



**NOTICE OF A VINEYARD
CITY COUNCIL MEETING
April 14, 2021 at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled meeting on Wednesday, April 14, 2021 at 6:00 p.m. in the City Council Chambers at 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream page](#).

AGENDA

Presiding Mayor Julie Fullmer

REGULAR SESSION

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

2. WORK SESSION

2.1 The City Council and Staff will discuss the amendments to the Strategic Plan.

3. 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.

4. MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

(3 minutes each)

5.1 City Manager Jacob McHargue

5.2 Planning Commission Chair Bryce Brady

5.3 Building – Building Official George Reid – Quarterly Report

5.4 Utah County Sheriff’s Office – Sergeant Holden Rockwell – Quarterly Report

6. CONSENT ITEMS

- 6.1** [Approval of the March 12, 2021 City Council Planning Retreat Minutes](#)
- 6.2** [Approval of the March 24, 2021 City Council Meeting Minutes](#)
- 6.3** [Approval of the Liberty Defenders Special Event Permit](#)

7. MAYOR'S APPOINTMENTS

No names were submitted.

8. DISCUSSION/PRESENTATIONS

No items were submitted.

9. BUSINESS ITEMS

9.1 PUBLIC HEARING – [Amend the Consolidated Fee Schedule \(Resolution 2021-06\)](#)

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

9.2 DISCUSSION AND ACTION – [Geneva Retail Frontage Preliminary and Final Plat B](#) (15 minutes)

The applicant is requesting an approval of a preliminary and final plat for the Geneva Retail Frontage Plat B. Parcel ID's 40:513:0011, 40:513:0010, and 40:513:0009. The City Council will take appropriate action.

9.3 DISCUSSION AND ACTION – [Train Station Panel Design](#) (5 minutes)

The mayor and City Council will vote on the panels for the train station. They will take appropriate action. *(This item was continued from the February 24, 2021 RDA Meeting.)*

9.4 DISCUSSION AND ACTION – [Gammon Park Playground](#) (15 minutes)

City Manager Jacob McHargue will present a recommendation for the Gammon Park playground. The mayor and City Council will take appropriate action.

10. 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](#);

11. ADJOURNMENT

The next regularly scheduled meeting is April 28, 2021.

This meeting may be held in a way that will allow a councilmember to participate electronically.

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: April 13, 2021

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

**MINUTES OF A VINEYARD CITY COUNCIL
PLANNING RETREAT
March 12, 2021
9:08 AM**

Present

Absent

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

Staff Present: City Manager Jacob McHargue, Engineer/Public Works Director Don Overson, Assistant Public Works Director Chris Wilson, City Attorney Jayme Blakesley, Community Development Director Morgan Brim, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Building Official George Reid, Water Manager Sullivan Love, Planning Commission Chair Bryce Brady, City Recorder Pamela Spencer

Others Speaking: David Robertson and Kate Werrett with Lewis Young Robertson and Burningham

1. WELCOME & INTRODUCTIONS

City Manager Jacob McHargue opened the meeting at 9:08 A.M. Those present introduced themselves.

2. PRESENTATION AND DISCUSSION – Comprehensive Financial Sustainability Plan (CFSP)

Kate Werrett with Lewis Young Robertson and Burningham gave a brief overview of the CFSP. They considered several factors:

- Growth in Vineyard was a major concern
- There was a lot of money coming in but also lot of projects that needed to be done
- Projects that could be funded through bonding or property tax increases
- Model Development
 - 2014-2020 Actual Amounts
 - 2021 Budgeted Amounts
 - Projections through 2040
 - Focus on the next 5 years
 - The full impacts of COVID are not known and model projections may be impacted by the current uncertain conditions
- Revenue and expenses

Ms. Werrett reviewed the Revenue and Expenditure Assumptions. She said that two key assumptions went into the model, which were historical growth rate and population.

47 The population was divided into ten-year tranches. The first ten years would grow at about 6
48 percent and the following ten years at about 3 percent.

49
50 Ms. Werrett reviewed the baseline scenario analysis. She said that the analysis was done without
51 factoring in any bonds or General Fund transfers. She mentioned that the State required the City
52 to keep the fund balance at about 25% of Operation and Maintenance expenses. They could
53 adjust the balance through transfers to the Capital Projects Fund. She said that they needed to
54 determine how to fund the Capital Improvements. She also mentioned that changes to the
55 revenue would impact the General Fund balance. Capital Improvement projects would also
56 change what happened to the General Fund balance. She reminded everyone that this was a
57 working document.

58
59 David Robertson with Lewis Young Robertson and Burningham said that in the sustainable
60 model, they looked at the ongoing operations, potential Capital Improvement Projects, potential
61 new hires, and what were the funding sources. He said that the City was in a good position and
62 had no concerns with operation standards.

63
64 Mr. McHargue explained that they had worked with each department on what they would need to
65 sustain a certain level of service. He said that the margins would be slim for a few years, but the
66 City would be in a different position once the RDA was done. Mr. Robertson added that these
67 projects were calculated with a zero percent tax increase.

68
69 Councilmember Earnest asked how the City could generate more income. Ms. Werrett replied
70 that the Recreation, Arts and Park Tax (RAP) brought in additional revenue. There was a
71 discussion about revenue sources. Mr. Robertson mentioned that a property tax increase was
72 another option. Mr. McHargue said that they would not discuss that option until the RDA was
73 completed.

74
75 Public Works Director/City Engineer Don Overson asked about impact fees. Ms. Werrett replied
76 that they did not include the impact fees because they were primarily pass-through fees. There
77 was a discussion about impact fees.

78
79 Mr. Robertson explained that the Tax Increment Financing Funds repaid bonds. If you had a
80 water project, you could issue the bond out of the Enterprise Funds. You could determine which
81 funds you wanted to pay for the bonds.

82
83 Councilmember Judd asked about sales dropping in year ten in the CFSP. Ms. Werrett replied
84 that sales were tied to the growth rate. She explained that they had tranced the population
85 growth into ten-year segments, and they lowered the growth rates in year ten. She mentioned that
86 public safety was on a contract with a four percent growth rate, and new hires for police were
87 based on population growth. Mr. McHargue reiterated what Ms. Werrett said.

88
89 Councilmember Judd asked if they had factored in delinquent property taxes. Ms. Werrett replied
90 that they had factored those into the property tax section at a 97 percent collection rate.
91 Councilmember Judd asked about the 25 percent balance required to be in the General Fund
92 Balance and if they were projecting to be over that amount. Mr. McHargue replied that the model
93 did not consider any transfers to the Capital Projects Fund; it was assuming that everything over
94 the budgeted expenditures was staying in the General Fund. He explained that they made a
95 transfer every year to meet the state requirement.

Councilmember Judd suggested that if they started to see higher balances in the Capital Fund balance, they should look into adjusting the property tax rate.

3. DISCUSSION – Current Projects and Staff Updates

Mr. McHargue reported that the Administration Department had hired a new accountant and recreation coordinator, and that an administrative intern would start in May. They were looking to hire a Social Media Coordinator to help the current coordinator, who would be stepping back on her duties. He also introduced the new city attorney, Jayme Blakesley.

City Recorder Pamela Spencer reported that the Recorder's Officer was working on updating the retention schedule, finishing up going through the records room, putting all of their forms online to complete the application process faster, and that they had made some changes to the business licensing in the Municipal Code. She read a breakdown of the different businesses in the city.

Community Development Director Morgan Brim reported that his department had three employees. He explained that his department oversaw current planning activities in the city, which included updating the General Plan. He mentioned that with recent changes to Code Enforcement staffing, they were able to close several significant cases. They were now able to take a more proactive approach to code enforcement. The current projects they were working on were:

- Updating the Parks and Trails Plan, and the Moderate Income Housing Plan in the General Plan.
- Contracting through the Utah Department of Transportation (UDOT) with Alta Planning and Design, a firm that would be helping them with the Active Transportation Plan, which they hoped to adopt in March 2022.
- They had sent out a Request for Proposal (RFP) for the Vineyard waterfront. He hoped that this plan would help consolidate all plans for use of the waterfront in the entire city and provide an overall theme for economic development. He felt that having the downtown on a waterfront would be a huge opportunity for the city and would add revenue to the city and provide a high quality of life.
- They were also working on a bike and skate park plan.

Public Works Director/City Engineer Don Overson reported that his department had 13 full-time employees, three part-time employees, and one contract employee. They hired a new Stormwater Pollution Prevention (SWPP) Inspector and created a new part-time position to do blue staking. Councilmember Earnest asked why the city had hired someone to do their blue staking. Mr. Overson replied that the city had blue staking requirements for utilities, and that it would be quicker to do this in-house. Assistant Public Works Director Chris Wilson explained that the new blue stake employee was also working for another company that did blue staking and mentioned a backlog at that company. Councilmember Judd said that developers he worked with had mentioned that it took a long time to get utilities going because of the backlog. Mr. Overson said hiring a person to take care of blue staking could help the Utah Transit Authority (UTA) get the train station open more quickly.

Mr. Overson reviewed the five main projects his department was working on. They were:

- **The Center Street Overpass:** They were hoping to have it completed before winter, but it was delayed because of UTA and Union Pacific Railroad (UP) issues. He said that they planned on finishing some items that they were not able to do in the winter.
- **FrontRunner Train Station:** It was going out for bid in April. The completion was scheduled for some time in November.
- **Main Street Extension:** The design for the road into the train station was underway.
- **Rail Spur Removal:** They were waiting for approval of the Construction Management and Exchange Contracts. Mr. McHargue mentioned that they had reviewed the redline copies and sent them back to Union Pacific Railroad (UP) for final review. Mr. Overson noted that he had found a document that said that the crossing at 1600 North was public, not private.
- **Water Tank:** Mr. Overson felt that the project was moving quickly. He explained that they would be building the water tank in the Public Works yard but would have to build a booster station to go along with it. He said that the design of the tank would be completed in September, then they could send it out for bid. Mr. McHargue said they hoped to have all of the agreements done with the Central Utah Water Project (CUP) and Orem City soon hopefully only have only one contract with CUP. Mr. Overson felt that this contract would give the city more control of water delivery.

Mayor Fullmer explained the accomplishments and the success of the last several years.

- **Center Street Overpass:** They had to navigate a relationship with UTA to build the bridge offsite and felt that the project moving along well. The overpass still had some items that needed to be finished.
- **FrontRunner Train Station:** They were waiting on the Army Corps of Engineers to reassess their land base. They had discussed adding land base as part of the Park Plan so they could negotiate with the Army Corps of Engineers as a city. She explained that there had been a shortage of funds to build station, but they were able to get additional funding through the legislature. They were able to work collaboratively with UDOT and UTA at the legislature.
- **Rail Spur Removal:** The contract had closed three times. UP had held up 90 projects and contracts throughout the state. The contracts had only stalled because the city had wanted additional items to the contract, and then UDOT hired a new attorney who wanted to add clarifying markers. This project was going to open up more economic development and allow to build the city more quickly.
- **Water Tank:** The water tank project was moving forward because of support from the residents.
- **Vineyard Connector:** Because of full support from the legislature, the Governor, Mountainland Association of Governments (MAG), and letters sent in by other mayors, and HB 433, they were able to get \$15 million for the expansion of the Vineyard Connector. She said that they had been working with all of the entities to get the connector completed.

Building Official George Reid reported that his department had three full-time inspectors, a full- and a part-time plans examiner, and a front desk person they share with other departments. Construction in the Lakefront development was well underway. He said that the Building and Planning Departments took some hits in the legislature with significant code changes on accessory dwelling units, building inspections, etc. He said that he met with Jeff Speck, Flagship, and their design team on Phase 1 of the Vineyard Downtown. Mr. McHargue mentioned that

most of the development in the city was completed, and now the building department was in a slow period and trying to keep staff working until the Vineyard Downtown began development.

Councilmember Judd asked about the lumber shortage. Mr. Reid replied that construction costs had increased because lumber costs had almost tripled. He mentioned that the price of the homes had increased more than the materials. Mr. Brim said that a townhome in the Lakefront development recently sold for \$480,000. There was a discussion about home prices and mortgage rates.

Sergeant Holden Rockwell with the Utah County Sheriff's Office reported that they added a full-time detective and a full-time deputy last year. He mentioned that the detective had done an excellent job clearing cases. He said that he had asked his office specialist to take on more responsibilities, such as billings, budget items, purchases, and social media. He said that, on average, response times had continued to decrease. He reported that they were able to get a new contract approved with the city.

Mayor Fullmer mentioned that Vineyard's crime rate was at or below other areas. Sergeant Rockwell added that he would present crime statistics in his next quarterly report.

Planning Commission Chair Bryce Brady asked if they would be discussing the code change for ADU requirements. Mr. Brim replied that they would be discussing it in a Planning Commission work session. There was a discussion about ADUs, the legislature, and what the changes in state law meant for Vineyard's future ADU regulations. Mayor Fullmer mentioned that the legislature would be reviewing Vineyard's proximity to a university and their requirements for ADUs. Councilmember Flake felt that they needed to be more proactive with the legislature in the future. The discussion continued.

A short break was taken at 10:26 AM. The meeting resumed at 10:37 AM.

4. DISCUSSION – Review Strategic Plan

Mr. McHargue explained that they needed to review the Strategic Plan because some of the metrics had been accomplished. He read the Primary Directive. Each section of the plan was reviewed:

- Enhanced Amenities – Everyone felt that the initiatives were still applicable.
 - Goals –
 - Councilmember Flake mentioned that there was nothing for seniors. He suggested that they add amenities such as a pickleball court. There was a discussion about amenities. The consensus was to add amenities for all ages, interests, and abilities. Mr. Brim suggested that they add the specifics to the General Plan amendment.
 - Preserving land for future amenities
- Multi-modal Transportation
 - Change title to include smart city technology. There was a discussion about smart city technology.
 - Remove the Center Street Overpass from the list of goals
 - Include collaboration with outside entities to help Vineyard accomplish these goals
 - Add an accessibility section
 - Utility easement for fiber – There was a discussion about fiber usage

- Mass transit – Would make it easy to gain access to our community, becoming a state model, and create ease of transportation on the “last mile” from work to home. There was a discussion about mass transit.

- **Economic Development**

- Add Branding the Town Center, Marketing, and Networking goals to the plan
- Remediation – There was a discussion about the Containment Area Management Unit (CAMU), the area around. They also discussed funding to complete the remediation.

- **Long-Range Planning**

- Management of Growth and Services – Have an accessible way for residents to view each department’s strategies and how they handle their projects and have a user-friendly website. There was a discussion about the website.
- Water conservation – State requirement to start reporting
- Separate water system for non-culinary uses – There was a discussion about sources of secondary water. Water Manager Sullivan Love said that he was looking into using ditch water or obtaining other partnerships. He said that there were partnerships for water conservation as well.

5. **DISCUSSION – Priorities and goals for 2021**

- Mill Road Extension – It must be extended if a Fire Station goes on the north side of the Vineyard Connector
- Approve a city-wide Park Plan
 - Eastside – Establish open space or a park. The city was in discussions with Utah Valley University (UVU) about allowing the city to add park space on their property.
 - Westside – At buildout it would have about 11 parks or open space areas. Provide access to open space
 - How to get pedestrians across Mill Road. Bring ideas to a work session.
- Dog Park – Possibly require a dog-only area in every park. There was a discussion about dog parks. Mr. Blakesley explained that most dog parks allowed dogs to run free, but owners must clean up after their pets or be excluded from the park. In other parks dogs must be on a leash. The discussion continued.
- Community Center – Start planning for one now in anticipation of establishing one in ten to 12 years. There was the option to contribute to the Orem City Fitness Center to give Vineyard residents Orem’s residential rates for the next ten years. There was a discussion about a community/recreation center.
- Bike/Skate Park – American Ramp Company did a concept plan for a bike/skate park, that could be incorporated into Grove Park, Gammon Park or in the downtown area. There was a discussion about installing a bike/skate park. Chair Brady suggested that they could spilt up the dirt and concrete park into separate parks. The discussion continued.
- Community Gardens – There was desire expressed from residents to have a community garden and it would add a healthy aspect to the community. There could be a vertical farming and community garden tie-in. There was a discussion about the community gardens.
- Orem Lakeside Sports Park – Orem wanted Vineyard to participate in the cost of extending the parking lot and moving the soccer fields. There was a discussion about the extension. Included the bump-out at the elementary school in the negotiations.

285 **6. DISCUSSION AND ACTION – \$500 Project**

286 Mr. McHargue asked for ideas to spend the money that the city had set aside for its annual
287 \$500.00 project. Ideas were as follows:

- 288 1. Kidz ‘n’ Kites – could grow it into a festival
- 289 2. Neighborhood cleanliness
- 290 3. Benches at the end of Center Street
- 291 4. Painted crosswalks in areas that would not have signal lights
- 292 5. Hometown Heroes
- 293 6. Improve bird watching areas
- 294 7. Exercise equipment along the trail
- 295 8. Water feature at Sunset Beach
- 296 9. Benches north of Vineyard Beach
- 297 10. Kayak rentals
- 298 11. Garden stands where people share their excess produce
- 299 12. Bike rack at school bus stops
- 300 13. Slack line posts in Grove Park

301
302 The group did a secret vote for their top three projects. Mr. McHargue said that he would tally
303 the votes and let everyone know the results at a later time.
304
305

306 **7. DISCUSSION – Budget Schedule**

307 Mr. McHargue felt that they needed to have a follow-up meeting to discuss the feedback from
308 this meeting and input from residents on the budget to set additional goals. He recommended that
309 it be at the first meeting in April. He reviewed the budget schedule.
310

311 Mr. McHargue mentioned that City Council meetings would be held in-person moving forward.
312 Mayor Fullmer reviewed the timeline for the mask mandate removal.
313
314

315 **8. ADJOURNMENT**

316 Mayor Fullmer called for a motion to adjourn the meeting and go into a closed session.
317

318 **Motion:** COUNCILMEMBER WELSH MOVED TO ADJOURN THE MEETING AT 12:40
319 PM AND GO INTO A CLOSED SESSION TODAY AT 3:00 PM IN THE CITY COUNCIL
320 CHAMBERS TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR
321 PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. COUNCILMEMBER EARNEST
322 SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST,
323 FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.
324
325

326 MINUTES APPROVED ON: _____
327

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

**MINUTES OF A VINEYARD
CITY COUNCIL MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
March 24, 2021 at 6:00 PM

Present

Absent

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

Staff Present: City Manager Jacob McHargue, City Attorney Jayme Blakesley, Assistant Public Works Director Chris Wilson, Parks Manager Preston Jensen, Building Official George Reid, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planner Briam Perez, Planning Technician Cache Hancey, Recreation Coordinator Brian Vawdrey, Special Event Coordinator Anna Nelson, Water Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Bryce Brady

Others Present: Planning Commissioners Jessica Welch, Shan Sullivan, Tim Blackburn, Amber Rasmussen, Jeff Knighton, and Anthony Jenkins; residents Tyler Reese, Andrew Hayes, and Dan Stovall, Gina Eady and Garrin Mascarenas with Jive, LLC

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

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

2. 6:02 PM WORK SESSION

The City Council and Staff will discuss the future of Gammon Park and the Robins Property.

Mayor Fullmer opened the work session and then turned the time over to City Manager Jacob McHargue.

Mr. McHargue explained that in the last few weeks, staff discussed Gammon Park and the city-owned Robins property, and the things needed to improve it. He mentioned that the playground at Gammon Park was installed in 1990 and no longer met safety standards. He said that they had already approved a budget of \$15,000 for a small tot playground. He said that they could install the playground in a temporary location now and then move it later or use the money towards a more extensive redesign of the entire park. They also needed to remove the sidewalk and replace

it with an all-weather surface until something permanent could be installed, which would cost about \$25,000. If city staff were able to do the work, it would cost around \$10,000. Mr. McHargue said that they had several discussions about the park in the past few years, including a charrette in 2017. He said that the items discussed tonight could be implemented into the General Plan update.

Path/Sidewalk:

Councilmember Judd felt that if the sidewalk was a hazard that they should remove it now. Mayor Fullmer asked if they could grade it instead of adding an all-weather surface. Mr. Wilson replied that they would need to smooth it out and they did not know what was under the concrete. Councilmember Welsh asked if they could use grass seed for now. Councilmember Judd suggested a wood chip surface. Mr. Wilson explained that the cost to add granular material would be about the same as using an all-weather surface.

Mayor Fullmer asked how long the park plan would take. Park Manager Preston Jensen replied that it would take four to six weeks to order and install the playground.

Mayor Fullmer asked about a concept for the entire park area. Mr. McHargue replied that they would need to hire a designer to design the whole park. He reiterated that if they wanted to install a \$15,000 tot playground now, it could be moved later. He suggested that if they wanted to design the entire park now, they should hold off on installing the playground. Mayor Fullmer felt that if the park's design and build were going to take a while, then they should install the tot playground now and then incorporate it into the new design.

Mr. Brim explained that the General Plan would take about nine months to update. He suggested that if they wanted something immediate that they work with a designer now and then incorporate a long-range plan into the General Plan later. There was a discussion about the General Plan update process. Mr. Brim said that they would engage the public in the design process. The discussion continued.

Councilmember Judd asked about the city's liability if they did not bring the playground and park up to code. Mr. Jensen mentioned that he was a certified playground inspector and then explained the issues with the playground. Councilmember Judd asked if the city needed to close the playground off now for safety. Mr. Jensen recommended that they take it out now. Mr. Blakesley recommended that, knowing the liability, they remove or cordon it off now. He said that the city would have a heightened risk profile once they were aware of the standards. Councilmember Judd agreed to close it off now and remove it as soon as possible. Councilmember Flake said that he voted for replacement immediately because it was used daily. Mayor Fullmer felt that they should remove it now and then come up with something to replace it. Councilmember Flake felt that they should install a new tot playground now and make changes later.

Mayor Fullmer asked how often they reviewed park plans. Mr. McHargue replied that Mr. Jensen was inspecting all of the parks now and would inspect them regularly. He mentioned that most of the people who were using the playground were younger children. Council agreed to have an Assemble poll done immediately to get public feedback on the playground.

Trees:

Mayor Fullmer asked when they would remove the trees. Mr. McHargue replied that they were removing the trees as they died and would continue to do that until they completed the new design.

Councilmember Judd felt that they should contract with someone who had the knowledge and the skills to design the park. Mr. McHargue said that staff would first like to get feedback from the City Council and residents before contracting with a designer.

Park and Old Town Hall Sinking Issues:

Mayor Fullmer asked if the sinking issue was a ground issue or a water leak problem. Mr. Jensen's response was inaudible. Water Manager Sullivan Love explained that they replaced the restrooms because of settling in that area. When they dug out the old restrooms, they found peat moss but did not know how far it went. There was a discussion about the sinking issues.

House on the Property:

Mr. McHargue said that the insurance company had recommended that the house on the property be torn down. He explained that they could move all of the equipment currently stored in the house to the new Public Works building as soon as it was finished. They would then be able to take down the building and possibly turn it into parking and connect the two parking lots.

Councilmember Welsh felt that they should spend the least amount of money on the park as possible until they had a plan for it. She suggested that they tear it down now and replace it with grass. Councilmember Judd asked if they could raze the building and leave it as dirt so that people could park on it. Mr. Wilson replied that they could. Councilmember Judd felt that this would help with immediate needs. Mayor Fullmer asked staff to bring back cost estimates. Mr. McHargue suggested that they could remove the house in the fall. There was a discussion about when they should take down the building.

Recreation Director Brian Vawdrey asked if it would close down parking for fall sports while removing the house. Mr. Wilson replied that it should take less than a week to remove the house. Council agreed that they should take down the house as soon as possible.

Soccer Program:

Mr. Vawdrey explained that this spring's soccer program had 820 registrants. He said the last fall they had 505, and last spring, before being canceled because of COVID, they were looking at about 450 registrants. Councilmember Welsh asked how many of the registrants were from outside of Vineyard. Mr. Vawdrey replied that about 15 to 20 percent of registrants were not Vineyard residents. Mayor Fullmer asked how much park space he needed in the future. Mr. Vawdrey replied that he could use another six acres of grass for fields. He said that for spring soccer, they would be using all of Gammon and Grove Parks. He mentioned that he had looked into using elementary school fields. Councilmember Judd asked about watering the fields. Mr. Love recommended artificial turf. There was a discussion about the fields.

Mr. McHargue explained that if the city wanted to incorporate the Robins property into the new design, they would have to wait until the farmer was done using it in the fall. He suggested that they could finish the design now and start the changes in the spring. He added that the earliest recreation could begin on the new portion of the park would in the spring of 2023. Mr. Love suggested that they could extend the season playtime by using artificial turf.

Councilmember Judd asked if staff had asked Utah Valley University (UVU) if the city could use their fields. Mr. Vawdrey replied that he had been turned down because of liability. Councilmember Judd asked about Vineyard paying for the liability. Mr. Blakesley replied that there were several different ways to address the liability issue: they could assign a cost, establish an insurance threshold, or share liability, etc. The staff was willing to reach out to UVU again. There was a discussion about using other locations.

Mr. McHargue mentioned the Youth Council had been working hard to get the Children's Library open. Because of some water leak issues and having to shut the water off to the building, the library would be allowed to be open when the outside restrooms were open. There was a discussion about leaving the restrooms open during the winter months. Mayor Fullmer suggested that staff add the costs to the park plan. Mr. Jensen remarked that the downfall to having the restrooms open in the winter would be having people spending the night in them.

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

6:45 PM REGULAR SESSION

3. PUBLIC COMMENTS

Mayor Fullmer opened for public comments.

City Recorder Pamela Spencer read resident Anthony Jenkins' comments. In summary, he felt that adding a guard rail to the Center Street overpass was a good idea but did not like how much it would cost. He felt that because of the previous conversation about the bridge's design, it was safe for people to drive over if they obeyed the traffic laws. He felt that the incident that happened last week was due to reckless driving and evading police. Mayor Fullmer agreed that when driving the speed limit, everything was good. She felt that if there had been a railing last week, it might not have been good for the driver who went off the road, considering how fast he was driving. She expressed concern about children who were walking on the wrong side of the road. She felt that it was worth incorporating a safer mechanism into the design. Councilmember Judd appreciated Mr. Jenkins' comments and felt that they should rely on those who were certified to determine the road's safety. There was also the public perception of public safety, but it should not diminish those who were certified.

Resident Tim Blackburn, living in the Sleepy Ridge subdivision and Chair of the Heritage Commission, mentioned that the commission was putting together a cemetery proposal and hoped to present it to the City Council soon. He explained that the cost to be buried in a cemetery outside of Vineyard was at a premium. Mayor Fullmer felt that a cemetery was a special thing to families and said that the city was discussing the possibilities of locating a cemetery in Vineyard. She suggested that the Heritage Commission work with staff and bring back a proposal. A discussion ensued.

Residents Tyler Reece, Dan Stovall, and Andrew Hayes, living in the Providence subdivision, expressed concerns about parking in their subdivision. They felt that it was taking too long to come up with a solution and that the city was not being transparent with them. They also expressed concern with the safety issues this problem was creating for their children. There was a discussion about the concerns with parking on residential streets and collector roads. There was also a discussion about the ways that parking could be enforced and who could enforce it. Residents were in favor of the Herriman plan presented at a previous meeting, but according to the city cost estimates, it would be cost prohibitive. Residents in the subdivision did not want to ban all overnight parking on their streets. Councilmember Earnest said that he was not opposed to allowing overnight parking on collector streets. Mayor Fullmer noted that they needed to determine if they could implement any of these ideas. Mr. Blakesley summarized the Herriman proposal previously discussed. The discussion continued.

203 Mayor Fullmer suggested that city staff meet with the residents and work out a solution. She also
204 said that they would have to look at the engineering data before making a decision. Mr. Hayes
205 asked if the city could red-curb areas where it was illegal to park. Mayor Fullmer recommended
206 that he join the meeting.

207
208 Mayor Fullmer closed the public session and thanked everyone for their comments.
209
210

211 **4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

212 No council reports were given.
213
214

215 **5. STAFF, COMMISSION, AND COMMITTEE REPORTS**

216 **5.1** City Manager Jacob McHargue – Mr. McHargue had no new items to report.
217

218 **5.2** Planning Commission Chair Bryce Brady – Chair Brady reported that the Planning
219 Commission had approved another well, an industrial building, and had talked with
220 Edge Homes about the open space in the Lakefront development. The Commission's
221 current focus was working on park space, making sure that the trails were connected
222 and used, and making sure that the Zoning Code met the state standards for affordable
223 housing.
224
225

226 **6. CONSENT ITEMS**

227 **6.1** Approval of the February 10, 2021 City Council Meeting Minutes

228 **6.2** Approval of Costs to Install a Barrier on the Center Street Overpass
229

230 Mayor Fullmer called for a motion.
231

232 **Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE CONSENT ITEMS 6.1 AND
233 6.2. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER,
234 COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE
235 MOTION CARRIED UNANIMOUSLY.
236
237

238 **7. MAYOR'S APPOINTMENTS**

239 No names were submitted.
240
241

242 **8. DISCUSSION/PRESENTATIONS**

243 No items were submitted.
244
245

246 **9. BUSINESS ITEMS**

247 **9.1 DISCUSSION AND ACTION – Special Event Permit – Jive Dance** 248 **Performance**

249 City Manager Jacob McHargue will present options for holding a special event at Grove
250 Park. The mayor and City Council will take appropriate action.
251

252 Mayor Fullmer turned the time over to City Manager Jacob McHargue.
253

Mr. McHargue introduced Gina Eady with Jive, LLC. Ms. Eady explained that they had four dance studio locations, and all of them would be performing all 12 days. Mayor Fullmer asked if there was anything that the council needed to know. Ms. Eady replied that after looking at the staff report, they were comfortable using the detention basin in Vineyard Grove Park. She said that her first choice was the west soccer field. She explained that the detention basin presented a few problems because it was not as level as the soccer field. She asked if they had any leeway in the start date to load in earlier if the basin was too uneven. Mr. McHargue replied that they could work out any issues.

Councilmember Judd asked about their parking plan. Mr. McHargue replied that there were two schools available in addition to Vineyard Grove Park. Councilmember Judd asked about parking enforcement. Mr. McHargue replied that it was part of the parking plan. Ms. Eady expressed concerns about the cost to park at Freedom Preparatory Academy. She added that Alpine School District was willing to allow them to use their parking at a reduced cost.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE THE SPECIAL EVENT PERMIT FOR JIVE, LLC AT VINEYARD GROVE PARK IN THE DETENTION AREA ON JULY 31ST THROUGH AUGUST 13TH, WITH THE TWO CONDITIONS THAT HAVE BEEN RECOMMENDED BY STAFF, WHICH ARE THE PARKING PLAN AND RENTAL FEE SCHEDULE. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.2 DISCUSSION AND ACTION – ILA with Utah County for Election Services (Resolution 2021-04)

City Recorder Pamela Spencer is requesting approval to allow the mayor to sign an interlocal agreement with Utah County to help run the city's 2021 Municipal Elections. The mayor and city council will act to adopt (or deny) this request by resolution.

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

Ms. Spencer explained that because Utah County had done such a great job with Vineyard's last election, she wanted to continue contracting with them. She mentioned that the cost was going up because they had miscalculated what it would cost for the previous election. She reminded everyone to check their voter registration to make sure they were registered to vote in Vineyard. She further explained that the county had purchased new machines to make it easier to count the ballots. She recommended that they approve the contract.

Mayor Fullmer called for questions or comments. Mr. McHargue mentioned that there were concerns with other cities about the cost increase, but where Vineyard was doing ranked-choice voting, it would be more costly to run our own election.

Ms. Spencer mentioned that this year's candidate declaration period was August 10-17. There were two council seats and one mayor seat open.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE RESOLUTION 2021-04 AS PRESENTED AND ALLOW THE MAYOR TO SIGN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN UTAH COUNTY AND VINEYARD FOR THE ADMINISTRATION OF THE 2021 MUNICIPAL ELECTIONS. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.3 DISCUSSION AND ACTION – Water Right Purchase and Exchange Agreement with CUWCD (Resolution 2021-05)

Water Manager Sullivan Love will present an interlocal agreement with Central Utah Water Conservancy District (CUWCD) for the purchase and exchange of water rights. The mayor and City Council will act to adopt (or deny) this request by resolution.

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

Mr. Love explained that in 1995 there was an agreement to purchase West Smith Ditch Canal Company shares. Part of the purpose was to exchange those shares with Orem City to provide Orem and Vineyard with water. The State Engineer denied the agreement, which left Vineyard with water shares in a ditch they could not access. He said that there were fewer users of the West Smith Ditch Canal Company, and the cost to maintain it had gone up. Hence, CUWCD agreed to purchase all of the rights in the canal and exchange a monetary amount with the shareholders and provide them with incentives for their irrigation, etc. CUWCD had offered to exchange Vineyard's shares with Lake Bottom Canal shares, which runs through the city, and they would have a connection to use it. The city would be getting an exchange of shares with an equal amount of water use. He said that the fiscal impact would be annual dues equal to about 24 shares. He added that they had included the costs in the current fiscal year budget.

Councilmember Judd felt this was a great agreement but wanted to know if they were exchanging their actual shares. Mr. Love replied that they were exchanging the West Smith Ditch Canal Company shares for an equal amount of water for shares in Lake Bottom Canal, making Vineyard a shareholder in the company. Mr. McHargue clarified that it was an equal amount of water. Mr. Love said that approval tonight would allow CUWCD to take this agreement to their board for approval in April, and then it would be ready for signatures.

Motion: COUNCILMEMBER EARNEST MOVED TO APPROVE THE PROPOSAL FROM CENTRAL UTAH WATER CONSERVANCY DISTRICT FOR THE EXCHANGE OF VINEYARD'S WEST SMITH DITCH WATER SHARES FOR SHARES IN THE LAKE BOTTOM CANAL AND ALLOW THE MAYOR TO SIGN THE WATER RIGHT PURCHASE AND EXCHANGE AGREEMENT. COUNCILMEMBER JUDD SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

348 **10. TRAINING**

349 **Open and Public Meetings Act and Municipal Officers' and Employees' Ethics**
350 **Act Training**

351 City Attorney Jayme Blakesley will present annual training on Open and Public Meeting
352 procedures and requirements. This training is provided annually pursuant to Section 52-4-
353 104 of the Utah State Code. This will also include Municipal Officers' and Employees'
354 Ethics Act training. The City Council, as well as members of the Planning and Bicycle
355 Commissions, will attend this training.
356

357 Mayor Fullmer turned the time over to City Attorney Jayme Blakesley.
358

359 **Open and Public Meetings Act**

360 Mr. Blakesley explained that the Open and Public Meetings Act's crux was that public bodies
361 had to take their actions openly. He reviewed the law. If a quorum of the public body was
362 together, it became a meeting, which must be properly noticed, and anything that they act upon
363 must be included in that notice. He reviewed the list of reasons why a public body would close a
364 meeting. The most frequent reasons were real estate transactions and discussing personnel issues.
365 He said that the best test when considering what they should do or say in a public meeting would
366 be, "if I did this would it end up on the front page of the paper?" He gave examples of
367 inappropriate conversations in public meetings.
368

369 Mr. Blakesley explained that electronic communications were not prohibited one to another
370 unless they were done during a public meeting with other members of the public body or even
371 with a member of the public. He gave an example of this happening in a school board meeting.
372

373 Mr. Blakesley explained the ability to hold electronic meetings due to the pandemic would be
374 going away because of the State law that would be going into effect on April 10. He felt that it
375 was difficult for a city to make a public order that contravened the state statute.
376

377 **Municipal Officers' and Employees' Ethics Act**

378 Mr. Blakesley gave an example of Bill Buckner, an excellent baseball player who made an error
379 on a crucial play, which helped his team lose the World Series. His name was now synonymous
380 with a mistake. An Ethics Act violation could be a "Bill Buckner moment" because it would get
381 your name in the paper in a negative way. He reviewed the Employees' Ethics Act and gave
382 examples of people violating the act. He mentioned that the public body could not disclose things
383 that were discussed in a closed session. He suggested that they not do or accept something that
384 would give the appearance of impropriety. He provided examples. He said that a disclosure
385 statement must be filed and mentioned during the open meeting if there were a conflict of
386 interest. He added that the timing of the disclosure mattered. It was improper to have any interest
387 in a business regulated by the city, and it was improper to have a conflict of interest with your
388 public duties. He suggested that if they had any questions about a possible conflict, they should
389 reach out to him for advice. He added that they should not induce anyone else to violate the act
390 because it would be considered that you violated the act. There were also criminal penalties for
391 employees and elected officials who violate the act.
392
393

394 **11. CLOSED SESSION**

395 No closed session was held.
396
397

398 **12. ADJOURNMENT**

399 Mayor Fuller called for a motion to adjourn the meeting.
400

401 **Motion:** COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:09 PM.
402 COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER,
403 COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE
404 MOTION CARRIED UNANIMOUSLY.
405

406
407 MINUTES APPROVED ON: _____
408

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



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: April 14th, 2021

Agenda Item: 6.3 Liberty Defenders

Department: Admin

Presenter: Anna Nelson

Background/Discussion:

Liberty Defenders have applied for a special event permit for an event at Grove park on May 1st from 2:30 to 5:30 with set up starting at 1:00.

They are anticipating 900 participants in attendance.

They would like to use Grove Park soccer fields and have 15-30 vendors, a stage for speakers, food trucks and a bounce house.

We are supportive of hosting events like this and have attempted to facilitate this as much as possible. We have met as staff to make sure that we provide this recommendation that will work for each of the staff members involved.

Impact:

- Youth recreation programs are scheduled on the field at Grove Park until 12:00 on May 1st. This would require the Liberty Defenders to set up after 1:00 the day of the event to allow time for soccer participants and the rec department to clear the fields.
- All of the parking is required at the park including the detention area to ensure enough parking is available for the participants at the event.

Staff Requirements:

We have met with staff and have the following requirements.

1. Parking plan

We are recommending that an adequate parking plan is required to ensure enough parking is provided for all participants. This would include approval from Freedom Preparatory Academy, Alpine school district and use of the park's parking lot. In addition, that the applicant provides a minimum of 3 volunteers to direct traffic for parking.

2. Rental fee

We are recommending a facility rental fee of \$400 with a \$300 refundable deposit. That amount will cover the direct maintenance and repair costs as well as the staff time required during and after the event.

Sample Motion:

I move to approve the special events permit for Liberty Defenders at Grove Park May 1st. With the two conditions that are being required by staff.



VINEYARD CITY COUNCIL STAFF REPORT

Attachments:

See attached Special Event Applications and site plans.

Special Events Department
125 South Main St.
(801)226-1929
annan@vineyardutah.org



VINEYARD
STAY CONNECTED

FOR OFFICE USE ONLY

Application Received _____

Fee Paid _____

Special Event Permit Application

The following application must be submitted **30 days prior to the scheduled event**, and the permit must be obtained a minimum of one week prior to the event. This application **DOES NOT** constitute a valid Special Event Permit until approved by the City.

APPLICANT INFORMATION

Name of Applicant: <u>Jake Oaks Liberty Defenders (DBA)</u>		Date of application: <u>04/06/2021</u>	
Applying in behalf of (if other than self): <u>Liberty Defenders (DBA)</u>			
Email address: <u>jakeoaks@gmail.com</u>			
Mailing Address: <u>1845 E. 230 S.</u>			
City: <u>Spanish Fork</u>	State: <u>UT</u>	Zip Code: <u>84660</u>	Phone: <u>801-735-4386</u>
Name of Event: <u>Liberty United Festival</u>			
Date of Event: <u>MAY 1st 2021</u>			

EVENT INFORMATION

Name of Event: <u>Liberty United Festival</u>		
Date of Event: <u>MAY 1st 2021</u>		Number of people anticipated at event: <u>900 invited</u>
Setup:	Start time: <u>1:00</u>	End time: <u>2:30</u>
Cleanup:	Start time: <u>5:30</u>	End time: <u>6:30</u>

EVENT time 2:30-5:30

Type of Event

☐ Athletic ☐ Entertainment ☒ Other: Unity Festival

Brief Description of Event:

FAMILY FUN EVENT meant to bring unity in the community.
speakers and some vendors.

Will Vineyard streets be used? ☒ Yes ☐ No

Will streets need to be closed/blocked to traffic? ☐ Yes ☒ No

If any portion of a street is closed, the event organizer will need to provide barricades. As a consideration for this permit, the applicant agrees to:

1. Rent or secure barricades from a licensed barricade company.
2. Assume all liability of erection and maintenance of barricades.
3. Clean up the area upon termination of the permitted use.
4. Assume all liability for the applicant's use of the street during the specified period.
5. Ensure that barricades will be conspicuously displayed and lighted if the event takes place prior to dawn or after dusk.

Will you be using portable toilets? ☐ Yes ☒ No Have you made arrangements for trash disposal? ☒ Yes ☐ No

Will your event include the use of a Vineyard pavilion? ☐ Yes ☒ No If yes, a pavilion reservation is also required.

Will your event include the use of a bounce house or inflatable play equipment? ☒ Yes ☐ No

If yes, a refundable \$200 deposit is required. Additional fees may be assessed after the event for any damages on city property due to bounce houses/inflatables.

Vendors/Food/Alcohol

Will there be vendors selling products or services? ☒ Yes ☐ No

If yes, we require the Temporary Sales Tax Numbers from the State of Utah Special Events Tax Division for all vendors. Please complete the attached Vendor Information sheet.

If vendors are selling food, submit a copy of their Utah County Health Department Permit.

If vendors are selling alcohol, a separate Class C Temporary Liquor License or Class D Temporary Beer License is required. Please note that alcohol use is PROHIBITED on City property. (Vineyard Municipal Code Chapter 8-300)

Law Enforcement/Security Services

Each special event permit application will be reviewed, and based on event type and number of attendees, the Utah County Sheriff's Department will determine the number of law enforcement personnel required for the event, if any.

We contract with the Utah County Sheriff's Department. If you are in need of any law enforcement services for your event, please contact them at (801)794-3970. See the attached Agreement for Supplemental Law Enforcement Services.

By submitting a signed application, the applicant certifies that falsifying any information on this application constitutes cause for rejection or revocation of the permit. The applicant agrees to pay additional fees as required for the use of City services and facilities.

Applicant's Name (please print): JAKE OUKS IN BEHALF OF Liberty Defenders (PBA)

Applicant's Signature: [Signature] Date: 04/06/2021

CITY APPROVAL

City Personnel for Event _____ Number of Hours _____ Fee Paid \$ _____

Utah County Sheriff Personnel for Event _____ Number of Hours _____ Fee Paid \$ _____

This application has been reviewed, including verification of required insurance and other information, and required fees have been paid.

Vineyard Public Works Department

Date

Utah County Sheriff's Office

Date

Vineyard Special Events Department

Date

Created February 2017

Event General Liability Insurance Proposal & Application

Payment Outstanding: [Click here to make payment](#)

PROPOSAL NUMBER 2844062
PREPARED ON 03/25/2021
PRICING VALID UNTIL 04/01/2021 (7 days)

PREPARED FOR Liberty Defenders Jake Oaks 1845 e. 230 s., Spanish Fork, UT 84660 Phone: 8017354396 Email: jakeoaks@gmail.com	LICENSED AGENT (ALL 50 STATES) East Main Street Insurance Services, Inc. Will Maddux PO Box 1298 Grass Valley, CA 95945																																		
PROPOSAL CREATED BY www.TheEventHelper.com Inc. Direct Sale 1020 McCourtney Rd. Suite B, Grass Valley, CA 95949 Phone: (530) 477-6521 Email: info@eventhelper.com	INSURED BY Evanston Insurance Company NAIC: 35378 Rating: A.M. BEST A(Excellent) XV																																		
COVERAGE LIMITS <table> <tr> <td>Each Occurrence (Includes Bodily Injury and Property Damage)</td> <td>\$1,000,000</td> </tr> <tr> <td>Damage to Rented Premises</td> <td>\$100,000</td> </tr> <tr> <td>Personal & Advertising Injury</td> <td>\$1,000,000</td> </tr> <tr> <td>Products / Completed Operations Aggregate</td> <td>\$1,000,000</td> </tr> <tr> <td>General Aggregate</td> <td>\$2,000,000</td> </tr> <tr> <td>Medical Payments</td> <td>\$5,000</td> </tr> <tr> <td>Liquor Liability</td> <td>Not Included</td> </tr> <tr> <td>Waiver of Subrogation</td> <td>Not Included</td> </tr> <tr> <td>Primary & Non-Contributory</td> <td>Not Included</td> </tr> <tr> <td>Additional Insured(s)</td> <td>Included</td> </tr> <tr> <td>Hired & Non-Owned Auto</td> <td>Not Included</td> </tr> <tr> <td>Deductible</td> <td>\$1,000</td> </tr> </table>	Each Occurrence (Includes Bodily Injury and Property Damage)	\$1,000,000	Damage to Rented Premises	\$100,000	Personal & Advertising Injury	\$1,000,000	Products / Completed Operations Aggregate	\$1,000,000	General Aggregate	\$2,000,000	Medical Payments	\$5,000	Liquor Liability	Not Included	Waiver of Subrogation	Not Included	Primary & Non-Contributory	Not Included	Additional Insured(s)	Included	Hired & Non-Owned Auto	Not Included	Deductible	\$1,000	POLICY COVERAGE INTENT This is just an brief overview, see policy for exact coverage. Property Damage Coverage for your rented Event Locations. Bodily Injury Coverage for your Event Attendees. Protection from Property Damage & Bodily Injury Lawsuits. COST BREAKDOWN <table> <tr> <td>Premium</td> <td>\$130.00</td> </tr> <tr> <td>Stamping Fees</td> <td>\$0.23</td> </tr> <tr> <td>Tax</td> <td>\$5.53</td> </tr> <tr> <td>Policy Fee</td> <td>\$64.69</td> </tr> <tr> <td>Risk Purchasing Group Membership Cost</td> <td>\$0.00</td> </tr> </table>	Premium	\$130.00	Stamping Fees	\$0.23	Tax	\$5.53	Policy Fee	\$64.69	Risk Purchasing Group Membership Cost	\$0.00
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	Outstanding Policy Cost \$200.45																																		
EVENT DETAILS Where is your event? UT Total days of coverage you need? 1 Estimated total attendance? 900 Social Receptions - No Admission Charge / Invite Only	UNDERWRITING QUESTIONS See Underwriting Document																																		
COVERAGE TERM Dates of Coverage: 04/24/2021	We can accept cash or check on a very limited basis and for only certain types of events. If you don't have a credit card or debit card, please contact us at least 30 days before the start date of your event at 855-493-8368 or info@theeventhelper.com. Payment must be made received and posted by us prior to the first coverage date on the policy.																																		
ADDITIONAL INSUREDS (SHOWING 2 OF 2) <table> <tr> <td>Liberty Defenders (DBA)</td> <td>Vineyard City</td> </tr> <tr> <td>350 N. 100 E.</td> <td>350 N. 100 E.</td> </tr> <tr> <td>Vineyard, UT 84059</td> <td>Vineyard, UT 84059</td> </tr> </table>		Liberty Defenders (DBA)	Vineyard City	350 N. 100 E.	350 N. 100 E.	Vineyard, UT 84059	Vineyard, UT 84059																												
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Event General Liability Insurance Proposal & Application

Payment Outstanding: [Click here to make payment](#)

PROPOSAL NUMBER 2844062
PREPARED ON 03/25/2021
PRICING VALID UNTIL 04/01/2021 (7 days)

If I choose to cancel my general liability policy, I will be subject to a refund fee of \$64.69, the full Administration Charge on my policy. In the very unlikely case www.TheEventHelper.com's coverage terms do not meet my venue's insurance requirements and cannot be amended to do so, I am eligible for a full refund of my policy price. No refunds will be issued after the commencement of the policy period. [See full refund policy.](#)

Jake Oaks Agreed on March 25, 2021 at 03:08 PM

I agree to and understand the terms and conditions of my policy(s).

Jake Oaks Agreed on March 25, 2021 at 03:08 PM

I confirm that none of the excluded event types or services will be provided by the insured on this policy.

Jake Oaks Agreed on March 25, 2021 at 03:08 PM

I understand injuries to athletic/sporting participants, performers/crews and volunteers will not be covered by this policy.

Jake Oaks Agreed on March 25, 2021 at 03:09 PM

I understand that there is no coverage for losses due in any way from communicable disease including Coronavirus disease (COVID-19).

Jake Oaks Agreed on March 25, 2021 at 03:09 PM

NOTICE TO THE APPLICANT

No fact, circumstance or situation indicating the probability of a Claim or action for which coverage may be afforded by the proposed insurance is now known by any person(s) or organization(s) proposed for this insurance other than that which is disclosed in this application. It is agreed by all concerned that if there is knowledge of any such fact, circumstance or situation, any Claim subsequently emanating there from shall be excluded from coverage under the proposed insurance.

For the purpose of this application, I declare that to the best of my knowledge and belief, after reasonable inquiry, the statements in this application and in any attachments, are true and complete. Underwriting Managers or the Company are authorized to make any inquiry in connection with this application. Signing this application does not bind the Company to provide or the Applicant to purchase the insurance.

If the information in this application and any attachment materially changes between the date this application is signed and the effective date of the policy, I will promptly notify the underwriter, who may modify or withdraw any outstanding quotation or agreement to bind coverage.

INSURANCE FRAUD WARNING

Any person who knowingly and with intent to defraud any insurance company or another person files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime in certain jurisdictions, and subjects the person to criminal and civil penalties.

[Click here for STATE-SPECIFIC FRAUD WARNING STATEMENTS](#)

[Please review SAMPLE POLICY here](#)

TERMS AND CONDITIONS

A. I warrant to the Company, that I understand and accept the notice stated above and that the information contained herein is true and that it shall be the basis of the policy and deemed incorporated therein, should the Company evidence its acceptance of this application by issuance of a policy.

B. I confirm that I understand that this policy excludes coverage for: any Person while Practicing for or Participating in a Demonstration, Show, Competition, Contest or Athletic Event; Animal Exposures; (classified animal event removes animal exclusion) Assault & Battery; Auto Exposures; Communicable Diseases; Cyber Acts, Incidents or Data Breaches; Explosives; Firearms; Unmanned Aircraft

C. I confirm that there will be no Mosh Pits or Fireworks/Pyrotechnics of any kind.

D. I understand there is no coverage for water activities, amusement devices, inflatables, rides or animals (classified animal event removes animal exclusion).

This does not mean I cannot have them at my event, it means this policy will exclude coverage for water activities, amusement devices, inflatables, rides or animals. This policy will not cover any athletic or sports participants, employees, volunteers, or individuals compensated by the insured.

E. I understand that the event types under "EXCLUDED EVENT TYPES" are excluded from this policy.

EXCLUDED EVENT TYPES

Aircraft Events; Boat Shows (on the open water); Cannabis Events or Products; Childcare; Concerts with Rap, Hip Hop, Heavy Metal, or Hard Rock; Fraternity Parties; Go Kart Races; Hang Gliding/SkyDiving; Haunted Attractions; Haunted Houses; Hot Air Balloon Rides or Events; Motorized Sporting Events; Music Events with Overnight Exposure; Obstacle Races and Mud Runs; Parachuting; Parasailing; Political or Activist Events including Protests, Rallies or Marches; Raves; Roller Coasters/Sky Coasters; Roller Derby; Roller Skating Events; SkyDiving; Skateboarding; Sorority Parties; Tractor Pulls; Trampolines; Unmanned Aircraft; Wall Climbing; War Games/Re-enactments; Water Events (unless classified as water event type); Water Slides; Weapon Events including Gun Shows

F. I am hereby notified that my policy will terminate effective no later than the date and time of its expiration. I have no right of automatic renewal and additional coverage will require application with no guarantee of approval or policy issuance.

I understand that by purchasing this insurance I am joining the Promotion, Event and Prize Purchasing Group.

[Click here for STATE-SPECIFIC NOTICES](#)

Licensed Agent in all 50 states: Will Maddux

PURCHASE LINK

https://www.theeventhelper.com/purchase/index?ehq=2844062&ehsa=open_proposal

PROPOSAL NUMBER 2844062
ANSWERED ON 03/25/2021
POLICY EFFECTIVE 04/24/2021

UNDERWRITING QUESTIONS & ANSWERS

Question 1:

Are there water activities, amusement devices, inflatables, rides or animals?

☐ No ☒ Yes

Answer Date: 03/25/2021

Question 1A:

I understand there is no coverage for water activities, amusement devices, inflatables, rides or animals*. This does not mean you cannot have them at your event, it means our policy will exclude coverage for amusement devices, inflatables, rides or animals.

** Classified animal event removes animal exclusion.*

☐ No ☒ Yes, I understand

Answer Date: 03/25/2021

Question 2:

Will your event(s) be a political or activist event, protest, rally or march or could you or your organization's activities result in a political or activist protest, rally or march now or in the future?

☒ No ☐ Yes

Answer Date: 03/25/2021

Question 3:

Is there camping, sleeping overnight or events past 2am?

☒ No ☐ Yes

Answer Date: 03/25/2021

Question 4:

Have you or anyone involved in the Event had more than 1 Event Liability Claims/Losses or any Event Liability Claim/Loss valued over \$10,000 in the past 5 years?

☒ No ☐ Yes

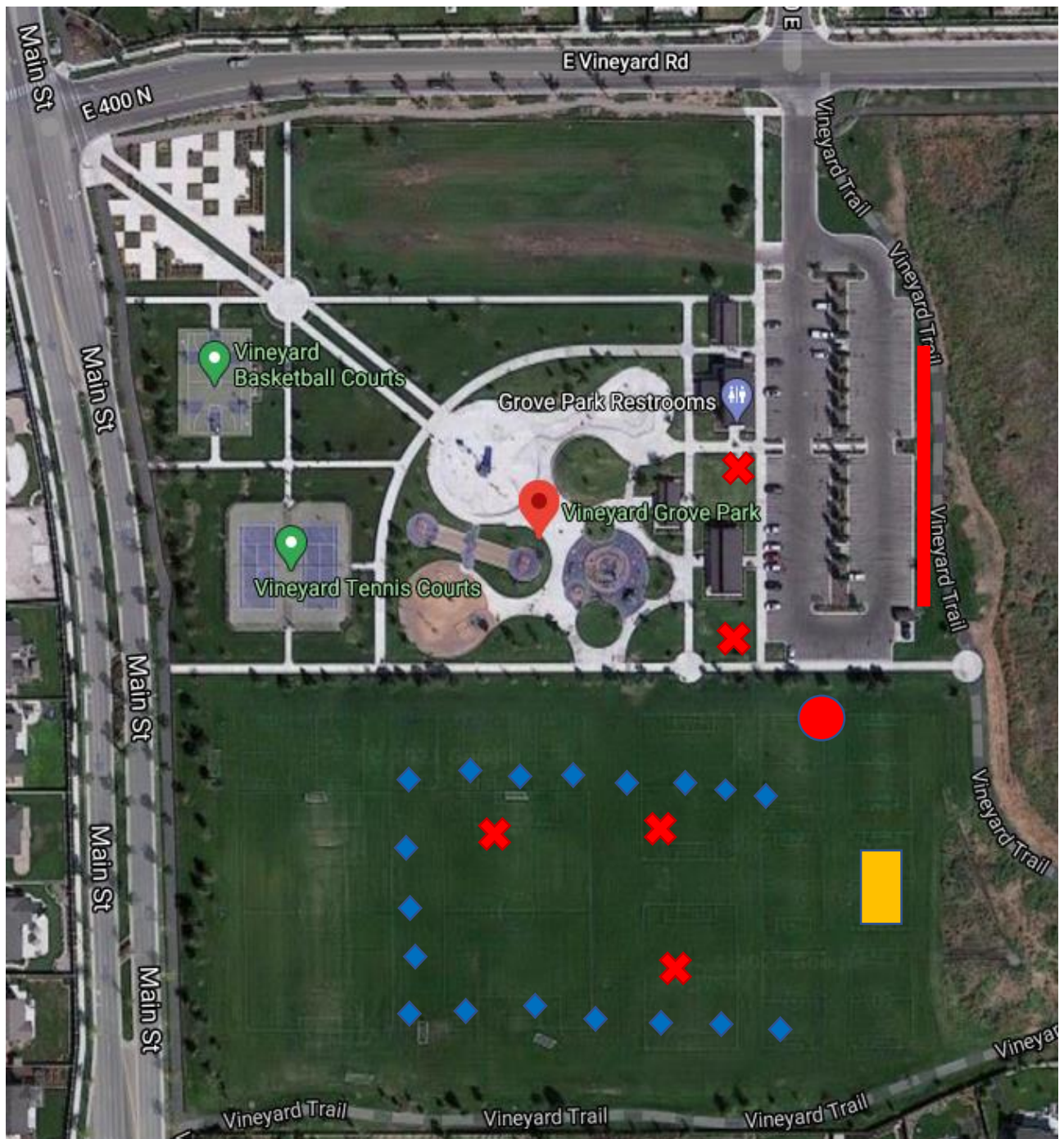
Answer Date: 03/25/2021

Question 5:

Will you, the insured, your operations, your products, or your event participation have any involvement with cannabis or cannabis-related products?

☒ No ☐ Yes

Answer Date: 03/25/2021



✕ Garbage can

— Food Truck

Stage

◆ Vendors

● Bounce house



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: April 14, 2021

Agenda Item: 9.1 PUBLIC HEARING – Consolidated Fee Schedule

Department: Finance

Presenter: Mariah Hill, Assistant Finance Director

Background/Discussion:

Utah Code section 10-3-17 authorizes cities to create, amend, and set a fee schedule appropriate for the services rendered by the municipality by way of a resolution. The provided attachment shows recommended changes to Vineyard's current fee schedule to assure our fees are up to date.

Fiscal Impact:

The proposed changes should have minimal fiscal impact as fees are increased and added to assure that the City's costs (supplies, labor, overhead, etc) are covered for the provided services.

Recommendation:

The Finance Department recommends accepting all changes as they are presented in the attachment.

Sample Motion:

I move to adopt, by Resolution, the amended Consolidated Fee Schedule as presented.

Attachments:

Consolidated Fee Schedule – Amended 2020-2021 Fiscal Year

RESOLUTION NO. 2021-06

A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE

WHEREAS, Section 10-3-717 UCA authorizes cities to establish the amounts of fees to be charged for municipal services to be set by resolution, and

WHEREAS, The City Ordinances, in various locations, provides for the establishment of fee amounts for certain municipal services, by resolution of the City Council.

WHEREAS, a Public Hearing was duly noticed and was held on the 14th day of April 2021 on the proposed amendment.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF VINEYARD, UTAH as follows:

See exhibit A

PASSED BY THE CITY COUNCIL OF VINEYARD, UTAH THIS 14th DAY OF April 2021.

APPROVED:

Julie Fullmer, Mayor

ATTEST:

Pamela Spencer, City Recorder



Consolidated Fee Schedule 2020-2021 Fiscal Year

Administrative	2
Recreation.....	2
Utilities	3
Sanitation	3
Facilities Rental	3
Special Event Permit.....	5
Code Enforcement Fess.....	5
Business Licensing	5
Land Use Applications	6
Building Permit Fees	8
Building Inspection Fees	9
Impact Fees	10
Pass Through Fees	10
Water Department Fees	11



ADMINISTRATIVE FEES

Records (GRAMA) Requests	per hour for staff time after first 15 minutes (based on lowest paid employee working on the request) Copies \$0.10 per page
Returned Checks	\$10.00
Credit Card Convenience Fee	3% of transaction
Colored Map Copies – 8 1/2 x 11	\$3.00
Black and White Map Copies	Free
Notarization	Free
Library Card/Fitness Center Reimbursement	\$80 annual reimbursement per Vineyard household (can be used toward non-resident library card OR municipal fitness center membership)
Weed Abatement	Actual Abatement Costs
Bond Processing Fee	\$60
Administrative Citation	\$100
Credit Card Fee	3% of Transaction Total
Candidate Filing Fee	\$35

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RECREATION FEES

Toddler Sports Clinic	\$49
Youth Wrestling	\$49
Youth 3-5 Soccer Registration	\$490
Youth 6-9 Soccer Registration	\$45
Race Registration	<u>Regular - \$25</u> <u>Kids 1k - \$12</u> <u>Family Rate \$30/Household</u>
Youth Kickball	\$49

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Youth T-Ball Registration	\$495
Youth Coach Pitch Registration	\$495
Youth Flag Football Registration	\$495
<u>Youth Pickleball Clinic</u>	<u>\$49</u>
<u>Youth Jr Jazz Basketball</u>	<u>\$79</u>
Adult Flag Football Team Registration	\$350
Adult Soccer Team Registration	<u>Spring - \$350</u> <u>Fall - \$400</u>
<u>Adult Team Volleyball</u>	<u>\$350</u>
Pickleball Tournament Team	\$30
3 on 3 Basketball Tournament	<u>\$79/Team</u> 40
<u>Kickball Tournament</u>	<u>\$149/Team</u>
Late Registration	\$10
Late Team Registration	\$50

UTILITY FEES

Water Base Rate ¾" Meter	\$27.09 first 5,000 gallons
Water Base Rate 1" Meter	\$37.93 first 5,000 gallons
Water Base Rate 1 ½" Meter	\$48.76 first 5,000 gallons
Water Base Rate 2" Meter	\$78.56 first 5,000 gallons
Water Base Rate 3" Meter	\$297.99 first 5,000 gallons
Water Base Rate 4" Meter	\$386.48 first 5,000 gallons
Water Base Rate 6" Meter	\$568.89 first 5,000 gallons
Water Base Rate 8" Meter	\$758.52 first 5,000 gallons
Residential Water Usage Rates:	
Tier 1 (5,001 – 15,000)	\$1.77 per 1,000 gallons
Tier 2 (15,001– 30,000+)	\$2.03 per 1,000 gallons
Tier 3 (30,001 – 50,000)	\$2.50 per 1,000 gallons
Tier 4 (50,001+)	\$2.75 per 1,000 gallons
Commercial Water Usage Rates:	
Tier 1 (5,001 – 30,000)	\$1.77 per 1,000 gallons
Tier 2 (30,001 – 100,000)	\$2.50 per 1,000 gallons
Tier 3 (100,001+)	\$2.75 per 1,000 gallons
Sewer Base Rate	\$17.25



Sewer Usage Rate	\$3.50 per 1,000 gallons
Transportation Utility	\$3.5 Per ERU
Storm Water Utility	\$5 Per ERU

SANITATION FEES

90-Gallon Residential Can	\$13
Second 90-Gallon Residential Can	\$8
Recycling Can	\$6

FACILITIES RENTAL FEES

Small Park Pavilion Rental	\$40 for Resident, \$80 for Non-Resident
Small Park Pavilion Cleaning Deposit	\$40 for Resident, \$80 for Non-Resident
Large Park Pavilion Rental	\$75 for Resident, \$150 for Non-Resident
Large Park Pavilion Cleaning Deposit	\$75 for Resident, \$150 for Non-Resident
Inflatables Fee with Pavilion Rental	\$25
Inflatable Deposit with Pavilion Rental	\$175
Pavilion Rental Cancellation Fee	\$5
Single Soccer 4 Hour Field Rental (Monday – Thursday)	\$300 Deposit + \$150 for Residents, \$300 for Non-Resident
Single Soccer 4 Hour Field Rental (Weekend)	\$300 Deposit + \$200 for Residents, \$400 for Non-Residents
Tennis/Pickleball Court Rental	\$25 per hour per court
Pickleball Net Rental	\$50 Refundable Deposit
Pickleball Net Repair/Replacement Fee	Up to \$300
Outdoor Basketball Court Rental	\$25 per hour per ½ court
Non-Existing Line Painting – Per Field	1-499 Feet - \$100 500-999 Feet - \$125 1000+ Feet - \$150



Remarking Line Painting – Per Field	1-499 Feet - \$20 500-999 Feet - \$25 1000+ Feet - \$30

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SPECIAL EVENT FEES

Special Event Permit	\$50
Special Event with Vendors	\$75
Special Events with >250 participants	\$100
Summer Celebration Food Vendor	\$300
Summer Celebration Vendor Booth	\$100
Boo-A-Palooza Vendor Fee	\$50

CODE ENFORCEMENT FEES

Code Violation Fee (per calendar year from first offense)	1 st Offense - \$100 2 nd Offense - \$200 3 rd (or more) Offense - \$400
Civil Penalty Fee	\$25 per day, per violation
Code Violation Fee - Interest	20% per annum of total outstanding amounts
Default/Administrative Code Enforcement Hearing Fee	\$100



Animal Defecation without Removal Fine	\$250
Off-Leash Animal Fine	\$250

ANNUAL BUSINESS LICENSING FEES

Home-Based Occupation (exceeds residential impact)	\$25
Home-Based Occupation (does not exceed residential impact)	\$0
Accessory Dwelling Unit Business License (Biennial)	Initial Fee \$100 Renewal Fee \$50
Industrial Manufacturing/Distribution	\$250
Restaurant/Food	\$190
Food Truck Fee	\$25 per truck
Retail	\$215
Service Related	\$75
Solicitor License	\$30
Transient/Itinerant Merchant (90-day maximum)	\$30
Towing/Parking Enforcement Certificate	\$30
<u>Class A- D Beer License</u>	<u>\$400 + Proof of \$5,000 Bond</u>
<u>Class E Beer License</u>	<u>\$400 + Proof of \$10,000 Bond</u>
<u>A or, B, or C Liquor License</u>	<u>\$300 + Proof of \$10,000 Bond</u>
<u>Class C Liquor License</u>	<u>\$300 + Proof of \$1,000 Bond</u>
Duplicate Paper Copy of License	\$10 (Electronic copy - \$0)
Unclassified Business	\$25 Base fee until classification established by Resolution
Business fitting in 2+ Categories	Higher rate
Late Renewal Fee	50% of license fee, or \$25, whichever is greater, if not paid by the license expiration date.



Penalty Fee for doing business without a Vineyard Business License	Double the license fee
--	------------------------

LAND USE APPLICATION FEES

Development Agreement	\$1,500
Development Agreement Amendment	\$1,500
Subdivision – Preliminary Plat	\$1,930 + \$6.20 per lot
Subdivision – Preliminary Plat – Additional Review	\$786 + \$2.50 per lot
Subdivision – Final Plat	\$1,940 + \$6.20 per lot
Subdivision – Final Plat Additional Reviews	\$1010 + \$2.50 per lot
Condominium Plat – New or Conversion	\$1,406 + \$25 per unit
Major Plat Amendment	\$1,706
Minor Plat Amendment	\$1,406
Recording Fees	As charged by Utah County Recorder
Site Plan – Residential	\$2,663
Site Plan – Non-residential	\$3,756
Site Plan – Non-residential – Additional Reviews	\$1,693 for each additional review after two reviews
Site Plan – Minor Amendment	\$500
General Plan Text or Map Amendment	\$1,000
Land Use Ordinance Text or Map Amendment	\$1,000
Lot Line/Property Boundary Line Adjustment	\$300
Conditional Use Permit	\$400
Temporary Use Permit	\$75
Variance	\$100
Appeals	\$100
Zoning Verification	\$100



Sign Permit	\$150
Sign Standard Waiver	\$250
Commercial Temporary Sign Permit	\$25
Street and Traffic Control Signs	\$350 per post
Land Disturbance Permit	\$50 + \$20 per acre + \$30 per month
Land Disturbance Permit – Subdivision and Site Plan	Included in engineering inspection fees
Engineering Inspection Fees – Subdivision Related	3% of bid tabulation placed in escrow before construction begins.
Engineering Inspection Fees – Non-Subdivision Related	\$150 per hour, rounded up to nearest hour
Engineering Re-Inspection Fees	\$150 per hour, 2 hour minimum
<u>Street Light Fee</u>	<u>\$10,000 per light</u>
<u>Street Sign Fee</u>	<u>\$300 per sign</u>
Demolition	Up to \$500 plan review fee
Encroachment Permit	\$150 + \$1 per square foot
Jet Truck Work Request	\$190/hour – Minimum of 2 hours
Fine for Use of Public Right of Way without Approved Permit	\$300 + \$150 per hour inspector is onsite past initial hour
Infrastructure Construction	Bond/Escrow account as determined by bid tabulation
Building Relocation	\$500 Plan Review Fee
Full or Partial Road Closure	\$50
Use of City Barricades for Road Closure	\$300 refundable deposit per set of barricades
Additional plan review required by changes, additions, or revisions to any land use applications	\$65 per hour, half hour minimum
Special Planning Commission Meeting	\$390 per meeting

BUILDING PERMIT FEES



TOTAL VALUATION	FEE
\$1 to \$1,300	\$48
\$1,301 to \$2,000	\$48 for the first \$1,300; plus \$3 for each additional \$ 100 or fraction thereof, to and including \$2,000
\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$5,000,001 and over	\$18,327 for the first \$ 5,000,000; plus \$1 for each additional \$1,000 or fraction thereof
Residential Plan Review	25% of Building Permit Fee



Commercial Plan Review	35% of Building Permit Fee
Duplicate Plan Review	15% of Building Permit Fee
Reinstating an Expired Permit	\$50 + any additional review time
Fire Inspection & Plan Review	10% of Building Permit Fee

BUILDING INSPECTION FEES

Inspections outside of normal business hours	\$48 per hour, two-hour minimum
Re-inspection	\$48 per hour
Inspection for which no specific fee is indicated	\$48 per hour, one-hour minimum
Additional plan review required by changes, additions, or revisions to plans,	\$85 per hour, one-hour minimum
Use of outside consultants for plan checking and inspections, or both	Actual costs, including administrative and overhead costs
Fire Inspection	Included in Business License Fee
Work Without a Permit*	\$100 per infraction
Working Beyond a Stop Work Order*	\$200 per infraction

*Fines doubled for each subsequent infraction

IMPACT FEES

(Impact Fee Area Maps are found on the website)

Sewer Facilities	• Area A - \$539 • Area B - \$2,391 • Area C – RDA
Culinary and Irrigation Water Systems	• Area A - \$873 • Area B (RDA) - \$521



Roadway Facilities	• Area A - \$3,586 • Area B (RDA) - \$1,286
Storm and Ground Water	• Area A - \$222 • Area B - \$337 • Area C - \$237

PASS THROUGH FEES

Timpanogos Special Service District	Equal to TSSD's impact fee as dictated by their up-to-date Impact Fee Facilities Plan.
Orem Water Reclamation	Equal to Orem City's Water Reclamation as dictated in their up-to-date Consolidated Fee Schedule.
Orem Water Rights	Equal to Orem City's Water Rights as dictated in their up-to-date Consolidated Fee Schedule.

All impact fees will be assessed at the time building permits are issued. All other development Impact Fees will be calculated based on Equivalent Residential Units.

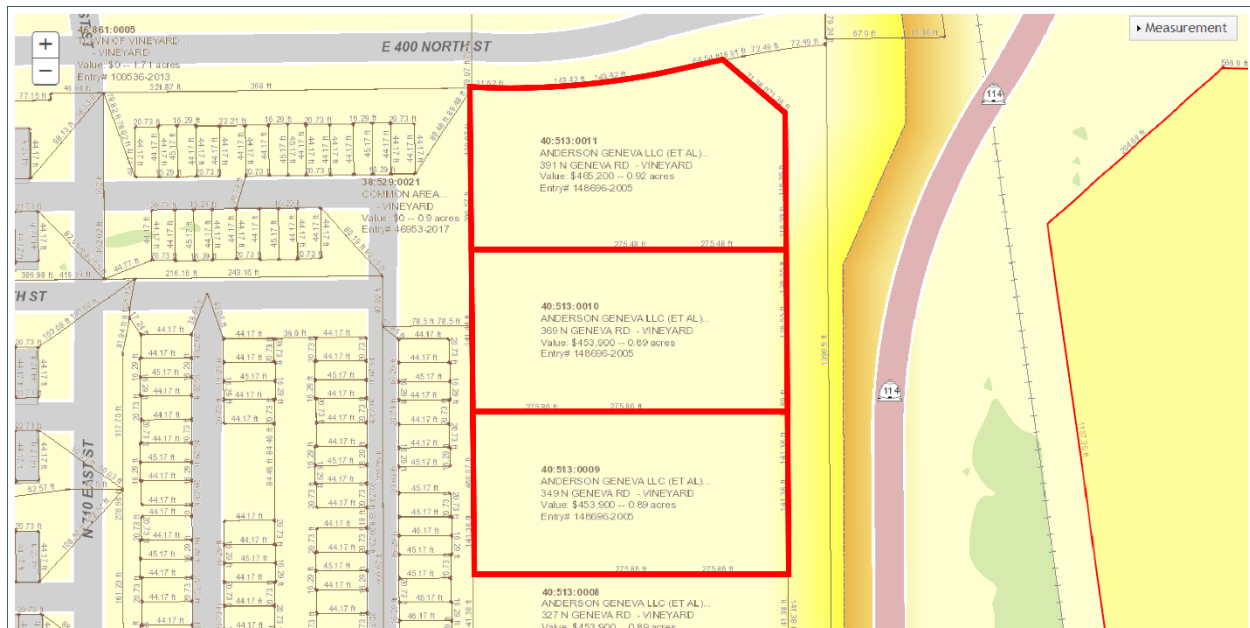
WATER DEPARTMENT FEES

¾" Water Meter & Connection Fee	\$363
1" Water Meter & Connection Fee	\$495
1½" Water Meter & Connection Fee	\$775
2" Water Meter & Connection Fee	\$1,206
Water Lateral Inspection Fee	\$50
Water Meter Reconnect Fee	\$50
Utility Application Fee	\$20
Fire Hydrant Meter Rental Deposit	\$1250
Daily Rate – Fire Hydrant Meter	\$10/100 month



Water Rate – Fire Hydrant Meter	\$2 Per 1,000 gallons of water
Residential Construction Water	\$50 minimum
Non-Residential Construction Water	\$50 minimum
Illegal Connection to Water System	\$1,000 per occurrence

Date: April 14, 2021 City Council Meeting
From: Briam Amaya Perez, Planner II
To: City Council
Item: 9.2 – Geneva Retail Frontage Subdivision Plat B (Preliminary and Final Application)
Address: Located in Northeast Corner of Section 17, T.6S., R.2E., S.L.B.&M
Owner: Anderson Geneva, LLC



INTRODUCTION:

The applicant, Central Utah Water Conservancy District, is requesting preliminary and final plat approval of the Geneva Retail Frontage Subdivision Plat B. The subject property is currently platted as the Geneva Retail Frontage Subdivision located in the northeast corner of section 17. The subject property is within the Regional Mixed-Use (RMU) zoning district and contains 2.72 acres of land. The subject property will be composed of four unique parcels (1-4). Central Utah Water Conservancy District intends to locate the approved, Well No. 17, in Parcel 4; therefore, access and utility easements have been designated across each of the new, proposed parcels. These easements are called out on the plat.

Staff has reviewed the proposed, preliminary plat and has recommended approval. On April 7, 2021, the Planning Commission also reviewed the plat and recommended approval to the City Council. Prior to recording the plat, the applicant will need to meet all city and county plat requirements. Conditions have been added to ensure compliance below.

RECOMMENDATION:

Staff and Planning Commission are recommending approval of the preliminary and final plat for the Geneva Retail Frontage Subdivision Plat B with the following conditions:

1. The applicant pays any outstanding fees.
2. The applicant makes any redline corrections prior to the recordation of the plat.
3. All city and county requirements will need to be met prior to recordation of the plat.

PROPOSED CITY COUNCIL MOTION:

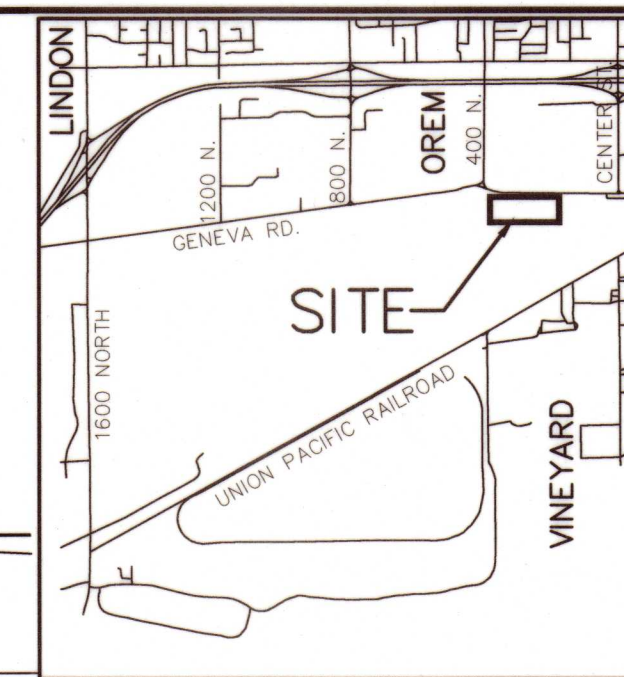
"I move to approve the Geneva Retail Frontage Subdivision B preliminary and final plat with the conditions as proposed."

ATTACHMENTS:

Geneva Retail Frontage Subdivision Plat B

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT B

AMENDING LOTS 9, 10 & 11 OF
GENEVA RETAIL FRONTAGE SUBDIVISION
LOCATED IN NORTHEAST QUARTER OF SECTION 17
T.6S., R.2E., S.L.B.&M.



SURVEYOR'S CERTIFICATE

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

DATE: Aug. 13, 2021

KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00.03'06"E. A DISTANCE OF 19.54 FEET; THENCE WEST A DISTANCE OF 158.21 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.50°51'06"E. A DISTANCE OF 71.37 FEET TO A POINT OF CURVATURE OF A 21833.96-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 246.90 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°38'52" AND A CHORD THAT BEARS S.00°19'26"E. A DISTANCE OF 246.90 FEET; THENCE SOUTH A DISTANCE OF 154.27 FEET; THENCE WEST A DISTANCE OF 275.85 FEET; THENCE NORTH A DISTANCE OF 422.77 FEET; THENCE N.89°26'03"E. A DISTANCE OF 31.62 FEET TO A POINT OF CURVATURE OF A 789.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.62 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°25'22" AND A CHORD THAT BEARS N.84°13'22"E. A DISTANCE OF 143.42 FEET; THENCE N.79°00'41"E. A DISTANCE OF 45.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.72 ACRES OF LAND.
BASIS OF BEARING: NAD 83 CENTRAL ZONE UTAH.

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____

DAY OF _____, A.D. 20____

ANDERSON GENEVA, LLC,
a Utah limited liability company

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

BY: _____
PETER EVANS, MANAGER

ACKNOWLEDGMENT

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

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

MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY

ICE CASTLE RETIREMENT FUND L.L.C.
a Utah limited liability company

BY: PRO MANAGEMENT-UTAH, LLC,
a Utah Limited Liability Company, It's Manager

BY: _____
GLENN R. PETTIT, MANAGER

ACKNOWLEDGMENT

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

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

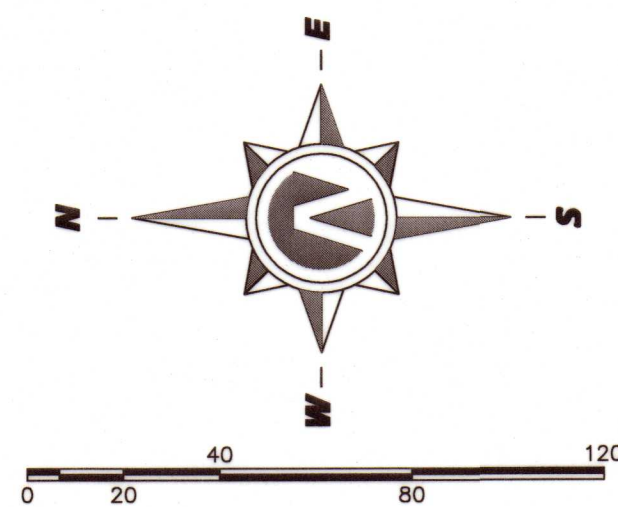
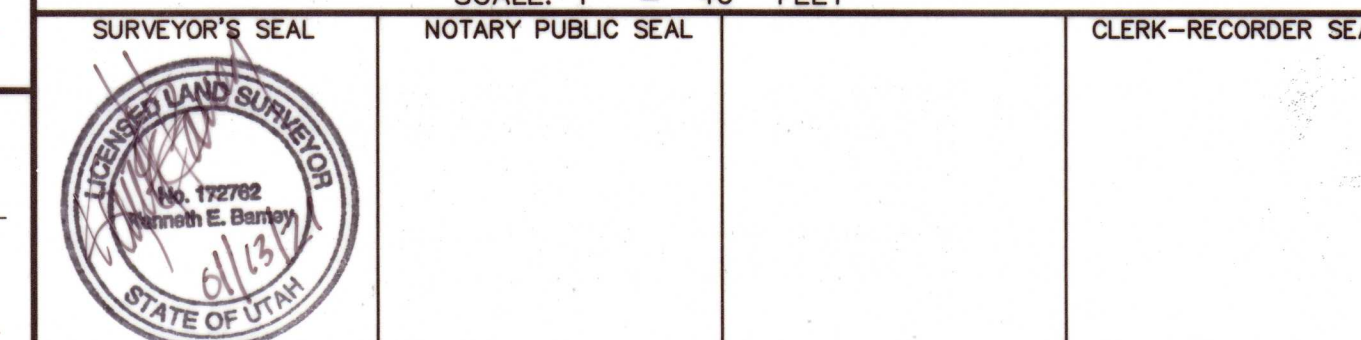
MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT B

AMENDING LOTS 9, 10 & 11 OF
GENEVA RETAIL FRONTAGE SUBDIVISION
LOCATED IN NORTHEAST QUARTER OF SECTION 17
T.6S., R.2E., S.L.B.&M.

VINEYARD CITY UTAH COUNTY, UTAH

SCALE: 1" = 40' FEET



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

LEGEND

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

NOTE:
LOTS 1-3 AND PARCEL A SHALL PROVIDE A 30' MINIMUM CROSS ACCESS BETWEEN LOTS AND ADJOINING PROPERTIES THAT FRONT GENEVA RD TO APPROVED UDOT ACCESS POINTS ON GENEVA ROAD. THIS IS SHOWN ON THE PLAT AS A TEMPORARY CROSS ACCESS EASEMENT AND SHALL BE ABANDONED WITHIN EACH LOT AS THE RESPECTIVE LOT RECORDS AN APPROVED PERMANENT CROSS ACCESS AGREEMENT DURING THE SITE PLAN APPROVAL PROCESS. THE CROSS ACCESS SHALL BE REASONABLY FLUID BETWEEN ADJOINING LOTS. ACCESS POINTS TO GENEVA ROAD SHALL BE CONSISTENT WITH THE GENEVA ROAD ACCESS MANAGEMENT AGREEMENT.

REQUIRED PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
- DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
- ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27a603(4)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
 - ANY OTHER PROVISION OF LAW

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENTS AT 800-366-6532.

ACCEPTANCE BY LEGISLATIVE BODY

THE LEGISLATIVE BODY OF VINEYARD CITY OF UTAH COUNTY, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

VINEYARD ATTORNEY

DATE: ____/____/____

VINEYARD PLANNING COMMISSION CHAIR

DATE: ____/____/____

VINEYARD ENGINEER

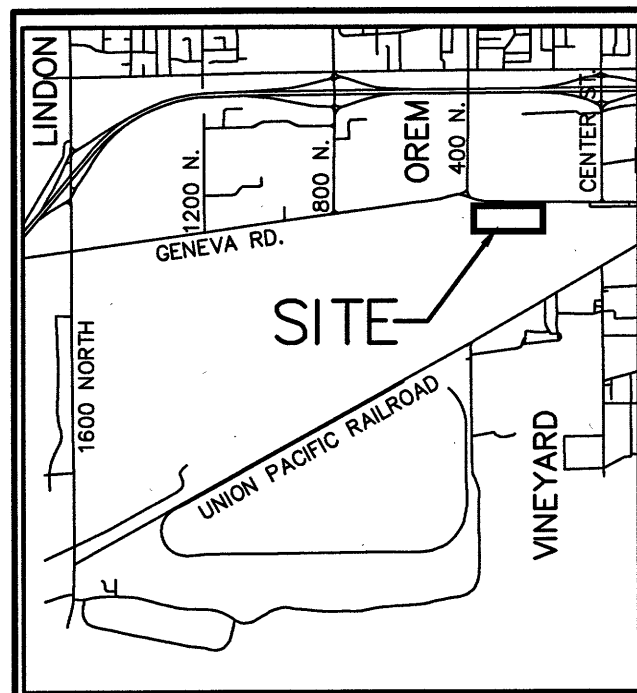
DATE: ____/____/____

VINEYARD CITY MANAGER

DATE: ____/____/____

CLERK/RECORDER

DATE: ____/____/____



VICINITY MAP
-NTS-

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 21ST

DAY OF March, A.D. 20 18

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

BY: [Signature]
GERALD D. ANDERSON, MANAGER

ICE CASTLE RETIREMENT FUND L.L.C.
a Utah limited liability company
BY: PRO MANAGEMENT-UTAH, LLC,
a Utah Limited Liability company, its Manager

BY: [Signature]
GLENN R. PETTIT, MANAGER

GENEVA RETAIL FRONTAGE SUBDIVISION

LOCATED IN NORTHEAST QUARTER OF SECTION 17
T.6S., R.2E., S.L.B.&M.

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS 21ST DAY OF March, A.D. 2018 PERSONALLY APPEARED BEFORE ME THE
SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID
EXECUTE THE SAME.

MY COMMISSION NUMBER 101218 [Signature]
SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

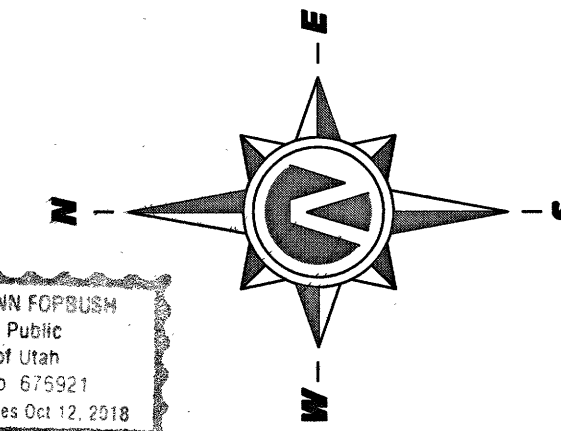
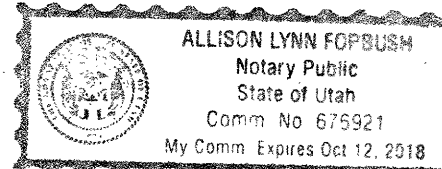
MY COMMISSION EXPIRES 10/21/18 Allison L. Forbush
PRINT NAME OF NOTARY

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THIS 21ST DAY OF March, A.D. 2018 PERSONALLY APPEARED BEFORE ME THE
SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID
EXECUTE THE SAME.

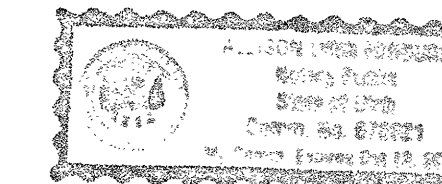
MY COMMISSION NUMBER 101218 [Signature]
SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)

MY COMMISSION EXPIRES 10/21/18 Allison L. Forbush
PRINT NAME OF NOTARY



10 60 120 180
0 30 60 90 120 150 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'



SURVEYOR'S CERTIFICATE

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

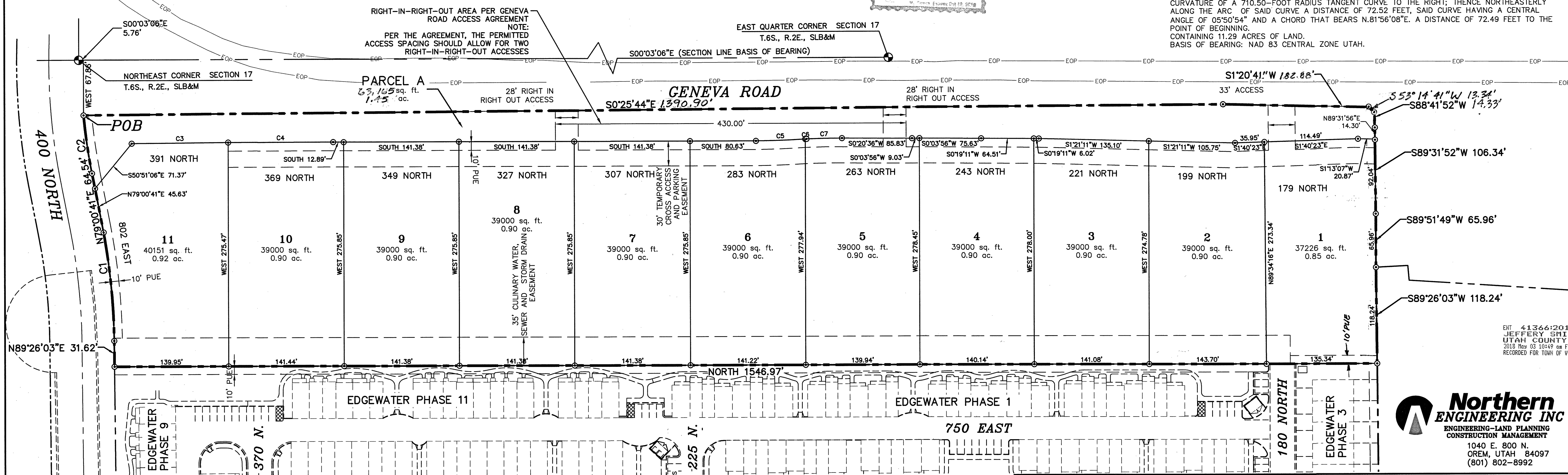
March 13, 2018
DATE

[Signature]
KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, VINEYARD, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. A DISTANCE OF 5.76 FEET; THENCE WEST A DISTANCE OF 67.86 FEET TO THE REAL POINT OF BEGINNING; THENCE S.00°25'44"E. A DISTANCE OF 1370.90 FEET; THENCE S.01°20'41"W. A DISTANCE OF 182.88 FEET; THENCE S.53°14'41"W. A DISTANCE OF 13.34 FEET; THENCE S.88°41'52"W. A DISTANCE OF 14.33 FEET; THENCE S.89°31'52"W. A DISTANCE OF 106.34 FEET; THENCE S.89°51'49"W. A DISTANCE OF 65.96 FEET; THENCE S.89°26'03"W. A DISTANCE OF 118.24 FEET; THENCE NORTH A DISTANCE OF 1546.97 FEET; THENCE N.89°26'03"E. A DISTANCE OF 31.62 FEET TO A POINT OF CURVATURE OF A 789.50-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 143.62 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10°25'22" AND A CHORD THAT BEARS N.84°13'22"E. A DISTANCE OF 143.42 FEET; THENCE N.79°00'41"E. A DISTANCE OF 64.54 FEET TO A POINT OF CURVATURE OF A 710.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.52 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°50'54" AND A CHORD THAT BEARS N.81°56'08"E. A DISTANCE OF 72.49 FEET TO THE POINT OF BEGINNING. CONTAINING 11.29 ACRES OF LAND. BASIS OF BEARING: NAD 83 CENTRAL ZONE UTAH.



ENT 41366-2018 Map & 16027
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Nov 03 10:49 am FEE \$2.00 BY HG
RECORDED FOR TOWN OF VINEYARD

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

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	143.62'	789.50'	143.42'	N84°13'22"E	10°25'22"
C2	72.52'	710.50'	72.49'	N81°56'08"E	5°50'54"
C3	118.35'	21833.96'	118.35'	S0°29'33"E	0°18'38"
C4	128.55'	21833.96'	128.55'	S0°10'07"E	0°20'14"
C5	60.64'	943.56'	60.63'	S1°58'32"E	3°40'55"
C6	1.51'	943.56'	1.51'	S3°51'45"E	0°05'31"
C7	43.59'	817.47'	43.58'	S1°13'24"E	3°03'18"

LEGEND

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

NOTE:
LOTS 1-11 AND PARCEL A SHALL PROVIDE A 30' MINIMUM CROSS ACCESS BETWEEN LOTS AND ADJOINING PROPERTIES THAT FRONT GENEVA RD TO APPROVED UDOT ACCESS POINTS ON GENEVA ROAD. THIS IS SHOWN ON THE PLAT AS A TEMPORARY CROSS ACCESS EASEMENT AND SHALL BE ABANDONED WITHIN EACH LOT AS THE RESPECTIVE LOT RECORDS AN APPROVED PERMANENT CROSS ACCESS AGREEMENT DURING THE SITE PLAN APPROVAL PROCESS. THE CROSS ACCESS SHALL BE REASONABLY FLUID BETWEEN ADJOINING LOTS. ACCESS POINTS TO GENEVA ROAD SHALL BE CONSISTENT WITH THE GENEVA ROAD ACCESS MANAGEMENT AGREEMENT.

[Signature]
VINEYARD CITY MANAGER
DATE: 04 / 19 / 2018

[Signature]
VINEYARD ENGINEER
DATE: 04 / 25 / 2018

[Signature]
VINEYARD PLANNING COMMISSION CHAIR
DATE: 04 / 19 / 2018
[Signature]
CLERK/RECORDER
DATE: May / 1 / 2018
[Signature]
VINEYARD ATTORNEY
DATE: May / 1 / 2018

GENEVA RETAIL FRONTAGE SUBDIVISION

LOCATED IN NORTHEAST QUARTER OF SECTION 17
T.6S., R.2E., S.L.B.&M.

TOWN OF VINEYARD
SCALE: 1" = 60' FEET
UTAH COUNTY, UTAH
SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CLERK-RECORDER SEAL

Vineyard FrontRunner Historic Images

Approved from Previous Meeting





Vineyard Historic Images

To Be Voted On...











VINEYARD

THE RED & WHITE STORES

GENERAL MERCHANDISE





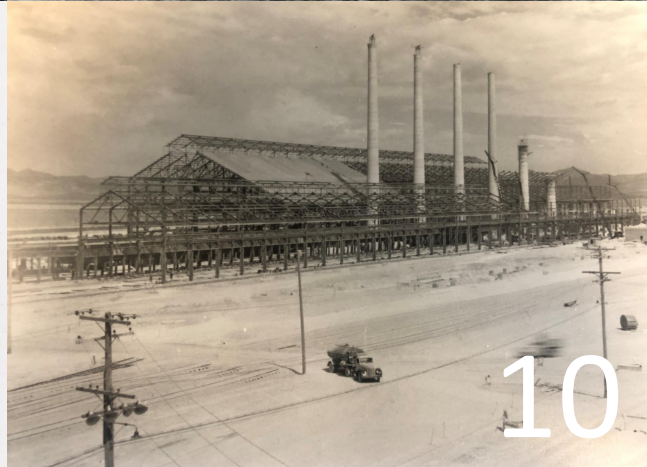








Time to Vote!





VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 04-14-2021

Agenda Item: 9.4 Gammon Park Playground

Department: Parks

Presenter: Jacob McHargue, City Manager

Background/Discussion: We had an initial discussion with the city council about the future of gammon park. One of the aspects that we wanted to move on quicker than others is the replacement of the existing play structure. We completed an assemble poll to evaluate the current use of Gammon Park. The results of the survey are attached. In summary, 90% of the people that visit the park utilize the current play structure and of those responses 80% of them have children under the age of 10. There were three playground elements that stood out from the survey results as important to the residents, they included slides, swings, and climbing structures.

We are presenting two options for the council to consider.

Option 1 is a smaller structure that includes slides and a detached swing set.

Option 2 is a larger structure that includes slides, a spinning feature, and a climbing structure.

Fiscal Impact: The costs for the two options are below. The initial budget that was approved for this play structure was \$15,000, however, this project will be completed with RAP tax money and there is a sufficient fund balance available for either option.

Option 1 is \$15,863

Option 2 is \$21,397

Recommendation: We are comfortable with either option, but we believe that option 2 is a better value for the money so our staff recommendation is option 2.

Sample Motion: I make a motion to approve the project and allow staff to move forward with the purchase and installation of option 2 as presented.

Attachments: Assemble poll results, costs estimate for option 1 & 2.

Gammon Park

March 25th 2021 - April 4th 2021

Proposal:

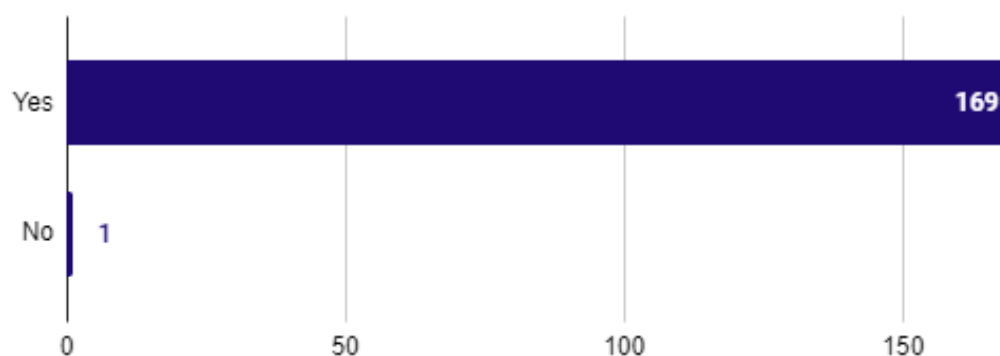
All but one respondent chose to weigh in on future plans for Gammon Park. Respondents identified "weekly" 38.7% of the time when talking about the frequency of their visits to Gammon Park with "Monthly" following close behind at 33.9%. When asked about the ages of the children visiting Gammon Park, respondents chose "ages 3-5" most frequently at 48.1%. For those that visit Gammon Park, 86.9% said they use the play structure. When asked about what types of features people wanted to see, 51.94% of the comments included "swings" of one fashion or another, 42.64% of comments included "slides" as well.

There were 53 additional comments with a surprising number mentioning "baseball" at 10.6%. Assemble recommends including a slide and swings in the new play structure and focusing on play structure activities toward ages 3-10.

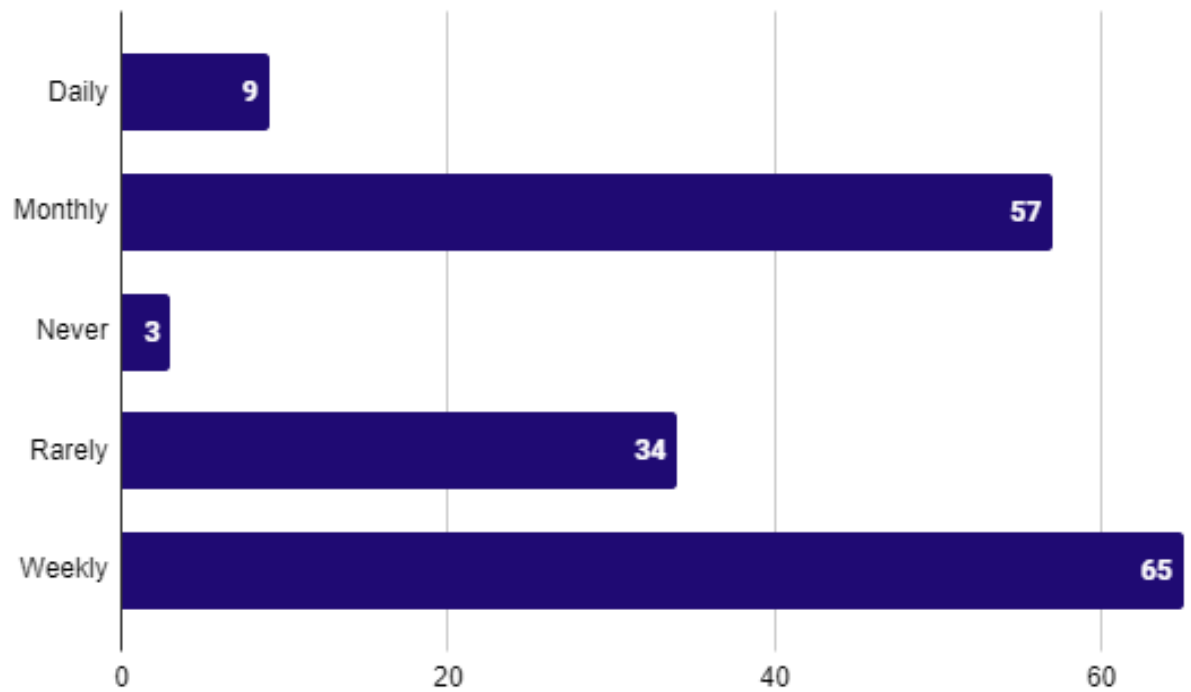
Results:

Engagements: 181

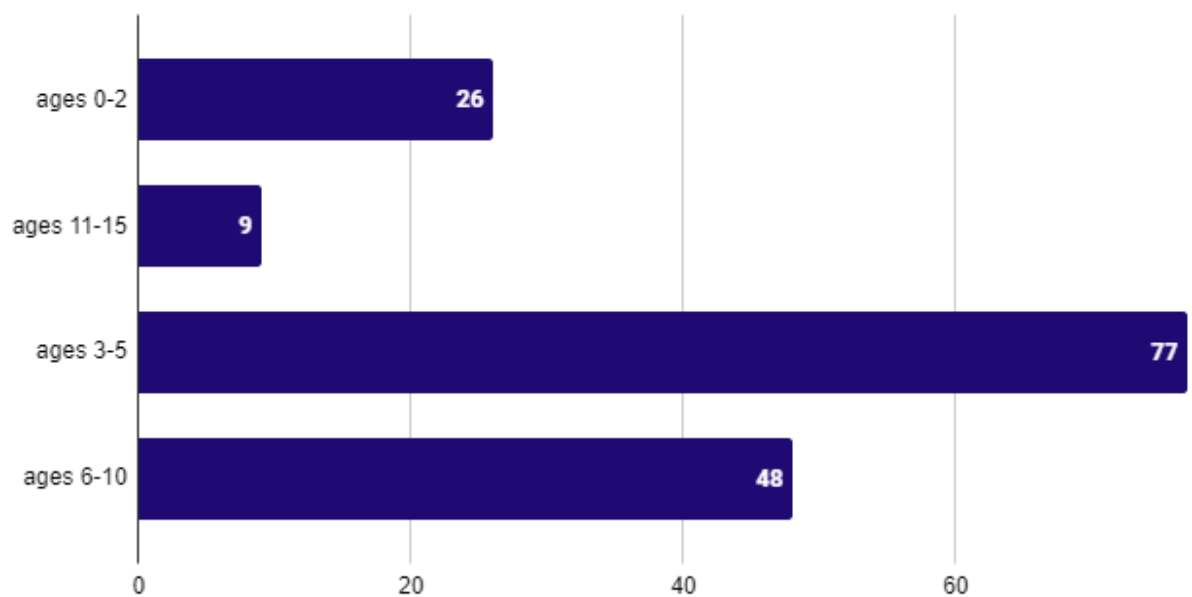
1. Will you weigh in on future plans for Gammon Park?



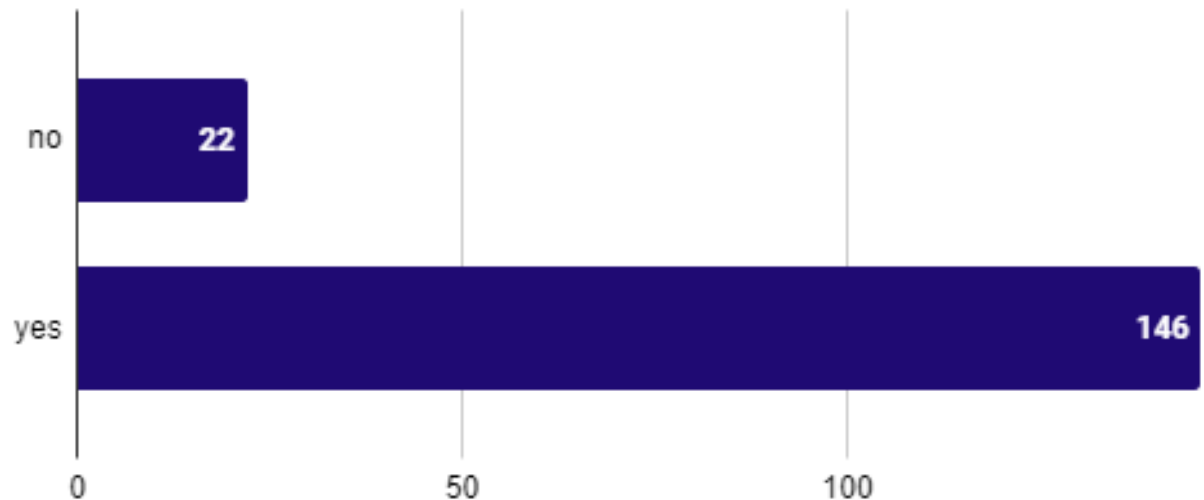
2. How often do you visit Gammon Park?



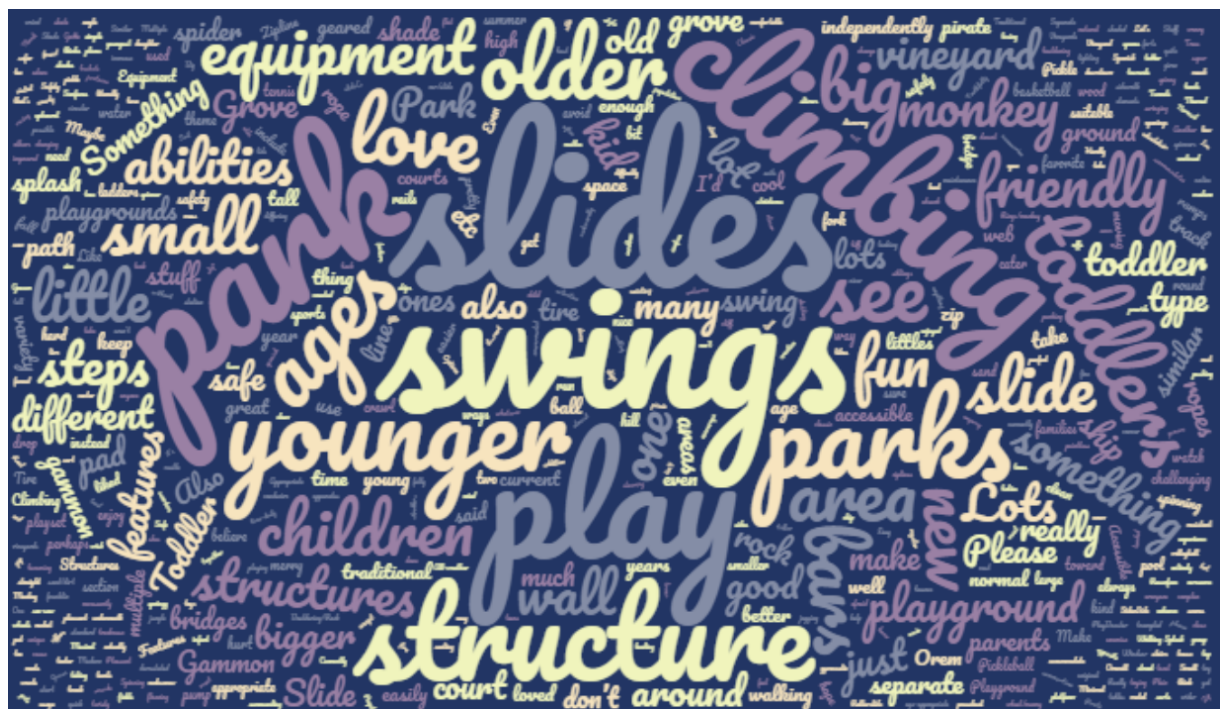
3. If you visit Gammon Park with children, what ages are they?



4. If you visit Gammon Park, do you use the play structure?



5. What ideas do you have for additional projects residents can do to make our community better?



Sentiment	Comment
0	Features geared toward older kids and teens.
0	Stuff for smaller children. Not much at the two new parks for littles.
0	Slides, swings, something for a variety of ages.
0	Structures for older (little) kids and younger kids.
27	We need to keep a play structure that is good for 2-7 years old. The Gammon park is often visited by parents who can't use Grove Park because their kids aren't able to use the equipment there, and the slide is quite small (and has a cliff on one end) so please whatever you do, include multiple and different size slides. Even that new playground by the pool can't be used by many kids, it's very steep and not a lot of fun for those who can't climb. I encourage you to look at structures like the pirate ship at Franklin Discovery, the play set at the new All Abilities Park in Spanish Fork, or even just the simple but enclosed fun one at Downtown Park in Pleasant Grove (at 200 S Main). These are loved by a lot of kids and parents. Even something similar to the sports park around the corner would be better than changing it to fit the theme you've done in Grove Park / Pool Park.
2	Slide, climbing wall, swings, all abilities equipment (ramps, wheelchair swings)
3	We really like the structure at the sports complex. Big slides and ladders with safety rails
5	All-weather ground surface (the springy kind) Zipline Slide Tunnels, features to crawl through Bouldering/Rock wall Spinning wheel/merry go round
0	Make it a theme instead of standard playground equipment. How about a pirate ship, or gymnastic equipment, or rocket ships.
3	More picnic tables and places where families can go, spinning twisty things like at the splash pad, zip line (a big one), spider web rope swings, rock climbing wall or rope climbing wall, regular swings, volleyball court, basketball court
-1	Multiple slides, swings, steps. Features that a 2 and 3 year old can play on. Please avoid the jungle gym only type of park. We have enough of those and toddlers can't play on them.
2	Accessible play! Like the park in Orem on Center Street. Lots of ramps and things like that. Also many slides and swings.
10	Slides, swings, lots of the same just new and improved. A better type of flooring, not the wood chip stuff. It would also be nicer if it was a bit

	bigger, and there is a pretty big drop from the hill to the playset where kids could easily biff it. They'll bounce back quick cause they're kids, but could easily break an arm on a kid if they landed awkwardly. Some lighting in the park would be a welcome addition, and try not to take down any of the trees as they provide nice shade in the summertime.
0	Swings, slides, climbing wall
0	Swings!
-3	Traditional structure. No spider climbing like the new structures at other parks. Which are not as safe! People get hurt on those new playgrounds all the time-daily! Ive yet to see a kid hurt at Gammon. And I know cus im at both parks all the time. Slides, swings, traditional play structure. We are devastated you are taking down a favorite park of many. And we were not even given notice. Our kids literally cried.
0	Keep some sort of bigger slide.
2	We'd like a play structure for ages 3-7. Something that small children could climb on independently.
6	Safe play structure that is traditional with slides. Should be good for kids age 5-8 I believe is best for local kids. No metal slides as they can burn you when they get hot in the summer.
0	Modern equipment for older ages
0	Something that accommodates many ages (toddlers to preteens). Lots of slides.
3	Swings, slides and super dome
3	Rope climbing structure, my kids adore the one at the other park
0	Safety features.
0	Pull up bars
0	More slides
6	I would like to see play structures for older children. Not babies. I live in Le chem and the little park by us is created for little kids. I would like to have a park closer to us that I can take my kids that are 6-15 and all of them can enjoy it. Thank you!
2	Toddler friendly things.
5	Slides, swings, see-saw, fun things to climb on but safe, zip line, spinners, things similar found at grove park
-1	Gotta keep slides. Vineyards other parks have climbing and swinging apparatus, but no slides from what I can tell.
6	I would like to see a walking jogging track go all the way around gammon Park and a more modern play area, perhaps an area to do warm

	up exercise. Pickleball courts would be good too.
0	Slides, ladders, bridges, monkey bars; traditional park structures
-4	The same type that was there before. Slides, stairs, bridges and things that are easier for little kids to run around and play independently and not be afraid. The other two parks are challenging for littles (under five years) and not conducive to vineyards population. Also anyway we could have something other than sand/dirt underneath the play structure?
3	Please can we keep this park a normal park. We have so many parks with weird ways to climb up to slides and we are losing all the parks where 1 and 2 year olds can climb up by themselves. We have loved this park and really hope we don't change it too much. Let's put in normal slides and normal swings and steps so that everyone can use the park independently. My kids also loved how high that slide was.
2	Swings and kid friendly activities
0	A kids area for younger toddlers
9	Please make it toddler friendly! The other parks 1-3 ye old have a hard time playing on. I also worry about their safety. I'd like to see multiple slides because the other parks don't really have toddler friendly slides. Also, toddler friendly steps with rails leading up to the top of the playground.
0	Swings
9	I'm not sure entirely but that I hope it is young kid friendly. We have a lot for older that is not necessarily safe for the pre k and younger group. I liked this park because my kids actually could play without help.
0	Rock wall and more play structures for younger children
0	Slides
11	I would love to see a structure that is very similar to the current structure. Minimal ropes and things to climb. We would love more steps, bridges, slides, and kids swings. My kids ages 5,3 and 1 love the Gammon park more than the other vineyard park because it suits them better and easier to play.
7	A play area for very small children and a separate play area for older children. They could be close but separate areas for age appropriate play features would enhance the fun experience all the children in safe ways.
0	Slide Make the walking path flat again so kids can run it...root upheaval
0	Not the spider web looking ones. Lots of slides! And swings!
3	Options for all ages of kids. Maybe some small slides and some taller ones to cater to different ages. Climbing things are always good.
5	Themed park like pirate ship, space ship, etc.. merry go round, swings.

0	A variety of equipment for a variety of ages
6	I would like to see an accessible park for all abilities. We currently do not have an fully accessible park in vineyard
0	Zipline
1	Something safe for young children
0	Just something that is different from the other parks in vineyard
0	More things for younger kids
0	Swings
2	Not the ropes ones like in the surrounding parks
-1	Swings, no drop offs, easy to climb for all ages
2	Toddler friendly equipment. SidexSide slides for racing.
0	Easy to see your kids from almost any angle. Slide, swings, play structure for younger and older kids!
0	PlayBooster® Rollerslide NEOS 360 original
4	Please make the park for families that have older kids and toddlers. Like the all abilities park in Orem. Have safer structures for the toddlers to play on, the car/slide structure at the Groove Park scares me because my infant crawl off the rock wall or fall off the edge opposite of the slide. Please have it fenced all around with only one exit!
2	We really like the current structure so something similar
0	Playground for younger kids. A wider walking path around the park.
9	It would be great if the playground offers something unique so it isn't just like all the rest. We like the ziplines, tire swings, teeter totter. And for the parents, lots of shade and comfortable seating under the shade.
0	Toddler areas, swings, climbing areas
2	Resurface tennis court, clean up basketball court, perhaps even include pickle ball lines for the tennis court, clean up parking lot. The path is also a bit of a mess because of tree roots so not sure if you can do anything about that.
2	Slides, climbing. Truthfully I enjoyed the existing structure except for the tire swing.
3	Playground to accommodate bigger kids. Would love a skate park and pump track. Pickle ball courts.
0	Lots of swings, sidewalk around the structure for pushing strollers and scooters and bikes so parents can watch kids but also be moving!
0	Slides Climbing wall Shade
1	Lots of different slides. I love the type of park at Pleasant Grove by the fire station

0	Heat resistant structures, more shade.
18	I would like a play ground accessible for ages 1-6. All of the high ropes and climbing are not fun for younger kids. They can't reach and older kids tend to take over and don't watch out for younger kids. I love the current play ground at gammon with steps, bridge, slides, and monkey bars. The new park with the sand by the lake is fun! I'd love sand at gammon park with a playset.
3	Sail shades are a must and would increase usage through the summer. Overall just more creative.
0	Small splash pad or water play area, play ground with swings, slide, monkey bars and a small area for kids under 3
6	I would like to see the same sorts of equipment that was on the old play structure. I kind of liked it the way it was.
0	Slides, make believe spaces, monkey bars, swings,
0	That it's challenging for all different ages.
1	More slides for little kids. Currently the Grove park only have one slide for toddlers to play. I would want to see more slides for little ones
0	Slides!! There aren't enough slides at vineyard playgrounds and gammon was our go to for slides. Also, a decent toddler structure.
11	I'd like to see a section that's good for the little kids. My youngest is 1.5 years old and she thinks shes a big kid like her siblings and wants to play on things. Swings are always good to have!
0	Slides!
4	Equipment that can be used by little kids - not so much climbing ropes like the others have. Classic park stuff like slides, swings, etc.
1	More natural elements, swings, slides, castle, water feature
0	Swings, slides, rock climbing, etc.
3	Slides small enough for toddlers to climb themselves and start with. It's nice to have a toddler play section separate from a bigger slide for bigger kids. My daughter gets nearly trampled at other parks trying to go down a slide when 8-10 year old kids just climb over her.
8	More than 1 big slide if possible. Monkey bars are fun. And my kids love to swing.
3	Slides and swings, things younger kids can safely and easily do. The large parks play structure is not very small child friendly.
2	An all abilities playground.
0	Toddler area
0	Swings, slides, monkey bars
0	Swings, a bmx pump track, slides.

3	Lots of slides (big and little), I like the tire swing,
2	Slides, swings, and play structures appropriate for toddlers too (not just 5+)
2	Swings, slides, monkey bars. Equipment that smaller kids can enjoy as well as things for older kids.
1	Surfaces that don't absorb too much heat, no wood chips (splinters!). Structures that cater to all ages (that is, a structure for bigger kids, then a separate toddler area with age-appropriate structures).
0	Slides
0	Accessible for younger children
1	Toddler area with Slide, tall slides- some straight and some corkscrew, swings, tall climbing structure, monkey bars, sandbox.
0	Swings, slides, rope bridge
5	Zip line, great slides, multiple abilities features
0	Pickleball courts
3	Something for littles 0-2 and for older kids. Would love some shaded areas as well
0	Swings and more things for toddlers
0	Plain classic swings. Hardly any parks in vineyard have them.
7	Real swings (not tire) Appropriate for small kids. The big park is great for anyone older than 5 but this one was perfect for my toddlers.
2	Slides, swings, all abilities
0	Pickle ball
7	Tire style swing is a lot of fun. Really tall slide(s) as well as small. Rings/monkey bars. I think a large bouldering rock would be pretty cool with differing levels of difficulty for kids of all ages. Maybe a big platform that you can rock climb up on all sides. Could be circular.
0	Separate area for different ages
2	Swings for all abilities
0	One of those rolling pin slides
0	Swings, slides, things to climb on.
2	More open space, and low maintenance equipment suitable for young children.
0	More spinner type toys
0	Something with lower openings so younger kids can play
0	Swings, slides, play house, older kid equipment
0	Slides

10	I would love to see things geared towards younger kids, like slides, swings, and the playground accessories like tic tac toe, moving beads, steering wheels, etc. I don't like the new Grove Park with the spider web thing because kids fall off of it all the time, so avoid things like that.
1	Pirate ship, castles, forts and lots of play space. Musical features, swings see saws or something to safely climb.
9	This is my kids' favorite play structure out of all the vineyard parks because of its many slides. The hard thing about Vineyard Grove Park is it's not as friendly to younger kids. There's a small thing for toddlers and then lots of climbing things for big kids. The Gammon Park play structure fills a gap in that it has steps and lots of slides. We would like to see more slides and preschool age features in a new structure, instead of it becoming geared toward big kids like the other parks with all the climbing stuff.
0	Slides, stuff for toddlers
2	An all together like playground! Similar to the one that's in Orem!
0	Swings, slides
14	I love this park. I wish the other playgrounds were like this! Lots of steps and slides and bridges make it so fun for younger kids! I feel like the park by the splash pad isn't very suitable for younger kids. We need more slides and steps and things!
0	Splash pad
0	The nest swings that are at the other park!
8	Slides and swings. Normal swings that go high. Not like the pointless ones at grove park. Another splash pad would be cool because it is overcrowded at grove. Grass fields. Walking path. Trees. A hill for sledding. There are a lot of really cool playgrounds in Orem like Windsor and geneva that would be awesome to have in vineyard.
0	Swings and this spinny buckets
0	Tire swing
11	My kids said treehouse with a zip line off of it. They love spinning things - like big merry go rounds. They also said tube slide, monkey bars. They said make it like the new Spanish fork park. Haha.

Additional Comments (53):



Sentiment	Response	Comment
0	yes	I have 5 kids ranging from 0 to 11 that all would use the play structure.
2	yes	The wood chips and big drop into the park have made me avoid going to this park as it's not very practical with young children. There's lots of room to expand this park and make it better for young children since a lot of the other vineyard parks are catered to older children.
2	yes	We visited Gammon park once and my son fell off the bridge and busted his lip. If newer safer equipment was installed we would go to Gammon Park a lot more often.
9	yes	Sad to see this play structure go, my kids love it and we bike to the park almost every weekend to play. I hope an awesome new play

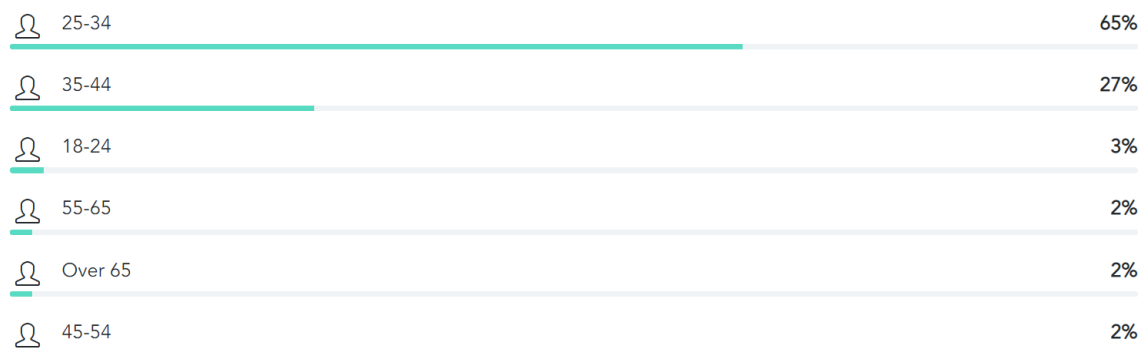
		structure is out in its place quickly.
3	yes	So excited about his new play structure. It's much needed!
4	yes	New tennis courts would be amazing!
13	yes	My kids are newborn six and eight. It would be really fun if you could put little figurines or something underneath the big trees on the west side by the baseball field my kids like to play under those trees but there's nothing there and they're a little overgrown could be fun if that was like a secret fort area or fairy houses
0	yes	We will with new structure.
0	yes	Pleasssseeeee get us a dog park somewhere in vineyard!
3	yes	Jogging trail around the parameter would be great.
4	yes	My vote would be to build a nice library where the small buildings and park are and then expand the park into the field area.
3	yes	Idk what older kids play on, but would be great to tailor to them a little.
11	yes	It would be fun to have lots of slides, like the roller one at Orem's all abilities park, swings, and new things for kids to explore. Make it like the kids are bugs in a huge play structure, A Bugs Life theme park!
3	yes	I only put that I visit rarely because of Covid this last year. We would definitely go more if it weren't for that. I love that this park isn't nearly as busy as a lot of other ones around here.
2	yes	If there's a way to show some of Vineyard's history or things that make us unique as a city I would like to see a play structure that highlights this. For example Pleasant Grove's Main Street park.
3	yes	We would also love to have a skate park & pump track for older kids (tween & teen age)
3	yes	Love the trail and the tennis courts. Would love another court so more can play!
2	yes	We liked the play structure. I can see how it would be hazardous in some ways, but the kids loved it. The trees surrounding the park are the biggest draw for us. Please do not remove the trees. They are what makes Gammon special.
6	yes	I would love to see the baseball field updated as well. It would be great if Vineyard had one or two full baseball fields
4	yes	As kids grow, it would be nice to have places for teens to safely hangout and families to socialize.
0	yes	More benches, too!
5	yes	The great thing about Gammon park are all the mature trees. Please don't take out the trees!

0	yes	I bring children ages 0-4 but I couldn't select more then one option.
0	yes	Keep it simple.
4	yes	One of our favorite parts about Gammon park are all of the mature trees. My kids play among the trees as much (if not more than) they play on the play structures. Please keep the trees!
6	yes	I love the Area, it's close to where I live, but it's not the same as the other newer ones in the city. It would be great if it was similar but also different than the others. That way our kids have a new different choices to choose from.
0	yes	The current play structure didn't seem very safe so my family avoids it.
1	yes	I live down the street and would go on a regularly weekly basis if it had more things safe for a toddler to play on. I have 3 toddlers under the age of 5 and most of the playground they can't play on without assistance so we don't go.
0	yes	A structure that accommodates all ages or at least has two separate components that accommodates under 5 and over 5.
3	yes	I would love to see a baseball facility
3	yes	As a person that does not have kids it'd be great to get even a small area not meant for specifically for children. Like pull-up bars, a dip station or something similar
0	yes	I have children ages 1-12
4	yes	So happy about this change, this park was super outdated and dangerous!
2	yes	The park has so much untapped potential to be a better recreational area for the city.
3	yes	Would be nice to see more of a variety for older children as well as teenagers.
11	yes	Really wish I could choose multiple ages because I have a 2, 5, and 7 year old. It would be nice if the park could accommodate a span of ages because most families have a variety of kids. My kids love slides the best so it would be cool if there were lots of different slides of various heights and speed.
19	yes	Please please don't take out the trees. They are part of vineyard heritage. They are beautiful and loved by all who actually use the park. We would love to see a pickle ball court and updated tennis court and basketball court. Please keep the baseball field. There are enough soccer fields at grove park. We go there because its the only one with bases. Updating the walk way around the trees would be awesome. And really wish the play structure was staying. It's way

		safer than grove park where kids fall off daily. I'm at both parks all the time. It's true!!
0	yes	Where's the dog park?
4	yes	If you can keep it from getting too hot in full sun that would be wonderful
2	yes	Put in a full length backstop and a dirt Infield. We need a baseball field in Vineyard. You can still do soccer on the fields. Saratoga put in an awesome baseball/softball complex and they now run tourneys there to bring business to the city.
0	yes	Thank you for renovating the park!
0	yes	The sidewalks need redoing as well.
3	yes	My kids love the tire swing
0	yes	Excited to see what changes occur.
1	yes	Pickleball in new park please!!!!
8	yes	Glad this park is finally getting a little love. I would also love to see people get fined for leaving their dog's poop in the grass. It's like walking through a minefield there.
0	yes	I'd love Benches for parents too, and maybe a fence around the play area so I don't have to worry about mg kid wandering away.
-4	yes	Please keep the heavily used areas away from the homes to create a barrier for sound and privacy. The city has failed massively to provide enough spacing in both city streets and too dense of housing lots. Please give the residents some privacy and consideration.
3	yes	There are not enough parks and play structures for Vineyard that are not neighborhood specific. Please do a good job on Gammon so those of us without a neighborhood park have access to facilities.
7	yes	I liked the old play structure. Anything that good or better would be OK with me.
0	yes	We tend to visit the newer parks so an upgrade here would give us more reason to try it out over always going to Grove Park.
-1	yes	Love the big trees. Please fix the walkways as they are dangerous.
-4	yes	Thank you so so much for working on the park. Will the horrible sidewalks be fixed? We would love to bike more but it's too difficult for kids and too bumpy it's barely useable now. I worry about my daughter running on the sidewalk because it is so full of trip-hazards.

Demographics:

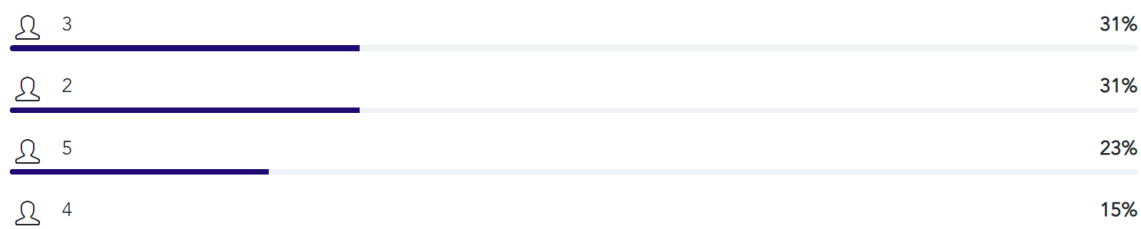
Age Range



Marital Status



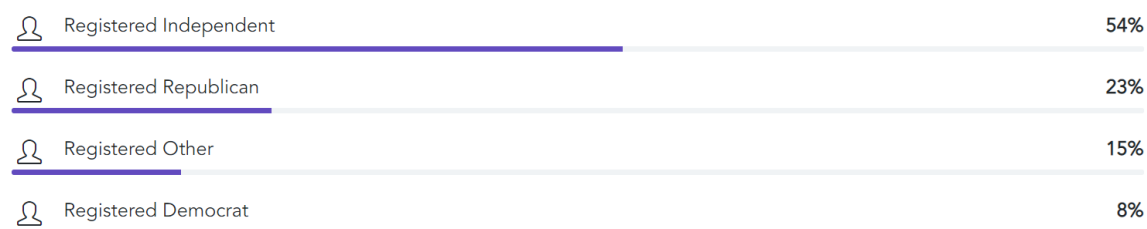
Household Size



Income



Voter Registration



Definitions:

Margin of Error:	An amount that is allowed for in case miscalculation or change of circumstances
Sentiment:	Also known as opinion mining or emotion AI, refers to the use of natural language processing, text analysis, computational linguistics, and biometrics to systematically identify, extract, quantify, and study affective states and subjective information.
Engagement:	We are tracking engagement by the number of "Quick Response", which is akin to a like or dislike interaction, and "Detailed Responses", which gives the user more information on a topic before they respond, combined.

Murray, UT 84157

SUBTOTAL	\$	15,863.00
SALES TAX	\$	-
OFFLOAD	\$	-
TOTAL	\$	15,863.00





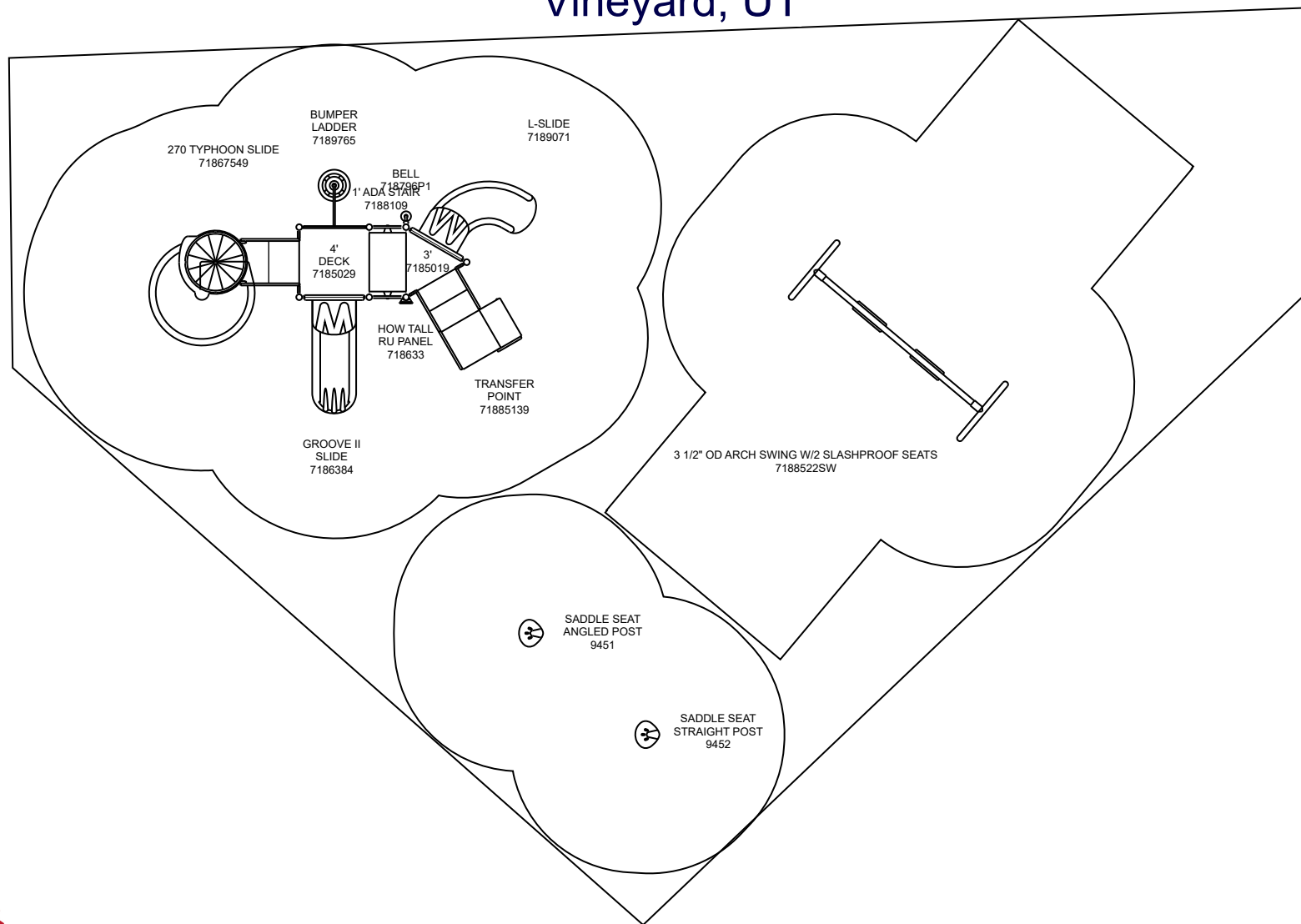




FOR KIDS AGES
2-5
YEARS

J Rulon Gammon Park Option 1 Vineyard, UT

FOR KIDS AGES
5-12
YEARS



GARRETT & COMPANY, INC.

850 Quaking Aspen Dr
Murray, UT

PHONE NO: (801) 265-8443
FAX NO: (801) 263-1254

R0032_44235544801



COMPLIES TO ASTM/CPSC

GROUND SPACE: 43'-0" x 30'-0"

PROTECTIVE AREA: 58'-6" x 43'-0"

DRAWN BY: Angela LeBaron

DATE: 2/8/2021

To promote safe and proper equipment use by children, Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each playsystem's main entry point(s) to inform parents and supervisors of the age appropriateness of the playsystem and general rules for safe play.

THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

Murray, UT 84157

ESTIMATE

ESTIMATE	21050-2
OPTION	2
DATE	2/11/2021
EXPIRES	4/12/2021

Offloading	Garrett & Company offers offloading services for an additional charge of \$1,000. This is an optional service; if you plan on offloading the equipment yourself, please make sure to have 3-4 helpers available to get the equipment off the truck(s).
Freight	Freight costs are included in these prices

SUBTOTAL	\$	21,397.00
SALES TAX	\$	-
OFFLOAD	\$	-
TOTAL	\$	21,397.00



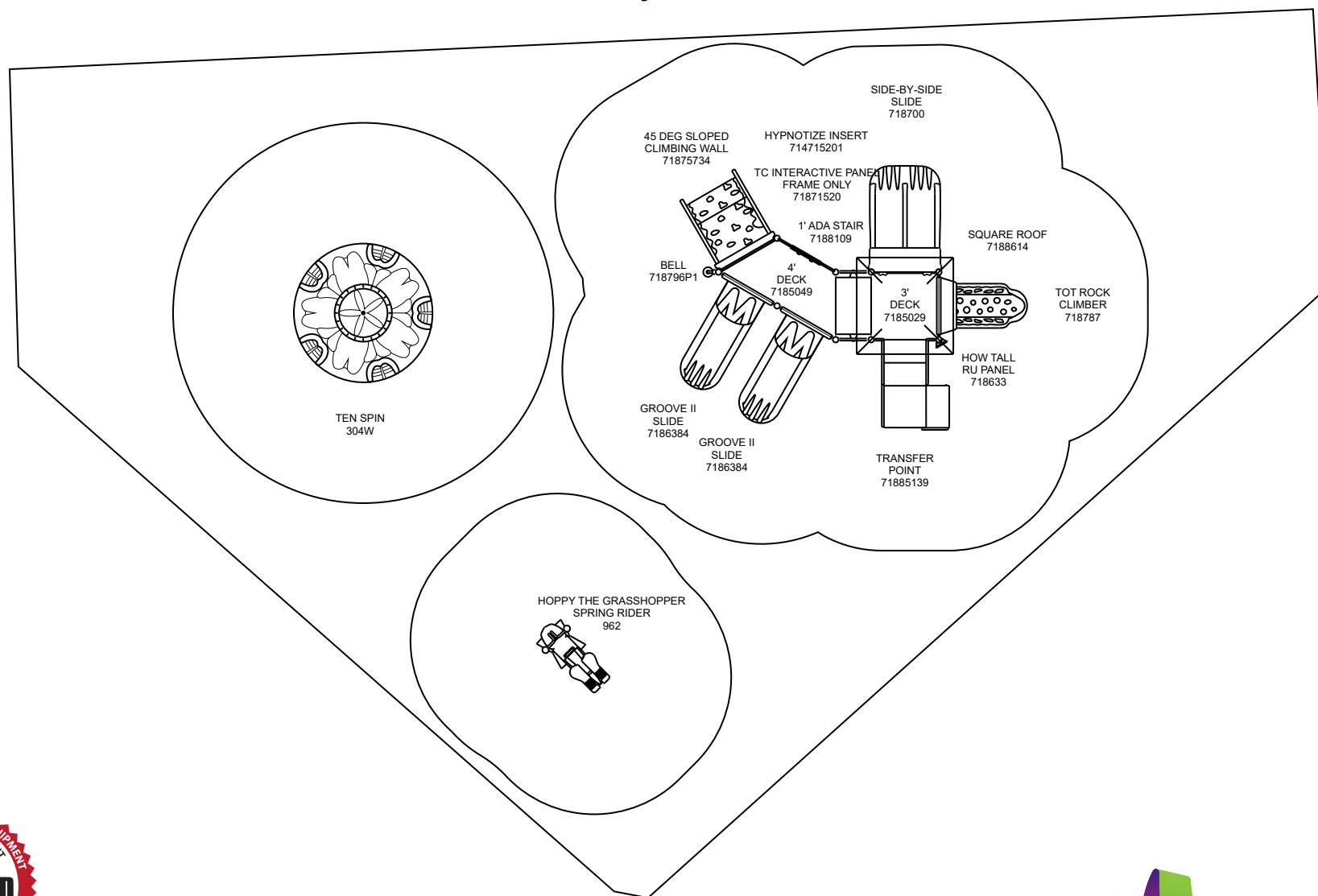




J Rulon Gammon Park Option 2 Vineyard, UT

FOR KIDS AGES
5-12
YEARS

FOR KIDS AGES
2-12
YEARS



GARRETT & COMPANY, INC.

850 Quaking Aspen Dr
Murray, UT

PHONE NO: (801) 265-8443
FAX NO: (801) 263-1254

R0032_44235561165



COMPLIES TO ASTM/CPSC

GROUND SPACE: 38'-0" x 28'-0"

PROTECTIVE AREA: 50'-6" x 40'-0"

DRAWN BY: Angela LeBaron

DATE: 2/8/2021

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