



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
September 13, 2023, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Wednesday, September 13, 2023, at 6:00 p.m., in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, Utah. This meeting can also be viewed on our [live stream page](#).

AGENDA

Presiding Mayor Julie Fullmer

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

2. WORK SESSION

No items were submitted.

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 Ezra Nair

6. CONSENT ITEMS

6.1 [Approval of a GRMU Amended Plat E](#)

7. APPOINTMENTS

No names were submitted.

8. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

9. BUSINESS ITEMS

DISCUSSION AND ACTION – [Fire Station Design Options Task Order](#)

City Manager Ezra Nair will present a fire station design options task order. 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 meeting is on Wednesday, September 27, 2023.

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: September 12, 2023

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

RECOMMENDATION:

Staff is recommending approval of the final plat for the Geneva Retail Frontage Subdivision Plat "E" Final Plat Amendment with the following conditions:

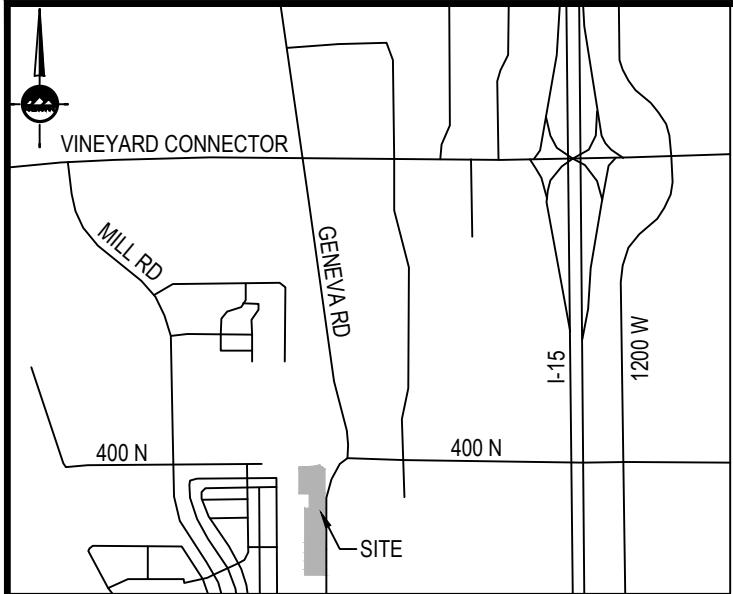
1. The applicant pays any outstanding fees.
2. The applicant makes any redline corrections prior to the recordation of the plat.
3. All city and county requirements will need to be met prior to recordation of the plat.

PROPOSED CITY COUNCIL MOTION:

"I move to approve the Geneva Retail Frontage Subdivision Plat "E" final plat with the conditions as proposed."

ATTACHMENTS:

Geneva Retail Frontage Subdivision Plat "E"

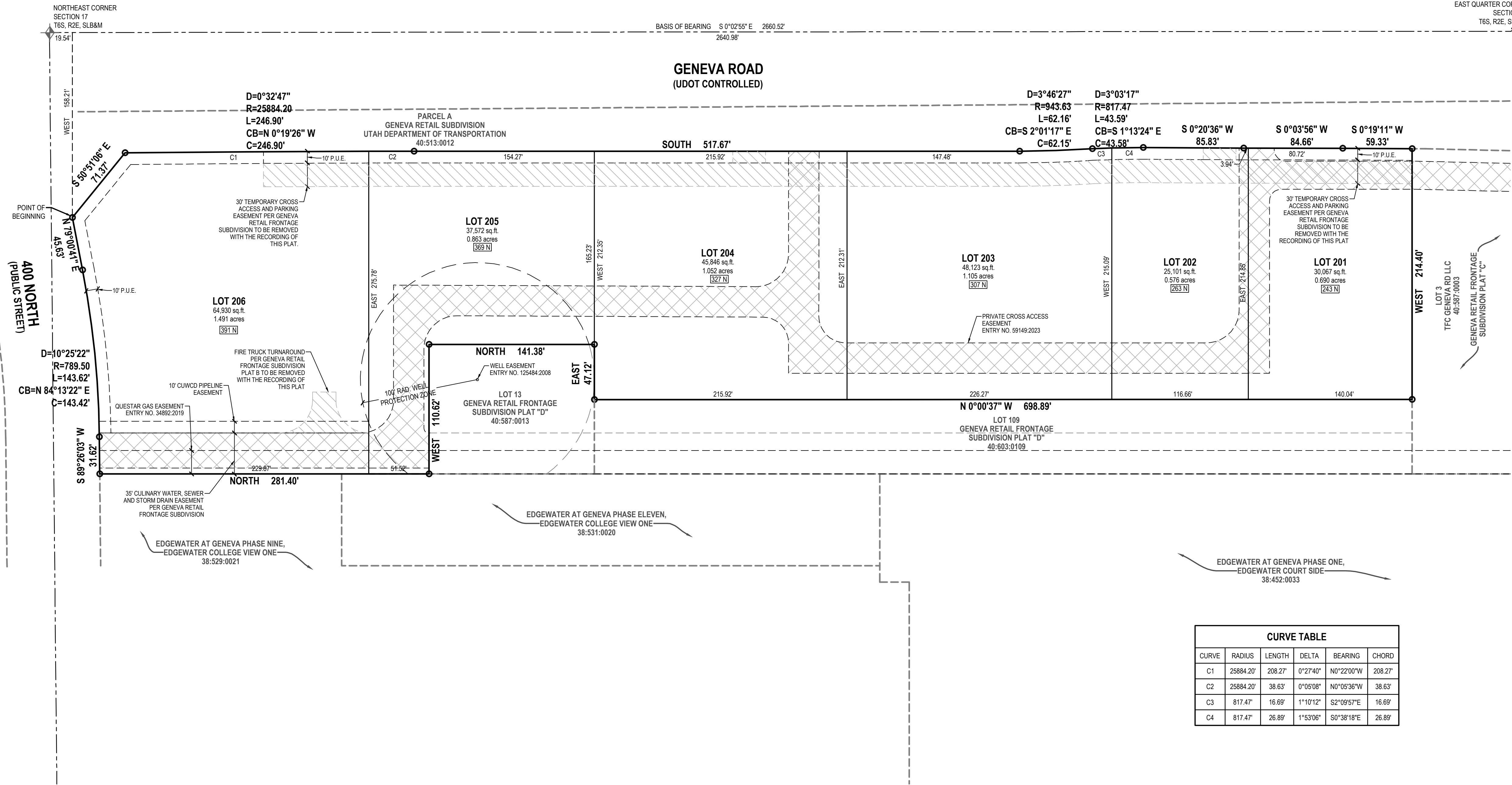


VICINITY MAP
(NOT TO SCALE)

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "E"

AMENDING LOTS 12, 14 AND 15 OF GENEVA RETAIL
FRONTAGE SUBDIVISION PLAT B AND ALL OF LOTS
104, 105, 106, 107 AND 108 OF GENEVA RETAIL
FRONTAGE SUBDIVISION PLAT "D"

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 6 SOUTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
VINEYARD, UTAH COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25884.20'	208.27'	0°27'40"	N0°22'00"W	208.27'
C2	25884.20'	38.63'	0°05'08"	N0°05'36"W	38.63'
C3	817.47'	16.69'	1°10'12"	S2°09'57"E	16.69'
C4	817.47'	26.89'	1°53'06"	S0°38'18"E	26.89'

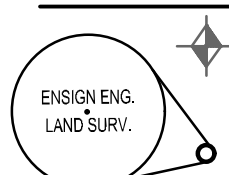
PLAT NOTES

1. PLAT MUST BE RECORDED WITHIN 12 MONTHS OF FINAL PLAT APPROVAL OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF ____ 20__.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL STANDARDS, REGULATIONS AND ORDINANCES.
3. BUILDING PERMIT WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING OR BONDED FOR.
4. NO BUILDING PERMIT WILL BE ISSUED UNTIL ALL IMPACT AND CONNECTION FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF THE BUILDING PERMIT ISSUANCE.
5. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREET DESIGNATED AS "PRIVATE" ON THIS PLAT. DRIVEWAYS AND LOT ACCESS SHALL BE LIMITED TO INTERIOR LOCAL SUBDIVISION STREETS ONLY.
7. ALL DRAINAGE FROM A LOT SHALL BE CONTAINED WITHIN THE BOUNDARIES OF SUCH LOT UNLESS THE OWNER(S) OF THE LOTS AGREE TO CONSTRUCT A SHARED DRAINAGE FACILITY FOR USE BY SOME OR ALL LOTS LOCATED WITHIN THE YARD PLAT "B" SUBDIVISION. IN THE EVENT THAT A SHARED DRAINAGE FACILITY IS CONSTRUCTED, ALL SUCCESSOR OWNERS OF LOTS AGREE NOT TO CONSTRUCT ANY BUILDINGS OR OTHER IMPROVEMENTS, WHETHER TEMPORARY OR PERMANENT, THAT WOULD OBSTRUCT OR OTHERWISE INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE SHARED DRAINAGE FACILITY AND ASSOCIATED EASEMENTS.
8. VINEYARD ACCEPTS NO RESPONSIBILITY FOR ANY PROPERTY DAMAGE CAUSED BY GROUND WATER FLOODING.
9. ALL BUILDING AND DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE VINEYARD ZONING ORDINANCE.
10. THE LOTS SHALL BE SUBJECT TO THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS RECORDED SIMULTANEOUSLY WITH THIS PLAT.

NOTES

1. CROSS ACCESS AND CROSS PARKING AGREEMENT IS PROPOSED ACROSS LOTS 201-206. 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.

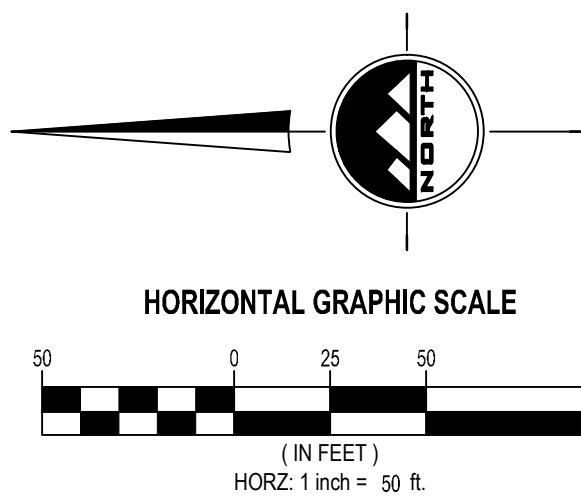
LEGEND



SECTION CORNER

SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG & LAND SURV" AT ALL LOT CORNERS. OFFSET PINS TO PLACED IN BACK OF CURBS

SECTION LINE
CENTERLINE
PROPERTY LINE
EASEMENT LINE



Domion Energy Utah - Note:
Questar Gas Company d/b/a Domion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Domion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Domion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Domion Energy Utah's Right-of-Way Department at 800-366-8532.

ROCKY MOUNTAIN POWER NOTES:

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. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - 2.4. ANY OTHER PROVISION OF LAW.

SURVEYOR'S CERTIFICATE

I, PATRICK M. HARRIS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 286882, as prescribed under 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 have subdivided said tract of land into lots and streets, hereafter to be known as GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "E", and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Amending all of Lots 12, 14, and 15 of Geneva Retail Frontage Subdivision Plat "B" recorded April 7, 2022 as Entry No. 43286.2022 in the Office of the Utah County Recorder, and all of Lots 104, 105, 106, 107 and 108 of Geneva Retail Frontage Subdivision Plat "D" recorded May 24, 2023 as Entry No. 53192.2023 in the Office of the Utah County Recorder. Said parcel of land located in the Northeast Quarter of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian, Vineyard, Utah, said parcel being more particularly described as follows:

Beginning at a point on the Southerly Right-of-Way line of 400 North Street, said point being on the Westerly boundary line of Parcel A, Geneva Retail Frontage Subdivision, said point also being South 00°02'55" East 19.54 feet along the section line and West 158.21 feet from the Northeast Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and running

thence along said Westerly boundary line the following eight (8) courses:
(1) South 50°51'06" East 71.37 feet;
(2) Southeastery 246.30 feet along the arc of a 25,884.20 foot radius curve to the right (center bears South 89°24'10" West and the chord bears South 00°19'26" East 246.90 feet with a central angle of 00°32'47");
(3) South 51°67 feet;
(4) Southeastery 62.16 feet along the arc of a 943.63 foot radius curve to the left (center bears North 89°51'56" East and the chord bears South 02°01'17" East 62.15 feet with a central angle of 03°46'27");
(5) Southeastery 43.59 feet along the arc of a 817.47 foot radius curve to the right (center bears South 87°14'57" West and the chord bears South 01°13'24" East 43.58 feet with a central angle of 03°03'17");
(6) South 00°20'38" West 85.83 feet;
(7) South 00°03'56" West 84.66 feet;
(8) South 00°19'11" West 59.33 feet to the Northeast Corner of Lot 3, Geneva Retail Frontage Subdivision Plat "C";
thence West 214.40 feet along the North line of said Lot 3 to the Southeast Corner of Lot 109 of said Geneva Retail Frontage Subdivision Plat "D";
thence North 00°00'37" West 698.89 feet along the Easterly and Northerly boundary line of said Lot 109 to the Southerly boundary line of Lot 13 of said Geneva Retail Frontage Subdivision Plat "B";
thence along the boundary of said Lot 13 the following three (3) courses:
(1) East 47.12 feet;
(2) North 141.38 feet;
(3) West 110.62 feet to the Easterly boundary line of Edgewater at Geneva Phase Eleven;
thence North 281.40 feet along said Easterly boundary line and the Easterly boundary line of Edgewater at Geneva Phase nine to the Southerly Right-of-Way line of 400 North Street;
thence along said Southerly Right-of-Way line the following three (3) courses:
(1) North 89°25'03" East 31.62 feet;
(2) Northeastly 143.62 feet along the arc of a 789.50 foot radius curve to the left (center bears North 00°33'57" West and the chord bears North 84°13'22" East 143.42 feet with a central angle of 10°25'22");
(3) North 79°00'41" East 45.63 feet to the point of beginning.

Contains 251,640 Square Feet or 5.777 Acres and 6 Lots.

Basis of Bearing: NAD 83 Central Zone Utah.

DATE: _____ PATRICK M. HARRIS
LICENSE NO. 286882

OWNER'S DEDICATION

Know all men by these presents that I / we, the undersigned owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "E"

do hereby dedicate the streets, public utility easements and other public areas as indicated hereon for the perpetual use of the public. In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20 ____.

Steve Hutchings, Principal
X Development, LLC

LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of _____ J.S.S.

On the _____ day of _____ A.D., 20____, Steve Hutchings, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that he is the Principal of X Development, a Limited Liability Company and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

NOTARY PUBLIC

ACCEPTANCE BY LEGISLATIVE BODY

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

THIS _____ DAY OF _____ A.D. 20 ____.

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

GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "E"

AMENDING LOTS 12, 14 AND 15 OF GENEVA RETAIL FRONTAGE SUBDIVISION PLAT B AND ALL OF LOTS 104, 105, 106, 107 AND 108 OF GENEVA RETAIL FRONTAGE SUBDIVISION PLAT "D" LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN VINEYARD, UTAH COUNTY, UTAH



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TOOELE
Phone: 438.843.3560
CEDAR CITY
Phone: 438.885.1463
RICHLAND
Phone: 438.896.2983

SHEET 1 OF 1

PROJECT NUMBER : 6435V
MANAGER : BDM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/11/23

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-RECORDER SEAL

VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: September 13th, 2023

Agenda Item: 9.1 Fire Station Design Options Task Order

Department: City Manager

Presenter: Ezra Nair

Background/Discussion:

The city has contracted with CRSA Architects to provide analysis and preparation work for our fire station. With site analysis and initial feasibility/cost analysis done for each of the sites, we're moving forward with in-depth cost analysis for the top proposals. This step is required regardless of which option we pick but due to a desire to see more detailed costs from the different proposals to help inform the decision-making process, multiple options are available. There's a slight overall discount to doing work for all three options together. This will provide us initial site designs and layouts for 3 options as follows:

1. Permanent "Single" Fire Station Design & Cost Analysis: **\$34,640**
 - Includes cost analysis
 - Assumes a site has been selected
 - Includes (5) total meetings
 - Approx. 5 weeks to completion
 - Includes 3 preliminary design options, with the assumption that (1) is the final and pushed forward for pricing.
 - Includes (1) final rendering & a "preliminary" non-photo realistic rendering for each option.
2. Sprung Station Analysis: **\$15,893 (roughly per option/site)**
 - Includes cost analysis
 - Applies to only a single site/option
 - Includes (5) total meetings
 - Approx. 3 weeks to completion
 - Includes 3 preliminary site & building design options, with the assumption that (1) is the final and pushed forward for pricing.
 - Includes (1) final rendering
3. Public Works Facility Re-use Analysis: **\$23,265**
 - Includes cost analysis & existing facility condition assessment
 - Includes (4) total meetings
 - Approx. 4 weeks to completion
 - Includes 3 preliminary design options, with the assumption that (1) is the final and pushed forward for pricing.
 - Includes (1) final rendering & a "preliminary" non-photo realistic rendering for each option.



VINEYARD CITY COUNCIL STAFF REPORT

Once this analysis is complete, we can select an option and begin full design and construction based on the preferred alternative.

Fiscal Impact:

\$15,893-\$64,000

Recommendation & Options:

Recommendation:

Staff recommends the City Council approve the task order providing in-depth cost analysis and preliminary design for the proposed options for the fire station.

Options:

Selecting one or multiple of the proposed task orders and/or providing a Sprung station analysis for one or more sites.

Sample Motion:

I move to authorize the city manager to execute the task order with CRSA architects for the proposed option(s).