



**NOTICE OF A VINEYARD
CITY COUNCIL MEETING
April 28, 2021 at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled meeting on Wednesday, April 28, 2021 at 6:00 p.m. at 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream channel](#).

AGENDA

Presiding Mayor Julie Fullmer

REGULAR SESSION

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

2. PRESENTATIONS

2.1 Presentation – Utah Recreation and Parks Association (URPA) Awards

LeeAnn Powell, president of URPA will present recreation awards to Recreation Coordinator Brian Vawdrey and the city.

2.2 Presentation and Proclamation – 2020 Tree City USA® Recognition and Proclamation 2020-01

Department of Natural Resources State Forester, Scott Zeidler will present the 2020 Tree City USA Recognition Award. Mayor Fullmer will then read an amended Arbor Day Proclamation adding the City's new designation.

3. WORK SESSION

No items were submitted.

4. PUBLIC COMMENTS

(15 minutes)

“**Public Comments**” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action **cannot** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

Public comments can be submitted ahead of time to pams@vineyardutah.org

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

(3 minutes each)

6.1 City Manager Jacob McHargue

6.2 Planning Commission Chair

6.3 Code Enforcement – Planning Assistant Cache Hancey – Quarterly Report

6.4 Finance – Assistant Finance Director/Treasurer Mariah Hill- Quarterly Report

7. CONSENT ITEMS

7.1 [Approval of the April 14, 2021 City Council Meeting Minutes](#)

7.2 [Approval of the Sycamores Phase 4 Final Plat \(7.4\)](#)

8. MAYOR’S APPOINTMENTS

No names were submitted.

9. DISCUSSION

No items were submitted.

10. BUSINESS ITEMS

10.1 DISCUSSION AND ACTION – [Gammon Park Swings](#)

Parks Manager Preston Jensen will present plans for installing swings in Gammon Park.
The Mayor and City Council will take appropriate action.

10.2 DISCUSSION AND ACTION– [Community Garden](#)

City Manager Jacob McHargue will present a plan to add a community garden.
The mayor and City Council will take appropriate action.

11. CLOSED SESSION

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of (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](#);

12. ADJOURNMENT

The next regularly scheduled meeting is May 12, 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 27, 2021

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

**PROCLAMATION
AMENDING THE MARCH 2021 PROCLAMATION**



Whereas, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal, and

Whereas, Vineyard was named a 2020 Tree City USA© by the Arbor Day Foundation in honor of its commitment to effective urban forest management;

Now, therefore, I, Julie Fullmer, Mayor of the city of Vineyard, Utah, do hereby proclaim the last Friday in April as ARBOR DAY and I urge all Vineyard citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 28th day of April 2021.

Mayor _____

Attest:

City Recorder



**MINUTES OF A VINEYARD
CITY COUNCIL MEETING
Council Chambers
125 South Main Street, Vineyard Utah
April 14, 2021 at 6:00 PM**

Present

Mayor Julie Fullmer
Councilmember John Earnest
Councilmember Flake
Councilmember Judd
Councilmember Welsh

Absent

Staff Present: City Manager Jacob McHargue, Assistant Finance Director/Treasurer Mariah Hill, City Attorney Jayme Blakesley, 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, Water Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Bryce Brady

Others Present: Residents Benjamin Jensen, David Lauret, and Aubrey Bills; Kirk Beecher with Central Utah Water Conservancy District

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

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

2. 6:01 PM WORK SESSION

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

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

Mr. McHargue reviewed the amended Strategic Plan. There were discussions about each section. Other adjustments suggested were:

- Enhanced Amenities
 - Strategic Initiatives – securing additional land for *a variety of* future uses...
- Connectivity
 - Metrics – add “*access and connection for transportation*”; create a Smart City Technology Plan; electric ports...
- Economic Development
 - Metrics – add additional Economic Goals
- Long Range Planning

- Strategic Initiatives – move “*update website’s experience to be more intuitive*” to the Metrics section.
- Metrics – Level of Service Plan by Department; updating the Transportation Master Plan and Park Facility Plan and then adopting them into the General Plan

Councilmember Judd hoped to see more specific goals in the General Plan. There was a discussion about updating the General Plan. Mr. Brim suggested that the Planning Commission and City Council hold a joint session.

6:23 PM REGULAR SESSION

3. PUBLIC COMMENTS

Mayor Fullmer opened the public comments session and asked those speaking to limit any parking comments two minutes and requested that they have only one spokesperson.

Resident Benjamin Jensen, living in the Edgewater subdivision, said that 82 people had signed a petition that they gave to their Homeowners Association (HOA) to improve the parking in the Edgewater development, and they had done nothing about it. He said that there were only 32 visitor spots, and people have to pay \$100 to get a parking spot for which there was a waiting list. He said that they had to park in the visitor parking spots on Christmas Eve so that family could park there later in the day. He also had someone dropping something off, and they were towed after only being there for 20 minutes, which he felt was predatory towing. He felt that it was ridiculous that they built a complex was but had overlooked the parking needs. They should not have to pay extra to park or park miles away. He felt that this issue needed to be fixed. Mayor Fullmer said that staff had a conversation with the HOA and asked Mr. Jensen to meet with staff after the meeting.

Resident David Lauret, living on Holdaway Road, felt that parking should be allowed in front of his home. He reviewed the width of roads and asked why other neighborhoods were allowed street parking and Holdaway Road was not. He asked the city what they could do to make this fair. Mayor Fullmer asked Mr. Lauret to meet with staff after the meeting to work on a parking plan.

Resident Bryce Brady, living in The Elms subdivision, felt that paying \$100,000 for a barrier on the Center Street overpass was a lot of money to give the impression of feeling safe. He said that people should drive responsibly. He also felt that they could install something cheaper.

4. MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS

4.1 Councilmember Flake reported on the Utah Lake Commission meeting he attended at the end of March. He said that the lake was 2.5 feet below compromise, which was low. The average depth of the lake was under 10 feet. The State had fully funded the removal of the phragmites, as well as invasive species, for the coming year. They would chop up the marsh area and then spray to keep the growth down. They would seed the area with upland and lowland grasses. The June sucker fish was off the endangered list, and they had introduced Tiger Muskies to consume the small carp that they could not catch in their nets. The Provo River Delta Project was a year ahead of schedule; it was scheduled to be completed in late 2024 or early 2025. Walkara Way received funding from the State. The first grazing paddock had been fenced, and they hoped to put cattle on it in the spring to consume the phragmites. The Water Quality Study was on schedule and was projected to be completed in 2025, which will indicate what steps need to be taken to raise the

water quality in the lake to an acceptable level. The commission would implement a plan, which will include requirements for all of the communities attached to the lake to maintain the future condition of the lake. There were two experiments conducted last year which were successful in reducing or eliminating the algae bloom. The treatments could add material that, over the long term, might not be good for the lake. He explained the reasons for the algae bloom.

4.2 Councilmember Judd reported on economic development. He felt that interest rates would most likely stay flat for the near future. He said that this would affect mortgage rates. He said that with housing shortages, construction material shortages, and land shortages, there were not very many properties for sale. He said that the construction costs were increasing. There had been an increase in theft on job sites, so security was something to consider and keep an eye on.

4.3 Councilmember Earnest reported on safety. He said that he sat on the Orem Community Hospital Board and felt that the hospital was an excellent option for Vineyard residents. Mayor Fullmer said that the hospital was going to expand into the city. She noted that Councilmember Earnest was facilitating a plan to improve health and safety in the community. Councilmember Earnest reported that there had been no reported cases of blood clotting from the 100,000 doses of the Johnson and Johnson COVID-19 vaccine that had been given in Utah.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

5.1  City Manager Jacob McHargue – Mr. McHargue reported that the recreation department had grown significantly. There were over 900 children signed up for soccer this year. He said that the City had received the budget award for the third year in a row. He mentioned that they had used interns to help with the budget document submittal and felt that the City and the interns had benefited from their work. He reported that the City would be receiving some economic recovery money from the county. There was a discussion about the use of the economic recovery money. Mr. McHargue said that the budget process was ongoing. Staff had met with the departments, and the budget should be ready to deliver to City Council by the end of the month.

Councilmember Flake asked about the census numbers. Mr. McHargue replied that they would get a subcensal report in May because they had pushed the 2020 census report to September. He said that they had not adjusted the budget to reflect the census.

Mr. McHargue reported that due to immediate safety issues, staff had asked that the Sheriff's Office evaluate the illegal parking and then have staff red curb the areas that were having problems. He said that there was only one car in the Providence subdivision parked in the wrong direction when the officers checked recently. Sergeant Rockwell with the Utah County Sheriff's Office explained that they went out at midnight three nights ago and had only found one violation. Mr. McHargue said that they would continue to evaluate those areas. He said that they would start with areas where there were complaints, which were The Providence and Le Cheminant subdivisions and would continue to address other subdivisions as they received complaints. He explained that staff was working on automating the process for requesting overnight parking restrictions. It would be an online form that people from neighborhoods would fill out, gather the required number of signatures, and then turn the form into the City for evaluation. He said that they wanted to have that form available immediately. He said that he knew that the overnight parking restrictions were not the desired route, but it was available now while the City evaluated other options. Mayor Fullmer explained that she had surveyed the neighbors in the Providence subdivision, and they were amenable to the overnight parking

150 restrictions. She said that the first phase was red curbing, and the next phase would be overnight
151 parking restrictions. There was a discussion about the process.

152
153 **5.2**  Planning Commission Chair Bryce Brady – Chair Brady reported that Geneva
154 Retail plat, on tonight’s agenda, was a change for the well that was going to be built on the
155 property. He said that YESCO had submitted a sign standard waiver for the Maverik and Alloy
156 sign that would be located in front of the expanded portion of the Maverik. He added that
157 YESCO would also be installing the Vineyard City sign in front of the Maverik. There was a
158 discussion about the sign.

159
160 **5.3**  Building – Building Official George Reid – Quarterly Report – Mr. Reid presented
161 his third-quarter fiscal year report. He said that this was the third-best year since he had started as
162 the building official. He explained that it was still primarily residential permits, but he hoped to
163 see more commercial revenues; they were over the \$1 million mark; permit issuance was
164 consistent for the last five years, with around 500 building permits issued each year. He gave the
165 occupancy breakdown between the single-family dwellings and the multi-family dwellings. The
166 population was estimated at 18,642 residents. He said that most of the permits issued in the third
167 quarter were multi-family due to the Lakefront development. He concluded his report with the
168 number of construction sites, inspections, units left to build, and lots that were left undeveloped.
169 He added that this did not include areas that had not been platted.

170
171 Mayor Fullmer said that even being a small community, they were still able to have different
172 housing types, a large commercial farm, larger homes, smaller lots, and multi-family dwellings
173 next to one of the largest Transit Oriented Districts (TOD) in the state. The city was trying to
174 connect residents to transportation, higher education, and a job network. She explained that the
175 town center would be one of the largest transportation areas in the region with FrontRunner, a
176 light rail corridor, a Bus Rapid Transit (BRT) connection, state roads, and an alternate
177 north/south I-15 connection. That was why the city had taken the time to master plan the north
178 side of the community. She mentioned that there were several bills in the interim legislative
179 session that could affect building and zoning.

180
181 **5.4**  Utah County Sheriff’s Office – Sergeant Rockwell – Quarterly Report – Sergeant
182 Rockwell presented his 2021 first-quarter report. He said that the report compared the first
183 quarter of 2021 to the fourth quarter of 2020. He said that case numbers and traffic stops had
184 gone up, but public-generated calls had gone down. Burglaries and assaults had gone down, and
185 while drug and alcohol cases went up by one. Priority 1 and 2 call response times had also gone
186 down. Councilmember Earnest asked what the response time was for calls that involved medics,
187 ambulance, or fire. Sergeant Rockwell replied that the deputies were getting there faster than
188 fire. Mr. McHargue said that the new Orem Fire Chief would be doing a quarterly report next
189 month.

190
191 Sergeant Rockwell presented a Crime Report for 2020. He said that he had taken all of the cases
192 throughout the year and filtered out those that were not crimes. He emphasized that this report
193 included only crimes that did occur. He mentioned that some crimes could consist of more than
194 one incident. He reviewed the report. He explained that with a population of 15,570, Vineyard
195 had the following crime incidence rates, per 1,000 people:

196
197 Rape – 0.193
198 Robbery – 0.064
199 Assault/Domestic Violence – 6.36
200 Vehicle Theft – 0.71

Alcohol/Drugs – 6.1

Mayor Fullmer asked how the numbers compared with other areas. Sergeant Rockwell replied that he was not able to compare the numbers because the Bureau of Criminal Investigation (BCI) report was not generated the same way his report was.

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](#)

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE CONSENT ITEMS 6.1 THROUGH 6.3. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

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

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

Ms. Hill explained the amendment to the Consolidated Fee Schedule was to update to the recreation fees, clean up language for business license fees, and change the fees charged for streetlights to ensure that the developers were paying the full amount for the streetlights.

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

Motion: COUNCILMEMBER EARNEST MOVED TO OPEN THE PUBLIC HEARING AT 7:11 PM. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

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

Motion: COUNCILMEMBER EARNEST MOVED TO CLOSE THE PUBLIC HEARING AT 7:11 PM. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for questions or a motion.

Motion: COUNCILMEMBER EARNEST MOVED TO ADOPT BY RESOLUTION THE CONSOLIDATE FEE SCHEDULE AS PRESENTED. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.2 DISCUSSION AND ACTION – Geneva Retail Frontage Preliminary and Final Plat B

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.

Mayor Fullmer turned the time over to City Planner Briam Perez.

Mr. Perez mentioned that Kirk Beecher with Central Utah Water Conservancy District (CUWCD) was on a video call to answer any questions the council might have. Mr. Perez explained that the plat amendment allowed CUWCD to construct a well on the site. He said they were amending the original subdivision plat to add an additional lot to avoid any ownership issues. He said that staff and Planning Commission were recommending approval. There was a discussion about the well site and the look of the building. Mr. Brim explained the site would go through the approved site plan process. Mr. McHargue mentioned that CUWCD was working with Anderson Geneva to exchange it for well sites in the town center.

Motion: COUNCILMEMBER WELSH MOVED TO APPROVE THE GENEVA RETAIL FRONTAGE SUBDIVISION B PRELIMINARY AND FINAL PLAT WITH THE CONDITIONS AS PROPOSED:

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.

COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.3 DISCUSSION AND ACTION – Train Station Panel Design

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.)*

There was a vote on and a brief discussion about the photos. Mr. McHargue explained that the photos chosen tonight would be installed on the panels at the train station. Mr. Perez reviewed the images. There was further discussion about the photos. The photos that were chosen were the

old Geneva Resort, the man fishing, the merchandise store, and the milk train. An alternate would be the combine or the smelter if the combine photo did not work.

 **Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE THE USE OF THE IMAGES 1(COMBINE), 2 (FISHING), 6 (GENEVA RESORT), 4 (STORE), 12 (MILK TRAIN), AND 11 (SMELTER) AS AN ALTERNATE FOR THE 1 (COMBINE). COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

9.4 **DISCUSSION AND ACTION – Gammon Park Playground**

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

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

Mr. McHargue explained that they had an initial discussion about the play structure options in Gammon Park at the last City Council meeting. The City Council had asked staff to complete an Assemble poll to get feedback from residents and provide some options. Ninety percent of those who responded to the poll utilized the current play structure, and of those respondents, 80 percent of them had children under the age of 10. The three elements that stood out were: slides, swings, and a climbing structure. He said that they could not fit all three elements into the current space. He said that were two options, but staff was promoting Option 2. Option 2 included a climbing wall, a higher deck for the slides, and a spinning feature. Option 1 included swings and a smaller playground feature. He explained that they were recommending Option 2 because it was a bigger playground, and they could add a swing set in the future when they redesign the park.

Councilmember Welsh said that she had gotten feedback from people who would be using the park, and most of them wanted swings. She said that most people used Gammon Park because it was a small park for their young children. Some people had even asked for a baby swing for their toddlers.

Councilmember Earnest asked if they could put the swings in the grass area. Mr. McHargue replied that they could not because they had to have soft-fall material for the swings. Swings would fit, but it would be a smaller playground. There was a discussion about where they could move the equipment.

Councilmember Earnest asked how soon the playground would be available for use. Parks Manager Preston Jensen replied that it was a six-week turnaround once he ordered the equipment.

There was a discussion about the two options. Mayor Fullmer mentioned that they were moving forward with plans for the park immediately.

Resident Aubrey Bills, living in the Elms subdivision, explained that she home schooled her children and uses Gammon Park every day. She said that her children had designed their own park and would like swings included. Mayor Fullmer explained that the city was designing the park now and asked if she would prefer a bigger playground or a small one with swings. Ms. Bills replied that it did not matter as long as her children had something to climb on.

Mayor Fullmer asked about elements for 10-year-old children, such as the merry-go-round. Councilmember Welsh felt that a merry-go-round might fill the gap for older children.

Councilmember Judd said that some of the comments he received were that the neighborhoods to the south were that the swings were not necessary because they had older children. He liked Option 2 and then plan the park to add swings after the fact. He liked the idea of adding swings in the grass area and bring in the soft-fall material. There was a discussion about adding swings. Mr. McHargue said that Mr. Jensen would put together a plan for adding swings and present it at the next City Council Meeting. There was a discussion about the cost. Mr. McHargue explained that they would be using Recreation, Arts, and Park (RAP) tax money, and there would be enough money to install swings.

Mr. Brady suggested that they include equipment that older children could also play on. Mayor Fullmer said that staff would look into the cost for swings and where they could put them.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE THE PROJECT AND ALLOW STAFF TO MOVE FORWARD WITH THE PURCHASE AND INSTALLATION OF OPTION 2 AS PRESENTED AND COME BACK TO CITY COUNCIL WITH THEIR PLAN FOR ADDING SWINGS. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

10. CLOSED SESSION

No closed session was held.

11. ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

Moton: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:44 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: _____

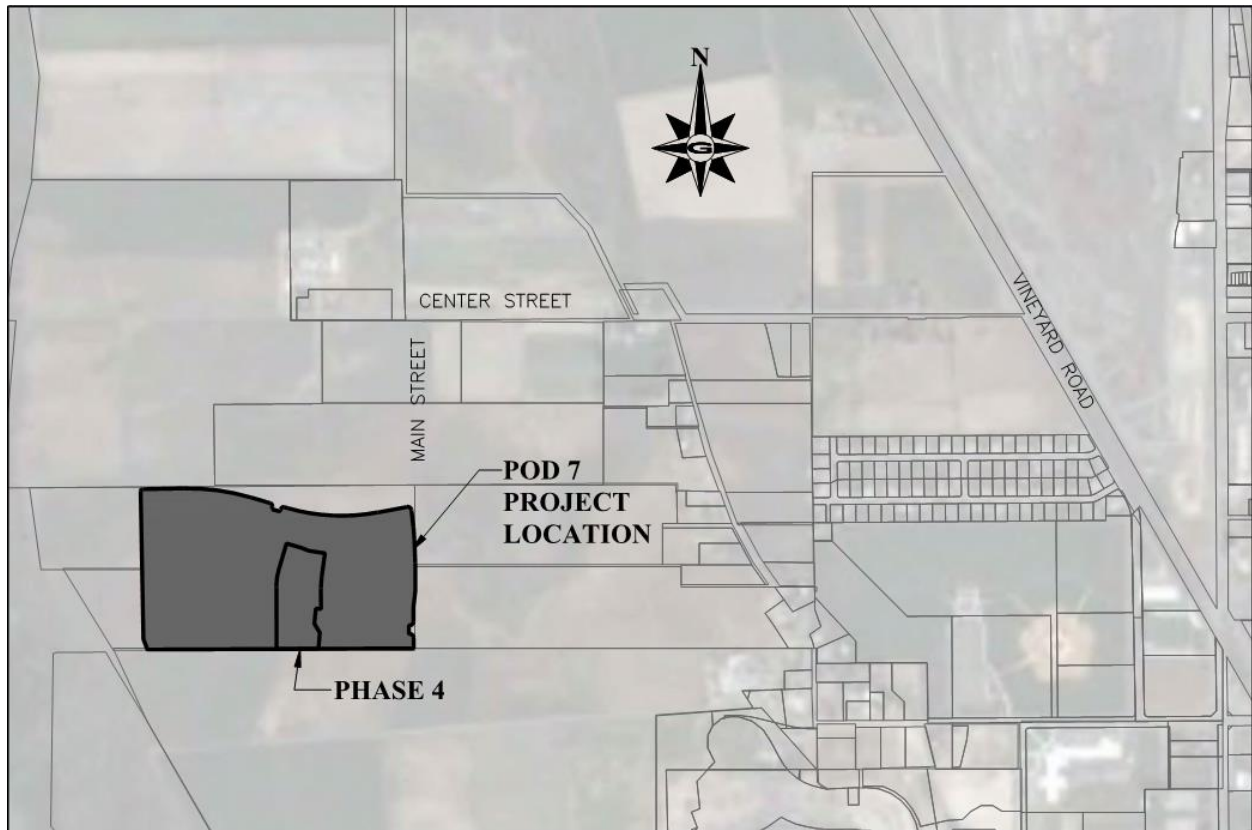
CERTIFIED CORRECT BY: _____
PAMELA SPENCER, CITY RECORDER



VINEYARD

COMMUNITY DEVELOPMENT

DATE: April 26, 2021
FROM: Briam Perez, Planner II
TO: City Council
ITEM: The Sycamores at The Homesteads, POD 7, Phase 4, Final Plat
ADDRESS: Parcel # 18:020:0037
APPLICANT: Vineyard Homesteads Development



INTRODUCTION:

The applicant is requesting final plat approval for POD 7, Phase 4 of The Sycamores. The subject property is part of The Homesteads development.

ANALYSIS:

This final plat includes approximately 4.2 acres of land with sixteen 16 building lots. The proposed average lot size is 8,968.19 square feet. There is no proposed open space within this Phase of development. The property is currently designated R-1-8 (Single Family – 8 District). This zoning district has been established to maintain and allow opportunities for average-sized lot single-family residential areas for single-family residential dwellings. The final plat is found to be in compliance with the approved preliminary plat. This includes the number and size of lots and amenities. All roads comply with the City's standard cross section.



FINDINGS:

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

- It is in conformance with the Preliminary Plat and Subdivision Regulations.

RECOMMENDATION:

Staff recommends the City Council approve the final plat subject to the following conditions:

1. The applicant pays any outstanding fees and makes any redline corrections prior to recordation.

PROPOSED MOTION:

"I move to approve the proposed Final Plat for POD Seven, Phase Four of The Sycamore at The Homesteads with the proposed conditions."

ATTACHMENTS:

Final Plat Application

Final Plat



FINAL SUBDIVISION APPLICATION

APPLICATION FEE: \$1,940.00 + \$2,039.20
+ \$6.20 per lot
(THE SYCAMORES; POD 7, PHASE 4)

APPLICATION DATE: JUNE 10, 2020

APPLICANT(S): VINEYARD HOMESTEADS DEVELOPMENT 2012

ADDRESS OF APPLICANT: 2264 WILLIAMSBURG CIRCLE, W. JORDAN, UT 84088

BUSINESS PHONE #: CELL PHONE #: 801-550-4133

EMAIL ADDRESS: maolsen7@gmail.com FAX NUMBER:

CURRENT ZONING DISTRICT DESIGNATION: SINGLE FAMILY

NUMBER OF PROPOSED NEW LOTS: 16

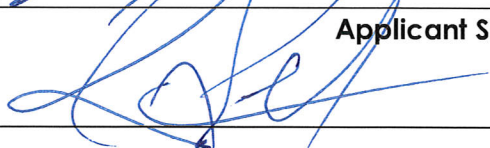
LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: ZINFANDEL & BOULDER LANE

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 4.2

NAME OF PROPERTY OWNER(S): SAME AS ABOVE

(THE SYCAMORES; POD 7, PHASE 4)

SIGNATURE OF APPLICANT(S):

	6/16/20
Applicant Signature	Date
	
Applicant Signature	Date

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH }
 }ss
COUNTY OF UTAH}

I, the undersigned, VINEYARD HOMESTEADS DEVELOPMENT 2012, as owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge.

(Property Owner)

(Property Owner)

Subscribed and sworn before me, Michael Sprague, a Notary Public, on this 17 day of June, 20 20.



My commission expires: 2/25/22

(Notary Public)

AGENT AUTHORIZATION AFFIDAVIT

I, the undersigned, VINEYARD HOMESTEADS DEVELOPMENT 2012, as owner(s) of the real property described in the attached application, do authorize the following:

AIMTEC GROUP, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

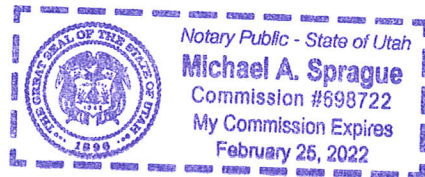
(Property Owner)

(Property Owner)

Dated this 17 day of June, 20 20, personally appeared before me, Glen R. Potter, manager of HomeCenter Const. who is the manager, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

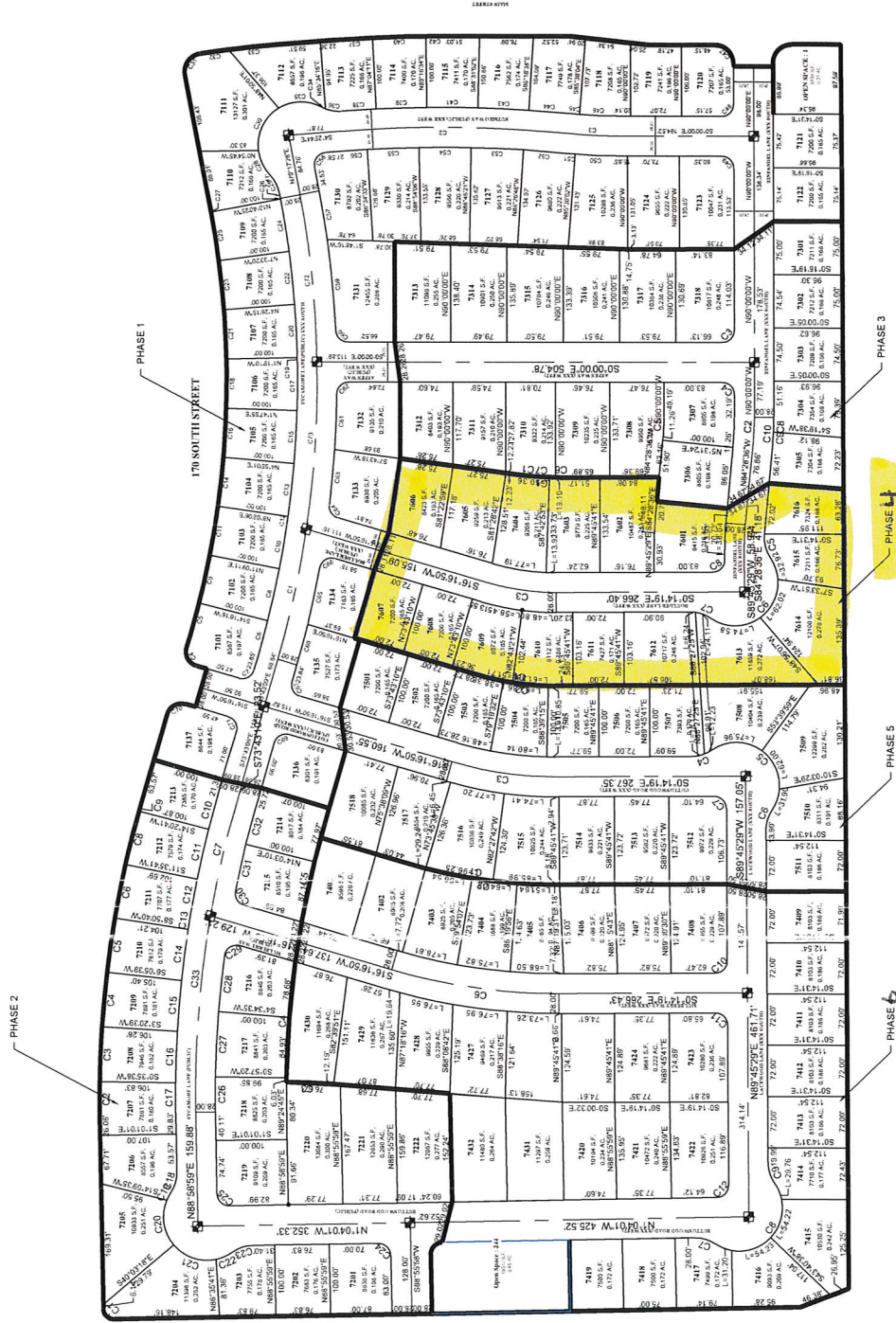
My commission expires: 2/25/22

(Notary Public)



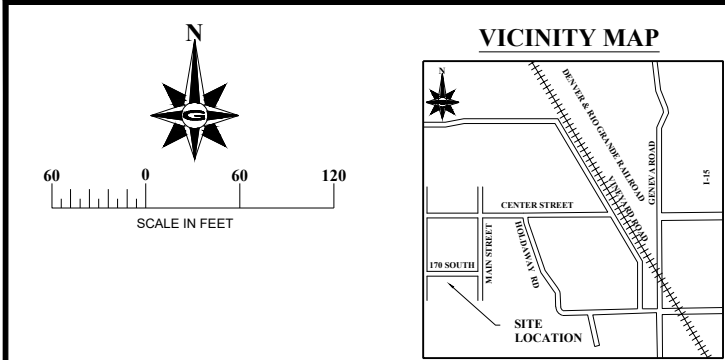


POD 7 CORRECTED PRELIMINARY PLAT & PHASING EXHIBIT



4-10-2019





THE SYCAMORES PHASE 4
LOCATED IN SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

WEST QUARTER CORNER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN. FOUND
UTAH COUNTY BRASS CAP IN CONCRETE

EAST QUARTER CORNER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE & MERIDIAN. FOUND
UTAH COUNTY BRASS CAP IN CONCRETE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD D.
C1	35.22	350.00	5°45'56"	17.62	35.20	N87°21'34"W
C2	99.18	344.00	16°31'09"	49.94	98.84	S8°01'16"W
C5	35.10	50.00	40°13'37"	18.31	34.39	N75°24'36"E
C6	32.92	61.00	30°55'28"	16.87	32.53	N70°45'31"E
C7	62.02	61.00	58°15'26"	33.99	59.39	S64°39'02"E
C8	74.58	61.00	70°03'11"	42.75	70.02	S0°29'44"E
C9	17.13	50.00	19°37'34"	8.65	17.04	S17°14'27"W
C10	6.69	50.00	7°39'59"	3.35	6.69	S3°35'41"W
C11	48.80	372.00	7°30'58"	24.43	48.76	S3°31'10"W
C12	58.45	372.00	9°00'11"	29.29	58.39	S11°46'45"W
C13	77.19	316.00	13°59'44"	38.79	77.00	N9°16'58"E
C14	13.92	316.00	2°31'25"	6.96	13.92	N1°01'24"E
C15	26.70	17.00	90°00'13"	17.00	24.04	N45°14'25"W
C16	38.04	378.00	5°45'56"	19.03	38.02	N87°21'34"W
C18	6.53	50.00	7°28'38"	3.27	6.52	S30°47'33"W

PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF THE MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF _____, 20____.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS AND ORDINANCES.
3. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
4. 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.
5. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
6. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
7. DRAINAGE SHALL NOT CROSS PROPERTY LINES. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
8. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
9. ALL BUILDING AND DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE VINEYARD ZONING ORDINANCE.

DOMINION ENERGY

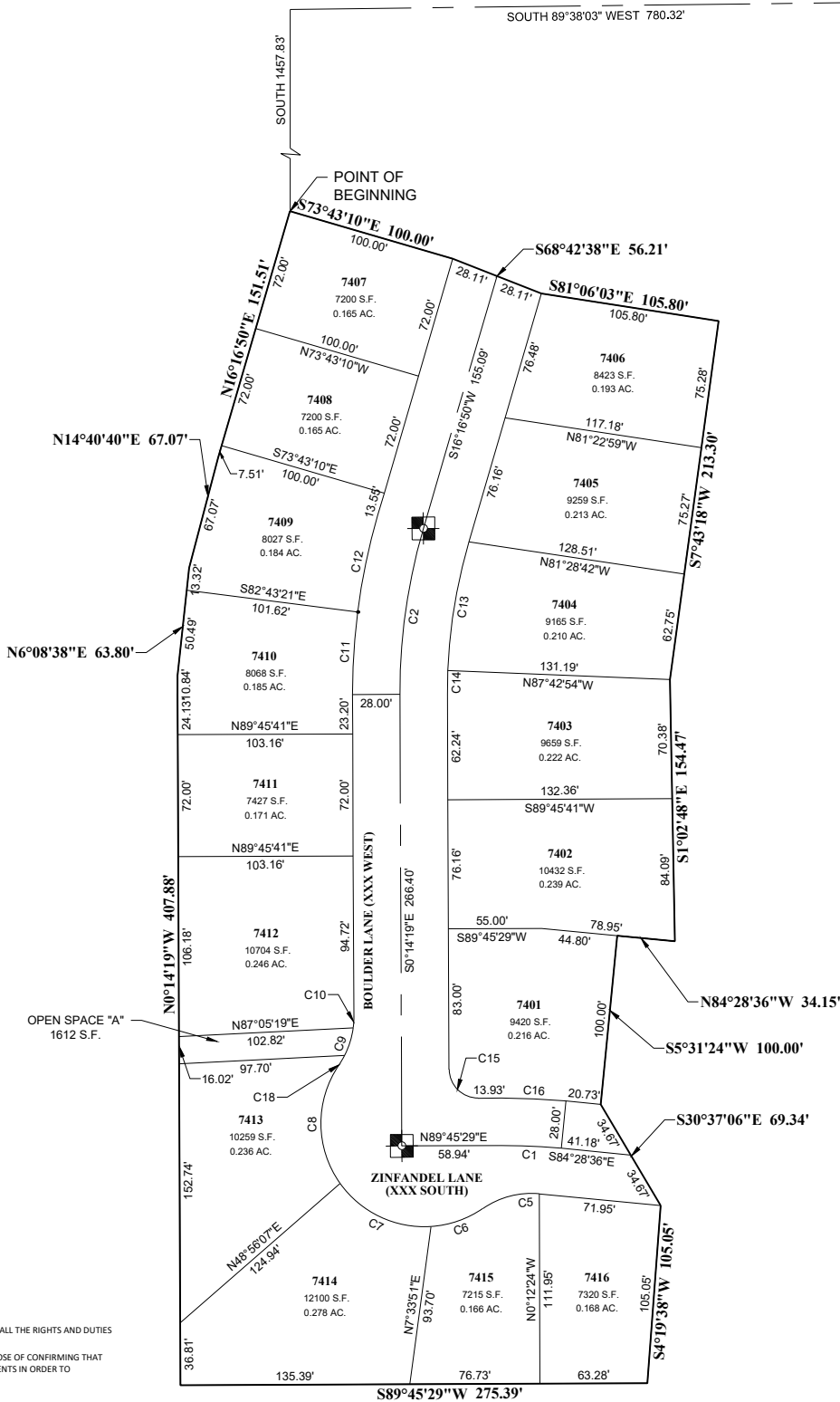
DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES 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 DOMINIONS RIGHT-OF-WAY DEPARTMENT 1-800-366-8632

ROCKY MOUNTAIN POWER

1. 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.
2. PURSUANT TO UTAH CODE ANN. 17-27A603(4)(ii) 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, 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. A RECORD EASEMENT OR RIGHT-OF-WAY
 - b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - c. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND FACILITIES OR
 - d. ANY OTHER PROVISION OF LAW

THE SYCAMORES
PHASE 4

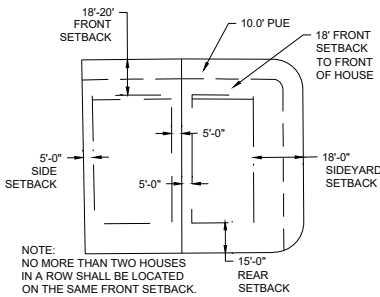
LOCATED IN SOUTHEAST QUARTER SECTION 18 TOWNSHIP 6
SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.



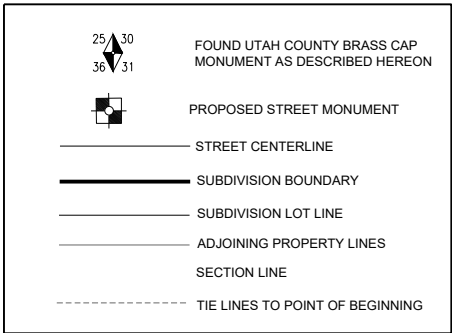
Lot Drainage - As approved and required by the Town of Vineyard

- At minimum, 50% of roof drains shall drain towards the street.
- All side downspouts are to be diverted toward the front or rear of the lot.
- Yards to be positively graded away from all window wells
- HOA's &/or homeowners are responsible for maintaining lot line drainage pathways through their properties per drainage plan.
- All lot lines are to be maintained as drainage pathways for accumulating runoff from adjoining lots.
- All lots shall meet the International Building Code standards and drain away from the structure.
- See drainage plan for grading and elevations.

TYPICAL SETBACK & PUE DETAIL



LEGEND



ACCEPTANCE BY LEGISLATIVE BODY

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

SURVEYOR'S CERTIFICATE

I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5152657 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. 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, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THAT THE SAME HAS OR WILL BE STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND SHALL BE HEREAFTER KNOWN AS THE SYCAMORES SUBDIVISION PHASE 4.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN.

BEGINNING AT A POINT BEING LOCATED SOUTH 89°38'03" WEST 780.32 FEET AND SOUTH 1457.83 FEET FROM THE WEST QUARTER CORNER OF SECTION 17 OF SAID TOWNSHIP AND RANGE (BASIS OF BEARING AS MEASURED BETWEEN THE FOUND UTAH COUNTY BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER SECTION 17 AND THE WEST QUARTER CORNER OF SECTION 17) AND RUNNING THENCE SOUTH 73°43'10" EAST 100.00 FEET; THENCE SOUTH 68°42'38" EAST 56.21 FEET; THENCE SOUTH 81°06'03" EAST 105.80 FEET; THENCE SOUTH 74°3'18" WEST 213.30 FEET; THENCE SOUTH 1°02'48" EAST 154.47 FEET; THENCE NORTH 84°28'36" WEST 34.15 FEET; THENCE SOUTH 5°31'24" WEST 100.00 FEET; THENCE SOUTH 30°37'06" EAST 69.34 FEET; THENCE SOUTH 4°19'38" WEST 105.05 FEET; THENCE SOUTH 89°45'29" WEST 275.39 FEET; THENCE NORTH 0°14'19" WEST 407.88 FEET; THENCE NORTH 6°08'38" EAST 63.80 FEET; THENCE NORTH 14°40'40" EAST 67.07 FEET; THENCE THENCE NORTH 16°16'50" EAST 151.51 FEET TO THE POINT OF BEGINNING.

CONTAINS: 4.197 ACRES MORE OR LESS

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME GLEN R. PETTIT, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF PVH DEVELOPMENT, LLC A UTAH LIMITED LIABILITY COMPANY, BY PRO MANAGEMENT-UTAH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED VOLUNTARILY FOR SAID CORPORATION AND FOR THE USES AND PURPOSED HEREIN MENTIONED.

PVH DEVELOPMENT, LLC
BY PRO MANAGEMENT - UTAH, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY _____
GLEN R. PETTIT, MANAGER

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING AT _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

THE SYCAMORES PHASE 4

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.
IN WITNESS WHEREOF _____ HAVE HEREUNTO SET THIS _____ DAY OF _____, A.D. 20____.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF UTAH IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING AT: _____

DATE PREPARED 2-25-21

Recorded # _____
State of Utah, County of UTAH, recorded and filed at the request of _____

Date ____ Time ____ Book ____ Page ____

Fee \$ _____ Utah County Recorder

FINAL

AIM.024

1 OF 1



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: 4-28-2021

Agenda Item: 10.1 Gammon Swings

Department: Public Works

Presenter: Preston Jensen

Background/Discussion:

As discussed in previous council meetings, the Gammon Park playground needs to be replaced to meet current safety standards. Staff recommended and the Council approved the installation of playground option 2 without the swings and requested addition swing structures. Staff now seeks approval from the Council to install an 8-foot tall, 4 swing structure. This will allow for regular and toddler swings. See attached bid and location map for recommended placement for minimal impact to existing park.

Fiscal Impact:

\$10,000 for 8-foot play structure, excavation, concrete border, soft fall, and irrigation repairs.

Recommendation:

Motion to Approve

Sample Motion:

Motion to approve staff to purchase and install the 8-foot swing structure as proposed.

Attachments:

Bid-Vineyard-Swings-8 foot Option
Swing Location Map

Murray, UT 84157

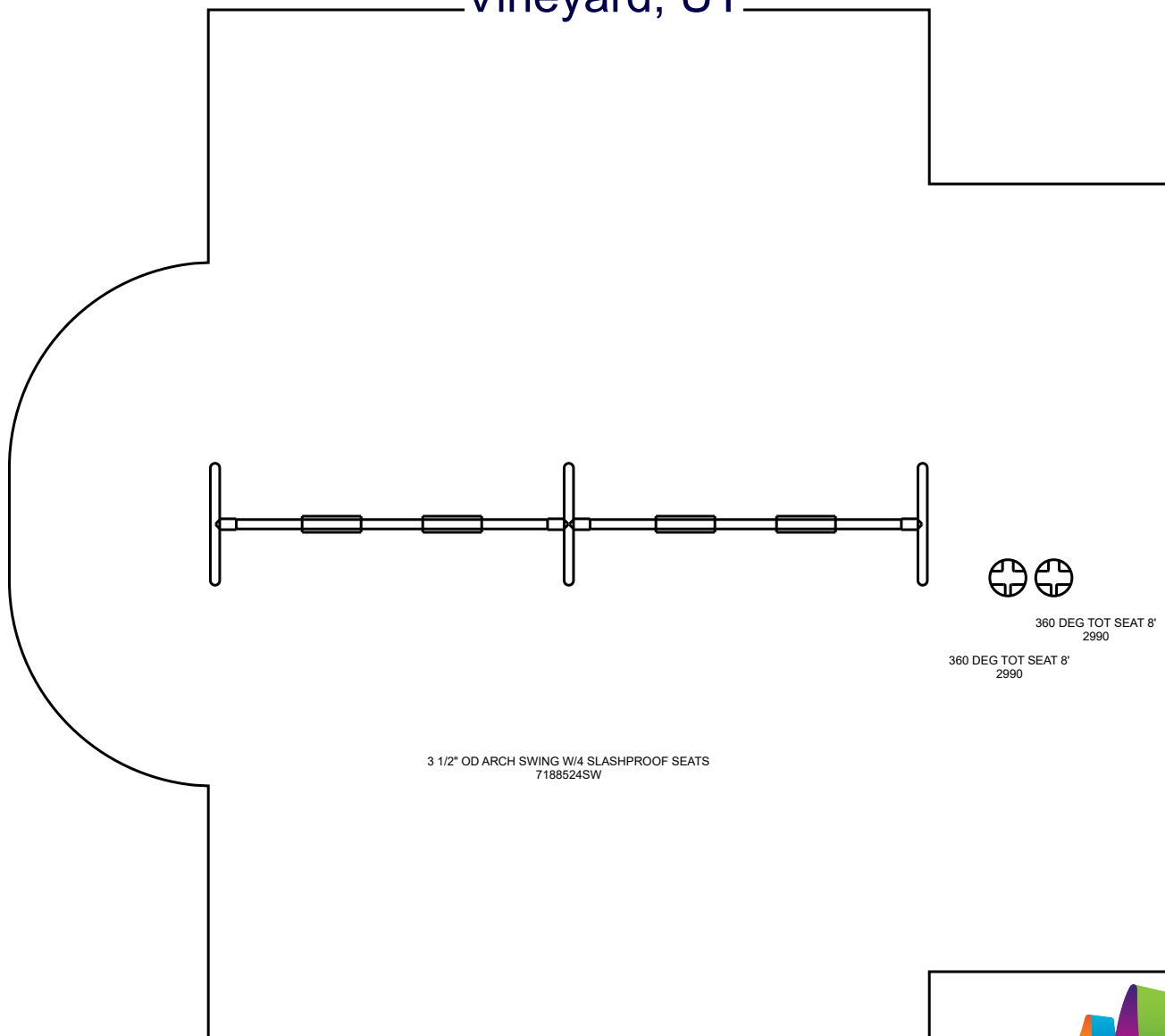
SUBTOTAL	\$	3,683.00
SALES TAX	\$	-
OFFLOAD	\$	-
TOTAL	\$	3,683.00



Vineyard-Swings1

Vineyard, UT

FOR KIDS AGES
5-12
YEARS



To verify product certification,
visit www.ipema.org



GARRETT & COMPANY, INC.

850 Quaking Aspen Dr
Murray, UT

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

R0032_44301540114



COMPLIES TO ASTM/CPSC

GROUND SPACE: 27'-0" x 4'-6"

PROTECTIVE AREA: 36'-6" x 32'-0"

DRAWN BY: Angela LeBaron

DATE: 4/15/2021

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





VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: April 28, 2021

Agenda Item: 10.2 Vineyard Community Garden

Department: Public Works

Presenter: Sullivan Love

Background/Discussion:

Considerable interest has been expressed by the residents of Vineyard to create a Community Garden area to provide an opportunity for the residents to grow produce for their families. A meeting was held with staff and the mayor on April 13, 2021 to further discuss a location and the potential to provide this opportunity. A decision was made to investigate the area on the West side of the tennis court, located at Gammon park. This idea was presented to a representative of the farmer, who currently leases this property from Vineyard. They were in agreement that this portion of property would not negatively impact their farming operation.

Impact:

There will be a minimum financial impact. Donations are being requested from various vendors, businesses and others to provide materials, equipment and supplies for the garden boxes. Rainbird has pledged to donate materials for irrigation. There have been several people who have committed to assist with the project.

Recommendation:

We recommend the council authorize staff to prepare the community garden site to accommodate garden boxes and a simple irrigation system. This will include leveling the existing ground, importing mulch that will be used for the paths around the boxes and installing a simple irrigation system.

Sample Motion:

I move that staff be directed to prepare the Gammon park site for a Community Garden, as presented.

Attachments:

Map

Examples of garden boxes



Proposal - Create a temporary/trial Community Garden Plot for the benefit of the residents of Vineyard to grow produce to be used by their family. This area is 15' X 114'. We estimate 14 - 4' X 8' planter boxes can be placed in this area with 3' paths around the perimeter and between the boxes, for accessibility.

CENTER





