



**NOTICE OF A VINEYARD
CITY COUNCIL MEETING
May 13, 2020 at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled meeting on Wednesday, May 13, 2020 at 6:00 p.m. *This meeting will be held electronically because of the gathering restrictions in force due to the COVID-19 Pandemic. This meeting can be viewed live through Zoom.*

Please click on this link <https://zoom.us/j/96941245133> or dial 1-301-715-8592 US or 1-253-215-8782 to join the meeting.

AGENDA

Presiding Mayor Julie Fullmer

REGULAR SESSION

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT – *to be announced.*

2. 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.

Public comments can be submitted ahead of time to pams@vineyardutah.org. Public comments will also be taken through the zoom app by either clicking the ‘chat’ feature or by using the ‘raise hand’ feature when prompted.

3. MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS

4. STAFF, COMMISSION, AND COMMITTEE REPORTS

(3 minutes each)

5. DISCUSSION

No items were submitted.

6. CONSENT ITEMS (Items do not require public comment or discussion and can all be approved by a single motion.)

6.1 [Approval of the April 1, 2020 Joint City Council and Planning Commission Meeting](#)

6.2 [Approval of the April 8, 2020 City Council Meeting](#)

6.3 [Approval of Beach Cleanup Tractor and Equipment](#)

6.4 [Approval of a Bus Stop and Sidewalk Project on Mill Road](#)

7. MAYOR'S APPOINTMENTS

No names were submitted.

8. BUSINESS ITEMS

8.1 DISCUSSION AND ACTION – Approval of an Interlocal Agreement with Utah County for Library Services Resolution 2020-04 (15 minutes)

Utah County is requesting approval of the 2020-2021 interlocal agreement for Library Services. This agreement is to provide a bookmobile services to the City. The mayor and City Council will act to approve (or deny) this request by resolution.

8.2 DISCUSSION AND ACTION – General Plan Land Use Map Amendment and Zoning Map Amendment (Former Geneva Nitrogen Property) Ordinance 2020- (15 minutes)

(A public hearing and a motion to postpone this item was held at a joint Planning Commission and City Council meeting on April 1, 2020.)

Vineyard staff is requesting General Plan Use Map and Zoning Map amendments for the former Geneva Nitrogen Property. The land owner has requested to cancel the rezone at this time. As this was a city initiated request the mayor and City Council may act to adopt this amendment by ordinance or move to remove the item from consideration.

8.3 PUBLIC HEARING – Zoning Map Amendment Ordinance 2020-03

The applicant is proposing to rezone the property located at 720 S Geneva Road (Parcel Number 18:028:0179) consisting of 1.36 acres, from Business Park (BP) District to the Regional Commercial (RC) district. The mayor and City Council will act to adopt (or deny) this request by ordinance.

8.4 PUBLIC HEARING – Zoning Code Text Amendment Ordinance 2020-04

The applicant is proposing to amend Chapter 15.38.030(2)(c) regarding parking requirements for offices and medical offices/clinics. The request is to change the stall requirement from one (1) stall per 200 square feet of floor area to one (1) stall per 250 square feet of floor area. The mayor and City Council will act to adopt (or deny) this request by ordinance.

8.5 DISCUSSION AND ACTION – Creation of a Bicycle Advisory Committee Resolution 2020-05 (15 minutes)

City Planner Elizabeth Hart will present a resolution to create a Bicycle Advisory Committee. The mayor and City Council will move to adopt (or deny) this request by resolution.

8.6 DISCUSSION AND ACTION – Second Amended Central Utah 911 Interlocal Agreement Resolution 2020-06 (15 minutes)

Central Utah 911 is requesting that the city review and approve the Second Amended Interlocal Agreement for Joint and Cooperative Action of Central Utah 911 and authorize the mayor to sign the agreement between Central Utah 911 and Vineyard. The mayor and City Council will take appropriate action.

8.7 DISCUSSION AND ACTION – Central Utah Water Conservancy District (CWP) Water Supply Agreement FY2017A Amendment Resolution 2020-07 (15 minutes)

Staff and Central Utah Water Conservancy District are requesting an amendment to the water supply agreement FY2017A. The mayor and City Council will take appropriate action.

8.8 PUBLIC HEARING – Proposed Tentative Fiscal Year 2020-2021 Budget

City Manager/Finance Director Jacob McHargue will present the proposed Tentative Fiscal Year 2020-2021 Budget. The mayor and City Council will then hear public comments. The mayor and City Council may act to adopt the proposed tentative budget. The final budget adoption is scheduled for June 24, 2020.

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 May 27, 2020.

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 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: May 12, 2020

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer

PAMELA SPENCER CITY RECORDER

**MINUTES OF A SPECIAL JOINT CITY COUNCIL
AND PLANNING COMMISSION MEETING**

This meeting was held electronically, via Zoom, due to the COVID-19 gathering restrictions
Wednesday, April 1, 2020 at 6:01 PM

Present

Absent

CITY COUNCIL

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

PLANNING COMMISSION

Chair Anthony Jenkins
Vice-Chair Jeff Knighton
Commissioner Tim Blackburn
Commissioner Bryce Brady
Commissioner Shan Sullivan
Alternate Commissioner Jessica Welch
Alternate Commissioner Amber Rasmussen

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

Others Speaking: Resident David Lauret; Ethan Moon with Swig; Steve Hutchings with X Development; Real Estate Agents Truett Chamberlain and Andy Flamm representing the buyer and seller of the Geneva Nitrogen property; Jeff Speck with Jeff Speck LLC; Ryan Hales with Hales Engineering; Reid Ewing with the University of Utah; Pete Evans and Bronson Tatton with Flagship Homes and Anderson Geneva

6:01 PM REGULAR SESSION

1. CALL TO ORDER

Mayor Fullmer opened the meeting at 6:01 PM. She gave the invocation.
Roll call went as follows: Mayor Fullmer, Councilmembers Earnest, Flake, Judd, and Welsh were present. Planning Commissioner Chair Jenkins, and Planning Commissioners Knighton, Blackburn, Brady, and Sullivan were present. Other Planning Commissioners present were: Tay Gudmundson and Amber Rasmussen.

48
49 **2. PUBLIC COMMENTS** (4:39 minutes in)

50 Mayor Fullmer called for public comments.

51 City Manager Jacob McHargue read the public comments submitted via email.

52
53 Resident Cody Smith living in the Elms subdivision asked if the 5' area between the wetlands
54 and the sidewalk in his subdivision could be landscaped to minimize the weeds that were
55 growing out of control. He asked if the rocks between the city-owned property and Zinfandel
56 Lane would be maintained. He also asked when the landscaping between the Sycamores and The
57 Elms subdivisions would be installed. Mayor Fullmer asked Public Works Director/City
58 Engineer Don Overson to respond to Mr. Smith's questions after the meeting.

59
60 Resident Zach Bishop living in the Windsor subdivision asked for an update on the golf driving
61 range that was to be built off of Mill Road. He asked what the city was doing to ensure that retail
62 in the Town Center would be successful. He also asked if the city could place trash cans
63 throughout the city to help with litter and dog waste. Mayor Fullmer replied that they would be
64 discussing ways to help the Town Center be successful later in tonight's meeting. She suggested
65 that the Public Works department look into the trash cans. Mr. McHargue replied that they were
66 still working with the landowners and developers on the golf range project.

67
68 Mayor Fullmer called for further comments. Hearing none, she closed the public session.

69
70 Mayor Fullmer turned the time over to Planning Commission Chair Anthony Jenkins.

71
72
73 **3. CONSENT ITEMS** (9:32 minutes in)

74 **PLANNING COMMISSION**

75 **3.1** Approval of the February 24, 2020 Joint Planning Commission Meeting Minutes

76 **3.2** Approval of the March 4, 2020 Planning Commission Meeting Minutes

77
78 Chair Jenkins called for a motion.

79
80 **Motion:** COMMISSIONER BLACKBURN MOVED TO APPROVE THE TWO CONSENT
81 ITEMS. COMMISSIONER SULLIVAN SECONDED THE MOTION. ROLL CALL WENT
82 AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS KNIGHTON, BLACKBURN,
83 BRADY, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

84
85 **CITY COUNCIL** (10:45 minutes in)

86 **3.3** Approval of the March 11, 2020 City Council Meeting Minutes

87 **3.4** Approval of the Hamptons D Final Plat

88
89 Mayor Fullmer called for a motion.

90
91 **Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE THE CONSENT ITEMS AS
92 PRESENTED ON THE AGENDA. COUNCILMEMBER EARNEST SECONDED THE
93 MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS
94 EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED
95 UNANIMOUSLY.

96
97 Mayor Fullmer turned the time over to Chair Jenkins.

98 **4. BUSINESS ITEMS**

99 **4.1 DISCUSSION AND ACTION – Little Caesars Sign Standard Waiver** (12:00 minutes in)

100 The applicant is requesting approval of a third wall sign located at 554 N. Mill Rd., Suite
101 E. Parcel ID: 56:038:0003. The Planning Commission will act to approve (or deny) the
102 proposed application.

103
104 Chair Jenkins explained that this was a standard approach to a sign waiver and that staff was
105 recommending approval. He turned the time over to City Planner Elizabeth Hart.

106
107 Ms. Hart explained that Little Caesars was requesting a third wall sign. It would add nine (9)
108 square feet for a total 67 square feet of signage, which was under the 120 square foot maximum.
109 This would be an awning to provide customer shelter and recognition of the drive-thru. Ms. Hart
110 added that this would only allow for the logo. She added that staff was recommending approval.

111
112 Chair Jenkins called for questions from the commission. Hearing none, he called for a motion.

113
114 **Motion:** COMMISSIONER SULLIVAN MOVED TO APPROVE THE SIGN STANDARD
115 WAIVER FOR THE LITTLE CAESARS' AWNING SIGN WITH THE LIST OF
116 CONDITIONS FROM STAFF.

117 CONDITIONS:

- 118 1. THE APPLICANT SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE,
119 AND LOCAL LAWS.
120 2. THE SIGN PERMIT SHALL BE IN CONFORMANCE WITH THE SIGN
121 ORDINANCE AND SIGN STANDARD WAIVER.

122 COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS
123 FOLLOWS: CHAIR JENKINS, COMMISSIONERS KNIGHTON, BLACKBURN, BRADY,
124 AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

125
126
127 **4.2 DISCUSSION AND ACTION – Swig Sign Standard Waiver** (16:30 minutes in)

128 The applicant is requesting approval of a third wall sign located at 554 N. Mill Rd., Suite
129 F. Parcel ID: 56:038:0003. The Planning Commission will act to approve (or deny) the
130 proposed application.

131
132 Chair Jenkins turned the time over to City Planner Elizabeth Hart.

133
134 Ms. Hart explained that this request was similar to Little Caesars' request of an additional wall
135 sign. She said that this sign would face Mill Road and would be 36 square feet, giving them a
136 total of 94 square feet, which would still meet the sign code. She said that the sign would provide
137 additional visibility and that staff was recommending approval. Ethan Moon with Swig stated
138 that Ms. Hart had covered everything in their request.

139
140 Commissioner Brady asked when they planned on being open. Ms. Hart replied that Swig hoped
141 to be open in the next couple of months. Building Official George Reid explained that they were
142 still in the process of completing the shell, and that the tenant improvements had been approved
143 and were also in the process, so it was hard to estimate a timeline. He also agreed that they were
144 on track to open within the next couple of months. Steve Hutchings with X Development agreed
145 that they hoped to open within the next 90 days.

Mr. McHargue asked when Little Caesars expected to open. Mr. Reid replied about the same time as Swig.

Councilmember Judd asked how the sign ordinance process was going. Ms. Hart replied that there had been a few sign standard waivers for wall and larger signs. She added that they had approved all of the waiver requests so far. She mentioned that they were in the process of updating the sign code to allow for more signage. Chair Jenkins felt that the requests had not been burdensome so far.

Chair Jenkins called for further questions.

Commissioner Blackburn asked if there was something wrong with the sign standard because they were getting so many waiver requests. Mr. Hart replied that a lot of the requests were for stand-alone buildings so they may need to reassess the standard for those types of buildings. She said that, in terms of signage areas, the developers had met the sign area requirements unless they requested a sign waiver for it. There was a discussion about the sign code.

Chair Jenkins called for further questions.

Motion: COMMISSIONER BRADY MOVED TO APPROVE THE SIGN STANDARD WAIVER WITH LISTED CONDITIONS BY STAFF FOR SWIG. COMMISSIONER BLACKBURN SECONDED THE MOTION.

CONDITIONS:

1. THE APPLICANT SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS.
2. THE SIGN PERMIT SHALL BE IN CONFORMANCE WITH THE SIGN ORDINANCE AND SIGN STANDARD WAIVER.

ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS KNIGHTON, BLACKBURN, BRADY, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4.3 DISCUSSION AND ACTION – Yard C Preliminary and Final Plat (24:20 minutes in)

Fifty Mill LLC is requesting preliminary and final approval for Yard C Plat located at 681 East 450 North (Northeast corner of 400 North and Mill Road Intersection)

4.3.1 The Planning Commission will consider and take action.

4.3.2 The mayor and City Council depending on action from the Planning Commission will consider and take action.

Chair Jenkins turned the time over to the staff.

Community Development Director Morgan Brim explained that this request was to subdivide the former Lot 4 of Yard B subdivision, just south of the Megaplex, into two parcels. The corner parcel would be retail and the interior parcel would be a medical office building. He said that this would affect A-2, which was the expansion of 400 North for light rail. Staff was recommending approval. Mr. Hutchings said that they were planning for a professional office with the potential for medical tenants.

Chair Jenkins called for questions from the commission.

Commissioner Brady asked about the retail planned for the corner lot. Mr. Hutchings replied that the corner would hopefully be a restaurant. He said that they had some interest but were being picky about what that corner would look like.

Resident David Lauret living on Holdaway Road asked where the light rail would go on the plat. Mr. Brim replied that the light rail was on Mountainland Association of Governments' long-range plans and would run along 400 North. Mr. Overson explained that the plan was to have light rail go down the center of 400 North with parking on both sides.

Commissioner Kington asked about access for the corner lot. Mr. Hutchins replied that there would be no access off of 400 North because it would be too close to the corner. He thought there might be an access off of Mill Road, the internal road, and 450 North.

Chair Jenkins asked about accessibility for sidewalks and pedestrians. Mr. Brim replied as the development occurred, they were adding accessibility. Mr. Overson said that staff wanted to have the Mill Road sidewalks done as soon as possible.

Commissioner Sullivan asked if the retail space on the corner would be mostly restaurants. Mr. Hutchings replied that it would most likely be a single level sit-down restaurant. Commissioner Sullivan asked if the professional building would be single or multi-level. Mr. Hutchings replied that the building was located on the left side of the parcel and would be a two-level building. Chair Jenkins added that more details would be coming when the site plans come in.

Chair Jenkins called for additional questions.

Commissioner Blackburn asked who would own the buildings. Mr. Hutchings replied that they had a joint venture with another developer. Commissioner Blackburn asked if the tenants would own any of the buildings. Mr. Hutchings replied that they do offer partial ownership to the tenants. He added that some tenants wanted to have ownership of their building and those who did, tended to stay longer.

Chair Jenkins called for further questions or to make a motion.

Motion: COMMISSIONER BLACKBURN MOVED TO RECOMMEND APPROVAL OF THE PRELIMINARY AND FINAL YARD C PLAT WITH CONDITIONS AS RECOMMENDED BY STAFF.

CONDITIONS:

1. THE APPLICANT PAYS ANY OUTSTANDING FEES
2. THE APPLICANT MAKES ANY REDLINE CORRECTIONS PRIOR TO THE RECORDATION OF THE PLAT.
3. ALL CITY AND COUNTY REQUIREMENTS WILL NEED TO BE MET PRIOR TO RECORDATION OF THE PLAT.

COMMISSIONER SULLIVAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS KNIGHTON, BLACKBURN, BRADY, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins turned the time back to Mayor Fullmer.

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

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE THE YARD PLAT C SUBDIVISION PRELIMINARY AND FINAL PLAT WITH THE CONDITIONS AS RECOMMEND BY PLANNING COMMISSION. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4.4 DISCUSSION AND ACTION – Final Plat Approval of the 1600 North Extension

Road Dedication (38:25 minutes in)

(this item was continued from the last City Council meeting)

City Planner Elizabeth Hart will present a request for final plat approval of the 1600 North Extension Road Dedication Plat. The mayor and City Council will take appropriate action.

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

Ms. Hart explained that the applicant was proposing dedicating four (4) acres to the city. The applicant was proposing an extension of 1600 North to 250 West. There was a portion of the property that was owned by CUWCD so the road would go above it. He added that there would also be a trail. She reviewed the changes to the plat. She said that staff was recommending approval. She added that everything to the east would remain a private road. Mr. Overson explained that until the access across the railroad tracks at 1600 North was removed, the road to the cul-de-sac would remain a private road. He said that if Anderson Geneva wanted to restrict access, they would have to put up a barrier. Mayor Fullmer asked what would happen with the road if the rail spur was removed. Mr. Overson replied that the road was being built to the City's standards and would become public once the spur was removed. He added that the private road was different.

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

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE BUSINESS ITEM 4.4, 1600 NORTH EXTENSION ROAD DEDICATION FINAL PLAT, ALONG WITH NOTED REQUIREMENTS BY STAFF.

CONDITIONS:

1. THE APPLICANT PAYS ANY OUTSTANDING FEES.
2. THE APPLICANT MAKES ANY REDLINE CORRECTIONS PRIOR TO THE RECORDATION OF THE PLAT.

COUNCILMEMBER JUDD SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer turned the time over to Chair Jenkins.

288 **5. ORDINANCES/PUBLIC HEARINGS**

289 **5.1 General Plan Land Use Map Amendment and Zoning Map Amendment (Former**
290 **Geneva Nitrogen Property) Ordinance 2020-** (44:24 minutes in)

291 Vineyard staff is requesting General Plan Use Map and Zoning Map amendments for the
292 former Geneva Nitrogen Property.

293
294 *5.1.1 The Planning Commission will consider and take action.*

295
296 Chair Jenkins turned the time over to staff.

297
298 Mr. Brim explained the Geneva Nitrogen General Plan Land Use Map and Zoning Map
299 amendment. One of the conditions in the Redevelopment Agency's agreement with them was
300 that the property be rezoned from I-1. He said that staff thought, as this was a gateway into the
301 city, this would be a good time to put some type of commercial zoning in place. The current
302 property owner and a potential buyer provided the city with a concept plan to rezone 24.11 acres
303 plus the right of way at 1200 North to Regional Commercial and 2.613 acres to Business Park.
304 Their proposal was to zone part of it as Business Park for potential office use. He added that staff
305 was recommending approval. The current property owner requested that if the Planning
306 Commission recommended approval, that the City Council continue their approval to the May
307 13, 2020 City Council meeting to allow for the sale of the property to go through. Truett
308 Chamberlain explained that he was the real estate agent representing the buyer. He said that the
309 buyer felt that the land could be used for a potential event center, office park, recreation facility,
310 etc. Andy Flamm, representing the seller, stated that he had nothing to add at this time.

311
312 Chair Jenkins called for a motion to open the public hearing.

313
314 **Motion:** COMMISSIONER SULLIVAN MOVED TO OPEN THE PUBLIC HEARING AT
315 6:51 PM. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS
316 FOLLOWS: CHAIR JENKINS, COMMISSIONERS KNIGHTON, BLACKBURN, BRADY,
317 AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

318
319 Chair Jenkins called for public comments.

320
321 Mr. Lauret asked about the illustration on lot 6. Mr. Flamm replied that it was a proposed
322 fairway for a golf course. Mr. Brim added that there was an approval for the golf club near the
323 Megaplex and this was another potential location. The staff report showed a concept plan
324 provided by the future landowner.

325
326 Councilmember Judd asked if they were adding any new zones. Mr. Brim replied no, they were
327 just adding it to this parcel. Councilmember Judd asked why they were needing to wait until May
328 to approve the proposal. Mr. Brim replied that the potential buyer would like to see the city
329 moving towards the recommended zoning. Mr. Flamm explained that the buyer wanted to
330 see what the city was willing to do. He added that the seller did not want to rezone the property
331 until the sale had finalized.

332
333 Chair Jenkins called for further comments. Hearing none, he called for a motion to close the
334 public hearing.

Motion: COMMISSIONER BLACKBURN MOVED TO CLOSE THE PUBLIC HEARING AT 6:57 PM. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS KNIGHTON, BLACKBURN, BRADY, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins called for questions from the Planning Commission.

Commissioner Knighton asked what the soil conditions were at the site after the previous use and if there needed to be any remediation done. He also asked about the access points off of Geneva Road. Mr. Overson replied that the Utah Department of Transportation's (UDOT) Access Management Plan allowed for two access points: One at would be a fully signalized intersection at 1200 North and the other would be a full unsignalized intersection at 1400 North. He said that they were hoping to continue the roads through to Mill Road. He mentioned that until the rail spur was removed, they would only have one access point. There was a discussion about the timeline for the spur removal.

Chair Jenkins called for further questions.

Commissioner Brady asked what the difference was between Business Park and Regional Commercial. Mr. Brim replied that Regional Commercial would allow for a large-scale shopping centers but did not allow for stand-alone professional offices. The Business Park allowed for stand-alone professional offices. Chair Jenkins explained that the Town Center zoning would accommodate a lot of the stand-alone office space.

Commissioner Blackburn asked why that particular plot was chosen for the Business Park. Mr. Brim replied that this was a city-initiated application and that he had worked with the potential buyers for the proposal. Mr. Chamberlain explained that they had a buyer ready to go vertical who wanted to add office next to the golf fairway or driving range.

Commissioner Sullivan felt that the strip for the access road was not wide enough. Mr. Chamberlain explained that Anderson Geneva had a master plan for the road to extend through the Geneva property.

Commissioner Knighton asked about the soils. Mr. Flamm replied that the sellers and owners of Geneva Nitrogen had been working on the cleanup of the soils since the early 2000s and they were expecting to have a clean bill of health from the state.

Chair Jenkins called for further questions.

Commissioner Brady felt that the zoning changing from industrial was good for the city and the general plan.

Motion: COMMISSIONER BRADY MOVED TO RECOMMEND APPROVAL OF ORDINANCE 2020-03, GENEVA NITROGEN GENERAL PLAN LAND USE MAP AMENDMENT AND ZONING MAP AMENDMENT. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS KNIGHTON, BLACKBURN, BRADY, AND SULLIVAN VOTE AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins turned the time over to Mayor Fullmer.

5.1.2 The mayor and City Council, depending on action from the Planning Commission, will move to continue their consideration and action until the May 13, 2020 City Council meeting.

Mayor Fullmer called for comments from the council. Hearing none, she called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO CONTINUE BUSINESS ITEM 5.1.2 TO THE MAY 13, 2020 CITY COUNCIL MEETING BASED UPON THE APPLICANT'S REQUESTS. COUNCILMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer turned the time over the Chair Jenkins.

5.2 Zoning Text and Map Amendment to the Town Center Form Based Code Special Zoning District 3 Ordinance 2020- *(1:09:39 minutes in)*

Anderson Geneva, the applicant, will present proposed changes to the Town Center Code and map.

5.2.1 The Planning Commission will consider and take action.

Chair Jenkins turned the time over to staff.

Mr. Brim thanked all of the staff and the applicant who had helped with this amendment. He added that there had been several meetings with Planning Commission and City Council and that this had gone through three (3) revisions.

Mr. Brim highlighted a few of the amendments:

- Extend the Lakefront Commercial district all the way to the north
- Public facilities acreage was increased to 1.2 acres. Mr. Brim felt that this was a nice benefit to the city.
- Geneva Park – they took educational facilities off. The park was to be a shared space but they did not want a school. If there was to be one it would have been on the park.
- The Lake Promenade – they straightened the road. He said that there had been discussions about the road as an alternate location and staff felt that this was a future project in the lake front design.
- The lake and rail trails were shown.
- Residential Amenities:
 - 1/8-mile - All residential units to have three of the following within 1/8 mile:
 - Secure bicycle storage
 - Community gathering area or meeting room
 - Playground
 - Water feature
 - Barbecues
 - Pocket park

- 1/4-mile - All residential units to have three of the following within 1/4 mile:
 - Fitness center
 - Swimming pool
 - Hot tub
 - Splash pad
 - Sport courts
 - Plaza
- Parking - staff was not concerned with the commercial parking. They found that commercial uses tended to overbuild parking.
 - On-street parking allowed on all street types (They could make adjustments for fire lanes, utility vehicles, timed parking on surface streets.)
 - Residential Parking:
 - 1 parking space required per bedroom
 - Maximum of 2 parking spaces required per unit
 - 0.25 visitor parking spaces required per unit
 - Translates to over 11,000 parking spaces
 - Provides city planner and city engineer the ability to reduce parking requirements based on built conditions within the Downtown. (Upon certain build out conditions, allows for the planner and engineer to look at a parking study and if the study showed that it was overparked then it would allow staff to decrease the parking.) Mr. Brim explained that they wanted the parking to fit the use.
 - If ordinance is approved, a condition should be added to require 0.8 spaces per occupant of student housing units. Chair Jenkins asked Mr. Brim to explain what student housing was. Mr. Brim replied that it would have shared a common space with separate bedrooms. It could have multiple beds in each room. The applicant may look at student housing, which could help the downtown.
- Designate retail on the ground floor in the Square-about, Boardwalk, Train Plaza, and Market Street.

Staff is recommending approval of the ordinance approving the Town Center Zoning Text and Zoning Map Amendments with the following additions:

- Traffic Impact Study (TIS) shall be updated and submitted to the city engineer prior to construction of roadways based on approved road configurations.
- Amend ordinance graphics and text to ensure parking strips maintain a minimum of 8' in width.
- Amend ordinance to add parking category for student housing in all districts, requiring a minimum of 0.8 parking spaces per unit occupant with no cap.

Mr. Brim mentioned that the other changes in the code had been discussed at previous meetings.

Chair Jenkins called for a motion to open the public hearing.

Motion: COMMISSIONER BLACKBURN MOVED TO OPEN THE PUBLIC HEARING AT 7:27 PM. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS KNIGHTON, BLACKBURN, BRADY, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins called for public comments.

Mr. Lauret asked, given the COVID-19 pandemic, if it wise to create a transit-oriented district (TOD) with high-rise housing and crowded transit. Chair Jenkins felt that it was still wise to create the housing and transit, but needed to make sure it was kept safe. Mr. Brim suggested that the applicant address it after the public hearing. Alternate Planning Commissioner Amber Rasmussen mentioned that she had sent Chair Jenkins and Mr. Brim information about high standards for building well-ventilated places and residential units.

Alternate Commissioner Rasmussen felt that the 8-foot park strip was better for trees. She asked if there was a way to make sure that all of the amenities would not be the same. She suggested that they have a limited number of specific things in each area. Mr. Brim felt that with the way the code was written they could not put three (3) of the same type of amenity in one area. Commissioner Rasmussen asked if the 1/4-mile and 1/8-mile were big enough. Mr. Brim replied that residents would get six (6) amenities with that distance. He said that staff wanted to ensure that amenities were not clustered in or too close to the buildings, would meet walkability, and provide a social environment. There was a discussion about bike storage.

Commissioner Brady asked if they would see all of the amenities in the whole development or would they have the three (3) same amenities in each area.

Pete Evans with Anderson Geneva thanked the city for their work on this amendment. He explained that the plan was to put a variety of amenities throughout the community. The promenade area would be programmed in sections and each section would include different amenities and themes. The amenities would be different in the residential than the commercial and retail area. They would also be spaced out in the plan and accessible to the community.

Commissioner Blackburn asked if they would have doubling up of the 1/8-mile amenities every 1/4-mile. Mr. Evans replied that the areas would run independent of each other.

Councilmember Welsh expressed concern that the amenities could be repetitive. She said that bike storage did fill a lot of things they were trying to do to make it a bikeable community. She asked for clarification on what barbecues meant. Mr. Evans replied that a lot of the features were taken off of the current code. He explained that it would be a commercial park barbecue to create a place for people to congregate. He said that these amenities would be a tradeoff for the private and public open space. He said that these would be in addition to the amenities connected to the individual buildings.

Councilmember Welsh felt that they needed to add clarification, in the code, to some of the amenities. Mr. Evans felt that it should happen at the site plan, where there would be more details included. Councilmember Welsh asked what staff's thoughts were on this issue. Mr. Brim replied that there were three (3) pieces of zoning to be clear, concise, and objective. He suggested that they could add words of clarification on some of the items such as adding "Secure and covered bicycle storage", "barbecue areas with a pavilion," etc. Mr. Brim explained how staff would be enforcing the zoning code.

Ms. Hart explained that the staff report had a comparison between the General Plan and the Zoning Code. She said that the General Plan open space requirement was 9 acres per 1,000 per residents and the Town Center required 2 acres per 1,000 residents. She said that this did not include the lake shore, trails, pedestrian walkways, and the possibility of the pocket parks. She said that the open space code met the General Plan vision of the city.

Councilmember Judd echoed, as a resident, what had been said. He felt the they needed more detail of what they wanted. He asked if they would be okay with all three (3) of the required amenities being found in one location. He said that typically there were levels of what they would consider such as having three (3) different tiers for the amenities and require one from each tier.

Commissioner Blackburn felt that not all bicycle storage was equal and they needed to talk about the potential number of bikes. Mr. Overson explained that they had a tool to guarantee that something was constructed through a bond. He said that they did not have that with the development on Geneva Road. There was a discussion about bonding.

Chair Jenkins called for further public comments. Hearing none, he called for a motion to close the public hearing.

Motion: COMMISSIONER KNIGHTON MOVED TO CLOSE THE PUBLIC HEARING AT 7:52 PM. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS KNIGHTON, BLACKBURN, BRADY, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Commissioner Knighton suggested that they add an additional requirement for the amenities, that all of the residents had access to most of the amenities within a certain radius. He asked why they were not requiring Main Street to have the non-residential ground floor designation. Mr. Brim explained that Main Street could have retail. He said that Market Street was seen to be the more traditional main street and would be shared with traffic and pedestrians. He mentioned that the applicant had prepared a presentation.

Chair Jenkins asked if it was okay for the city to have their own commercial parking requirements. Mr. Brim replied that some cities had their requirement but he felt that what was in the code would be sufficient.

Chair Jenkins felt that with the incorporation of the sustainability practices, they could tighten up the wording and have sustainability throughout the entire development.

Chair Jenkins turned the time over to the applicants.

Mr. Evans suggested that Jeff Speck with Jeff Speck LLC could address the retail and that Ryan Hales with Hales Engineering and Dr. Reid Ewing with the University of Utah could address the parking.

Mr. Speck explained that the street called Main Street was designated as the main access into the development with stores along the roadway. He felt that the main idea was to put the retail where the traffic was. He felt that the greatest opportunity for retail was on a market street which would be pedestrian oriented. He added that there would be retail along the lake front and where the main street hit the North Promenade. This would ensure that residential was within a five-minute walk of retail.

Dr. Ewing said that they reviewed about 640 mixed-use developments around the country. He explained that parking was not free; it was added to the cost of doing business. He added that parking in the United States tended to be oversupplied. He explained that there were different

580 peak demand times for commercial and residential uses. He felt that the suggested number of
581 parking spaces was much greater than the demand would be. He said that they did not want to
582 under- or overpark the development because that would create streetscapes and parking lots that
583 would be underused. He said that they had looked at transit-oriented developments (TOD) in
584 other cities and the amount of parking supplied was a little over one (1) space per unit and the
585 amount demanded was just under one (1) space per unit. He said that often the parking was
586 unbundled and the renter had to pay extra for a parking space. He felt that the city was better off
587 with one (1) space per unit for the area closest to the station. He said that people tended to
588 compare the amount of parking supplied and demanded to standards in the Parking Generation
589 Manual from the Institute of Transportation Engineers (ITE). He said that if they follow the ITE
590 guidelines they would end up with about a third more parking than needed. He felt that they
591 needed less parking near the train station and mixed-use areas. He said that they should use the
592 demand numbers for the area farther from the train station. He said that what they had
593 recommended in the Point of the Mountain report was to use the demand numbers in the most
594 suburban area and use much less in the transit/walkable areas. He said that in the Orem study,
595 they found that parking was over supplied. They also found that they needed more spaces in the
596 student housing areas. While parking was oversupplied, Vineyard was still concerned about
597 reducing parking for multi-family areas.

598
599 Mr. Hales explained that they looked at the downtown station area and identified it as TOD. The
600 rest of the site was mixed-use and they dropped the parking requirements on the fringes. He said
601 that they looked at the road system and the uses in each block. They compared the Orem rates
602 versus the Point of the Mountain rates and obtained a lower parking rate than they were
603 recommending. They looked at how many spaces were needed per unit, per occupant, and the
604 times of day parking demand would peak. He said that the supply was about 11,800 spaces and
605 the demand was projected at about 10,100. He explained that they had added 5 percent so that
606 vehicles did not have to circulate the lot looking for a space. The other 5 percent they added was
607 to ensure that they did not miss the target. He felt that the rates would end up being a lot lower
608 than projected. He added that they would be able to check the parking rates as the development
609 built out. He recommended that Vineyard go with the Orem rates at 11,084 and continue to
610 monitor each phase of the development. Mr. Ewing added that the ITE manual said explicitly
611 that the sites studied, in the manual, were suburban auto-oriented sites and this was not what the
612 city was trying to create in the Town Center. The discussion continued. Mr. Brim explained the
613 parking ordinance in the code. He expressed concern about overparking the TOD area and felt
614 that it should have less parking. Mr. Ewing felt that 2.25 parking spaces per unit would be too
615 high and would defeat the purpose of having a walkable/transit-oriented area. He mentioned that
616 most visitor parking would be shared parking spaces. Mr. Evans felt that based on the research,
617 the standards suggested would overpark the downtown area. He suggested that having the
618 opportunity to re-evaluate the parking as they built out the development was a good compromise
619 to ensure that there was enough parking and to create a successful community.

620
621 Mr. Brim said that one of the proposed conditions was to increase the park strip width to 8 feet.
622 Matt Lambert with DPZ said that they were planning on using a 6x6 tree grate in the commercial
623 corridors, which was the largest they could buy. Water/Parks Manager Sullivan Love said that he
624 wanted make sure they had adequate room for mowing, etc. Mr. Overson mentioned that a
625 standard sprinkling system would waste water if the park strip was under 8 feet. Chair Jenkins
626 suggested that they install a drip system instead of sprinklers in the park strips. There was a
627 discussion about the park strips. It was agreed that the city adopt landscape plan standards and
628 planting guidelines and leave the park strip sizes as they were. The discussion continued.

Councilmember Flake said that he would be willing to work with Mr. Overson, Mr. Evans, and Mr. Love to update the tree manual.

Chair Jenkins asked about sustainability. Mr. Evans replied that they had been working with engineering and Public Works staff on sustainability from a land development standpoint. He said that from a building standpoint, sustainability was market driven. He said that in most of the commercial buildings, the tenant would require it. He suggested that as they were building out, they highlight the sustainability to the approving body. He gave some examples of how they could do that, such as using irrigation water in the six-acre park pond. Chair Jenkins said that they wanted to make sure they were building for the future and had sustainability in the plan.

Chair Jenkins called for comments from the Planning Commission.

Commissioner Brady asked if on-street parking counted as visitor parking. Mr. Evans replied that on-street parking would not be marked as visitor parking but any designated visitor parking would be clearly marked.

Commissioner Brady asked how much of the Geneva Park area would be usable. Mr. Evans replied that they did not want to categorize it as usable park space. He said that it was one of their main goals to maximize the usability of the park. He added that they were working with a civil engineer to make the park the most usable as possible and they were several months away from knowing. He felt that it was too early to make any promises of what they could do with the park. Commissioner Brady stated that he wanted to make sure it was usable space.

Commissioner Blackburn asked if student housing would be part of the 5,000 to 6,000 residents in the Town Center. Mr. Evans replied that it was. He said that he did not want to have other housing used as student housing. He added that student housing would create different parking requirements. He mentioned that they did not have any student housing planned for the development at this time but wanted to have it in code in case they needed it.

Commissioner Sullivan asked if they needed to have specific language about enforcement and vision added to the code. Mr. Brim replied that if they were concerned about an amenity, they should be more specific. There was a discussion about the amenities and how they could clarify them. Mr. Evans felt that the only amenity he would look at was the pavilion and being more specific with features that worked together.

Commissioner Blackburn mentioned that, based on current numbers in Vineyard, 70 percent of the residences were multi-family or high density. He said that the surrounding municipalities were around 30 to 40 percent. He felt that, based on projected build out, they would be at 90 percent multi-family residences. Mr. Reid said that based on current records, it would be mostly multi-family units. Commissioner Blackburn felt that it was important for Vineyard residents to understand what the city had moved to.

Chair Jenkins called for further comments.

Commissioner Blackburn said that he would like to see historic preservation added to the plan and recognized as a goal. Chair Jenkins asked where it would go in the code. Mr. Brim replied that heritage could be added to the vision statement and the open space section. There was a discussion about where to add heritage to the Town Center code.

Chair Jenkins read the conditions for the motion:

- TIS shall be updated and submitted to the city engineer prior to construction of roadways based on approved road configurations.
- The developer shall work with city staff to define allowable tree types and plantings permitted in each park strip type.
- Amend ordinance to add parking category for student housing in all districts, requiring a minimum of 0.8 parking spaces per unit occupant with no unit cap.
- Add a heritage statement within the vision statement and update the Town Center language into the General Plan
- Amend ordinance to further clarify residential amenities with 1/8-mile of units as follows:
 - All residential units to have three of the following within 1/8-mile:
 - Secure covered bike storage
 - Community gathering area or meeting room
 - Playground with park-quality features
 - Park-quality water feature
 - Park-quality barbecues and associated seating areas
 - Pocket park

Chair Jenkins called for a motion.

Commissioner Blackburn asked about using either Town Center or Downtown Vineyard. Chair Jenkins replied that if the ordinance was adopted, the new name would be Downtown Vineyard.

Motion: COMMISSIONER SULLIVAN MOVED TO RECOMMEND APPROVAL OF THE ORDINANCE WITH CONDITIONS AS STATED BY THE CHAIR.

CONDITIONS:

- TIS SHALL BE UPDATED AND SUBMITTED TO THE CITY ENGINEER PRIOR TO CONSTRUCTION OF ROADWAYS BASED ON APPROVED ROAD CONFIGURATIONS.
- THE DEVELOPER SHALL WORK WITH CITY STAFF TO DEFINE ALLOWABLE TREE TYPES AND PLANTINGS PERMITTED IN EACH PARK STRIP TYPE.
- AMEND ORDINANCE TO ADD PARKING CATEGORY FOR STUDENT HOUSING IN ALL DISTRICTS, REQUIRING A MINIMUM OF 0.8 PARKING SPACES PER UNIT OCCUPANT WITH NO UNIT CAP.
- ADD A HERITAGE STATEMENT WITHIN THE VISION STATEMENT AND UPDATE THE TOWN CENTER LANGUAGE INTO THE GENERAL PLAN
- AMEND ORDINANCE TO FURTHER CLARIFY RESIDENTIAL AMENITIES WITH 1/8-MILE OF UNITS AS FOLLOW:
 - ALL RESIDENTIAL UNITS TO HAVE THREE OF THE FOLLOWING WITHIN 1/8-MILE:
 - SECURE COVERED BIKE STORAGE
 - COMMUNITY GATHERING AREA OR MEETING ROOM
 - PLAYGROUND WITH PARK-QUALITY FEATURES
 - PARK-QUALITY WATER FEATURE
 - PARK-QUALITY BARBECUES AND ASSOCIATED SEATING AREAS
 - POCKET PARK

COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR JENKINS, COMMISSIONERS KNIGHTON, BLACKBURN, BRADY, AND SULLIVAN VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Chair Jenkins turned the time over to the Mayor Fullmer.

5.2.2 The mayor and City Council depending on action from the Planning Commission will consider and take action. If approved the mayor and City Council will act to adopt the amendments by ordinance.

Mayor Fullmer stated that she wanted to give the public the opportunity to comment on the parking presentation. There were no public comments.

Mayor Fullmer explained that this area was one of the most extensive crossroads for state transit and transportation in the state. She said that the states' 2050 Transportation/Transit Plan showed a multi-modal hub in Vineyard. She explained that the Vineyard Connector would connect the west side of the lake to the east side of the lake and would connect people to one of the main east-to-west crossings for the region. She said that they needed to remember that Vineyard had been placed as a transit-oriented development and as a crossroads for this system. She asked that the council continue the discussion to the next meeting.

Councilmember Judd felt that the amenities were too wide open and that there should be different tiers for them. He wanted to see more details on parking and examples of other developments that had gone through this. He added that he struggled with the on-street parking and how it looked. He asked if, having the ability to go back and assess the parking, would allow them to add more parking if necessary. He said that the Town Center was originally designed by original Vineyard people and he felt that what was done in the past compared to now was a vast improvement and was moving in a positive direction.

Councilmember Earnest said that he wanted make sure they got the amenities right. He felt that they did not want to overprice themselves with too much parking but wanted to make sure there were mechanisms in place to determine the amount of parking needed.

Councilmember Welsh felt that Councilmember Judd had hashed out a lot of the issues. She thanked everyone for their work on the project and was in favor of continuing the discussion and fine-tuning the ideas.

Councilmember Flake said that he appreciated the efforts of all parties and was supportive of continuing the discussion.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO CONTINUE THE ACTIVITY ON ITEM 5.2.2, ZONING TEXT AND MAP AMENDMENT TO THE TOWN CENTER FORM BASED CODE UNTIL THE NEXT MEETING OF THE CITY COUNCIL. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for council and staff updates. (3:25:10 minutes in)

Councilmember Judd reported that with the recent events, everyone was reassessing their income and expenses. He wanted to make it known to the residents that the city was also looking at the

budget and making sure that they could take care of the city and its residents. He asked the council and staff to reach out the Mr. McHargue, himself, and the mayor with any concerns. He added that businesses were still excited to come to Vineyard. Mr. McHargue said that the biggest impact to the city revenue would be on the sales tax side. They were almost to the end of the fiscal year and they had most of the revenue needed to finish out the year.

Mr. Love explained that he was working with the developer on the punch list for Penny Springs Park. Mr. Tatton said that they were working on the punch list and hoped to have it open soon. Mr. Love said that, officially, the park was not yet open and asked everyone to stay out of the park.

Councilmember Earnest reported that he was acting in the capacity of the emergency management role for the city and would be willing to send the council the updates that he gets, if they wanted them.

Mayor Fullmer said that the city was on top of the COVID-19 issues. She said that they were also working with businesses on the Governor's "Stay Home, Stay Safe" initiative. She said that the last update received was that if they could keep doing this for a little while longer, they could maintain the systems and health care would be able to take care of the pandemic. She added that the city was prepared in case any kind of situation came into the city itself.

6. ADJOURNMENT (3:33:10 minutes in)

Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER EARNEST MOVED TO ADJOURN THE MEETING AT 9:34 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled City Council meeting is April 8, 2020 and the Planning Commission meeting is April 15, 2020.

MINUTES APPROVED BY CITY COUNCIL ON: _____

MINUTES APPROVED BY PLANNING COMMISSION ON: _____

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

MINUTES OF A VINEYARD CITY COUNCIL MEETING

This meeting was held electronically, via Zoom,
due to the COVID-19 gathering restrictions
April 8, 2020 at 6:00 PM

Present

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

Absent

Staff Present: Public Works Director/City Engineer Don Overson, Assistant City Engineer Chris Wilson, City Attorney David Church, Community Development Director Morgan Brim, City Planner Elizabeth Hart, Building Official George Reid, Water/Parks Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Anthony Jenkins, Planning Commissioners Bryce Brady, Jessica Welch, and Amber Rasmussen

Others Speaking: Residents David Lauret; Pete Evans, Nate Hutchinson, Bronson Tatton, and Stewart Park with Anderson Geneva, Ryan Hales with Hales Engineering

6:00 PM REGULAR SESSION

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT

Mayor Fullmer called the meeting to order at 6:00 PM. Councilmember Flake gave the invocation. Roll call went as follows: Mayor Fullmer, Councilmembers Earnest, Flake, Judd, and Welsh were present.

2. PUBLIC COMMENTS

“**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.

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

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

48 Mayor Fullmer mentioned that the budget document had been emailed to the council. She asked
49 them to review it before the next council meeting.

50 Councilmember Earnest gave an update on statistics for the coronavirus pandemic. Health
51 officials were projecting, especially in Utah County, that the next two (2) weeks the cases could
52 ramp up. He said that if people felt they had symptoms of COVID-19 such as a fever, shortness
53 of breath, and or coughing that lasts for more than a few days, then they should get tested. He
54 said that Timpanogos Regional Hospital was the closest place for Vineyard residents to get
55 tested. He added that the 911 operators were prepared to handle questions from people who did
56 not know what to do.

57
58 Mayor Fullmer mentioned that Vineyard businesses were open and suggested residents support
59 them.

60
61 Councilmember Judd explained that there were different types of loans that businesses could
62 apply for relief during the coronavirus pandemic. He suggested that businesses reach out to the
63 places they bank first. Mr. Brim mentioned that staff had sent out information about the grants
64 and loans along with other resources to the Vineyard businesses. He said that businesses could
65 also use the Utah Valley Business Resource Center at Utah Valley University (UVU). He
66 mentioned that he and the Community Development Department intern would be contacting each
67 business in Vineyard to see how they were doing and to make sure they were accessing these
68 resources. Councilmember Judd explained how businesses needed to use the funds. Mayor
69 Fullmer mentioned that there were Vineyard residents who worked for banks that were
70 volunteering their time to help businesses.

71
72
73 **4. STAFF, COMMISSION, AND COMMITTEE REPORTS**

74 No reports were given.

75
76 **5. DISCUSSION**

77 No items were submitted.

78
79
80 **6. CONSENT ITEMS**

81 No items were submitted.

82
83
84 **7. MAYOR'S APPOINTMENTS**

85 No names were submitted.

86
87
88 **8. BUSINESS ITEMS**

89 **8.1 DISCUSSION AND ACTION – Zoning Text and Map Amendment to the**
90 **Town Center Form Based Code Special Zoning District 3 Ordinance 2020-02**

91 (This item was continued from the April 1, 2020 Joint City Council and Planning
92 Commission meeting. Public hearings were held on March 11, and April 1)

93 Anderson Geneva, the applicant, is requesting proposed changes to the Town Center
94 Code and Zoning Map. The mayor and City Council will act to adopt (or deny) this
95 request by ordinance.

96
97 Mayor Fullmer turned the time over Community Development Director Morgan Brim.

Mr. Brim reviewed the changes made to the text amendments:

- Heritage language was added in sections 3.02 Purpose, Vision, and Intent, 3.12.010 Open Space General Requirements, and 3.10.130 (new number 3.10.050) Building Standards Additional Design and Mix Standards
- 3.10.130 (new number 3.10.050) Building Standards Additional Design and Mix Standards (9) Amenity Requirements - adding clarifying language and additional amenities

There was a discussion about the differences in water features, additional cost to the city, and if the amenities would be public or private. Mayor Fullmer expressed concerns about private space being counted the same as public space for the open space requirements. Mr. Evans explained that they wanted to make sure they had the right balance between public and private open space. Higher density made it necessary to consolidate the public open spaces so that people had a place to recreate. He felt that they had distributed the public open space in a better way than they were before. Mayor Fullmer expressed concern about who would decide the amenities. Mr. Evans replied that that the site plans would have to be approved through Planning Commission so the city would have input. Mr. Overson expressed concern that if the city were to approve an amenity there would not be manpower or funding to maintain it. Mr. Brim explained that the process was outlined in the code and that they had worked out the open space approval process through the development agreement. There was a discussion about open space, amenities, and who would have what levels of approval. The suggested amendment to the code was:

- “The city council will approve all amenities located within the public right-of-way and city-owned land. The Planning Commission will approve all elements of site plans for open space areas.
- Following Planning Commission approval, the Public Works Department shall approve construction drawings for all public infrastructure and open space areas.”

Mayor Fullmer asked what percentage of the required 20 percent open space would be public. Mr. Brim replied that it would be anything in the public right-of-way; the Lake Promenade, the North Promenade, Geneva Park, public roads, and trails. He said that about 13 to 14 percent of the open space would be public and the rest would be private. He added that the lakefront area was state land and could not be included in the open space. Mr. Hutchings mentioned that the percentages should include the open space in the Lake Front Residential, making the open space closer to 18 percent. There was a discussion about the required open space and averages around the state. Mayor Fullmer said that she wanted to ensure a balance of open space and the additional density the developer would be getting. The discussion continued. Mayor Fullmer asked staff to look up open space requirements for Salt Lake City. Mr. Evans said that the American Planning Association recommended 10 to 12 percent public open space. Mr. Hutchings said that Matt Lambert with DPZ recommended 15 to 20 percent. He added that there would be other amenities in addition to the minimum 20 percent required by the code.

Mayor Fullmer asked if they were adding more density than already approved. Mr. Hutchings replied that there was no additional density; they were just shifting where the density would be located. There was a discussion about density. Mr. Hutchings explained that the noncommercial and nonresidential uses in the transit area would be higher. Mr. Brim explained that the original code never included an overall project density cap. He said that code change would loosen up where the residential could be located. Mayor Fullmer asked if it could be a denser plan. Mr. Brim replied yes. Mr. Hutchings added that they had doubled the amount of nonresidential use. Mayor Fullmer said that she wanted to make sure they were getting a balance of open space.

Councilmember Judd reminded everyone that they were also counting the open space in the Lake Front Residential. The discussion continued. Councilmember Judd asked if any of the amenities could be doubled on the promenade. Mr. Evans replied that this was another way to amenitize the open space. The discussion continued. Mr. Hutchins explained that the city would have to approve the amenities going into The Promenade. The amenities discussion continued.

(Code amendments continued)

- 3.16.010 Parking General Requirements – adding parking study requirements and guidelines

Mr. Brim explained how the parking study was being proposed with different benchmarks. The purpose of the study was to determine the need for more or less parking.

- Student Housing will be added as a conditional use within the Downtown Station and Downtown Mixed-use districts.
- Table: 3.16.010(3) Minimum Required Parking by Use and District – adding student housing parking requirements per student

Mr. Brim explained that student housing parking was being added at .08 spaces per occupant per unit with no cap. Councilmember Judd asked how they would determine if the project was student housing. Mr. Evan replied that student housing was built differently. There was a discussion about student housing. Mr. Brim suggested that student housing be added to the use table as a conditional use in all of the residential districts.

Ryan Hales with Hales Engineering said that there were not many places around the country that had done a backup study to see how the parking rates had related. He explained that vehicle trips into Orenco Station in Hillsboro Oregon were only generating about 42 percent of the recommended use listed in the Institute of Transportation Engineers' (ITE) parking guidelines. He said that there was a transit-oriented district (TOD) in Dallas Texas called Mockingbird Station which was along a rapid transit line and a major bus center. He said the it was in an auto-dominated area so 95 percent of the commuters used their vehicles. He explained the peak parking occupancy rate in the mixed-use was at 77 percent, retail was at 65 percent, office parking was at 71 percent, and residential was at 61 percent. They were only using about 48 percent of their parking. On the Town Center site, they were requiring a little over 12,625 stalls and at 47 percent they would only be utilizing about 6,008 stalls. He was recommending 11,084 stalls and felt that they were still overparking. He felt that they should look at it later and possibly lower the parking requirements.

Mr. Brim reviewed the conditions in the staff report. He said that one of the conditions was that "the developer will work with city staff to define allowable tree types and plantings permitted in each park strip type." Another condition was that "if the required public improvements are not installed prior to a certificate of occupancy for associated buildings, the city may utilize RDA funds generated from this project area to bring public improvement to completion."

Mr. Brim reviewed the amendments discussed tonight.

- The city council will approve all amenities located within the public right-of-way and city-owned land. The Planning Commission will approve all elements of site plans for open space areas.
- Student Housing will be added as a conditional use within the DTS and DTMU districts. There was a discussion about the location of student housing.

- Following Planning Commission approval, the Public Works Department shall approve construction drawings for all public infrastructure and open space areas. There was a discussion about plan approvals.

Mayor Fullmer asked about the sidewalk sizes. Mr. Brim reviewed the sidewalk requirements. There was a discussion about the sizes of the sidewalks. It was agreed to add language to the code stating that “The low-density side street section shall be amended to have a 6'-8' wide sidewalk and 9'-11' wide park strip.”

Motion: COUNCILMEMBER EARNEST MOVED TO APPROVE THE PROPOSED TOWN CENTER SPECIAL ZONING DISTRICT 3 TEXT AND DISTRICT MAP AMENDMENTS, ORDINANCE 2020-02, WITH THE FOLLOWING CONDITIONS:

1. THE DEVELOPER WILL WORK WITH CITY STAFF TO DEFINE ALLOWABLE TREE TYPES AND PLANTINGS PERMITTED IN EACH PARK STRIP TYPE.
2. INSERT THE FOLLOWING TEXT INTO THE ADMINISTRATION SECTION OF THE TOWN CENTER CODE: IF REQUIRED PUBLIC IMPROVEMENTS ARE NOT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE FOR OCCUPANCY OF ASSOCIATED BUILDINGS, THE CITY MAY UTILIZE RDA FUNDS GENERATED FROM THIS PROJECT AREA TO BRING PUBLIC IMPROVEMENT TO COMPLETION.
3. THE CITY COUNCIL WILL APPROVE ALL AMENITIES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY AND CITY-OWNED LAND. THE PLANNING COMMISSION WILL APPROVE ALL ELEMENTS OF SITE PLANS FOR OPEN SPACE AREAS.
4. STUDENT HOUSING WILL BE ADDED AS A CONDITIONAL USE WITHIN THE DTS AND DTMU DISTRICTS.
5. REQUIREMENT THAT FOLLOWING PLANNING COMMISSION APPROVAL, THE PUBLIC WORKS DEPARTMENT SHALL APPROVE CONSTRUCTION DRAWINGS FOR ALL PUBLIC INFRASTRUCTURE AND OPEN SPACE AREAS.
6. THE LOW-DENSITY SIDE STREET SECTION SHALL BE AMENDED TO HAVE A 6'-8' WIDE SIDEWALK AND 9'-11' WIDE PARK STRIP.

COUNCILMEMBER JUDD SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9. CLOSED SESSION

No closed session was held.

10. ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER JUDD MOVED TO ADJOURN THE MEETING AT 7:59 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer thanked everyone for their help on this project.

The next regularly scheduled meeting is April 22, 2020.

248 MINUTES APPROVED ON: _____
249
250 CERTIFIED CORRECT BY: /s/ Pamela Spencer
251 PAMELA SPENCER, CITY RECORDER

DRAFT



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 4-22-2020

Agenda Item: 6.3 Sand Cleaner and Tractor Purchase

Department: Public Works

Presenter: Chris

Background/Discussion:

Last year the City applied for and was awarded a Utah Outdoor Recreation Grant to improve access to the Vineyard Beach. As part of this project, it was proposed to purchase a tractor and sand cleaning attachment to maintain the beach area sands. The Utah Lake Commission also granted the City \$15,000 towards this equipment. The Parks Division has requested tractor upgrades to allow the equipment to have multi-use capabilities and have proposed to cover the extra costs. Due to recent impacts of the Covid-19 pandemic, there is a delay in the sand cleaner delivery at this time and unknowns in shipping costs so we have included an extra \$1,000 contingency. Staff requests approval to move forward with the purchase of the proposed equipment.

Fiscal Impact:

Sand Cleaner Attachment	= \$18,925
Kubota Tractor L3560HSTC	= <u>\$35,085</u>
Equipment Total	= \$54,010
Funding Sources	
UORG Grant/RDA match	= \$30,000
Utah Lake Commission Grant	= \$15,000
Parks Maintenance Fund	= <u>\$10,000</u>
Total	= \$55,000

Recommendation:

Motion to Approve

Sample Motion:

Motion to approve Staff to purchase the equipment for the Vineyard Beach Project as proposed.

Attachments:

Utah Lake Commission Grant Letter
Kubota Tractor Quote
Clean Sands Attachment Quote



1/22/2020

Liz,

Thank you for submitting the proposal to request assist with the purchase of a sand rake for the purpose of cleaning and maintaining the Utah Lake shoreline of the City. The proposal aligns closely with the Utah Lake Commission goal 1.6.1 of efforts to improve public access facilities and increase[d] opportunities for public access to Utah Lake and with the purpose of the grant, as written.

The Utah Lake Commission is pleased to approve the grant request of \$15,000. If Vineyard City is prepared to make the purchase prior to June 30th of 2020, the Commission can issue a check at your convenience. Please reply to this email to verify the timing of the fund disbursement and acknowledge that the funds will be used towards the purchase of a sand rake as described in the Vineyard City proposal.

If the funds are not forecast to be used until after June 30th of 2020, we can issue a grant extension and disperse the funds closer to the date when the Vineyard will be purchasing the equipment up until June 30th of 2021.

The Commission would hope that the Sand Rake could be occasionally used by Utah County for maintenance of other sand beaches found on the shores of Utah Lake. These grant funds are not contingent on acceptance of that request. Please let us know if an agreement of that type would be amenable to Vineyard City. If so, the Commission would be happy to facilitate the creation of a simple interlocal agreement to outline the bounds of that occasional use.

Regards,

Eric J. Ellis

Executive Director

UTAH LAKE COMMISSION

801-851-2901 o

801-836-1963 c

eric@utahlakecommission.org

www.utahlakecommission.org

Utah Lake Commission
Historic Utah County Courthouse
51 South University Ave.
Suite 109
Provo, Utah
84601

ph. (801) 851-2900

fx. (801) 851-2903

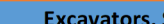
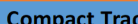
<http://utahlake.gov>

BONNEVILLE EQUIPMENT COMPANY		
9330 South 300 West Sandy, Utah 84070 PH: 801-566-8891 www.BEC1.com	 QUOTE	909 North 2000 West Springville, Utah 84663 PH: 801-489-0593 www.BEC1.com
Vineyard City		3/24/2020
Vineyard City		
Chris		

We are pleased to quote the following on the Kubota you are looking for. All items are itemized from the Utah State Contract from the Utah State Contract MA2187 for your convenience

[illegible]

We believe the equipment will exceed your expectations. Thank you for the opportunity to quote Kubota machinery.

Sincerely, Skip Francone Government Sales Bonneville Equipment Co. (385) 434-8958 skipf@bec1.com	Bonneville Equipment Company has the Utah State Contracts for all your needs. Excavators, Skid Steer Loaders, Compact Track Loaders, Wheel Loaders and Attachments are all on Utah State Contract AV2623 Utility Vehicles and Attachments are all on Utah State Contract MA315 Tractors, Mowers and Attachments are all on Utah State Contract MA2187				
					

QUOTATION

CleanSands, Inc.

Innovative Beach Cleaning Equipment

68 Dunlop Road, Huntington New York 11743
Phone 631-223-3830
info@CleanSands.com

QUOTE # 202040
DATE: JANUARY 8, 2020

EXPIRATION DATE: 60 DAYS

TO: Vineyard City
Attn: Chris Wilson
125 S. Main Street
Vineyard City, Utah 84059

Ship To: SAME

SALESPERSON	MODEL	SHIPPING METHOD	SHIPPING TERMS	DELIVERY DATE	PAYMENT TERMS	DUE DATE
Herman Lindau	HD65 Plus	Air/DHL/BTX	FCA to	20-25 Business Days	P.I.A.	

QTY	ITEM #	DESCRIPTION	UNIT PRICE	DISCOUNT	LINE TOTAL
1	HD52 Dynamic	New 2020 HD65 Plus, Tractor Model with 3 screens, wheel kit, PTO Shaft, Pins, Hydraulic Hoses, packing & crate	17,800.00		17,800.00
1	Freight	Factory Direct Ship to Utah 84059: (Each- 180 x 150 x 140cm 460kg/1102lbs crated)	1,225.00		1,125.00
		Payment in Advance, Delivery:20-25 Business Days after payment confirmation/settles.			
		Standard (1) year Manufacture Warranty			
		All pricing in US Dollars			
TOTAL DISCOUNT					
				SUBTOTAL	
				SALES TAX	
				TOTAL	\$18,925.00

Quotation prepared by Herman A. Lindau _____

This is a quotation on the goods named, subject to the conditions noted below: CleanSands, Inc. warrants this equipment to be free of factory defects in parts and workmanship only for 1 year from date of sales. Manufactures Warranty. Acceptance constitutes an agreement of the terms of our policies available on our website or you may request a copy.

To accept this quotation, SIGN here and return: _____

THANK YOU FOR THIS OPPORTUNITY!



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 5-13-2020

Agenda Item: 6.4 Bus Stop and Sidewalk on Mill Road

Department: Public Works

Presenter: Don or Chris

Background/Discussion:

UTA has proposed to add a bus route through Mill Road which will require 4 bus stop pads along Mill Road (one on the east side of Maverik along Geneva Road). In order to be ADA accessible, the project requires the completion of about 800 linear feet of side walk along the east/north side of Mill Road at the south end. These improvements must be completed by mid-August in order for UTA to update their routes and schedules. Staff requests approval to move forward with this project now to meet deadlines and not delay the bus route addition.

Fiscal Impact:

Low bid	= \$31,350
Contingency	= <u>\$ 3,650</u>
Total	= \$35,000

Funding Sources

Reallocate CIP funds from “Gammon Park Trail” budget = \$35,000

Recommendation:

Motion to Approve

Sample Motion:

Motion to approve Staff to award bid and proceed with the Mill Road Bus stop and sidewalk Project as proposed.

Attachments:

Rock Canyon Excavation Bid



Rock Canyon Excavation

1915 N 1935 W
Lehi, UT 84043
(385) 352-7403
brett.rcx@gmail.com

Estimate

ADDRESS
Vineyard City

ESTIMATE 0019
DATE 03/18/2020
EXPIRATION DATE 04/17/2020

PROJECT
Bus Stop Pads

DESCRIPTION	QTY	RATE	AMOUNT
Mobilization (LS)	1	1,000.00	1,000.00
Traffic Control (LS)	1	2,500.00	2,500.00
Clear And Grub (SF) Left On Site	5,112	0.10	511.20
(4) 8'x6' Concrete Pad Prep (SF) Includes 6" Base And 4" Concrete	192	5.25	1,008.00
Sidewalk Prep (SF) Includes 6" Base And 4" Concrete	4,920	5.25	25,830.00
Minor Irrigation Modifications (LS)	1	500.00	500.00

*Permits And Fee's NOT Included
*Compaction Test NOT Included
*Over Ex Due To Bad Soils Or Top Soil NOT Included
*Spoils Left On Site

TOTAL

\$31,349.20

Accepted By

Accepted Date



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 13, 2020

Agenda Item: 8.1 Utah County Bookmobile Agreement

Department: Administration

Presenter: Jacob McHargue

Background/Discussion: The city contracts with Utah County for the bookmobile to operate in the city twice per month for 1.5 hours per stop. I have requested the data from the state for the Vineyard usage.

Fiscal Impact: the cost for the contract is \$4,338.36.

Recommendation: Staff recommends approval of the agreement and authorize the mayor to sign.

Sample Motion: I move to approve resolution 2020-04 and authorize the mayor to sign the amendment to the contract with the county for the Bookmobile.

Attachments:
Annual Agreement

RESOLUTION NO. 2020-04

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT.

WHEREAS, pursuant to the Utah Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-1, et seq., 1953 as amended, governmental entities are allowed to enter into agreements for the joint provision of services; and

WHEREAS, Vineyard, Utah having determined that it is in the public interest and welfare of its residents has negotiated an agreement with Utah County to provide library and bookmobile services for its residents; and

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF VINEYARD, UTAH AS FOLLOWS:

1. The City Council of Vineyard, Utah authorizes the Mayor to sign the agreement titled Interlocal Cooperation Agreement by and between Utah County, Utah, and Vineyard City Regarding Library Services, in the form attached hereto as Exhibit A.
2. This resolution shall take effect upon passing.

Passed and dated this 13th day of May, 2020.

Mayor Julie Fullmer

Attest:

Pamela Spencer, City Recorder

**INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN UTAH
COUNTY, UTAH, AND VINEYARD CITY REGARDING LIBRARY SERVICES**

THIS IS AN INTERLOCAL COOPERATION AGREEMENT, made and entered into by and between UTAH COUNTY, a political subdivision of the State of Utah, with its office located at 100 East Center Street, Provo, Utah 84606, hereinafter referred to as "COUNTY," and VINEYARD CITY, a political subdivision of the State of Utah, with its office located at 125 South Main Street, Vineyard, Utah 84058, hereinafter referred to as "VINEYARD."

WITNESSETH:

WHEREAS, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated, 1953 as amended, public agencies, including political subdivisions of the State of Utah as therein defined, are authorized to enter into written agreements with one another for joint or cooperative action; and

WHEREAS, the parties to this Agreement are public agencies as defined in the Interlocal Cooperation Act; and

WHEREAS, the parties desire to establish a joint undertaking to provide library and bookmobile services for the residents of VINEYARD;

NOW, THEREFORE, the parties do mutually agree, pursuant to the terms and provisions of the Interlocal Cooperation Act, as follows:

Section 1. EFFECTIVE DATE; DURATION

This Interlocal Cooperation Agreement shall become effective and shall enter into force, within the meaning of the Interlocal Cooperation Act, upon the submission of this Interlocal Cooperation Agreement to, and the approval and execution thereof by the executive or executive body of each of the parties to this Agreement. The term of this Interlocal Cooperation Agreement shall be from July 1, 2020 until June 30, 2021. This Interlocal Cooperation Agreement shall take effect upon its review as to proper form and compliance with applicable law by the Utah County Attorney's Office and the attorney for VINEYARD. Prior to becoming effective, this Interlocal Cooperation Agreement shall be filed with the keeper of records of each of the parties hereto.

Section 2. ADMINISTRATION OF AGREEMENT

The parties to this Agreement do not contemplate nor intend to establish a separate legal entity under the terms of this Interlocal Cooperation Agreement. The parties hereto agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, COUNTY shall act as the administrator responsible for the administration of this Interlocal Cooperation Agreement. The parties further agree that this Interlocal Cooperation Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all

books and records related to this Interlocal Cooperative Agreement in such form and manner as the Utah County Clerk/Auditor shall specify and further agrees that said books shall be open for examination by COUNTY and VINEYARD, at all reasonable times. The parties agree that they will not acquire, hold nor dispose of any real property pursuant to this Interlocal Agreement during this joint undertaking. The parties further agree that they will not acquire, hold, or dispose of any personal property during this joint undertaking.

Section 3. PURPOSES

This Interlocal Cooperation Agreement has been established and entered into between COUNTY and VINEYARD, for the purpose of a joint undertaking to provide library and bookmobile service for the residents of VINEYARD through making stops by the COUNTY'S bookmobile in VINEYARD for 1.5 hours per stop with two stops per month.

Section 4. MANNER OF FINANCING

VINEYARD agrees to pay the sum of \$4,338.36 to COUNTY for the bookmobile services enumerated in Section 3 hereof on or before July 1, 2020.

Section 5. METHOD OF TERMINATION

This Interlocal Cooperation Agreement will automatically terminate at the end of its term herein, pursuant to the provisions of paragraph one (1) of this Agreement. Prior to the automatic termination at the end of the term of this Agreement, either party to this Agreement may terminate the Agreement upon providing sixty (60) days written notice of termination to the other party.

Section 6. INDEMNIFICATION

The parties to this Agreement are public entities. Each party agrees to indemnify and save harmless the other for damages, claims, suits, and actions arising out of a negligent error or omission of its own officials or employees in connection with this Agreement.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT

Executed copies of this Interlocal Cooperation Agreement shall be placed on file in the office of the Utah County Clerk/Auditor and with the official keeper of records of VINEYARD, and shall remain on file for public inspection during the term of this Interlocal Cooperation Agreement

Section 8. ADOPTION REQUIREMENTS

This Interlocal Cooperation Agreement shall be (a) approved by the executive or the executive body of each of the parties, (b) executed by a duly authorized official of each of the parties (c) submitted to and reviewed by an authorized attorney of each of the parties, as required by Section 11-13-202.5(3), Utah Code Annotated, 1953 as amended, and (d) filed with the keeper of records of each party.

Section 9. LAWFUL AGREEMENT

The parties represent that each of them has lawfully entered into this Interlocal Cooperation Agreement, having complied with all relevant statutes, ordinances, resolutions, by-laws, and other legal requirements applicable to their operation.

Section 10. AMENDMENTS

This Interlocal Cooperation Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be (a) approved by the executive or the executive body of each of the parties, (b) executed by a duly authorized official of each of the parties, (c) submitted to and reviewed by an authorized attorney of each of the parties, as required by Section 11-13-202.5(3), Utah Code Annotated, 1953 as amended, and (d) filed with the keeper of records of each party.

Section 11. SEVERABILITY

If any term or provision of the Interlocal Cooperation Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Interlocal Cooperation Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law which would render any of the terms of this Interlocal Cooperation Agreement unenforceable.

Section 12. NO PRESUMPTION

Should any provision of this Agreement require judicial interpretation, the Court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against the party, by reason of the rule of construction that a document is to be construed more strictly against the person who himself or through his agents prepared the same, it being acknowledged that all parties have participated in the preparation hereof.

Section 13. BINDING AGREEMENT

This Agreement shall be binding upon the heirs, successors, administrators, and assigns of each of the parties hereto.

Section 14. NOTICES

All notices, demands and other communications required or permitted to be given hereunder shall be in writing and shall be deemed to have been properly given if delivered by hand or by certified mail, return receipt requested, postage paid, to the parties at their addresses first above written, or at such other addresses as may be designated by notice given hereunder.

Section 15. ASSIGNMENT

The parties to this Agreement shall not assign this Agreement, or any part hereof, without the prior written consent of all other parties to this Agreement. No assignment shall relieve the original parties from any liability hereunder.

Section 16. GOVERNING LAW

All questions with respect to the construction of this Interlocal Cooperation Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties have signed and executed this Interlocal Cooperation Agreement, on the dates listed below:

UTAH COUNTY

APPROVED this _____ day of _____, 2020.

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

TANNER D. AINGE, Chair

ATTEST:
Amelia Powers Gardner
Utah County Clerk/Auditor

By: _____
Deputy

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Utah County, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable law.

DATED this _____ day of _____, 2020.

By: _____
David H. Shawcroft, Deputy
Utah County Attorney

VINEYARD CITY

APPROVED this _____ day of _____, 2020.

By: _____
Mayor

ATTEST: _____
City Recorder

ATTORNEY REVIEW

The undersigned, as the authorized attorney of Vineyard City, has reviewed the foregoing Interlocal Cooperation Agreement and finds it to be in proper form and in compliance with applicable law.

DATED this _____ day of _____, 2020.

By: _____
Legal Counsel for Vineyard City



Community Development

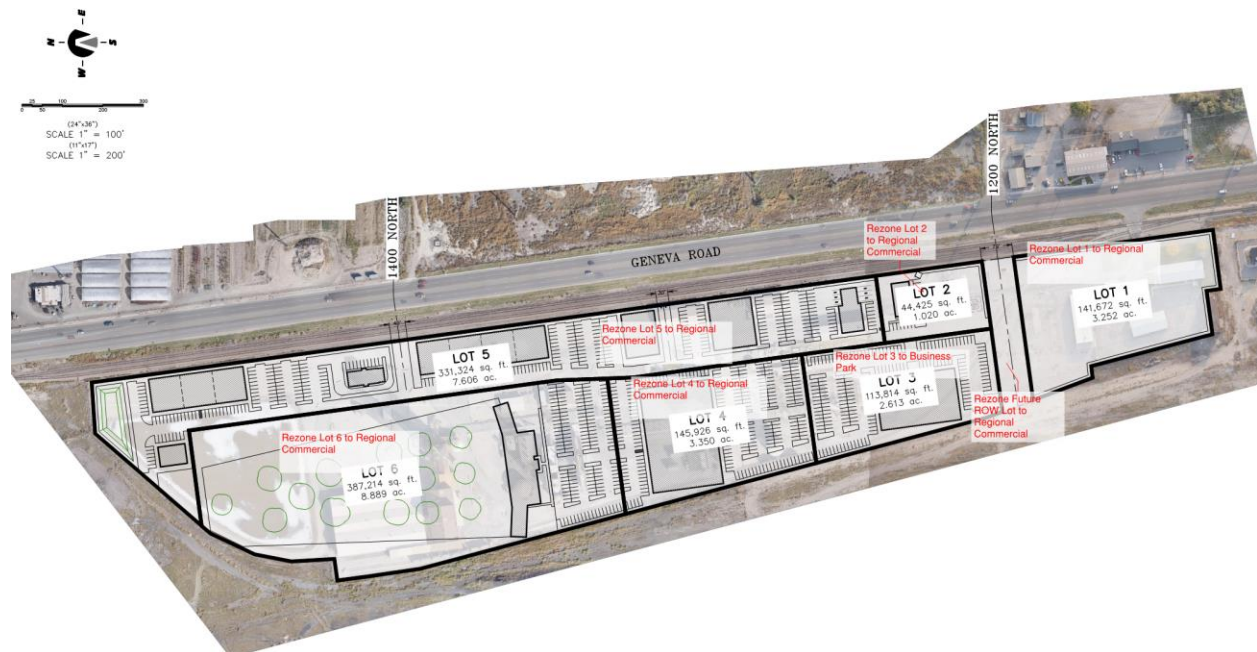
Date: April 1, 2020
From: Morgan Brim, Community Development Director
To: Planning Commission & City Council
Item: 5.1 - Public Hearing and Consideration of Ordinance to Amend the General Plan Land Use Map and Zoning Map of the former Geneva Nitrogen property.
Applicant: City Initiated – The property owner agreed to allow the city to rezone their property last year as part of the redevelopment agreement with the City's RDA.

OVERVIEW:

Last year, the city and the property owner agreed to rezone the property formerly known as Geneva Nitrogen to a commercial district. Historically, this property has been used extensively for heavy industrial and manufacturing. The property owner is in the process of selling the property to accommodate a mixed of commercial and office uses. These include: Big Shots golf range, retail spaces, family entertainment facility, office building, indoor soccer facility and a motor vehicle fueling station. The property contains 27.36 acres of land and is zoned I-1 Industrial.

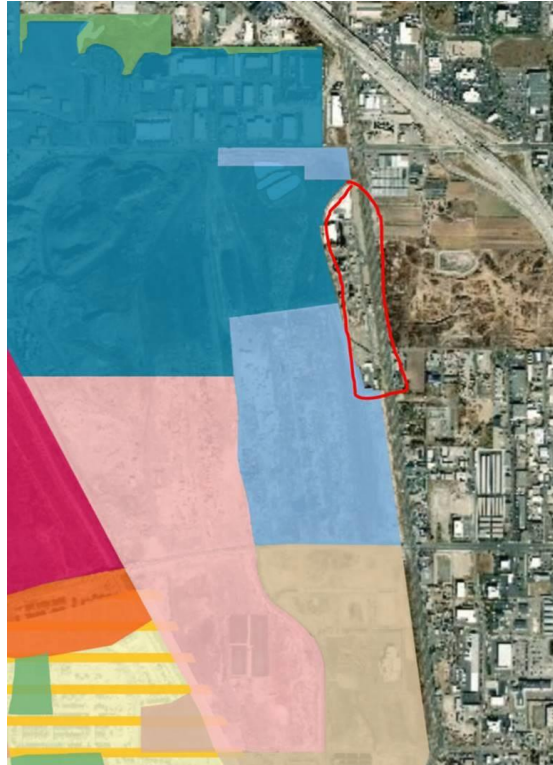
ZONING MAP AMENDMENT:

The potential buyer has submitted a concept development plan. This plan proposes subdividing the site into six building parcels and one future ROW parcel to accommodate the extension of 1200 North westward through the site. The plan below shows the majority of the site is proposed with a Regional Commercial (RC) zoning district (24.11 acres + ROW Parcel) and one parcel as Business Park (2.613 acres).



GENERAL PLAN AMENDMENT:

The Planning Commission and City Council must always consider the General Plan when approving zoning map amendments. The General Plan Land Use map currently neglects this property and does not designate it with a land use category. Staff is proposing that the property be designated as Regional Commercial as it would best align with the proposed zoning map amendment.

**REQUEST FROM CURRENT OWNER:**

The property is in the process of being sold. The current owner is requesting that following a recommendation from the Planning Commission, the City Council continue the item to the May 13, 2020 meeting for a decision. They do not want the zone district to change until after the buyer purchases the property.

RECOMMENDATION:

Following the public hearing, staff recommends the Planning Commission recommend approval of the General Plan Amendment and Zoning Map Amendment. Staff further recommends the City Council continue this agenda item to the May 13, 2020 City Council meeting for final action.

PROPOSED PLANNING COMMISSION MOTION:

"I move to recommend approval of Ordinance 2020-03 for the Geneva Nitrogen General Plan Amendment and Zoning Map Amendment."

PROPOSED CITY COUNCIL MOTION:

"I move to continue this agenda item, Ordinance 2020-03 for the Geneva Nitrogen General Plan Amendment and Zoning Map Amendment, to the May 13, 2020 City Council meeting for further consideration."

Attachments:

Ordinance 2020-03

ORDINANCE NO. 2020-03

AN ORDINANCE OF THE VINEYARD CITY, UTAH, AMENDING THE VINEYARD GENERAL PLAN LAND USE MAP AND VINEYARD ZONING MAP AT 1165 N GENEVA ROAD, VINEYARD, UTAH 84057, SERIAL NUMBER 17:022:0006; AMENDING LAND USE MAP TO DESIGNATE SUBJECT PROPERTY AS REGIONAL COMMERCIAL; AMENDING VINEYARD ZONING MAP TO CHANGE ZONING DISTRICT FROM I-1 INDUSTRIAL TO REGIONAL COMMERCIAL AND BUSINESS PARK; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVING AN EFFECTIVE DATE.

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

WHEREAS, the City of Vineyard is authorized to amend the City's General Plan Land Use and Zoning Map pursuant to Utah Municipal Code § 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on April 1, 2020 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed General Plan Land Use Map and Zoning Map Amendment, held a public hearing on April 1, 2020; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and on May 13, 2020 adopt the proposed General Plan Land Use Map and Zoning Map Amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF VINEYARD:

Section 1: PROPOSED GENERAL PLAN LAND USE MAP AMENDMENT ATTACHED AS EXHIBIT A.

Section 2: PROPOSED ZONING MAP AMENDMENT ATTACHED AS EXHIBIT B.

Section 2: REPEALER CLAUSE. All City of Vineyard Ordinances, or parts thereof, which are in conflict herewith are hereby repealed.

Section 3: SAVINGS AND SERVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4: PUBLICATION. This Ordinance, or a summary thereof, shall be published in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this 13th day of May, 2020.

Julie Fullmer, Mayor

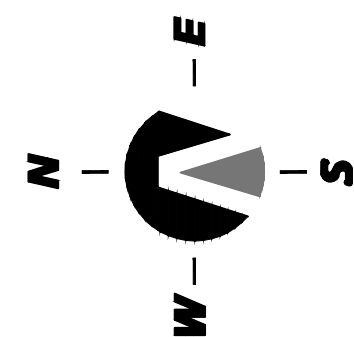
ATTEST:

Pam Spencer, City Clerk

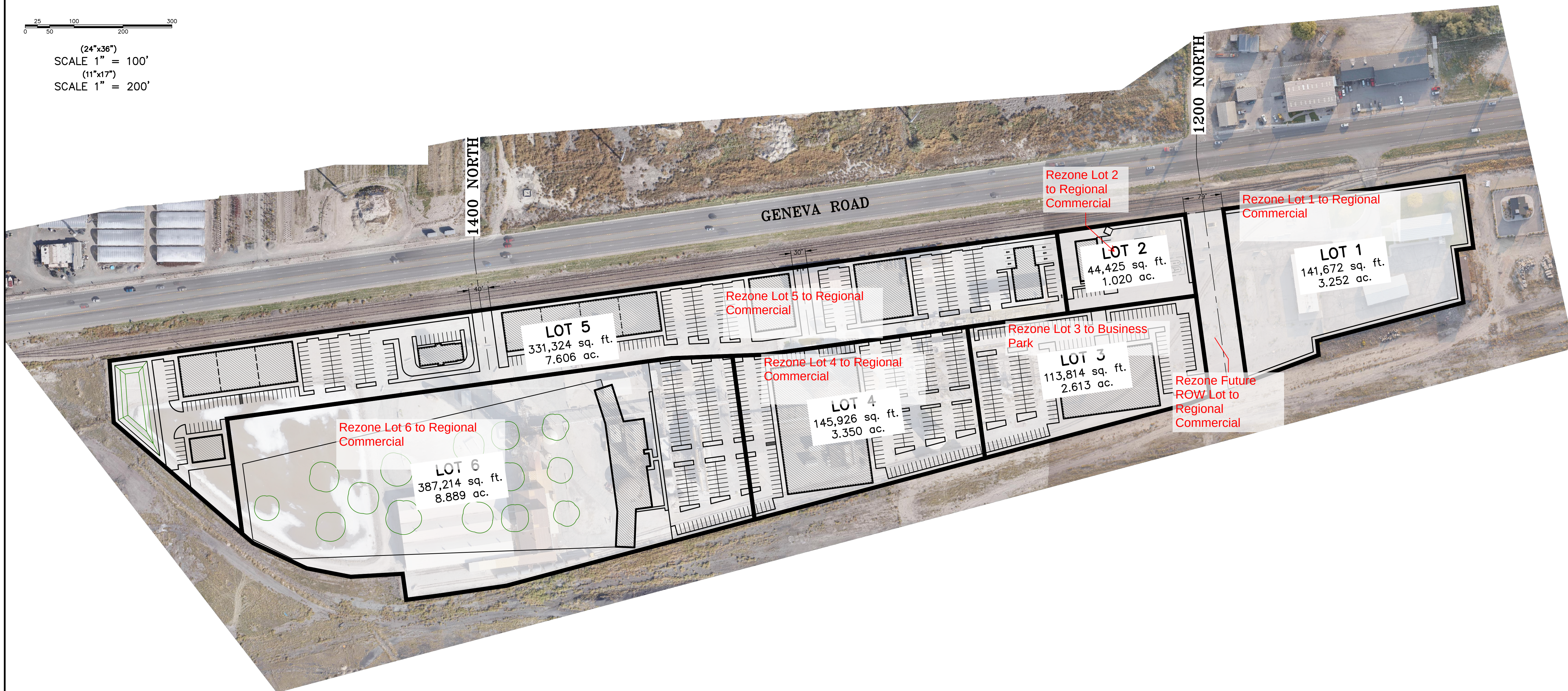
DRAFT

EXHIBIT A

DRAFT



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



NOTES TO CONTRACTOR:

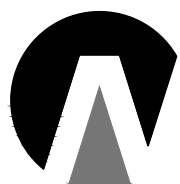
1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, AND SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:

K:\3-20-001 fun\CAD\Concept\CONCEPT PLAN 2.dwg



**Northern
ENGINEERING INC**
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**MATT GERTGE
FUN CENTER**

CONCEPT PLAN 2

VINEYARD, UTAH

JOB NO.
03-20-001

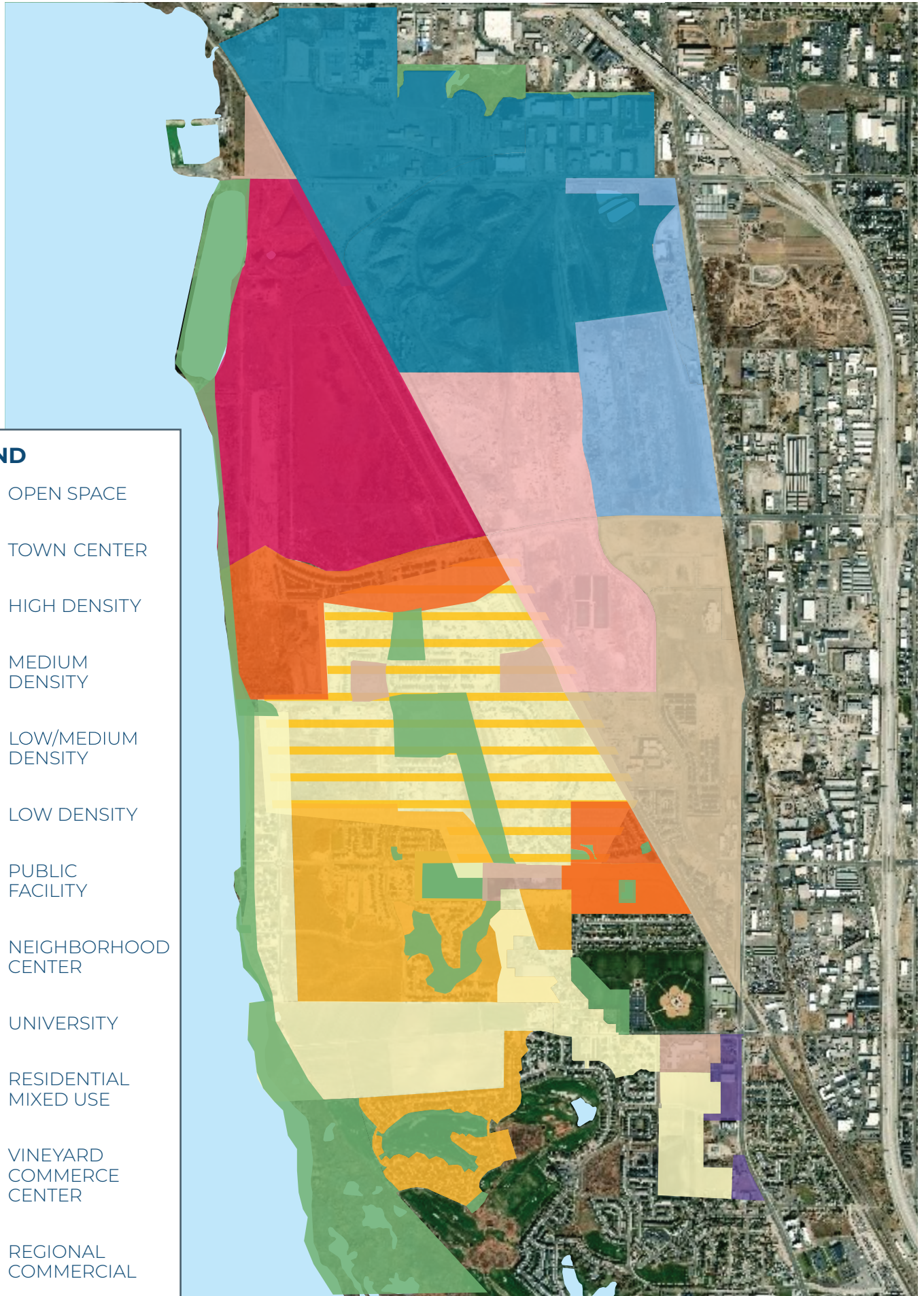
SHEET NO.
2

EXHIBIT B

DRAFT

LEGEND

-  OPEN SPACE
-  TOWN CENTER
-  HIGH DENSITY
-  MEDIUM DENSITY
-  LOW/MEDIUM DENSITY
-  LOW DENSITY
-  PUBLIC FACILITY
-  NEIGHBORHOOD CENTER
-  UNIVERSITY
-  RESIDENTIAL MIXED USE
-  VINEYARD COMMERCE CENTER
-  REGIONAL COMMERCIAL





COMMUNITY DEVELOPMENT

DATE: May 13, 2020
FROM: Elizabeth Hart, Senior Planner
TO: City Council
ITEM: 8.3 - Ord 2020-03: Public Hearing and Consideration of an ordinance to amend the Vineyard Zoning Map
APPLICANT: Peter Etchebest and Jeff Sorenson

INTRODUCTION:

The applicant, Peter Etchebest, has applied for a Zoning Map Amendment. The applicant is proposing to rezone 720 South Geneva from its existing zoning district of Business Park (BP) to Regional Commercial (RC). The surrounding properties of this area along Geneva Road are zoned Regional Commercial and RA-5. This request would bring the subject properties zoning into conformance with what is currently zoned along Geneva Road.

The General Plan calls for this property and surrounding area up against Geneva Road to be a neighborhood center. The General Plan does not define what a neighborhood center is or what type of uses it would consist of. Staff has determined that the uses allowed within the RC district do provide uses that accommodate the creation of a neighborhood center for this area. The General Plan identifies the land that is currently zoned RA-5 to have the future use of low density residential.

An ordinance with the suggested code changes is attached. This ordinance also contains language to amend the Vineyard Zoning Ordinance, Parking Requirement 15.38.030(3)(c). If the intention of the planning commission is to approve both the zoning map and this text amendment, then they may recommend approval of this ordinance. The planning commission may also elect to separate the two changes into separate ordinances.

RECOMMENDATION:

The planning commission held a public hearing on May 6, 2020 and considered the proposed ordinance to amend the Vineyard zoning map. The planning commission made a motion to recommend approval to the city council.

MOTION OPTIONS:

Option 1: "I move to deny the proposed zoning map amendment."

Option 2: "I move to approve the proposed zoning map amendment, Ordinance 2020-03."

ATTACHMENTS:

- Proposed Zoning Ordinance



ORDINANCE NO. 2020-03

AN ORDINANCE OF THE VINEYARD CITY, UTAH, AMENDING THE VINEYARD ZONING MAP AT 720 S GENEVA ROAD, VINEYARD, UTAH 84057, PARCEL NUMBER 18:028:0179; AMENDING VINEYARD ZONING MAP 15.12.040 TO CHANGE ZONING DISTRICT FROM BUSINESS PARK TO REGIONAL COMMERCIAL; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVING AN EFFECTIVE DATE.

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

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

WHEREAS, the Planning Commission held a public hearing on May 6, 2020 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed Zoning Map Amendment and Zoning Text Amendment, held a public hearing on May 13, 2020; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and on May 13, 2020 adopt the proposed Zoning Map Amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF VINEYARD:

Section 1: PROPOSED ZONING MAP AMENDMENT ATTACHED AS EXHIBIT A.

Section 2: REPEALER CLAUSE. All City of Vineyard Ordinances, or parts thereof, which are in conflict herewith are hereby repealed.

Section 3: SAVINGS AND SERVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4: PUBLICATION. This Ordinance, or a summary thereof, shall be published in an official newspaper of general circulation in the City, and shall take effect immediately upon its passage, approval, and publication.

Section 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this 13th day of May, 2020.

Julie Fullmer, Mayor

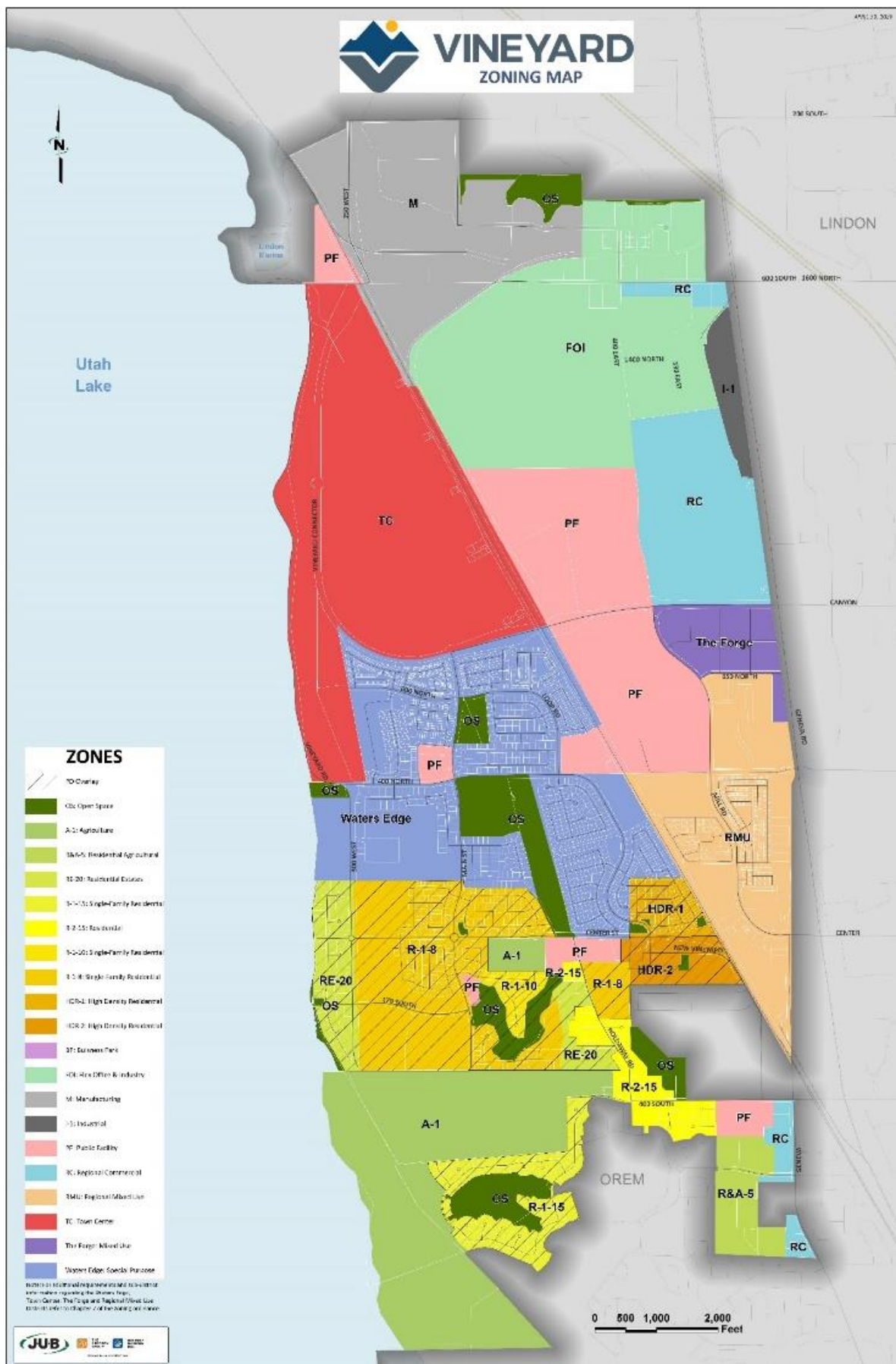
ATTEST:

Pamela Spencer, City Clerk

EXHIBIT A: ZONING MAP AMENDMENT

15.12.040 Vineyard Zoning Map

1. The boundaries of these zoning districts are established as shown in the official **Vineyard Zoning Map** adopted by the Vineyard City Council, as amended, which maps are made part of this ordinance.
2. Unless otherwise designated on the zoning map, district boundary lines are lot lines; the centerlines of streets, alleys, railroad rights of way, municipal corporate lines; or other lines drawn to scale on the zoning map.
3. Where a lot is subdivided at the effective date hereof, or by subsequent amendments, by a zoning district boundary line, the minimum restrictive zoning requirements may be extended no more than twenty-five feet (25 ') into a more restrictive zoning district adjacent to the zoning district boundary line.
4. Interpretation of the exact location of a regional district boundary shall be resolved by the commission, by reference to the zoning map of the city.





COMMUNITY DEVELOPMENT

DATE: May 13, 2020
FROM: Morgan Brim, Community Development Director
TO: City Council
ITEM: 8.4 Ord 2020-04: Public Hearing and Consideration of an ordinance to amend the Vineyard Zoning Ordinance, Parking Requirements 15.38.030
APPLICANT: Eric Towner, X Development

INTRODUCTION:

The applicant, X Development has applied for a text to the Vineyard Zoning Ordinance, Parking Requirements 15.38.030(3)(c) to reduce parking requirements for professional and medical offices from 1 space per 200 square feet to 1 space per 250 square feet. The applicant has provided a summary letter which indicates this change would align Vineyard's parking requirements with those of Orem, Lehi and Draper. The applicant has commissioned Hales Engineering to conduct a parking analysis showing support for their proposal. The applicant has also reached out to Draper and Orem Cities regarding their parking ordinances. Both cities contain similar requirements as the applicant is proposing which require 1 parking space per 250 square feet of office area. Emails are attached from these cities indicating that these minimum requirements satisfy parking demand for their office users.

On May 6, 2020, the Planning Commission held a public hearing. Two members of the public spoke and expressed concern that parking provided by medical office users could become inundated from other off-site users not associated with their operation. The Planning Commission recommended approval of Ordinance 2020-04 by unanimous decision (5 to 0 vote).

RECOMMENDATION:

Staff and the Planning Commission both recommend approval of Ordinance 2020-04.

PROPOSED MOTION:

"I move to approve Ordinance 2020-04."

ATTACHMENTS:

- Proposed Ordinance
- Applicant's Summary Letter
- Hales Engineering Parking Analysis
- Emails from Draper and Orem Cities

**VINEYARD
ORDINANCE 2020-04**

AN ORDINANCE OF THE VINEYARD CITY, UTAH, AMENDING THE VINEYARD ZONING ORDINANCE SECTION 15.38.030 PARKING REQUIREMENTS TO REDUCE PARKING REQUIREMENTS FOR MEDICAL, UNSPECIFIED OFFICE USES AND PROFESSIONAL OFFICE FROM 1 SPACE PER 200 SQUARE FEET TO 1 SPACE PER 250 SQUARE FEET; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVING AN EFFECTIVE DATE.

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

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

WHEREAS, the Planning Commission held a public hearing on May 6, 2020, and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed Zoning Text Amendment, held a public hearing on May 13, 2020; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and on May 13, 2020, adopt the proposed Zoning Text Amendment;

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

SECTION 1: AMENDMENT "15.38.030 Parking Requirements" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.38.030 Parking Requirements

1. Off-street parking spaces shall be provided according to the following provisions and standards.

a. General Provisions

- i. **Floor Area.** The term "floor area" for the purpose of calculating the number of required parking spaces shall be the "Gross Floor Area" of the structures plus defined exterior use areas except as may be provided or modified herein.
- b. **Change of Use or Occupancy of Buildings.** Off-street parking and loading spaces as required herein shall be provided at the time of any new uses of land or construction of a new building. Any change of use or occupancy of any building or buildings, including additions thereto, requiring more parking shall not be permitted until such additional parking spaces as required by this Section are provided.
- c. **Parking for a Residential Use.** Off-street parking facilities for residential uses shall be utilized solely for the parking of licensed and operable passenger vehicles owned by the occupants of the residence or the parking of passenger automobiles by guests of said occupants.
- d. **Accessible Parking**
 - i. Accessible parking for non-residential developments shall be provided in conformance with the, Americans with Disabilities Act (ADA), Utah Americans with Disabilities Act (Utah ADA) and International Building Code (IBC) as amended.
 - ii. Accessible parking for multiple-family residential developments shall be provided in conformance with the Americans with Disabilities Act (ADA), Federal Fair Housing Act (FFHA) and International Building Code (IBC) as amended.
- e. **Parking Stall Dimensions.** The following shall be the minimum parking stall size:

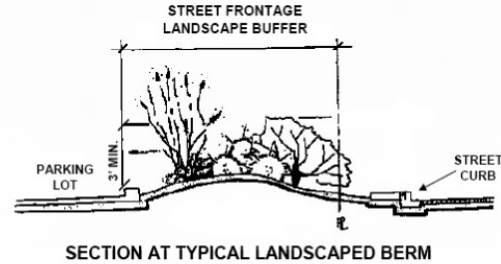
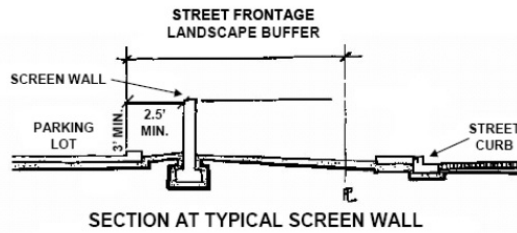
Type	Width	Length*
Standard	9 Feet	20 Feet
Parallel	8 Feet	24 Feet

* The front of the parking space may overhang two (2) feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access (a total of six (6) feet from the curb face to the opposite edge of the walkway).

f. **Parking Aisle Dimensions.** The following shall be the minimum parking aisle width:

Parking Angle	One-Way Aisle	Two-Way Aisle
90 degree	24 Feet	24 Feet
60 degree	18 Feet	22 Feet
45 degree	18 Feet	20 Feet
30 degree	18 Feet	20 Feet

- g. **Parking Lots.** Parking lots shall be designed in groupings no larger than two hundred (200) spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.
- h. **Within Structures.** The off street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Section.
- i. **Circulation Between Bays.** Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except one, two or three- family dwellings.
- j. **Surfacing.** All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.
- k. **Striping.** Except for one, two and three-family dwellings, all parking stalls shall be marked with painted lines not less than four inches (4") wide.
- l. **Lighting.** Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public right-of-ways and shall be a maximum of twenty-five (25) feet in height above the surface of the parking lot for non-residential uses and sixteen (16) feet for residential uses.
- m. **Protruding Vehicles.** All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.
- n. **Screening.** All off-street parking lots of four (4) or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3) feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of two and one-half (2.5) feet back from the edge of the parking stall.



o. Parking Area Landscaping

- i. Five percent (5%) of the gross parking surface area shall be of dispersed interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement. The following are acceptable interior landscaping designs:
 - (1) Five (5) feet by five (5) feet tree diamonds placed not more than six (6) parking spaces apart and located at the intersection of parking stalls. Tree diamonds shall be used only with ninety (90) degree parking spaces.
 - (2) Minimum five (5) feet wide landscape medians with trees planted forty (40) feet apart;
 - (3) Minimum five (5) feet wide landscape islands and peninsulas with at least one (1) tree;
 - (4) Other similar designs that disperse landscaping throughout a parking area, to be determined by the Planning Commission.
- ii. Parking areas should be buffered from adjacent residential property and screened from streets so automobiles are not visible below the average headlight height. Screening methods may include landscaped berms, low walls, and hedges.
- iii. Access drives, internal circulation drives, parking areas, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.
- iv. In projects greater than 1 acre, every parking space should be no greater than one hundred fifty (150) feet from a walkway leading to a building entrance.
- v. Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should relate to adopted area plans, planned parking in the area, or to existing area parking schemes. The Planning Commission may increase or reduce the minimum required number of parking spaces required based on city approved parking studies.
- vi. The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced.
- vii. Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.
- viii. All sites shall meet the requirements of the Americans with Disabilities Act ("ADA").
- ix. Parking lot design shall consider development on adjacent sites. The City may require cross access connections/easements to improve traffic circulation and to enhance public safety.
- x. Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple-family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.
- xi. A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.

p. Maintenance

- i. It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.
- ii. Shrubs within a landscape island shall be maintained to a maximum height of three (3) feet, and all trees at maturity within such planters shall maintain a minimum clearance of six (6) feet from the lowest branch to the adjacent grade elevation.

q. Use of Required Parking Areas for Parking Only. Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.

r. Signs. No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking area.

s. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses

- i. Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.
- ii. Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.
- iii. Height of such structures shall be limited to 10'.
- iv. All canopies shall include a fascia.
- v. Setbacks are measured from property line to nearest edge of canopy.
- vi. All required landscaping, parking or otherwise, shall be provided.

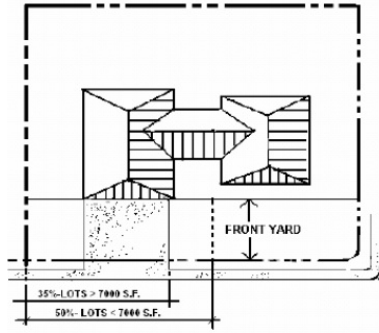
2. Off-street Parking Requirements. The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth. Any proposed uses not listed herein will be determined by the Town Planner through the site plan approval process.

a. Residential Uses. Parking Spaces Required:

Dwelling Types	
Single-family	4.0 Spaces/Unit
Two-family	4.0 Spaces/Unit
Three-family	4.0 Spaces/Unit
Multi-family**	
Efficiency/Studio	1.0 Spaces/Unit
1 Bedroom	1.5 Spaces/Unit
2 Bedrooms	2.0 Spaces/Unit
3 Bedrooms	3.0 Spaces/Unit
**In addition to the required spaces, 0.5 guest stalls per unit shall be included.	

b. Additional Residential Parking Requirements

- i. All standard front-entry garage and carport entrances shall be setback a minimum of eighteen (18) feet from the street right-of-way line, access easement or private roadway tract.



- ii. It shall be unlawful to park or store any vehicle within the front or side yard of a single family residence use unless such parking or storage is on an improved, dustproof- parking surface such as concrete or asphalt or crushed rock or aggregate that is a minimum of three inches thick. All crushed rock or aggregate shall be contained by a permanent border. Parking within the front yard of a single residence use shall be on or contiguous to a legal driveway. Such parking shall not exceed a maximum of thirty- five percent (35%) of the front yard area, except on lots less than seven thousand (7,000) square feet in which case the excess vehicle and visitor parking may be located on up to fifty percent (50%) of the front yard.
 - iii. For lots greater than seven thousands (7,000) square feet, the Town Planner may approve additional paved areas, not to exceed fifty percent (50%), on irregularly shaped lots resulting from curvilinear streets, topography or other unique conditions so long as the intent and purposes of this Ordinance are preserved.
 - iv. Tandem parking spaces shall count as one space.
 - v. Grade/Slope for residential driveways shall not exceed 8%, anything higher shall receive approval from the City Engineer.
- c. **Nonresidential Uses.** The number of parking spaces for non-residential uses shall be provided as follows:

NON-RESIDENTIAL SPACES		
USE	DESCRIPTIONS	PARKING RATIO
ADMINISTRATIVE & FINANCIAL		
Professional Offices	Facilities for general office work providing professional, business administrative, informational services, or facilities that house governmental agencies and similar uses	One (1) space per two hundred fifty (200) sq. ft. of floor area.
Financial Services	Institutions providing financial advice and services in a bank, or similar financial institutions, to include accessory office building, automatic teller machine, and similar uses	One (1) space per one hundred fifty (150) sq. ft. of floor area
	Financial institutions with drive- through facilities	In addition to the above, a sixty (60) linear feet of stacking space per lane exclusive of drive aisles and parking spaces.
Unspecified Office Use		One (1) space per two hundred fifty (200) sq. ft. of floor area.
AUTOMOBILE RELATED		
Auto Services	Facilities providing general vehicle service or repair, and similar services	Three (3) spaces per service bay, plus one (1) space per three hundred (300) sq. ft. of gross floor area excluding service bay(s).
	Facilities providing fast or express service bays or lanes	In addition to the above, a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
Automobile Rentals or Dealerships	Facilities for sale or rental of new or used auto, boat, RV, truck, trailer, camper, motor home or Motorcycle. (Outdoor vehicle display spaces are not required to meet dimensional requirements of this Article)	One (1) space per one thousand (1000) sq. ft. of gross floor area, plus one (1) space per six thousand (6000) sq. ft. outdoor vehicle display area.
Automobile Towing &	Facilities for towing, dismantling, recycling,	Four (4) spaces or one (1) space per one thousand

Impound Facilities	impound and storage of junk vehicles, to include sanitary landfills and similar uses	(1000) sq. ft. of floor area whichever is greater.
Car Washes	Facilities for the cleaning of vehicles,	One (1) space per three hundred (300) sq. ft. of office floor area, plus a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
	Self service facilities for the cleaning of vehicles	A minimum of four (4) spaces and the requirements above.
EATING & DRINKING ESTABLISHMENTS		
Restaurants	Eating establishments and similar services	One (1) space per one hundred (100) sq. ft. of floor area including outdoor seating
Taverns, Bars, Pubs & Lounges	Establishments licensed to sell alcoholic beverages to be consumed on the premises, often with limited food service	One (1) space per fifty (50) sq. ft. of serving area, plus one (1) space per two hundred (200) sq. ft. for preparation area.
ENTERTAINMENT & RECREATION		
Adult Uses	Establishments for adult entertainment that emphasize adult oriented uses and services in an adult motion picture theater, arcade, adult cabaret, adult motel, nude studio and similar facilities	One (1) space per fifty (50) sq. ft. of floor area
	Adult specialty shops for purchase of adult books, video, and similar products	One (1) space per three hundred (300) sq. ft. of floor area
Indoor Public Assembly	Facilities providing a variety of indoor public assemblies in a convention or reception center, meeting hall, social or private club, music hall, theatre and similar places, excluding taverns, bars, pubs, lounges and adult uses	One (1) space per two hundred (200) sq. ft. of floor area, or one (1) space per four (4) fixed seats of design capacity whichever is greater
Indoor Recreation	Facilities providing a variety of indoor health and sports activities in a sporting complex, stadium, skating rinks, pool hall, dance hall, tennis and racquet clubs, game room, video arcade, bingo hall, community center, fitness center and similar indoor facilities	One (1) space per two hundred (200) sq. ft. of floor area
	Bowling Alleys	Two (2) spaces per lane, plus two (2) spaces per billiard table, plus one (1) space per each five visitor gallery seats
Outdoor Amusement & Recreations	Facilities providing a variety of outdoor amusement, entertainment, and similar activities in an amusement park, fairground, zoo, auditorium and similar places, to include special outdoor events such as carnivals or outdoor concerts. Outdoor recreations include a variety of outdoor health and sport activities in a racetrack, stables, rodeo ground, outdoor shooting range, swimming and tennis clubs, miniature golf and similar places	One (1) space per one thousand (1000) sq. ft. of activity area
		One (1) space per two hundred (200) sq. ft. of

	Golf course and driving range	main building floor area, plus one (1) space per every two (2) practice tees in driving range, plus four (4) spaces per each green in the playing area
GENERAL INDUSTRIAL & MANUFACTURING		
Light Industrial and Manufacturing	Facilities providing manufacturing and assembly services	One (1) space per seven hundred and fifty (750) sq. ft. of warehouse area plus one (1) space per three hundred (300) sq. ft. office or retail floor area
Outdoor storage	Facilities providing exterior storage of construction equipment and materials, recyclable material, and similar uses	A minimum of four (4) spaces and one (1) space per five thousand (5000) sq. ft. of designated outdoor area or one (1) space per three hundred (300) sq. ft. office floor area whichever is greater.
Unspecified Industrial Use (Shell Building)		One (1) space per seven hundred and fifty (750) sq. ft. of warehouse area plus one (1) space per three hundred (300) sq. ft. office or retail floor area
Warehousing	Facilities providing warehousing of material and goods and similar uses	One (1) space per one thousand (1000) sq. ft. of warehouse area, plus one (1) space per three hundred (300) sq. ft. office floor area.
	Mini-storage facilities and similar uses	One (1) space per fifty (50) units
Wholesale, distribution	Facilities providing wholesale or distribution of trucks, trailers, boats, new and used cars, bulk fuel, machines, appliances, equipment, building material, lumber, plant nurseries, produce and similar merchandise in indoor or outdoor storage areas to include machine shops, lumberyards, import/export shops, moving, rental, or storage companies, market sales yards, and similar facilities	One (1) space per five hundred (500) sq. ft. of sales or display area, plus one (1) space per one thousand (1000) sq. ft. of indoor storage area, plus one (1) space per two hundred (200) sq. ft. of retail or office floor area.
GENERAL RETAIL		
Retail	Establishments providing general retail sales and services in a single store on a single lot, not part of a shopping center	One (1) space per three hundred (300) sq. ft. of floor area.
	Establishments providing general retail sales and services in a shopping centers (a commercial establishment planned, developed, owned or managed as a unit)	One (1) space per two hundred-fifty (250) sq. ft. of floor area. Note: for any center with more than fifteen percent (15%) of floor area in public assembly uses, including theaters, restaurants, schools, health spas, bars or cocktail lounges, there shall be required, in addition to these standards, ten (10) spaces per one thousand (1000) sq. ft. of public area within these uses.
	Establishments providing drive- through services including liquor stores, laundries and dry cleaners,	In addition to the above, one hundred (100) linear feet of stacking space exclusive of drive aisles

	pharmacies and similar services	and parking spaces.
Unspecified Retail Use (Shell Building)		One (1) space per two hundred fifty (250) sq. ft. of floor area.
INSTITUTIONAL		
Child care	Facilities providing daily care of children in a nursery, day care or pre- school center	One (1) space per four hundred (400) sq. ft. of floor area.
Public, social and cultural services	Facilities providing public, social, non-profit, or institutional services in a library, museum, art gallery, post office, treatment, detention, or release center, halfway house, employment agency, shelter, and similar civic/public, cultural, and social institution (excluding group home)	One (1) space per two hundred (200) sq. ft. of floor area.
Religious Assembly	Facilities providing religious worship or study in a church, temple, synagogues and similar places	One (1) space per four (4) seats in main assembly area based on design capacity.
School	Public, charter or private educational institutions for Elementary and Junior High	One (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
	Senior High	Two (2) spaces per classroom, plus one (1) space per employee, plus one (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
Secondary Education	Public or private facilities providing education in a college, university, trade or vocational school, and similar institutions	Five (5) spaces per classroom, plus one (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
Senior care	Facilities providing long-term care for seniors in a nursing or convalescent home, hospices or similar care facility (excluding group home)	One (1) space per three (3) beds.
Utility	Structures, equipment, or facilities providing for public/private utility & services, including radio, television, communication transmission, tower and similar structures	One (1) space per use.
LODGING		
Hotels or Motels	Places for lodging with ancillary facilities to include sleeping rooms, restaurants, lounges, resorts, meeting rooms and similar uses	One (1) space per room, plus one (1) space per one hundred (100) sq. ft. of restaurant and bar serving area, plus one (1) space per one hundred (100) sq. ft. of outdoor seating serving area, plus ten (10) minimum spaces for visitors parking, plus one (1) space per two hundred (200) sq. ft. of meeting room floor area.
Lodging Accommodations	Establishments providing accommodation in a bed and breakfast, lodge, to include fraternity, sorority, and similar facilities	One (1) space per room.

Recreational Resorts	Facilities providing overnight stops in Recreational Vehicle Park, travel trailer park, overnight camp ground and similar places	One (1) space per two hundred (200) sq. ft. of gross activity area, or one (1) space per RV or trailer whichever is greater.
MEDICAL		
Medical Offices and Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	One (1) space per two hundred fifty (250) sq. ft. of floor area.
Hospitals	Facilities providing medical or surgical care, emergency medical and similar services	A minimum thirty (30) spaces for emergency services or two (2) spaces per bed, plus one (1) space per employee whichever is greater.
Veterinarian Hospitals or Clinics	Establishments for medical, surgical, and emergency care of animal, to include veterinary office and clinics without animal boarding	One (1) space per one hundred fifty (150) sq. ft. of floor area.
PERSONAL SERVICES		
General Professional Services	Establishments providing general professional services such as cabinet and carpentry making, custom dressmaking and alteration, watch and clock repair, dry cleaning & laundry, pet care, messenger delivery, photographic developing & printing, blueprint production, travel information & similar professional services	One (1) space per two hundred (200) sq. ft. of floor area.
Personal Improvement	Establishments providing personal services such as tanning, massage therapy, manicure, hair and beauty treatment, tattoo and body piercing, palm reading, fortune tellers, and similar services	One (1) space per one hundred fifty (150) sq. ft. of floor area.
OTHER		
Funeral Services	Facilities providing burial preparation and/or funeral services in a cemetery, crematorium, mausoleum, funeral home and chapel, mortuaries and similar facilities	One (1) space per every three (3) fixed seats in main viewing rooms based on design capacity plus one (1) space per funeral vehicle.

d. Mixed Uses

- i. In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately.
- ii. A horizontal mixed use development may reduce that amount of required parking by ten (10) percent if the project is a mixed use development that includes, as part of an integrated development plan, both residential and non-residential uses or by twenty-five (25) if the property is within a quarter of a mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the property with a parking study submittal by a Registered Professional Engineer, to be approved through the development or site plan approval process.

e. Calculating Spaces. In case of fractional results in calculating parking requirements, the required numbers of the sum for the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.

f. Joint Use Parking

- i. Up to fifty percent (50%) of the parking facilities required by this Section for a religious institution, cultural center or an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities by the following daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing, wholesale and similar uses.
- ii. Other joint use of parking on adjacent commercial uses to reduce total parking spaces may be allowed with a parking study submittal by a Registered Professional Engineer, to be approved through the site plan approval process.
- iii. Conditions Required for Joint Use
 - (1) The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300) feet of such parking facilities.
 - (2) The applicant shall show that there is no substantial conflict in the operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
 - (3) A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the Town Attorney shall be filed with the Town Clerk and recorded with the County Recorder.

g. Offsite Parking

- i. Any off-site parking which is used to meet the requirements of this Section shall be regulated by this Ordinance and shall be subject to the conditions listed below:
 - (1) Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Section.

- (2) Reasonable access from off-site parking facilities to the use being served shall be provided.
 - (3) The site used for meeting the off-site parking requirements of this Section shall be under the same ownership as the principal use being served, under public ownership, or shall have guaranteed permanent use by virtue of a perpetual lease filed with the Town Clerk and County Recorder.
 - (4) Offsite parking for multiple-family dwellings shall not be located more than two hundred (200) feet from any commonly used entrance of the principal use served, unless approved through the site plan approval process.
 - (5) Off-site parking for non-residential uses shall not be located more than three hundred (300) feet from the primary entrance of the principal use being used, unless approved through the site plan approval process.
- h. Bicycle Parking. Required bicycle parking shall be convenient, secure, and readily accessible to shoppers, customers, visitors, employees, students, residents, commuters and others on the site.
- i. Required Bicycle Parking Spaces: Bicycle parking spaces shall be required in all zones for each site to which this Title applies. The number of bicycle parking spaces to be provided shall be a minimum of three (3) or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater. The total number of bicycle parking spaces required by this Title shall not exceed thirty (30) spaces per building. Exception: The Community Development Director may reduce the bicycle parking requirements by fifty percent (50%) for developments that are not likely to attract bicycle traffic because of the nature, location, or other circumstances associated with the development. Developments which are not likely to attract bicycle traffic, but are not limited to, a car wash and personal storage units.
 - ii. Bicycle Rack General Requirements.
 - (1) Racks shall be of an "inverted-U" design or as approved by the Community Development Director. Other types of bicycle rack facilities may be provided with approval from the Community Development Director, so long as they meet the requirements list below.
 - (2) Racks shall be securely anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws.
 - (3) Racks shall be located in a convenient, highly visible, active, and well-lit area.
 - (4) Racks may be located no more than fifty (50) feet from the primary entrance of each principal building. If there is more than one primary entrance to a building, the bicycle parking must be along all facades with a main entrance.
 - (5) Racks must hold the bicycle securely by means of the frame. The bicycle frame must be able to be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels. The rack should provide two (2) points of contact with the frame, a minimum of six (6) inches apart horizontally. The rack's high point should be at least thirty-two (32) inches.
 - (6) Racks should be arranged so that the parking area for each bicycle is a minimum of two (2) feet wide and six (6) feet long.
 - (7) Racks should have a minimum of three (3) feet between rack elements (side by side).
 - (8) A minimum of five (5) feet of aisle width shall be provided between rows of bikes.
 - (9) Where two bikes can be locked on both sides without conflict, each side can be counted as one (1) required space.

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 3: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from _____ and after the required approval and publication according to law.

SECTION 5: **CUSTOM CLAUSE NAME**PASSED by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this 13th day of May , 2020.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
John Earnest	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Chris Judd	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____
Presiding Officer		Attest		

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder Vineyard

----- Forwarded message -----

From: **Karla Mata** <karla@xdevco.com>

Date: Wed, Apr 22, 2020 at 11:43 AM

Subject: FW: City Code - Parking for Medical and Professional Office

To: Joseph Browning <joseph@halesengineering.com>, Ryan Hales <ryan@halesengineering.com>

Below is the e-mail from the Orem planner.

Karla Mata

X DEVELOPMENT

Project Manager

801-910-7566



From: [Cheryl H. Vargas](#)

Sent: Monday, April 13, 2020 10:13 AM

To: [Karla Mata](#)

Subject: RE: City Code - Parking for Medical and Professional Office

Hi: Yes, the one parking stall for every 250 square feet of gross leasable floor area has been meeting the needs of the City.

 The picture can't be displayed.

Cheryl Vargas | **City of Orem** | Associate Planner

chvargas@orem.org | ph: 801.229.7183

56 North State Street | Orem, Utah 84057

----- Forwarded message -----

From: **Karla Mata** <karla@xdevco.com>

Date: Wed, Apr 22, 2020 at 11:44 AM

Subject: FW: City Code - Parking for Medical and Professional Office

To: Ryan Hales <ryan@halesengineering.com>, Joseph Ables <joseph.ables@dominionenergy.com>

Below is the e-mail from the Draper planner.

Karla Mata

X DEVELOPMENT

Project Manager

801-910-7566



From: [Jennifer Jastremsky](#)

Sent: Wednesday, April 8, 2020 10:54 AM

To: [Karla Mata](#)

Cc: [Eric Towner](#); [Steve Hutchings](#)

Subject: RE: City Code - Parking for Medical and Professional Office

Karla, the standard works fairly well. Generally when an applicant wants to deviate from the standard they are requesting additional parking. We have several larger office complexes that have high employee users. Our code allows a 10% plus or minus deviation from the 4/1,000. That is often used by developers, for both plus and minus.

-Jen

Jennifer Jastremsky, AICP

Senior Planner/Zoning Administrator

Draper City

1020 E Pioneer Rd.

Draper, UT 84020

801-576-6328

Jennifer.jastremsky@draper.ut.us

www.draper.ut.us



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 13, 2020

Agenda Item: 8.5 Resolution 2020-05 Bicycle Advisory Committee

Department: Planning

Presenter: Elizabeth Hart, Senior Planner

Background/Discussion:

The city has the goal to become the most bicycle friendly community in the country. As the city continues to grow its bicycle infrastructure, it will be important to promote bicycling as a normal part of everyday life. One of the best ways to accomplish this goal is to have a bicycle advisory committee (BAC). The BAC is a group of volunteers appointed by the mayor. The committee will be the eyes and ears within the community, helping staff identify and resolve bicycling issues within the community. The committee will provide their expertise on bicycling matters to help city staff make bicycling part of their daily planning and decision-making processes. Most importantly, the committee will help promote bicycling by creating programs, events, and projects that provide information and education to the community related to bicycling.

The BAC shall consist of five (5) members, one (1) alternate, and one (1) ex-officio member. Members of the BAC shall be appointed by the Mayor. BAC meetings shall be held at least quarterly, and minutes of the meetings shall be kept.

Fiscal Impact: N/A

Recommendation:

Staff is recommending approval of the resolution to create the bicycle advisory committee

Sample Motion:

“I move to approve Resolution 2020-05”

Attachments:

Resolution 2020-05

RESOLUTION NO 2020-05

RESOLUTION OF THE CITY COUNCIL OF VINEYARD, UTAH REGARDING THE STRUCTURE AND PURPOSE OF THE BICYCLE ADVISORY COMMITTEE

WHEREAS, this resolution states the structure and purpose of the Commission; and

WHEREAS, the City Council relies on Boards and Commissions to provide advice and information on subjects within the Commission's scope; and

WHEREAS, the City of Vineyard is working toward becoming the most bicycle friendly community in the nation; and

WHEREAS, the City of Vineyard has developed a substantial system of bicycle facilities to enhance and encourage the use of bicycles as a healthy, efficient mode of transportation having minimal environmental impact; and

WHEREAS, the City of Vineyard wishes to enhance the use of bicycles for transportation and recreation by promoting efforts in the areas of bicycle education, enforcement, engineering and encouragements; and

WHEREAS, many residents in Vineyard possess knowledge and expertise in the areas of bicycle transportation and recreation which may be beneficial to this purpose of this commission.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Vineyard, Utah creates a Bicycle Advisory Committee to achieve the following:

1. PURPOSE

The Vineyard Bicycle Advisory Committee is to advise the City Council and staff on bicycling related issues; help advance the state of bicycle infrastructure; encourage bicycling for transportation and recreation; public education and awareness; improve safety and compliance with traffic laws; assist the City with bicycle plans; review and suggest legislative and policy changes; promote bicycling within the city as a viable transportation option or recreation; and help ensure Vineyard retains and enhances its status as a bike friendly community.

2. MEMBERSHIP

The Bicycle Advisory Commission shall consist of five (5) members, one (1) alternate and one (1) Ex-Officio member. All voting members of the Bicycle Advisory Committee, regular and alternate, shall be appointed by the Mayor. A Vineyard City staff member shall serve as the Ex-Officio member.

The alternate member shall not vote except upon one of the following conditions:

- a. Absence of one (1) or more of the regular members of the committee
- b. Disqualification of a regular member of the commission because of an expressed conflict of interest.

3. TERMS OF OFFICE

Members of the committee shall serve a term of four (4) years, or until their successors are appointed. For the purposes of establishing staggered terms, appointments may be for terms varying between one (1) and four (4) years as the Mayor may decide. No members shall serve for more than two (2) consecutive four (4) year terms, except under special circumstances.

4. TERMINATION OF APPOINTMENT

Members of the Bicycle Advisory Committee serve at the pleasure of the Mayor and may be removed from office by the Mayor.

5. VACANCIES

Vacancies on the committee shall be filled for the unexpired term in the same manner in which regular appointments are otherwise made.

6. OFFICERS OF THE COMMITTEE

The members of the Bicycle Advisory Committee annually shall select one (1) of its members as Chairperson and one (1) of its members as Vice Chairperson. No chairperson or vice chairperson shall serve more than two (2) consecutive years as chair.

7. MEETINGS OF THE COMMISSION

The Bicycle Advisory Committee shall establish a regular time and place of meeting and shall hold at least quarterly meetings. Special meetings of the committee may be called by the Chairperson, or by any three (3) or more voting members of the committee. Personal notice must be given to all members of the committee. If personal notice cannot be given, written notice must be mailed to such members at least twenty-four (24) hours prior to said meeting, unless said notice requirements is waived in writing by said member.

8. QUORUM

For the purpose of transacting business, a quorum of the Bicycle Advisory Committee shall consist of three (3) of the seven (7) members. An alternate member shall be counted as a full voting member for purposes of attaining a quorum.

9. FUNCTIONS OF THE COMMITTEE

The Bicycle Advisory Committee shall have the responsibilities as provided in this section and such other duties as the Mayor may, from time to time, decide:

- a. Advise and provide input on policy, management, master plans, operations & maintenance, design standards, sustainability initiatives, development plans, rules, regulations, and ordinance related to bicycling.
- b. To organize community programs and projects to provide information and education to the community on bicycling.
- c. Actively promote and participate in community events as it relates to promoting bicycle safety and education.
- d. To render an annual report of Committee activities to the governing bodies of the City.
- e. The Committee shall be in compliance with the Utah Open and Public Meetings Act.
- f. To promote bicycling as a viable form of transportation.
- g. Provide a venue for public input and help act as eyes and ears for issues pertaining to bicycling in Vineyard.
- h. Maintain relationships with bicycle advisory and advocacy groups within the region, including Bike Utah, the Bike Collective, BACs or equivalent of other jurisdictions, and other groups as appropriate. Consult with and seek input from these groups as appropriate.
- i. Work together with Vineyard staff toward the goal of becoming a Diamond-level Bicycle Friendly Community.



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 13, 2020

Agenda Item: 8.6

Department: Administration

Presenter: Jacob McHargue

Background/Discussion: Central Utah 911 is presenting an amended agreement for the city council approval. This amended agreement allows Pleasant Grove to join the district and modifies the contract so other cities within Utah and Juab counties may also join the district with the district approval rather than an amended agreement approved by all of the political bodies within the district.

Fiscal Impact: N/A

Recommendation: Staff recommends approval of the agreement and authorize the mayor to sign.

Sample Motion: I move to approve resolution 2020-06 and authorize the mayor to sign the contract with Central Utah 911.

Attachments:

Amended Agreement

RESOLUTION NO. 2020-06

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN
AMENDMENTED INTERLOCAL AGREEMENT.

WHEREAS, pursuant to the Utah Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-1, et seq., 1953 as amended, governmental entities are allowed to enter into agreements for the joint provision of services; and

WHEREAS, Vineyard, Utah having determined that it is in the public interest and welfare of its residents has agreed to an amendment to the interlocal agreement for joint and cooperative action of Central Utah 911 services to be provided to the City.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF
VINEYARD, UTAH AS FOLLOWS:

1. The City Council of Vineyard, Utah authorizes the Mayor to sign the agreement titled Second Amended Interlocal Agreement for Joint and Cooperative Action of Central Utah 911, in the form attached hereto as Exhibit A.
2. This resolution shall take effect upon passing.

Passed and dated this 13th day of May, 2020.

Mayor Julie Fullmer

Attest:

Pamela Spencer, City Recorder

**SECOND AMENDED INTERLOCAL AGREEMENT FOR JOINT
AND COOPERATIVE ACTION OF
CENTRAL UTAH 911**

This Interlocal Agreement for Joint and Cooperative Action Amending the Central Utah Regional Dispatch Agency (the “Agreement”) is made by and among Utah County (Utah), Juab County (Juab), Alpine City (Alpine), American Fork City (American Fork), Cedar Fort Town (Cedar Fort), City of Cedar Hills (Cedar Hills); Eagle Mountain City (Eagle Mtn), Elk Ridge City (Elk Ridge), Fairfield Town (Fairfield), Genola Town (Genola), Town of Goshen (Goshen), Highland City (Highland), Lehi City (Lehi), Payson City (Payson), Pleasant Gove City (Pleasant Grove), Salem City (Salem), Santaquin City (Santaquin), City of Saratoga Springs (Saratoga Springs), Spanish Fork City (Spanish Fork), City of Vineyard (Vineyard), City of Woodland Hills (Woodland Hills), and Nephi City (Nephi) (sometimes referred to herein individually as a “Party” and collectively as the “Parties”), pursuant to the provisions of the Interlocal Cooperation Act, Utah Code Ann. §11-13-101 et seq. (1953, as amended) (the “Act”). This Agreement is signed by the Parties on the dates indicated and is effective upon completion of the filing requirements of the Act.

RECITALS

A. The Act allows public agencies to jointly exercise any power, privilege, or authority exercised or capable of exercise by a Utah public agency for the betterment of itself and its constituents.

B. The Act provides that the public agencies may create a legal entity to exercise such powers, privileges, or authority.

C. The Parties share a common interest in providing dispatching emergency services for public safety agencies in unincorporated Utah and Juab Counties, as well as various cities identified herein located in Utah and Juab Counties.

D. The Parties recognize that the health and safety of residents and visitors of the Parties depend on prompt and efficient dispatch of emergency services and the Parties will exercise the powers, privileges, and authority granted through the laws of the State of Utah to achieve this purpose.

E. The Parties have found that prompt and efficient dispatching of emergency services can best be achieved by sharing resources, thus achieving economies of scale, minimizing duplication of costs, and eliminating artificial boundaries.

F. The Parties have determined that joint and cooperative action of the Parties in operating through a separate legal entity established under authority of the Act will help

implement the desired economies of scale; promote the objectives stated above as well as the health, safety, and welfare of their residents and visitors, and provide other benefits.

H. The Parties hereto desire to jointly enter into this Agreement to accomplish the purposes set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto hereby contract, covenant, and agree as follows:

SECTION 1 - AMENDMENT

The Parties hereby amend that separate legal and administrative interlocal entity known as “Central Utah 911,” empowered under the authority of the Act to be a public agency and political subdivision of the State of Utah (the “Agency”) by adding Pleasant Gove as a member of the Agency and modifying how new members in Utah and Juab Counties may be added.

SECTION 2 - DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them in this Section, as well as such other meanings as are clear from the context:

Act: the Utah Interlocal Cooperation Act, Utah Code Ann. §11-13-101 et seq.

Alternate Director: an individual appointed as an alternate to a Director as provided in this Agreement.

Agency: the Central Utah 911 Agency as amended pursuant to this Agreement.

Agency Service Area: that area serviced by the Agency, as shown on the map attached hereto as Exhibit A.

Board: the Board of Directors of the Agency, which is the governing body of the Agency.

Director: an individual appointed by a Member to serve on the Board as provided herein.

Dispatch: the act of receiving and calling out emergency services, including 911 calls, generally related to police, fire, ambulance (EMT, paramedic, etc.), or search and rescue. The events require dispatch to stay in contact with the emergency services until the incident is completed.

Facility: any property or works owned, operated, or used by the Agency in connection with the advancement of the purposes for which the Agency was created,

including, without limitation, buildings and other structures, wherever such facilities may be located, computer equipment and radios used to dispatch, relay devices and towers, and other real or personal property deemed necessary to fulfill the purposes of the Agency.

Member(s): public agencies consisting of Utah County, Juab County, Alpine City, American Fork City, Cedar Fort Town, City of Cedar Hills, Eagle Mountain City, Elk Ridge City, Fairfield Town, Genola Town, Town of Goshen, Highland City, Lehi City, Nephi City, Payson City, Pleasant Grove City, Salem City, Santaquin City, City of Saratoga Springs, Spanish Fork City, City of Vineyard, and the City of Woodland Hills, which currently constitute all of the Parties to this Agreement, and any additional Members admitted as provided in this Agreement.

Non-Member Contracting Entity: a public entity which provides emergency services that elects, by contract, to have the Agency provide dispatch services for it.

Public Entity: a political subdivision of the State of Utah or any agency of the federal government.

SECTION 3 – AGENCY PURPOSES

- A. The purposes of the Agency are to:
1. dispatch emergency services for the public safety departments of its Members;
 2. operate, administer, manage, repair, and replace equipment necessary to dispatch emergency services;
 3. enjoy economies of scale and other benefits made possible through the joint and cooperative action of the Members;
 4. train dispatchers to promptly and efficiently dispatch emergency services, to work with emergency services personnel through the conclusion of an incident, and to calm and direct members of the public who make 911 or other emergency calls to the dispatch center.
- B. The Parties recognize that the accomplishment of such purposes are in the best interests of and promote the health, safety, and general welfare of the Parties and their respective residents and visitors.

SECTION 4 – POWERS

- A. In order to accomplish the purposes of the Agency, it shall, without limitation, have the power to:
1. Own, acquire, finance, operate, maintain, repair, and replace Facilities and lease and/or dispose of such Facilities;
 2. Employ and train dispatchers to work with emergency services personnel to provide emergency services to the public;

3. Enter into contracts with public and private entities, as deemed beneficial by action of the Board;
4. Prepare, update, and implement capital improvement plans;
5. Consult and participate with the State of Utah, and other government entities on issues relating to emergency services, dispatching, allocation of funding and resources, and otherwise cooperate to provide prompt and efficient dispatching of emergency services;
6. Acquire, possess, lease, encumber, and dispose of personal and real property;
7. Contract with Non-Member Contracting Entities that wish to have the Agency dispatch for them;
8. Contract for the provision of services to or from the Agency;
9. Contract for professional services consultants;
10. Employ such persons as it deems necessary;
11. Borrow money or incur indebtedness, including the issuance of revenue and other bonds, notes, and other obligations as permitted by law;
12. Pledge, assign, or otherwise convey as security for the payment of any indebtedness, the Agency's revenues and receipts;
13. Exercise the power of eminent domain as authorized under the Act;
14. Take such other actions, engage in such other transactions, enter into such contracts and agreements, and do all other things as may be necessary, convenient, or appropriate to accomplish its purposes or carry out any of its purposes or powers;
15. Contract for property, liability, and other insurance coverages and contracts as needed to protect the Agency, its Members, Directors, officers, and employees from and against any claim and/or loss; and
16. Exercise all powers now or hereafter granted to an Interlocal entity pursuant to the Act.

SECTION 5 – GOVERNANCE

A. Board of Directors.

1. The Agency shall be governed by a Board of Directors consisting of one director appointed by each Member ("Directors").
2. Each Director shall serve at the pleasure of the Member who appointed them and continue to serve until his or her successor is appointed and qualified. If a Director resigns, dies, is removed, or is otherwise unable to finish their service, the Alternate Director shall act in the stead of the Director who is no longer available. Thereafter the Member shall appoint a new Director or a new Alternate Director in accordance with Section 5(A)(1) and 5(B)(2).

B. Transaction of Board Business; Alternate Directors.

1. Votes Required for Board Action. It requires a majority weighted vote of the Board, as set forth in the by-laws, to pass any measure.

2. **Alternate Directors.** Each Member making an appointment to the Board shall also appoint an Alternate Director for each Director it appoints to the Board, following the procedure set forth in Section 5(A)(1). The Alternate Director shall have no vote, except in the absence of the Director for whom he/she is an alternate, in which event the Alternate Director shall be authorized to cast a vote in place of the absent Director.
- C. **Board Meetings.** The Board shall hold a regular Board meeting on a monthly basis, as scheduled by the Board, and may call and convene such other special Board meetings as shall be necessary to accomplish its work.
- D. **Committees.**
 1. **Committees.** The Board may appoint such committees and sub-committees as necessary for the Agency to exercise its powers in the accomplishment of its purposes.

SECTION 6 – OFFICERS

- A. **Board Officers.** The Board shall appoint from among its Directors a chair, vice chair, and secretary/treasurer. The chair and vice chair shall be appointed to serve one year terms, and may serve up to three consecutive terms. The secretary/treasurer may be appointed to serve up to a three-year term, but may not serve consecutive terms. Except for the initial terms, all terms shall commence and end with the beginning and ending of the Agency's fiscal year. The initial chair and vice chair may serve the balance of the initial fiscal year, plus the next full fiscal year. The initial secretary/treasurer may serve the balance of the initial fiscal year, plus the next two full fiscal years. At least one of the Board Officers shall represent Juab or Nephi until June 30, 2021 after which officers may be elected from any of the Members' directors.
- B. **Executive Director.** The Board may appoint an executive director, who shall be a paid employee of the Agency. The executive director shall be employed at the discretion of the Board and shall be responsible to the Board for the proper and efficient administration of the Agency. The executive director shall plan, organize, and direct Agency activities as directed by the Board, appoint and, subject to applicable law, remove employees, authorize expenditures within the budget approved by the Board, and take such other actions which are authorized from time to time by the Board.

SECTION 7 – FISCAL YEAR

The fiscal year for the Agency shall be from and including July 1 through the following June 30.

SECTION 8 – BUDGET AND FINANCING

- A. **Budgets.** The budget for the Agency shall be established and maintained by the Board. Tentative budgets shall be prepared by the Board on or before March 1 each year and submitted to each Director. The final budget shall be adopted by the Board during June of each year.
- B. **Funding and Assessments.** 911 monies from each Member will be assigned to the Agency. In addition, the Agency shall make assessments to the Members to make up for the difference between the 911 monies and the costs to operate the Agency. Such assessments shall be apportioned among the Members on such basis as the Board determines proper, in its sole discretion. The Agency will notify Members of its proposed budget by March 1 of each year and invoice for the same on or about July 1 each year. Each Member shall pay the assessment within thirty (30) days of being invoiced. Any Member which does not pay assessments will subject them to expulsion from the Agency, or such other sanctions as the Board determines equitable under all the circumstances. A Director representing a Member or other entity which has not paid its assessment may not vote on any matter during any period in which the Member or other entity is delinquent on payment of any assessment.
- C. **Advances of Funds; Contributions.** Contributions or advances of funds or of personnel, supplies, equipment, or property may be made to the Agency by any Member or Non-Member Contracting Entity to accomplish the purposes of the Agency. Any such advance may be made subject to reimbursement as agreed by the Member, any Non-Member Contracting Entity, and the Agency.
- D. **Project Financing.** A Project may be financed in whole or in part by the issuance of bonds and/or notes of the Agency payable from or secured by the revenues and receipts derived from the ownership and operation of such Project. No Member, nor any entity represented on the Agency Board, shall be liable for any bond, note, indebtedness, or other obligation incurred by the Agency, nor liable for the indebtedness of any other Member, nor liable for any indebtedness or other obligation with respect to a Project, other than the obligations of such Member arising under its contracts with the Agency related to each separate Project.

SECTION 9 – TERM

The Agency shall exist for the later of fifty (50) years from the effective date of this Agreement, or five years after it has fully paid or otherwise discharged all of its indebtedness, as authorized by §11-13-204(3)(a) and (b) of the Act. Existing or future provisions of the Act allowing for a longer term automatically extend the term of this Agreement to the longest term allowed by the Act. An amendment to this Agreement may extend the term. The term shall commence when this Agreement is adopted by each Member and approved by an attorney for each Member, as provided in the Act, placed

with the keeper of records of each Member, and provisions of the Act required for initial formation of the Agency have been completed.

SECTION 10 – ADDING FUTURE MEMBERS

Governmental entities operating public safety departments that are located in Utah or Juab Counties may join the Agency by following the procedures in this section without the necessity of amending this Agreement. Future members are admitted when the Board has approved an application by an entity seeking admission to the Agency, the entity has adopted a resolution accepting the interlocal agreement, as it may have been amended at the time of admittance of the future member, executed the appropriate interlocal agreement, and paid the required membership fee.. Newly admitted members to the Agency will be assessed a membership fee equal to the pro-rata portion of the value of assets owned by the Agency at the time of admittance. The membership fee shall be determined by taking the value of the Agency assets and dividing that number by the proportion of each Member=s contribution to the total Agency budget for the previous fiscal year, along with what the New Member’s contribution would have been. Newly admitted members shall have equal footing with all Members upon being added as Members.

SECTION 11 – WITHDRAWAL

A Member may withdraw from the Agency subject to such terms and conditions as shall be specified in a withdrawal agreement between the Member and the Agency. Such withdrawal shall not affect any contractual liability of such Member to the Agency or to other Members. No Member shall be permitted to withdraw if such withdrawal would cause the Agency’s existence to terminate, or otherwise cause the Agency to be in violation of any contract or bond obligation set forth in any indenture, contract, or other agreement with any third party, except upon consent of the Board. A withdrawing Member is not entitled to receive any of the assets of the Agency upon its withdrawal. One year’s notice of intent to withdraw must be given prior to the end of a fiscal year.

SECTION 12 – TERMINATION

- A. The Agency shall be terminated and dissolved upon a unanimous vote of the Board.
- B. Upon termination, the Members are entitled to receive a distribution of Agency assets, based upon their individual capital contributions to the Agency. If capital contributions cannot be determined, the Members may distribute the assets in an equitable manner, as shall be determined by the Board in its discretion.
- C. If the Members cannot agree on an equitable distribution, they shall resort to mediation to resolve the conflict. If mediation does not resolve the disagreement, an arbiter shall be

chosen by the Board, who shall hear arguments of the Parties and make a distribution. The distribution made by the arbiter shall be final and non-appealable.

SECTION 13 – MISCELLANEOUS

- A. This Agreement is governed by the laws of the State of Utah.
- B. The Members and any Non-Member Contracting Entity shall not be deemed to be partners, joint venturers, or associated in any manner which obligates them for the debts, defaults, or mistakes of any other party, or which renders them liable for the debts or obligations of the Agency.
- C. Should any part, term, or provision of this Agreement be held by a court of proper jurisdiction as void, illegal, in conflict with any law, or otherwise rendered unenforceable, the validity of the remaining portions shall not be affected, unless the purposes of the Agency are thwarted thereby.
- D. Directors shall have no liability to any Member for any act or omission in the performance of his/her duties as a Director.
- E. The Agency shall defend, indemnify, and hold harmless the Directors, officers, and employees for any action taken within the scope of the authority of the Agency.
- F. The Agency is entitled to the protections, obligations, and responsibilities conferred on public agencies by the Utah Governmental Immunities Act.
- G. This Agreement is unique to the Members hereof, and is, therefore, not assignable, though qualified public entities may be added according to the procedure set forth herein.
- H. This Agreement shall only be amended, in writing, upon the unanimous approval of the Members hereof.

SECTION 14 – NOTICE TO THE LIEUTENANT GOVERNOR

The governing body of each Party to this Agreement shall: (i) within 30 days after the date of the Agreement, jointly file with the Lieutenant Governor of the State of Utah a copy of a notice of an impending boundary action, as required in the Act; and submit to the recorders of Utah County and Juab County mylar plats showing the new boundaries of the Agency..

SECTION 15 – FILING OF THIS AGREEMENT

This Agreement shall take effect upon the filing of a fully-executed copy of this Agreement with the keeper of records of each of the Parties hereto.

NEPHI CITY

Authorized by Resolution No. _____, adopted on _____, 2020

NEPHI CITY by:

GLADE NIELSON, Mayor

Attest:

Lisa E. Brough, City Recorder

Approved as to form and compliance
with applicable law:

KASEY WRIGHT, City Attorney

JUAB COUNTY

Authorized by Resolution No. _____, adopted on _____, 2020

JUAB COUNTY by:

Clinton Painter,
County Commission Chair

Attest:

Alaina Lofgran, County Clerk

Approved as to form and compliance
with applicable law:

AnnMarie Howard, Deputy County Attorney

SPANISH FORK CITY

Authorized by Resolution No. _____, adopted on _____, 2020

SPANISH FORK CITY by:

STEVE LEIFSON, Mayor

Attest:

KENT R. CLARK, City Recorder

Approved as to form and compliance
with applicable law:

VAUGHN PICKELL, City Attorney

PAYSON CITY

Authorized by Resolution No. _____, adopted on _____, 2020

PAYSON CITY by:

BILL WRIGHT, Mayor

Attest:

Sara Hubbs, City Recorder

Approved as to form and compliance
with applicable law:

Mark Sorenson, City Attorney

SALEM CITY

Authorized by Resolution No. _____, adopted on _____, 2020

SALEM CITY by:

KURT L CHRISTENSEN, Mayor

Attest:

JEFFREY D. NIELSON, City Recorder

Approved as to form and compliance with
applicable law:

VAUGHN PICKELL, City Attorney

UTAH COUNTY

Authorized by Resolution No. _____, adopted on _____, 2020

UTAH COUNTY by:

NATHAN IVIE,
County Commission Chair

Attest:

Bryan Thompson, County Clerk

Approved as to form and compliance
with applicable law:

JEFFREY R. BUHMAN
By Deputy

SANTAQUIN CITY

Authorized by Resolution No. _____, adopted on _____, 2020

SANTAQUIN CITY by:

KIRK HUNSAKER, Mayor

Attest:

Susan Farnsworth, City Recorder

Approved as to form and compliance
with applicable law:

Brett Rich, City Attorney

GENOLA TOWN

Authorized by Resolution No. _____, adopted on _____, 2020

GENOLA TOWN by:

MARTY LARSON, Mayor

Attest:

Lucinda Daley, Town Clerk

Approved as to form and compliance
with applicable law:

, City Attorney

AMERICAN FORK CITY

Authorized by Resolution No. _____, adopted on _____, 2020

AMERICAN FORK CITY by:

BRAD FROST, Mayor

Attest:

TERILYN LURKER, City Recorder

Approved as to form and compliance
with applicable law:

TIM MERRILL, City Attorney

ALPINE CITY

Authorized by Resolution No. _____, adopted on _____, 2020

ALPINE CITY by:

TROY STOUT, Mayor

Attest:

CHARMAYNE WARNOCK, City Recorder

Approved as to form and compliance
with applicable law:

DAVID CHURCH, City Attorney

LEHI CITY

Authorized by Resolution No. _____, adopted on _____, 2020

LEHI CITY by:

MARK JOHNSON, Mayor

Attest:

MARILYN BANASKY, City Recorder

Approved as to form and compliance
with applicable law:

RYAN WOOD, City Attorney

CITY OF SARATOGA SPRINGS

Authorized by Resolution No. _____, adopted on _____, 2020

CITY OF SARATOGA SPRINGS by:

JIM MILLER, Mayor

Attest:

CINDY LoPICCOLO, City Recorder

Approved as to form and compliance
with applicable law:

KEVIN THURMAN, City Attorney

CITY OF CEDAR HILLS

Authorized by Resolution No. _____, adopted on _____, 2020

CITY OF CEDAR HILLS by:

JENNEY REES, Mayor

Attest:

COLLEEN MULVEY, City Recorder

Approved as to form and compliance
with applicable law:

DAVID CHURCH, City Attorney

EAGLE MOUNTAIN CITY

Authorized by Resolution No. _____, adopted on _____, 2020

EAGLE MOUNTAIN CITY by:

TOM WESTMORELAND, Mayor

Attest:

FIONNUALA KOFOED, City Recorder

Approved as to form and compliance
with applicable law:

JEREMY COOK, City Attorney

ELK RIDGE CITY

Authorized by Resolution No. _____, adopted on _____, 201_

ELK RIDGE CITY by:

TY ELLIS, Mayor

Attest:

ROYCE SWENSEN, City Recorder

Approved as to form and compliance
with applicable law:

, City Attorney

CITY OF WOODLAND HILLS

Authorized by Resolution No. _____, adopted on _____, 2020

CITY OF WOODLAND HILLS by:

WENDY PRAY Mayor

Attest:

JODY STONES, City Recorder

Approved as to form and compliance
with applicable law:

DAVID CHURCH, City Attorney

HIGHLAND CITY

Authorized by Resolution No. _____, adopted on _____, 2020

HIGHLAND CITY by:

ROD MANN, Mayor

Attest:

Stephannie Cottle, City Recorder

Approved as to form and compliance
with applicable law:

Rob Patterson, City Attorney

CEDAR FORT TOWN

Authorized by Resolution No. _____, adopted on _____, 2020

CEDAR FORT TOWN by:

DAVID GUSTIN, Mayor

Attest:

CARA LYON, City Recorder

Approved as to form and compliance
with applicable law:

DAVID CHURCH, City Attorney

FAIRFIELD TOWN

Authorized by Resolution No. _____, adopted on _____, 2020

FAIRFIELD TOWN by:

MICHAEL J. BURCH, Mayor

Attest:

CHYANNE SOFFEL, City Recorder

Approved as to form and compliance
with applicable law:

, City Attorney

TOWN OF GOSHEN

Authorized by Resolution No. _____, adopted on _____, 2020

TOWN OF GOSHEN by:

STEVEN STAHELI , Mayor

Attest:

RACHEL PENA, Town Clerk

Approved as to form and compliance
with applicable law:

, City Attorney

CITY OF VINEYARD

Authorized by Resolution No. _____, adopted on _____, 2020

CITY OF VINEYARD by:

JULIE FULLMER, Mayor

Attest:

PAMELA SPENCER, City Recorder

Approved as to form and compliance
with applicable law:

DAVID CHURCH, City Attorney

PLEASANT GROVE CITY

Authorized by Resolution No. _____, adopted on _____, 2020

PLEASANT GROVE CITY by:

GUY L. FUGAL, Mayor

Attest:

KATHY T. KRESSER, City Recorder

Approved as to form and compliance
with applicable law:

CHRISTINE PETERSEN, City Attorney



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 13, 2020

Agenda Item: 8.7 CUWCD Contract

Department: Administration

Presenter: Jacob McHargue

Background/Discussion: in 2017 the city entered into an agreement with Central Utah Water Conservancy District for the purchase of 500 Acre Feet of Water for use within the city north of 400 North. This agreement allowed for step increases in water purchases at the request of the city. The following year, the city took down 250 additional AF of water as required by the contract. The next block of 200 AF was required in the contract in 2019. The usage in the city has not exceeded the 750 AF we currently own, we have worked with the district to extend the timing of that takedown. The amendment to the contract allows us to extend out one year to fiscal year 2022.

Fiscal Impact: the developments as they come in pay money for the takedown of this water. We collect this money and use it to pay the takedown fee. The savings in the extension of this agreement is \$427 per AF which is the ongoing annual cost per AF of water we purchase from the district. The savings to the water department this year will be \$85,400 (200AF*\$427).

Recommendation: Staff recommends approval of the agreement and authorize the mayor to sign.

Sample Motion: I move to approve resolution 2020-07 and authorize the mayor to sign the amendment to the contract with CUWCD.

Attachments:

Amended Agreement

RESOLUTION NO. 2020-07

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT.

WHEREAS, pursuant to the Utah Interlocal Cooperation Act, Utah Code Annotated, Section 11-13-1, et seq., 1953 as amended, governmental entities are allowed to enter into agreements for the joint provision of services; and

WHEREAS, Vineyard, Utah having determined that it is in the public interest and welfare of its residents had negotiated an amended agreement with Central Utah Water Conservancy District for water supply services to be provided within the City.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF VINEYARD, UTAH AS FOLLOWS:

1. The City Council of Vineyard, Utah authorizes the mayor to sign the agreement titled CWP FY2017A (Vineyard) – Final 30, 2017 Amendment #1, in the form attached hereto as Exhibit A.
2. This resolution shall take effect upon passing.

Passed and dated this 13th day of May, 2020.

Mayor Julie Fullmer

Attest:

City Recorder, Pamela Spencer



CENTRAL UTAH WATER
CONSERVANCY DISTRICT

1426 East 750 North Suite # 400
Orem, Utah 84097
801.226.7100
www.cuwcd.com

OFFICERS

Al Mansell, President
Shelley Brennan, Vice President
Gene Shawcroft, General Manager/CEO

TRUSTEES

G. Wayne Andersen
Roddie (JR) Bird
E. James (Jim) Bradley
Shelley Brennan
Max Burdick
Kirk L. Christensen
Steve Farrell
Tom Dolan
Nathan Ivie
Bill Lee
Al Mansell
Michael J. McKee
Greg McPhie
Aimee Winder Newton
Edwin Boyd Sunderland
Gawain Snow
Byron Woodland
Boyd Workman

May 8, 2020

Honorable Mayor Julie Fullmer
Vineyard City Hall
125 S Main Street
Vineyard, Utah 84059

Re: *CUWCD – CWP Water Supply Agreement FY2017A*
Amendment to Letter Agreement, April 2, 2020

Dear Mayor Fullmer:

Central Utah Water Conservancy District (the “District”), and the Vineyard Town, Utah (the “Town”) (collectively, the “Parties”), have entered into an agreement pursuant to which water being developed by the District in connection with its Central Utah Water Conservancy District Water Development Project (“CWP Project”) is to be purchased by the Town. This agreement is entitled: *Water Supply Agreement Between Central Utah Water Conservancy District and the Vineyard Town for Sale of CWP Municipal and Industrial Water*, dated as of the 4th day of May, 2017, (the “FY2017A Water Supply Agreement”).

The FY2017A Water Supply Agreement was executed by the Town while the Town was experiencing multiple developments within the Town and considering possible changes to existing water supply agreements between the Town and the City of Orem and the Town and the District. It was the contemplation of the Parties that anticipated changes to the water supply agreements may trigger an amendment to the Exhibit A Schedule of the FY2017A Water Supply Agreement prior to the date upon which the Town would be obligated to take down water under the Exhibit A Schedule for the FY2018-19 fiscal year. Although neither of the water supply agreements with the City of Orem or District did change or have changed at this date, the District agreed to postpone invoicing the Town for the Takedown Fees for FY2018-19 and did not deliver the additional 200 AF contracted for in the Schedule upon receipt of the Town’s letter of request, dated December 11, 2018 (Attached in Exhibit A). The Parties have agreed that the additional 200 AF will now be delivered and paid for in the FY2020-21 fiscal year.

Therefore, in consideration of the foregoing, the Parties hereby mutually acknowledge and agree that:

(1) neither of the Parties to the FY2017A Water Supply Agreement is in breach of any provision of the FY2017A Water Supply Agreement;

May 6, 2020

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(2) the price of the Take-down Fee on Page 28 of the FY2017A Water Supply Agreement and Exhibit A water take-down Schedule are hereby amended in accordance the terms set forth in the Revised Page 28 and Revised Purchased Water Take Down Schedule (By Volume) for CWP Infrastructure Water, attached as EXHIBIT "B" hereto and incorporated by reference herein;

(3) this letter contains the entire agreement of the Parties and supersedes all other prior agreements, understandings, statements, and representations, oral or written, express or implied, by and between the Parties and their respective representatives with respect to the subject matter hereof; and

(4) except as otherwise modified hereby, the terms and provisions of the FY2017A Water Supply Agreement shall be and remain in full force and effect in accordance with its terms.

Please manifest your understanding and acceptance of, and agreement to abide by, the terms set forth herein by affixing the duly authorized signatures of the Mayor and Recorder of the City, as provided below.

Very truly yours,

**CENTRAL UTAH WATER
CONSERVANCY DISTRICT**

By:  _____
General Manager

VINEYARD TOWN, UTAH

By: _____
Mayor

Attest:

By: _____
City Recorder

May 6, 2020
Page 3

EXHIBIT "A"

COPY OF TOWN LETTER , Dated December 11, 2018



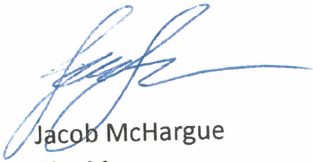
December 11, 2018

Dave Pitcher
Chief Engineer
Central Utah Water Conservancy District
355 W University Parkway
Orem, Utah 84059

Dear Mr. Pitcher

We would like to postpone our takedown of 200-acre feet of water as scheduled in our contract, dated May 4, 2017. We appreciate the working relationship we have with CUWCD and thank you for your consideration in this matter.

Sincerely,



Jacob McHargue
City Manager

May 6, 2020
Page 4

EXHIBIT “B”

REVISED PAGE 28 AND REVISED EXHIBIT “A”

(REVISED Page 28 in Red)

on an annual basis. If the Capitalized Annual Fee paid by the Purchaser is higher than the actual annual payments would have been pursuant to Paragraph 2(b)(3)(C), the District shall credit the difference to the Purchaser against future Annual Fees payable by the Purchaser as determined by the District. If the Capitalized Annual Fee paid by the Purchaser is lower than the actual annual payments would have been pursuant to Paragraph 2(b)(3)(C), the Purchaser shall pay the difference to the District within ninety (90) days from the end of the Capitalization Period.

(c) Pricing Structure Applicable to the Purchaser Hereunder.

(1) The pricing structure under CWP 2017A water supply agreements for Purchased Water Delivered to the Point(s) of Delivery identified in Exhibit B, is as follows:

<u>Price Component</u>	<u>Price per acre-foot</u>
(i) One-time Development Charge	\$9,600 in 2016-17 \$9,840 in 2017-18 \$10,600 in 2020-21
(ii) Annual Fee	\$ 427**

** Subject to change. The amount to be charged for the Annual Fee is anticipated to fluctuate based upon the District's actual costs, and as such will be set annually by the District.

(2) Interest on Delinquent Accounts. Any CWP Fee that remains unpaid after it shall have become due and payable as provided herein shall be subject to simple interest at the rate of one and one-half percent (1.5%) of the delinquent amount per month. Interest will begin to accrue from the date of delinquency and will continue to accrue until such time as the delinquent CWP Fees and all accrued interest have been paid in full; provided, however, that no interest shall be charged to or paid by the Purchaser unless such delinquency continues for more than thirty (30) days or more beyond the date of delinquency.

Revised EXHIBIT A (Amended, April ??, 2020)**PURCHASED WATER TAKE DOWN SCHEDULE (BY VOLUME)
FOR PURCHASED WATER UNDER THIS AGREEMENT**

FISCAL YEAR (eg. FY 2011 = July 1, 2010 through June 30, 2011)	ANNUAL VOLUME OF PURCHASED WATER REMOVED FROM RESERVED STATUS - DELIVERABLE WATER (AF)	CUMULATIVE ANNUAL VOLUME OF PURCHASED WATER DELIVERED (AF)
2011		
2012		
2013		
2014		
2015		
2016		
2017	500	500
2018	250	750
2019	0	750
2020	0	750
2021	200	950
2022 and thereafter		950
TOTAL VOLUME OF PURCHASED WATER RESERVED UNDER THIS AGREEMENT (AF)	Total 950	



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 13, 2020

Agenda Item: 8.8 Tentative Budget

Department: Finance

Presenter: Jacob McHargue

Background/Discussion: The annual budget process began back in January with the council retreat. Staff works from the goals and priorities set in that meeting to discuss budget requests and present a tentative budget to the city council by the first meeting in May. The current circumstances have required us to make some adjustments to the budget as well as updates to the normal budgeting process. We have prepared a tentative budget for the approval of the city council. We anticipate making changes to this budget as more financial information is made available by the state over the next 6 weeks. The state requires a public hearing for the tentative budget, but because we are anticipating the final budget changing, we are proposing to also hold a public hearing for the final budget approval in our June meeting.

The General Fund budget being presented for your approval represents a 3% decrease from the current year budget. There are many factors that we considered when arriving at that number, they include a 25% decrease in sales tax collection for the year, this impact is muted because of the estimated growth in the city relative to the overall growth in the state. We will have updated numbers later this month and will be able to refine these figures before our final budget is adopted.

The utility funds budgets are relatively flat also because of the growth in the city offsetting the decline in revenue we are planning for next year.

Fiscal Impact: The budget is decreased from last year. The general fund budget is \$6,461,800 and the overall budget including all funds is \$40,835,100.

Recommendation: Staff recommends the city council adopt the tentative budget.

Sample Motion: I move to adopt the Fiscal Year 2021 Budget as presented by staff.

Attachments: Budget Worksheet Guide and Tentative FY 2021 Budget.



Budget Worksheet Guide

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2018 to 01/02/2019
58.33% of the fiscal year has expired

	2016 Actual	2017 Actual	2018 Actual	2018 Budget	2019 Actual	Original Budget	Revised Budget	Worksheet Notes
Change in Net Position								
Revenue:								
Taxes								
3110 PROPERTY TAXES	1,124,352	1,511,529	1,881,821	1,800,000	209,518	2,000,000	2,000,000	
3130 SALES TAXES	310,548	572,252	753,751	640,000	403,876	784,400	987,200	
3138 FRANCHISE TAX	281,701	278,766	309,658	311,800	188,073	311,800	311,800	
Total Taxes	1,716,601	2,362,547	2,945,230	2,751,800	799,467	3,096,200	3,279,000	
Licenses and permits								
3210 BUSINESS LICENSES AND PERMITS	10,130	13,701	11,813	12,000	9,693	15,000	15,000	
3221 BUILDING PERMITS	903,601	2,028,116	1,559,100	1,300,000	612,139	1,000,000	1,000,000	
Total Licenses and permits	913,731	2,041,817	1,570,913	1,312,000	621,832	1,015,000	1,015,000	
Intergovernmental revenue								
3356 CLASS "C" ROAD FUND ALLOTMENT	26,251	78,070	157,673	150,000	96,108	175,000	175,000	
3360 GRANTS	0	0	42,904	82,460	41,230	82,400	82,400	
Total Intergovernmental revenue	26,251	78,070	200,577	232,460	137,338	257,400	257,400	
Charges for services								
3410 DEVELOPMENT FEES	361,688	487,812	449,236	450,000	181,057	450,000	450,000	
3510 SANITATION FEES	85,160	132,114	222,029	176,400	121,896	243,000	243,000	
3520 INSPECTION FEES	202,116	214,311	144,943	150,000	2,885	150,000	150,000	
3530 RECREATION FEES	0	0	0	0	15,842	45,600	45,600	
Total Charges for services	648,964	834,237	816,208	776,400	321,680	888,600	888,600	
Fines and forfeitures								
3710 LAW ENFORCEMENT FINES & FEES	17,863	36,358	0	25,000	0	25,000	25,000	
Total Fines and forfeitures	17,863	36,358	0	25,000	0	25,000	25,000	
Interest								
3660 INTEREST EARNINGS	37,545	112,663	135,934	100,000	70,337	100,000	100,000	
Total Interest	37,545	112,663	135,934	100,000	70,337	100,000	100,000	
Miscellaneous revenue								
3620 RENTS AND CONCESSIONS	1,125	975	1,445	4,000	3,345	4,000	4,000	
3640 HISTORY BOOK	210	300	30	0	0	0	0	
3681 DONATIONS FROM PRIVATE SOURCES	3,300	1,049	4,088	1,000	1,850	1,000	1,000	
3690 SUNDRY REVENUES	168	1,328	10,307	0	8,988	0	0	
Total Miscellaneous revenue	4,803	3,652	15,870	5,000	14,183	5,000	5,000	
Contributions and transfers								
3699 EXCESS BEG. FUND APPROPRIATION	0	0	0	2,841,300	0	150,000	150,000	
3826 TRANSFER FROM CAPITAL PROJECTS FUND	0	0	1,400,000	0	0	0	0	
Total Contributions and transfers	0	0	1,400,000	2,841,300	0	150,000	150,000	
Total Revenue:	3,365,758	5,469,344	7,084,732	8,043,960	1,964,837	5,537,200	5,720,000	
Expenditures:								
General government								
Administrative								
4311 Admin SALARIES AND WAGES	371,373	352,952	422,752	382,700	257,030	466,000	425,000	
4313 Admin EMPLOYEE BENEFITS	82,462	68,934	79,112	101,500	48,669	117,000	115,000	

INTENDED FOR MANAGEMENT USE ONLY

Page 1

1/3/2019 01:07 PM

2018 Actuals- This represents money received and spent between 07/01/17 and 06/30/18.

2019 Actuals - This represents money received and spent between 07/01/18 and 06/30/19.

2020 Actuals - This represents money received and spent since 07/01/19.

2020 Budget- The final budget for the year ending 06/30/2020.

Original Budget- This represents the original budget that is presented for your approval.

Revised Budget- This represents budget adjustments made during the year, this column will be the same as the original budget until any budget adjustments are made during the year.

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 PROPERTY TAXES	1,881,821	2,384,599	2,425,991	2,430,000	0	2,410,000	2,410,000	
3130 SALES TAXES	753,751	1,108,008	1,366,785	1,510,000	0	1,260,000	1,260,000	
3131 TRANSPORTATION TAX	0	0	100,962	135,000	0	114,000	114,000	
3132 RAP TAXES	0	0	0	0	0	67,000	67,000	
3138 FRANCHISE TAX	313,777	421,859	366,589	422,000	0	428,000	428,000	
Total Taxes	2,949,349	3,914,466	4,260,327	4,497,000	0	4,279,000	4,279,000	
Licenses and permits								
3210 BUSINESS LICENSES AND PERMITS	11,813	20,681	19,023	20,000	0	20,000	20,000	
3221 BUILDING PERMITS	1,559,100	909,973	866,622	750,000	0	775,000	775,000	
3710 FIRE INSPECTIONS & PLAN REVIEW FEES	0	0	876	15,000	0	15,000	15,000	
Total Licenses and permits	1,570,913	930,654	886,521	785,000	0	810,000	810,000	
Intergovernmental revenue								
3356 CLASS "C" ROAD FUND ALLOTMENT	157,673	269,816	296,053	340,000	0	340,000	340,000	
3360 GRANTS	42,904	41,230	7,798	8,000	0	8,000	8,000	
Total Intergovernmental revenue	200,577	311,046	303,851	348,000	0	348,000	348,000	
Charges for services								
3410 DEVELOPMENT FEES	449,236	319,747	301,423	275,000	0	275,000	275,000	
3510 SANITATION FEES	222,029	314,746	281,034	334,000	0	317,300	317,300	
3520 INSPECTION FEES	144,943	203,729	246,462	200,000	0	200,000	200,000	
3530 RECREATION FEES	0	47,220	60,599	78,000	0	79,500	79,500	
Total Charges for services	816,208	885,442	889,518	887,000	0	871,800	871,800	
Fines and forfeitures								
3531 FINES AND FORFEITURES	0	1,700	1,984	2,000	0	2,000	2,000	
Total Fines and forfeitures	0	1,700	1,984	2,000	0	2,000	2,000	
Interest								
3660 INTEREST EARNINGS	135,934	170,569	130,840	125,000	0	125,000	125,000	
Total Interest	135,934	170,569	130,840	125,000	0	125,000	125,000	
Miscellaneous revenue								
3620 RENTS AND CONCESSIONS	1,445	9,070	2,463	1,000	0	1,000	1,000	
3640 HISTORY BOOK	30	60	0	0	0	0	0	
3681 DONATIONS FROM PRIVATE SOURCES	4,088	24,373	28,801	25,000	0	25,000	25,000	
3690 SUNDRY REVENUES	14,808	7,676	(286)	0	0	0	0	
Total Miscellaneous revenue	20,371	41,179	30,978	26,000	0	26,000	26,000	
Contributions and transfers								
3826 TRANSFER FROM CAPITAL PROJECTS FUND	1,400,000	0	0	0	0	0	0	
Total Contributions and transfers	1,400,000	0	0	0	0	0	0	
Total Revenue:	7,093,352	6,255,056	6,504,019	6,670,000	0	6,461,800	6,461,800	
Expenditures:								
General government								
Administrative								

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
4311 Admin SALARIES AND WAGES	365,029	471,977	426,842	480,000	0	402,000	402,000	
4313 Admin EMPLOYEE BENEFITS	79,112	91,544	83,496	123,000	0	74,000	74,000	
4321 Admin BOOKS/SUBSCRIPTIONS/MEMBERSHP	10,797	10,401	9,990	11,500	0	11,500	11,500	
4322 Admin PUBLIC NOTICES	2,887	2,115	2,182	2,000	0	2,000	2,000	
4323 Admin TRAVEL	13,739	18,052	11,279	20,700	0	16,800	16,800	
4324 Admin OFFICE SUPPLIES AND EXPENSE	14,855	24,582	7,530	21,500	0	17,500	17,500	
4325 Admin EQUIPMENT-SUPPLIES & MAINT	41,164	226	0	0	0	0	0	
4326 Admin INFORMATION SYSTEMS	51,802	63,307	65,170	30,800	0	0	0	
4327 Admin UTILITIES	62,958	272,209	25,361	37,400	0	0	0	
4328 Admin ADMINISTRATIVE COSTS	26,983	19,282	18,423	29,800	0	29,800	29,800	
4333 Admin EDUCATION & TRAINING	11,136	10,215	5,320	11,400	0	9,200	9,200	
4342 Admin BANK CHARGES	13,218	14,090	10,368	15,300	0	15,300	15,300	
4349 Admin ELECTIONS	5,412	0	5,068	6,000	0	0	0	
4351 Admin INSURANCE AND SURETY BONDS	45,239	46,986	21,089	30,400	0	0	0	
4374 Admin Capital Outlay	2,750,197	0	0	0	0	0	0	
Total Administrative	3,494,528	1,044,986	692,118	819,800	0	578,100	578,100	
Non-Departmental								
5031 Prof & Tech Services GENERAL	0	0	4,000	6,000	0	6,000	6,000	
5031.1 Prof & Tech Services PLANNER	24,089	43,804	2,520	3,000	0	0	0	
5031.2 Prof & Tech Services ENGINEER	131,404	66,894	150,757	200,000	0	50,000	50,000	
5031.3 Prof & Tech Services FIN PLAN	0	0	8,475	35,000	0	25,000	25,000	
5031.4 Prof & Tech Services AUDITOR	8,000	8,000	8,000	15,000	0	15,000	15,000	
5032.0 Prof & Tech Services LEGAL	13,200	14,400	10,800	15,000	0	39,000	39,000	
5051.0 Prof & Tech Services LIBRARY REIM FEES	17,177	21,532	17,207	23,500	0	23,500	23,500	
Total Non-Departmental	193,870	154,630	201,759	297,500	0	158,500	158,500	
Buildings and grounds								
5125.0 Buildings & Grounds EQUIPMENT MAINT	14,562	13,121	0	0	0	0	0	
5126.0 Buildings & Grounds SUPPLIES & MAINT	15,614	34,653	0	0	0	0	0	
51740 Public Works Capital Outlay	42,134	44,213	0	0	0	0	0	
Total Buildings and grounds	72,310	91,987	0	0	0	0	0	
Inspections								
5311 Building SALARIES & WAGES	556,837	484,151	380,413	466,600	0	471,800	471,800	
5313 Building EMPLOYEE BENEFITS	128,942	90,512	76,965	135,400	0	114,700	114,700	
5321 Building BOOKS & MEMBERSHIPS	2,205	3,825	234	2,300	0	2,300	2,300	
5323 Building TRAVEL	5,670	7,459	8,652	7,200	0	7,200	7,200	
5324 Building EDUCATION & TRAINING	14,497	10,669	6,331	9,700	0	8,600	8,600	
5325 Building OFFICE SUPPLIES	7,567	5,418	527	9,900	0	4,900	4,900	
5326 Building EQUIPMENT & MAINT	1,245	3,373	418	2,000	0	2,000	2,000	
5327 Building CONTRACT LABOR	119,179	9,657	5,532	25,000	0	50,000	50,000	
Total Inspections	836,142	615,064	479,072	658,100	0	661,500	661,500	
Total General government	4,596,850	1,906,667	1,372,949	1,775,400	0	1,398,100	1,398,100	
Public safety								
Police								
5431.0 Police LAW ENFORCEMENT	533,113	870,820	737,949	1,227,600	0	1,449,600	1,449,600	
5431.1 Police FIRE SERVICES	626,966	846,403	950,989	1,141,200	0	1,269,900	1,269,900	

Vineyard City
Budgeting Worksheet
10 General Fund - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
5431.2 Police DISPATCH	19,849	21,801	38,494	47,500	0	75,200	75,200	
Total Police	1,179,928	1,739,024	1,727,432	2,416,300	0	2,794,700	2,794,700	
Total Public safety	1,179,928	1,739,024	1,727,432	2,416,300	0	2,794,700	2,794,700	
Highways and public improvements								
Highways								
6011.0 Public Works SALARIES AND WAGES	139,337	138,543	109,446	131,000	0	133,000	133,000	
6013.0 Public Works EMPLOYEE BENEFITS	31,751	31,000	24,987	35,000	0	29,000	29,000	
6023.0 Public Works TRAVEL	3,054	2,525	2,820	3,000	0	3,000	3,000	
6024.0 Public Works EDUCATION & TRAINING	2,534	5,537	6,123	9,700	0	9,700	9,700	
6025.0 Public Works EQUIPMENT-SUPPLIES & MAIN	48,653	193,283	5,759	22,000	0	20,000	20,000	
6031.0 Streets PROF & TECHNICAL SERVICES	64,505	109,025	66,704	142,100	0	34,000	34,000	
6032.0 Public Works REPAIRS & MAINTENANCE	25,683	72,674	42,515	40,000	0	93,100	93,100	
Total Highways	315,517	552,587	258,354	382,800	0	321,800	321,800	
Sanitation								
5235.0 Sanitation SERVICES	167,768	259,683	261,237	322,100	0	322,100	322,100	
Total Sanitation	167,768	259,683	261,237	322,100	0	322,100	322,100	
Total Highways and public improvements	483,285	812,270	519,591	704,900	0	643,900	643,900	
Parks, recreation, and public property								
Recreation								
7211 Parks SALARIES AND WAGES	20,659	69,228	101,709	106,600	0	91,500	91,500	
7213 Parks EMPLOYEE BENEFITS	1,173	3,800	16,348	22,000	0	16,000	16,000	
7248.0 Parks DEPT SUPPLIES	8,938	73,339	11,909	18,000	0	13,000	13,000	
7260.0 Parks PROGRAM COSTS	11,036	25,753	30,055	29,800	0	56,300	56,300	
7270.0 Parks MAINTENANCE	88,826	257,546	174,257	264,500	0	309,500	309,500	
7276.0 YOUTH COUNCIL	19,591	40,517	9,786	26,500	0	31,500	31,500	
8211 Recreation SALARIES AND WAGES	0	0	21,926	65,900	0	67,300	67,300	
8213 Recreation EMPLOYEE BENEFITS	0	0	3,481	16,200	0	13,600	13,600	
Total Recreation	150,223	470,183	369,471	549,500	0	598,700	598,700	
Total Parks, recreation, and public property	150,223	470,183	369,471	549,500	0	598,700	598,700	
Transfers								
9505.0 TRANSFER TO CAPITAL PROJ FUND	256,211	1,882,732	0	944,400	0	774,800	774,800	
9515.0 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	279,500	0	251,600	251,600	
Total Transfers	256,211	1,882,732	0	1,223,900	0	1,026,400	1,026,400	
Total Expenditures:	6,666,497	6,810,876	3,989,443	6,670,000	0	6,461,800	6,461,800	
Total Change In Net Position	426,855	(555,820)	2,514,576	0	0	0	0	

Vineyard City
Budgeting Worksheet
23 Impact Fees - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Interest								
3810.0 INTEREST EARNINGS - PUBLIC SAF	0	0	0	0	0	0	0	
3820.0 INTEREST EARNINGS - ROADWAY	38,363	88,108	67,251	6,000	0	6,000	6,000	
3840.0 INTEREST EARNINGS - STORM SYST	10	3	0	0	0	0	0	
Total Interest	38,373	88,111	67,251	6,000	0	6,000	6,000	
Miscellaneous revenue								
3110.0 PUBLIC SAFETY FACILITIES	0	3,586	0	0	0	0	0	
3120.0 ROADWAY FACILITIES	1,414,361	771,085	598,071	1,200,000	0	1,200,000	1,200,000	
3150.0 STORM & GROUND WATER FACILITIES	90,284	35,779	36,955	50,000	0	50,000	50,000	
3890 EXCESS BEG. FUND APPROPRIATION	0	0	0	2,461,400	0	2,461,400	2,461,400	
Total Miscellaneous revenue	1,504,645	810,450	635,026	3,711,400	0	3,711,400	3,711,400	
Total Revenue:	1,543,018	898,561	702,277	3,717,400	0	3,717,400	3,717,400	
Expenditures:								
Miscellaneous								
4061.0 ROADWAY FACILITIES	1,712,186	112,908	606,236	3,661,400	0	3,667,400	3,667,400	
4064.0 STORM & GROUND WATER FACILITIES	91,632	26,286	12,132	50,000	0	50,000	50,000	
Total Miscellaneous	1,803,818	139,194	618,368	3,711,400	0	3,717,400	3,717,400	
Total Expenditures:	1,803,818	139,194	618,368	3,711,400	0	3,717,400	3,717,400	
Total Change In Net Position	(260,800)	759,367	83,909	6,000	0	0	0	

Vineyard City
Budgeting Worksheet
49 Capital Projects - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Contributions and transfers								
3010.0 TRANSFER FROM GENERAL FUND	256,211	1,882,732	0	250,000	0	774,800	774,800	
3890 EXCESS BEG. FUND APPROPRIATION	0	0	0	606,000	0	179,200	179,200	
Total Contributions and transfers	256,211	1,882,732	0	856,000	0	954,000	954,000	
Total Revenue:	256,211	1,882,732	0	856,000	0	954,000	954,000	
Expenditures:								
Miscellaneous								
4031.0 PROF & TECHINAL SERVICES	486	0	0	0	0	0	0	
4032.0 CONSTRUCTION	593,136	1,882,732	223,850	856,000	0	500,000	500,000	
Total Miscellaneous	593,622	1,882,732	223,850	856,000	0	500,000	500,000	
Transfers								
4094.0 TRANSFER TO GENERAL FUND	1,400,000	0	0	0	0	0	0	
4097.0 TRANSFER TO SEWER FUND	15,911	0	0	0	0	0	0	
4099.0 TRANSFER TO TRANSPORATION FUND	240,300	0	0	0	0	454,000	454,000	
Total Transfers	1,656,211	0	0	0	0	454,000	454,000	
Total Expenditures:	2,249,833	1,882,732	223,850	856,000	0	954,000	954,000	
Total Change In Net Position	(1,993,622)	0	223,850	0	0	0	0	

Vineyard City
Budgeting Worksheet
51 Water Fund - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Miscellaneous revenue								
3820 BOND PROCEEDS	0	0	0	3,252,000	0	3,252,000	3,252,000	
Total Miscellaneous revenue	0	0	0	3,252,000	0	3,252,000	3,252,000	
Contributions and transfers								
3960.0 EXCESS BEG. FUND APPROPRIATION	0	0	0	1,721,385	0	1,721,385	1,721,385	
Total Contributions and transfers	0	0	0	1,721,385	0	1,721,385	1,721,385	
Total Revenue:	0	0	0	4,973,385	0	4,973,385	4,973,385	
Expenditures:								
Internal Service								
Fleet								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	44,000	0	62,200	62,200	
Total Fleet	0	0	0	44,000	0	62,200	62,200	
Total Internal Service	0	0	0	44,000	0	62,200	62,200	
Total Expenditures:	0	0	0	44,000	0	62,200	62,200	
Total Change In Net Position	0	0	0	4,929,385	0	4,911,185	4,911,185	
Income or Expense								
Income From Operations:								
Operating income								
3710.0 WATER FEES	981,117	1,454,883	1,281,069	1,620,800	0	1,672,300	1,672,300	
3720.0 CONNECTION FEES	203,377	117,298	117,764	73,600	0	73,600	73,600	
3730.0 RECONNECTION FEES	0	0	0	500	0	0	0	
Total Operating income	1,184,494	1,572,181	1,398,833	1,694,900	0	1,745,900	1,745,900	
Operating expense								
4011.0 SALARIES AND WAGES	171,993	255,320	230,590	307,800	0	310,100	310,100	
4013.0 EMPLOYEE BENEFITS	30,428	51,666	47,874	109,100	0	92,100	92,100	
4021.0 BOOKS/SUBSCRIPTIONS/MEMBERSHPS	680	86	314	2,100	0	2,100	2,100	
4023.0 TRAVEL	1,500	3,000	2,750	2,700	0	2,700	2,700	
4025.0 EQUIPMENT-SUPPLIES & MAINT	190,273	186,584	100,197	89,100	0	102,600	102,600	
4027.0 UTILITIES	13,069	53,592	27,986	30,500	0	30,500	30,500	
4031.0 PROF & TECHNICAL SERVICES	9,187	11,322	13,740	23,800	0	19,800	19,800	
4031.1 OREM CARRIAGE FEES	0	0	125	0	0	0	0	
4031.2 CUWD PROJECT WATER ALLOT FEE	5,323	5,323	5,323	30,000	0	10,000	10,000	
4031.3 OREM - FISCAL YEAR -WATER BILL	310,928	426,787	457,577	470,800	0	470,800	470,800	
4031.5 LINDON - WATER BILL	22,535	7,132	4,608	0	0	0	0	
4031.6 CUWCD - WATER BILL	365,949	393,568	191,304	357,000	0	387,100	387,100	
4035.0 EQUIPMENT LEASE	0	522	0	0	0	0	0	
4061.0 MISCELLANEOUS	0	0	0	100,000	0	100,000	100,000	
4067.0 DEPRECIATION	68,530	70,020	0	0	0	0	0	
Total Operating expense	1,190,395	1,464,922	1,082,388	1,522,900	0	1,527,800	1,527,800	
Total Income From Operations:	(5,901)	107,259	316,445	172,000	0	218,100	218,100	
Non-Operating Items:								

Vineyard City
Budgeting Worksheet
51 Water Fund - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
Non-operating income								
3760.0 IMPACT FEE-CULINARY & IRRIGATIO	422,904	236,765	270,106	122,200	0	122,200	122,200	
3770 ADMINISTRATIVE COSTS	250	0	0	0	0	0	0	
3810.0 INTEREST EARNINGS	4,695	8,625	6,140	5,000	0	5,000	5,000	
3835 Developer Contributions	0	344,263	0	0	0	0	0	
Total Non-operating income	427,849	589,653	276,246	127,200	0	127,200	127,200	
Non-operating expense								
4066.0 IMPACT FEE-CULINARY & IRRIGATI	0	0	0	4,973,700	0	4,973,700	4,973,700	
Total Non-operating expense	0	0	0	4,973,700	0	4,973,700	4,973,700	
Total Non-Operating Items:	427,849	589,653	276,246	(4,846,500)	0	(4,846,500)	(4,846,500)	
Total Income or Expense	421,948	696,912	592,691	(4,674,500)	0	(4,628,400)	(4,628,400)	

Vineyard City
Budgeting Worksheet
52 Sewer Fund - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Internal Service								
Fleet								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	69,500	0	83,000	83,000	
Total Fleet	<u>0</u>	<u>0</u>	<u>0</u>	<u>69,500</u>	<u>0</u>	<u>83,000</u>	<u>83,000</u>	
Total Internal Service	<u>0</u>	<u>0</u>	<u>0</u>	<u>69,500</u>	<u>0</u>	<u>83,000</u>	<u>83,000</u>	
Total Expenditures:	<u>0</u>	<u>0</u>	<u>0</u>	<u>69,500</u>	<u>0</u>	<u>83,000</u>	<u>83,000</u>	
Total Change In Net Position	<u>0</u>	<u>0</u>	<u>0</u>	<u>69,500</u>	<u>0</u>	<u>83,000</u>	<u>83,000</u>	
Income or Expense								
Income From Operations:								
Operating income								
3710.0 SEWER FEES	559,477	846,048	826,499	1,024,772	0	994,500	994,500	
Total Operating income	<u>559,477</u>	<u>846,048</u>	<u>826,499</u>	<u>1,024,772</u>	<u>0</u>	<u>994,500</u>	<u>994,500</u>	
Operating expense								
4011.0 SALARIES AND WAGES	91,841	146,181	156,140	200,100	0	203,700	203,700	
4013.0 EMPLOYEE BENEFITS	17,759	29,098	31,718	57,100	0	47,100	47,100	
4023.0 TRAVEL	0	61	0	900	0	2,900	2,900	
4025.0 EQUIPMENT-SUPPLIES & MAINT	64,924	58,523	21,056	39,300	0	39,300	39,300	
4027.0 UTILITIES	19,928	19,775	15,334	25,000	0	25,000	25,000	
4031.0 PROF & TECHNICAL SERVICES	0	0	0	10,000	0	5,000	5,000	
4031.1 LINDON - SEWER BILL	3,304	2,506	655	5,000	0	5,000	5,000	
4031.2 OREM - SEWER BILL	32,858	40,622	29,523	42,500	0	37,500	37,500	
4031.3 TSSD- SEWER BILL	285,069	371,491	320,028	420,000	0	480,000	480,000	
4067.0 DEPRECIATION	262,774	317,624	0	262,800	0	262,800	262,800	
Total Operating expense	<u>778,457</u>	<u>985,881</u>	<u>574,454</u>	<u>1,062,700</u>	<u>0</u>	<u>1,108,300</u>	<u>1,108,300</u>	
Total Income From Operations:	<u>(218,980)</u>	<u>(139,833)</u>	<u>252,045</u>	<u>(37,928)</u>	<u>0</u>	<u>(113,800)</u>	<u>(113,800)</u>	
Non-Operating Items:								
Non-operating income								
3760.0 IMPACT FEE-SEWER	529,206	373,343	319,299	334,700	0	334,700	334,700	
3769.0 TSSD IMPACT FEE	1,879	0	0	0	0	0	0	
3835 Developer Contributions	0	222,932	0	0	0	0	0	
3910 Transfer from general fund	15,911	0	0	0	0	0	0	
Total Non-operating income	<u>546,996</u>	<u>596,275</u>	<u>319,299</u>	<u>334,700</u>	<u>0</u>	<u>334,700</u>	<u>334,700</u>	
Total Non-Operating Items:	<u>546,996</u>	<u>596,275</u>	<u>319,299</u>	<u>334,700</u>	<u>0</u>	<u>334,700</u>	<u>334,700</u>	
Total Income or Expense	<u>328,016</u>	<u>456,442</u>	<u>571,344</u>	<u>296,772</u>	<u>0</u>	<u>220,900</u>	<u>220,900</u>	

Vineyard City
Budgeting Worksheet
53 Storm Water Fund - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Internal Service								
Fleet								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	38,500	0	40,500	40,500	
Total Fleet	<u>0</u>	<u>0</u>	<u>0</u>	<u>38,500</u>	<u>0</u>	<u>40,500</u>	<u>40,500</u>	
Total Internal Service	<u>0</u>	<u>0</u>	<u>0</u>	<u>38,500</u>	<u>0</u>	<u>40,500</u>	<u>40,500</u>	
Total Expenditures:	<u>0</u>	<u>0</u>	<u>0</u>	<u>38,500</u>	<u>0</u>	<u>40,500</u>	<u>40,500</u>	
Total Change In Net Position	<u>0</u>	<u>0</u>	<u>0</u>	<u>38,500</u>	<u>0</u>	<u>40,500</u>	<u>40,500</u>	
Income or Expense								
Income From Operations:								
Operating income								
3710 STORM WATER FEES	95,725	132,124	137,981	186,800	0	181,500	181,500	
3760 IMPACT FEE-STORM WATER	337	0	0	0	0	0	0	
Total Operating income	<u>96,062</u>	<u>132,124</u>	<u>137,981</u>	<u>186,800</u>	<u>0</u>	<u>181,500</u>	<u>181,500</u>	
Operating expense								
4011 SALARIES AND WAGES	65,880	79,325	77,765	107,500	0	96,700	96,700	
4013 EMPLOYEE BENEFITS	13,432	13,611	15,495	34,700	0	26,000	26,000	
4021 BOOKS/SUBSCRIPTIONS/MEMBERSHPS	430	430	480	0	0	0	0	
4023 TRAVEL	0	0	0	2,000	0	1,500	1,500	
4025 EQUIPMENT-SUPPLIES & MAINT	3,441	18,240	6,551	16,500	0	10,000	10,000	
4067 DEPRECIATION	0	1,412	0	0	0	0	0	
Total Operating expense	<u>83,183</u>	<u>113,018</u>	<u>100,291</u>	<u>160,700</u>	<u>0</u>	<u>134,200</u>	<u>134,200</u>	
Total Income From Operations:	<u>12,879</u>	<u>19,106</u>	<u>37,690</u>	<u>26,100</u>	<u>0</u>	<u>47,300</u>	<u>47,300</u>	
Non-Operating Items:								
Non-operating income								
3835 Developer Contributions	0	288,667	0	0	0	0	0	
Total Non-operating income	<u>0</u>	<u>288,667</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Total Non-Operating Items:	<u>0</u>	<u>288,667</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
Total Income or Expense	<u>12,879</u>	<u>307,773</u>	<u>37,690</u>	<u>26,100</u>	<u>0</u>	<u>47,300</u>	<u>47,300</u>	

Vineyard City
Budgeting Worksheet
54 Transportation Utility Fund - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Internal Service								
Fleet								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	0	51,300	0	69,700	69,700	
Total Fleet	0	0	0	51,300	0	69,700	69,700	
Total Internal Service	0	0	0	51,300	0	69,700	69,700	
Total Expenditures:	0	0	0	51,300	0	69,700	69,700	
Total Change In Net Position	0	0	0	51,300	0	69,700	69,700	
Income or Expense								
Income From Operations:								
Operating income								
3710 TRANSPORTATION UTILITY FEES	56,389	122,220	90,105	154,000	0	0	0	
Total Operating income	56,389	122,220	90,105	154,000	0	0	0	
Operating expense								
4011 SALARIES AND WAGES	4,997	16,143	21,924	68,900	0	58,200	58,200	
4013 EMPLOYEE BENEFITS	1,275	3,516	4,729	21,500	0	14,800	14,800	
4025 EQUIPMENT-SUPPLIES & MAINT	0	0	8,156	8,200	0	0	0	
4026 ROAD PROJECTS	0	0	11,899	0	0	0	0	
4027 UTILITIES	0	417	0	0	0	0	0	
4031 PROF & TECHNICAL SERVICES	144,385	207,705	72,717	330,000	0	205,000	205,000	
Total Operating expense	150,657	227,781	119,425	428,600	0	278,000	278,000	
Total Income From Operations:	(94,268)	(105,561)	(29,320)	(274,600)	0	278,000	278,000	
Non-Operating Items:								
Non-operating income								
3910 Transfer from general fund	240,300	0	0	475,000	0	454,000	454,000	
Total Non-operating income	240,300	0	0	475,000	0	454,000	454,000	
Total Non-Operating Items:	240,300	0	0	475,000	0	454,000	454,000	
Total Income or Expense	146,032	(105,561)	(29,320)	200,400	0	176,000	176,000	

Vineyard City
Budgeting Worksheet
61 Internal Service Fund - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Contributions and transfers								
3810 TRANSFER FROM GENERAL FUND	0	0	0	279,500	0	251,600	251,600	
3811 TRANSFER FROM WATER FUND	0	0	0	44,000	0	62,200	62,200	
3812 TRANSFER FROM SEWER FUND	0	0	0	69,500	0	83,000	83,000	
3813 TRANSFER FROM STORM WATER FUND	0	0	0	38,500	0	40,500	40,500	
3814 TRANSFER FROM TRANSPORTATION FUND	0	0	0	51,300	0	69,700	69,700	
3815 TRANSFER FROM RDA FUND	0	0	0	25,000	0	38,700	38,700	
Total Contributions and transfers	0	0	0	507,800	0	545,700	545,700	
Total Revenue:	0	0	0	507,800	0	545,700	545,700	
Expenditures:								
Internal Service								
Fleet								
4725 VEHICLE MAINTENANCE	0	0	4,775	4,700	0	4,700	4,700	
4726 VEHICLE REPAIR	0	0	4,257	6,600	0	6,600	6,600	
4727 FUEL	0	0	20,676	24,000	0	24,000	24,000	
4761 FLEET MISCELLANEOUS	0	0	2,702	5,500	0	2,500	2,500	
4774 FLEET CAPITAL OUTLAY	0	0	79,381	90,000	0	30,000	30,000	
4781 FLEET LEASE PAYMENTS	0	38,313	85,119	124,100	0	158,900	158,900	
Total Fleet	0	38,313	196,910	254,900	0	226,700	226,700	
Facilities Maintenance								
4625 JANITORIAL SERVICE AND SUPPLIES	0	0	8,265	8,800	0	8,800	8,800	
4626 FACILITIES SUPPLIES & MAINTENANCE	0	1,210	2,093	5,000	0	12,500	12,500	
4627.0 FACILITIES UTILITIES	0	0	32,691	28,000	0	29,000	29,000	
4661 FACILITIES INFORMATION SYSTEMS	0	0	7,943	97,200	0	83,400	83,400	
Total Facilities Maintenance	0	1,210	50,992	139,000	0	133,700	133,700	
Total Internal Service	0	39,523	247,902	393,900	0	360,400	360,400	
Miscellaneous								
4011.0 SALARIES AND WAGES	0	0	0	47,100	0	83,300	83,300	
4013 EMPLOYEE BENEFITS	0	0	0	2,700	0	2,300	2,300	
4351 INSURANCE	0	0	27,860	24,300	0	59,700	59,700	
Total Miscellaneous	0	0	27,860	74,100	0	145,300	145,300	
Total Expenditures:	0	39,523	275,762	468,000	0	505,700	505,700	
Total Change In Net Position	0	39,523	275,762	39,800	0	40,000	40,000	
Income or Expense								
Income From Operations:								
Operating expense								
4867 DEPRECIATION	0	0	0	39,800	0	39,800	39,800	
Total Operating expense	0	0	0	39,800	0	39,800	39,800	
Total Income From Operations:	0	0	0	39,800	0	39,800	39,800	
Total Income or Expense	0	0	0	39,800	0	39,800	39,800	

Vineyard City
Budgeting Worksheet
91 General Fixed Assets - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Miscellaneous								
4100 Depn exp general government	537,658	0	0	0	0	0	0	
4400 Depn exp highway and public works	732,906	0	0	0	0	0	0	
4500 Depn exp parks and recreation	20,557	0	0	0	0	0	0	
Total Miscellaneous	1,291,121	0	0	0	0	0	0	
Total Expenditures:	1,291,121	0	0	0	0	0	0	
Total Change In Net Position	1,291,121	0	0	0	0	0	0	

Vineyard City
Budgeting Worksheet
95 Governmental Long-term Liabilities - 07/01/2020 to 06/30/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Expenditures:								
Miscellaneous								
4101 Pension expense	43,087	76,127	0	0	0	0	0	
Total Miscellaneous	43,087	76,127	0	0	0	0	0	
Total Expenditures:	43,087	76,127	0	0	0	0	0	
Total Change In Net Position	43,087	76,127	0	0	0	0	0	