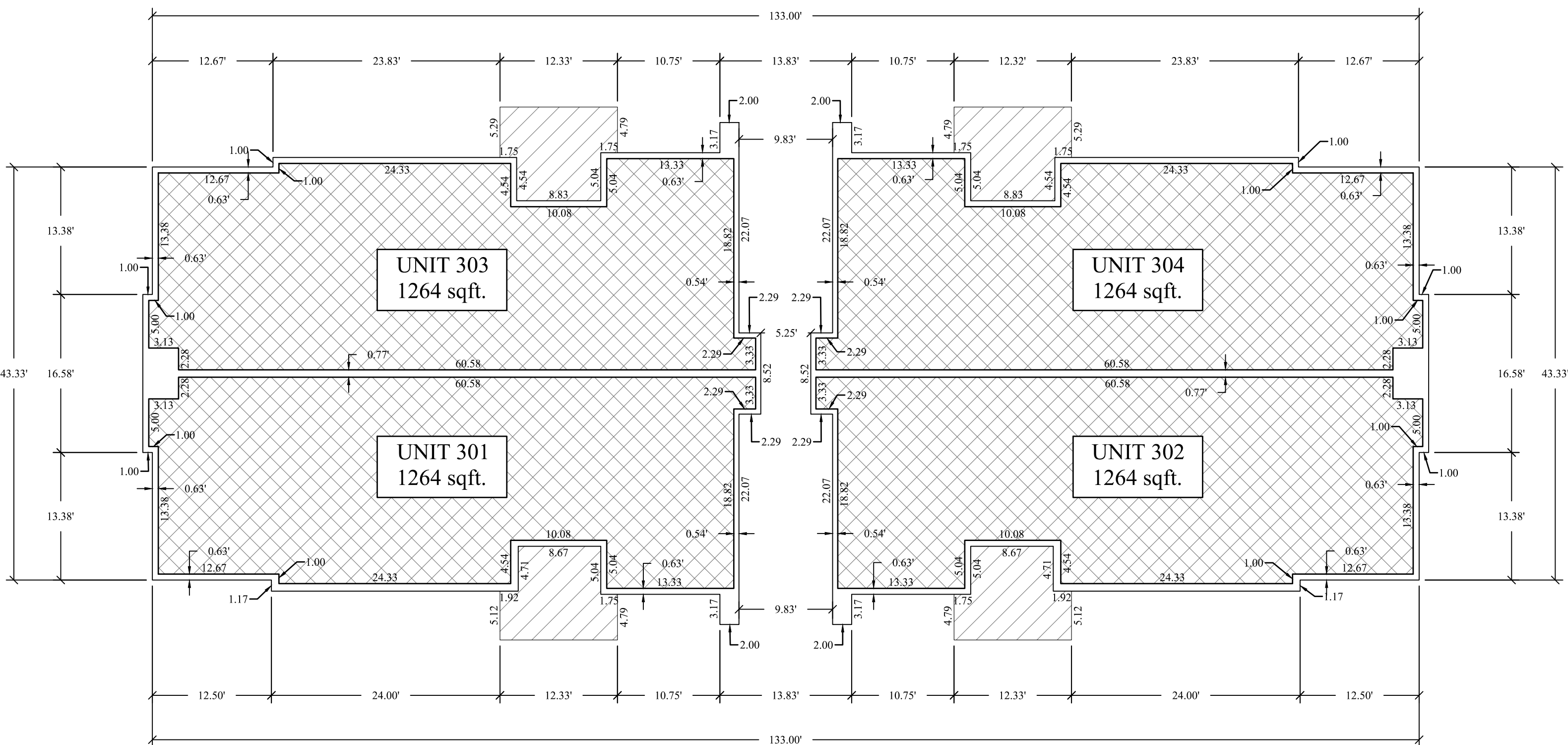
PHASE 2-B
LAKEFRONT
@ VINEYARD TOWN CENTER
CONDOMINIUMS
(AMENDING PORTIONS OF LOT 4, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH

2 OF 3	8/20/2019	SCALE: 1" = 10'	SURVEYOR'S SEAL	CLERK - RECORDER SEAL	
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			



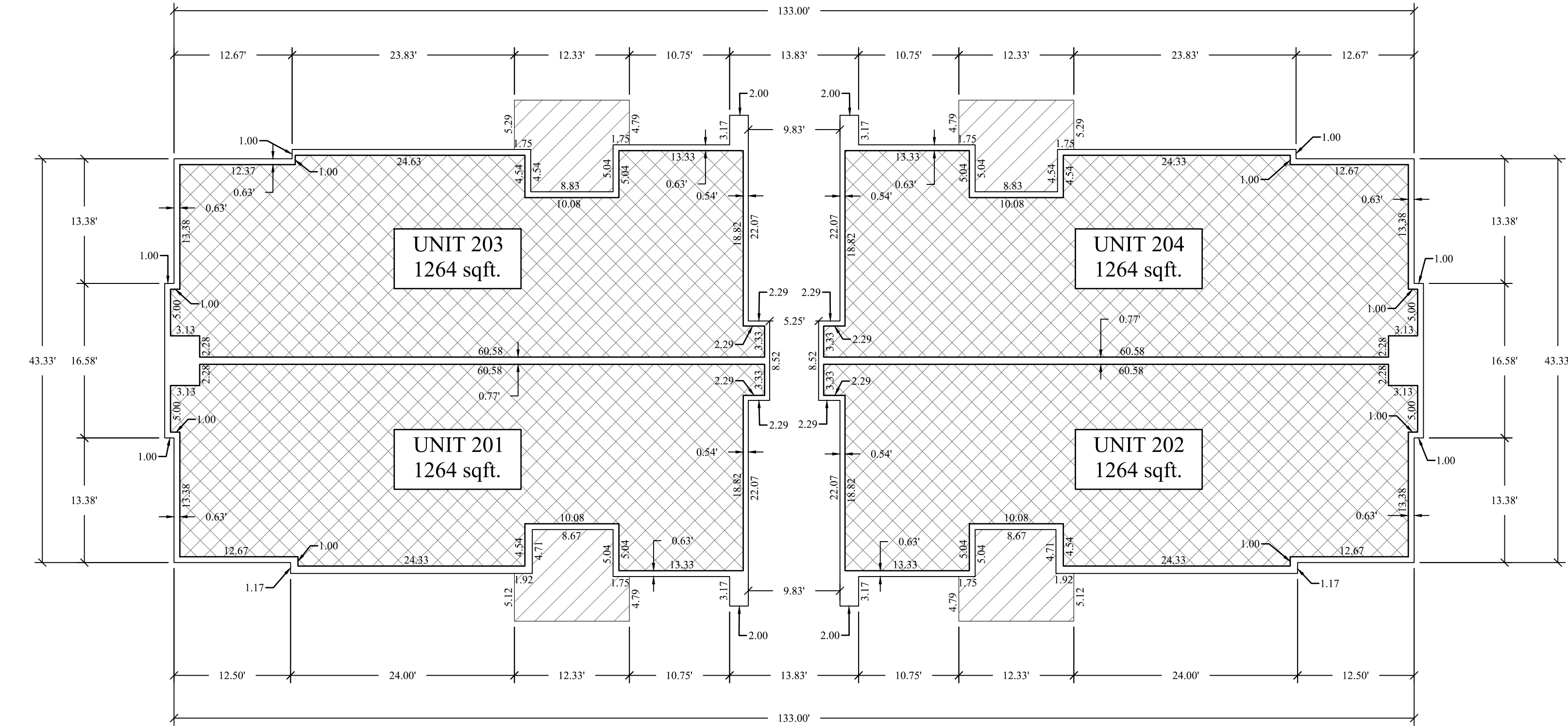


MAIN FLOOR
(UNIT 101 IS ADA)



THIRD FLOOR

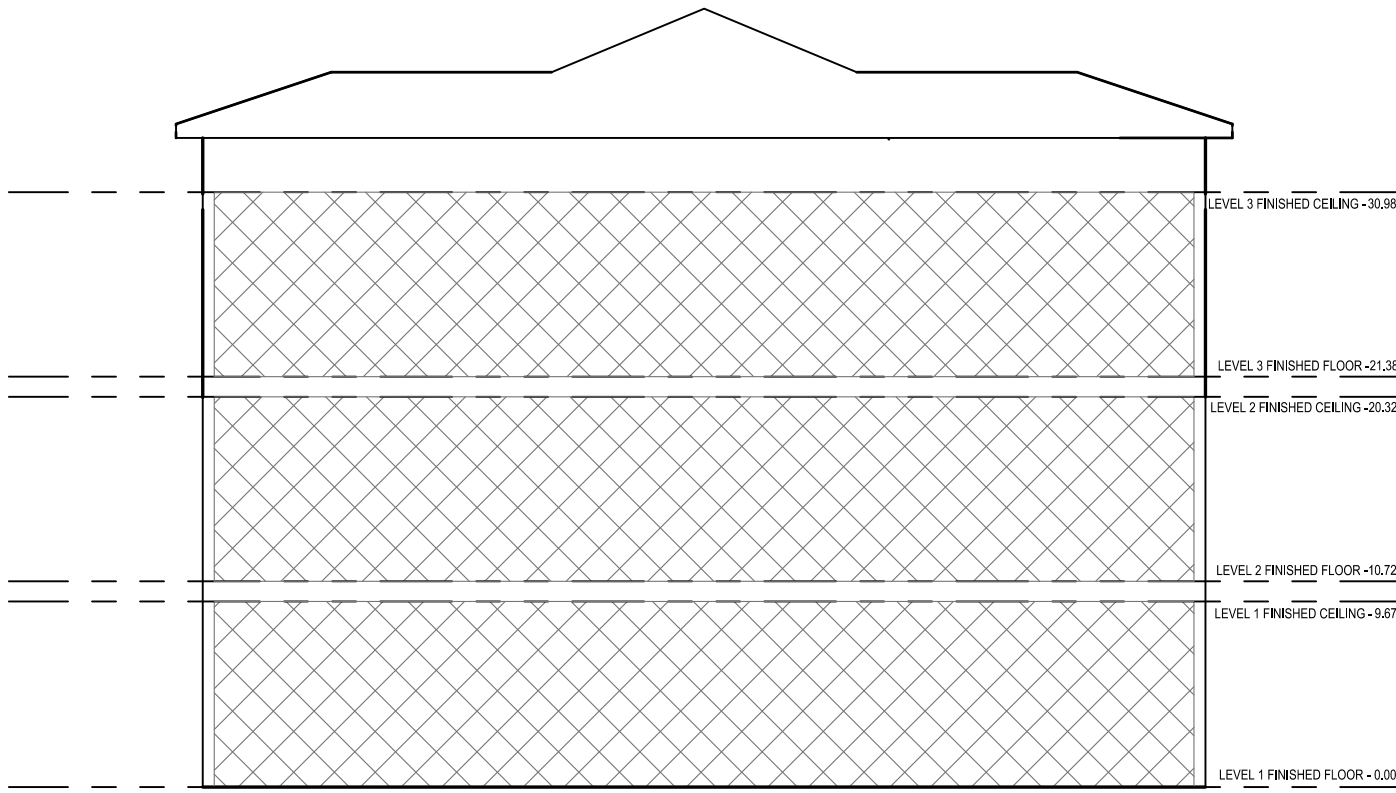
CONDOMINIUM DETAILS BLDG. X



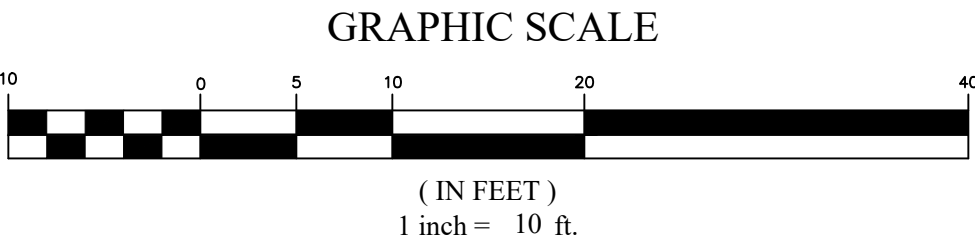
SECOND FLOOR

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

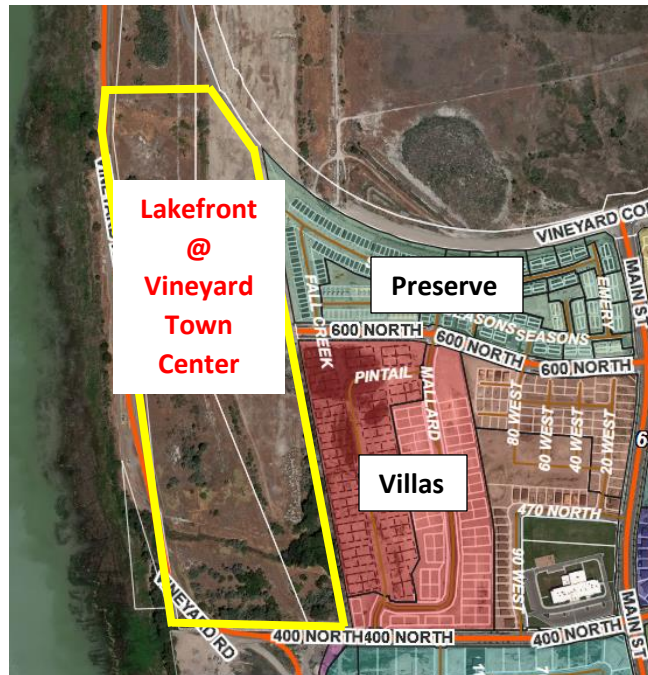


3 OF 3	8/20/2019	SCALE: 1" = 10'
PREPARED FOR EDGE HOMES 13702 SOUTH 200 WEST, SUITE B12 DRAPER, UTAH 84020 PH: 801-494-0150		 FOCUS ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075 www.focusutah.com

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		

Date: October 9, 2019
From: Elizabeth Hart, planner
To: City Council
Item: 8.5 Lakefront @ Vineyard Town Center Final Plat 2A
Address: ~ 300 West and Vineyard Loop Road
Applicant: Edge Homes, LLC



INTRODUCTION

The applicant, Edge Homes, is requesting final plat approval for twenty-nine (29) 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 twenty-nine (29) Townhome 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 plats and has found them to be in conformance with the Town Center zoning ordinance, staff is recommending approval with the listed conditions.

ANAYLISIS

3.10.060 Townhome

The Townhome is a building typically comprised of multiple vertical units, each with its own entrance to the street or alley. The townhome building type is permitted within the Town Center Lake Front Residential district. Units 1006 – 1018 have a front façade facing Vineyard Road and garages facing the

alley street. Units 1001-1005 and 1019 -1029 are alley loaded townhomes, their front façade and garage face the alley street. The applicant is proposing twenty-nine (29) townhome units. Below is an analysis of the standards for townhomes.

Standard	Plat 2-A
Number of Units	29
<u>Front Setback:</u> 5 – 20 feet	Units 1006 - 1018: Setbacks are measured to Vineyard Loop Road; all the units are between 5-20'. Units 1001-1005 and 1019-1029: Setbacks are measured to the alley street; all units have a 19' front setback.
<u>Min. Side Yard Setback:</u> 0 feet except for end units a minimum of 5 feet is required.	All end units meet the minimum 5' side yard setback.
<u>Min. Rear Setback:</u> 20 feet	Units 1001-1005 and 1019-1029 have approximately have a 30-foot rear setback.
<u>Min. Rear Setback on Alleys:</u> 5'	Units 1006-1018 are measured at 19'
<u>Min. Vineyard Connector ROW Setback</u> 14"	Not Applicable. These buildings are not near there 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.

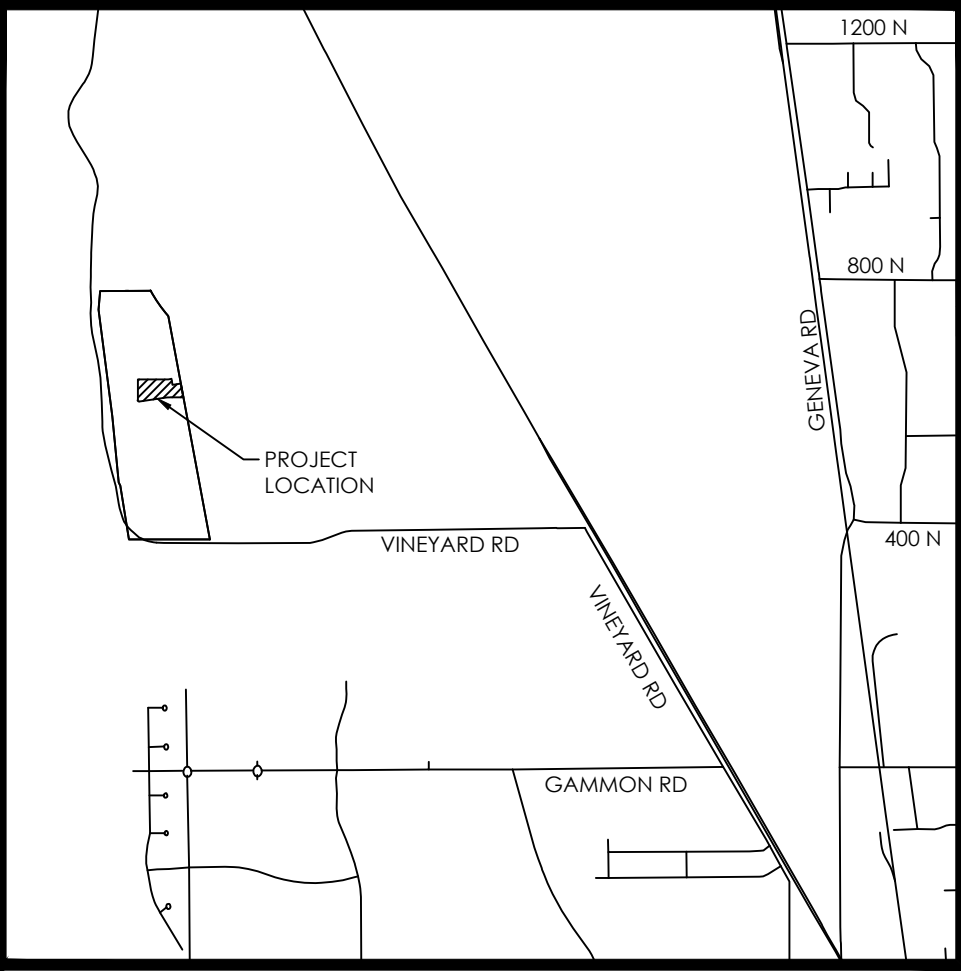
PROPOSED MOTION:

"I move to approve of the proposed the Phase 2A final plat with a total of twenty-nine (29) units with the proposed conditions."

Attachments:

Final Plat Application

Final Plats

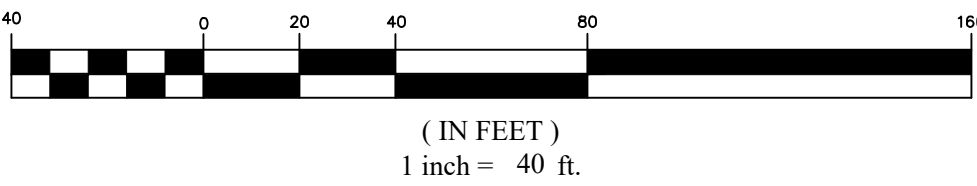


VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- STREET MONUMENT (TO BE SET)
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- LIMITS OF COMMON OWNERSHIP & PUE
- LIMITS OF PRIVATE OWNERSHIP
- LIMITS OF LIMITED COMMON OWNERSHIP & PUE

GRAPHIC SCALE



PHASE 2-A
LAKEFRONT
@ VINEYARD TOWN CENTER

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



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)

7 18
BASIS OF BEARING: N89°25'01"E (SECTION LINE)
MEASURED: 2,715.70
(NAD83: S89°25'02"W 2,715.70)

NORTH
1,463.39

WEST
1,829.56

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.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	200.00	10°34'42"	36.93	S84°42'36"W	36.87
C2	13.00	85°12'48"	19.33	N53°11'09"W	17.60
C3	13.00	48°37'17"	11.03	S13°43'53"W	10.70
C4	181.00	7°16'28"	22.98	S86°21'45"W	22.97
C5	215.00	3°16'43"	12.30	S85°50'49"W	12.30
C6	215.00	2°30'48"	9.43	S88°44'35"W	9.43

Line Table		
LINE	DIRECTION	LENGTH
L1	S79°25'15"W	8.97
L2	N78°55'53"E	26.08
L3	N73°18'29"W	19.70
L4	S15°52'51"W	37.16
L5	S85°42'02"E	33.34
L6	N61°31'42"E	17.86
L7	S48°55'22"E	27.40
L8	S89°59'59"W	10.00
L9	N90°00'00"W	10.00
L10	S89°57'51"E	10.00
L11	S79°25'15"W	19.00

Line Table		
LINE	DIRECTION	LENGTH
L12	S79°25'15"W	19.00
L13	N00°00'01"W	18.21
L14	S00°00'02"E	18.00
L15	S00°00'01"E	18.00
L16	N00°00'03"W	18.00
L17	S00°00'01"E	18.00
L18	S00°00'03"E	18.00
L19	N00°00'01"W	18.99
L20	S00°01'00"W	19.00
L21	S00°00'01"E	18.99
L22	S00°00'05"E	18.99

EXCEPTION #13
120' POWER EASEMENT
IN FAVOR OF
UTAH POWER &
LIGHT CO.
31193-1978

EXCEPTION #19
20' SEWER EASEMENT
IN FAVOR OF
VINEYARD TOWN
105835-2012

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.

SURVEYOR'S CERTIFICATE

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 by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
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 on the Westerly line of THE PRESERVE AT WATERS EDGE TOWNHOMES Subdivision, Plat "B", according to the Official Plat thereof on file in the Office of the Utah County Recorder, located West 1,829.56 feet and North 1,463.39 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 S89°59'59"W 135.20 feet; thence along the arc of a curve to the left with a radius of 550.50 feet a distance of 87.40 feet through a central angle of 09°05'49" Chord: S85°27'05"W 87.31 feet; thence S80°54'07"W 260.28 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 25.97 feet through a central angle of 99°12'42" Chord: N49°29'32"W 22.85 feet; thence N00°06'49"E 227.39 feet; thence S89°53'11"E 330.84 feet; thence N79°25'15"E 34.00 feet; thence S10°34'45"E 67.62 feet; thence N79°25'15"E 93.00 feet to the Westerly line of said THE PRESERVE AT WATERS EDGE TOWNHOMES Subdivision, Plat "B"; thence S10°34'45"E along said plat 152.94 feet to the point of beginning.

Contains: 2.20 acres+/-

OWNER'S DEDICATION

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 LOTS, BLOCKS, STREETS AND EASEMENTS 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: _____

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 _____, 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

CITY ENGINEER

DATE: ____/____/____

DATE: ____/____/____

CITY MANAGER

CLERK/RECORDER

DATE: ____/____/____

DATE: ____/____/____

CITY ATTORNEY

DATE: ____/____/____

PHASE 2-A
LAKEFRONT
@ VINEYARD TOWN CENTER

SUBDIVISION
(AMENDING PORTIONS OF LOT 3, 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 2

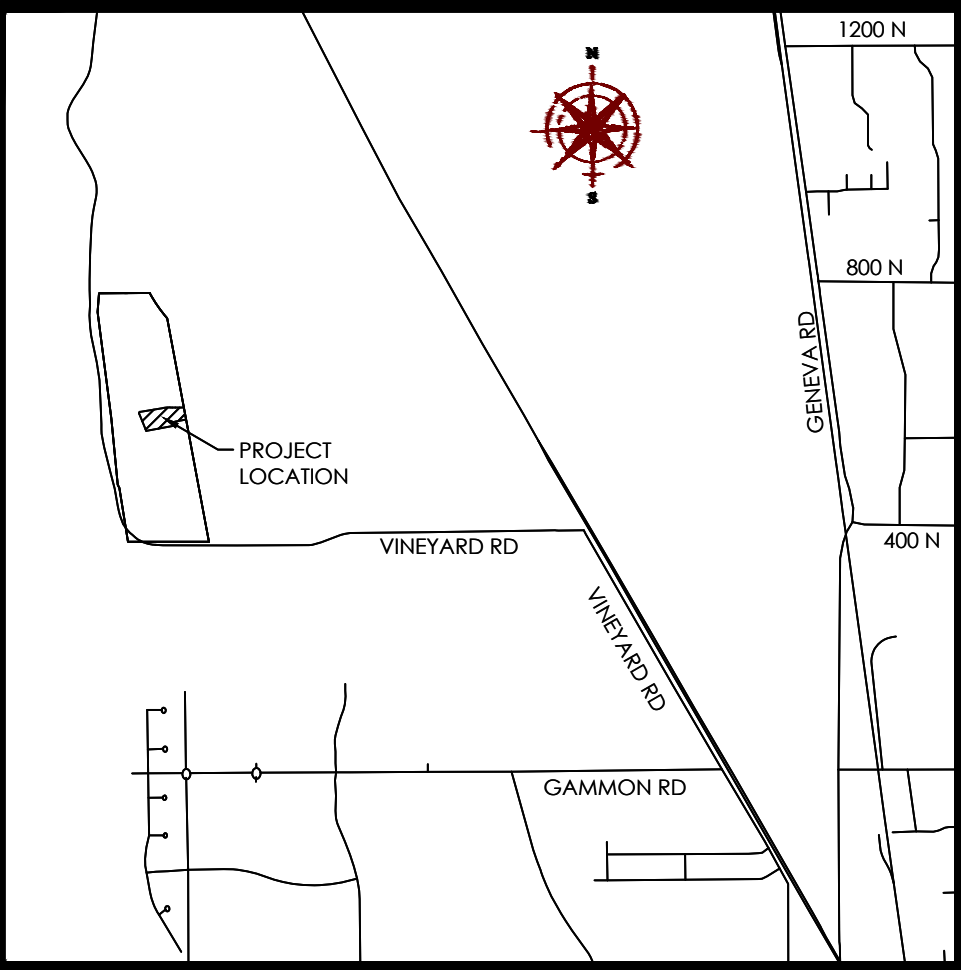
8/20/2019

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

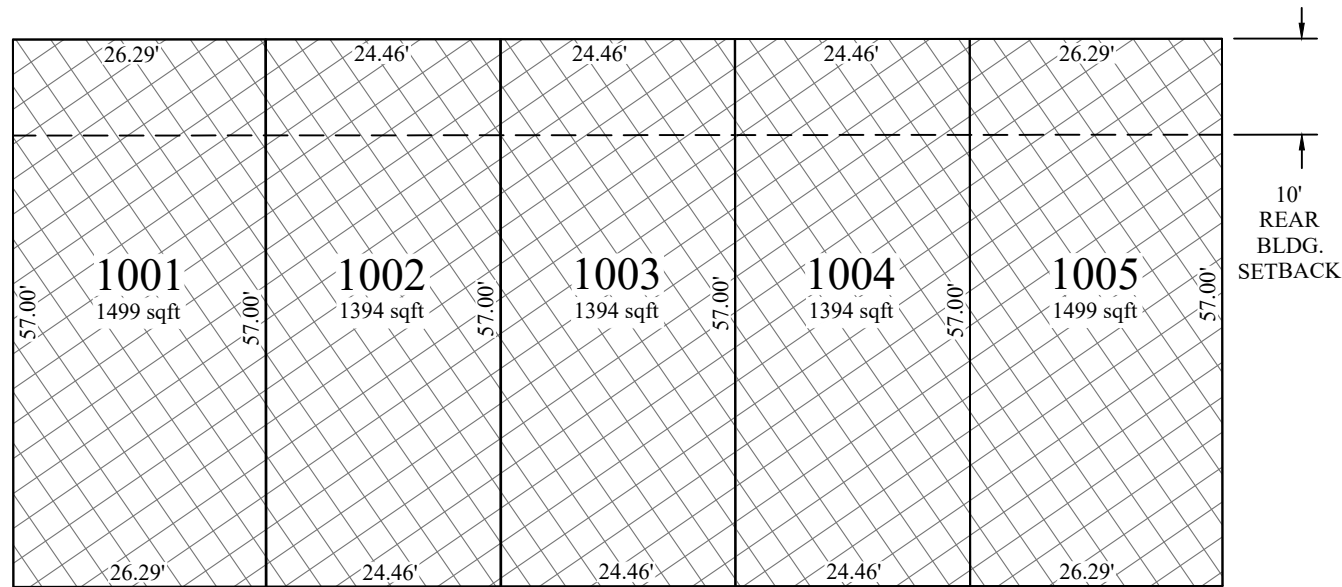
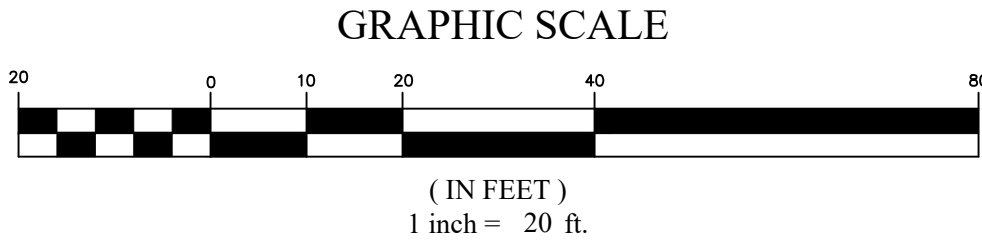


VICINITY MAP
N.T.S

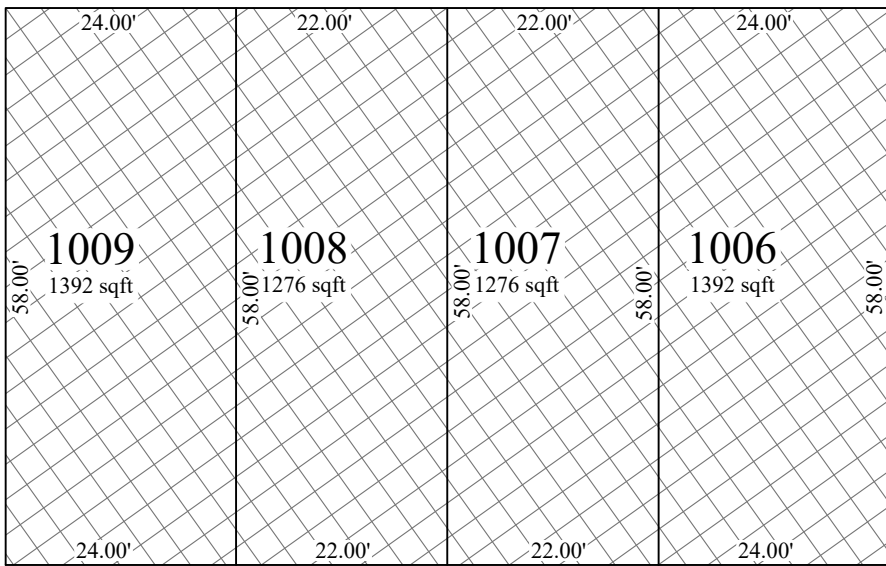
NOTES

- #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 BUILDING WALLS ARE PARALLEL AND PERPENDICULAR TO REFERENCE BEARING SHOWN ON BUILDING.
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.

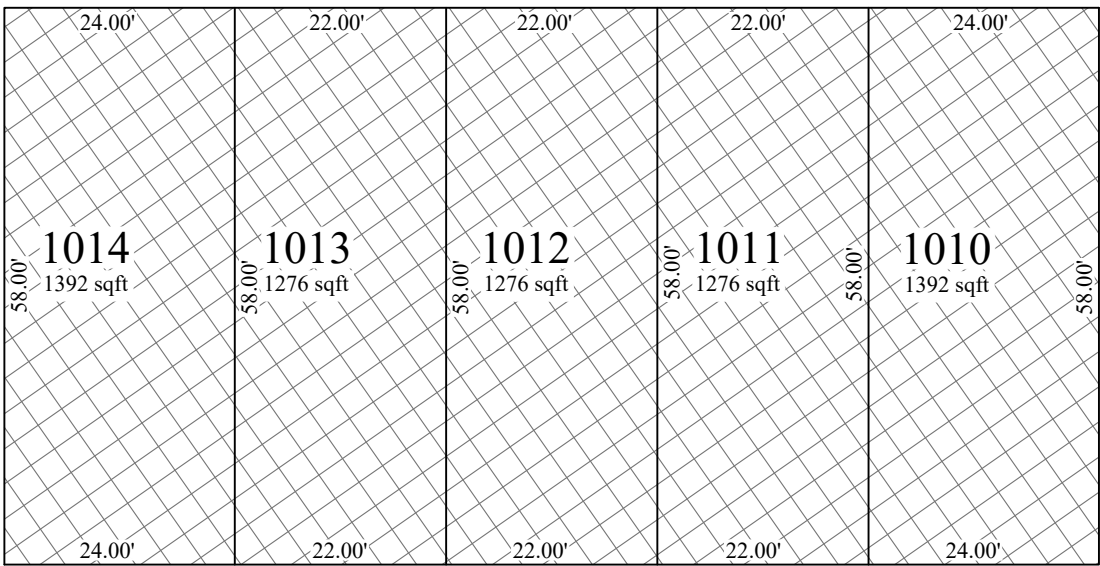
PHASE 2-A
LAKEFRONT
@ VINEYARD TOWN CENTER
SUBDIVISION
(AMENDING PORTIONS OF LOT 3, GENEVA PARK WEST SUBDIVISION)
LOCATED IN THE SE1/4 OF SECTION 7, T6S, R2E,
SALT LAKE BASE & MERIDIAN
VINEYARD CITY, UTAH COUNTY, UTAH



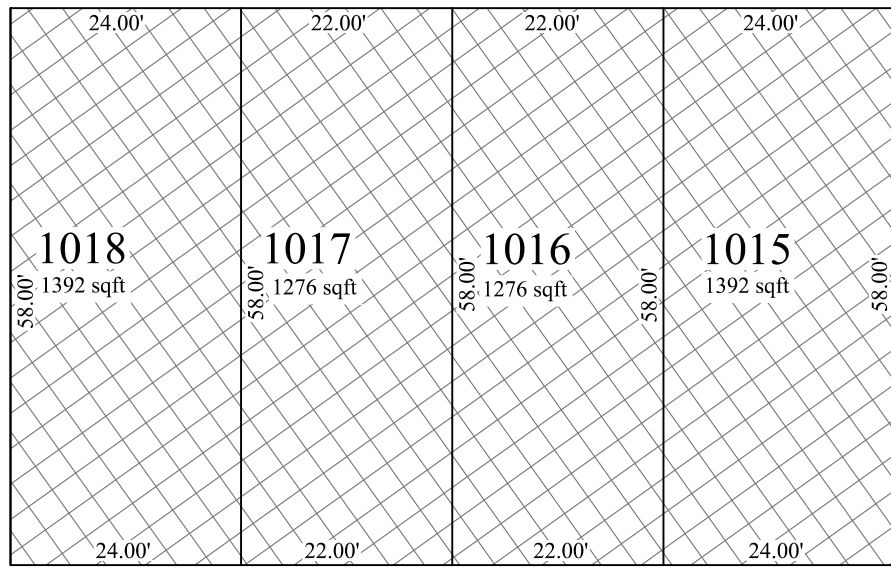
FIVEPLEX TOWNHOMES



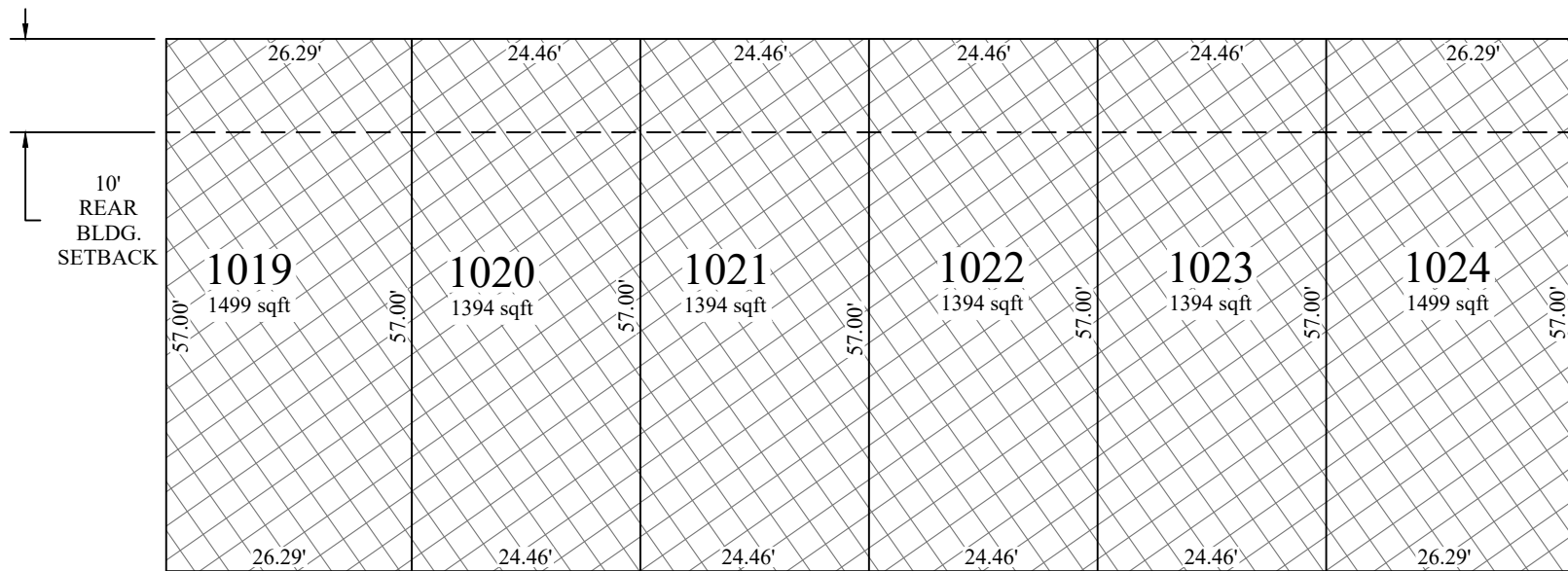
FOURPLEX TOWNHOMES



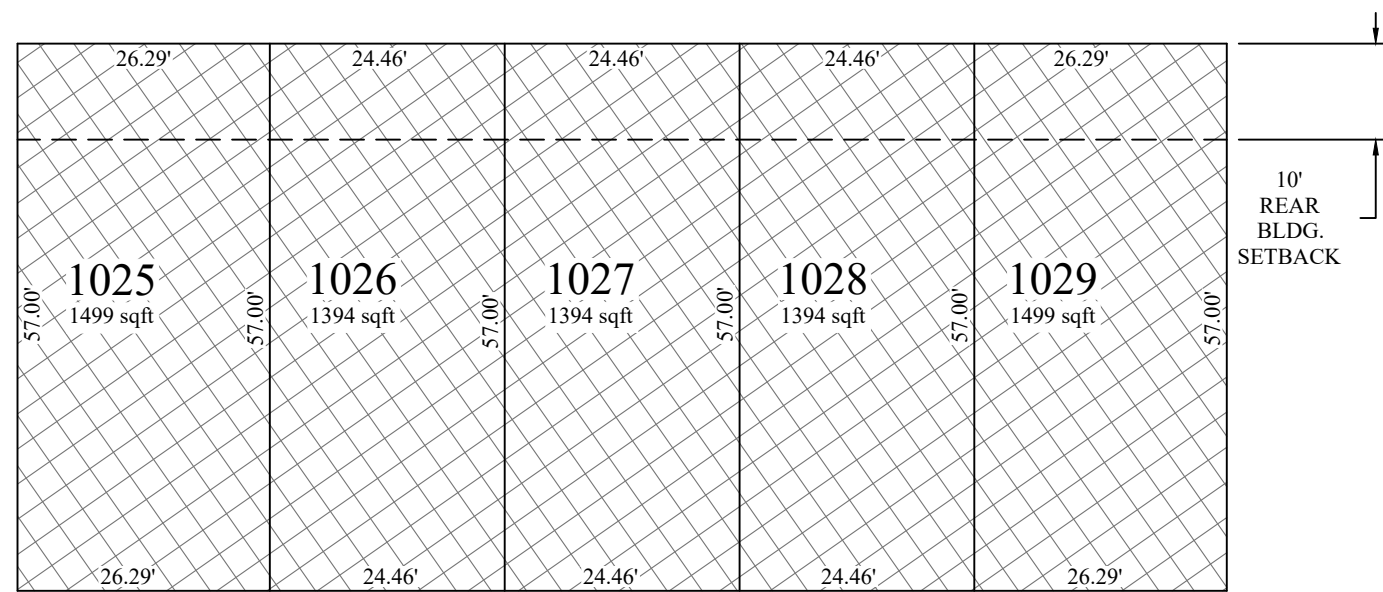
FIVEPLEX TOWNHOMES



FOURPLEX TOWNHOMES



SIXPLEX TOWNHOMES



FIVEPLEX TOWNHOMES

LEGEND

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

PHASE 2-A
LAKEFRONT
@ VINEYARD TOWN CENTER
SUBDIVISION
(AMENDING PORTIONS OF LOT 3, GENEVA PARK WEST SUBDIVISION)
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2 OF 2	8/20/2019	SCALE: 1" = 20'
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 SEAL	CLERK PUBLIC SEAL	



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: October 09, 2019

Agenda Item: 8.6 Lakefront @ Vineyard Town Center – Clubhouse Final Plat

Department: Community Development

Presenter: Elizabeth Hart, Planner

Background/Discussion:

The applicant, Edge Homes, is proposing a final plat for the clubhouse area of the Lakefront @ Vineyard Town Center Development. The clubhouse area is 1.64 acres, it includes portion of 710 North and a public trail easement. The clubhouse was approved by the planning commission through the site plan process, it will include a clubhouse, pool and patio area, tennis and basketball courts, a parking lot, and other amenities.

Fiscal Impact:

None

Conditions:

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

Recommendation:

Staff is recommending that City Council approves the final plat for the Lakefront @ Vineyard Town Center Clubhouse.

Sample Motion:

Motion to APPROVE the Lakefront @ Vineyard Town Center Clubhouse final plat.

Attachments:

Application
Clubhouse Final Plat

