



**NOTICE OF A VINEYARD  
CITY COUNCIL MEETING  
October 14, 2020 at 6:00 PM**

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PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled meeting on Wednesday, October 14, 2020 at 6:00 p.m. This meeting will be held electronically, but the public is welcome to attend in person at our anchor location in the City Council Chambers at 125 South Main Street, Vineyard, Utah.

Please click on this link

<https://zoom.us/j/99067413829?pwd=ZzJWUFdqM2tOVGQ1UnhMMlRHR0ZrUT09>

or dial 1-301-715-8592 US or 1-253-215-8782 to join the meeting. You can also view the meeting on our [YouTube Channel](#).

**AGENDA**

**Presiding Mayor Julie Fullmer**

**REGULAR SESSION**

**1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE – *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](mailto:pams@vineyardutah.org). Public comments will also be taken in person or through the zoom app by either using the ‘chat’ feature or the ‘raise hand’ feature when prompted.*

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

**4. STAFF, COMMISSION, AND COMMITTEE REPORTS**

*(3 minutes each)*

**City Manager Jacob McHargue**

**5. CONSENT ITEMS**

**5.1 [Approval of the September 23, 2020 City Council Meeting Minutes](#)**

**5.2 [Approval of the Utah County Recreation Grant](#)**

## 6. MAYOR'S APPOINTMENTS

Youth Council Appointments..... 7 vacancies

Mayor Fullmer, with the advice and consent of the City Council will appoint seven members to the Youth Council Executive Board.

## 7. DISCUSSION/PRESENTATIONS

### 7.1 Central Corridor Transit Study

The Central Corridor Transit Study Team will present their progress and findings.

## 8. BUSINESS ITEMS

### 8.1 DISCUSSION AND ACTION – Amending the Zoning Code - Medical Cannabis (Ordinance 2020-13)

*(this item was continued from the September 23, 2020 City Council meeting where a public hearing was held.)* (15 minutes)

Community Development Director Morgan Brim will present an amendment to the Zoning Code to add Medical Cannabis and Pharmacy provisions: Section 15.12.050 District Use Table to add new zoning uses for Pharmacies, Cannabis Production Establishments, & Medical Cannabis Pharmacies; New Section 15.34.210 Cannabis Production Establishments and Medical Cannabis Pharmacies to add development standards for associated uses; and Section 15.60.020 Definitions for Pharmacies, Cannabis Production Establishments, & Medical Cannabis Pharmacies. The mayor and city council will act to adopt (or deny) this request by Ordinance.

### 8.2 DISCUSSION AND ACTION – Vineyard Tree Manual Amendment (Resolution 2020-17)

(15 minutes)

City Planner II Briam Amaya Perez and Councilmember Tyce Flake will present an amendment to the Vineyard Tree Manual. The mayor and city council will act to adopt (or deny) this request by resolution.

### 8.3 DISCUSSION AND ACTION – Utah County Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act Grant Agreement (Resolution 2020-18)

City Manager Jacob McHargue will present the agreement for the – Utah County Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act Grant. The mayor and city council will act to adopt (or deny) this request by resolution.

### 8.4 DISCUSSION AND ACTION – Municipal Code Amendment Section 2.08 City Manager (Ordinance 2020-14)

(15 minutes)

The mayor and City Council will discuss proposed amendments to the city manager's duties. They will act to adopt (or deny) these amendment by Ordinance.

### 8.5 DISCUSSION – Amendments to the Personnel Policies and Procedures Manual

(15 minutes)

Mayor and city council will discuss amendments to the City's Personnel Policies and Procedures Manual.

## 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 (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

- (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, including any form of a water right or water shares
- (e) strategy sessions to discuss the sale of real property, including any form of a water right or water shares
- (f) discussion regarding deployment of security personnel, devices, or systems;
- (g) the purpose of considering information that is designated as a trade secret, as defined in Section [13-24-2](#), if the public body's consideration of the information is necessary in order to properly conduct a procurement under [Title 63G, Chapter 6a, Utah Procurement Code](#);

## 10. ADJOURNMENT

The next regularly scheduled meeting is October 28, 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:** October 13, 2020

**CERTIFIED (NOTICED) BY:** /s/ Pamela Spencer  
PAMELA SPENCER, CITY RECORDER



**MINUTES OF A VINEYARD  
CITY COUNCIL MEETING**

City Council Chambers

This meeting was held electronically through  
Zoom with an anchor location at  
125 South Main Street, Vineyard, Utah  
September 23, 2020 at 6:00 PM

**Present**

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

**Absent**

Councilmember Chris Judd

**Staff Present:** City Manager Jacob McHargue, Public Works Director/City Engineer Don Overson, Assistant City Engineer Chris Wilson, City Attorney David Church, Community Development Director Morgan Brim, Water/Parks Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Anthony Jenkins, Alternate Planning Commissioner Amber Rasmussen

**Others Speaking:** Utah Transit Authority Trustee Kent Millington, Jeff Hartley with Sage Government Solutions, Residents Clay Winder, David Lauret, and Marsha Geroli

**6:00 PM REGULAR SESSION**

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

Mayor Fullmer opened the meeting at 6:00 PM. Councilmember Earnest led the Pledge of Allegiance and gave the invocation.

**2.  PUBLIC COMMENTS**

Mayor Fullmer called for public comments.

Resident and Alternate Planning Commissioner Amber Rasmussen explained the updates she was making to the tree manual. She asked Councilmember Flake how he wanted her to proceed. He replied that he had to have everything ready and submitted by October 31 to qualify for the grant. Mr. Brim said that one of the changes they were recommending would allow the city engineer to make edits as long as they were not making restrictions to properties.

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

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

50 Councilmember Flake requested that his Utah Lake Commission report be attached to the  
51 minutes.

52  
53 Councilmember Earnest gave an update on the fires that were burning in Utah County. He  
54 reported on the number of COVID-19 cases in Utah yesterday. Provo and Orem had the highest  
55 number of cases in the past week causing them to return to the “Orange” phase. He said that the  
56 Intensive Care Unit’s (ICU) bed usage was at 52 percent. The non-ICU bed usage was at 41  
57 percent. Mayor Fullmer asked about the number of COVID cases in Vineyard. Councilmember  
58 Earnest replied that he had not received a breakdown by city. Mayor Fullmer mentioned that they  
59 were moving into cold and flu season and suggested that people take precautions. She said that  
60 there were resources posted on the city’s social media sites. She also suggested that people call  
61 the city for help in accessing these resources.

62  
63 Mayor Fullmer reported that she had been attending the Utah League of Cities and Town’s  
64 Annual Conference. She said that she had learned that, since the pandemic, people had realized  
65 that they could work remotely and because of that, transportation and other services were  
66 changing. Vineyard’s planning for the town center, public access to the shoreline, and education  
67 made Vineyard a place to be, attracting businesses and tourism. She reported that the \$500 Utah  
68 Lake Cleanup project that went from Center Street down towards the lakeshore had been  
69 completed this past weekend.

70  
71  
72 **4.  STAFF, COMMISSION, AND COMMITTEE REPORTS**

73 City Manager Jacob McHargue reported that the \$500 improvement project had come in under  
74 budget. He said that there was a good group of volunteers and city staff who had helped and  
75 there were already people using it. He reported that he had met with the Orem City Engineer  
76 about the new water tank that would be in Orem. They were also talking about what it would  
77 take to make a change from Orem’s water system to the Central Utah Water system. He reported  
78 that the North Point Special Service District Board had offered the directing manager position to  
79 an applicant and anticipated an acceptance coming this week. He mentioned that the Facebook  
80 live event this week had included staff, Councilmember Welsh, and members of the Bicycle  
81 Advisory Commission.

82  
83 Mayor Fullmer reported that they were still working on the contract with Utah Department of  
84 Transportation (UDOT) and Union Pacific Railroad (UP) for the rail spur removal. UDOT was  
85 working to make the contract compliant for use of the federal grant money. She said that they  
86 were hoping to have the contract on the next City Council agenda.

87  
88  
89 **5.  CONSENT ITEMS**

90 **5.1** Approval of the September 9, 2020 City Council Meeting Minutes

91 **5.2** Approval of the Tucker Row at Water’s Edge Phase 3 Final Plat

92 **5.3** Approval of the vacation of Lots 10 & 11, Phase 9, James Bay at Waters Edge  
93 Subdivision Final Plat (combining two lots)

94  
95 Mayor Fullmer called for a motion.

**Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE CONSENTS ITEMS 5.1 THROUGH 5.3. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND WELSH VOTED AYE. COUNCILMEMBER JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

## **6. MAYOR'S APPOINTMENTS**

No names were submitted.

## **7. DISCUSSION/PRESENTATIONS**

### **7.1 PRESENTATION – Utah Transit Authority (UTA)**

UTA Trustee Kent Millington will do a presentation on current UTA services.

Mayor Fullmer turned the time over UTA Trustee Kent Millington.

Trustee Millington reported that the Vineyard FrontRunner station was moving forward and that they would be meeting on October 1 and 2 to finalize the costs for the final project, which would include the station and the double track. He said that the other project that directly impacted Vineyard was the Central Corridor Study. The study was looking at creating a Bus Rapid Transit (BRT) system, which would run on State Street from Provo to Lehi. He said that there was a preferred alternative to have the route go from State Street and 800 North down to Vineyard and back up. The other alternative (not preferred) was to have the bus run on Geneva Road after going to Vineyard.

Mayor Fullmer stated that the main goal was to make sure that Vineyard was connected into the bus line. She said that they had to eliminate the light rail to get the BRT system into Utah County.

Mr. Brim asked if the study had looked at connecting Vineyard into the Utah Valley Express (UVX) line, so people did not have to transfer. Mayor Fullmer replied that she had requested that Vineyard be connected to UVX in conjunction with the 800 North connection. She felt that it was important to have the hospital corridor and UVU connected. Trustee Millington replied that it had been a part of the consideration and was still in discussions. He said that with the current proposal, the BRT would connect with UVX and a transfer would be required.

Mr. McHargue asked if the people would have to transfer buses to get to the Vineyard station. Trustee Milling replied that as he understood it, people would not have to transfer. He said he would get clarification.

Trustee Millington said that there were two other studies that he felt were important to mention. One was The Point of the Mountain, which was studying how to connect Salt Lake County to Northern Utah County. He explained that the current Central Corridor Study proposal was to keep it on the east side of the freeway and connect it with the Point of the Mountain line. Mayor Fuller asked how that change would affect the west side of Lehi. Trustee Milling replied that Lehi wanted the connection to be on the east side of I-15.

Trustee Millington mentioned that Mountainland Association of Governments was promoting a study called the North Lakeshore Study. He said that they were looking for public input over the next 30 days at [Mountainland.org/nlstudy](http://Mountainland.org/nlstudy). He said that the website had links to separate sections

of the study (roads, transit, and trails). The area being studied was from Vineyard, north to the county line. Mayor Fullmer mentioned that people could find the links posted on Vineyard's social media sites.

Trustee Millington reported that with COVID-19 restrictions, ridership had gone from about 160,000 a day down to 40,000 a day in April, but now it was up in the range of mid-60,000 a day.

Councilmember Earnest asked if the studies would be updated to match the work from home program that companies were embracing. He expressed concern that ridership was down and that it might be the new normal. Trustee Millington replied that it was a concern for which they were considering in their studies.

Mayor Fullmer thanked Trustee Millington for his presentation.

## **8. BUSINESS ITEMS**

### **8.1 PUBLIC HEARING – Amending the Consolidated Fee Schedule (Resolution 2020-16)**

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

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

**Motion:** COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 6:43 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBER EARNEST, FLAKE, AND WELSH VOTED AYE. COUNCILMEMBER JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

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

Ms. Hill explained that they were adding a business license fee for Accessory Dwelling Units (ADU). The initial fee would be \$100 with a \$50 biennial renewal fee. They were also removing the Town Hall room rental fee from the schedule because rental of the building was unavailable. There was a discussion about the room rental fees.

Mr. Brim explained that they were adding the ADU fee referenced in the Zoning Code. He said that if they already had an ADU permit they would not need to pay the initial \$100 fee but would need to pay the biennial fee. He also mentioned that they needed to remove the ADU permit application fee from the fee schedule, as the business license fee was replacing it.

City Recorder Pamela Spencer read the first public comment: Resident Dean Stonehocker felt that the poll sent out by Assemble earlier in the week was biased in favor of the fee. He wrote that he did not see how the regulations would protect the homeowners and renters. He felt that the city should stay out of regulating what people did with their homes and leave the money in the owners' pockets. Mr. Brim replied that the business license allowed the city to do an audit to ensure that the ADU was in compliance. He said that tonight, they were adding a fee that was already mentioned in the code. The reason that they were requiring the owner occupancy was to maintain the overall appearance and upkeep of the unit, which tended to be higher when the owner was onsite. They also wanted to maintain the integrity of the single-family neighborhoods.

199 It also allowed the city to look for any work that might have been done without a building  
200 permit. Mr. Brim said that it was a public safety concern. Mr. McHargue added that this would  
201 help ensure that the occupancy restrictions were met. There was a discussion about the Assemble  
202 poll.

203  
204 Mayor Fullmer read a “chat” comment. Resident Clay Winder asked if the \$50 renewal fee  
205 would be required if the unit was being rented out. Mr. Brim replied that they would not have to  
206 pay for it if it were not being rented out, but they should let the city know if they were going to  
207 rent the unit. He explained that the initial \$100 fee was to cover the site plan process and \$50  
208 biennial fee was to ensure that no additional work had been done the unit and to audit owner  
209 occupancy.

210  
211 Ms. Spencer read the second comment: Resident Marsha Geroli wrote that she disagreed with the  
212 fee because those that had already done the work and had an ADU were not informed of the new  
213 requirement and should be grandfathered in. She felt that illegal ADUs were the problem and  
214 were causing parking issues and that they should have to pay the fees. She also felt that the fee  
215 would discourage people from building ADUs which would help alleviate the housing shortage.  
216 She wrote that most people were using ADUs to offset mortgages and this fee would be a  
217 hindrance to their income. She wrote that if the city was worried about street parking, they  
218 needed to start enforcing it. She quoted the Internal Revenue Code’s (IRC) definition of a  
219 qualified business. She explained that rental properties were considered a passive activity and  
220 were excluded from the definition. She felt that they should not have to have a business license  
221 unless they had multiple rentals. She also felt that Vineyard was adding this fee to put money in  
222 their pocket and those who owned ADUs were a minority and had a lesser voice on the issue.  
223 There was a discussion about the fee. Mr. McHargue reiterated that if the homeowner had  
224 already applied for an ADU permit process they would not need to pay that initial fee again. The  
225 only difference would be the need pay the \$50 biennial fee. There was a discussion about the  
226 renewal process. There was also a discussion about code enforcement for illegal units.

227  
228 Mayor Fullmer asked Mr. McHargue to address the IRS code comment. Mr. McHargue  
229 explained that the IRC did not have an impact on the city’s ability to charge a business license  
230 fee for a rental property. Ms. Geroli asked, even if it was okay, why was it necessary to for the  
231 city to require a business license. Mr. McHargue replied that as they had researched and adopted  
232 the ADU ordinance they had spoken with other cities that had run into issues where people get  
233 an ADU and then rent the home to two different people. They found that over time that the ones  
234 that were rented out as duplexes were the ones that had the most complaints and were not being  
235 taken care of. He said that the best way to audit it was to do to a biennial renewal. Ms. Geroli  
236 asked if they could address the ADU when it was a problem. She said that she talked to people  
237 who were going to do the ADUs on their own, so they did not have to pay the fees. She felt it  
238 was an unnecessary step.

239  
240 Mayor Fullmer felt that the people they were trying to focus on were not going to comply, and  
241 this change would only apply to those that were in compliance. She asked how they were going  
242 to address the fallout. Mr. Brim replied that they would work based on complaints through code  
243 enforcement. He reiterated that the code was already in place; this was only adding the fee to the  
244 business license fees. He said that everyone would be treated the same and it would allow the  
245 city to ensure the compliance through occupancy restrictions. The Planning Department would  
246 be doing the inspections using the ADU requirements. If there were building concerns, then the  
247 building department would do an inspection. Mayor Fullmer asked if the fee was what was  
248 budgeted for staff time to take care of it. Mr. Brim replied that it was not an income generator  
249 and that the city could not make money on the fees. He explained the process. There was a  
250 discussion about the fee and code enforcement for noncompliant homes. Mr. Brim explained that

there would be additional code enforcement fees, of up to \$1,000 before going to court, for ADUs that were not in compliance. This would not include the costs to bring their ADU into compliance. Mr. McHargue explained that they had researched the fees and tried to keep the fees as low as possible and still cover the costs to administer the program. It would only be \$2 a month to cover the rental property. The discussion continued. Mayor Fullmer read a “chat” comment from Anthony Jenkins about reporting illegal ADUs. Mayor Fullmer replied that there was an online reporting process.

Ms. Spencer read the third comment: Resident Shay Hope wrote that this was not just a \$150 fee but there were other costs involved such as the basement finish, application and inspections fees, and delayed rental income due to ADU approval times. For her this totaled \$50,686. She felt that the city was over generalizing the issue because there was not a connection between an ADU and improving community issues. She wrote that many homeowners had sufficient parking for their ADUs and asked why those homeowners should be charged a fee. She felt that this was punishing everyone for a few people’s problems. Her suggestions were to increase and enforce existing parking fines and charge the people who were breaking the law. Mayor Fullmer replied that this was a procedural fee. She felt that both Ms. Geroli’s and Ms. Hope’s concerns were that these inspections were not necessary. She asked if the things they viewed as the issues were parking, noise, nuisances, and other code violations that were not associated with this fee. Mr. Brim agreed with the mayor’s summation of the issue. He clarified that it was not a \$150 fee; it was an initial \$100 fee, which covered the ADU for two years and then \$50 every other year after that. People who already had an ADU did not have to pay the initial fee.

Mr. McHargue asked if the council wanted to have a means to do the inspections by charging an ADU fee or have the city subsidize it. Councilmember Earnest felt that ADUs were an opportunity for homeowners to make extra money or subsidize their own cost of living and that it was a wonderful opportunity. He did not feel that the fees were over the top and that there were procedures in place to make sure people were compliant. He mentioned that there were serious penalties in place for those who were not compliant, and he was comfortable with the fees recommended.

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

**Motion:** COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 7:30 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND WELSH VOTED AYE. COUNCILMEMBER JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

Mayor Fullmer called for comments from the council.

Councilmember Flake said that one of the components of this process was that the city relied on the citizen to help them maintain order and quality of the lifestyle in this community. He said that they could not patrol the streets looking for breakers of this code. He said that if there were residents who had people in their neighborhoods who were causing them pain and worry because they were not conforming with the code, then the city was relying on them to help the city. That way they did not need to feel that they were paying the full burden for someone else’s sins. The city was concerned with the health, welfare, safety, and quality of life of the citizens and they created codes to maintain order in the community.

Councilmember Welsh felt that ADUs were a personal choice and she did not feel the fee was a huge amount. She also felt that to subsidize the fee would take away from other projects. She said that she had researched it and had talked to residents who had tried to cut corners and it was a sad situation and she was in favor of any way to motivate residents the use property channels. Mayor Fullmer said that she agreed with the council but also understood the residents' concerns. She suggested that people take their concerns about this code to the Planning Commission.

Mayor Fullmer called for a motion.

There was a discussion about the wording on the motion.

**Motion:** COUNCILMEMBER EARNEST MOVED TO ADOPT RESOLUTION 2020-16 AS PRESENTED AND ADDING THE REMOVAL OF THE ACCESSORY DWELLING UNIT APPLICATION FEE UNDER THE LAND USE APPLICATION SECTION OF THE CONSOLIDATED FEE SCHEDULE. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBER EARNEST, FLAKE, AND WELSH VOTED AYE. COUNCILMEMBER JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

## 8.2 **DISCUSSION AND ACTION – Amending the Municipal Code – Title 7 Public Utilities (Ordinance 2020-12)**

Assistant Finance Director/Treasurer Mariah Hill will present an amendment to the Municipal Code Title 7 – Public Utilities. The mayor and city council will act to adopt (or deny) this request by Ordinance.

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

Ms. Hill explained that there were some policies in place that were not clarified in the code. She said that this amendment cleaned up some of the language in the code to match current department title usage and removed the applications from the code and made them administrative.

Mayor Fullmer called for questions.

Councilmember Earnest expressed concern with the timing of the shutoff notices. Ms. Hill explained that the 30 days did not start until after the due date, so the bill was two months past due before they sent out shutoff notices.

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

**Motion:** COUNCILMEMBER FLAKE MOVED TO ADOPT ORDINANCE 2020-12, AMENDING THE MUNICIPAL CODE TITLE 7 – PUBLIC UTILITIES AS PRESENTED. COUNCILMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBER EARNEST, FLAKE, AND WELSH VOTED AYE. COUNCILMEMBER JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

349 **8.3  PUBLIC HEARING – Amending the Zoning Code - Medical Cannabis**  
350 **(Ordinance 2020-13)**

351 Community Development Director Morgan Brim will present an amendment to the  
352 Zoning Code to add Medical Cannabis and Pharmacy provisions: Section 15.12.050  
353 District Use Table to add new zoning uses for Pharmacies, Cannabis Production  
354 Establishments, & Medical Cannabis Pharmacies; New Section 15.34.210 Cannabis  
355 Production Establishments and Medical Cannabis Pharmacies to add development  
356 standards for associated uses; and Section 15.60.020 Definitions for Pharmacies,  
357 Cannabis Production Establishments, & Medical Cannabis Pharmacies. The mayor and  
358 city council will act to adopt (or deny) this request by Ordinance.

359  
360 Mayor Fullmer called for a motion to open the public hearing.

361  
362 **Motion:** COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 7:39  
363 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER,  
364 COUNCILMEMBER EARNEST, FLAKE, AND WELSH VOTED AYE. COUNCILMEMBER  
365 JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

366  
367 Mayor Fullmer turned the time over to Community Development Director Morgan Brim.

368  
369 Mr. Brim explained that state legislation allowed for medical cannabis use. He said that the code  
370 amendment would allow three uses, which were medical cannabis production, medical cannabis  
371 pharmacies and standard pharmacies. The medical cannabis production use would be allowed  
372 only for the cultivation and breaking down of the plants into a use that could be sold to a medical  
373 cannabis pharmacy. This use would only be allowed in the Manufacturing (M) and Flex Office  
374 Industry (FOI) districts. The Medical Cannabis Pharmacy would only be allowed in the FOI district.  
375 These uses would also be added to the District Use Table and would reference the development  
376 standards. These uses would also have to be permitted by the state. Mr. Brim explained that  
377 because the two types of pharmacies were defined separately by the state, they were adding both  
378 definitions to the code.

379  
380 Mayor Fullmer asked about the cannabis medical pharmacy only being allowed in the FOI. Mr.  
381 Brim replied that this would put the pharmacies further from the residential and church uses, etc.  
382 He added that there was a distance requirement in state code.

383  
384 Mr. Brim explained that they were adding definitions with references to the state code. He said  
385 that the last change was adding development standards to provide policing powers for the city.  
386 He added that uses must meet building standards and that no store front windows could display  
387 the cannabis products. He explained that there was a retail-to-industrial use ratio in the FOI  
388 district. He mentioned that the state strongly regulated the uses and had an extensive process that  
389 someone had to go through to get permits to grow and sell the cannabis products. He said that  
390 staff and the Planning Commission were recommending approval.

391  
392 Mayor Fullmer called for public comments. Hearing none, she called for a motion to close the  
393 public hearing.

394  
395 **Motion:** COUNCILMEMBER WELSH MOVED TO CLOSE THE PUBLIC HEARING AT  
396 7:48 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER,  
397 COUNCILMEMBER EARNEST, FLAKE, AND WELSH VOTED AYE. COUNCILMEMBER  
398 JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

Councilmember Welsh asked what the reasons were to shelter the use from the public. Mr. Brim replied that it fell in a manufacturing use and would be better in the FOI district. He said that the medical cannabis pharmacy storefront attached to the use was desirable so they could have a small storefront to fit the area. He said that he had spoken with a company in Florida who said they would rather not be in a main retail district because of the stigma. He felt that the FOI district would provide privacy and also the FOI district would meet the state distance requirements.

Councilmember Welsh asked if Mr. Brim had done research on how these medical cannabis dispensaries had affected other communities. Mr. Brim replied that he had researched other Utah cities but had not done a nationwide one. He said that he had mostly seen zoning code changes that were established. Councilmember Welsh said that when she done her own research, she found that the areas with the allowed use had seen decreased home values, increased crime, and high schools with easier access to the products.

Jeff Hartley with Sage Government Solutions explained that the state passed requirements to protect communities where these businesses would reside. He said that they were treating this as a medical treatment and did not want to make it too difficult for people to access the product. He said that the pharmacies had the same setback requirements as liquor stores along with other regulations and that the state had asked cities to accommodate these pharmacies.

Mayor Fullmer asked if Councilmember Welsh's research included states that allowed recreational use of the product. Councilmember Welsh replied that she had researched Florida and Colorado. Mr. Hartley said that the state had researched markets that only dealt with medical cannabis. He said that the medical cannabis code was administered by the state's health and agricultural departments and that they were taking feedback from the communities where the pharmacies were located.

Councilmember Welsh felt that the medical cannabis use had been a positive thing. She asked to push the motion to adopt the ordinance off until the next meeting. She said that she wanted to see how the communities where the in-state dispensaries were located were doing and to also research other states.

Mr. Hartley said that they could set a time for the council to meet with the health department to talk about how it had been rolled out and what impacts they had seen. He said that the adoption of these ordinances was being done by cities across the state in anticipation of production facilities increasing. Productions facilities for CBD were allowed anywhere cities would allow them. Councilmember Welsh felt that it would help to have the state health department come.

Mayor Fullmer explained that it was a serious vetting process that the state had gone through to determine how to regulate cannabis. She said that staff had also gone through a vetting process as well and were adding additional requirements for the city.

Mr. Brim said that he would work with Mr. Hartley to set up a meeting with the state health department. He added that he would do further research on medical cannabis pharmacies.

Councilmember Earnest felt that the recommended locations were acceptable. He said that he was in favor of getting access to medical cannabis closer to the city's residents. Councilmember Flake was in agreement.

Mayor Fullmer called for a motion to continue the discussion until the next meeting.

**Motion:** COUNCILMEMBER WELSH MOVED TO CONTINUE ITEM 8.3 AMENDING THE ZONING CODE - MEDICAL CANNABIS (ORDINANCE 2020-13), TO THE OCTOBER 14 CITY COUNCIL MEETING. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND WELSH VOTED AYE. COUNCILMEMBER JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

## 9. CLOSED SESSION

Mayor Fullmer called for a motion to go into a closed session.

**Motion:** COUNCILMEMBER WELSH MOVED TO GO INTO A CLOSED SESSION FOR A DISCUSSION ABOUT THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL AND A STRATEGY SESSION TO DISCUSS THE SALE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES IMMEDIATELY FOLLOWING THE COUNCIL MEETING. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND WELSH VOTED AYE. COUNCILMEMBER JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

## 10. ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

**Motion:** COUNCILMEMBER WELSH MOVED TO ADJOURN THE MEETING AT 8:07 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, AND WELSH VOTED AYE. COUNCILMEMBER JUDD WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

The next regularly scheduled meeting is October 14, 2020.

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

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



## VINEYARD RDA STAFF REPORT

**Date:** 10/14/2020  
**Agenda Item:** 5.2 Utah County Grant  
**From:** Jacob McHargue  
**Subject:** Utah County Recreation Grant

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### **Background/Discussion:**

Each year Utah county offers municipalities a recreation grant. The grant amount this year is \$5,216. In the retreat this year, one of the projects that was discussed was improving the hill at grove park. We have applied for a grant to help us regrade the hill and potentially install some in the ground hillside slides. Once the grant is approved, we will work with a designer to come up with a plan for the hill. The final plan would be brought back to the council for approval.

### **Fiscal Impact:**

Our estimate for the total cost to regrade the hill, improve the landscaping, and install the slides is \$25,000. Staff is proposing to utilize the RAP tax funding to provide the match for this project. We are currently collecting around \$10,000 per month in RAP tax funding.

### **Recommendation:**

Staff recommendation is that the council approve the grant application and allow staff to work with the county for final approval.

### **Sample Motion:**

I move to approve the application and allow the mayor to sign the agreement.

**Attachments: Agreement**



## Utah County Commission

Tanner Ainge  
Nathan Ivie  
Bill Lee

51 S University Ave.  
Suite 320  
Provo, UT 84601

801-851-8100  
[www.utahcounty.gov](http://www.utahcounty.gov)

# 2020 Municipal Recreation Grant Application

<sup>30<sup>th</sup></sup>  
**Application deadline is September 30<sup>th</sup>, 2020 @ 5:00PM.**

Municipality: VINEYARD CITY

Name of Preparer/Contact Person: BRIAN VAWDREY

Mailing Address: 125 S. MAIN ST, VINEYARD, UT 84059

Phone: 385-240-6096

E-mail: brianv@vineyardutah.org

Grant Amount Requested

2020: \$ 5,216.16

2019: \$ \_\_\_\_\_ (if eligible)

TOTAL: \$ 5,216.16

Project Name: GROVE PARK HILLSIDE SLIDES

Project Location: GROVE PARK (350 N. 100 E., Vineyard, UT 84059)

Project Type: (Please check all that apply.)

☐ Tourism Promotion

☐ Tourism Facility

☐ Cultural Facility

☒ Recreational Facility

☐ Convention Facility

\*\*\*Please submit a detailed project description with application\*\*\*

Date Approved by Municipal Council: \_\_\_\_\_

Brian Vawdrey  
Mayor or Administrator Signature

09-30-20  
Date

### FOR COMMISSION OFFICE USE ONLY

| Application Received by Commission Office | County Attorney Review | Commission Approval/Agreement # | Agreement Sent to Municipality | Signed Agreement Received by Commission Office | Receipts Received by Commission Office | PO Sent to County Auditor | Funds Paid |
|-------------------------------------------|------------------------|---------------------------------|--------------------------------|------------------------------------------------|----------------------------------------|---------------------------|------------|
|                                           |                        |                                 |                                |                                                |                                        |                           |            |

Youth Mayor: Janelle Dadson

Youth Manager: William Welsh

Youth Recorder: Harrison Welch

Activities Chair: Alexa Dadson

Beautification Chair: Claire Inouye

Meetings and Elections Chair: Jake Golightly

Service Chair: Holland Welch



# COMMUNITY DEVELOPMENT

DATE: October 14, 2020  
FROM: Morgan Brim, Community Development Director  
TO: Mayor and City Council  
ITEM: 8.1 Ord 2020-13: Public Hearing and Consideration of an ordinance to amend the Vineyard Zoning Ordinance to add medical cannabis and pharmacy uses.

## **INTRODUCTION:**

On November 6, 2018, the State of Utah voted to approve Proposition 2 to legalize medical cannabis for qualified patients. This law has been since revised by the state legislature. This law provides allowances for Medical Cannabis Production and Pharmacies. Life Elevated, a Vineyard company, is in the process of applying for a license which would permit them to grow cannabis for medical uses.

The proposed text amendments will provide city allowances to medical cannabis production in the M and FOI districts and permit medical cannabis pharmacies in the FOI district. The attached ordinance adds applicable uses to the District Use Table, established development standards and adds a standard pharmacy use to our retail/commercial districts. Staff felt it was important to clearly distinguish between a standard pharmacy and a medical cannabis pharmacy.

During the September 23, 2020 City Council meeting, staff was directed to provide research regarding impacts of Medical Cannabis Pharmacies on surrounding neighborhoods. Staff is working with the State Health Department to have a representative present at this meeting to address Council member concerns.

## **RECOMMENDATION:**

The Planning Commission held a public hearing on September 16, 2020 and forwards a positive recommendation of Ordinance 2020-13.

## **RECOMMENDED MOTION:**

*"I move to approve proposed Ordinance 2020-13."*

## **ATTACHMENTS:**

- Ordinance 2020-13

**VINEYARD  
ORDINANCE 2020-13**

**AN ORDINANCE OF THE VINEYARD CITY, UTAH, AMENDING THE VINEYARD ZONING ORDINANCE TO PROVIDE ALLOWANCES FOR MEDICAL CANNABIS PHARMACIES, MEDICAL CANNABIS ESTABLISHMENTS, AND PHARMACIES INCLUDING AMENDING SECTION 15.12.050 DISTRICT USE TABLE ADDING MEDICAL CANNABIS PHARMACIES, MEDICAL CANNABIS ESTABLISHMENTS AND PHARMACIES AS USES WITHIN THE TABLE; SECTION 15.60.020 DEFINITIONS ADDING DEFINITIONS FOR USES AND SECTION 15.34.210 TO ADD DEVELOPMENT STANDARDS FOR MEDICAL CANNABIS USES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING 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 the 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 September 16, 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 September 23, 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 September 23, 2020, adopt the proposed Zoning Text Amendments.

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

**SECTION 1:**        **AMENDMENT** “15.12.050 District Use Table\*” of the Vineyard Zoning Code is hereby *amended* as follows:

**A M E N D M E N T**

15.12.050 District Use Table\*

1. District Use Table: The district use table lists all use types and zoning districts where the use type is permitted (P), allowed through the provision of a conditional use permit (C), permitted as an accessory use (A) to a principal use or permitted for temporary timeframe (T).
2. Prohibited Uses: All uses marked with an “x” in the district use table or not specifically listed are prohibited, except where state or federal law otherwise preempts local land use regulation.
3. Additional Requirements: In addition to requirements listed at the bottom of the district use table, additional requirements for specific uses are listed in [VZC 15.14 Special Purpose Districts](#), VZC 15.32 General Property Development Standards and VZC 15.34 Supplementary Development Standards of the zoning ordinance.

Accessory Use: An accessory use, unless otherwise permitted in the zoning ordinance, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site. P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X<sup>x</sup> = Indicates Additional Standards Below

#### NCNP

| ZONING DISTRICT USES                 |                                                                             | O S | A -1           | R & A -5       | R E -2 0       | R -1-1 5       | R -1-1 0       | R -1-8         | R -2-1 5       | H D R -1       | H D R -2       | R M U | F M U | B P | R C | N C            | FOI | M | P F |
|--------------------------------------|-----------------------------------------------------------------------------|-----|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-------|-------|-----|-----|----------------|-----|---|-----|
| RES<br>IDE<br>NTI<br>AL <sup>8</sup> | Clinical Support Housing                                                    | N   | N              | N              | N              | N              | N              | N              | N              | N              | N              | N     | N     | N   | N   | P <sub>8</sub> | N   | N | N   |
|                                      | Dwelling, Multiple-Family                                                   | N   | N              | N              | N              | N              | N              | N              | N              | N              | P              | P     | P     | N   | N   | N              | N   | N | N   |
|                                      | Dwelling Single-Family                                                      | N   | P              | P              | P              | P              | P              | P              | P              | P              | N              | P     | N     | N   | N   | N              | N   | N | N   |
|                                      | Dwelling, Two-Family                                                        | N   | N              | N              | N              | N              | N              | N              | P              | P              | N              | P     | P     | N   | N   | N              | N   | N | N   |
|                                      | Model Home or Unit                                                          | N   | P              | P              | P              | P              | P              | P              | P              | P              | P              | P     | N     | N   | N   | P              | N   | N | N   |
|                                      | Residence for Persons with a Disability                                     | N   | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | N     | N     | N   | N   | P <sub>2</sub> | N   | N | N   |
|                                      | Residence for Persons with a Disability that are Substance Abuse Facilities | N   | C <sub>5</sub> | C <sub>5</sub> | C <sub>5</sub> | C <sub>5</sub> | C <sub>5</sub> | C <sub>5</sub> | C <sub>5</sub> | C <sub>5</sub> | C <sub>5</sub> | N     | N     |     | N   | N              | N   | N |     |

|                                                            |          |                |                |                |                |                |                |                |                |                |          |          |          |                |          |                             |                      |                      |          |   |
|------------------------------------------------------------|----------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------|----------|----------|----------------|----------|-----------------------------|----------------------|----------------------|----------|---|
| located within 500 feet of a school                        |          |                |                |                |                |                |                |                |                |                |          |          |          |                |          |                             |                      |                      |          |   |
| Residential Facility for Elderly Persons                   | N        | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | N        | N        | N        | N              |          | C <sup>5</sup> <sub>N</sub> | N                    | N                    | N        | N |
| Residential Lease, Short-term                              | N        | N              | N              | N              | N              | N              | N              | N              | N              | N              | N        | N        | N        | N              | N        | N                           | N                    | N                    | N        |   |
| Agriculture, Commercial                                    | P        | P              | P              | N              | N              | N              | N              | N              | N              | N              | N        | N        | N        | N              | N        | N                           | N                    |                      |          |   |
| Animal Hospital                                            | N        | N              | N              | N              | N              | N              | N              | N              | N              | N              | P        | N        | N        | P              | C        | P                           | P                    | N                    |          |   |
| Financial Institution                                      | N        | N              | N              | N              | N              | N              | N              | N              | N              | N              | P        | P        | C        | P              | P        | P                           | N                    | N                    |          |   |
| Billboard                                                  | N        | N              | N              | N              | N              | N              | N              | N              | N              | N              | N        | N        | N        | N              | N        | N                           | N                    | N                    |          |   |
| <u>Cannabis Production Establishment</u>                   | <u>N</u> | <u>N</u>       | <u>N</u>       | <u>N</u>       | <u>N</u>       | <u>N</u>       | <u>N</u>       | <u>N</u>       | <u>N</u>       | <u>N</u>       | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u>       | <u>N</u> | <u>N</u>                    | <u>p<sup>8</sup></u> | <u>p<sup>8</sup></u> | <u>N</u> |   |
| Car Wash                                                   | N        | N              | N              | N              | N              | N              | N              | N              | N              | N              | C        | N        | N        | C <sub>3</sub> | N        | C                           | P                    | N                    |          |   |
| Chemical Manufacture, Storage, and Distribution (Existing) | N        | N              | N              | N              | N              | N              | N              | N              | N              | N              | N        | N        | N        | N              | N        | N                           | N                    | N                    |          |   |
| Commercial Day Care/Preschool Center                       | N        | N              | N              | N              | N              | N              | N              | N              | N              | N              | C        | C        | C        | C              | C        | C <sub>3</sub>              | N                    | N                    |          |   |
| Commercial Plant Nursery                                   | N        | C              | C              | N              | N              | N              | N              | N              | N              | N              | C        | N        | N        | P              | N        | P                           | P                    | N                    |          |   |
| Commercial Recreation, Indoor                              | N        | N              | N              | N              | N              | N              | N              | N              | N              | N              | C        | C        | C        | P              | P        | N                           | N                    | N                    |          |   |
| Commercial Recreation, Outdoor                             | N        | C              | C              | N              | N              | N              | N              | N              | N              | N              | C        | N        | C        | C              | N        | N                           | N                    | N                    |          |   |
| Composting Facility                                        | N        | N              | N              | N              | N              | N              | N              | N              | N              | N              | N        | N        | N        | N              | N        | N                           | C                    | N                    |          |   |
| Construction Sales and                                     | N        | N              | N              | N              | N              | N              | N              | N              | N              | N              | P        | N        | N        | C              | N        | C                           | P                    | N                    |          |   |

|          |                                                                                 |   |   |   |   |   |   |   |   |   |   |                |                |   |                |   |                |                |   |   |
|----------|---------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|----------------|----------------|---|----------------|---|----------------|----------------|---|---|
| CO<br>MM | Service                                                                         |   |   |   |   |   |   |   |   |   |   |                |                |   |                |   |                |                |   |   |
|          | Contractor's<br>Office/Storage<br>Yard                                          | N | N | N | N | N | N | N | N | N | N | N              | N              | N | N              | N | N              | N              | P | N |
|          | Distribution<br>Center                                                          | N | N | N | N | N | N | N | N | N | N | C              | N              | C | N              | N | N              | P              | N |   |
|          | Drive-thru<br>Facility                                                          | N | N | N | N | N | N | N | N | N | N | P <sub>7</sub> | P <sub>7</sub> | N | P <sub>7</sub> | N | N              | P <sup>7</sup> | N |   |
|          | Dry Cleaning                                                                    | N | N | N | N | N | N | N | N | N | N | P              | P              | N | P              | P | P              | N              | N |   |
|          | Flammable<br>Liquids or<br>Gases<br>Manufacture,<br>Storage and<br>Distribution | N | N | N | N | N | N | N | N | N | N | C              | N              | N | N              | N | N              | C              | N |   |
|          | Funeral<br>Home/Mortuar<br>y                                                    | N | N | N | N | N | N | N | N | N | N | C              | N              | C | N              | C | N              | N              | N |   |
|          | Golf Course                                                                     | C | C | C | N | C | N | N | N | N | N | N              | N              | N | N              | N | N              | N              | N |   |
|          | Health and<br>Fitness<br>Facility                                               | N | N | N | N | N | N | N | N | N | N | P              | P              | P | P              | P | N              | N              | N |   |
|          | Hotel                                                                           | N | N | N | N | N | N | N | N | N | N | C              | C              | C | C              | C | N              | N              | N |   |
|          | Hybrid<br>Production<br>Facility                                                | N | N | N | N | N | N | N | N | N | N | C              | C              | N | C              | C | P              | N              | N |   |
|          | Kennel,<br>Commercial                                                           | N | N | N | N | N | N | N | N | N | N | N              | N              | N | C              | N | P <sup>2</sup> | P <sup>2</sup> | N |   |
|          | Kennel,<br>Outdoor<br>Commercial                                                | N | N | N | N | N | N | N | N | N | N | N              | N              | N | N              | N | C <sup>2</sup> | C <sup>2</sup> | N |   |
|          | Laundry,<br>Commerical                                                          | N | N | N | N | N | N | N | N | N | N | C              | C              | N | N              | N | P              | P              | N |   |
|          | Laundry, Self<br>Serve                                                          | N | N | N | N | N | N | N | N | N | N | P              | P              | P | N              | P | P              | P              | N |   |
|          | Manurfacturin<br>g, Heavy                                                       | N | N | N | N | N | N | N | N | N | N | N              | N              | N | N              | N | N              | C              | N |   |
|          | Manufacturing<br>, Light                                                        | N | N | N | N | N | N | N | N | N | N | N              | N              | P | N              | N | P              | P              | N |   |
|          | Medical and<br>Dental Clinic                                                    | N | N | N | N | N | N | N | N | N | N | P              | P              | P | N              | P | N              | N              | N |   |

|                |                                                           |          |          |          |          |          |          |          |          |          |          |          |          |                |                |          |                      |  |          |          |   |
|----------------|-----------------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------------|----------------|----------|----------------------|--|----------|----------|---|
| ER<br>CIA<br>L | Medical or<br>Dental<br>Laboratory                        | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | P        | P        | P              | N              | P        | P                    |  | P        | N        |   |
|                | Motel                                                     | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | C        | C        | C              | C              | C        | N                    |  | N        | N        |   |
|                | Motor Vehicle<br>Fueling<br>Station                       | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | C        | N        | N              | C              | N        | C                    |  | N        | N        |   |
|                | Nightclub                                                 | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | C        | C        | N              | C              | C        | N                    |  | N        | N        |   |
|                | Nursing Care<br>Facility                                  | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | C        | C        | C              | N              | N        | N                    |  | N        | N        |   |
|                | Nursing<br>Home,<br>Convalescent<br>Care                  | N        | C        | C        | C        | C        | C        | C        | C        | C        | C        | N        | N        | N              | N              | N        | N                    |  | N        | N        |   |
|                | Office                                                    | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | P        | P        | P              | P <sub>4</sub> | P        | P <sup>4</sup>       |  | N        | N        |   |
|                | Pawnshop                                                  | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | C        | N        | N              | N              | N        | N                    |  | N        | N        |   |
|                | Personal Care<br>Services                                 | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | P        | P        | N              | P              | P        | N                    |  | N        | N        |   |
|                | Personal<br>Instruction<br>Service                        | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | P        | P        | C              | P              | P        | C                    |  | N        | N        |   |
|                | <u>Pharmacy</u>                                           | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>P</u> | <u>P</u> | <u>N</u>       | <u>P</u>       | <u>N</u> | <u>N</u>             |  | <u>N</u> | <u>N</u> |   |
|                | <u>Pharmacy,<br/>Medical<br/>Cannabis</u>                 | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>N</u>       | <u>N</u>       | <u>N</u> | <u>P<sup>8</sup></u> |  | <u>N</u> | <u>N</u> |   |
|                | Private Club                                              | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | C        | C        | C              | C              |          | NC                   |  | N        | N        |   |
|                | Restaurant                                                | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | P        | P        | P              | P              | P        | P                    |  | N        | N        |   |
|                | Retail Sales<br>and Services                              | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | P        | P        | P <sub>3</sub> | P              | P        | P <sup>33</sup>      |  | N        | N        |   |
|                | Retail Sales<br>and Services<br>(Community<br>Commercial) | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | P        | P        | N              | N              | P        | N                    |  | N        | N        |   |
|                | Retail Sales<br>and Services<br>(Regional)                | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | P        | P        | N              | P              | N        | N                    |  | N        | N        |   |
|                | Salvage Yard                                              | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | N              | N              | N        | N                    |  |          |          |   |
|                | Sexually<br>Oriented                                      | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | N        | N              | N              | N        | N                    |  | N        | C        | N |

|                                                |                                                           |                    |   |                |                |                |                |                |                |                |                |                |   |                |                |                |                |   |   |   |   |
|------------------------------------------------|-----------------------------------------------------------|--------------------|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---|----------------|----------------|----------------|----------------|---|---|---|---|
| Business                                       | Storage - Self Service Mixed-Use Facility                 | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | C <sub>2</sub> | N | C <sub>2</sub> | C <sub>2</sub> | C <sub>2</sub> | C <sup>2</sup> | N | N |   |   |
|                                                | Storage - Self Service                                    | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | N              | N | N              | N              | N              | N              | P | N |   |   |
|                                                | Storage of Recreational Vehicles                          | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | N              | N | N              | N              | N              | N              |   |   |   |   |
|                                                | Trailer/RV Camping Facilities                             | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | N              | N | N              | N              | N              | N              |   |   |   |   |
|                                                | Vehicle and Equipment Rental                              | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | N              | N | N              | C              | N              | N              |   | C | N | N |
|                                                | Vehicle and Equipment Repair (Major)                      | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | N              | N | N              | C              | N              | P              | N |   |   |   |
|                                                | Vehicle and Equipment Repair (Minor)                      | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | N              | N | N              | C              | N              | C              | C | C | P | N |
|                                                | Vehicle and Equipment Sale and Rental New or Used (Heavy) | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | N              | N | N              | C              | N              | N              | N |   |   |   |
|                                                | Vehicle and Equipment Sale or Rental New or Used (Light)  | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | N              | N | N              | C              | N              | P              | N | N |   |   |
|                                                | Warehouse                                                 | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | N              | N | C              | N              | N              | P              | P | N |   |   |
|                                                | Warehouse Club                                            | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | C              | N | N              | C              | N              | N              | N | N |   |   |
|                                                | Wholesale Distribution                                    | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | C              | N | C              | N              | N              | P              | P | N |   |   |
|                                                | Business                                                  | Assembly, Place of | N | C <sub>1</sub> | C <sub>1</sub> | C <sub>1</sub> | C <sub>1</sub> | C <sub>1</sub> | C <sub>1</sub> | C <sub>1</sub> | C <sub>1</sub> | C <sub>1</sub> | C | C              | C              | N              | C              | N | N | N |   |
| Commuter and Light Rail Facilities and Station |                                                           | N                  | N | N              | N              | N              | N              | N              | N              | N              | N              | P              | P | C              | C              | C              | C              | C | C |   |   |

|                      |                                      |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|----------------------|--------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PUBLIC AND UTILITIAN | Earth Station (Satellite Dish Farm)  | N | N | N | N | N | N | N | N | N | N | N | N | C | N | N | N | P | N |
|                      | Educational Facility                 | N | C | C | C | C | C | C | C | C | C | P | P | P | C | P | N | N | N |
|                      | Emergency Care Facility              | N | N | N | N | N | N | N | N | N | N | p | P | C | N | N | N | N | N |
|                      | Environmental Remediation Activities | N | N | N | N | N | N | N | N | N | N | P | P | P | P | N | P | P | P |
|                      | Farmers' Market                      | N | N | N | N | N | N | N | N | N | N | C | C | C | N | C | N | N | C |
|                      | Heliport                             | N | N | N | N | N | N | N | N | N | N | C | N | N | C | N | N | C | N |
|                      | Hospital                             | N | N | N | N | N | N | N | N | N | N | C | C | N | N | N | N | N | N |
|                      | Liquor Store (State Owned)           | N | N | N | N | N | N | N | N | N | N | C | C | N | C | C | N | N | N |
|                      | Major Facility of a Public Utility   | C | C | C | C | C | C | C | C | C | C | C | N | N | C | N | C | C | C |
|                      | Minor Facility of a Public Utility   | P | P | P | P | P | P | P | P | P | P | C | C | P | C | C | P | P | P |
|                      | Museum                               | N | N | N | N | N | N | N | N | N | N | P | P | C | C | P | N | N | N |
|                      | Open Space and Trails                | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |   |
|                      | Parks and Associated Facilities      | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P |   |
|                      | Park and Ride Facility               | N | N | N | N | N | N | N | N | N | N | P | N | C | N | N | P | P | N |
|                      | Power Plant                          | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N |   | C | N |
|                      | Public Use                           | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | P |
|                      | Recycling Collection Center          | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | C | P | N |
|                      | Recycling Processing Facility        | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | N | C | N |
|                      | Transit Passenger Hub (Intermodal)   | N | N | N | N | N | N | N | N | N | N | P | P | N | C | N | C | C | C |

|                                   |                                                 |                |                |                |                |                |                |                |                |                |                |                |                |                |   |                |                |                |                |
|-----------------------------------|-------------------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|---|----------------|----------------|----------------|----------------|
|                                   | Wireless Telecommunications Site/Facility       | N              | C <sub>2</sub> | C <sub>2</sub> | N              | N              | N              | N              | N              | N              | N              | C <sub>2</sub> | C <sub>2</sub> | C <sub>2</sub> | N | N              | C <sup>2</sup> | C <sup>2</sup> | C <sub>2</sub> |
| AC<br>CES<br>SO<br>RY<br>USE<br>S | Accessory Building                              | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | N              | N              | N              | N | P <sub>2</sub> | N              | N              | N              |
|                                   | Accessory Dwelling Unit                         | N              | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | N              | N              | N              | N | N              | N              | N              | N              |
|                                   | Accessory Dwelling Unit for Owner or Employee   | N              | P              | P              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N | P              | C              | C              | N              |
|                                   | Accessory Use                                   | P              | P              | P              | P              | P              | P              | P              | P              | P              | P              | P              | P              | P              | P | P              | P              | P              | P              |
|                                   | Billboard                                       | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N | N              | N              | N              | N              |
|                                   | Domestic Livestock and Fowl                     | N              | P <sub>2</sub> | P <sub>2</sub> | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | N | N              | N              | N              | N              |
|                                   | Home Day Care (one to seven children)           | N              | P              | P              | P              | P              | P              | P              | P              | P              | P              | N              | N              | N              | N | N              | N              | N              | N              |
|                                   | Home Day Care (eight to ten children)           | N              | C              | C              | C              | C              | C              | C              | C              | C              | C              | N              | N              | N              | N | N              | N              | N              | N              |
|                                   | Home Occupation                                 | N              | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | N              | N              | N | P <sub>2</sub> | N              | N              | N              |
|                                   | Home Preschool (one to seven children)          | N              | P              | P              | P              | P              | P              | P              | P              | P              | P              | N              | N              | N              | N | N              | N              | N              | N              |
|                                   | Home Preschool (eight to ten children)          | N              | C              | C              | C              | C              | C              | C              | C              | C              | C              | N              | N              | N              | N | N              | N              | N              | N              |
|                                   | Household Pets, Noncommercial                   | N              | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | N              | N              | N              | N | P <sub>2</sub> | N              | N              | N              |
|                                   | Open/Outdoor Display of Products or Merchandise | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | C              | N              | N              | C | C              | C              | P              | N              |

|                                 |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                |                 |                |                |
|---------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|----------------|----------------|
| Seasonal Use                    | T <sub>5</sub> | N              | N              | N              | N              | N              | N              | N              | N              | N              | N              | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sup>5</sup>  | N              | N              |
| Sign -<br>Temporary             | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sub>6</sub> | T <sup>6</sup>  | T <sup>6</sup> | T <sub>6</sub> |
| Swimming<br>Pool                | P              | C <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | P <sub>2</sub> | N              | N              | p <sub>2</sub> | N               | N              | N              |
| Temporary<br>Use                | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sub>5</sub> | T <sup>55</sup> | T <sup>5</sup> | T              |
| Tennis<br>Court/Sports<br>Court | C              | C              | C              | C              | C              | C              | C              | C              | C              | C              | C              | N              | N              | N              | N              | P              | N               | N              | C              |

1. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in VZC 15.60 of this ordinance are permitted.

2. See VZC 15.34 for additional use development standards.

3. Use is allowed as an accessory use to a principle use.

4. Use shall not exceed 25% of the net square footage of a single building or development.

5. See VZC 15.26 for additional use standards.

6. See VZC 15.48 for signage requirements.

7. In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in Section 15.34.190 Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require the approval of a conditional use permit. See Part 12 of Section 15.34.190 of the VZC.

8. Use shall meet all licensing requirements as required by Utah State Code and conform to Section 15.34.210 Cannabis Production Establishments and Medical Cannabis Pharmacies development standards of this title.

**SECTION 2:** **AMENDMENT** “15.60.020 Definitions” of the Vineyard Zoning Code is hereby *amended* as follows:

## AMENDMENT

### 15.60.020 Definitions

Words not defined herein shall have a meaning consistent with Webster’s New Collegiate Dictionary, latest edition.

**Abandon/Abandoned:** Means a use that has been discontinued for a minimum period of one (1) year or a building, structure, sign, or other object that remains vacant or unused for a minimum period of one (1) year.

**Abandonment:** Any act that results to abandon.

**Access:** The provision of vehicular and/or pedestrian ingress and egress to a lot, parcel, building, or structure.

**Accessory Building:** A building customarily incidental and clearly subordinate to the primary building and located on the same lot as the primary building.

**Accessory Use:** A use clearly incidental, subordinate and customarily found in connection to the primary use and located on the same lot as the primary use.

**Active or Valid Building Permit:** A Building Permit that has not expired.

**Adjacent Property/Adjacent Landowners:** A lot or parcel of property, or the owner of record of such, according to the records of the Utah County Recorder that has a common boundary line with a lot or parcel of property that is the subject of some action before the city.

**Affected Entity:** Means a county, municipality, independent special District under Title 17A, Chapter 2, Independent Special Districts, Local District under Title 17B, Chapter 2, Local Districts, School District, interlocal cooperation entity established under Title 11, Chapter 13, InterLocal Cooperation Act, specified public utility, or the Utah Department of Transportation, if:

1. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
2. The entity has filed with the municipality a copy of the entity's general or long-range plan; or
3. The entity's boundaries or facilities are within one mile of land that is the subject of a general plan amendment or land use Ordinance change.

**Agent:** The person with written authorization to represent a property owner.

**Agriculture:** An area which is used for the commercial production, keeping, or maintenance for sale of plants and domestic animals typically found in Utah County, or lands devoted to a soil conservation management program, but excluding the keeping of prohibited animals, Commercial Plant Nursery, as defined herein, Concentrated Animal Feeding Operation, as defined by the U.C.A., 1953, as amended, and subject to the Utah Pollutant Discharge Elimination System (UPDES), or similar activities.

**Agricultural Building:** A structure used in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of § 58-56-4, U.C.A., 1953, as amended. To qualify as an agricultural building the structure must meet all requirements of § 58-56-4(1), U.C.A., 1953, as amended.

**Alcoholic Beverages:** Means and includes beer and liquor as defined in the State of Utah Alcoholic Beverage Control Act, as amended.

**Alteration:** Any change, addition, or modification in construction of a building or structure.

**Animal Hospital:** A facility for the diagnosis, treatment and hospitalization of animals, that may include indoor holding facilities only for the treatment and observation of animals but does not include any outdoor holding or boarding facilities, unless Outdoor Boarding Kennels are listed as an allowed use in the Zoning Use Matrix.

**Apiary:** Any place where one (1) or more colonies of bees are located.

**Appeal Authority:** The person, board, commission, agency, or other body designated by this Ordinance to decide an appeal of a decision of a Land Use Application or a Variance.

**Applicant:** Any person(s) presenting a Land Use Application for any Approval, Permit, or License required by a Land Use Ordinance.

**Application/Land Use Application:** Written requests for an Approval, Permit, or License and completed in a manner prescribed by this Ordinance for review and decision by a Land Use Authority.

**Application, Complete:** An Application that includes all information requested on the appropriate form, and payment of all applicable fees.

**Application, Incomplete:** An Application that lacks information requested on the appropriate form, or lacks the payment of all applicable fees.

**Architectural Projection:** Any projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building, but shall not include signs.

**Assembly, Place of:** The use of land for a meeting place where persons gather together for purposes of attending civic, social, religious functions, recreational events or entertainment performances on a regular or recurring basis including, but not limited to, religious institutions, banquet facilities, funeral homes, theaters, conference centers, stadiums, and indoor or outdoor recreational facilities.

**Awning:** A roofed structure placed to extend outward from the building providing a protective shield for doors, windows, and other openings supported by the building or other supports.

**Base District:** A Zoning District that establishes regulations governing land use and site development in a specific geographic area.

**Basement:** A story partly underground and having at least one-half (1/2) its height below the average level of the adjoining ground.

**Bay Window:** A window or series of windows forming a recess or bay from a room and projecting outward from the wall.

**Beekeeper:** A person who keeps honeybees in order to collect honey and beeswax and pollinate crops.

**Beekeeping Equipment:** Anything used in the operation of an apiary, such as hive bodies, supers, frames, veils, gloves, top and bottom boards, extractors or other equipment to handle or manipulate bees, honey, wax, or hives.

**Berm:** A mound of earth used as a site feature, or to shield, screen, and buffer uses, undesirable views and to separate land uses.

**Best Management Practices (BMPs):** A practice, or combination of practices, determined to be the most effective (including technological, economic, and institutional considerations) means of preventing or reducing disturbance or disruption to the natural environment.

**Billboard:** A freestanding sign designed or intended to direct attention to a business, product, or service that is not provided, sold, offered, or existing on the property where the sign is located.

**Buildable Area:** That area of a lot or parcel which is outside of any required setback areas and outside of any other areas regulated by this Ordinance.

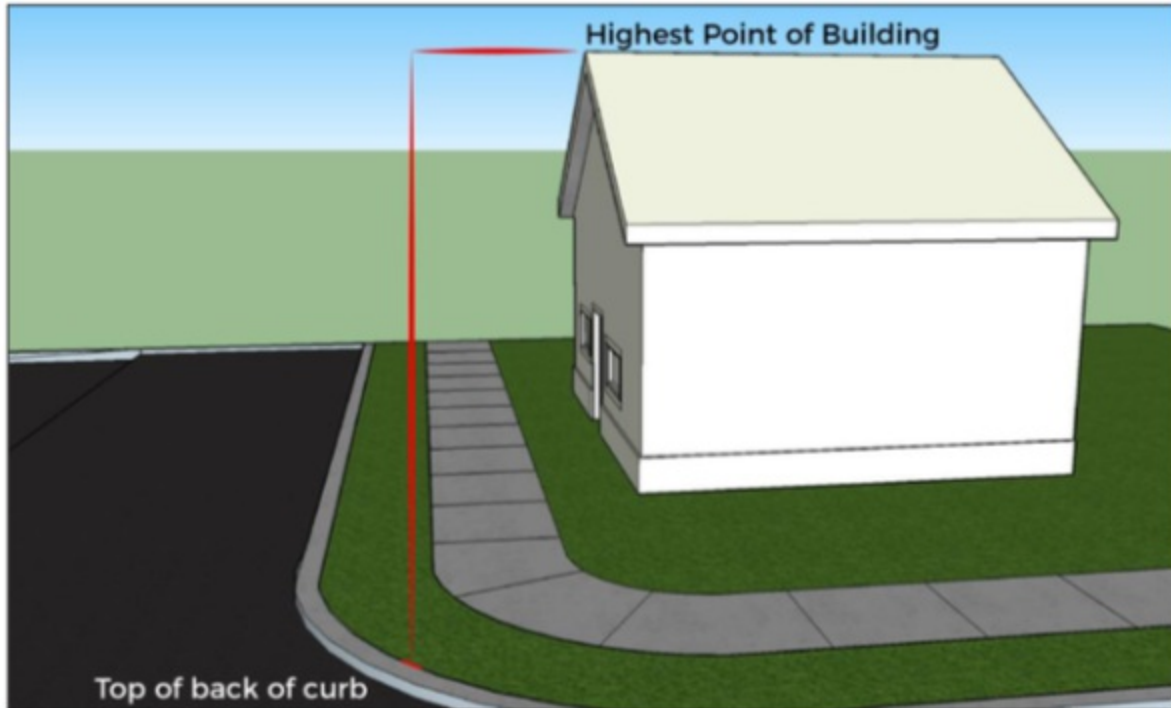
**Building:** Any structure, whether permanent or temporary, which is designed, intended, or used for occupancy by any person, business, animals, possessions, or for storage of property or materials of any kind.

**Building Code:** The International Building Code, as adopted by the city.

**Building Facade:** That portion of an exterior elevation of a building extending from the finished grade to the top of the parapet wall or eaves and the entire width of the building elevation.

**Building Frontage:** The horizontal, linear dimension of that side of a building abutting a street, a parking area, or other circulation area open to the public.

**Building, Height:** The vertical distance from the TOP OF THE BACK OF CURB to the highest point of the building or structure.



**Building Line:** The line circumscribing the buildable area of a lot.

**Building Line, Front:** A line parallel to the front lot line and at a distance there from equal to the required depth of the front yard setback and extending across the entire width of the lot or parcel.

**Building Line, Rear:** A line parallel to the rear lot line and at a distance there from equal to the required depth of the rear yard setback and extending across the entire width of the lot or parcel.

**Building Line, Side:** A line parallel to the side lot line and at a distance there from equal to the required depth of the side yard setback and extending between the front and rear building lines.

**Building Official:** The person charged with the administration and enforcement of the Building Code of the City of Vineyard, or designee.

**Building Permit:** A Permit authorizing a construction activity.

**Business:** Means and includes all trades, occupations, professions, or activities carried on within the city for the purpose of gain or economic profit.

**Carport:** Roof structures open on at least two sides and subject to all requirements prescribed for a garage.

[Cannabis Production Establishment: See USC Section 26-61a-102 Definitions.](#)

**Car Wash:** A facility that offers the washing of motor vehicles and motorcycles by either machine or hand-operated mechanisms used principally for the cleaning, washing, polishing, or waxing of motor vehicles not exceeding 10,000 pounds Gross Vehicle Weight. A facility of this type may be able to accommodate more than one vehicle at the same time.

**Certificate of Occupancy:** A certificate issued by the Building Official authorizing occupancy of a building or structure requiring a Building Permit.

**Chemical Manufacturing, Storage, and Distribution (Existing):** A use, existing and established in the Town on January 1, 2008 and engaged in making of chemical products from raw or partially finished materials and the storage and distribution of such chemical materials and that by reason of materials, processes, products or waste may be hazardous or that by the emission of odor, dust, smoke, gases, noise, vibration, glare, heat or other impacts may impact adjoining properties, and which may include the parking and storage of distribution vehicles, and accessory activities.

**Chief Executive Officer:** Means the Mayor of the City of Vineyard. **City Engineer:** A registered Civil Engineer so appointed by the city.

**Clear View Area:** Areas at intersecting streets and driveways where unobstructed vision is maintained, as required by this Ordinance.

**Clinical Support Housing:** Residential housing whose occupancy is restricted to persons who are registered or employed as a patient, student, or staff member associated with the clinical or educational program of the facility or campus in which the housing unit or dormitory is located.

**Cluster Development:** A design that locates buildings in specific areas of a site to allow the remaining land to be used, but not limited to, recreation, open space, and preservation of sensitive land areas.

**Code:** The City of Vineyard Municipal Code, as adopted.

**Colony:** Bees in any hive including queens, workers, or drones.

**Commercial Kennel:** An establishment where four (4) or more dogs, older than four (4) months, are kept for the purpose of boarding, breeding, raising or training dogs for a fee or on a nonprofit basis.

**Commercial Plant Nursery:** A use wholly, or partially, contained within one or more greenhouses where trees, shrubs, flowers, or vegetable plants are grown and sold to retail or wholesale customers.

**Commercial Recreation, Indoor:** A use, either public or private, providing amusement, pleasure, or sport, which is operated entirely within an enclosed building, including but not limited to live theater, and movie houses, indoor tennis, bowling, and skating, baseball batting cages, paintball, horse riding or similar activities. This use may include associated eating and drinking areas, retail sales areas and staff offices.

**Commercial Recreation, Outdoor:** An area or facility that offers entertainment or recreation outside. This use is limited to a golf driving range, baseball batting cages, riding arena, tennis facility, miniature golf, and swimming pool, and may include, as accessory uses, associated eating and drinking areas, retail sales areas and staff offices. This use specifically excludes shooting range, go-cart, motor vehicle and/or motorbike tracks, or similar activities that may create noise, dust, or other nuisances to adjoining and surrounding uses.

**Commission:** The Planning Commission of the City of Vineyard.

**Common Area:** Facilities and yards under common ownership.

**Common Ownership:** Ownership of the same property by different persons.

**Commuter and Light Rail Facilities and Station:** A rail transit system that covers long distances, usually with less frequent station spacing and train times than light rail that runs on a separate right-of-way from cars, and often sharing an existing freight corridor. Light rail transit systems can run along city streets or in a separate right-of-way. Station areas are located along the transit lines to link park-and-ride lots with the transit system.

**Composting Facility:** A facility where organic materials are converted into a humus-like material under a process of managed biological decomposition or mechanical processes. Normal backyard composting and composting incidental to agricultural operations are exempted from this use classification.

**Conditional Use:** A land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas, or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

**Constitutional Taking:** A governmental action that results in a taking of private property so that compensation to the owner of the property is required by the:

1. Fifth or Fourteenth Amendment of the Constitution of the United States; or
2. Utah Constitution Article I, Section 22.

**Construction:** The materials, architecture, assembly, and installation of a building or structure.

**Construction Activity:** All grading, excavation, construction, grubbing, or other site preparation or development activity which disturbs or changes the natural vegetation, grade, or any existing building or structure, or the act of adding an addition to an existing building or structure, or the erection of a new primary or accessory building or structure on a lot or parcel.

**Construction Sales and Service:** An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning and heating supply stores.

**Contractor's Office/Storage Yard:** A facility providing building construction and maintenance services including carpentry, plumbing, roofing, electrical, air conditioning and heating, with a base of operations and which may include the indoor and outdoor storage of building materials, equipment, or vehicles used by the construction business.

**Corral:** A space, yard, or other unenclosed area, other than a building, used for the confinement of animals.

**Council:** The City Council of the City of Vineyard.

**County:** The unincorporated area of Utah County, or the Board of County Commissioners of Utah, Utah.

**Cul-de-sac:** A street with only one (1) outlet and an area for the safe and convenient turning around of traffic.

**Culinary Water Authority:** The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

**Cut:** The process of lowering the natural grade of the ground, or the depth or the volume of such material removal.

**Daycare Facility, Commercial:** A facility, operated by a person qualified and licensed by the State of Utah, which provides children with day care and/or preschool instruction as a commercial business and complying with all applicable State standards and licensing and having regularly scheduled, ongoing enrollment for direct or indirect compensation that provides child care for less than twenty-four (24) hours per day. Commercial Daycare Facilities excludes the following:

1. Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning;
2. Facilities operated in connection with a fitness center, shopping center or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available;
3. Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; or
4. Clearly identified as an Accessory Use.

**Decibel (dB):** A unit of measure used to express intensity of noise.

**Declaration:** The legal instrument by which property is subjected to the provisions of the State of Utah Condominium Ownership Act, or a declaration of covenants, conditions, and restrictions.

**Dedication:** The setting aside of land by an owner for any public use for the enjoyment of the public and owned by a public agency.

**Demolish or Demolition:** Any act or process that destroys in part or in whole a building or structure.

**Density:** The intensity or number of nonresidential and residential uses expressed in terms of unit equivalents per acre or lot or units per acre.

**Density, Base:** The number of dwelling units per acre allowed by a Zoning District.

**Density, Incentive:** The number of additional dwelling units per acre allowed in addition to the base density.

**Developer:** Any person or organization that develops, or intends to develop or sell property for the purpose of future development subject to the provisions of this Ordinance, or other Land Use Ordinances.

**Development Activity:** Any of the following: (a) Any man-made change to improved or unimproved lands, including but not limited to buildings or structures, mining, dredging, filling, grading, paving, excavation or drilling operations; (b) Any construction, reconstruction, or expansion of a building, structure, or use; (c) Any change in the use of a building or structure; (d) Any change in the use of land that creates additional demand and need for public facilities or services; (e) The act of subdividing; or (f) The act, process or result of developing.

**Development Agreement:** A contract between an Applicant or owner and the Council pursuant to the provisions in this Ordinance.

**Development Site:** The perimeters and total area of a tract, lot, or parcel of land intended to be used for a development activity.

**Development Standards:** Established regulations concerning lot areas, yard setbacks, building height, lot coverage, open space and any other special regulations deemed necessary to accomplish the purpose of this Ordinance or other Land Use Ordinances.

**Disability:** Disability means a physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such impairment or being regarded as having such impairment. (§ 57-21-2(9)(a) U.C.A., 1953, as amended). Disability does not include current illegal use of, or addiction to any Federally controlled substance, as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802. (§ 57-21-2(9)(b) U.C.A., 1953, as amended). Disability does not include placement in lieu of confinement, rehabilitation, or treatment in a correctional facility.

**Distribution Center:** A facility where the storage and distribution of goods and materials occurs inside a fully enclosed building and which may include the parking and storage of distribution vehicles, and accessory activities.

**Domestic Livestock and Fowl:** Limited to domesticated horse (*Equus caballus*), domesticated cattle (*Bos taurus* and *Bos indica*), domesticated sheep (*Ovis aries*), domesticated goat (*Capra hircus*) and domestic fowl. Domestic Livestock and Fowl do not include inherently or potentially dangerous animals, fowl, reptiles, or exotic animals.

**Driveway:** A private access, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which it is located.

**Drive-Through Facility:** A facility which by design, physical facilities, service or packaging procedures, encourages or permits customers to transact business or receive services or goods while remaining in their motor vehicles.

**Dwelling, Accessory Unit:** An attached dwelling unit to a single-family home, or located above a detached garage serving a single-family home which is located on the same lot as the single-family home designed to be clearly subordinate to the principle dwelling. An accessory dwelling unit provides complete, independent living facilities with a separate dwelling entrance than the principle dwelling.

**Dwelling, Accessory Unit for Owner or Employee:** An attached, or detached, dwelling unit for an employee or owner and incidental and clearly subordinate to the existing primary building or use and located on the same lot as the primary building or use.

**Dwelling, Condominium:** An individually owned dwelling unit, the ownership of which includes an undivided interest in the land and other common areas and facilities, as provided and recorded in a property deed or other instrument, as required by Utah law, and which is typically maintained by an association of the owners. Must meet allowed density requirements.

**Dwelling, Multiple-Family:** A building containing three (3) or more dwelling units.

**Dwelling, Single-Family:** A building containing one (1) dwelling unit.

**Dwelling, Two-Family:** A building containing two (2) attached dwelling units.

**Dwelling Unit:** A building, occupied by no more than one (1) family as defined herein, containing one (1) or more rooms and one (1) kitchen and including areas for living and sleeping, designed to be used for human occupancy, and complying with all provisions of the Building Code.

**Dwelling Unit, Manufactured:** A transportable factory built housing unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD Code), in one or more Sections, which, in the traveling mode, is eight (8) feet or more in width or forty (40) feet or more in length, or when erected on site, is four hundred (400) or more square feet, and which is built on a permanent chassis and is designed to be used as a dwelling unit with, or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

To meet the requirements of this Ordinance and State laws, when erected on the site the home must be at least 24 feet in width at the narrowest dimension, have exterior and roofing materials acceptable to the Building Code, as adopted by the City of Vineyard, have a minimum roof pitch of 2:12, and be located on a permanent foundation, in accordance with plans providing for vertical loads, uplift, and lateral forces and frost protection in compliance with the Building Code. All appendages, including carports, garages, storage buildings, additions, or alterations must be built in compliance with the Building Code. The manufactured dwelling must be connected to the required utilities, including plumbing, heating, air-conditioning, and electrical systems. All manufactured dwelling units constructed on or after June 15, 1976, shall be identifiable by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards. A Manufactured Dwelling Unit shall be identified as real property on the property assessment rolls of Utah County.

**Earth Station:** A communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas.

**Easement:** That portion of a lot, parcel, or tract reserved for present or future use by a person or agency other than the fee owner(s) of the property. The easement may be for use under, on, or above said lot, parcel, or tract.

**Educational Facility:** Public schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction. Privately owned buildings and uses for educational activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.

**Elderly Person:** A person who is 60 years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.

**Emergency Care Facility:** A facility or licensed healthcare provider providing emergency medical or dental or similar examination, diagnosis, treatment and care on an outpatient basis only.

**Environmental Remediation:** Removal and processing of on-site waste and/or contaminated materials for the purposes of remediation of the site for future use. All uses in this category are considered temporary for the duration of the remediation process and do not include importation of waste for processing. Such uses shall comply with the provisions for separation of uses and performance standards contained herein.

**EPA:** The United States Environmental Protection Agency.

**Escrow:** A deposit of cash with the city, or approved alternate in lieu of cash, held to ensure the performance of a task or a maintenance guarantee.

**Excavation:** The removal of boulders, gravel, rocks, earth, or similar naturally occurring deposits from its natural position.

**External Illumination:** Lighting that illuminates a building or structure, parking area, or other outside area from a location outside of the building or structure.

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

**Farmer's Market:** An area used for the sale of fresh produce and related food items, which may have outdoor storage and sales. A farmers' market may provide space for one or more vendors.

**Fence:** A barrier or obstruction of any material, with the purpose or intent, or having the effect, of preventing passage or view across the fence line.

**Fence, Open:** A fence which permits vision through more than fifty percent (50%) of each square foot more than eight (8) inches above the natural or finished grade.

**Fence, Sight Obscuring:** A fence which permits no vision (0%) through any part of the fence more than eight (8) inches above the natural or finished grade.

**Fill:** The process of raising the natural grade of the ground, or the depth or the volume of such material.

**Financial Institution:** A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money; but not including Pawnshops.

**Fiscal Impact Analysis:** An analysis that describes the current or anticipated effect upon the public costs and revenues imposed by a development activity.

**Flammable Liquids or Gases Manufacture, Storage and Distribution:** A facility which may produce, store and/or distribute flammable liquids and gases and which may include the parking and storage of distribution vehicles, and accessory activities.

**Flood or Flooding:** A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland waters; including streams, creeks and rivers and/or
2. The unusual and rapid accumulation or runoff of surface waters from any source.

**Flood Insurance Rate Map (FIRM):** An official map of a community on which the United States Federal Emergency Management Agency has delineated areas of flood hazard.

**Flood Insurance Study:** The official report provided by the United States Federal Emergency Management Agency that include flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

**Flood Plain, 100 Year:** An area where a peak flow magnitude has about a 1 percent (1%) chance of being equaled, or exceeded in any year. The area is based on statistical analysis of stream flow records available for the watershed and analysis of rainfall and runoff characteristics in the general region of the watershed. The flood would have an average frequency of occurrence of about once in one hundred (100) years.

**Floor Area, (Gross Floor Area):** The sum of the footage contained within all buildings or structures on a site measured from the outside wall surfaces and including basements, garages, porches, utility rooms, stairways, recreation rooms and storage rooms, but excluding unroofed balconies and patios.

**Floor Area, (Net Floor Area):** The sum of the footage contained within all buildings or structures on a site measured from the inside wall surfaces including basements but excluding, garages, porches, utility rooms, stairways, storage rooms, and unroofed balconies and patios.

**Floor Area, (Total):** The sum of the gross floor area of all floors of a building and its accessory buildings located on the same lot. All dimensions shall be measured from the exterior faces of the exterior walls.

**Floor Area Ratio:** The total gross floor area of a building divided by the area of the lot on which it is located.

**Foot Candle:** A unit for measuring the amount of illumination on a surface.

**Frontage:** All the property fronting on one (1) side of the street between intersecting or intercepting streets, measured along the street line.

**Funeral Home:** An establishment where the dead are prepared for burial or cremation and which may include areas for embalming, performing of autopsies and the storage of funeral supplies and vehicles and where funerals may be held.

**Garage:** An accessory building used for the storage of motor vehicles.

**General Plan:** The City of Vineyard General Plan, as adopted.

**Geologic Hazard:** A hazard inherent in the crust of the earth, or artificially created, which is dangerous, or potentially dangerous to life, property or improvements, due to the movement, subsidence, or shifting of the earth. The term includes, but is not limited to, unstable slopes, faulting, landslides, and rock falls.

**Golf Course:** An area used for the purposes of playing golf, but which may include associated restaurants, commercial retail sales areas, and course maintenance facilities.

**Grade, Finished:** The finished elevation of the surface of the land after the completion of any development activity or other excavation.

**Grade, Natural:** The elevation of the surface of the land prior to any development activity or excavation.

**Grading:** An excavation, cut or fill, or the act of excavating, either cutting or filling.

**Groundwater:** Any water that may be drawn from the ground.

**Groundwater Discharge Area:** An area where the direction of groundwater movement is upward from the principal aquifer to the shallow unconfined aquifer.

**Grubbing:** The removal or destruction of vegetation, including disturbance to the root system or soil surface by mechanical, chemical, or other means.

**Guarantee:** Any form of security including cash, a letter of credit, or an escrow agreement in an amount and form satisfactory to the city.

**Hard-Surfaced:** Covered with concrete, brick, asphalt, or other impervious material.

**Hazardous Waste:** A material as defined by the United States Environmental Protection Agency.

**Health and Fitness Facility:** A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums, private clubs (athletic, health, or recreational), tanning salons, and weight control establishments.

**Health Department:** The Utah County Health Department.

**Heliport:** An area used for the landing and taking off of rotary wing aircraft but not including the regular repair or maintenance of such aircraft or the sale of goods or materials to users of such aircraft.

**Hive:** A frame hive, box hive, barrel, log, gum skep, or other artificial or natural receptacle that may be used to house bees.

**Holiday Decorations:** Displays of a primarily decorative nature commonly associated with any national, Local, or religious holiday.

**Home Day Care:** The care of children who are family and non-family members in an occupied dwelling unit, and complying with all State standards and licensing, by a resident of the dwelling unit at least twice a week for more than three (3) children, but fewer than ten (10) children. The total number of children being cared for shall include children under the age of four (4) years residing in the dwelling unit, who are under the supervision of the provider during the period of time the childcare is provided. When a caregiver cares for only three (3) children under age two (2), the group size, at any given time shall not exceed six (6). If there are eight or more children, there must be two or more providers present.

**Home Occupation:** An activity carried out for gain by a resident of the dwelling unit, identified, and conducted in compliance with the requirements of this Ordinance, as applicable.

**Home Preschool:** A preschool program complying with all State standards and licensing for non-family members in an occupied dwelling unit, by residents of that dwelling unit, in which lessons are provided for not more than ten (10) children for each session of instruction. If there are eight or more children, there must be two or more providers present. Sessions shall last for not more than four (4) hours and shall not overlap. Individual children may attend only one (1) preschool session in any 24-hour period.

**Honeybee:** The common honeybee, *Apis mellifera* species or any hybrid thereof, at any stage of development, but not including the African honeybee.

**Hospital:** A facility licensed by the State of Utah Department of Health providing health services primarily for human inpatient, medical and/or surgical care for the sick or injured, and including the related facilities such as laboratories, outpatient departments, training facilities, central service facilities, and staff offices which are an integral part of the facilities.

**Hotel:** A building and associated facilities offering overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to individual guestrooms, and which may include additional services, such as restaurants, conference and meeting rooms, entertainment, and recreational facilities.

**Household Pets, Noncommercial:** Domesticated animals and birds ordinarily allowed in a dwelling unit and kept for company or pleasure of the owner, including, but not limited to dogs, cats, and caged birds. Household Pets do not include domestic livestock or fowl, as defined herein or inherently or potentially dangerous animals, fowl, reptiles, or exotic animals.

**Hybrid Production Facility:** A commercial operation or use, on one or more premises where finished consumer goods are manufactured or produced and those same goods are offered for sale to the general public. Hybrid production facilities must be similar in size, scale and scope of operation with adjacent or nearby uses.

**Identical Plans:** Means building plans submitted to the City of Vineyard that are substantially identical to building plans that were previously submitted to and reviewed and approved by the City of Vineyard Building Official and describe a building that is:

1. Located on land zoned the same as the land on which the building described in the previously approved plans is located; and
2. Subject to the same geological and meteorological conditions and the same law as the building described in the previously approved plans.

**Illegal Building/Structure:** A building or structure, or portion thereof, established without securing the necessary Approvals, Permits, or Licenses, as required by this Ordinance, the adopted Building Code, or their prior enactments.

**Illegal Lot:** A lot created that has not received the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances.

**Illegal Use:** A use established without receiving the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances.

**Impact Analysis:** A determination of the potential effect(s), including but not limited to environmental, fiscal, social, matters, etc. upon the city or a Section of the city.

**Impervious Material or Surface:** Material that is impenetrable by water.

**Improvements:** Curbs, gutters, streets, roads, sidewalks, utilities, grading, paving, landscaping, water and sewer systems, drainage systems, fences, fire hydrants, street lights, parks, public facilities, amenities and other such requirements of this Ordinance.

**Intensity:** The degree of a quantitative or qualitative measurement associated with a use of land or building.

**Internal Illumination:** Lighting by means of a light source that is located within a building structure, or other object including a sign, or portions or letters of a sign.

**Kennel, Commercial:** A facility providing for indoor commercial boarding, grooming or training of household pets not owned by the owner or occupant of the premises.

**Kennel, Outdoor Commercial:** A facility providing for the indoor and/or outdoor commercial boarding, grooming or training of household pets not owned by the owner or occupant of the premises.

**Land Use:** The manner in which land is occupied or used.

**Land Use Application:** All Applications required by this Ordinance, and the city's other Land Use Ordinances, and required to initiate the review procedures for any required Approval, License, or Permit by a Land Use Authority.

**Land Use Approval:** Any authorization received from a Land Use Authority that permits the commencement of a development activity.

**Land Use Authority:** Means a person, board, commission, agency, or other body designated by the Council to act on a Land Use Application.

**Land Use Ordinance:** Means a planning, Zoning, development, or subdivision Ordinance of the City of Vineyard, including this Ordinance, but does not include the City of Vineyard General Plan.

**Landscaping:** Materials and treatments that include naturally growing elements such as grass, trees, shrubs, and flowers. Landscaping may also include the use of rocks, fountains, benches, and contouring of the earth when authorized by a Land Use Authority.

**Laundry, Commercial:** An establishment primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than retail services establishments. Typical uses include bulk laundry and cleaning plants, diaper services, and linen supply services.

**Laundry, Self Service or Dry Cleaning:** An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry-cleaning services.

**Legal Building/Structure:** A building or structure, or portion thereof, established after receiving the necessary Approvals, Permits, or Licenses, as required by the Land Use Ordinances and complying with the requirements of the Land Use Ordinances and Building Code.

**Liquor Store:** An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.

**Lot, Legal:** A lot that has received the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances, or their prior enactments.

**Legal Lot of Record:** Any lot, parcel or tract of land that existed, as recorded in the Office of the Utah County Recorder, with a separate property identification number as provided by the Office of the Utah County Recorder and Office of the Utah County Assessor, prior to the date of the adoption of the first Vineyard Subdivision Ordinance, and all lots, parcels, and tracts of land that were legally created pursuant to the subdivision requirements of the city's Land Use Ordinances and the laws of the State of Utah after the date of the adoption of the first City of Vineyard Subdivision Ordinance.

**Legal Use:** A use complying with the requirements of this Ordinance.

**Legislative Body:** The City Council of Vineyard, Utah.

**Light Source:** A point of lumination that emits a measurable radiant energy in or near the visible spectrum.

**Limits of Disturbance:** The area of a lot, parcel, or tract of land in which all development activity or construction must be contained including all impervious surfaces, buildings, structures, parking areas, driveways, etc.

**Lot:** A parcel of land occupied or proposed to be occupied by a building or structure, together with such yards, open spaces, lot width and lot area as are required by this Ordinance.

**Lot Area:** The total land area of a lot, parcel, or tract of land.

**Lot Coverage:** The total horizontal area of a lot, parcel, or tract of land covered by any impervious surface, including buildings, structures, parking areas, driveways, etc.

**Lot Depth:** The horizontal distance from a front lot line to a rear lot line.

**Lot, Interior:** A lot, parcel, or tract of land, other than a corner lot.

**Lot, Irregular:** A lot whose rear property line is not generally parallel to the front property line such as a pie-shaped lot on a cul-de-sac, or where the side property lines are not parallel to each other.

**Lot Line:** A line bounding a lot, parcel, or tract of land that divides one (1) lot, parcel, or tract from another, or from a street. See also Property Line.

**Lot Line Adjustment:** The relocation of the lot line or property boundary line in a subdivision between two adjoining lots with the consent and agreement of the owners of record.

**Lot Line, Front:** A lot line separating a lot from an existing street right-of-way or, where a new street is proposed, the proposed street right-of-way line.

**Lot Line, Rear:** The lot line generally opposite and most distant from the front lot line.

**Lot Line, Side:** Any lot line that is not a front lot line or rear lot line. A side lot line separating one (1) lot from another is an interior side lot line.

**Lot, Corner:** A lot abutting on two (2) intersecting streets where the interior angle of intersection or interception does not exceed one hundred thirty-five degrees ( $135^{\circ}$ ).

**Lot, Double Frontage:** A lot abutting two (2) parallel or approximately parallel streets.

**Lot, Illegal:** A lot that has not received the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances and State laws, or their prior enactments.

**Lot, Noncomplying (Legal):** A lot, parcel or tract of land that: (a) Legally existed before its current Zoning designation; and (b) Has been shown as a separate lot, parcel, or tract continuously on the records of the Utah County Recorder as an independent parcel since the time the Zoning requirements governing the lot, parcel or tract changed; and (c) Because of subsequent Zoning changes does not now conform with the requirements of the Zoning District in which the lot, parcel or tract is located.

**Lot, Noncomplying (Illegal):** A lot, parcel or tract of land that: (a) Was created without receiving the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances and State laws, and their prior enactments, and (b) Does not conform with the requirements of the Zoning District in which the lot, parcel or tract is located.

**Lot Width:** For an interior lot or parcel, the shorter of horizontal distance between side lot lines, measured at the required front yard setback line or rear setback line. For a corner lot, the distance between one (1) of the front lot lines and the opposite side yard line at the required setback line.

**LUDMA:** Means the "Municipal Land Use, Development, and Management Act," as provided by Chapter 10-9a, U.C.A., 1953, as amended.

**Lumen:** A measurement of light output or the amount of light emitting from a luminaire.  
**Luminaire:** A lighting unit consisting of a light source and all necessary mechanical, electrical, decorative, light shielding and hooded parts.

**Luminaire, Cutoff-Type:** A luminaire with shields, reflectors, refractors, or other such elements that direct and cut-off emitted light.

**Luminaire, Shielded, Fully:** Luminaires that are constructed so that no light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

**Luminaire, Shielded, Partially:** Luminaires that are constructed so that no more than ten percent (10%) of the light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

**Manufacturing, Heavy:** The assembly, fabrication or processing of large or bulky goods and materials which typically require extensive building areas or land areas using raw materials or previously prepared materials, using processes and that may have impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards.

**Manufacturing, Light:** The assembly, fabrication or processing of goods and materials using processes that are not offensive or create any odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts to adjacent property, nor create any health and safety hazards by way of materials, process, product or waste, and where all assembly, storage, fabrication or processing is conducted within a building or structure and where all, equipment, compressors, generators and other ancillary equipment is located within a building or structure.

**Medical Clinic:** An organization of doctors, dentists, or other health care professional providing physical or mental health service and medical or surgical care of the sick or injured but which does not include in-patient or overnight accommodations.

**Medical Laboratory:** An establishment that conducts basic medical or dental research and analysis. This term does not include a facility providing any type of in-house patient services typically provided by hospitals and clinics.

**Mixed Use:** The location and arrangement of a combination of compatible residential and nonresidential uses on the same lot or within the same building, and complying with the requirements of this Ordinance.

**Model Home:** A dwelling unit having all of the following characteristics:

1. The dwelling unit is constructed upon a lot in a subdivision for which a Final Plat has been recorded.
2. The dwelling unit is intended to be temporarily utilized as an example of the dwelling units that are proposed to be built in the same subdivision.

**Moderate Income Housing:** Housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median gross income for households of the same size in Utah County.

**Moderate Income Housing Plan:** A written document conforming to the requirements of LUDMA.

**Monument:** A permanent survey marker established by the Utah County Surveyor and/or a survey marker set in accordance with the City Engineer's specifications and referenced to Utah County survey monuments.

**Motel:** A building or group of buildings containing guest rooms, some or all of which have a separate entrance leading directly from the outside of the building with a garage or parking space located on the same lot and designed, used or intended wholly or in part for the overnight accommodations of guests and their vehicles.

**Motor Home:** A unit primarily designed as a temporary dwelling for recreational and vacation use, which is either self-propelled or is mounted on or pulled by another vehicle, including, but not limited to, a travel trailer, a camping trailer, a truck camper, a motor home, a fifth wheel trailer, and a caravan.

**Motor Vehicle Fueling Station:** A facility providing the retail sale and direct delivery to motor vehicles of fuel, including electric charging stations, lubricants and minor accessories, and retail sales for the convenience of the motoring public.

**Municipality:** The City of Vineyard, Utah, or other incorporated area.

**Museum:** An institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.

**Natural Features:** Non-man-made land characteristics, including but not limited to slopes, wetlands, streams, rock outcropping, lava fields, intermittent drainage channels, and vegetation.

**Natural State:** Land that has not been subjected to grading, removal of vegetation or any development activity.

**Natural Vegetation:** Vegetation existing on a lot or parcel prior to any grading, development activity or man-made plantings.

**Natural Waterways:** Those areas, varying in width, along the course of a permanent or intermittent river, stream, creek, or gully.

**Nominal Fee:** A fee that reasonably reimburses the city only for time spent and expenses incurred in:

1. Verifying that building plans are identical plans; and
2. Reviewing and approving those minor aspects of identical plans that differ from the previously reviewed and approved building plans.

**Noncombustible Material:** Any material that will not ignite at or below a temperature of one thousand two hundred degrees Fahrenheit (1,200°F) during an exposure of five (5) minutes, and will not continue to burn or glow at that temperature.

**Noncomplying Structure:** A structure that:

1. Legally existed before its current land use designation; and
2. Because of one or more subsequent land use Ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations, which govern the use of land.

**Nonconforming Use:** A use of land that:

1. Legally existed before its current land use designation;
2. Has been maintained continuously since the time the land use Ordinance governing the land changed; and
3. Because of one or more subsequent Land Use Ordinance changes, does not conform to the regulations that now govern the use of the land.

**Nonresidential Uses:** Means the uses identified in the Tables of Uses – Nonresidential Zoning Districts.

**Nonresidential Zoning District/Nonresidential Zones:** Means the Commercial Districts and Industrial Districts.

**Nursing Care Facility:** A healthcare facility, other than a hospital, constructed, licensed and operated to provide patient living accommodations, twenty-four (24) hour staff availability, and at least two (2) of the following patient services:

1. a selection of patient care services, under the direction and supervision of a registered nurse, ranging from continuous medical, skilled nursing, psychological or other professional therapies to intermittent health related or paraprofessional personal care services;
2. a structured, supportive social living environment based on a professionally designed and supervised treatment plan, oriented to the individual's habilitation or rehabilitation needs; or
3. a supervised living environment that provides support, training or assistance with individual activities of daily living.

**Nursing Home, Convalescent Care Center:** A facility that provides 24-hour residential care to persons who are not related by blood, marriage, or adoption to the owner, operator, or manager of the facility. A Nursing Home or Convalescent Care Center provides some level of skilled nursing or medical service to the residents.

**Office:** A type of business use where a building, room, or other space and where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations.

**Official Map:** A map adopted by the Council and recorded in the Utah County Recorder's Office that:

1. Shows actual and proposed rights-of-way, centerline alignments, and setbacks for highways and other transportation facilities;
2. Provides a basis for restricting development in designated rights-of-way or between designated setbacks to allow the government authorities time to purchase or otherwise reserve the land; and
3. Has been adopted as an element of the City of Vineyard General Plan.

**Official Zoning Map/Zoning Districts Map:** The map adopted by the Council showing the geographic location of Zoning Districts.

**Off-Street:** Entirely outside of any city right-of-way, street, access easement, or any private access drives.

**Open Space:** Land areas that are not occupied by buildings, structures, parking areas, streets, or roads. Open space may be devoted to landscaping, preservation of natural features, and recreational areas and facilities.

**Outdoor Display of Products or Merchandise:** The storage of goods or product in an open, unenclosed area, including but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles.

**Overlay District:** A Zoning District, with its accompanying requirements, that is applied to an area that may place additional development standards on a Zoning District. Development in an overlay District must conform to the base District as well as the overlay Zoning requirements.

**Owner:** Any person who alone, jointly or severally with others, has a legal or equitable title to property.

**Parcel of Land:** An area of land, with a separate property identification number, as provided by the Office of the Utah County Recorder.

**Park:** A playground, or other area or open space providing opportunities for active or passive recreational or leisure activities.

**Park and Ride Facility:** A parking area and transit facility, the purpose of which is to allow the parking of motor vehicles with a connection to mass transit service.

**Park Strip:** The area located between the edge of asphalt or curb and the sidewalk, trail, or property line.

**Parking Area/Parking Lot:** An enclosed or unenclosed area, other than a street, and used or designed for the parking of four (4) or more vehicles.

**Parking Space:** An enclosed or unenclosed area used for parking or storage of one (1) automobile.

**Pawnshop:** Any person or establishment engaged in any of the following:

1. Lending money on deposit of personal property;
2. Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledger or depositor;
3. Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property; or
4. Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property.

**Permitted Use:** For the purposes of this Ordinance shall include P-1 and P-2 Uses.

**Personal Care Service:** An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barbershops, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tailors, tanning and nail salons, and weight loss centers. The term excludes "Tattoo Establishment."

**Person:** An individual, corporation, partnership, organization, association, trust, governmental agency, or any other legal entity.

**Pervious Material or Surface:** Material that is penetrable by water.

Pharmacy: Any place where prescription drugs are dispensed, but does not include the dispensing of medical cannabis or associated products.

Pharmacy, Medical Cannabis: See USC Section 26-61a-102 Definitions.

**Planning Commission:** The Planning Commission of the City of Vineyard, Utah.

**Plat:** A map or other graphical representation of lands being laid out and prepared in accordance with LUDMA.

**Plat, Final:** A drawing prepared in accordance with the Land Use Ordinances showing the final design of a land division and complying with all standards and requirements of best surveying practice and in a form required by the Utah County Recorder's Office for recordation.

**Plat, Preliminary:** A drawing prepared in accordance with the Land Use Ordinances showing the design of a proposed land division.

**Power Plant:** An electrical energy generating facility with generating capacity of more than 50 megawatts and any appurtenant and associated facilities.

**Primary Building:** The principal building located on a lot, parcel, or tract of land and designed or used to accommodate the primary use.

**Primary Use:** The principal purpose for which a lot, parcel, tract, or building is designed, arranged or intended, or for which it is occupied or maintained.

**Private Club:** Any nonprofit corporation operating as a social club, recreational, fraternal or athletic association, or kindred association organized primarily for the benefit of its stockholders or members. A Private Club that serves liquor shall maintain compliance with all applicable state laws.

**Private Drive:** A non-dedicated thoroughfare used exclusively for private access to a lot, parcel, or tract of land.

**Property:** Any lot, parcel, or tract of land, including improvements thereon, and recorded as real property in the Office of the Utah County Recorder.

**Property Line:** The boundary line of a lot, parcel, or tract.

**Public:** That which is under the ownership or control of the United States Government, Utah State or any subdivision thereof, Utah County, or the City of Vineyard (or any departments or agencies thereof).

**Public Use:** A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety, or general welfare, and including streets, parks, recreational facilities, administrative and service facilities, and public utilities, and found to conform to the General Plan, as adopted. Public Uses and Utilities do not include “Major Facility of a Public Utility,” as defined herein.

**Public Hearing:** A hearing at which citizens of the City and members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

**Public Improvement:** Any street dedications, installations of curb, gutter, sidewalk, road base and asphalt, water, sewer, and storm drainage facilities, or other utility or service required to provide services to a lot, parcel, building, or structure.

**Public Meeting:** A meeting that is required to be open to the public under Title 52, Chapter 4, Open and Public Meetings.

**Qualified Professional:** A professionally trained person with the requisite academic degree, experience, and professional certification or License in the field or fields relating to the matter being studied or analyzed.

**Quasi-Public Use:** A use operated by a private nonprofit educational, religious, recreational, charitable, or philanthropic institution, serving the public.

**Reasonable Accommodation:** A change in a rule, policy, practice, or service necessary to afford a person equal opportunity to use and enjoy a dwelling. As used in this definition “Reasonable” means a requested accommodation will not undermine the legitimate purposes of existing Zoning regulations notwithstanding the benefit that the accommodation would provide to a person with a disability, “Necessary” means the Applicant must show that, but for the accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy housing of their choice, “Equal Opportunity” means achieving equal results as between a person with a disability and a non-disabled person.

**Record of Survey Map:** A map of a survey of land prepared in accordance with the laws of the State of Utah.

**Reception Hall, Reception Center:** A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.

**Recreational and Manufactured Home Standard:** A standard adopted by the American National Standards Institute or the national fire protection association for recreational vehicles, and for mobile homes manufactured prior to June 15, 1976. For manufactured homes built after June 16, 1976, "standard" means the standard adopted pursuant to the National Manufactured Housing Construction and Safety Standards Act, 1974, as amended.

**Recreational Vehicle:** A vehicular unit primarily designed for recreational and vacation use, which is either self-propelled or is mounted on or pulled by another vehicle, including but not limited to a travel trailer, a camping trailer, a truck camper, a motor home, boat, a fifth-wheel trailer and a caravan.

**Recycling Collection Center:** A use, often accessory in nature, providing designated containers for the collection, sorting and temporary storage of recoverable resources (such as paper, glass, metal and plastic products) to be transferred to a recycling processing facility. Recycling Collection Centers involve no more than 3 collection containers up to 40 cubic yards in total size. The operator of the collection center shall keep the collection center in proper repair and the exterior must have a neat and clean appearance.

**Recycling Processing Facility:** A facility where recyclable and organic materials are collected, stored and processed. Processing includes but is not limited to baling, briquetting, compacting, flattening, crushing, mechanical sorting, shredding, and cleaning. Recycling Processing Facility does not include Salvage Yard.

**Residence:** A dwelling unit or other place where an individual or family is living at a given point in time and not a place of temporary sojourn or transient visit.

**Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a School:** A residence in which more than one (1) person with a disability resides; and is Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or is Licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act. See definition of Disability.

**Residential Activity:** Any building, structure, or portion thereof that is designed for or used for residential purposes and any activity involving the use of occupancy of a lot or structure for residential purposes.

**Residential Facility for Elderly Persons:** A single-family or multiple-family dwelling unit that meets the requirements of LUDMA.

**Residential Facility for Persons with a Disability:** A residence in which more than one (1) person with a disability resides; and is Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or is Licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act. See definition of Disability.

**Residential Lease, Short Term:** The use, occupancy, rent or lease, for direct or indirect compensation, of a structure or any portion thereof constructed for single family or multifamily occupancy or of any other residential property for an effective term of thirty (30) days or less.

**Residential Uses:** Means the uses identified in the Zoning District Use Matrix under the Residential category.

**Restaurant:** A building or facility for the preparation and retail sale of food and beverages.

**Retail Sales and Services:** Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein.

**Retail Sales and Services (Community Commercial):** Establishments engaged in the retail sale of goods and services. Community Commercial Retail Sales and Service businesses must conduct all sales of goods and services, with all associated storage of goods and materials, within a totally enclosed building (with the exception of occasional outdoor "sidewalk" promotions), with no separate individual building to exceed 3,000 square feet in total gross building and the total gross floor area of all buildings, on any separate, individual lot, does not exceed more than 6,000 square feet of gross building area.

Community Commercial Retail Sales and Services specifically excludes all sales, accessory uses, and service uses that typically display goods or services, or store goods or product in open, unenclosed areas, including but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles.

**Retail Sales and Services (Regional):** A commercial retail business that occupies more than 80,000 square feet of floor space, is a car or motor vehicle dealer, is a retail shopping facility (shopping center) that has at least one (1) anchor tenants if the total floor area of all tenants is more than 150,000 square feet, or is a grocery store of more than 30,000 square feet.

**Revocation:** A action by a Land Use Authority that has the effect to terminate any Approval, Permit, or License required by the city's Land Use Ordinances, including this Ordinance.

**Right-of-Way:** Any area provided for conveying vehicle and pedestrian traffic.

**Roof Line:** The highest point on any building or structure.

**Salvage Yard:** The use of any lot, portion of a lot, or land for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery and/or the storage and sale of dismantled or damaged vehicles or their parts.

**Sanitary Sewer Authority:** The department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or onsite wastewater systems.

**Seasonal Use:** A Seasonal Use shall not exceed ninety (90) days. Such uses include fireworks stands, fruit or vegetable stands, beverage or snow cone vendors, and Christmas tree lots.

**Self-Service Storage:** An enclosed commercial storage facility providing independent, fully enclosed bays, which are leased to persons exclusively for storage of their household goods or personal property.

**Self-Storage, Mixed Use:** A single building containing more than the primary land use of self-storage, or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. A mixed-use self-storage facility is intended to be used for a mix of uses between the primary use of a private noncommercial, non-industrial storage facility and general, professional office, medical or dental offices, retail or residential dwelling units' uses.

**Sexual Oriented Business:** A business which depicts, portrays, or describes "specified sexual activities" or "specified anatomical areas," or instruments, devices, or paraphernalia which are designated or used in connection with specified sexual activities, including but not limited to adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, or nude or seminude model studio.

**Sign:** A presentation or representation of words, letters, figures, designs, picture or colors, publicly displayed so as to give notice relative to a person, business, article or merchandise, service, assemblage, solicitation, or a request for aid; also, the structure or framework or a natural object on which any sign is erected or is intended to be erected or exhibited or which is being used or is intended to be used for sign purposes.

**Sign, Illegal:** Any sign which does not conform to the requirements of this Ordinance and was constructed or installed without the necessary Approvals, Permits, or Licenses required by this Ordinance, or prior enactments.

**Sign, Legal:** A sign that conforms to the requirements of this Ordinance and has received all necessary Approvals, Permits, or Licenses, as required by this Ordinance, or prior enactments.

**Sign, Noncomplying:** A sign or sign structure of portion thereof lawfully existing at the time this Ordinance became effective, but which does not conform to all applicable requirements now provided by this Ordinance.

**Sign, Non-maintained:** A sign which, due to lack of repair, cleaning, painting, oiling, or changing of light bulbs has become deteriorated, hazardous, or non-functional.

**Sign, Off-Premise:** Any sign, including a billboard or general outdoor advertising device, that advertises or directs attention to a business, commodity, service, activity, or matter conducted, sold, or offered at a location other than on the lot, parcel, or tract upon which such sign is located.

**Sign, On-Premise:** A sign that directs attention to a business, commodity, product, use, service or other activity that is sold, offered or conducted on the lot, parcel, or tract upon which such sign is located.

**Site Plan:** A schematic, scaled drawing of a lot, parcel, or tract which indicates, as may be required by this Ordinance, including but not limited to the placement and location of buildings, setbacks, yards, property lines, adjacent parcels, utilities, topography, waterways, irrigation, drainage, landscaping, parking areas, driveways, trash containers, streets, sidewalks, curbs, gutters, signs, lighting, fences and other features of existing or proposed use, activity, building or structure.

**Slope:** The level of inclination of land from the horizontal plane determined by dividing the horizontal run or distance, of the land into the vertical rise, or distance, of the same land and converting the resulting figure in a percentage value.

**Special District:** An entity established under the authority of Title 17A, Special Districts, U.C.A., 1953, as amended.

**Specified Public Utility:** Means an electrical corporation, gas corporation, or telephone corporation, as those terms are defined in Section 54-2-1, U.C.A., 1953, as amended.

**Start of Construction:** The issuance date of a Building Permit if construction, repair, reconstruction, placement, or other improvement begins within one hundred eighty (180) days of the Permit date. "Begins" means the date of the commencement of the first development activity on the site.

**Story:** The space within a building, included between the surface of any floor and the surface of the ceiling next above.

**Street:** A public right-of-way, including a highway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, tunnel, bridge, public easement, or other way.

**Structural Alterations:** Any change in supporting members of a building, such as bearing walls, columns, beams, or girders.

**Structure:** Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground.

**Subdivision:** Means any land that is divided, resubdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions, and as further defined by LUDMA.

**Subdivision Application:** The Applications required by the City of Vineyard Subdivision Ordinance and required to initiate the review procedures for any required subdivision approval.

**Substantial Action:** Action taken in good faith to diligently pursue any matter necessary to obtain approval of an Application filed pursuant to the provisions of this Ordinance or to exercise development rights authorized pursuant to such an approval.

**Swimming Pool:** An artificial body of water having a depth in excess of eighteen inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women or children, and located on a same lot or parcel as a dwelling, or dwellings.

**Temporary Use:** A use or event established for a maximum period of sixty (60) days, such use or event being discontinued after the expiration of sixty (60) days.

**Tennis Court/Sports Court:** An improved area used for the playing of tennis or other sports activities, including, but not limited to, basketball and volleyball, and located on a same lot or parcel as a dwelling, or dwellings.

**Trailer/RV Camping Facilities:** Any area or tract of land used or designed to accommodate two (2) or more travel trailers, recreational vehicles, motor homes or camping parties.

**Travel Trailer:** A vehicular, portable unit, mounted on wheels, not requiring special highway movement permits when drawn by a motorized vehicle:

1. Designed for travel, recreational and vacation use; and
2. When factory equipped for the road, having a body width of not more than eight feet (8') and a body length of not more than forty feet (40').

**Unincorporated:** Means the area of Utah County, Utah and located outside of the incorporated area of the City of Vineyard, or another municipality.

**Use:** The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained.

**USGS:** The United States Geological Survey.

**Utilities:** Include, but are not limited to, natural gas, electric power, cable television, telephone, telecommunication services, storm system, sewer system, irrigation facilities, culinary water, street lights and other services deemed to be of a public-utility nature by the city.

**Utility Easement:** The area designated for access to construct or maintain utilities on a lot, parcel, or tract of land.

**Utility, Public Major Facility:** Any overhead or underground electric transmission lines (greater than 115,000 volts), substations of electric utilities; gas regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas or petroleum derivatives; and their appurtenant facilities, water treatment plant, sewage treatment plant, or similar public or quasi-public use or activity.

**Utility, Public Minor Facility:** Any water, sewer power, gas, telephone, cable television, or other utility, distribution line, or facility, which is located underground and buried beneath the surface of the ground.

**Variance:** A modification granted by the Land Use Hearing Officer to a development standard with a finding of hardship.

**Vehicle:** A Licensed automobile, truck, trailer, boat or other device in which a person or thing is or can be transported from one (1) place to another.

**Vehicle and Equipment Repair (Major):** An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair, paint, and body shops.

**Vehicle and Equipment Repair (Minor):** An establishment providing motor vehicle repair or maintenance services and conducted entirely within completely enclosed buildings, but not including paint and body shops or other activities associated with Vehicle and Equipment Repair (Major). Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, frontend alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc. Vehicle and Equipment Repair (Minor) may include the retail sale of fuels, lubricants and other supplies for motor vehicles.

**Vehicle and Equipment Sale and Rental:** A facility providing for the sale, lease, or rental of new or used vehicles, including automobiles, trucks, motorcycles, recreational vehicles, or boats. The cleaning and routine maintenance of motor vehicles is allowed as an accessory use.

**Violated or Violating:** There exists reasonable cause to believe that an Ordinance, Code, Statute, or Law has been, or is being broken.

**Warehouse Club:** A retail business requiring patron membership, and selling packaged and bulk foods and general merchandise characterized by high volume and a restricted line of popular merchandise in a no-frills environment. Examples include, but are not limited to Wholesale Club, Costco, and Sam's Club.

**Wholesale Distribution:** A business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of such materials, supplies and goods from its inventory to retail companies within the industry and which may include the parking and storage of distribution vehicles, and accessory activities.

**Wireless Telecommunication Facility:** A facility used for the transmission or reception of electromagnetic or electro-optic information, including wireless telecommunications facilities such as “cellular” or “PCS” (Personal Communications Systems) – communication and paging systems. This use is not required to be located on a separate lot or to comply with the minimum lot size requirement for the District in which it is located but is required to meet the design and locational requirements, as established for such uses, as provided by this Ordinance. Telecommunications Site/Facility does not include radio antennas complying with the ruling of the Federal Communications Commission in “Amateur Radio Preemption, 101 FCC 2nd 952 (1985)” or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.

**Yard:** An open space on a lot, parcel or tract of land, unoccupied and unobstructed from the ground upward by buildings, except as otherwise provided herein.

**Yard, Front:** An open space on the same lot with a building between the front line of the building and the front lot line and extending across the full width of the lot. The "depth" of the front yard is the minimum distance between the front lot line and the front line of the building.

**Yard, Rear:** An open, unoccupied space on the same lot as a building, between the rear line of the building and the rear lot line and extending the full width of the lot except, on corner lots, the rear yard shall not include the side yard bordering the street.

**Yard, Side:** An open, unoccupied space on the same lot as a building, between the rear line of the building and the front line of the building and extending from the side line of the building to the side lot line; except, on corner lots, the side yard bordering the street shall extend to the rear from the front line of the building to the rear lot line, the same distance as is required for side yard setbacks on corner lots in each zone.

**Zoning District:** An area of the city that has been given a designation which regulates the construction, reconstruction, alteration, repair, or use of buildings or structures, or the use of land as set forth in this Ordinance.

**Zoning Districts Map:** The map, adopted as part of a Land Use Ordinance, including this Ordinance that depicts and identifies the geographic location of the Zoning Districts provided by this Ordinance.

**Zoning Ordinance:** This Ordinance, and any amendments thereto as may be amended from time to time. This Ordinance is determined and identified to be a Land Use Ordinance of the City of Vineyard, Utah.

**SECTION 3:            ADOPTION** “15.34.210 Cannabis Production Establishments And Medical Cannabis Pharmacies” of the Vineyard Zoning Code is hereby *added* as follows:

## ADOPTION

15.34.210 Cannabis Production Establishments And Medical Cannabis Pharmacies(*Added*)

1. Purpose: The purpose of this section is to permit the establishment of cannabis production establishments and medical cannabis pharmacies as defined in section 15.60.020 definitions of this title, subject to licensing procedures required by the State of Utah.
2. Standards.
  - a. Health and Safety:
    - i. There shall be no emission of dust, fumes, vapors, odors, or waste into the environment from any facility where growing, processing, or testing of cannabis occurs, and
    - ii. Cannabis production establishments shall meet the land use requirements for the zone in which it is located.
  - b. The following standards apply to all medical cannabis pharmacies:
    - i. No cannabis products shall be visible from outside a medical cannabis pharmacy.
    - ii. The building square footage dedicated to the retail use of the medical cannabis pharmacy shall not exceed 25% of the building or development in which it is located, and
    - iii. Medical cannabis pharmacies shall meet the land use requirements for the zone in which it is located.
3. License Requirement: No cannabis production establishment or medical cannabis pharmacy shall be established, operated, or maintained within the City without a valid business license issued the City.
4. Location: Cannabis production establishments and medical cannabis pharmacies shall be located as required by Section 15.12.050 District Use Table.
5. Regulation Precedence: If any City regulation regarding cannabis production establishments or medical cannabis pharmacies is in conflict with the Utah Code, State code takes precedence.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

\_\_\_\_\_.

|                     | <b>AYE</b> | <b>NAY</b> | <b>ABSENT</b> | <b>ABSTAIN</b> |
|---------------------|------------|------------|---------------|----------------|
| Mayor Julie Fullmer | _____      | _____      | _____         | _____          |
| John Earnest        | _____      | _____      | _____         | _____          |
| Tyce Flake          | _____      | _____      | _____         | _____          |
| Chris Judd          | _____      | _____      | _____         | _____          |
| Cristy Welsh        | _____      | _____      | _____         | _____          |

Presiding Officer

Attest

\_\_\_\_\_  
Julie Fullmer, Mayor, Vineyard

\_\_\_\_\_  
Pamela Spencer, City Recorder  
Vineyard



# Community Development

**Date:** October 14, 2020  
**From:** Briam Amaya Perez, Planner II  
**To:** City Council  
**Item:** 8.2 Vineyard Tree and Landscape Manual  
**Applicant:** City Initiated

## OVERVIEW:

Under the direction of Council Member, Tyce Flake, Planning Commissioner, Amber Rasmussen, and Parks Manager, Sullivan Love, notable changes have been made to the Vineyard Tree Manual 2017. Revisions were carried out by Planner II, Briam Amaya Perez.

Firstly, the title of the manual has been changed to the *Vineyard City Tree and Landscape Manual*. This title captures a more accurate and general sense of what is discussed within its pages. Secondly, all trees and plants included in the manual have been reviewed for their ability to thrive in Vineyard's micro-climate and soils. The manual also explains proper/required planting procedures and has been made to be more user-friendly. The manual is intended to be used by City Officials, the development community, and the public.

The tree classification system has been amended. Formerly, trees have been classified under a 'Class I, Class II, or Class III' system. Trees are now classified under a 'Small, Medium, or Large' system. The manual continues to describe Evergreen Trees, Decorative Grasses, Decorative Shrubs, and Ground Covers. The manual also outlines an updated list of specific trees/shrubs *not* to be used within the City due to their need for high maintenance, high water, disease issues, pest problems, climate incompatibility, etc. In addition, the shape, zone, mature height, canopy size, unique features, and cultivars of each tree and shrub are now included. Nearby retailers and wholesale outlets are listed so readers know where to easily acquire recommended trees or shrubs.

Though the overall format and structure of the manual has not changed entirely, some notable aesthetic improvements have been made. Blurry or pixelated images have been replaced or removed (as much as were possible) providing users a greater sense of visual clarity. The image on the title page has been replaced. Most images are now high resolution and adequately depict all trees and shrubs in each respective section. Previously, some images in the Vineyard Tree Manual showed incorrect trees or shrubs. Furthermore, all species have now been alphabetized for easy reference. Moreover, all images and sources have been cited to give proper credit to authors and sources. This will avoid the City any future issues with copyright infringement. The Table of Contents has been expanded to show every section and subsection of the manual. Before, important subsections of the manual such as 'Class I, Class II, Class III' trees, etc. were left out of the table of contents. Overall, this manual is clearer, more user-friendly, and more accurate.

## PROPOSED MOTION:

"I move to approve Resolution 2020-17, 'Vineyard City Tree and Landscape Manual.'

## ATTACHMENTS:

Resolution 2020-17  
Tree Manual Redlines  
Proposed Tree Manual

RESOLUTION NO. \_\_\_\_\_ 2020-17 \_\_\_\_\_

A RESOLUTION UPDATING THE VINEYARD CITY TREE MANUAL

WHEREAS, the Public Works Department must occasionally make changes to the Vineyard City Tree Manual, which was adopted in March of 2018; and

WHEREAS, the document's title has been updated, now entitled Vineyard Tree and Landscape Manual; and

WHEREAS, the contents of the manual have been updated such that all plants contained in the manual have been reviewed to ensure the listed plants will thrive in Vineyard City's micro-climate and soils, planting procedures have been expanded, and the document itself has overall been made more user-friendly; and

WHEREAS, the City sees fit to specify who may make changes to the manual to ensure that plant care and policy found in the manual remain consistent and up to date.

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

1. The updated document shall be used by the Public Works department.
2. The City Engineer, or their designee, has the power to make minor changes to the Tree and Landscape Manual. Significant changes must be approved by the City Council.
3. This resolution shall take effect upon passing.

Passed and dated this \_\_14\_\_ day of \_\_October\_\_, 2020.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Recorder

Commented [BP1]: Title changed

Commented [BP2]: Date changed

## Table of Contents

(please see Final Document for complete list)

### Foreword

All trees/plants included in these pages have been reviewed for their ability to thrive in Vineyard's micro-climate and soils. Each plant has its own value and fits into the City's urban forest. We suggest that you look up the tree you are considering in the websites listed herein and review its specific traits and facts prior to purchase. Consider the mature size of the tree/bush before selection and review placement for adequate spacing. Also please review the proper/required planting procedure page. Plant the right tree/plant in the right place and in the right way and it will do well. In addition, please note that all landscape materials will adhere to the most recently adopted standards and specifications.

An emphasis was placed on water needs, required maintenance, disease and pests during the species selection process. For that reason, many the trees listed are hybrids that have had negative traits reduced.

Commented [BP3]: 'eliminated' changed to 'reduced'

This list is sorted into Small, Medium and Large trees. In some cases, a tree will fit in more than one section due to specific characteristics besides size. Other deciduous trees fit into these categories and have not been listed for reasons of diseases, incompatibility with Vineyard's climate, soil and water limitations. Should you find a tree that is desirable but not on the approved list, you may submit it for approval by the Public Works Department/Urban Forest and Landscape Committee.

Commented [BP4]: Does such a committee exist?

Note: No cultivar on this approved list can make up more than 10% of Vineyard's Urban Forest inventory. Contact the Vineyard Public Works Department for access to that listing.

Commented [BP5]: New section added and moved to the front of the manual

### Purpose

The Vineyard Tree Manual is established to provide the regulations necessary to ensure the realization of benefits provided by a healthy urban forest. It is not intended to resolve or regulate disputes over trees on private property that do not affect general public safety. The Vineyard Tree Manual is provided to:

1. Implement the City's general plan and ensure compliance with established City codes and policies.
2. Promote the general welfare of the City by establishing and maintaining the maximum amount of canopy coverage to conserve energy and reduce heat-island effect.
3. Minimize or eliminate potential conflicts with public infrastructure including: sidewalks, curbs, gutters, sewer, fire hydrants, street lights, and similar infrastructure.
4. Increase the environmental benefits of trees within the public right-of-way.
5. Ensure appropriate placement and maintenance of trees in the public right-of-way while encouraging similar practices on private property.

6. Create quality landscaped spaces that are attractive and encourage public gathering and pedestrian travel.
7. Maintain trees in a healthy, nonhazardous condition through the application of tree-care and planting standards.
8. Provide a standardized list of appropriate tree species which are acceptable for Vineyard public and private spaces.

#### **Administrative**

In consultation with the Public Works Department, the City Engineer or his/her designee is authorized to make minor amendments to the requirements of this manual. Significant amendments shall be authorized by the City Council. All public property, including but not limited to, rights of way (ROW) and parks must adhere to these standards. Private property owners are only encouraged to do so. Questions or concerns should be directed to the City Engineer.

#### **Definitions**

**Street Trees:** "Street trees" are herein defined as trees, shrubs, bushes and all other woody vegetation on land lying between property lines on either side of all streets, avenues, or ways within the City.

**Park Trees:** "Park trees" are herein defined as trees, shrubs, bushes and all other woody vegetation in public parks having individual names, and all areas owned by the City, or to which the public has free access as a park.

#### **How to Plant a Tree**

Six things you should know when planting a tree...

1. **Call Before You Dig** - Several days before planting, call the national 811 hotline to have underground utilities located.
2. **Handle with Care** - Always lift tree by the root ball. Keep roots moist until planting.
3. **Digging a Proper Hole** - Dig 2 to 5 times wider than the diameter of the root ball with sloping sides to allow for proper root growth.
4. **Planting Depth** - The trunk flare should sit slightly above ground level and the top-most roots should be buried 1 to 2 inches.
5. **Filling the Hole** - Backfill with native soil unless it's all clay. Tamp in soil gently fill large air spaces.
6. **Mulch** - Allow 1 to 2-inch clearance between the trunk and the mulch. Mulch should be 2 to 3 inches deep.

#### **Soil Requirements**

For situations where the planting area is surrounded by paved surfaces, Table 1 provides guidelines for the minimum amount of soil to provide based on tree size at maturity. There are two components to soil space: 1) the total soil volume needed to sustain a tree for a reasonable period, and 2) the open soil area needed immediately surrounding the trunk to accommodate trunk flare growth. *Open soil space* is soil that is not covered by a solid hard surface such as a sidewalk, pavement, or a building.

(New Image)

**Commented [BP6]:** New section added

**Commented [BP7]:** New Section Added

**Commented [BP8]:** New image added

## Irrigation Schedules

(New Image)

## Tree Planting Safety

(Image)

## How to Properly Prune a Tree

### Spacing

The spacing of Street Trees will be in accordance with the three species size classes listed and tree spacing requirements are as follows: Small Trees, 30 feet; Medium Trees, 40 feet; Large Trees, 50 feet; except in special plantings designed or approved by a landscape architect.

### Distance from Curb and Sidewalk

The distance from curb and sidewalk will be in accordance with the Vineyard Special Purpose Zoning Districts Code Section 03.14(3) 'Minimum Street Tree Requirements':

D. Street Tree Spacing. Street trees shall be planted as follows.

#### i. Spacing

(1) Large Trees must be spaced a minimum of 30' and a maximum of 60' on center

(2) Medium trees must be spaced a minimum of 20' and a maximum of 40' on center.

ii. Limited Distance between Curb and Sidewalk. Where the distance from the back of the curb to the edge of the right of way or property line is less than 9' with a sidewalk, Applicant shall work with the City Planner to determine the appropriate tree species placement, and spacing.

The distance trees may be planted from curbs or curb lines and sidewalks will be in accordance with the three species size classes, as are listed, and no trees may be planted closer to any curb or sidewalk than the following: Small Trees, 2 feet; Medium Trees, 3 feet; Large Trees, 4 feet.

### Distance from Street Corners, Fire Hydrants, and Street Lights

No street tree shall be planted closer than 35 feet from any street corner, measured from the point of nearest intersecting curbs or curb lines. No street tree shall be planted closer than ten (10') feet from any fire hydrant. Street trees shall maintain a minimum distance of half of the canopy dimension plus two (2') feet at full maturity.

### Utilities

No landscape materials may be planted within ten (10') lateral feet from any utility. Trees are prohibited to be planted within a public utility easement.

### Public Tree Care

Commented [BP9]: New Section Added

Commented [BP10]: New image added

Commented [BP11]: Section removed

Commented [BP12]: Entire section revised; matches the language in the Downtown Vineyard (Town Center) Code

Commented [BP13]: Changed from 'of'

Commented [BP14]: Changed from 'of'

The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds.

Commented [BP15]: typo

The City may remove, cause, or order to be removed, any tree or part thereof which is in an unsafe condition or which, by reason of its nature, is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any injurious fungus, insect, or other pest. This section does not prohibit the planting of Street Trees by any adjacent property owners providing that the selection and location of said trees is in accordance with the previous sections of this manual.

Commented [BP16]: grammar correction

### **Tree Topping**

It shall be unlawful as a normal practice for any person, firm, or City department to top any Street Tree, Park Tree, or other tree on public property. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this section at the determination of the City.

### **Pruning and Corner Clearance**

Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection, and so that there shall be a clear space of at least 13 feet above streets and at least eight (8') above sidewalks. Said owners shall remove all dead, diseased or dangerous trees or broken or decayed limbs which constitute a menace to the safety of the public. The City shall have the right to prune any tree or shrub. Shrubs shall not prohibit free passage on public ROW's.

(Proper Pruning Principles image moved here from 'How to Properly Prune a Tree' Section)

### **Dead or Diseased Tree Removal on Private Property**

The City shall have the right to cause the removal of any dead or diseased trees on private property within the City when such trees constitute a hazard to life and property or harbor insects or disease which constitute a potential threat to other trees within the City. The City will notify in writing the owners of such trees. Removal shall be done by said owners at their own expense within sixty days after the date of service of notice. In the event of failure of owners to comply with such provisions, the City shall have the authority to remove such trees and charge the cost of removal to the owner.

Commented [BP17]: Stipulates new authority

(new image)

Commented [BP18]: Image to match Utah geography

### **Removal of Stumps**

All stumps of street and park trees shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.

### **Prohibited Trees**

The following list outlines trees that are prohibited due to some or all of the following issues: High maintenance, high water needs, disease issues, pest problems, climate incompatibility, invasive nature, weak wood structure, urban pollution problems, soil/Ph/alkaline issues, large fruit.

All trees classified as Invasive

American Elm (other than hybrid)

Aspen

Box Elder

Chinese Fringe

Cottonwood

Flowering Cherry

Fruit Trees (other than non-fruit bearing)

Honey Locust (other than hybrid)

Horse Chestnut

Japanese Pagoda Tree

Kwanzan Flowering Cherry

London Plan

Orchard Trees

Russian Olives

Siberian Elm

Yellowwood

Yoshino Flowering Cherry

Commented [BP19]: List updated and alphabetized

Nearby Retailers/Wholesale Outlets

Shade Home & Garden - Orem/Vineyard

Cooks Farm & Greenhouse - Orem

Lindon Nursery - Lindon

Tri City South Nursery - Pleasant Grove

Thrive Nursery - American Fork

Commented [BP20]:

Commented [BP21R20]:

Commented [BP22]: Moved to this location, from the end of the manual

**Tree Species to be Planted**

The following list constitutes the official tree species for Vineyard, Utah.

No species other than those included in this list may be planted as Street or Park Trees without permission of the City. However, the City Engineer, or his designee, may approve another species in keeping with the general intent of this policy.

**Small Trees**

**American Hornbeam**

*Carpinus caroliniana*

Zone: 4-8

Mature Height: 25-30’

Canopy Width: 12-15’

Shape: Upright Narrow

Growth Rate: Moderate

Water Requirements: Medium

Flower/Fruit: Inconspicuous flowers, nut fruit

Color/Fall Color: Green/yellow to red

Tolerates: Poor soil, wind, drought, urban pollution

Features:

Cultivars:

‘Rising Fire’ - 30’ x 15’

‘Ball O’ Fire’ - 20-30’, 15-20’

‘Firespire’ - 20’ x 10’

‘Native Flame’ - 30’ x 20’

‘Palisade’ - 30’-15’

Hornbeam, American USU Tree Browser

**Catalpa, Umbrella**

*Catalpa bignonioides* 'Nana'

Zone: 5-8

**Commented [BP23]:** Change in Tree Classification System; used to be ‘Class I Trees’

**Commented [BP24]:** Scientific names added

**Commented [BP25]:** ‘Growth rate’ sections added

**Commented [BP26]:** ‘Water Requirements’ sections added

**Commented [BP27]:** ‘Flower/Fruit’ sections added

**Commented [BP28]:** ‘Color/Fall Color’ sections added

**Commented [BP29]:** ‘Tolerates’ section added

**Commented [BP30]:** Links that provide additional information have been added

Mature Height: 15-20'

Canopy Width: 15-20'

Shape: Rounded, umbrella shaped

Growth Rate: Moderate

Water Requirements: Medium

Flower/Fruit: Flowers and fruits rare

Color/Fall Color: Green/insignificant

Tolerates: Poor soil, drought

Features: Interesting shape, does well in full sun, scented leaves when crushed

Notes: Weak bark when young

Commented [BP31]: 'Notes' sections added

[Umbrella Catalpa | Facilities](#)

[Catalpa, Umbrella USU Tree Browser](#)

### European Hornbeam, Fastigiata

Scientific Name: *Carpinus betulus* 'Fastigiata'

Cultivars: Fastigiata

Zone: 4-8

Mature Height: 20-30'

Canopy Width: 20-30'

Shape: Pyramidal

Growth Rate: Fast

Water Requirements: Medium

Flower/Fruit: Inconspicuous flowers, nut fruit

Color/Fall Color: Green/yellow

Tolerates: Poor soil, wind, drought, urban pollution

Features: Shade tolerance

Notes:

[European Hornbeam USU Tree Browser](#)

### Flowering Crabapple

Scientific Name: *Malus species*

Zone: 4-8

Mature Height: 12-25'

Canopy Width: 15-25'

Shape: Rounded to oval

Growth Rate: Medium

Water Requirements: Medium

Flower/Fruit: Showy flowers, fruitless or not depending on cultivar

Color/Fall Color: Varies

Tolerates: Wind, drought, late freeze, urban pollution

Features: Showy floral display, wildlife value, pollinates apple trees

Notes:

Cultivars: Spring Snow (20-25' x 15-20', white flowers), Prairie Rose (20-30' x 20-30', pink or white flowers), Prairiefire (20' x 15', dark pink flowers), Robinson (15' x 25', pink flowers), Snowdrift (15-20' x 15-20', white flowers), Marilee (20-25' x 6-8', white flowers), Zumi (12-20' x 12-20', white flowers), Raspberry Spear (18-20' x 7-8', dark pink flowers), Ivory Spear (18' x 7', white flowers)

[The Tree Guide - Crabapple](#)

[Crabapple USU Tree Browser](#)

<https://conservationgardenpark.org/plants/116/spring-snow-crabapple>

### Flowering Plum, Newport

Scientific Name: *Prunus cerasifera* 'Newport'

Zone: 4-9

Mature Height: 20-30'

Canopy Width: 20-30'

Shape: Rounded

Growth Rate: Medium

Water Requirements: Medium

Flower/Fruit: Pink flowers, drupe fruit

Color/Fall Color: Purple

Tolerates: Moderate drought and heat tolerance, clay, urban pollution

Features: Attractive purple foliage, wildlife value

[Plum, Purple USU Tree Browser](#)

[Purpleleaf Plum Tree Arbor Day Tree Guide](#)

### **Ginkgo, Goldspire**

Scientific Name: *Carpinus betulus* 'Blagon'

Zone: 4-9

Mature Height: 14-16''

Canopy Width: 5-6'

Shape: Columnar

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, fruitless

Color/Fall Color: Green/yellow

Tolerates: Urban pollution, heat

Features: Shade tolerance, long lived

Notes:

[Ginkgo Goldspire™ at Wayside Gardens](#)

### **Hackberry, Netleaf**

Scientific Name: *Celtis reticulata*

Zone: 3-8

Mature Height: 20-25'

Canopy Width: 20-25'

Shape: Vase

Growth Rate: Medium

Water Requirements:

Flower/Fruit: Inconspicuous flowers, persistent drupe fruit

Color/Fall Color: Green/yellow

Tolerates: Wind, heat, cold, drought, salt, urban pollution

Features: Utah native, wildlife value

Notes:

[Hackberry, Netleaf USU Tree Browser](#)

### **Hawthorn, Cockspur**

Scientific Name: *Crataegus crus-galli* var. *inermis*

Zone: 4-8

Mature Height: 20-30'

Canopy Width: 20-35'

Shape: Broad

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: White flowers, pome fruit

Color/Fall Color: Green/reddish bronze

Tolerates: Alkaline soil, clay, drought

Features: Wildlife value

Notes:

[Thornless Cockspur Hawthorn Conservation Garden Park](#)

[Howthorn, Cockspur USU Tree Browser](#)

### **Honeylocust, Sunburst**

Scientific Name: *Gleditsia triacanthos* var. *inermis* 'Suncole'

Zone: 4-8

Mature Height: 25-30'

Canopy Width: 25-30'

Shape: Spreading pyramidal

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Fruitless hybrid

Color/Fall Color: Green/yellow

Tolerates: Drought, salt, urban pollution, compact soil, heat

Features: Tough and adaptable

Notes:

[Honeylocust USU Tree Browser](#)

### **Lilac Tree, Peking**

Scientific Name: *Syringa reticulata subsp. Pekinensis*

Zone: 4-8

Mature Height: 15-20'

Canopy Width: 15'

Shape: Oval

Growth Rate: Slow to medium

Water Requirements: Medium

Flower/Fruit: Showy white flowers, capsulated fruit

Color/Fall Color: Green/yellow to brown

Tolerates: Poor soil, alkaline soil, drought

Features: Showy flowers, attractive peeling bark, wildlife friendly

Cultivars: 'Copper Curls' (20-25' x 20-25', white flowers), 'China Snow' (20-30' x 15-25', white flowers), 'Beijing Gold' (15-20' x 10-15', yellow flowers)

[Lilac Tree, Peking USU Tree Browser](#)

[Pekin Lilac Tree Arbor Day Tree Guide](#)

### **Redbud, Eastern**

Scientific Name: *Cercis canadensis*

Zone: 3-9

Mature Height: 20-30'

Canopy Width: 25-35'

Shape: Broad

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Attractive flowers, legume fruit

Color/Fall Color: Purple-green/yellow

Tolerates: Deer, clay, drought

Features: Bird friendly, showy flowers, flowers at young age

Notes: Must be grown in part shade

Cultivars: 'Alba' - 20-30' x 15-25', white flowers, 'Appalachian Red' - 15-25' x 15-25', pink flowers, 'Covey' - 4-10' x 4-10', purple flowers, 'Flame' - 20-30' x 15-25', pink to lavender flowers, 'Forest Pansy' - 20' x 25', purple flowers, 'Heart of Gold' - 20-25' x 25-35', pink flowers, 'Silver Cloud' - 10-12' x 10-12', pink flowers, variegated leaves, 'Tennessee Pink' - 15-20' x 15-20', pink flowers, 'Texas White' - 20' x 15-20', white flowers

[American Redbud Tree on the Tree Guide at arborday.org](#)

[Redbud, Eastern USU Tree Browser](#)

#### **Zelkova, City Sprite**

Scientific Name: *Zelkova serrata* 'JFS-KW1'

Zone: 5-9

Mature Height: 20-24'

Canopy Width: 15-18'

Shape: Vase

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Flower inconspicuous, drupe fruit

Color/Fall Color: Green/yellow-orange to red

Tolerates: Clay, drought, urban pollution, deer

Features:

Notes:

[Zelkova, Japanese USU Tree Browser](#)

[Japanese Zelkova Arbor Day Tree Guide](#)

[Zelkova, City Sprite Conservation Garden Park](#)

#### **Zelkova, Kiwi Sunset**

**Commented [BP32]:** Used to incorrectly read 'City Sprite Zelkova'

Scientific Name: *Zelkova serrata* 'Kiwi Sunset'

Zone: 5-8

Mature Height: 30'

Canopy Width: 18'

Shape: Weeping vase

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Flower inconspicuous, drupe fruit

Color/Fall Color: Green/yellow

Tolerates: Clay, drought, urban pollution, deer

Features:

Notes:

[Kiwi Sunset Zelkova Conservation Garden Park](#)

[Zelkova, Japanese USU Tree Browser](#)

Commented [BP33]: New tree added

### **Zelkova, Wireless**

Scientific Name: *Zelkova serrata* 'Schmidtlow'

Zone: 5-8

Mature Height: 20-24'

Canopy Width: 30-36'

Shape: Broadly spreading vase

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, drupe fruit

Color/Fall Color: green/orange-red

Tolerates: Poor soil, heat, cold

Features: Highly adaptable

Notes:

[Wireless® Zelkova](#)

[Wireless Zelkova: Everything You Need to Know](#)

## **Medium Trees**

### **Elm, Frontier**

Scientific Name: *Ulmus* 'Frontier'

Cultivars: Accolade, Emerald Fair, Commendation, Homestead, Patriot, Prospector, Allee Lacebark, Vanguard, Triumph, Frontier, Emerald Sunshine

Zone: 4-8

Mature Height: 35-50'

Canopy Width: 25-30'

Shape: Upright Vase

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Rarely flowers, no fruit

Color/Fall Color: Green/red-purple

Tolerates: Heat, cold, drought, pollution, salt, poor soil

Features:

Other cultivars: 'Accolade' - 50-60' x 25-40', 'Commendation' - 50-60' x 40-50', 'Emerald Sunshine' - 35' x 25', 'Homestead' - 55' x 35', 'Patriot' - 45' x 25', 'Prospector' - 50' x 25', 'Vanguard' - 50' x 45', 'Triumph' - 50-60' x 35-40'

### **Elm, Hybrid**

Shape: Variable

Zone: 4-8

Mature Height: 35-50'

Canopy: 25-30'

Features: Flower inconspicuous. Fruit small. Small flat papery seed. Fall color yello. Tolerant of heat, cold, drought, pollution, salt, and poor soil.

Cultivars: Accolade, Emerald Fair, Commendation, Patriot, Allee Lacebark, Vanguard, Triumph, Emerald Sunshine.

### **Ginkgo/Maidenhair**

Scientific Name: *Ginkgo biloba*

Zone: 3-9

Mature Height: 35-50'

Canopy Width: 20-40'

Shape: Oval

Growth Rate: Slow/medium

Water Requirements: Low

Flower/Fruit: Catkin flower, no fruit

Color/Fall Color: Green/yellow

Tolerates: Pollution, wind, poor soil, salt, pest and disease resistance

Features: Beautiful color, called a living fossil and can live up to 3,000 years

Notes: Male trees only

Cultivars: 'Autumn Gold' - 40-50' - 25-30', 'Fairmount' - 30-50' x 5-25', 'Princeton Sentry' - 40-50' x 20-30', 'Magyar' - 40-60' x 20-30', 'Golden Colonnade' - 45' x 25', 'Halka' - 45' x 40'

[Ginkgo USU Tree Browser](#)

[Ginkgo Tree Arbor Day Tree Guide](#)

[Ginkgo Morton Arboretum](#)

### **Golden Raintree**

Scientific Name: *Koelreuteria paniculata*

Zone: 5-9

Mature Height: 30-40'

Canopy Width: 35'

Shape: Oval

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Yellow flower/capsule fruit

Color/Fall Color: Green/yellow to orange

Tolerates: Clay, urban pollution, disease, pests

Features: Pollinator tree, attractive spring flowers

Cultivars: 'Fastigiata' - 20-30' x 4-7', 'September' - 40' x 20-30', 'Stadher's Hill' - 30' x 30'

[Goldenraintree USU Tree Browser](#)

[Goldenraintree Tree Arbor Day Tree Guide](#)

[Golden Raintree Conservation Garden Park](#)

### **Honeylocust, Thornless**

Scientific Name: *Gleditsia triacanthos f. inermis*

Zone: 4-9

Mature Height: 40-50'

Canopy Width: 30-40'

Shape: Rounded

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers/fruitless

Color/Fall Color: Green/yellow

Tolerates: Poor soil, heat, drought, urban pollution

Features: Delicate, fern-like leaves

Cultivars: 'Shade Master', 'Northern Acclaim', 'Perfection'

[Honeylocust USU Tree Browser](#)

[Thornless Honeylocust Tree Arbor Day Tree Guide](#)

[Perfection Honeylocust](#)

### **Hornbeam, Columnar**

Scientific Name: *Carpinus betulus 'Columnaris'*

Zone: 3-9

Mature Height: 30-35'

Canopy Width: 15-20'

Shape: Columnar

Growth Rate: Medium

Water Requirements: High

Flower/Fruit: Inconspicuous flowers and fruit

Color/Fall Color: Green/yellow

Tolerates: Urban pollution, different soils

Features:

Notes: Must be watered frequently

[Columnar European Hornbeam Wasco Nursery.](#)

### **Hornbeam, European**

Scientific Name: *Carpinus betulus*

Zone: 4-8

Mature Height: 40-50'

Canopy Width: 30-40'

Shape: Pyramidal/round

Growth Rate: Slow

Water Requirements: Medium

Flower/Fruit: Insignificant flower/nutlet fruit

Color/Fall Color: Green/yellow

Tolerates: Drought, poor and alkaline soil

Features: Shade tolerant, hardy

Cultivars: 'Emerald Avenue' - 40' x 28', 'Frans Fontaine' - 40' x 20'

[Hornbeam, European USU Tree Browser](#)

[Pyramidal European Hornbeam Conservation Garden Park](#)

### **Maple, State Street**

Scientific Name: *Acer miyabei*

Zone: 4-7

Mature Height: 40-50'

Canopy Width: 30-35'

Shape: Oval

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, samara fruit

Color/Fall Color: Green/yellow to orange

Tolerates: Drought, clay

Features: wildlife value

Notes: This tree is drought tolerant but prefers regular watering

[Acer miyabei 'Morton' STATE STREET - Plant Finder](#)

[Location of Acer miyabei 'Morton' \(STATE STREET™ Miyabe's maple\)](#)

### **Oak, Regal Prince**

Scientific Name: *Quercus x warei* 'Long'

Zone: 4-9

Mature Height: 40-60'

Canopy Width: 20-25'

Shape: Columnar

Growth Rate: Slow

Water Requirements: Medium

Flower/Fruit: Inconspicuous flowers/acorn fruit

Color/Fall Color: Green/yellow to orange

Tolerates: Poor soil, wind, disease

Features: Effective screen tree

Notes:

[Quercus x warei 'Long' REGAL PRINCE - Plant Finder](#)

### **Zelkova, Musashino Columnar**

Scientific Name: *Zelkova serrata* 'Musashino'

Zone: 5-9

Mature Height: 45'

Canopy Width: 15'

Shape: Columnar

Growth Rate: Fast

Water Requirements: Moderate

Flower/Fruit: Inconspicuous flowers, drupe fruit

Color/Fall Color: Green, yellow

Tolerates: Clay, alkaline soil

Features:

Notes:

[UFEI - SelecTree: A Tree Selection Guide](#)

[Musashino Columnar Zelkova Conservation Garden Park](#)

### **Large Trees**

#### **Bald Cypress**

Scientific Name: *Taxodium distichum*

Zone: 4-10

Mature Height: 50-65'

Canopy Width: 20-30'

Shape: Pyramidal

Growth Rate: Medium

Water Requirements: High

Flower/Fruit: Inconspicuous flowers, pod fruit

Color/Fall Color: Green/red

Tolerates: Dry or wet conditions, clay, alkaline soil

Features:

Notes: Deciduous conifer

Cultivars: 'Apache Chief' - 60' x 20', 'Monarch of Illinois' - 60-90' x 60-70', 'Pendens' - 50-70' x 20-45', 'Shawnee Brave' - 50' x 20'

[Baldcypress USU Tree Browser](#)

[Bald Cypress Conservation Garden Park](#)

### **Elm, Lacebark**

Scientific Name: *Ulmus parvifolia*

Zone: 4-9

Mature Height: 40-50'

Canopy Width: 35-45'

Shape: Oval

Growth Rate: Medium

Water Requirements: Moderate

Flower/Fruit: Inconspicuous flowers, samara fruit

Color/Fall Color: Green/ yellow to purple

Tolerates: Clay, poor and alkaline soil, drought, urban pollution

Features: Wildlife value

Notes:

Cultivars: 'Allee' - 60-70' x 35-55', 'Burgundy' - 40-60' x 30-40', 'Central Park Splendor' - 40' x 30', 'Drake' - 30-40' x 30-40', 'Dynasty' - 20-30' x 20-30', 'Emerald Vase' 40' x 35', 'Golden Ray' - 60' x 40', 'King's Choice' - 45' x 40'

[Lacebark Elm Tree Arbor Day Foundation Tree Guide](#)

[Lacebark Elm USU Tree Browser](#)

### **Ginkgo/Maidenhair**

Scientific Name: *Ginkgo biloba*

Zone: 3-9

Mature Height: 35-50'

Canopy Width: 20-40'

Shape: Oval

Growth Rate: Slow/medium

Water Requirements: Low

Flower/Fruit: Catkin flower, no fruit

Color/Fall Color: Green/yellow

Tolerates: Pollution, wind, poor soil, salt, pest and disease resistance

Features: Beautiful color, called a living fossil and can live up to 3,000 years

Notes: Male trees only

Cultivars: 'Autumn Gold' - 40-50' - 25-30', 'Fairmount' - 30-50' x 5-25', 'Princeton Sentry' - 40-50' x 20-30', 'Magyar' - 40-60' x 20-30', 'Golden Colonnade' - 45' x 25', 'Halka' - 45' x 40'

[Ginkgo USU Tree Browser](#)

[Ginkgo Tree Arbor Day Tree Guide](#)

[Ginkgo Morton Arboretum](#)

### **Ginkgo, Biloba**

Shape: Pyramidal upright

Zone: 4-7

Mature Height: 50-80'

Canopy: 50-60'

Features: Use male tree only. No fruit. Fall color yellow. Growth medium slow. Tolerant of drought, urban pollution, poor soil, disease and pest resistant. Use mall tree ONLY! Large tree but highly adaptable within the city.

### **Hackberry**

Scientific Name: *Celtis occidentalis*

Zone: 2-9

Mature Height: 40-60'

Canopy Width: 40-50'

Shape: Vase

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, drupe fruit

Color/Fall Color: Green/yellow

Tolerates: Poor and alkaline soil, drought, heat, wind

Features: Wildlife friendly

Notes:

Cultivars: 'Chicagoland' - 50' x 40', 'Magnifica' - 50' x 40', 'Prairie Pride' - 50' x 40', 'Prairie Sentinel' - 45' x 12', 'Ultra' - 50' x 40'

[Celtis occidentalis \(Hackberry\)](#)

[Hackberry USU Tree Browser](#)

**Kentucky Coffee, Espresso**

Scientific Name: *Gymnocladus dioica* 'Espresso'

Zone: 4-8

Mature Height: 50

Canopy Width: 35

Shape: Upright oval

Growth Rate: Slow

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, fruitless

Color/Fall Color: green/yellow

Tolerates: Clay, urban pollution, wind

Features: Wildlife value

Notes:

[Espresso Kentucky Coffeetree | Knowledgebase](#)

**Oak, Bur**

Scientific Name: *Quercus macrocarpa*

Zone: 2-8

Mature Height: 70-90'

Canopy Width: 60-80'

Shape: Broad

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, acorn fruit

Color/Fall Color: Green/yellow or tan

Tolerates: Drought, clay, wind, urban pollution, salt

Features:

Notes:

[Oak, Bur USU Tree Browser](#)

[Bur Oak Tree on the Tree Guide at arborday.org](#)

[Bur Oak](#)

### **Oak, Chinkapin**

*Quercus muehlenbergii*

Zone: 4-7

Mature Height: 40-50'

Canopy Width: 50-60'

Shape: Oval

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, acorn fruit

Color/Fall Color: Green/yellow to orange-brown

Tolerates: Heat, drought, wind, poor soil, urban pollution

Features: Wildlife value, adaptable

Notes:

[Oak, Chinkapin USU Tree Browser](#)

[Chinkapin Oak Tree on the Tree Guide at arborday.org](#)

### **Oak, English**

*Scientific Name: Quercus robur*

Zone: 4-8

Mature Height: 50-60'

Canopy Width: 40-60'

Shape: Rounded

Growth Rate: Medium

Water Requirements: Medium

Flower/Fruit: Inconspicuous flowers, acorn fruit

Color/Fall Color: Green/yellow or tan

Tolerates: Urban Pollution, drought, wind, poor soil, salt

Features:

Notes:

Cultivars: 'Crimson Spire' - 40-45' x 15-20', 'Clemons' - 60' x 45', 'Fastigiata' - 50-60' x 10-20', 'Skyrocket™' - 45' x 15'

[Oak, English USU Tree Browser](#)

[Oak, English Conservation Garden Park](#)

### **Zelkova, Japanese**

*Zelkova serrata*

Zone: 5-8

Mature Height: 50-80'

Canopy Width: 50-75'

Shape: Vase

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, drupe fruit

Color/Fall Color: green/yellow-orange

Tolerates: Drought, alkaline and poor soil, salt

Features:

Notes: Male tree only

[Japanese Zelkova USU Tree Browser](#)

[Japanese Zelkova Tree Arbor Day Tree Guide](#)

### **Evergreen Tree**

#### **Pine, Austrian**

Scientific Name: *Pinus nigra*

Zone: 5-8

Mature Height: 50-80'

Canopy Width: 25-40'

Shape: Pyramidal

Growth Rate: Medium

Water Requirements: Low

Fruit: Woody cone

Color: Yellow-green to blue-green

Cultivars: 'Arnold Sentinel' - 25' x 7', 'Frank' - 4-6' x 2-3', 'Compacta' - 15-16' x 8-10'

[Austrian Pine USU Tree Browser](#)

[Austrian Pine](#)

**Pine, Austrian Black**

Shape: Rounded

Zone: 3-7

Mature Height: 40-60'

Canopy: 20-40'

**Pine, Austrian Compact**

Shape: Pyramidal

Mature Height: 6-7'

Canopy: 2-3'

**Pine, Austrian Compact Black**

Shape: Pyramidal

Mature Height: 15-16'

Canopy: 8-10'

**Pine, Austrian Dwarf**

Shape: Pyramidal

Zone: 4-8

Mature Height: 4-6'

Canopy: 2-3'

**Pine, Bosnian**

Scientific Name: *Pinus heldreichii*

Zone: 3-8

Mature Height: 50-70'

Canopy Width: 20-40'

Shape: Pyramidal

Growth Rate: Low

Water Requirements: Low

Fruit: Woody cone

Color: Dark green

Cultivars: 'Emerald Arrow' - 20-30' x 6-8'

[Bosnian Pine USU Tree Browser](#)

[Bosnian Pine Conservation Garden Park](#)

**Pine, Dwarf Scotch**

Shape: Rounded Mound

Zone: 2-7

Mature Height: 5-6'

Canopy: 5-6'

**Pine, Mugo**

Scientific Name: *Pinus mugo*

Zone: 2-8

Mature Height: 15'

Canopy Width: 11'

Shape: Shrubby

Growth Rate: Medium

Water Requirements: Low

Fruit: Woody cone

Color: Green

Varieties:

Pumilio (Dwarf) - 3-5' x 6-10'

[Mugo Pine USU Tree Browser](#)

[Mugo Pine](#)

### **Pine, Scots (Scotch)**

Scientific Name: *Pinus sylvestris*

Zone:2-8

Mature Height: 30-70'

Canopy Width: 20-35'

Shape: Pyramidal

Growth Rate: Medium

Water Requirements: Low

Fruit: Woody cone

Color: Blue-green

Cultivars: 'Beuvronensis' - 2-4' x 2-4', 'Fastigiata' - 20-25' x 6-8', 'Glauca Nana' - 5-8' x 5-8', 'Watereri' - 10-20' x 8-12'

[Scots Pine USU Tree Browser](#)

[Scots Pine Conservation Garden Park](#)

### **Pine, Tanyosho**

Scientific Name: *Pinus densiflora* 'Umbraculifera'

Zone:3-7

Mature Height: 10-20'

Canopy Width: 15-25'

Shape: Irregular

Growth Rate: Medium

Water Requirements: Moderate

Fruit: Papery cone

Color: Green

[Japanese Red Pine USU Tree Browser](#)

[Tanyosho Pine](#)

#### **Spruce, Bird's Nest**

Shape: Low spreading

Zone: 2-8

Mature Height: 3'

Canopy: 4-7'

#### **Spruce, Black Hills**

Shape: Pyramidal

Zone: 2-7

Mature Height: 30-60'

Canopy: 15-25'

#### **Spruce, Blue**

Scientific Name: *Picea pungens*

Zone: 2-7

Mature Height: 30-60'

Canopy Width: 10-20'

Shape: Pyramidal

Growth Rate: Slow

Water Requirements: Low

Fruit: Woody Cones

Color: Blue-green

Cultivars: 'Baby Blue Eyes' - 10-15' x 8-10', 'Globosa' - 4-6' x 5-6', 'Pendula' - 10-15' x 5-10'

[Blue Spruce USU Tree Browser](#)

[Baby Blue Eyes Spruce](#)

**Spruce, Blue Wonder**

Shape: Pyramidal/Columnar

Zone: 3-8

Mature Height: 6-7'

Canopy: 2-3'

**Spruce, Cupressina Colorado**

Shape: Columnar

Mature Height: 19-20'

Canopy: 9-10'

**Spruce, Dwarf Globe Blue**

Shape: Pyramidal

Zone: 2-8

Mature Height: 4-6'

Canopy: 5-6'

**Spruce, Dwarf Serbian**

Shape: Columnar

Mature Height: 19-20'

Canopy: 9-10'rbian

**Spruce, Norway**

Scientific Name: *Pinus abies*

Zone:3-7

Mature Height: 40-60'

Canopy Width: 25-30'

Shape: Pyramidal

Growth Rate: Medium

Water Requirements: Low

Fruit: Papery cone

Color: Dark green

Cultivars: 'Nidiformis' Bird's Nest - 2-8' x 3-12', 'Cupressina' - 20-30' x 5-8'

[Norway Spruce USU Tree Browser](#)

[Norway Spruce Tree Arbor Day Tree Guide](#)

### **Spruce, Serbian**

Scientific Name: *Pinus omorika*

Zone: 4-7

Mature Height: 45-50'

Canopy Width: 15-20'

Shape: Pyramidal

Growth Rate: Low

Water Requirements: Low

Fruit: Papery cone

Color: Dark green

Cultivars: 'Nana' - 4-8' x 4-8', 'Pendula' - 10' x 3'

### **Spruce, Weeping Colorado Blue**

Shape: Pyramidal

Zone: 3-8

Mature Height: 10-15'

Canopy: 5-10'

### **Spruce, White**

Scientific Name: *Picea glauca*

Zone: 2-7

Mature Height: 40-60'

Canopy Width: 10-20'

Shape: Pyramidal

Growth Rate: Medium

Water Requirements: Low

Fruit: Papery cone

Color: Blue-green

Cultivars: 'Blue Wonder' - 6' x 2-3', 'Densata' - 20-40' x 10-15', 'Conica' - 10-13' x 7-10', 'Pendula' - 12-40' x 5-8', 'Sander's Blue' - 4-20' x 2-10'

[White Spruce USU Tree Browser](#)

[White Spruce Tree Arbor Day Foundation Tree Guide](#)

### **Decorative Grasses**

#### **Big Bluestem**

*Andropogon gerardii*

Zones: 4-9

Height: 4-6'

Width: 2-3'

Color/fall color: Green/purple

Water: Low to moderate

Cultivars: 'Blackhawk' - 4-5' x 1-2', purple-black fall color, 'Ladybug Red' - 48" x 18-22", red fall color, 'Windwalker' - 6-7' x 20-30", bronze fall color, 'Red October' - 60-72" x 18-24", red fall color, 'Rain Dance' - 60-72" x 20-24", maroon fall color

[Andropogon gerardii \(Big bluestem\) | Native Plants of North America](#)

#### **Fountain Grass**

Scientific Name: *Pennisetum orientale*

Zones: 6-9

Height: 2.5-5'

Width: 2.5-5'

Color/fall color: Green/silvery to pinkish white

Water: Moderate to wet

Cultivars: 'Burgundy Bunny' - 12-18" x 12-18", burgundy fall color, 'Moudry' (Black) - 24-30" x 18-24", white fall color, 'Hameln' - 3' x 2', white fall color, 'Little Bunny' - 12-18" x 18-24", white fall color

[Pennisetum alopecuroides - Plant Finder](#)

### **Fountain Grass, Karley Rose**

Scientific Name: *Pennisetum orientale*

Zones: 5-8

Height: 2-3'

Width: 2-3'

Color/fall color: Green/rose

Water: Moderate

[Pennisetum orientale 'Karley Rose' - Plant Finder](#)

### **Karl Foerster Feather Reed Grass**

Scientific Name: *Calamagrostis x acutiflora* 'Karl Foerster'

Zones: 5-9

Height: 3-6'

Width: 1.5-2.5'

Color/fall color: Green/buff

Water: Medium to moderate

Cultivars: 'Eldorado' - 6' x 2'

[Calamagrostis x acutiflora 'Karl Foerster' - Plant Finder](#)

[Karl Foerster Feather Reed Grass](#)

### **Maiden Grass**

*Miscanthus sinensis*

Zones: 5-9

Height: 5-8'

Width: 3-5'

Color/fall color: Green/gold

Water: Moderate

Cultivars: 'Adagio' - 3-4' x 3-4', white fall color, 'Bandwidth' - 2.5-3' x 2.5-3', gold fall color, 'Cabaret' - 6-7' x 3-4', cream to blush pink fall color, 'Purpurascens' (Flame) - 4-5' x 3', red fall color, 'Graziella' - 5-7' x 3-4', tan fall color, 'Pünktchen' (Little Dot) - 4' x 4', maroon to purple-brown fall color, 'Little Zebra' - 3-4' x 2-3', purple fall color, 'Morning Light' - 4-6' x 4', red to tan fall color, 'Strictus' (Porcupine) - 4-6' x 3', tan fall color, 'Zebrinus' (Zebra) - 5-8' x 4-6', pink fall color

Miscanthus sinensis 'Gracillimus' - Plant Finder

### **Porcupine Grass**

Shape: Vertical

Zone: 4-9

Mature Height: 6-8'

Canopy: 2-3'

Features: Growth fast. Flowers redish/bronze plumes. Foliage green with gold horizontal bands. Tolerant of poor soil, water wise.

### **Purple Flame Grass**

Shape: Vertical

Zone: 5-9

Mature Height: 4-5'

Canopy: 2-3'

Features: Growth fast. Flower white plumb. Foliage light green turning to red/orange during season. Tolerant of poor soil, water wise.

### **Reed Grass, El Dorado**

Shape: Vertical

Zone: 4-9

Mature Height: 4-5'

Canopy: 2-2.5'

Features: Growth moderate. Flowers insignificant gold seed head. Foliage green with white edge. Tolerant of poor soil, pollution, xeric.

### **Switchgrass**

Scientific Name: *Panicum virgatum*

Zones: 5-9

Height: 3-6'

Width: 1.5-2.5'

Color/fall color: Green/buff

Water: Low

Cultivars: 'Hot Rod' - 3-4' x 2', burgundy fall color, 'Heavy Metal' - 4-5' x 1-2', silver-blue fall color, 'Dallas Blues' - 4-6' x 2-3', pink fall color, 'Cloud Nine' - 5-7' x 2-3', purple or tan fall color, 'Prairie Sky' - 4-5' x 2', tan fall color, 'Rotstrahlbusch' (Red) - 4-5' x 2-3', pink or tan fall color, 'Shenandoah' - 3-4' x 3-4', pink or red fall color, 'Strictum' (Upright) - 4-6' x 2-3', tan fall color, 'Northwind' - 6' x 2-3', yellow fall color

[Panicum virgatum \(Switchgrass\) | Native Plants of North America](#)

### **Undaunted Ruby Muhly**

Scientific Name: *Muhlenbergia reverchonii* 'Undaunted'

Zones: 5-10

Height: 15-30"

Width: 18-24"

Color/fall color: Green/pink to red

Water: Moderate

[Undaunted Ruby Muhly Grass](#)

### **Decorative Shrubs**

#### **American Smoke Bush/Tree**

Scientific Name: *Cotinus obovatus*

Zones: 4-8

Mature Height: 20-30'

Width: 20-30'

Water:

Flowers/fruit: Inconspicuous/drupe fruit

Color/fall color: Green/pink-purple

Tolerates: Drought, clay, alkaline soil

Cultivars:

### **Apache Plume**

Scientific Name: *Fallugia paradoxa*

Zones: 3-8

Mature Height: 4'

Width: 4'

Water: Very Low

Flowers/fruit: Pink and white/seeds

Color/fall color: Silver-green

Tolerates: Drought, poor soil

[Apache Plume](#)

### **Brown's Yew**

*Taxus x media* 'Brownii'

Zones: 4-7

Mature Height: 8-10'

Width: 6-12'

Water: Moderate

Flowers/fruit:

Color/fall color: Green

Tolerates: Clay, drought, shade

Cultivars:

[Taxus x media 'Brownii' - Plant Finder](#)

### **Butterfly Bush**

Scientific Name: *Buddleia x*

Zones: 5-9

Mature Height:

Width:

Water:

Flowers/fruit:

Color/fall color:

Tolerates:

Cultivars: 'Blue Chip' - 1-2' x 1-2', 'Ice Chip' - 18-24" x 24-30", 'Black Knight' - 10-12' x 8', 'Ivory' - 2-3' x 2-3', Buzz Magenta 'Tobudpipur' - 2-3' x 2-3', 'Harlequin' - 10-12' x 8', 'Miss Molly' - 4-5' x 4-5', 'Miss Ruby' 4-5' x 4-5', 'Nanho Purple' - 10-12' x 8', 'Pink Delight' - 10-12' x 8', 'Royal Red' 10-12' x 8'

### **Caryopteris, Blue Mist**

Scientific Name: *Caryopteris clandonensis*

Zones: 5-9

Mature Height: 2-3"

Width: 2-3'

Water: Moderate

Flowers/fruit: Blue

Color/fall color: Green

Tolerates: Drought, clay, urban pollution

Cultivars:

Blue Mist Caryopteris.

### **Dogwood, Ivory Halo**

Scientific Name: *Cornus alba* 'Bailhalo'

Zones: 5-9

Mature Height: 3-5'

Width: 5-6'

Water: Moderate

Flowers/fruit:

Color/fall color: Variegated green

Tolerates: Drought, poor soil

Cultivars:

Ivory Halo Dogwood

### **Euonymus (Wintercreeper)**

Scientific Name: *Euonymus fortunei*

Zones: 5-9

Mature Height: 6-12"

Width: 2-3'

Water: Moderate

Flowers/fruit: Inconspicuous/ capsules

Color/fall color: Green

Tolerates: Shade

Cultivars: 'Canadale Gold' - 3-4' x 3-4', 'Emerald and Gold' - 2' x 3', 'Emerald Gaiety' - 3' x 5', 'Coloratus' - 6-8" x 36"

Wintercreeper

### **Emerald Speeder Japanese Yew**

Scientific Name: *Taxus cuspidata* 'Monloo'

Zones: 4-7

Mature Height: 1-2.5'

Width: 1-9'

Water: Moderate

Flowers/fruit: None

Color/fall color: Green

Tolerates: Clary, urban conditions, shade

Cultivars:

*Taxus cuspidata* 'Monloo' EMERALD SPREADER - Plant Finder

### **Fernbush**

Scientific Name: *Chamaebatiaria millefolium*'

Zones: 4-9

Mature Height: 5-6'

Width: 5-6'

Water: Very low

Flowers/fruit: White

Color/fall color: Green

Tolerates: Drought, poor soil, heat

### **Forsythia**

Scientific Name: *Forsythia x intermedia*

Zones: 5-9

Mature Height: 8-10'

Width: 10-12'

Water: Moderate

Flowers/fruit: Yellow

Color/fall color: Green

Tolerates: Drought, poor soil, urban pollution

Cultivars:

[Forsythia Tree on the Tree Guide at arborday.org](#)

### **Hybrid Rose of Sharon**

Shape: Multi-stemmed vertical

Zone: 4-9

Mature Height: 6-8'

Canopy: 10-15'

Cultivars: Azure Blue, Blue Chiffon, Sugar Tlp (pink) hybrids are long blooming and seedless.

Features: Growth medium. Tolerant of poor soil, clay, heat, cold, urban pollution, water weekly.  
Deciduous.

### **Lilac**

Scientific Name: *Syringa spp.*

Zones: 3-7

Mature Height: 8-12'

Width: 6-10'

Water: Low

Flowers/fruit: Purple, white

Color/fall color: Green

Tolerates: Drought, heat, cold, poor soil

Cultivars: Bloomerang Dark Purple 'SMSJBP7' - 4-6' x 4-6', 'Pink Perfume' - 4-6' x 4-6', Bloomerang Purple 'Penda' - 4-5' x 4-5', 'Charles Jolie' - 8-15' x 6-12', 'Palibin' - 4-5' x 5-7', 'Miss Kim' - 4-9' x 5-7', 'Mount Baker' - 10-12' x 10-12', 'Pocahontas' - 10-12' x 10-12', 'President Grevy' - 8-12' x 10-12', 'Sensation' - 8-15' x 6-12'

[Common lilac](#)

### **Magnolia, Rose Marie**

Scientific Name: *Magnolia* 'Rose Marie'

Zones: 5-8

Mature Height: 10-12'

Width: 8-9'

Water: Moderate

Flowers/fruit: Pink

Color/fall color: Green

Tolerates: Clay, urban pollution

[Rose Marie Magnolia](#)

### **Mock Orange, Cheyenne**

Scientific Name: *Philadelphus lewisii* 'PWY01S'

Zones: 3-9

Mature Height: 6-9'

Width: 5-8'

Water: Low

Flowers/fruit: White

Color/fall color: Green

Tolerates: Clay, drought, part shade

Cultivars:

[Cheyenne Mock Orange](#)

### **Ninebark**

Scientific Name: *Physocarpus opulifolius*

Zones: 2-7

Mature Height: 6-12'

Width: 6-12'

Water: Low

Flowers/fruit:

Color/fall color:

Tolerates: Clay, alkaline soil, salt

Cultivars: 'Amber Jubilee' - 4-6' x 3-4', 'Dart's Gold' - 4-5' x 4-5', 'Diablo' - 4-8' x 4-8', 'Nanus' - 1-2' x 3-4', 'Nugget' - 5-6' x 5-6', Summer Wine Black 'SMNPMS' - 5-6' x 5-6', Summer Wine 'Seward' - 4-6' x 4-6', Tiny Wine 'SMPOTW' - 3-4' x 3-4'

[Physocarpus opulifolius \(Common ninebark\) | Native Plants of North America](#)

### **Orange Storm Flowering Quince**

Shape: Multi-stemmed mound

Zone: 5-9

Mature Height: 4-5'

Canopy: 3-4'

Features: Growth medium fast. Medium water. Thornless/fruitless. Low maintenance. Flower 1/2" orange/red. Tolerant of drought, clay, heat, water-wise. Deciduous.

### **Potentilla/Cinquefoil**

*Potentilla fruticosa*

Zones: 3-8

Mature Height: 2-4'

Width: 3-5'

Water: Moderate

Flowers/fruit: Varies

Color/fall color: Green

Tolerates: Poor soil, drought

Cultivars: Frosty 'Monsidh' - 1' x 3', 'Gold Drop' - 4' x 4', 'Goldfinger' - 3' x 5', 'McKay's White' - 4' x 3'

[Potentilla fruticosa - Plant Finder](#)

### **Privet, Vicary Golden**

*Ligustrum x vicaryi*

Zones: 5-8

Mature Height: 6-10'

Width: 8-10'

Water: Moderate

Flowers/fruit: White/berry

Color/fall color: Green to golden-yellow

Tolerates:

[Vicary Golden Privet](#)

### **Quince, Orange Storm**

*Chaenomeles lagenaria* 'Orange Storm'

Zones: 5-9

Mature Height: 3-4'

Width: 3-4'

Water: Moderate

Flowers/fruit: Orange/fruitless

Color/fall color: Green

Tolerates: Drought, heat, clay

Cultivars:

### **Rose-of-Sharon, Hybrid**

*Hibiscus syriacus*

Zones: 4-9

Mature Height: 6-8'

Width: 10-15'

Water: Low

Flowers/fruit: Varies

Color/fall color: Green

Tolerates: Poor soil, heat, cold, urban pollution

Cultivars: 'Aphrodite' - 6-10' x 4-8', 'Blue Bird' - 8-10' x 6-8', 'Blushing Bride' - 8-10' x 6-8', 'Coelestis' - 8-10' x 6-8', 'Collie Mullens' 8-10' x 6-8', 'Diana' - 8-10' x 6-8', 'Helene' - 8-10' x 6-8', 'Jeanne d'Arc' - 8-10' x 6-8', 'Minerva' - 6-10' x 4-8', 'Paeoniflorus' - 8-10' x 6-8', Purple Pillar 'Gandini Santiago' - 10-16' x 2-3', 'Red Heart' - 8-10' x 6-8'

[Rose-of-Sharon](#)

### **Sage, Russian**

Scientific Name: *Perovskia atriplicifolia*

Zones: 4-7

Mature Height: 3-5'

Width: 2-4'

Water: Low

Flowers/fruit: Blue

Color/fall color: Green

Tolerates: Poor soil, drought

Cultivars: 'Blue Spire' - 2-3' x 2-3', 'Little Spire' 2' x 2'

[Russian Sage](#)

### **Vicary Gold Privet**

Shape: Multi-stemmed mound

Zone: 4-9

Mature Height: 2-5'

Canopy: 2-5'

Cultivars: Ghost, Wine and Roses, Fine Wine, Spilled Wine, Sonicbloom Pearl, Variegated.

Features: Growth moderate fast

### **Weigela**

*Weigela florida*

Zones: 4-9

Mature Height: 6-10'

Width: 9-12'

Water: Moderate

Flowers/fruit: Varies

Color/fall color: Green

Tolerates:

Cultivars: Sonic Bloom Ghost 'Carlton' - 4-5' x 3-4', Wine & Roses 'Alexandra' - 4-5' x 4-5', Fine Wine 'Bramwell' - 2-3' x 2-3', Spilled Wine 'Bokraspiwi' - 2-3' x 2-3', Sonic Bloom Pearl 'Bokrasopea' - 5-6' x 4-5'

[Weigela florida - Plant Finder](#)

### **Ground Covers**

#### **Basket of Gold**

Scientific Name: *Aurinia saxatilis*

Zones: 3-9

Mature Height: 9-12"

Width: 18"

Water: Low

Flowers/fruit: Yellow

Color/fall color: Green

Tolerates: Alkaline soil, occasional drought

Cultivars:

Basket-of-Gold

### **Cotoneaster, Spreading Willow Leaf**

Scientific Name: *Cotoneaster salicifolius* 'Repens'

Zones: 3-8

Mature Height: 1-2'

Width: 4-6'

Water: Moderate

Flowers/fruit: White/red corymbs

Color/fall color: Green/green to dark red

Tolerates: Drought, clay soil

Cultivars:

Cotoneaster salicifolius, Willowleaf Cotoneaster

### **Creeping Gold Buttons**

Scientific Name: *Cotula* 'Tiffendell Gold'

Zones: 3-8

Mature Height: 4"

Width: 24"

Water: Low

Flowers/fruit: Yellow or orange

Color/fall color: Green

Tolerates: Drought, poor soil

Cultivars:

Creeping Gold Buttons | Cotula Tiffendell Gold

### **Creeping Phlox**

Scientific Name: *Phlox stolonifera*

Zones: 3-8

Mature Height: 4-6"

Width: 24"

Water: Low

Flowers/fruit: pink, purple, white

Color/fall color: Green

Tolerates: Clay, poor soil

Cultivars:

[About Creeping Phlox - How To Plant And Care For Creeping Phlox Plants](#)

### **Ice Plant**

Scientific Name: *Delosperma cooperi*

Zones: 5-10

Mature Height: 2"

Width: 18-24"

Water: Very Low

Flowers/fruit: Purple

Color/fall color: Green/red

Tolerates: Drought, poor soil, salt, sun

Cultivars:

[Purple Hardy Ice Plant](#)

### **Juniper, Andorra**

Scientific Name: *Juniperus horizontalis* 'Plumosa'

Zones: 3-8

Mature Height: 1-1.5'

Width: 4-5'

Water: Moderate

Flowers/fruit: Inconspicuous/cone

Color/fall color: Green

Tolerates: Drought, poor soil, heat

Cultivars:

[Juniperus horizontalis 'Plumosa' - Plant Finder](#)

### **Juniper, Blueberry Delight**

Scientific Name: *Juniperus communis* var. *depressa* 'AmidDak'

Zones: 3-8

Mature Height: 1.5-2'

Width: 8-12'

Water: Moderate

Flowers/fruit: Inconspicuous/cone

Color/fall color: Green

Tolerates: Drought, poor soil, heat

Cultivars:

[Juniperus communis var. depressa 'AmidDak' BLUEBERRY DELIGHT - Plant Finder](#)

### **Juniper, Creeping Mother Lode**

Scientific Name: *Juniperus horizontalis* 'Mother Lode'

Zones: 3-9

Mature Height: 3-6"

Width: 8-10'

Water: Low

Flowers/fruit: None

Color/fall color: Green/chartreuse

Tolerates: Drought, alkaline soil, heat, cold, urban pollution

Cultivars:

[Creeping Mother Lode Juniper](#)

### **Snow-in-Summer**

Scientific Name: *Cerastium tomentosum*

Zones: 3-7

Mature Height: 4-6"

Width: 6-12"

Water: Moderate

Flowers/fruit: Inconspicuous/cone

Color/fall color: Green

Tolerates: Drought, poor soil, sun

Cultivars:

[Snow-in-Summer](#)

### **Stonecrop, Dragon's Blood**

Scientific Name: *Sedum spurium* 'Fulda Glow'

Zones: 3-9

Mature Height: 4"

Width: 24"

Water: Moderate

Flowers/fruit: Red

Color/fall color: Green, burgundy

Tolerates: Drought, poor soil, sun, shade

Cultivars:

[DRAGON'S BLOOD Stonecrop](#)

### **Stonecrop, John Creech**

Scientific Name: *Sedum spurium* 'John Creech'

Zones: 3-8

Mature Height: 2-6"

Width: 1"

Water: Low

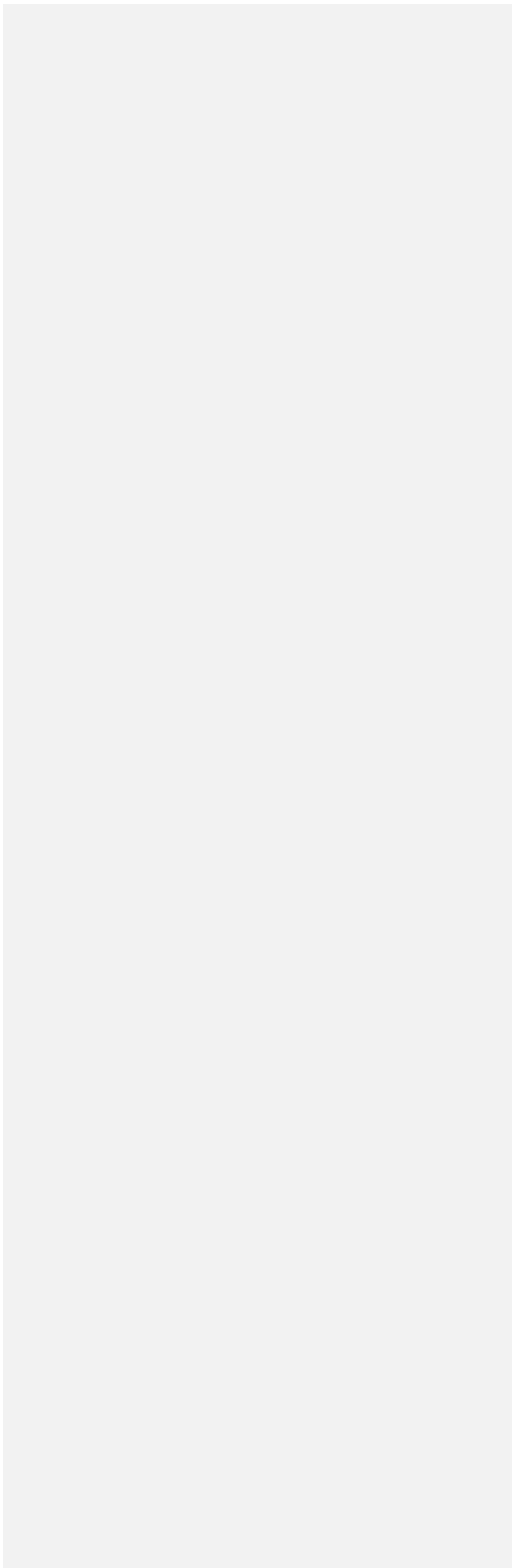
Flowers/fruit: Pink

Color/fall color: Light green

Tolerates: Drought, heat, urban pollution

Cultivars:

[Sedum spurium 'John Creech' - Plant Finder](#)



# VINEYARD CITY

## TREE AND LANDSCAPE MANUAL



OCTOBER 2020



**VINEYARD**  
STAY CONNECTED

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## FOREWORD

All trees/plants included in these pages have been reviewed for their ability to thrive in Vineyard's micro-climate and soils. Each tree/plant has its own value and fits into the City's urban forest. We suggest that you look up the tree you are considering in the websites listed herein and review its specific traits and facts prior to purchase. Consider the mature size of the tree/bush before selection and review placement for adequate spacing. Also please review the proper/required planting procedure page. Plant the right tree/plant in the right place and in the right way and it will do well. In addition, please note that all landscape materials will adhere to the most recently adopted standards and specifications.

An emphasis was placed on water needs, required maintenance, disease and pests during the species selection process. For that reason, many of the trees listed are hybrids that have had negative traits reduced.

This list is sorted into Small, Medium and Large trees. In some cases, a tree will fit in more than one section due to specific characteristics besides size. Other deciduous trees fit into these categories and have not been listed for reasons of diseases, incompatibility with Vineyard's climate, soil and water limitations. Should you find a tree that is desirable but not on the approved list, you may submit it for approval by the Public Works Department/Urban Forest and Landscape Committee.

Note: No cultivar on this approved list can make up more than 10% of Vineyard's Urban Forest inventory. Contact the Vineyard Public Works Department for access to that listing.

## PURPOSE

The Vineyard Tree Manual is established to provide the regulations necessary to insure the realization of benefits provided by a healthy urban forest. It is not intended to resolve or regulate disputes over trees on private property that do not affect general public safety. The Vineyard Tree Manual is provided to:

1. Implement the city's general plan and ensure compliance with established city codes and policies.
2. Promote the general welfare of the city by establishing and maintaining the maximum amount of canopy coverage to conserve energy and reduce heat-island effect.
3. Minimize or eliminate potential conflicts with public infrastructure including: sidewalks, curbs, gutters, sewer, fire hydrants, street lights and similar infrastructure.
4. Increase the environmental benefits of trees within the public right-of-way.
5. Insure appropriate placement and maintenance of trees in the public right-of-way while encouraging similar practices on private property.
6. Create quality landscaped spaces that are attractive and encourage public gathering and pedestrian travel.
7. Maintain trees in a healthy, nonhazardous condition through the application of tree care and planting standards.
8. Provide a standardized list of appropriate tree species which are acceptable for Vineyard public spaces.

## ADMINISTRATIVE

In consultation with the Public Works Department, the City Engineer or his/her designee is authorized to make minor amendments to the requirements of this manual. Significant amendments shall be authorized by the City Council. All public property, including but not limited to, rights of way (ROW) and parks must adhere to these standards. Private property is only encouraged to do so. Questions or concerns should be directed to the City Engineer.



## DEFINITIONS

**Street Trees:** “Street trees” are herein defined as trees, shrubs, bushes and all other woody vegetation on land lying between property lines on either side of all streets, avenues, or ways within the City.

**Park Trees:** “Park trees” are herein defined as trees, shrubs, bushes and all other woody vegetation in public parks having individual names, and all areas owned by the City, or to which the public has free access as a park.

## HOW TO PLANT A TREE

### Six things you should know when planting a tree...



- 1. Call Before You Dig** - Several days before planting, call the national 811 hotline to have underground utilities located.
- 2. Handle with Care** - Always lift tree by the root ball. Keep roots moist until planting.
- 3. Digging a Proper Hole** - Dig 2 to 5 times wider than the diameter of the root ball with sloping sides to allow for proper root growth.
- 4. Planting Depth** - The trunk flare should sit slightly above ground level and the top-most roots should be buried 1 to 2 inches.
- 5. Filling the Hole** - Backfill with native soil unless it's all clay. Tamp in soil gently fill large air spaces.
- 6. Mulch** - Allow 1 to 2-inch clearance between the trunk and the mulch. Mulch should be 2 to 3 inches deep.

For more tree-planting tips and information, visit [arborday.org](http://arborday.org).

Source:  **Arbor Day Foundation**  
99075201

## SOIL REQUIREMENTS

For situations where the planting area is surrounded by paved surfaces, Table 1 provides guidelines for the minimum amount of soil to provide based on tree size at maturity. There are two components to soil space: 1) the total soil volume needed to sustain a tree for a reasonable period, and 2) the open soil area needed immediately surrounding the trunk to accommodate trunk flare growth. *Open soil space* is soil that is not covered by a solid hard surface such as a sidewalk, pavement, or a building.

| Table 1. Soil requirements for trees based on their size at maturity. |                  |                             |
|-----------------------------------------------------------------------|------------------|-----------------------------|
| TREE SIZE AT MATURITY                                                 | TOTAL SOIL AREA* | DISTANCE FROM PAVED SURFACE |
| SMALL<br>Height:<br>shorter than 30 ft                                | 10 ft x 10 ft    | 2 ft                        |
| MEDIUM<br>Height or spread:<br>lesser than 50 ft                      | 20 ft x 20 ft    | 6 ft                        |
| LARGE<br>Height or spread:<br>greater than 50 ft                      | 30 ft x 30 ft    | 10 ft                       |

\* Measurements for when rootable soil depth is 3 feet or greater. For soil less than 3 feet deep, smaller maturing trees are recommended.

*The Urban Forest Recovery Program, Ch. 6  
Urban Design for a Wind Resistant Forest  
pg. 8*

## IRRIGATION SCHEDULES

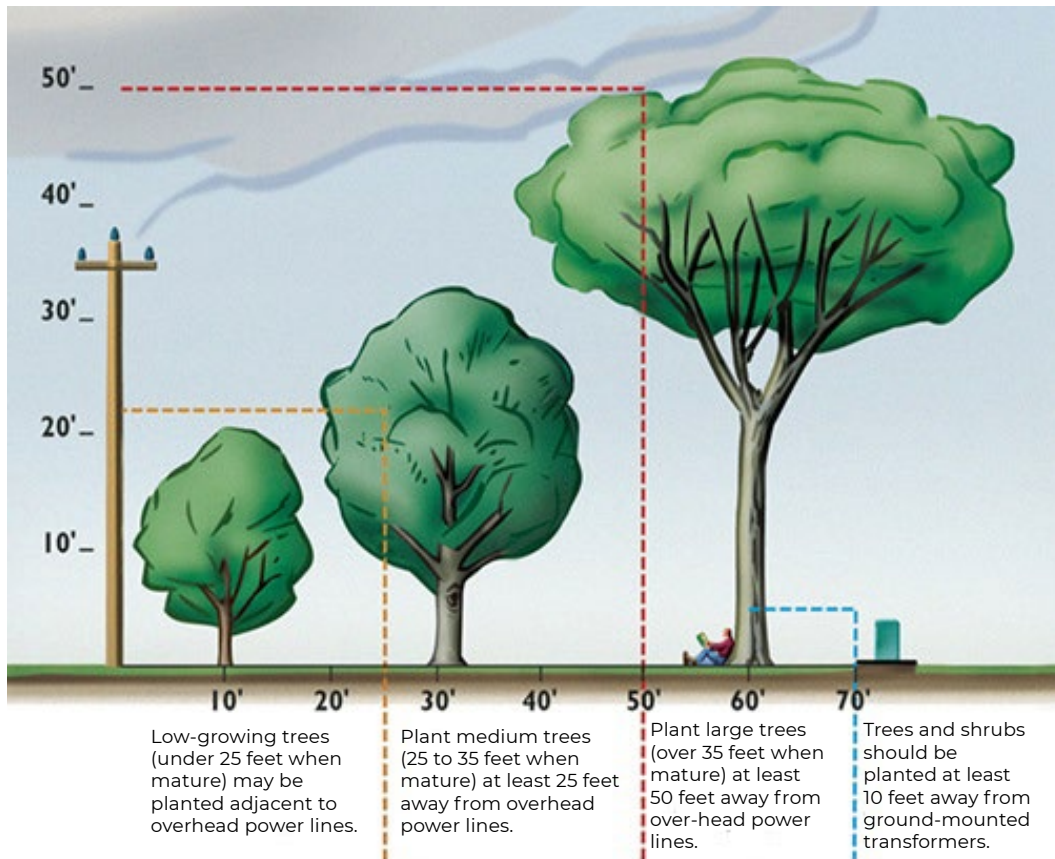
Table 2. Irrigation schedules depend on size of nursery stock and desired objective\*.

| SIZE OF NURSERY STOCK       | IRRIGATION SCHEDULE FOR                                                                       |                             |
|-----------------------------|-----------------------------------------------------------------------------------------------|-----------------------------|
|                             | VIGOR                                                                                         | SURVIVAL                    |
| Less than 2 inch caliper    | <b>Daily:</b> 2 weeks<br><b>Every other day:</b> 2 months<br><b>Weekly:</b> until established | Twice weekly for 2-3 months |
| 2-4 inch caliper            | <b>Daily:</b> 1 month<br><b>Every other day:</b> 3 months<br><b>Weekly:</b> until established | Twice weekly for 3-4 months |
| greater than 4 inch caliper | <b>Daily:</b> 6 weeks<br><b>Every other day:</b> 5 months<br><b>Weekly:</b> until established | Twice weekly for 4-5 months |

\* Establishment takes approximately 3 months (hardiness zones 10-11) to 4 months (hardiness zones 8-9) per inch trunk caliper.

*The Urban Forest Recovery Program, Ch. 11  
Planting and Establishing Trees, pg. 8*

## TREE PLANTING SAFETY



## SPACING

The spacing of Street Trees will be in accordance with the three species size classes listed and tree spacing requirements are as follows: Small Trees, 30 feet; Medium Trees, 40 feet; Large Trees, 50 feet; except in special plantings designed or approved by a landscape architect.

## DISTANCE FROM CURB AND SIDEWALK

The distance from curb and sidewalk will be in accordance with the Vineyard Special Purpose Zoning Districts Code Section 03.14(3) 'Minimum Street Tree Requirements':

D. Street Tree Spacing. Street trees shall be planted as follows.

i. Spacing

- (1) Large Trees must be spaced a minimum of 30' and a maximum of 60' on center
- (2) Medium trees must be spaced a minimum of 20' and a maximum of 40' on center.

- ii. Limited Distance between Curb and Sidewalk. Where the distance from the back of the curb to the edge of the right of way or property line is less than 9' with a sidewalk, Applicant shall work with the City Planner to determine the appropriate tree species placement, and spacing.

The distance trees may be planted from curbs or curb lines and sidewalks will be in accordance with the three species size classes, as are listed, and no trees may be planted closer to any curb or sidewalk than the following: Small Trees, 2 feet; Medium Trees, 3 feet; Large Trees, 4 feet.

## DISTANCE FROM STREET CORNERS, FIRE HYDRANTS, AND STREET LIGHTS

No street tree shall be planted closer than 35 feet from any street corner, measured from the point of nearest intersecting curbs or curblines. No street tree shall be planted closer than ten (10') feet from any fire hydrant. Street trees shall maintain a minimum distance of half of the canopy dimension plus two (2') feet at full maturity.

## UTILITIES

No landscape materials may be planted within ten (10') lateral feet from any utility. Trees are prohibited to be planted within a public utility easement.

## PUBLIC TREE CARE

The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds.

The City may remove, cause, or order to be removed, any tree or part thereof which is in an unsafe condition or which, by reason of its nature, is injurious to sewers, electric power lines, gas lines, water lines, or other public improvements, or is affected with any injurious fungus, insect or other pest. This section does not prohibit the planting of Street Trees by any adjacent property owners providing that the selection and location of said trees is in accordance with the previous sections of this manual.

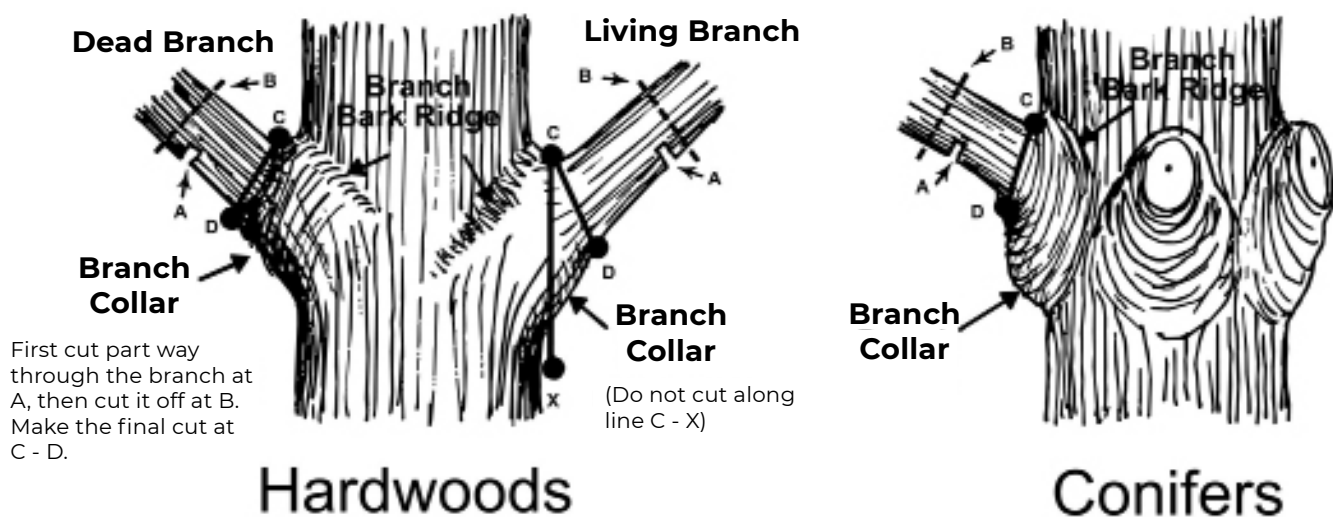
## TREE TOPPING

It shall be unlawful as a normal practice for any person, firm, or City department to top any Street Tree, Park Tree, or other tree on public property. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this section at the determination of the City.

## PRUNING AND CORNER CLEARANCE

Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of at least 13 feet above streets and at least eight (8') above sidewalks. Said owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The City shall have the right to prune any tree or shrub. Shrubs shall not prohibit free passage on public ROW's.

## Proper Pruning Principles



## DEAD OR DISEASED TREE REMOVAL ON PRIVATE PROPERTY

The City shall have the right to cause the removal of any dead or diseased trees on private property within the city, when such trees constitute a hazard to life and property, or harbor insects or disease which constitute a potential threat to other trees within the City. The City will notify in writing the owners of such trees. Removal shall be done by said owners at their own expense within sixty days after the date of service of notice. In the event of failure of owners to comply with such provisions, the City shall have the authority to remove such trees and charge the cost of removal to the owner.

## REMOVAL OF STUMPS

All stumps of street and park trees shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.



## PROHIBITED TREES

The following list outlines trees that are prohibited due to some or all of the following issues: High maintenance, high water needs, disease issues, pest problems, climate incompatibility, invasive nature, weak wood structure, urban pollution problems, soil/Ph/alkaline issues, large fruit.

- Aspen
- Box Elder
- Horse Chestnut
- Chinese Fringe
- Japanese Pagoda Tree
- Honey Locust (other than hybrid)
- Cottonwood
- Flowering Cherry
- American Elm (other than hybrid)
- Kwanzan Flowering Cherry
- London Plan
- Orchard Trees
- Russian Olives
- Siberian Elm
- Yellowwood
- Yoshino Flowering Cherry
- Fruit Trees (other than non-fruit bearing)
- All trees classified as Invasive

## NEARBY RETAILERS/WHOLESALE OUTLETS

Shade Home & Garden - Orem/Vineyard

Cooks Farm & Greenhouse - Orem

Lindon Nursery - Lindon

Tri City South Nursery - Pleasant Grove

Thrive Nursery - American Fork

## TREES TO BE PLANTED

The following list constitutes the official tree species for Vineyard City, Utah.

No species other than those included in this list may be planted as Street or Park Trees without permission of the City. However, the City Engineer, or his designee, may approve another species in keeping with the general intent of this policy.



## SMALL TREES

The trees in this section are smaller trees, which normally do not reach a large height or trunk diameter. They are ideal for planting in parking strips and islands of four to five (4-5') feet in width, as well as small yards. All trees and plants noted are available in local retail and wholesale outlets. Note: each is suitable for park strips, islands, or small spaces.



### AMERICAN HORNBEAM

Scientific Name: *Carpinus caroliniana*

Zone: 4-8

Mature Height: 25-30'

Canopy Width: 12-15'

Shape: Upright Narrow

Growth Rate: Moderate

Water Requirements: Medium

Flower/Fruit: Inconspicuous flowers, nut fruit

Color/Fall Color: Green/yellow to red

Tolerates: Poor soil, wind, drought, urban pollution

Features:

Cultivars: 'Rising Fire' (30' x 15'), 'Ball O' Fire' (20-30', 15-20'), 'Firespire' (20' x 10'), 'Native Flame' (30' x 20'), 'Palisade' (15-30')

[\*Hornbeam, American USU Tree Browser\*](#)



### CATALPA, UMBRELLA

Scientific Name: *Catalpa bignonioides* 'Nana'

Zone: 5-8

Mature Height: 15-20'

Canopy Width: 15-20'

Shape: Rounded, umbrella shaped

Growth Rate: Moderate

Water Requirements: Medium

Flower/Fruit: Flowers and fruits rare

Color/Fall Color: Green/insignificant

Tolerates: Poor soil, drought

Features: Does well in full sun, scented leaves when crushed

Notes: Weak bark when young

[\*Umbrella Catalpa | Facilities\*](#)

[\*Catalpa, Umbrella USU Tree Browser\*](#)



## EUROPEAN HORNBEAM

Scientific Name: *Carpinus betulus* 'Fastigiata'

Cultivars: Fastigiata

Zone: 4-8

Mature Height: 20-30'

Canopy Width: 20-30'

Shape: Pyramidal

Growth Rate: Fast

Water Requirements: Medium

Flower/Fruit: Inconspicuous flowers, nut fruit

Color/Fall Color: Green/yellow

Tolerates: Poor soil, wind, drought, urban pollution

Features: Shade tolerance

Notes:

[\*European Hornbeam USU Tree Browser\*](#)



## FLOWERING CRABAPPLE

Scientific Name: *Malus* species

Zone: 4-8

Mature Height: 12-25'

Canopy Width: 15-25'

Shape: Rounded to oval

Growth Rate: Medium

Water Requirements: Medium

Flower/Fruit: Showy flowers, fruitless or not depending on cultivar

Color/Fall Color: Varies

Tolerates: Wind, drought, late freeze, urban pollution

Features: Showy floral display, wildlife value, pollinates apple trees

Notes:

Cultivars: Spring Snow (20-25' x 15-20', white flowers), Prairie Rose (20-30' x 20-30', pink or white flowers), Prairiefire (20' x 15', dark pink flowers), Robinson (15' x 25', pink flowers), Snowdrift (15-20' x 15-20', white flowers), Marilee (20-25' x 6-8', white flowers), Zumi (12-20' x 12-20', white flowers), Raspberry Spear (18-20' x 7-8', dark pink flowers), Ivory Spear (18' x 7', white flowers)

[\*The Tree Guide - Crabapple\*](#)

[\*Crabapple USU Tree Browser\*](#)

[\*Plant Details\*](#)



## FLOWERING PLUM

Scientific Name: *Prunus cerasifera* 'Newport'

Zone: 4-9

Mature Height: 20-30'

Canopy Width: 20-30'

Shape: Rounded

Growth Rate: Medium

Water Requirements: Medium

Flower/Fruit: Pink flowers, drupe fruit

Color/Fall Color: Purple

Tolerates: Moderate drought and heat tolerance, clay, urban pollution

Features: Attractive purple foliage, wildlife value

[\*Plum, Purple USU Tree Browser\*](#)

[\*Purpleleaf Plum Tree Arbor Day Tree Guide\*](#)



## GINKGO, GOLDSPIRE

Scientific Name: *Carpinus betulus* 'Blagon'

Zone: 4-9

Mature Height: 14-16'

Canopy Width: 5-6'

Shape: Columnar

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, fruitless

Color/Fall Color: Green/yellow

Tolerates: Urban pollution, heat

Features: Shade tolerance, long lived

Notes:

[\*Ginkgo Goldspire™ at Wayside Gardens\*](#)



## HACKBERRY NETLEAF

Scientific Name: *Celtis reticulata*

Zone: 3-8

Mature Height: 20-25'

Canopy Width: 20-25'

Shape: Vase

Growth Rate: Medium

Water Requirements:

Flower/Fruit: Inconspicuous flowers, persistent drupe fruit

Color/Fall Color: Green/yellow

Tolerates: Wind, heat, cold, drought, salt, urban pollution

Features: Utah native, wildlife value

Notes:

[\*Hackberry, Netleaf USU Tree Browser\*](#)



## HAWTHORN, COCKSPUR

Scientific Name: *Crataegus crus-galli* var. *inermis*

Zone: 4-8

Mature Height: 20-30'

Canopy Width: 20-35'

Shape: Broad

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: White flowers, pome fruit

Color/Fall Color: Green/reddish bronze

Tolerates: Alkaline soil, clay, drought

Features: Wildlife value

Notes:

[\*Thornless Cockspur Hawthorn Conservation Garden Park\*](#)

[\*Hawthorn, Cockspur USU Tree Browser\*](#)



## HONEYLOCUST, SUNBURST

Scientific Name: *Gleditsia triacanthos* var. *inermis* 'Suncole'

Zone: 4-8

Mature Height: 25-30'

Canopy Width: 25-30'

Shape: Spreading pyramidal

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Fruitless hybrid

Color/Fall Color: Green/yellow

Tolerates: Drought, salt, urban pollution, compact soil, heat

Features: Tough and adaptable

Notes:

[\*Honeylocust\* USU Tree Browser](#)



## LILAC TREE PEKING

Scientific Name: *Syringa reticulata* subsp. *Pekinensis*

Zone: 4-8

Mature Height: 15-20'

Canopy Width: 15'

Shape: Oval

Growth Rate: Slow to medium

Water Requirements: Medium

Flower/Fruit: Showy white flowers, capsulated fruit

Color/Fall Color: Green/yellow to brown

Tolerates: Poor soil, alkaline soil, drought

Features: Showy flowers, attractive peeling bark, wildlife friendly

Cultivars: 'Copper Curls' (20-25' x 20-25', white flowers), 'China Snow' (20-30' x 15-25', white flowers), 'Beijing Gold' (15-20' x 10-15', yellow flowers)

[\*Lilac Tree, Peking\* USU Tree Browser](#)

[\*Pekin Lilac Tree\* Arbor Day Tree Guide](#)



## REDBUD, EASTERN

Scientific Name: *Cercis canadensis*

Zone: 3-9

Mature Height: 20-30'

Canopy Width: 25-35'

Shape: Broad

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Attractive flowers, legume fruit

Color/Fall Color: Purple-green/yellow

Tolerates: Deer, clay, drought

Features: Bird friendly, showy flowers, flowers at young age

Notes: Must be grown in part shade

Cultivars: 'Alba' - 20-30' x 15-25', white flowers, 'Appalachian Red' - 15-25' x 15-25', pink flowers, 'Covey' - 4-10' x 4-10', purple flowers, 'Flame' - 20-30' x 15-25', pink to lavender flowers, 'Forest Pansy' - 20' x 25', purple flowers, 'Heart of Gold' - 20-25' x 25-35', pink flowers, 'Silver Cloud' - 10-12' x 10-12', pink flowers, variegated leaves, 'Tennessee Pink' - 15-20' x 15-20', pink flowers, 'Texas White' - 20' x 15-20', white flowers

[\*American Redbud Tree on the Tree Guide\*](#)

[\*Redbud, Eastern USU Tree Browser\*](#)



## ZELKOVA, CITY SPRITE

Scientific Name: *Zelkova serrata* 'JFS-KW1'

Zone: 5-9

Mature Height: 20-24'

Canopy Width: 15-18'

Shape: Vase

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Flower inconspicuous, drupe fruit

Color/Fall Color: Green/yellow-orange to red

Tolerates: Clay, drought, urban pollution, deer

Features:

[\*Zelkova, Japanese USU Tree Browser\*](#)

[\*Japanese Zelkova Arbor Day Tree Guide\*](#)

[\*Zelkova, City Sprite Conservation Garden Park\*](#)



## ZELKOVA, KIWI SUNSET

Scientific Name: Zelkova serrata 'Kiwi Sunset'

Zone: 5-8

Mature Height: 30'

Canopy Width: 18'

Shape: Weeping vase

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Flower inconspicuous, drupe fruit

Color/Fall Color: Green/yellow

Tolerates: Clay, drought, urban pollution, deer

Features:

Notes:

[\*Kiwi Sunset Zelkova Conservation Garden Park\*](#)

[\*Zelkova, Japanese USU Tree Browser\*](#)



## ZELKOVA, WIRELESS

Scientific Name: Zelkova serrata 'Schmidtlow'

Zone: 5-8

Mature Height: 20-24'

Canopy Width: 30-36'

Shape: Broadly spreading vase

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, drupe fruit

Color/Fall Color: green/orange-red

Tolerates: Poor soil, heat, cold

Features: Highly adaptable

Notes:

[\*Wireless® Zelkova\*](#)

[\*Wireless Zelkova: Everything You Need to Know\*](#)

## MEDIUM TREES



### ELM, FRONTIER

Scientific Name: *Ulmus* 'Frontier'

Cultivars: Accolade, Emerald Fair, Commendation, Homestead, Patriot, Prospector, Allee Lacebark, Vanguard, Triumph, Frontier, Emerald Sunshine

Zone: 4-8

Mature Height: 35-50'

Canopy Width: 25-30'

Shape: Upright Vase

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Rarely flowers, no fruit

Color/Fall Color: Green/red-purple

Tolerates: Heat, cold, drought, pollution, salt, poor soil

Other cultivars: 'Accolade' - 50-60' x 25-40', 'Commendation' - 50-60' x 40-50', 'Emerald Sunshine' - 35' x 25', 'Homestead' - 55' x 35', 'Patriot' - 45' x 25', 'Prospector' - 50' x 25', 'Vanguard' - 50' x 45', 'Triumph' - 50-60' x 35-40'



### ELM, HYBRID

Shape: Variable

Zone: 4-8

Mature Height: 35-50'

Canopy: 25-30'

Features: Flower inconspicuous. Fruit small. Small flat papery seed.

Fall color yello. Tolerant of heat, cold, drought, pollution, salt, and poor soil.

Cultivars: Accolade, Emerald Fair, Commendation, Patriot, Allee Lacebark, Vanguard, Triump, Emerald Sunshine.



## GINKGO/MADENHAIR

Scientific Name: *Ginkgo biloba*

Zone: 3-9

Mature Height: 35-50'

Canopy Width: 20-40'

Shape: Oval

Growth Rate: Slow/medium

Water Requirements: Low

Flower/Fruit: Catkin flower, no fruit

Color/Fall Color: Green/yellow

Tolerates: Pollution, wind, poor soil, salt, pest and disease

Features: Called a living fossil and can live up to 3,000 years

Notes: Male trees only

Cultivars: 'Autumn Gold' - 40-50' x 25-30', 'Fairmount' - 30-50' x 5-25', 'Princeton Sentry' - 40-50' x 20-30', 'Magyar' - 40-60' x 20-30', 'Golden Colonnade' - 45' x 25', 'Halka' - 45' x 40'

[\*Ginkgo USU Tree Browser\*](#)

[\*Ginkgo Tree Arbor Day Tree Guide\*](#)

[\*Ginkgo Morton Arboretum\*](#)



## GOLDEN RAINTREE

Scientific Name: *Koelreuteria paniculata*

Zone: 5-9

Mature Height: 30-40'

Canopy Width: 35'

Shape: Oval

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Yellow flower/capsule fruit

Color/Fall Color: Green/yellow to orange

Tolerates: Clay, urban pollution, disease, pests

Features: Pollinator tree, attractive spring flowers

Cultivars: 'Fastigiata' - 20-30' x 4-7', 'September' - 40' x 20-30', 'Stadher's Hill' - 30' x 30'

[\*Goldenraintree USU Tree Browser\*](#)

[\*Goldenraintree Tree Arbor Day Tree Guide\*](#)

[\*Golden Raintree Conservation Garden Park\*](#)



## HONEYLOCUST, THORNLESS

Scientific Name: *Gleditsia triacanthos* f. *inermis*

Zone: 4-9

Mature Height: 40-50'

Canopy Width: 30-40'

Shape: Rounded

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers/fruitless

Color/Fall Color: Green/yellow

Tolerates: Poor soil, heat, drought, urban pollution

Features: Delicate, fern-like leaves

Cultivars: 'Shade Master', 'Northern Acclaim', 'Perfection'

[\*Honeylocust USU Tree Browser\*](#)

[\*Thornless Honeylocust Tree Arbor Day Tree Guide\*](#)

[\*Perfection Honeylocust\*](#)



## HORNBEAM, COLUMNAR

Scientific Name: *Carpinus betulus* 'Columnaris'

Zone: 3-9

Mature Height: 30-35'

Canopy Width: 15-20'

Shape: Columnar

Growth Rate: Medium

Water Requirements: High

Flower/Fruit: Inconspicuous flowers and fruit

Color/Fall Color: Green/yellow

Tolerates: Urban pollution, different soils

Notes: Must be watered frequently

[\*Columnar European Hornbeam Wasco Nursery.\*](#)



## HORNBEAM, EUROPEAN

Scientific Name: *Carpinus betulus*

Zone: 4-8

Mature Height: 40-50'

Canopy Width: 30-40'

Shape: Pyramidal/round

Growth Rate: Slow

Water Requirements: Medium

Flower/Fruit: Insignificant flower/nutlet fruit

Color/Fall Color: Green/yellow

Tolerates: Drought, poor and alkaline soil

Features: Shade tolerant, hardy

Cultivars: 'Emerald Avenue' - 40' x 28', 'Frans Fontaine' - 40' x 20'

[\*Hornbeam, European USU Tree Browser\*](#)

[\*Pyramidal European Hornbeam Conservation Garden Park\*](#)



## MAPLE, STATE STREET

Scientific Name: *Acer miyabei*

Zone: 4-7

Mature Height: 40-50'

Canopy Width: 30-35'

Shape: Oval

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, samara fruit

Color/Fall Color: Green/yellow to orange

Tolerates: Drought, clay

Features: wildlife value

Notes: This tree is drought tolerant but prefers regular watering

[\*Acer miyabei 'Morton' STATE STREET - Plant Finder\*](#)

[\*Location of Acer miyabei 'Morton' \(STATE STREET™ Miyabe's maple\)\*](#)



## OAK, REGAL PRINCE

Scientific Name: *Quercus x warei* 'Long'

Zone: 4-9

Mature Height: 40-60'

Canopy Width: 20-25'

Shape: Columnar

Growth Rate: Slow

Water Requirements: Medium

Flower/Fruit: Inconspicuous flowers/acorn fruit

Color/Fall Color: Green/yellow to orange

Tolerates: Poor soil, wind, disease

Features: Effective screen tree

Notes:

[\*Quercus x warei\* 'Long' REGAL PRINCE - Plant Finder](#)



## ZELKOVA

Shape: Upright round

Zone: 5-8

Mature Height: 40-50'

Canopy: 30-50'

Features: Flower insignificant. Fruit small drupe. Fall color rusty red.

Tolerant of wind, drought, urban pollution, salt.



## ZELKOVA, MUSASHINO COLUMNAR

Scientific Name: Zelkova serrata 'Musashino'

Zone: 5-9

Mature Height: 45'

Canopy Width: 15'

Shape: Columnar

Growth Rate: Fast

Water Requirements: Moderate

Flower/Fruit: Inconspicuous flowers, drupe fruit

Color/Fall Color: Green, yellow

Tolerates: Clay, alkaline soil

Features:

Notes:

[UFEI - SelecTree: A Tree Selection Guide](#)

[Musashino Columnar Zelkova Conservation Garden Park](#)

## LARGE TREES



### BALD CYPRESS

Scientific Name: *Taxodium distichum*

Zone: 4-10

Mature Height: 50-65'

Canopy Width: 20-30'

Shape: Pyramidal

Growth Rate: Medium

Water Requirements: High

Flower/Fruit: Inconspicuous flowers, pod fruit

Color/Fall Color: Green/red

Tolerates: Dry or wet conditions, clay, alkaline soil

Notes: Deciduous conifer

Cultivars: 'Apache Chief' - 60' x 20', 'Monarch of Illinois' - 60-90' x 60-70', 'Pendens' - 50-70' x 20-45', 'Shawnee Brave' - 50' x 20'

[\*Baldcypress USU Tree Browser\*](#)

[\*Bald Cypress Conservation Garden Park\*](#)



### ELM, LACEBARK

Scientific Name: *Ulmus parvifolia*

Zone: 4-9

Mature Height: 40-50'

Canopy Width: 35-45'

Shape: Oval

Growth Rate: Medium

Water Requirements: Moderate

Flower/Fruit: Inconspicuous flowers, samara fruit

Color/Fall Color: Green/ yellow to purple

Tolerates: Clay, poor and alkaline soil, drought, urban pollution

Features: Wildlife value

Notes:

Cultivars: 'Allee' - 60-70' x 35-55', 'Burgundy' - 40-60' x 30-40', 'Central Park Splendor' - 40' x 30', 'Drake' - 30-40' x 30-40', 'Dynasty' - 20-30' x 20-30', 'Emerald Vase' 40' x 35', 'Golden Ray' - 60' x 40', 'King's Choice' - 45' x 40'

[\*Lacebark Elm Tree Arbor Day Foundation Tree Guide\*](#)

[\*Lacebark Elm USU Tree Browser\*](#)



## GINKGO/MAIDENHAIR

Scientific Name: *Ginkgo biloba*

Zone: 3-9

Mature Height: 35-50'

Canopy Width: 20-40'

Shape: Oval

Growth Rate: Slow/medium

Water Requirements: Low

Flower/Fruit: Catkin flower, no fruit

Color/Fall Color: Green/yellow

Tolerates: Pollution, wind, poor soil, salt, pest and disease resistance

Features: Beautiful color, called a living fossil and can live up to 3,000 years

Notes: Male trees only

Cultivars: 'Autumn Gold' - 40-50' - 25-30', 'Fairmount' - 30-50' x

5-25', 'Princeton Sentry' - 40-50' x 20-30', 'Magyar' - 40-60' x 20-30',

'Golden Colonnade' - 45' x 25', 'Halka' - 45' x 40'

[Ginkgo USU Tree Browser](#)

[Ginkgo Tree Arbor Day Tree Guide](#)

[Ginkgo Morton Arboretum](#)



## GINKGO, BILOBA

Shape: Pyramidal upright

Zone: 4-7

Mature Height: 50-80'

Canopy: 50-60'

Features: Use male tree only. No fruit. Fall color yellow. Growth medium slow. Tolerant of drought, urban pollution, poor soil, disease and pest resistant. Use male tree ONLY! Large tree but highly adaptable within the city.

## HACKBERRY



Scientific Name: *Celtis occidentalis*

Zone: 2-9

Mature Height: 40-60'

Canopy Width: 40-50'

Shape: Vase

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, drupe fruit

Color/Fall Color: Green/yellow

Tolerates: Poor and alkaline soil, drought, heat, wind

Features: Wildlife friendly

Notes:

Cultivars: 'Chicagoland' - 50' x 40', 'Magnifica' - 50' x 40', 'Prairie Pride' - 50' x 40', 'Prairie Sentinel' - 45' x 12', 'Ultra' - 50' x 40'

[\*Celtis occidentalis\* \(Hackberry\)](#)

[Hackberry USU Tree Browser](#)

## KENTUCKY COFFEE, ESPRESSO



Scientific Name: *Gymnocladus dioica* 'Espresso'

Zone: 4-8

Mature Height: 50

Canopy Width: 35

Shape: Upright oval

Growth Rate: Slow

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, fruitless

Color/Fall Color: green/yellow

Tolerates: Clay, urban pollution, wind

Features: Wildlife value

Notes:

[Espresso Kentucky Coffeetree / Knowledgebase](#)



## OAK, BUR

Scientific Name: *Quercus macrocarpa*

Zone: 2-8

Mature Height: 70-90'

Canopy Width: 60-80'

Shape: Broad

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, acorn fruit

Color/Fall Color: Green/yellow or tan

Tolerates: Drought, clay, wind, urban pollution, salt

Features:

Notes:

[\*Oak, Bur USU Tree Browser\*](#)

[\*Bur Oak Tree on the Tree Guide at arborday.org\*](#)

[\*Bur Oak\*](#)



## OAK, CHINKAPIN

Scientific Name: *Quercus muehlenbergii*

Zone: 4-7

Mature Height: 40-50'

Canopy Width: 50-60'

Shape: Oval

Growth Rate: Medium

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, acorn fruit

Color/Fall Color: Green/yellow to orange-brown

Tolerates: Heat, drought, wind, poor soil, urban pollution

Features: Wildlife value, adaptable

Notes:

[\*Oak, Chinkapin USU Tree Browser\*](#)

[\*Chinkapin Oak Tree on the Tree Guide at arborday.org\*](#)



## OAK, ENGLISH

Scientific Name: *Quercus robur*

Zone: 4-8

Mature Height: 50-60'

Canopy Width: 40-60'

Shape: Rounded

Growth Rate: Medium

Water Requirements: Medium

Flower/Fruit: Inconspicuous flowers, acorn fruit

Color/Fall Color: Green/yellow or tan

Tolerates: Urban Pollution, drought, wind, poor soil, salt

Features:

Notes:

Cultivars: 'Crimson Spire' - 40-45' x 15-20', 'Clemons' - 60' x 45', 'Fastigiata' - 50-60' x 10-20', 'Skyrocket™' - 45' x 15'

[\*Oak, English USU Tree Browser\*](#)

[\*Oak, English Conservation Garden Park\*](#)



## ZELKOVA, JAPANESE

Scientific Name: *Zelkova serrata*

Zone: 5-8

Mature Height: 50-80'

Canopy Width: 50-75'

Shape: Vase

Growth Rate: Fast

Water Requirements: Low

Flower/Fruit: Inconspicuous flowers, drupe fruit

Color/Fall Color: green/yellow-orange

Tolerates: Drought, alkaline and poor soil, salt

Features:

Notes: Male tree only

[\*Japanese Zelkova USU Tree Browser\*](#)

[\*Japanese Zelkova Tree Arbor Day Tree Guide\*](#)

## EVERGREEN TREES



### PINE, AUSTRIAN

Scientific Name: *Pinus nigra*

Zone: 5-8

Mature Height: 50-80'

Canopy Width: 25-40'

Shape: Pyramidal

Growth Rate: Medium

Water Requirements: Low

Fruit: Woody cone

Color: Yellow-green to blue-green

Cultivars: 'Arnold Sentinel' - 25' x 7', 'Frank' - 4-6' x 2-3', 'Compacta' - 15-16' x 8-10'

[\*Austrian Pine USU Tree Browser\*](#)

[\*Austrian Pine\*](#)



### PINE, AUSTRIAN BLACK

Shape: Rounded

Zone: 3-7

Mature Height: 40-60'

Canopy: 20-40'



## PINE, AUSTRIAN COMPACT

Shape: Pyramidal  
Mature Height: 6-7'  
Canopy: 2-3'



## PINE, AUSTRIAN COMPACT BLACK

Shape: Pyramidal  
Mature Height: 15-16'  
Canopy: 8-10'



## PINE, AUSTRIAN DWARF

Shape: Pyramidal

Zone: 4-8

Mature Height: 4-6'

Canopy: 2-3'



## PINE, BOSNIAN

Scientific Name: *Pinus heldreichii*

Zone: 3-8

Mature Height: 50-70'

Canopy Width: 20-40'

Shape: Pyramidal

Growth Rate: Low

Water Requirements: Low

Fruit: Woody cone

Color: Dark green

Cultivars: 'Emerald Arrow' - 20-30' x 6-8'

[\*Bosnian Pine USU Tree Browser\*](#)

[\*Bosnian Pine Conservation Garden Park\*](#)



## PINE, DWARF SCOTCH

Shape: Rounded Mound

Zone: 2-7

Mature Height: 5-6'

Canopy: 5-6'



## PINE, MUGO

Scientific Name: *Pinus mugo*

Zone: 2-8

Mature Height: 15'

Canopy Width: 11'

Shape: Shrubby

Growth Rate: Medium

Water Requirements: Low

Fruit: Woody cone

Color: Green

Varieties: *Pumilio* (Dwarf) - 3-5' x 6-10'

[Mugo Pine USU Tree Browser](#)

[Mugo Pine](#)



## PINE, SCOTS (SCOTCH)

Scientific Name: *Pinus sylvestris*

Zone: 2-8

Mature Height: 30-70'

Canopy Width: 20-35'

Shape: Pyramidal

Growth Rate: Medium

Water Requirements: Low

Fruit: Woody cone

Color: Blue-green

Cultivars: 'Beuvronensis' - 2-4' x 2-4', 'Fastigiata' - 20-25' x 6-8', 'Glauca Nana' - 5-8' x 5-8', 'Watereri' - 10-20' x 8-12'

[\*Scots Pine USU Tree Browser\*](#)

[\*Scots Pine Conservation Garden Park\*](#)



## PINE, TANYOSHO

Scientific Name: *Pinus densiflora* 'Umbraculifera'

Zone: 3-7

Mature Height: 10-20'

Canopy Width: 15-25'

Shape: Irregular

Growth Rate: Medium

Water Requirements: Moderate

Fruit: Papery cone

Color: Green

[\*Japanese Red Pine USU Tree Browser\*](#)

[\*Tanyosho Pine\*](#)



## SPRUCE, BIRD'S NEST

Shape: Low spreading

Zone: 2-8

Mature Height: 3'

Canopy: 4-7'



## SPRUCE, BLACK HILLS

Shape: Pyramidal

Zone: 2-7

Mature Height: 30-60'

Canopy: 15-25'



## SPRUCE, BLUE

Scientific Name: *Picea pungens*

Zone: 2-7

Mature Height: 30-60'

Canopy Width: 10-20'

Shape: Pyramidal

Growth Rate: Slow

Water Requirements: Low

Fruit: Woody Cones

Color: Blue-green

Cultivars: 'Baby Blue Eyes' - 10-15' x 8-10', 'Globosa' - 4-6' x 5-6',

'Pendula' - 10-15' x 5-10'

[Blue Spruce USU Tree Browser](#)

[Baby Blue Eyes Spruce](#)



## SPRUCE, BLUE WONDER

Shape: Pyramidal/Columnar

Zone: 3-8

Mature Height: 6-7'

Canopy: 2-3'



## SPRUCE, CUPRESSINA COLORADO

Shape: Columnar  
Mature Height: 19-20'  
Canopy: 9-10'



## SPRUCE, DWARF GLOBE BLUE

Shape: Pyramidal  
Zone: 2-8  
Mature Height: 4-6'  
Canopy: 5-6'



## SPRUCE, DWARF SERBIAN

Shape: Columnar

Mature Height: 19-20'

Canopy: 9-10'



## SPRUCE, NORWAY

Scientific Name: *Pinus abies*

Zone: 3-7

Mature Height: 40-60'

Canopy Width: 25-30'

Shape: Pyramidal

Growth Rate: Medium

Water Requirements: Low

Fruit: Papery cone

Color: Dark green

Cultivars: 'Nidiformis' Bird's Nest - 2-8' x 3-12', 'Cupressina' - 20-30' x 5-8'

[Norway Spruce USU Tree Browser](#)

[Norway Spruce Tree Arbor Day Tree Guide](#)



## SPRUCE, SERBIAN

Scientific Name: *Pinus omorika*

Zone: 4-7

Mature Height: 45-50'

Canopy Width: 15-20'

Shape: Pyramidal

Growth Rate: Low

Water Requirements: Low

Fruit: Papery cone

Color: Dark green

Cultivars: 'Nana' - 4-8' x 4-8', 'Pendula' - 10' x 3'



## SPRUCE, WEEPING COLORADO BLUE

Shape: Pyramidal

Zone: 3-8

Mature Height: 10-15'

Canopy: 5-10'



## SPRUCE, WHITE

Scientific Name: *Picea glauca*

Zone: 2-7

Mature Height: 40-60'

Canopy Width: 10-20'

Shape: Pyramidal

Growth Rate: Medium

Water Requirements: Low

Fruit: Papery cone

Color: Blue-green

Cultivars: 'Blue Wonder' - 6' x 2-3', 'Densata' - 20-40' x 10-15', 'Conica' - 10-13' x 7-10', 'Pendula' - 12-40' x 5-8', 'Sander's Blue' - 4-20' x 2-10'

[White Spruce USU Tree Browser](#)

[White Spruce Tree Arbor Day Foundation Tree Guide](#)

## DECORATIVE GRASSES



### BIG BLUESTERN

*Andropogon gerardii*

Zones: 4-9

Height: 4-6'

Width: 2-3'

Color/fall color: Green/purple

Water: Low to moderate

Cultivars: 'Blackhawk' - 4-5' x 1-2', purple-black fall color, 'Ladybug Red' - 48" x 18-22", red fall color, 'Windwalker' - 6-7' x 20-30", bronze fall color, 'Red October' - 60-72" x 18-24", red fall color, 'Rain Dance' - 60-72" x 20-24", maroon fall color

[\*Andropogon gerardii\* \(Big bluestem\) | Native Plants of North America](#)



### FOUNTAIN GRASS

Scientific Name: *Pennisetum orientale*

Zones: 6-9

Height: 2.5-5'

Width: 2.5-5'

Color/fall color: Green/silvery to pinkish white

Water: Moderate to wet

Cultivars: 'Burgundy Bunny' - 12-18" x 12-18", burgundy fall color, 'Moudry' (Black) - 24-30" x 18-24", white fall color, 'Hameln' - 3' x 2', white fall color, 'Little Bunny' - 12-18" x 18-24", white fall color

[\*Pennisetum alopecuroides\* - Plant Finder](#)



## FOUNTAIN GRASS, KARLEY ROSE

Scientific Name: *Pennisetum orientale*

Zones: 5-8

Height: 2-3'

Width: 2-3'

Color/fall color: Green/rose

Water: Moderate

[\*Pennisetum orientale\* 'Karley Rose' - Plant Finder](#)



## KARL FOERSTER FEATHER REED GRASS

Scientific Name: *Calamagrostis x acutiflora* 'Karl Foerster'

Zones: 5-9

Height: 3-6'

Width: 1.5-2.5'

Color/fall color: Green/buff

Water: Medium to moderate

Cultivars: 'Eldorado' - 6' x 2'

[\*Calamagrostis x acutiflora\* 'Karl Foerster' - Plant Finder](#)  
[Karl Foerster Feather Reed Grass](#)



## MAIDEN GRASS

Scientific Name: *Miscanthus sinensis*

Zones: 5-9

Height: 5-8'

Width: 3-5'

Color/fall color: Green/gold

Water: Moderate

Cultivars: 'Adagio' - 3-4' x 3-4', white fall color, 'Bandwidth' - 2.5-3' x 2.5-3', gold fall color, 'Cabaret' - 6-7' x 3-4', cream to blush pink fall color, 'Purpurascens' (Flame) - 4-5' x 3', red fall color, 'Graziella' - 5-7' x 3-4', tan fall color, 'Pünktchen' (Little Dot) - 4' x 4', maroon to purple-brown fall color, 'Little Zebra' - 3-4' x 2-3', purple fall color, 'Morning Light' - 4-6' x 4', red to tan fall color, 'Strictus' (Porcupine) - 4-6' x 3', tan fall color, 'Zebrinus' (Zebra) - 5-8' x 4-6', pink fall color

[\*Miscanthus sinensis\* 'Gracillimus' - Plant Finder](#)



## PORCUPINE GRASS

Shape: Vertical

Zone: 4-9

Mature Height: 6-8'

Canopy: 2-3'

Features: Growth fast. Flowers redish/bronze plumes. Foliage green with gold horizontal bands. Tolerant of poor soil, water wise.



## PURPLE FLAME GRASS

Shape: Vertical

Zone: 5-9

Mature Height: 4-5'

Canopy: 2-3'

Features: Growth fast. Flower white plumb. Foliage light green turning to red/orange during season. Tolerant of poor soil, water wise.



## REED GRASS, EL DORADO

Shape: Vertical

Zone: 4-9

Mature Height: 4-5'

Canopy: 2-2.5'

Features: Growth moderate. Flowers insignificant gold seed head. Foliage green with white edge. Tolerant of poor soil, pollution, xeric.



## SWITCHGRASS

Scientific Name: *Panicum virgatum*

Zones: 5-9

Height: 3-6'

Width: 1.5-2.5'

Color/fall color: Green/buff

Water: Low

Cultivars: 'Hot Rod' - 3-4' x 2', burgundy fall color, 'Heavy Metal' - 4-5' x 1-2', silver-blue fall color, 'Dallas Blues' - 4-6' x 2-3', pink fall color, 'Cloud Nine' - 5-7' x 2-3', purple or tan fall color, 'Prairie Sky' - 4-5' x 2', tan fall color, 'Rotstrahlbusch' (Red) - 4-5' x 2-3', pink or tan fall color, 'Shenandoah' - 3-4' x 3-4', pink or red fall color, 'Strictum' (Upright) - 4-6' x 2-3', tan fall color, 'Northwind' - 6' x 2-3', yellow fall color

[Panicum virgatum \(Switchgrass\) | Native Plants of North America](#)



## UNDAUNTED RUBY MUHLY

Shape: Vertical

Zone: 5-9

Mature Height: 2-3'

Canopy: 2'

Features: Growth fast. Flowers seed head red. Leaf green. Tolerant of poor soil, clay, deer, Xeric.

## DECORATIVE SHRUBS



### AMERICAN SMOKE BUSH/TREE

Scientific Name: *Cotinus obovatus*

Zones: 4-8

Mature Height: 20-30'

Width: 20-30'

Water:

Flowers/fruit: Inconspicuous/drupe fruit

Color/fall color: Green/pink-purple

Tolerates: Drought, clay, alkaline soil

Cultivars:



### APACHE PLUME

Scientific Name: *Fallugia paradoxa*

Zones: 3-8

Mature Height: 4'

Width: 4'

Water: Very Low

Flowers/fruit: Pink and white/seeds

Color/fall color: Silver-green

Tolerates: Drought, poor soil

[\*Apache Plume\*](#)



## BROWN'S YEW

Yew, Brown's  
 Taxus x media 'Brownii'  
 Zones: 4-7  
 Mature Height: 8-10'  
 Width: 6-12'  
 Water: Moderate  
 Flowers/fruit:  
 Color/fall color: Green  
 Tolerates: Clay, drought, shade  
 Cultivars:

[Taxus x media 'Brownii' - Plant Finder](#)



## BUTTERFLY BUSH

Scientific Name: Buddleia x  
 Zones: 5-9  
 Mature Height:  
 Width:  
 Water:  
 Flowers/fruit:  
 Color/fall color:  
 Tolerates:  
 Cultivars: 'Blue Chip' - 1-2' x 1-2', 'Ice Chip' - 18-24" x 24-30", 'Black Knight' - 10-12' x 8', 'Ivory' - 2-3' x 2-3', Buzz Magenta 'Tobudpipur' - 2-3' x 2-3', 'Harlequin' - 10-12' x 8', 'Miss Molly' - 4-5' x 4-5', 'Miss Ruby' 4-5' x 4-5', 'Nanho Purple' - 10-12' x 8', 'Pink Delight' - 10-12' x 8', 'Royal Red' 10-12' x 8'



## CARYOPTERIS, BLUE MIST

Scientific Name: Caryopteris clandonensis

Zones: 5-9

Mature Height: 2-3"

Width: 2-3'

Water: Moderate

Flowers/fruit: Blue

Color/fall color: Green

Tolerates: Drought, clay, urban pollution

Cultivars:

[\*Blue Mist Caryopteris\*](#)



## DOGWOOD, IVORY HALO

Scientific Name: Cornus alba 'Bailhalo'

Zones: 5-9

Mature Height: 3-5'

Width: 5-6'

Water: Moderate

Flowers/fruit:

Color/fall color: Variegated green

Tolerates: Drought, poor soil

Cultivars:

[\*Ivory Halo Dogwood\*](#)



## EUONYMUS (WINTERCREEPER)

Scientific Name: *Euonymus fortunei*

Zones: 5-9

Mature Height: 6-12"

Width: 2-3'

Water: Moderate

Flowers/fruit: Inconspicuous/ capsules

Color/fall color: Green

Tolerates: Shade

Cultivars: 'Canadale Gold' - 3-4' x 3-4', 'Emerald and Gold' - 2' x 3', 'Emerald Gaiety' - 3' x 5', 'Coloratus' - 6-8" x 36"

[Wintercreeper](#)



## EMERALD SPEEDER JAPANESE YEW

Scientific Name: *Taxus cuspidata* 'Monloo'

Zones: 4-7

Mature Height: 1-2.5'

Width: 1-9'

Water: Moderate

Flowers/fruit: None

Color/fall color: Green

Tolerates: Clary, urban conditions, shade

Cultivars:

[\*Taxus cuspidata\* 'Monloo' EMERALD SPREADER - Plant Finder](#)



## FERNBUSH

Scientific Name: *Chamaebatiaria millefolium*'

Zones: 4-9

Mature Height: 5-6'

Width: 5-6'

Water: Very low

Flowers/fruit: White

Color/fall color: Green

Tolerates: Drought, poor soil, heat



## FORSYTHIA

Scientific Name: *Forsythia x intermedia*

Zones: 5-9

Mature Height: 8-10'

Width: 10-12'

Water: Moderate

Flowers/fruit: Yellow

Color/fall color: Green

Tolerates: Drought, poor soil, urban pollution

Cultivars:

Forsythia Tree on the Tree Guide at [arborday.org](http://arborday.org)



## HYBRID ROSE OF SHARON

Shape: Multi-stemmed vertical

Zone: 4-9

Mature Height: 6-8'

Canopy: 10-15'

Cultivars: Azure Blue, Blue Chiffon, Sugar Tlp (pink) hybrids are long blooming and seedless.

Features: Growth medium. Tolerant of poor soil, clay, heat, cold, urban pollution, water weekly. Deciduous.



## LILAC

Scientific Name: Syringa spp.

Zones: 3-7

Mature Height: 8-12'

Width: 6-10'

Water: Low

Flowers/fruit: Purple, white

Color/fall color: Green

Tolerates: Drought, heat, cold, poor soil

Cultivars: Bloomerang Dark Purple 'SMSJBP7' - 4-6' x 4-6', 'Pink Perfume' - 4-6' x 4-6', Bloomerang Purple 'Penda' - 4-5' x 4-5', 'Charles Jolie' - 8-15' x 6-12', 'Palibin' - 4-5' x 5-7', 'Miss Kim' - 4-9' x 5-7', 'Mount Baker' - 10-12' x 10-12', 'Pocahontas' - 10-12' x 10-12', 'President Grevy' - 8-12' x 10-12', 'Sensation' - 8-15' x 6-12'

[Common lilac](#)



## MAGNOLIA, ROSE MARIE

Scientific Name: Magnolia 'Rose Marie'

Zones: 5-8

Mature Height: 10-12'

Width: 8-9'

Water: Moderate

Flowers/fruit: Pink

Color/fall color: Green

Tolerates: Clay, urban pollution

[Rose Marie Magnolia](#)



## MOCK ORANGE, CHEYENNE

Scientific Name: Philadelphus lewisii 'PWY01S'

Zones: 3-9

Mature Height: 6-9'

Width: 5-8'

Water: Low

Flowers/fruit: White

Color/fall color: Green

Tolerates: Clay, drought, part shade

Cultivars:

[Cheyenne Mock Orange](#)



## NINEBARK

Scientific Name: *Physocarpus opulifolius*

Zones: 2-7

Mature Height: 6-12'

Width: 6-12'

Water: Low

Flowers/fruit:

Color/fall color:

Tolerates: Clay, alkaline soil, salt

Cultivars: 'Amber Jubilee' - 4-6' x 3-4', 'Dart's Gold' - 4-5' x 4-5',

'Diablo' - 4-8' x 4-8', 'Nanus' - 1-2' x 3-4', 'Nugget' - 5-6' x 5-6',

Summer Wine Black 'SMNPMS' - 5-6' x 5-6', Summer Wine 'Seward'

- 4-6' x 4-6', Tiny Wine 'SMPOTW' - 3-4' x 3-4'

[Physocarpus opulifolius \(Common ninebark\) | Native Plants of North America](#)



## ORANGE STORM FLOWERING QUINCE

Shape: Multi-stemmed mound

Zone: 5-9

Mature Height: 4-5'

Canopy: 3-4'

Features: Growth medium fast. Medium water. Thornless/fruitless. Low maintenance. Flower 1/2" orange/red. Tolerant of drought, clay, heat, water-wise. Deciduous.



## POTENTILLA/CINQUEFOIL

Potentilla fruticosa

Zones: 3-8

Mature Height: 2-4'

Width: 3-5'

Water: Moderate

Flowers/fruit: Varies

Color/fall color: Green

Tolerates: Poor soil, drought

Cultivars: Frosty 'Monsidh' - 1' x 3', 'Gold Drop' - 4' x 4', 'Goldfinger' - 3' x 5', 'McKay's White' - 4' x 3'

[Potentilla fruticosa - Plant Finder](#)



## SAGE, RUSSIAN

Scientific Name: Perovskia atriplicifolia

Zones: 4-7

Mature Height: 3-5'

Width: 2-4'

Water: Low

Flowers/fruit: Blue

Color/fall color: Green

Tolerates: Poor soil, drought

Cultivars: 'Blue Spire' - 2-3' x 2-3', 'Little Spire' 2' x 2'

[Russian Sage](#)



## VICARY GOLD PRIVET

Shape: Multi-stemmed mound

Zone: 4-9

Mature Height: 2-5'

Canopy: 2-5'

Cultivars: Ghost, Wine and Roses, Fine Wine, Spilled Wine, Sonicbloom Pearl, Variegated.

Features: Growth moderate fast



## WEIGELA

Shape: Multi-stemmed mound

Zone: 4-9

Mature Height: 2-5'

Canopy: 2-5'

Cultivars: Ghost, Wine and Roses, Fine Wine, Spilled Wine, Sonicbloom Pearl, Variegated.

Features: Growth moderate fast

## GROUNDCOVERS



### BASKET OF GOLD

Scientific Name: *Aurinia saxatilis*

Zones: 3-9

Mature Height: 9-12"

Width: 18"

Water: Low

Flowers/fruit: Yellow

Color/fall color: Green

Tolerates: Alkaline soil, occasional drought

Cultivars:

[Basket-of-Gold](#)



### COTONEASTER, SPREADING WILLOW LEAF

Scientific Name: *Cotoneaster salicifolius* 'Repens'

Zones: 3-8

Mature Height: 1-2'

Width: 4-6'

Water: Moderate

Flowers/fruit: White/red corymbs

Color/fall color: Green/green to dark red

Tolerates: Drought, clay soil

Cultivars:

[\*Cotoneaster salicifolius\*, Willowleaf Cotoneaster](#)



## CREEPING GOLD BUTTONS

Scientific Name: Cotula 'Tiffendell Gold'

Zones: 3-8

Mature Height: 4"

Width: 24"

Water: Low

Flowers/fruit: Yellow or orange

Color/fall color: Green

Tolerates: Drought, poor soil

Cultivars:

[Creeping Gold Buttons | Cotula Tiffindell Gold](#)



## CREEPING PHLOX

Scientific Name: Phlox stolonifera

Zones: 3-8

Mature Height: 4-6"

Width: 24"

Water: Low

Flowers/fruit: pink, purple, white

Color/fall color: Green

Tolerates: Clay, poor soil

Cultivars:

[About Creeping Phlox - How To Plant And Care For Creeping Phlox Plants](#)



## ICE PLANT

Scientific Name: *Delosperma cooperi*

Zones: 5-10

Mature Height: 2"

Width: 18-24"

Water: Very Low

Flowers/fruit: Purple

Color/fall color: Green/red

Tolerates: Drought, poor soil, salt, sun

Cultivars:

[Purple Hardy Ice Plant](#)



## JUNIPER, ANDORRA

Scientific Name: *Juniperus horizontalis* 'Plumosa'

Zones: 3-8

Mature Height: 1-1.5'

Width: 4-5'

Water: Moderate

Flowers/fruit: Inconspicuous/cone

Color/fall color: Green

Tolerates: Drought, poor soil, heat

Cultivars:

[\*Juniperus horizontalis\* 'Plumosa' - Plant Finder](#)



## JUNIPER, BLUEBERRY DELIGHT

Scientific Name: *Juniperus communis* var. *depressa* 'AmidDak'

Zones: 3-8

Mature Height: 1.5-2'

Width: 8-12'

Water: Moderate

Flowers/fruit: Inconspicuous/cone

Color/fall color: Green

Tolerates: Drought, poor soil, heat

Cultivars:

[\*Juniperus communis\* var. \*depressa\* 'AmiDak' BLUEBERRY DELIGHT - Plant Finder](#)



## JUNIPER, CREEPING MOTHER LODGE

Scientific Name: *Juniperus horizontalis* 'Mother Lode'

Zones: 3-9

Mature Height: 3-6"

Width: 8-10'

Water: Low

Flowers/fruit: None

Color/fall color: Green/chartreuse

Tolerates: Drought, alkaline soil, heat, cold, urban pollution

Cultivars:

[\*Creeping Mother Lode Juniper\*](#)



## SNOW-IN-SUMMER

Scientific Name: *Cerastium tomentosum*

Zones: 3-7

Mature Height: 4-6"

Width: 6-12"

Water: Moderate

Flowers/fruit: Inconspicuous/cone

Color/fall color: Green

Tolerates: Drought, poor soil, sun

Cultivars:

[Snow-in-Summer](#)



## STONECROP, DRAGON'S BLOOD

Scientific Name: *Sedum spurium* 'Fulda Glow'

Zones: 3-9

Mature Height: 4"

Width: 24"

Water: Moderate

Flowers/fruit: Red

Color/fall color: Green, burgundy

Tolerates: Drought, poor soil, sun, shade

Cultivars:

[DRAGON'S BLOOD Stonecrop](#)



## STONECROP, JOHN CREECH

Scientific Name: *Sedum spurium* 'John Creech'

Zones: 3-8

Mature Height: 2-6"

Width: 1"

Water: Low

Flowers/fruit: Pink

Color/fall color: Light green

Tolerates: Drought, heat, urban pollution

Cultivars:

[\*Sedum spurium\* 'John Creech' - Plant Finder](#)

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RESOLUTION NO. 2020-18

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 for Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Revenue to be provided to the City for use on the Vineyard Waterfront Project.

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

1. The Vineyard City Council authorizes the Mayor to sign the agreement titled Vineyard 2020 TRCC, in the form attached hereto as Exhibit A.
2. This resolution shall take effect upon passing.

Passed and dated this 14th day of October 2020.

---

Mayor

Attest:

---

Recorder

## AGREEMENT

This agreement is made between UTAH COUNTY (“County”), a political and corporate body of the State of Utah, with its office located at 100 East Center Street, Provo, Utah 84606, and Vineyard, a political and corporate body of the State of Utah, with its office located at 125 South Main Street, Vineyard, Utah 84059.

## RECITALS

**WHEREAS**, the Tourism, Recreation, Cultural, Convention, and Airport Facilities Tax Act allows a county to impose a tax (“TRCC Tax”) and use the revenue from the imposition of the tax to be used for the development, operation, and maintenance of a recreation and tourist facility, *see* Utah Code Ann. § 59-12-603(2)(a);

**WHEREAS**, the Vineyard Waterfront Project is a recreation and tourist facility, as defined under Utah Code § 59-12-602, which means that it is publicly owned or operated park, campground, marina, dock, golf course, water park, historic park, monument, planetarium, zoo, bicycle trails, and other recreation or tourism-related facility;

**WHEREAS**, County desires to use TRCC Tax revenue for improving the waterfront of Vineyard City to promote recreation and tourism in the area;

**NOW THEREFORE**, in consideration of the mutual promises set forth herein, it is agreed by and between County and Vineyard as follows:

### **(1) PURPOSE AND RESTRICTION ON USE OF MONIES.**

The monies are to be used for the development, operation, and maintenance of the Vineyard Waterfront Project. The **Vineyard Waterfront Project** is set forth in the application attached as

**Schedule A** and is specifically for improving the waterfront of Vineyard City.

**(2) MAXIMUM REIMBURSEMENT AMOUNT.**

County agrees to reimburse Vineyard for all expenses related to the development, operation, and maintenance of the Vineyard Waterfront Project. The maximum reimbursement amount will not exceed \$2,954,766.01. Vineyard will be responsible for all expenses, the County will be responsible for reimbursing Vineyard up to the maximum reimbursement amount in accordance with the terms of this agreement.

**(3) METHOD OF PAYMENT.**

The parties agree that County will make payments to Vineyard once County receives documented reimbursable costs incurred by Vineyard for the purpose stated in paragraph 1. Vineyard can send its invoices to the billing information listed on **Schedule B**. County may provide notice of a different billing address in the future through a written or oral communication. No reimbursement for any costs incurred after December 31, 2023 and submitted after March 31, 2024 will be made by County to Vineyard.

**(4) TERM OF AGREEMENT.**

This agreement commences on [Month] [Day], 2020 and terminates on March 31, 2024.

**(5) INDEPENDENT CONTRACTOR.**

- (a) Vineyard states and affirms that it is acting as an independent contractor, holding itself out to the general public as an independent contractor for other contracts as it sees fit; that it advertises its services as it sees fit to the general public, maintains its office separate from County, and that this agreement is not exclusive of other agreements, contracts, or opportunities.

- (b) County is interested only in the results to be achieved, and the conduct and control of all work done to the Vineyard Waterfront Project will lie solely with Vineyard. Vineyard is not to be considered an agent or employee of County for any purpose, and the employees of Vineyard are not entitled to any of the benefits that County provides for County's employees. Persons employed by County and acting under the direction of County shall not be deemed to be employees or agents of Vineyard.
- (c) Vineyard shall comply with all laws regarding unemployment insurance, disability insurance, and workers' compensation insurance. Vineyard shall have no authorization, express or implied, to bind County to any agreement, settlement, liability, or understanding whatsoever, and agrees not to perform any acts as agent for County except as expressly set forth herein. Vineyard shall furnish a Certificate of Insurance to County evidencing that Vineyard has workers' compensation insurance for Vineyard and all employees and volunteers of Vineyard.

**(6) INDEMNIFICATION.**

Vineyard will indemnify and hold County and its agents, representatives, employees, and officials, harmless from all costs, expenses, and liabilities incurred by County or its agents, representatives, employees, or officials, arising out of or related to, directly or indirectly, this agreement, including attorney's fees and litigation costs. County and Vineyard are governmental entities, and nothing contained herein shall constitute a waiver of the protections, immunities, and liability limits of the Governmental Immunity Act, U.C.A. § 63G-7-101, *et. seq.* Vineyard's obligations under this indemnity and hold harmless provision shall survive the expiration or other termination of this agreement.

**(7) AUDIT.**

It is agreed by the parties that County may audit the records of Vineyard related to this agreement.

**(8) APPLICABLE LAW.**

It is agreed by the parties that this agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Utah.

**(9) ENTIRE AGREEMENT.**

This agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party except to the extent incorporated in this agreement.

**(10) MODIFICATION.**

Any modification of this agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party, unless stated otherwise in this agreement.

***[Remainder of page left blank. Signature page follows.]***

**IN WITNESS WHEREOF** the parties have signed and executed this amendment to be  
duly executed on \_\_\_\_ of August 2020.

COUNTY:  
BOARD OF COUNTY COMMISSIONERS  
UTAH COUNTY, UTAH

By: \_\_\_\_\_  
Tanner D. Ainge, Chair of the Board

Date: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:  
DAVID O. LEAVITT  
Utah County Attorney

By: \_\_\_\_\_  
Deputy County Attorney

VINEYARD:  
VINEYARD CITY

By: \_\_\_\_\_  
Its: [Title of signer]  
Date: \_\_\_\_\_

## **SCHEDULE A**

### **Vineyard Waterfront Project**

**Tourism, Recreation, Cultural, Convention (TRCC) / Transient Room Tax  
(TRT) Funding Request Application for Public Entities  
from Vineyard**



## Utah County Commission

Tanner Ainge  
Nathan Ivie  
Bill Lee

51 S University Ave.  
Suite 320  
Provo, UT 84601

801-851-8100  
[www.utahcounty.gov](http://www.utahcounty.gov)

### Tourism, Recreation, Cultural, Convention (TRCC) / Transient Room Tax (TRT) Funding Request Application for Public Entities

Municipality/Entity: Vineyard

Name of Preparer/Contact Person: Morgan Brim

Mailing Address: Vineyard City Hall, 125 S Main St, Vineyard, UT 84059

Phone: 801-226-1929 Email: morganb@vineyardutah.org

Cost of Proposal: \$ 2,954,766.01 (Requesting Funding for Phase I only)

Project Name: Vineyard Waterfront Project

**\*\*Please submit a detailed project description with your funding request\*\***

**Please indicate which purpose applies to your request for revenue by checking one of the boxes below:**

- ☐ Financing tourism promotion:
- ☒ The development, operation, and maintenance of the following publicly owned and operated facilities:
- Cultural Facility
  - Recreation Facility
  - Tourist Facility

**Detailed Project Description:**

The intent of this project is to improve the waterfront of Vineyard City to promote recreation and tourism in the area. We are proposing existing trail improvements and connectivity to Utah Lake Parkway trail. Along with this we are proposing landscape improvements, beach improvements and expansion, parking for beach access, and site amenities such as a natural playground, plazas, a wooden pier, and potentially a lighthouse to draw people into the area. Developer has plans for promenades that will connect the Front Runner station to the waterfront, attracting people to the area and providing access.

***(Please attach any additional Project Information)***

DOWNTOWN VINEYARD  
NORTH PROMENADE

DOWNTOWN VINEYARD  
WATER FRONT

**UTA FRONTRUNNER  
VINEYARD STATION**

DOWNTOWN VINEYARD  
LAKE PROMENADE

EXISTING LAKE SHORE  
TRAIL (UTAH COUNTY)

VINEYARD SHORES  
TRAIL GAP

SUNSET BEACH PARK  
(FLAGSHIP HOMES)

WATERS EDGE NORTH & SOUTH BEACH  
(FLAGSHIP HOMES)

LAKEFRONT TRAIL  
(FLAGSHIP HOMES)

CENTER STREET TRAILHEAD  
(VINEYARD CITY)

REGIONAL LAKE TRAIL  
(VINEYARD CITY)

CLEGG GAP

20 MIN. WALK  
FROM CENTER STREET

WALKARA WAY PLANNED  
IMPROVEMENTS

DOWNTOWN VINEYARD

UWU VINEYARD CAMPUS

800 NORTH

VINEYARD SHORES  
(EDGE HOMES)

WATERS EDGE  
(FLAGSHIP HOMES)

HOMESTEAD  
(HOME CENTER))

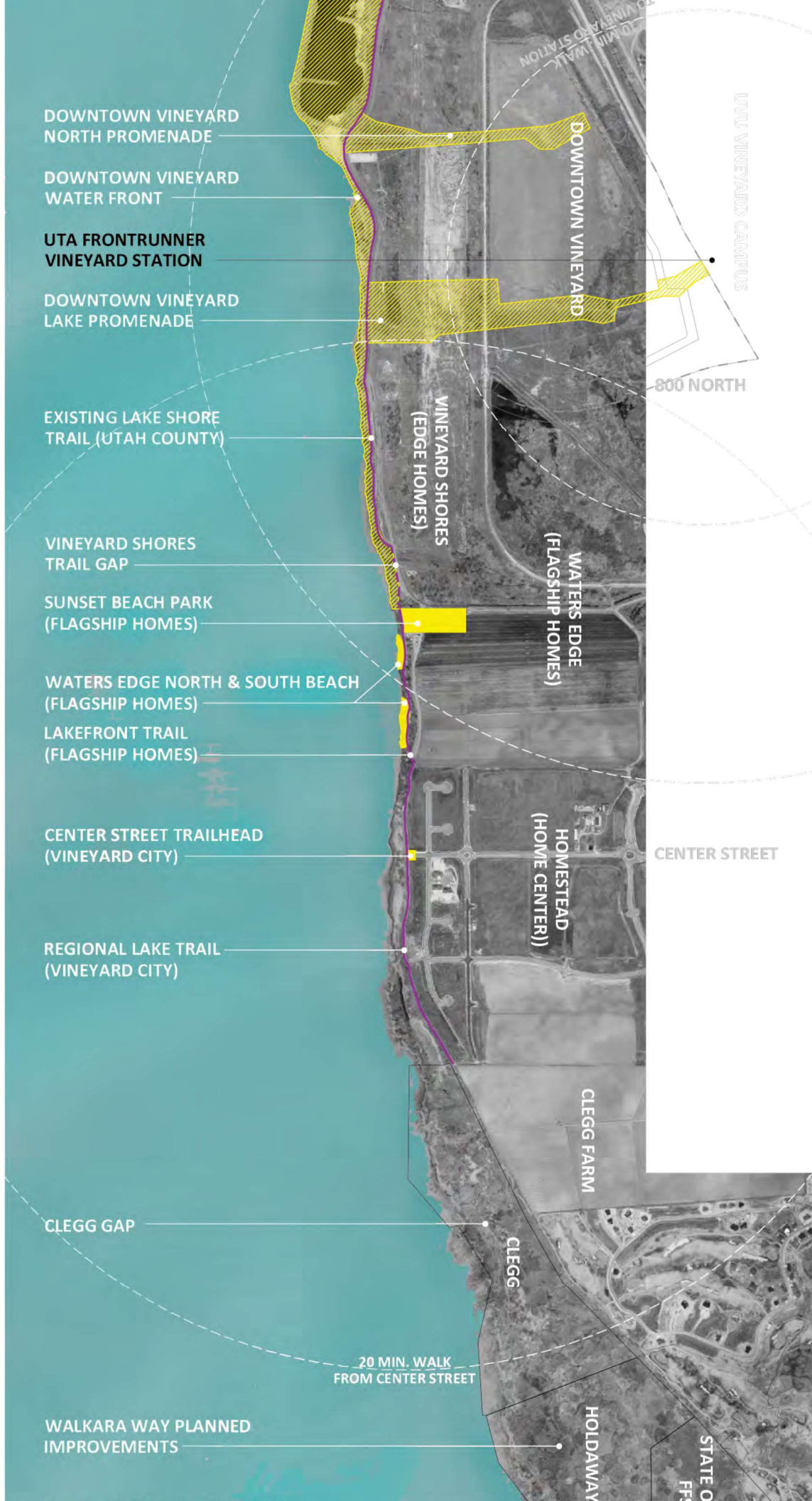
CENTER STREET

CLEGG FARM

CLEGG

HOLDAWAY

STATE OF  
UTAH





Master Plan by  
Flagship Homes

Promenade to the  
Beach & Parking

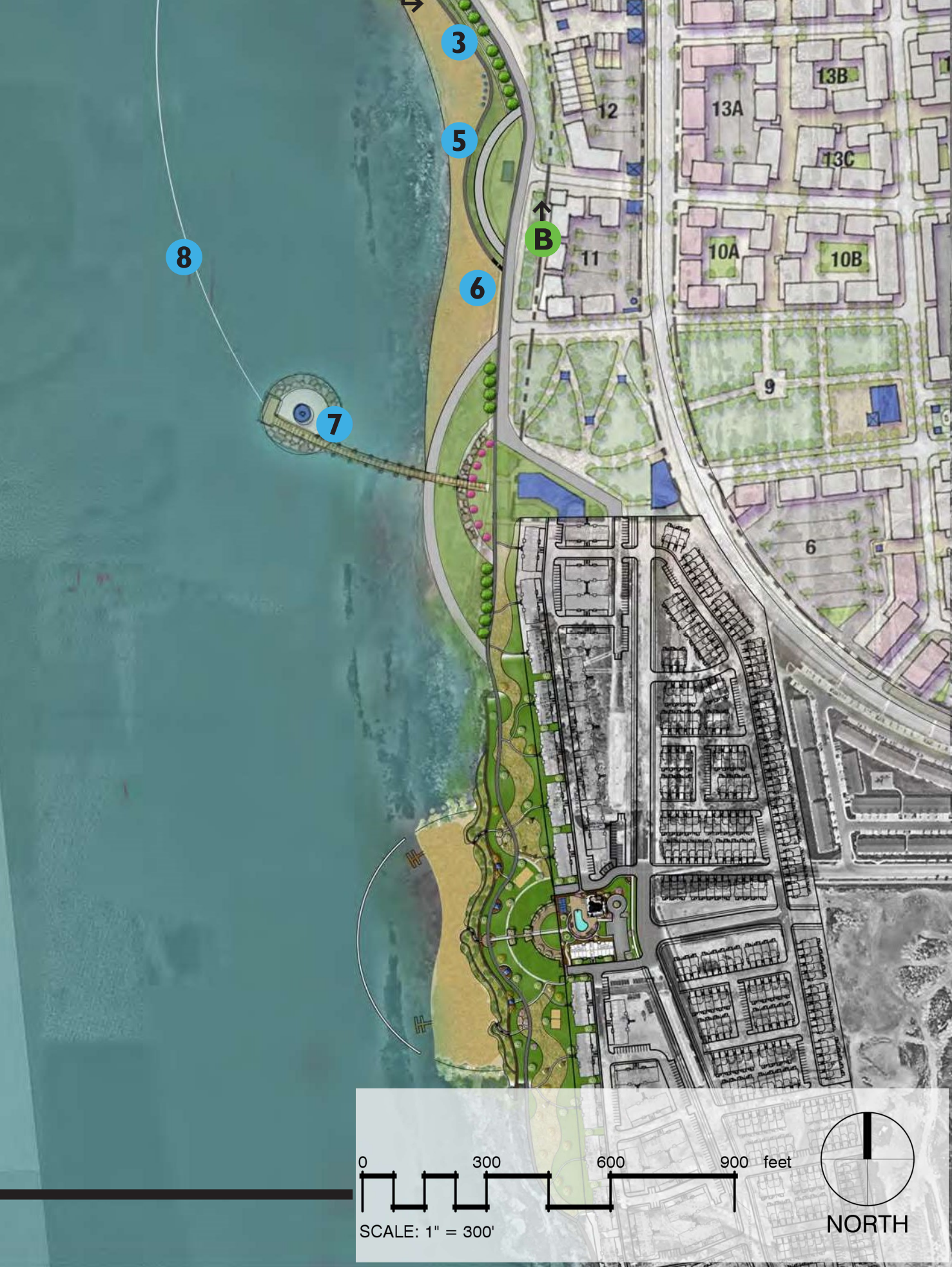
Lake Promenade From  
FrontRunner Station

- 1
- 2
- 3 Pier V  
Resta
- 4 Virgin
- 5 Impro  
Beach  
With  
Retain
- 6 Propo  
Low
- 7 Pier V  
Light
- 8 Sand
- 9 Existi  
Pkwy  
Impr
- 10 Poten  
Area
- 11 Poten  
Surf
- 12 Edge  
Deve

0 500 1000 1500 feet  
SCALE: 1" = 500'



edent Image



- 3 Improve Virginia and E Beach With Retail
- 4 Proper Playg
- 5 Proper Lowe
- 6 Stair Beach
- 7 Pier V Light
- 8 Sand
- 9 Beach Parki Off
- 10 Viney Impr

## Master Plan Renderings



|                                  |                                                                             |         |             |    |                |    |
|----------------------------------|-----------------------------------------------------------------------------|---------|-------------|----|----------------|----|
|                                  | DREDGING AND CONSTRUCTION PREPARATION OF PIER, ISLAND & SAND SAVER WALL     | 2,800   | CUBIC YARD  | \$ | 13.00          | \$ |
|                                  | CONSTRUCTION STAKING & SURVEY                                               | 1       | LUMP        | \$ | 20,000.00      | \$ |
|                                  |                                                                             |         |             |    | SUB TOTAL      | \$ |
| SWPPP / EROSION CONTROL          |                                                                             |         |             |    |                |    |
|                                  | SILT FENCE                                                                  | 1,800   | LINEAR FOOT | \$ | 2.69           | \$ |
|                                  | STABILIZED CONSTRUCTION ENTRANCE                                            | 1,250   | SQUARE FOOT | \$ | 1.61           | \$ |
|                                  | INLET BARRIER                                                               | 3       | EACH        | \$ | 162.00         | \$ |
|                                  |                                                                             |         |             |    | SUB TOTAL      | \$ |
| BEACH AREAS                      |                                                                             |         |             |    |                |    |
|                                  | SAND BEACH (441,178 SF @12" DEPTH = 16,333CY)                               | 1,764   | TON         | \$ | 35.00          | \$ |
|                                  | SAND SAVER WALL                                                             | 750     | LINEAR FOOT | \$ | 250.00         | \$ |
|                                  |                                                                             |         |             |    | SUB TOTAL      | \$ |
| UTILITIES                        |                                                                             |         |             |    |                |    |
|                                  | STORM SEWER MANHOLE                                                         | 5       | EACH        | \$ | 3,000.00       | \$ |
|                                  | STORM SEWER                                                                 | 5,636   | LINEAR FOOT | \$ | 50.00          | \$ |
|                                  | CATCH BASIN / STORM DRAIN COMBINATION                                       | 3       | EACH        | \$ | 2,500.00       | \$ |
|                                  | SANITARY SEWER                                                              | 1       | LUMP SUM    | \$ | 50,000.00      | \$ |
|                                  | WATER                                                                       | 1       | LUMP SUM    | \$ | 42,000.00      | \$ |
|                                  | LIGHTING                                                                    | 1       | LUMP SUM    | \$ | 120,000.00     | \$ |
|                                  | ELECTRICAL (TRANSFORMER/WIRING/CONDUIT/METER/PANELS)                        | 1       | LUMP SUM    | \$ | 150,000.00     | \$ |
|                                  |                                                                             |         |             |    | SUB TOTAL      | \$ |
| TRAILS                           |                                                                             |         |             |    |                |    |
|                                  | PRIMARY TRAIL (7,333 LF AT 5" CONCRETE DEPTH AND 10' WIDTH)                 | 73,330  | SQUARE FOOT | \$ | 5.00           | \$ |
|                                  | UNTREATED BASE COURSE FOR PRIMARY TRAILS (4" BASE OVER 73,330 FT²)          | 310     | TON         | \$ | 25.00          | \$ |
|                                  |                                                                             |         |             |    | SUB TOTAL      | \$ |
| CENTRAL AREA - HARDSCAPE         |                                                                             |         |             |    |                |    |
|                                  | 4" CONCRETE PAVEMENT W/ 8" UTBC BASE                                        | 5,300   | SQUARE FOOT | \$ | 5.00           | \$ |
|                                  | BOULDER RETAINING WALL ( 5-WALLS 8' HEIGHT BY 5' WIDTH X 1,216 LINEAR FEET) | 2,432   | TON         | \$ | 100.00         | \$ |
|                                  | WOODEN STAIRS TO BEACH (2-SETS) AT EACH PROMANADE CONNECTION POINT          | 2       | LUMP SUM    | \$ | 50,000.00      | \$ |
|                                  |                                                                             |         |             |    | SUB TOTAL      | \$ |
| LANDSCAPE AREAS                  |                                                                             |         |             |    |                |    |
|                                  | ALL LANDSCAPE AND IRRIGATION                                                | 1       | LUMP SUM    | \$ | 350,000.00     | \$ |
|                                  |                                                                             |         |             |    | SUB TOTAL      | \$ |
| ROADWAY (VINEYARD RD.) & PARKING |                                                                             |         |             |    |                |    |
|                                  | 24" CURB & GUTTER (INCLUDES 8" UNTREATED BASE COURSE) - ROADWAY             | 5,636   | LINEAR FOOT | \$ | 20.00          | \$ |
|                                  | ASPHALT PAVING (4" DEPTH OVER 191,624 FT²) - ROADWAY                        | 4,407   | TON         | \$ | 70.00          | \$ |
|                                  | UNTREATED BASE COURSE (8" DEPTH OVER 191,624 FT²) - ROADWAY                 | 8,814   | TON         | \$ | 25.00          | \$ |
|                                  | GEOGRID TEXTILE (SUB-BASE) -ROADWAY                                         | 191,624 | SQUARE FOOT | \$ | 0.50           | \$ |
|                                  | 24" CURB & GUTTER (INCLUDES 8" UNTREATED BASE COURSE) - PARKING             | 1,359   | LINEAR FOOT | \$ | 20.00          | \$ |
|                                  | ASPHALT PAVING (4" DEPTH OVER 47,942 FT²) - PARKING                         | 1,102   | TON         | \$ | 70.00          | \$ |
|                                  | UNTREATED BASE COURSE (8" DEPTH OVER 47,942 FT²) - PARKING                  | 2,205   | TON         | \$ | 25.00          | \$ |
|                                  | GEOGRID TEXTILE FABRIC OVER SUB BASE - PARKING                              | 47,942  | SQUARE FOOT | \$ | 0.50           | \$ |
|                                  | ADA RAMPS                                                                   | 12      | EACH        | \$ | 1,500.00       | \$ |
|                                  | PARKING STALL STRIPING (52 STALLS @ 18' LONG)                               | 936     | LINEAR FOOT | \$ | 2.15           | \$ |
|                                  | PARKING LOT / ROADWAY SIGNAGE                                               | 6       | EACH        | \$ | 800.00         | \$ |
|                                  | CROSSWALK STRIPING (6 CROSSINGS)                                            | 80      | LINEAR FOOT | \$ | 3.50           | \$ |
|                                  |                                                                             |         |             |    | SUB TOTAL      | \$ |
| ALTERNATE AMENITIES              |                                                                             |         |             |    |                |    |
|                                  | CXT PREFABRICATED RESTROOM (LOCATED AT PARKING LOT)                         | 1       | LUMP SUM    | \$ | 250,000.00     | \$ |
|                                  | PLAYGROUND & STRUCTURE                                                      | 1       | LUMP SUM    | \$ | 200,000.00     | \$ |
|                                  | WOODEN PIER                                                                 | 1       | LUMP SUM    | \$ | 250,000.00     | \$ |
|                                  | PROMANADE CONNECTIONS AT BEACH AREA                                         | 2       | LUMP SUM    | \$ | 80,000.00      | \$ |
|                                  | LIGHTHOUSE ISLAND                                                           | 1       | LUMP SUM    | \$ | 500,000.00     | \$ |
|                                  |                                                                             |         |             |    | SUB TOTAL      | \$ |
|                                  |                                                                             |         |             |    | SITE SUB TOTAL | \$ |

## **SCHEDULE B**

### **Billing Specifics:**

If possible, we prefer electronic invoices with supporting documentation be emailed to [AP@UtahCounty.gov](mailto:AP@UtahCounty.gov).

If Vineyard prefers to submit physical invoices with supporting documentation, the invoices and supporting documentation can be sent to the following address:

**Utah County Government  
Attn: Accounts Payable  
100 East Center Street, Suite 3600  
Provo, Utah 84606-3159**

County will notify Vineyard if this information changes during the term of this agreement.

**VINEYARD  
ORDINANCE 2020-12**

**AN ORDINANCE OF THE VINEYARD CITY COUNCIL AMENDING CITY  
MANAGER CODE SECTION 2.08.020 POWERS AND DUTIES; OBLIGATIONS**

**WHEREAS**, the Vineyard City Council under the authority of Utah Code 10-3b-403 created the city manager position and provided for the powers and duties of that position.

**WHEREAS**, the City Council now desires to amend the city managers powers and duties.

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

**SECTION 1:**        **AMENDMENT** “2.08.020 Powers; Duties; Obligations” of the Vineyard Municipal Code is hereby *amended* as follows:

**A M E N D M E N T**

**2.08.020 Powers; Duties; Obligations**

- A. City Manager Duties: Pursuant to the policies and programs established by the governing body, and under the direction and oversight of the governing body and except as otherwise set forth by the governing body in ordinance, resolution, motion, or this code, the city manager shall:
1. Be responsible for managing the internal affairs of the city; develop, recommend and implement city policies, practices, rules, regulations and procedures; report to the governing body; advise the governing body regarding policy options and implementation procedures; carry out legislative directives and decisions; be responsible for contracts administration.
  2. Establish and maintain effective working relationships with the governing body, the city attorney, management employees, citizen committees, special interest groups, employees, press, contractors, public vendors and representatives from other city, county, special district, state and federal agencies; issue public statements to the press and respond to questions from the press related to city management, policies, procedures and administrative decisions and is consistent with the majority opinion or direction of the governing body.
  3. Consistent with the direction of the governing body, be responsible for the full and effective use of city personnel by establishing, in consultation with the city attorney, department directors, division heads or other management employees, overall department objectives, priorities and standards consistent with the goals, direction, and objectives of the governing body; serve as a facilitator in the achievement by city divisions of governing body goals and in coordinating with

management employees for effective implementation of city service levels, ordinances, resolutions, rules, regulations and directives; exercise managerial control to ensure that the city government and its respective departments function in the most efficient and effective manner.

4. Be the budget officer of the City and finance director of the City under the uniform fiscal procedures act for Utah Cities; plan, organize and supervise city financial operations and keep the governing body at all times advised as to the financial condition and needs of the city; prepare and deliver financial reports to the governing body as needed; supervise the preparation and administration of the city budget under the direction of the governing body; ensure that all executive procedures and activities are in compliance with the uniform fiscal procedures act for Utah cities and Utah money management act as passed and amended by the state legislature.
5. Represent the city at various meetings or other functions and respond to requests or inquiries about city policies, rules, ordinances, regulations, resolutions or services rendered by the city government.
6. Enforce all applicable laws, ordinances, rules, regulations, and policies of the city. Assure that all franchises, leases, permits, licenses, contracts and privileges granted by the city are fully performed and observed.
7. Recommend and prepare for consideration by the governing body and advisory committees long range strategic plans and programs to provide for the health, safety, and welfare of the current and future inhabitants of the city; furnish reports to the governing body as requested.
8. Except as otherwise provided, be responsible for the overall personnel management function; implement city personnel ordinances, rules, and regulations that have been adopted, approved, or revised by the governing body; coordinate personnel ordinances and rules and regulations adopted by the governing body; coordinate personnel functions with management employees such as recruitment, selection, and appointment; have authority to appoint and remove any employees of the city, except the city recorder, the city treasurer, and the city attorney who shall be appointed, removed, or terminated by majority vote of the governing body, serve as a step in the appeals process available to employees with grievances; monitor personnel actions, promotion, discipline, demotion, separation and reclassification; coordinate personnel decisions with department directors; coordinate activities of individuals rendering professional services under contract with the city.
  - a. The hiring process for department director will include panel interviews with City Council and the final hiring decision will be ratified by the City Council.
9. Investigate into the affairs of the city and any department or division thereof, and any contract for the proper performance of any obligations of the city.
10. Create all necessary departments as approved by the governing body. Create all necessary divisions, sections, and offices necessary for the government of the city; prepare recommendations for the governing body regarding the addition,

deletion or reduction in municipal services.

11. Attend and participate in all meetings of the governing body unless otherwise excluded by the governing body in an executive session meeting, but shall not have a right to vote in said meetings.
  12. Approve and sign commercial and residential subdivision plats on behalf of the city.
  13. Perform all other duties, obligations, and exercise the powers set forth by ordinance, resolution, regulation, or directive imposed by the governing body.
  14. ~~Notify the governing body forty eight (48) hours prior to the effective date~~Hold a closed session with City Council prior to ~~of any permanent~~ termination of any city department director. Nothing herein shall limit the city manager's ability to institute temporary employee suspensions or temporary administrative leave of city employees.
- B. Department Cooperation: It shall be the duty of all subordinate employees to cooperate with the city manager in administering the affairs of the city efficiently, economically and harmoniously.
- C. Planning and Land Use: Notwithstanding the foregoing, the city manager shall exercise no authority over the planning commission or an appeal and variance hearing board or officer.
- D. Performance Evaluation: The governing body shall evaluate, at least annually, the performance of the city manager.
- E. Powers of The Mayor Not Delegated: Nothing in this chapter shall be construed to delegate to the city manager the legislative and judicial powers of the mayor, the mayor's position as chief executive officer of the city pursuant to Utah code section 10-3b-104(1)(a), chairperson of the governing body, or any ex officio position which the mayor shall hold.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

\_\_\_\_\_.

|                     | <b>AYE</b> | <b>NAY</b> | <b>ABSENT</b> | <b>ABSTAIN</b> |
|---------------------|------------|------------|---------------|----------------|
| Mayor Julie Fullmer | _____      | _____      | _____         | _____          |
| John Earnest        | _____      | _____      | _____         | _____          |
| Tyce Flake          | _____      | _____      | _____         | _____          |
| Chris Judd          | _____      | _____      | _____         | _____          |
| Cristy Welsh        | _____      | _____      | _____         | _____          |

Presiding Officer

Attest

\_\_\_\_\_  
Julie Fullmer, Mayor, Vineyard

\_\_\_\_\_  
Pamela Spencer, City Recorder  
Vineyard