



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
May 14, 2025, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Wednesday, May 14, 2025, at 6:00 PM, or as soon thereafter as possible, following the RDA meeting, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. 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

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. Transportation Masterplan Presentation

Presentation of the Draft Transportation Masterplan

3. WORK SESSION

3.1. Utah State Code 63G-2 Government Records Access and Management Act (GRAMA)

City Recorder Pamela Spencer will lead a discussion on GRAMA Law.

4. PUBLIC COMMENTS

“Public Comments” is defined as time set aside for citizens to express their views for items not on the agenda. During a period designated for public comment, the mayor or chair may allot each speaker a maximum amount of time to present their comments, subject to extension by the mayor or by a majority vote of the council. Speakers offering duplicate comments may be limited. Because of the need for proper public notice, immediate action cannot be taken in the Council Meeting. The Chair of the meeting reserves the right to organize public comments by topic and may group speakers accordingly. 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

City Manager Report

7. CONSENT ITEMS

7.1. Approval of the April 30, 2025, City Council Special Session Meeting Minutes

7.2. Vineyard Municipal Code Amendments - Business Licensing (Ordinance 2025-02)

7.3. General Ledger Confidentiality Agreement

7.4. Interlocal Agreement with Utah County - Warming Center (Resolution 2025-24)

7.5. Amendments to the Vineyard Municipal Code Section 10.20.202 - Streets; Traffic Control (Ordinance 2025-05)

8. APPOINTMENTS/REMOVALS

9. BUSINESS ITEMS

9.1. PUBLIC HEARING - Consolidated Fee Schedule Amendment (Resolution 2025-23)

Parks and Recreation Director Brian Vawdrey will present a proposed amendment to the Consolidated Fee Schedule. The mayor and City Council will act to adopt (or deny) this request by resolution.

9.2. PUBLIC HEARING - Bond Parameters Resolution

The purpose of the hearing is to receive input from the public with respect to (a) the issuance of that portion of the Series 2025 Bonds issued under the Act and (b) any potential economic impact that the Project to be financed with the proceeds of that portion of the Series 2025 Bonds issued under the Act may have on the private sector. Following the close of the public hearing, the mayor and City Council will discuss and possibly act on Resolution 2025-15 - 2025 Bond Parameters Resolution.

9.3. PUBLIC HEARING – Transfer from Enterprise Funds to Internal Services Fund

Finance Director Kristie Bayles will present recommendations to transfer enterprise funds to an internal service fund to pay for services such as facilities, fleet, and information systems. The City Council will hear public comment regarding these recommended transfers. No action will be taken.

9.4. Discussion and Action - Proposed Tentative Fiscal Year 2025-2026 Budget

Finance Director Kristie Bayles will present the Tentative Fiscal Year 2025-2026 Budget. The Mayor and City Council will act to adopt (or deny) the proposed tentative budget and set a public hearing for May 28, 2025.

9.5. PUBLIC HEARING - Vineyard Zoning Code Update (Ordinance 2025-03)

Senior Planner Cache Hancey will propose multiple changes throughout the Vineyard Zoning Code. The mayor and City Council will act to recommend approval (or denial) of the zoning text amendment by ordinance.

9.6. PUBLIC HEARING - Vineyard Downtown Special Purpose District Zoning Text Amendment (Ordinance 2025-04)

Applicant Initiated Zoning Text Amendment. Bronson Tatton with Flagborough has requested a recommendation for a zoning text amendment that would affect the Downtown Vineyard (Town Center) Special Purpose Zoning District. The mayor and

City Council will act to adopt (or deny) this request by ordinance.

9.7. ARCH Commission RAP Tax Grant Awards (Resolution 2025-22)

ARCH Commission Chair Jarom Sidwell will present recommendations for the RAP Tax Grant Awards.

9.8. 45-Day Stay of Vineyard Center Long Range Planning

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 on May 28, 2025 .

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 (385) 432-7214.

I, the undersigned Deputy Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was posted at Vineyard City Hall, on the Vineyard City and Utah Public Notice websites, and delivered electronically to staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON:

May 12, 2025

CERTIFIED (NOTICED) BY:

/s/Tony Lara

TONY LARA, DEPUTY RECORDER

VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 14, 2025

Agenda Item: Transportation Masterplan Presentation

Department: Public Works

Presenter: Naseem Ghandour

Background/Discussion:

Hales Engineering is presenting the final draft of the Transportation Master Plan (TMP) to the City Council for review, discussion, and direction. The TMP provides a long-range framework for the development, maintenance, and funding of Vineyard's multimodal transportation system.

Vineyard City has experienced rapid growth, resulting in increased demands on its transportation network. In response, the City initiated a comprehensive update to its Transportation Master Plan. This effort has included the development of four interconnected documents:

1. Transportation Master Plan (TMP)
2. Capital Facilities Plan (CFP)
3. Impact Fee Facilities Plan (IFFP)
4. Impact Fee Analysis (IFA)

The TMP outlines strategic improvements and policy recommendations that address current needs and prepare for future demands. The plan has been developed in coordination with regional partners and with input from City leadership, staff, and residents.

Key Goals of the Plan:

1. Improve Multimodal Connectivity: Enhance access and safety for pedestrians, cyclists, transit users, and vehicles.
2. Support Economic Development: Provide infrastructure that accommodates future growth and attracts investment.
3. Preserve Quality of Life: Promote safe, efficient, and environmentally conscious transportation options.
4. Ensure Fiscal Responsibility: Align transportation investments with capital planning and impact fee policy.

Final Draft Highlights:

1. Updated roadway classifications and cross-sections
2. Long-range roadway and active transportation project list
3. Traffic modeling based on current and future land use
4. Project prioritization based on safety, mobility, and cost-effectiveness
5. Integration of environmental and sustainability goals
6. Coordination with regional agencies including UDOT and MAG

7. Financial planning and impact fee recommendations

Next Steps:

1. Receive City Council feedback and direction
2. Incorporate any final edits
3. Prepare for formal adoption of the Transportation Master Plan, IFFP, and IFA by resolution

Fiscal Impact:

None

Recommendation:

City Council to receive the presentation by Hales Engineering, review the final draft, and provide input or direction regarding any final revisions prior to adoption.

Sample Motion:

None

Attachments:

None



**MINUTES OF A CITY COUNCIL
SPECIAL SESSION**

City Council Chambers
125 South Main Street, Vineyard, Utah
April 30, 2025, at 6:38 PM

Present

Mayor Julie Fullmer
Councilmember Sara Cameron
Councilmember Jacob Holdaway
Councilmember Mardi Sifuentes
Councilmember Brett Clawson

Absent

Staff Present: City Attorney Jayme Blakesley, City Manager Eric Ellis, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Chief Building Official Cris Johnson, Community Development Director Morgan Brim, Senior Planner Cache Hancey, Public Works Director Naseem Ghandour, Project Manager Justine Marshall, Finance Director Kristie Bayles, Utility Billing Clerk Maria Arteaga, Parks and Recreation Director Brian Vawdrey, Communications Manager Jenna Ahern, City Recorder Pamela Spencer and Deputy Recorder Tony Lara

Others speaking: Pete Evans and Nate Hutchinson with Flagborough; Jason Bird with the Utah County Health Department; residents Terry Ewing, Daria Evans, Karen Cornileous, and David Pearce


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

 Mayor Fullmer opened the meeting at 6:38 PM.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. GFOA Award Presentation

Finance Director Kristie Bayles will present the GFOA Award awarded to the City.

 Finance Director Kristie Bayles presented the GFOA Award and thanked Treasurer Zack Adams and utility Billing Clerk Maria Arteaga for their work on the award document.

2.2. Proclamation 2025-02 - 56th Annual Municipal Clerks Week

A proclamation declaring May 4-10, 2025, as Professional Municipal Clerks Week

2.3. Proclamation 2025-03 Bike Month

A proclamation declaring May 2025 as Bike Month

2.4. Proclamation 2025-04 Building Safety Month

A proclamation declaring May 2025 as Building Safety Month

47
48 **2.5. Proclamation 2025-05 National Drinking Water Week**

49 A proclamation declaring May 4-10, 2025, as Vineyard City Drinking Water Week
50


51 **2.6. Proclamation 2025-06 National Public Works Week**


52 A proclamation declaring May 18–24, 2025, as Public Works Week

53  Mayor Fullmer presented the proclamations.
54


55 **2.7. Downtown Update**

56 Pete Evans with Flagborough will give an update on the Downtown development.


57  Mayor Fullmer turned the time over to Flagborough.
58


59  Pete Evans and Nate Hutchinson with Flagborough reviewed the plats and gave an update on
60 the development.
61


62  Councilmember Sifuentes asked where people would be parking. Mr. Hutchinson reviewed
63 where the current parking was located.
64

65  Mayor Fullmer felt these projects were exciting.
66

67  Councilmember Cameron appreciated the detail on the exterior of the buildings.
68

69  Mayor Fullmer thanked them for working with other partners on parking issues. Mr.
70 Hutchinson mentioned that they were working with The Church of Jesus Christ of Latter-day
71 Saints on church sites as well.
72


73  Councilmember Sifuentes asked about schools in the development. Mr. Hutchinson replied
74 that they were working with the school district and charter schools. They hoped to integrate schools
75 into a mixed-use environment.
76


77  Councilmember Sifuentes asked for details about the public pool. Mr. Hutchinson explained
78 that the charge and memberships would be similar to other municipalities. They hoped to have
79 Phase 1 of the area completed by Memorial Day of 2026.
80


81 **2.8. Memorial Bench & Tree Program**


82 Memorial Bench & Tree Program


83  Mayor Fullmer turned the time over to Parks and Recreation Director Brian Vawdrey
84

85  Mr. Vawdrey gave an update on the Memorial Bench and Tree Program.
86

87  Mayor Fullmer called for comments from the council.
88


89  Councilmember Clawson asked if the QR code would be linked to a city hosted page. Mr.
90 Vawdrey explained that it would go to the “see my legacy” website. A discussion ensued.
91


92  Mayor Fullmer commented on the work that had gone into putting this program together.


93
94  Councilmember Holdaway asked about hosting a landing page on the city's website instead of
95 having additional software. Mr. Vawdrey explained why he felt that the software was valuable. A
96 discussion ensued. Mayor Fullmer suggested that Councilmember Holdaway work with Mr.
97 Vawdrey on solutions.


98 99 **2.9. Utah County Mosquito Abatement Program**

100 Jason Bird of the Utah County Health Department will present information on the
101 2025 mosquito abatement.

102  Mayor Fullmer turned the time over to Jason Bird with the Utah County Health Department.

103
104  Mr. Bird gave an update on the mosquito abatement program. A discussion ensued.

105
106  Councilmember Holdaway expressed his appreciation for their program. He asked if they
107 helped cities with putting together a plan for getting rid of breeding sites. Mr. Bird stated that this
108 was an ongoing was ongoing effort. Public Works Director Naseem Ghandour explained that with
109 their partnership with the health
110 department there were several ways to mitigate mosquitoes.


111
112  Mayor Fullmer said the city was grateful for their partnership.


113 114 115 **3. WORK SESSION**


116 **3.1. Concession Offerings at Vineyard Grove Park**

117  Mayor Fullmer turned the time over to Mr. Vawdrey.

118
119  Mr. Vawdrey gave a background on the interest in offering concessions at Grove Park. He then
120 reviewed recommended options for offering concessions at Vineyard Grove Park.

121
122  Councilmember Sifuentes asked for clarification about the options. Mr. Vawdrey replied that
123 the shacks would only allow one (1) vendor, and the food trucks would allow three (3). A
124 discussion ensued about the options and logistics of setting up concessions.


125
126  Mayor Fullmer asked about timing for bringing this back to the council for approval. Mr.
127 Vawdrey replied that he would like to bring it back to the council for approval in May. A
128 discussion ensued about how to set up the contracts. Mayor Fullmer suggested that the council
129 reach out Mr. Vawdrey with any additional comments.


130
131  Councilmember Cameron asked about implementation. Mr. Vawdrey replied that he was
132 hoping to get something going this year.


133 134 **3.2. CM/GC - Vineyard Center Design Update**


135 Public Works Director Naseem Ghandour will present on CM/GC and the Vineyard
136 Center


137  Mayor Fullmer turned the time over Public Works Director Naseem Ghandour.


139  Mr. Ghandour gave an update on the CM/GC (Construction Manager/ General Contractor) for
140 the Vineyard Center design process. A discussion ensued.


141
142  Councilmember Sifuentes asked Senior Planner Cache Hancey about the changes in the
143 design. Mr. Hancey explained the design process and why there were changes to the design.
144 Councilmember Sifuentes asked about the footprint of the building. Mr. Hancey replied that it
145 might be a little larger, but level four had been adjusted by eliminating the flex office space.


146
147  Mayor Fullmer asked about the location of the center in comparison to the aquatics center. Mr.
148 Hancey reviewed the locations.

149
150  Councilmember Holdaway asked when they would have a final cost. Mr. Hancey explained
151 that they could have projected costs sooner than later. City Manager Eric Ellis mentioned that in
152 addition to using the comparable figures, Orem had added an escalation to include any inflation in
153 costs to help anticipate upfront investments and annual costs. A discussion ensued.


154
155  Councilmember Sifuentes asked for costs to date. Mr. Ellis explained that the bond estimate
156 would be \$16 to \$18 million. He gave a breakdown of the current costs for the building: \$1.5
157 million committed to the architecture and engineering project; MAG (Mountainland Association of
158 Governments) will invest \$8 million, and the city will invest \$3 million they had set aside for the
159 project. He noted that the city's investments would be \$3 million, and MAG would be up to \$9
160 million with a total cost of the entire project, at \$28 to \$31 million. A discussion ensued.

161
162  Councilmember Holdaway wanted to clarify that other cities were paying cash. He quoted
163 code that the city had to disclose the total cost to citizens. Mayor Fullmer explained that there were
164 bond parameters and what they financed. It was noted that other cities bond. A discussion ensued.
165 All the dollar amounts were important, but they represent different things. Mr. Ellis pointed out
166 that LRB (Lewis Roberston and Burningham) gathered comparables with cities that had used sales
167 tax revenue bonds. The discussion continued.


168
169  Councilmember Sifuentes asked what the consequences would be if they amended the bond
170 parameters and the possible ballot question being for a different amount and if it was an option for
171 the city to put the question on the ballot. City Attorney Blakesly replied that the legislature sets the
172 bonding procedures and the type of bonds which the city was bonding for, which were sales tax
173 and franchise revenue bond. He explained the referendum process. Not a process for the council to
174 put the question on the ballot unless they do a General Obligation (GO) bond. A discussion ensued
175 about GO bonds.


176
177  Councilmember Clawson called for a point of order as to Councilmember Holdaway's texting
178 during the discussion. There was a discussion between Councilmembers Clawson and Holdaway
179 regarding the code of conduct. Mayor Fullmer called for a point of order and clarified that the
180 council should not be texting during the meeting.


181
182  Mr. Blakesley continued his explanation.


183
184  Councilmember Sifuentes asked about the referendum process and the city's ability to discuss
185 the Vineyard Center project. Mr. Blakesley stated that the general rule was that city resources could
186 not be used to advocate on something that was the subject of a referendum. He said that the city

187 could provide factual information about the public hearing for the bond and the project. He noted
188 that city staff could respond to direct questions about the bond or project. Councilmember
189 Sifuentes asked about using city, or staff prepared resources that had already been provided and if
190 the referendum halted the project. Mr. Blakesley replied that the council could use those types of
191 resources if they were factually correct information but could not ask staff to prepare arguments for
192 advocacy of the bond. He mentioned the Fiscal and Legal impact statement that was created in
193 consultation with the bond counsel.

194
195  Mr. Blakesley explained the stay process. He noted that the stay would only stay the work on
196 the bond, but the city would have to reconfigure the financing of the project. Councilmember
197 Sifuentes asked for further clarification on the stay. Mr. Blakesley stated that the only item being
198 referred was the bond parameters resolution. A discussion ensued. Councilmember Sifuentes asked
199 about the potential for a city stay on the project. Mr. Ellis pointed out that having the completed
200 plans for the Vineyard Center had a durable value to the city. Councilmember Holdaway disagreed
201 with Mr. Ellis' statement on the durability of the having completed plans. He added that he would
202 not advocate for a GO bond but felt that the sales tax bond was riskier. He felt that the city should
203 have gotten preapproved for the bond before moving forward with the plans. A discussion ensued.
204 Mayor Fullmer clarified that the city process was to plan first to determine cost and then get the
205 financing. The discussion continued. Councilmember Holdaway commented on how quickly the
206 design of the building had changed at that the library had been removed. Mayor Fullmer explained
207 the design options presented. Councilmember Cameron explained that they wanted the library
208 board to have a say in how to expand the library. Councilmember Holdaway felt that the design
209 was flexible and would change between now and August. Mayor Fullmer reiterated the design
210 process and cost estimates. Councilmember Holdaway suggested they put a stay on the design
211 process and find other solutions for staff expansion and funding mechanisms. Councilmember
212 Sifuentes felt that bonding was smart with inflation; build now and save on future inflation costs.
213 She stated that if they waited and saved, they still would not have enough money. Mr. Ellis
214 explained the cost savings they would produce if they built now and how much they would lose if
215 they waited to build in five (5) years. The discussion continued. Mayor Fullmer felt the reason for
216 starting this project was to incorporate staff who were using tailers and other spaces that they were
217 utilizing along with additional offices outside of city hall. The discussion continued.


218
219  Mayor Fullmer felt that it would be beneficial for the council to sit down with staff and go
220 through the plan to understand where they were in the design process. Mr. Ellis mentioned that the
221 sales tax bond rate would be .05 percent than a GO Bond and was a nontaxable bond. The
222 discussion continued. Mayor Fullmer called for a point of order and asked Mr. Blakesley if they
223 were crossing any boundaries in their current discussion when it came to the referendum. Mr.
224 Blakesley replied that they could discuss the bond. A discussion ensued about interest on the bond.


225
226  Mayor Fullmer called for a point of clarity on the bond parameters. She said that \$35 million
227 was the bond parameters and that they were trying to hone in on the actual costs. She felt it was a
228 point of confusion on how the bond parameters worked. The discussion continued.

229
230  Mayor Fullmer explained the process the city had already gone through to date. She said that
231 the city wanted to be fiscally conservative and were talking to people about what they wanted.
232 They were trying to make it more affordable and make the right decision. A discussion ensued
233 about a 45-day stay.

3.3. Tentative Budget


The mayor and City Council will discuss the tentative budget. No action will be taken at this time.


 Mayor Fullmer turned the time over to Finance Director Kristie Bayles.


 Ms. Bayles presented an overview of the tentative budget. A budget discussion ensued. Mayor Fullmer explained the tentative budget process.


4. PUBLIC COMMENTS


Mayor Fullmer called for public comments.


 Terry Ewing, living in the Villas, commented on the \$35 M bond and costs of the building. She also commented on the list of bonds that LRB had presented at the last meeting and that the city did not have any final plans. She commented on the fire station and the size of the fire trucks that would be available in the city.

 Daria Evans, living in the Villas, asked to have public comments before work sessions. She expressed appreciation for Mr. Ghandour's help when she reached out to him. She felt that the Takeback Medication Day was a success. She gave a shoutout to deputies Ryan and Stilson for their help at the crosswalk at 400 North and Main Street during school hours, because the sewer repair had caused scary situations. She then read a response from one of the crossing guards. She said that she was happy to learn that the Utah City development was including schools and churches. She asked about the Vineyard Beach shoreline plan. She expressed concern that the notice on April 3rd was not available to the residents. There was a discussion about the bond interest at maturity.


 Karen Cornelious, living in The Villas subdivision, said that this was the first time she had heard that the city was using \$3million and wanted to know where it came from. She expressed concern with a comment from the town hall where the mentioned that he city only needed 20 percent of the building for city staff. She said that the fiscal impact for the referendum did not include an expense that the citizens owned. She asked about a contract with MAG for the Vineyard Center.


 Jacob Holdaway, living on Holdaway Road, expressed concerns with how the council was treating him. He reviewed the process he had gone through since he started last year. He felt that there were things mandated by the state: the budget, the procurement policy, and restricted access to ledgers. He felt that, as long as the four councilmembers were aligned, he was never going to get anything. He felt it was up to the council to report every month.


 David Pearce, living in the Cascade subdivision, expressed appreciation to all who participated in the drug takeback day. He said that Democracy was messy and felt that tonight was proof.

 Mayor Fullmer addressed the bond comments and the design of the buildings and the savings aspect. She mentioned that staff shared offices and rented space to save money for the fire station and other facilities. She said that a priority now was to have space for the staff needed to meet services for the city. She added that LRB had shown a common use comparison, that the city had been planning for a while and they had just discussed the CM/GC. She mentioned that Vineyard


283 was in a multi-city service area and the ladder truck was housed in the cooperative. They were
284 building a fire house to have emergency staff closer to home. She said that residents were under the
285 impression that approving the resolution they had given bond counsel permission to sell the bonds,
286 but they had added to the resolution that it had to come back to council before they sold the bonds.
287 Mr. Ellis gave an update on the status of the shoreline project. Lieutenant Rockwell explained that
288 they had posted a no U-turn sign at the intersection on 400 North and Main Street and they would
289 be enforcing it.


290
291  Mayor Fullmer made a statement to resident "Councilmember" Holdaway. Every time she sat
292 in a meeting and every public conversation and every time he had asked for the General Ledger and
293 vendor list, he has received them. She mentioned that they had talked with the State Auditor to
294 make sure they could show him how the staff had been working on this. As a council, they had
295 stated at every meeting that they wanted him to have what he needed. When he asked about travel,
296 and other items, they had done presentations on them. When he said he did not have access to how
297 he votes on things, it was in the financial policy that they have to vote on it as a council person in
298 order for it to go into the financial policy for the different layers of signing for department heads,
299 City Manager, the City Manager and the mayor, and different groups because they had inserted
300 checks and balances. She stated that he had been given this policy multiple times, when asked for it
301 to be on the agenda, she put on an agenda and then looked at it again in August. They talked about
302 creating a financial committee. She reiterated her previous comments. She said that
303 Councilmember Holdaway wanted it done outside of the law and parameters that they work in as a
304 group and body, and they asked how to make it work for him. They made new laws to make it so
305 that it did work for you. This all was a matter of public record. When he asked about travel and no
306 one would tell you, everything was outlined in the budget. He talked about travel in multiple
307 meetings and told people that she had wasted taxpayer dollars going on lavish trips. He was told in
308 multiple meetings and given records that proved she did not do this, but he kept bringing it up as if
309 she did. After a while she stopped responding because it had nothing to do with the business of the
310 city. She said that Councilmember Holdaway told people that they hid agenda items where they did
311 not vote on them multiple times on something that no return on investment. They held multiple
312 meetings where they voted on them and showed the return in investment.


313
314  Councilmember Clawson commented that as they were looking at upcoming budgets and past
315 budgets and making claims about the financial state of the city, he found it amazing that they
316 qualified for an award if the city was in such rough shape. He did not pretend to know the weight
317 of the award. In everything that he had seen in going through the budget process, it had a different
318 story to tell.


319
320  Councilmember Cameron addressed the comment about only needing 20 percent of the new
321 building, ignoring the fact that they had shared partnerships who would share the building and
322 expenses. She felt that they should not have taken off the leasing partners, which could help make
323 the building net positive. They could not move in that direction because of the hyper criticism on
324 everything they did. She noted that she had attended a really good educational conference put on by
325 ULCT (Utah League of Cities and Towns). The main issues with every city were the negativity and
326 the constant criticism and how to address the misinformation and the constant criticism. She said
327 that before she became a councilmember, she loved Vineyard, and that Mayor Fullmer was doing a
328 great job. Then she heard all the criticism and accusations. After a year and a half and people were
329 saying the city was not transparent and talking to other people on the council telling her they knew
330 about things that could be found on agendas and in minutes, but she keeps hearing the same
331 narrative that it was not transparent. She said that she had not done her own homework in the


beginning but just listened to other people who were angry and had a vendetta and an agenda against the mayor and the city. She did not feel critical about the city and Mayor Fullmer anymore after walking the walk and seeing how hard it is and how hard they work to make the city beautiful.


 Councilmember Sifuentes disclosed that she had taken a position with the county helping families who are in inter-generational poverty. She said that, for Councilmember Holdaway's comment that he had not approved of anything financial was erroneous; he had voted on consent items with fiscal impacts. She wanted to remind staff to spell out acronyms on the agendas. She said that she had always been open to discussing the financial policy and the one time they put it on the agenda they did not know he was going to be out of town. (Mayor Fullmer noted that they brought it back in August for discussion.) She said that she did not mind if they wanted to change policy, then they should do it. She felt that if Councilmember Holdaway were more willing to work with her, they would get more accomplished. She stated that she was willing to collaborate with him and worked on Municipal Code Title 3 because it was something that meant a lot to Councilmember Holdaway. She felt that there were other things that they could align on, but they were too busy disagreeing on other things that they could not get anything done. She added that she also had frustrations too but felt because everyone was constantly yelling at each other and getting frustrated and voting no on things that shouldn't be voted no on out of a need to make administrative moves; she felt that she could not mention during the meeting frustrations because they were too busy with his. She felt that it would be nice if he could figure out a way to collaborate and talk to her without it having to be a publicly recorded item.

 Mr. Blakesley gave a statement in follow up to previous comments and the meeting with the State Auditor's office. He explained that they brainstormed ways that Councilmember Holdaway could share the budget documents. He gave his perspective as to what an attorney does, and which has become his mantra and how he governs himself: to know the law, solve problems, and help his client do the right thing within those parameters. He stated that he had no interest in arguing with Councilmember Holdaway, but he did have an interest in helping the council do its work. When Councilmember Holdaway presented the problem with how he could get the general ledger and share it with the people he wanted to advise him, he went to work on it and had a conversation with the State Auditor. He explained that Councilmember Holdaway was given a physical copy of the ledger and that he had responded he responded with two things: he wanted an electronic copy in a format that he could sort and review things to understand them in a more granulated way; the second thing was he wanted to share it publicly. Mr. Blakesley said that the state allowed for information to be shared publicly on the transparency website and explained how the website worked. He further explained that there were more details in the ledger such as names of individuals who were late on their utility payments, scholarships awarded to minors, which we felt should be appropriately redacted from the ledger, but it had to be done manually. He said that Councilmember Holdaway had said that he was less interested in sharing publicly on social media but wanted to allow for an accountant that he trusted to work with him. He said that one of the things that the auditor's office had suggested was to prepare a confidentiality and non-disclosure agreement regarding the private and protected information for whomever he shared the document with and have the council approve it.

 Mayor Fullmer reiterated what had happened during this discussion.

 Councilmember Holdaway clarified what he meant by sharing publicly. A discussion ensued. Mayor Fullmer asked the council if they felt comfortable moving it forward.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADD THE NON-DISCLOSURE DOCUMENT TO A FUTURE AGENDA. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

 **Motion:** COUNCILMEMBER HOLDAWAY MOVED TO ADD A 45-DAY STAY TO A FUTURE AGENDA. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

 Councilmember Holdaway listed his remaining agenda requests:

- Procurement Policy Thresholds
- The detailedness of the city budget/threshold of how detailed it needs to be in the annual budget. A discussion ensued. Mr. Blakesley suggested that they send this request to the finance committee to get their recommendations before putting the item on a future agenda.
- GRAMA policy - A discussion ensued.

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS


6. STAFF, COMMISSION, AND COMMITTEE REPORTS


 City Manager Report mentioned the monthly report. He announced publicly that the city had UTA ECO Passes for purchase by residents.

7. CONSENT ITEMS

- 7.1. Approval of the March 26, 2025, City Council Meeting Minutes**
- 7.2. Approval of the April 3, 2025, City Council Special Session Meeting Minutes**
- 7.3. Approval of the April 21, 2025, City Council Special Session Meeting Minutes**
- 7.4. Professional Services Contract Renewal (Resolution 2025-16)**
- 7.5. Recommendation to Expand the Pool of Professional Services Consultants (Resolution 2025-19)**
- 7.6. Interlocal Agreement with Utah County for Election Services (Resolution 2025-18) (Fiscal Impact up to \$40,000)**
- 7.7. Special Event Fee Waiver Request - Mother's Day Luau Fundraiser**
- 7.8. Award of City-Wide Streetlight Maintenance Contract (Resolution 2025-20)**
- 7.9. Approval of Master Lease Agreement with Ken Garff Ford (Resolution 2025-21)**


Mayor Fullmer called for a motion.


 Councilmember Holdaway requested that consent items 7.4 and 7.5 be removed for discussion.

 **Motion:** COUNCILMEMBER HOLDAWAY MOVED TO APPROVE AND ADOPT ITEMS 7.1, 7.2, 7.3, 7.6, 7.7, 7.8, AND 7.9 AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

429 **7.4 Services Contract Renewal (Resolution 2025-16)**

430 **7.5 Recommendation to Expand the Pool of Professional Services Consultants**
431 **(Resolution 2025-19)**
432

433  Mr. Ellis explained the two items and how the fiscal impact would work. Mayor Fullmer
434 explained that there was no fiscal impact at this time. A discussion ensued regarding how the pool
435 of consultants and budgeting would work.
436

437  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE CONSENT ITEMS
438 7.4. AND 7.5. COUNCILMEMBER CLAWSON SECONDED THE MOTION. ROLL CALL
439 WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON,
440 AND SIFUENTES VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE
441 MOTION CARRIED FOUR (4) TO ONE (1).
442


443
444 **8. APPOINTMENTS/REMOVALS**


445 There were no appointments submitted.
446


447
448 **9. BUSINESS ITEMS**


449 **9.1. PUBLIC HEARING - Consolidated Fee Schedule Amendment (Resolution 2025-17)**


450 Utility Billing Clerk Maria Arteaga will present proposed amendments to the
451 Consolidated Fee Schedule.
452

453  Mayor Fullmer called for a motion to open the public hearing.
454

455  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING
456 AT 11:14 PM. COUNCILMEMBER HOLDAWAY SECONDED THE MOTION. MAYOR
457 FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES
458 VOTED YES. THE MOTION CARRIED UNANIMOUSLY.
459

460  Utility Billing Clerk Mr. Arteaga reviewed the changes. A discussion ensued regarding the
461 changes.
462

463  Mayor Fullmer called for public comments. Hearing none, she called for a motion to close the
464 public hearing.
465

466  **Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING
467 AT 11:15 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR
468 FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES
469 VOTED YES. THE MOTION CARRIED UNANIMOUSLY.
470

471 Mayor Fullmer called for comments or a motion.
472



Motion: COUNCILMEMBER HOLDAWAY MOVED TO ADOPT RESOLUTION 2025-17 WITH THE EXCEPTION OF THE AMENDED IMPACT FEES. COUNCILMEMBER CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

10. CLOSED SESSION

No closed session was held.

11. ADJOURNMENT



Mayor Fullmer adjourned the meeting at 11:16 PM.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: _____

Paula D. Spencer
PAMELA SPENCER, CITY RECORDER





VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 14, 2025

Agenda Item: Vineyard Municipal Code Amendments - Business Licensing (Ordinance 2025-02)

Department: Community Development Department

Presenter: Kelly Kloepper

Background/Discussion:

Staff saw a need to add clarifying language to many sections in the code, and to update terminology. In addition, we made the following changes:

5.02.050 - Due to the recent change in the City's concessions policy in city parks, we added this Section.

5.02.100 - We made these changes to more clearly explain revocations and denials and to simplify the process.

5.12.030 - This issue came to my attention when a solicitor applicant submitted a local Utah police department background check instead of one from the Utah Department of Public Safety Bureau of Criminal Identification. Lieutenant Rockwell worked with me on amending this Section to allow a solicitor applicant to submit a background check from a local Utah police department if they are a Utah resident.

5.14 - In conjunction with the proposed amendments to Vineyard Zoning Code 15.26 Temporary Uses, staff decided to change this category from "Itinerant Merchants" to "Temporary and Seasonal Uses" and to add clarifying language.

9.04.260 - Because we do not offer a kennel license or hobby breeder's license, and instead address this business use through the existing home occupation business license process, we deleted this wording.

Fiscal Impact:

N/A

Recommendation:

The Community Development Department recommends that the mayor and City Council adopt the proposed amendments.

Sample Motion:

"I move to adopt Ordinance 2025-02, amending the Municipal Code, as presented."

Attachments:

1. Ord_2025-02

**VINEYARD
ORDINANCE 2025-02**

**AN ORDINANCE OF THE VINEYARD CITY COUNCIL AMENDING THE
VINEYARD MUNICIPAL CODE TITLE 5 BUSINESS LICENSES AND
REGULATIONS, SECTION 8.04.020 LITTER; HANDBILLS, AND SECTION
9.04.260 NUMBER OF ANIMALS**

WHEREAS, the Vineyard City Council has the authority under Utah Code 10-3 to amend the Municipal Code; and

WHEREAS, Vineyard staff has found it necessary to amend Title 5 Business Licenses and Regulations, Title 8 Public Health and Safety, and Title 9 Animal Services and Control; and

WHEREAS, the Vineyard City Council has determined that it is in the best interest of the public to adopt the proposed Municipal Code amendments.

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

SECTION 1: **AMENDMENT** “5.02.010 Definitions” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

5.02.010 Definitions

As used in VMC 5.06, VMC 5.10 and VMC 5.14:

- A. "Business" means and includes all activities engaged in within this municipality carried on for the purpose of gain or economic profit, except that the acts of employees rendering service to employers shall not be included in the term business unless otherwise specifically provided.
- B. "Business owner" is defined as one of the following:
 - 1. In a sole proprietorship, the sole proprietor.
 - 2. In a partnership, each general partner.
 - 3. In a limited liability company, each officer of the company.
 - 4. In a corporation, each officer and director of the corporation.
 - 5. For the purpose of this Title, business owner may also be referred to as applicant, licensee, owner of other similar term to be in context with the particular regulation.
- C. "Engaging in business" includes, but is not limited to, the sale of tangible personal property at retail or wholesale, the manufacturing of goods or property and the

rendering of personal services for others for a consideration by persons engaged in any profession, trade, craft, business, or occupation ~~or other calling~~, except the rendering of personal services by an employee to his employer under any contract of personal employment.

- D. "Place of business" means each separate location maintained or operated by the licensee within this municipality from which business activity is conducted or transacted.
- E. "Employee" means the operator, owner or manager of a place of business and any persons employed by such person in the operation of said place of business in any capacity and also any salesman, agent or independent contractor engaged in the operation of the place of business in any capacity.
- F. The term "wholesaler" means a person doing a regularly organized wholesale or jobbing business and selling to retail merchants, jobbers, dealers or other wholesalers, for the purpose of resale.
- G. The term "wholesale" means a sale of tangible personal property by wholesalers to retail merchants, jobbers, dealers or other wholesalers for resale, and does not include a sale by wholesalers or retailers to users or consumers not for resale, except as otherwise specified.
- H. "Each separate place of business" shall mean each separate establishment or place of operation, whether or not operating under the same name, within the municipality, including a home or other place of lodging if the same is held out by advertisements, listings or otherwise as the establishment or place of operation of a person engaging in the business of selling tangible, personal property at either retail or wholesale, or both, in the municipality.

SECTION 2: **AMENDMENT** "5.02.020 Business License Required" of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

5.02.020 Business License Required

It shall be a class B misdemeanor for any person to transact, engage in or carry on any business, trade, or profession, ~~or to operate a vending, arcade, or coin-operated machine~~ without first receiving the type of license required by the municipality. Any person engaging without a license, in an activity for which a license is required, including circumstances where a license has expired, been suspended or revoked, shall, in addition to applicable criminal penalties, be required to pay all applicable fees as though a license has been issued during the period of unlicensed activity.

SECTION 3: AMENDMENT “5.02.050 (Reserved)” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

5.02.050 ~~(Reserved)~~ Commercial Use of City Property

- A. No business may be conducted on City owned property or facilities without entering an agreement with the City for that purpose and obtaining a business license.

SECTION 4: AMENDMENT “5.02.060 Applications For License” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

5.02.060 Applications For License

- A. ~~All applications for license shall include but not be limited to:~~
~~The name of the person desiring a license. The kind of license desired, stating the business, calling, trade or profession to be performed, practiced or carried on. The class of license desired, if such licenses are divided into classes. The place where such business, calling, trade or profession is to be carried on, giving the street number if the business calling, trade or profession is to be carried on in any building or enclosure having such number. The period of time for which such license is desired to be issued.~~
A business owner, as defined in Vineyard Municipal Code 5.02.010, will apply for a business license on a form approved by Vineyard City together with the payment of all applicable fees in accordance with the Vineyard City Consolidated Fee Schedule. The application shall indicate all business owners and persons (excluding shareholders or their equivalent) having a legal or equitable ownership interest in the subject business, trade, profession or other activity. Applicants for a business license shall submit a properly completed application form that includes, but may not be limited to:
1. Name of applicant and/or authorized agent, address, email address, and contact telephone numbers.
 2. If the primary management is going to be performed by someone other than the applicant, the name, email address, and contact telephone numbers of the primary person in charge of the overall day to day management of the business, trade, profession, occupation or activity.
 3. A written description of the business, trade, profession, occupation or activity for which a license is requested, including any other business names which may be used.
 4. The address of the property where the subject business, trade, profession,

- occupation or activity is to be conducted.
5. The State Tax and Federal Tax number of the subject business, corporation, trade, profession, occupation or activity, if applicable.
 6. The Utah Department of Commerce business registration/entity number of the subject business, trade, profession, occupation or activity, if applicable.
 7. Any other information required by federal, state, county or Vineyard City statute, resolution or ordinance, or as reasonably required by the City.
 8. Proof that the business is properly licensed or registered with the State of Utah, if applicable.
 9. A space for the applicant or applicants authorized agent to sign under penalty of law that all the information contained in the application is accurate and true.
 10. Any application materials or information specifically required in another section of this Title.
 11. Any applicant subject to the provisions of this Chapter must submit a business statement that provides detail about the anticipated business activities, the expected number of employees, future expansion plans, and any other information that can be used to ensure proper review. The business statement should represent both the immediate and anticipated future business practices and will be reviewed regularly to ensure that the business complies with the business statement. Future uses may be limited to those indicated in the business statement.
 12. Change in ownership will require a new business license application, initial business license fee, as well as the accompanying reviews and inspections.
- B. ~~In the event that the license application relates to a coin-operated machine or device, the application shall identify the machine or device to which it applies and the location thereof.~~
- C. Upon receipt of the application the business ~~license~~ administrator ~~Assessor~~ shall have the license application and the proposed business location reviewed for zoning, fire, and building code compliance; and any other applicable federal, state, or county licenses or permits. If the license application meets the requirements of the City Code, including the payment of all required fees, the certificate of license shall be issued. ~~upon payment of all required fees.~~
- D. All requirements must be met and the business license must be issued within 90 days from the date the application was received. If the business license is not issued within 90 days from the date the application was received, the business license application shall expire and no further action shall be taken on the proposed license without a new application and payment of new application fees.
- E. If the license application does not meet the requirements of one or more City Codes the applicant shall be notified and the license certificate shall not be issued.
- F. At the request of an applicant who has been denied a license for code violations, the application may be held open for a period of not more than 60 days to allow the applicant to cure any City Code violations identified by the business ~~license~~ administrator ~~Assessor~~. If the code violations are not cured and a business license certificate is not issued by the City with 60 days from the date of the application, the application shall expire and no further action shall be taken on the proposed license

without a new application and payment of new application fees.

- G. Filing an application for a business license does not authorize the applicant to engage in the proposed business activity. Operating a business while the application is pending approval shall be considered as operating a business without a license and may be punishable as a crime under section 5.02.020 or by a civil administrative citation under section 2.26.040G.

SECTION 5: **AMENDMENT** “5.02.070 Certificate” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

5.02.070 Certificate

~~All certificates of license shall be signed by the business license administrator, and shall contain the following information: The name of the person to whom such certificate has been issued. The amount paid. The type of license and the class of such license if licenses are divided into classes. License period will be one year. The place where such business, calling, trade or profession is to be conducted.~~

Every certificate of license shall:

- A. Specify by name the person to whom it is issued;
- B. Designate the particular business licensed;
- C. Designate the location at which the business shall be operated;
- D. Be posted in a conspicuous place.

No license granted or issued under the provision of this chapter shall authorize any person to whom a license is issued to engage in business at any place other than the location indicated on such license or other than the business that is properly licensed by Vineyard City.

SECTION 6: **AMENDMENT** “5.02.080 Display” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

5.02.080 Display

- A. Every certificate of license issued under this title shall be posted by the licensee in a conspicuous place upon the wall of the building, room or office of the place of business so that the same may be easily seen. When such certificate of license has

expired, it shall be removed by the licensee from such place in which it has been posted, and no certificate of license which is not in force and effect shall be permitted to remain posted upon the wall or any part of any room within the place of business. If the licensee's business is such that a license cannot be displayed due to the transient or mobile nature of the business, then the licensee shall carry the license on his person ready to be shown on request by an authorized officer during all such time or times while the licensee is engaged in or pursuing the business for which a license is granted.

- ~~B. In the event the license is for a coin-operated machine or device, the certificate shall be attached or displayed in the immediate vicinity of the machine for which it has been issued.~~

SECTION 7: AMENDMENT “5.02.100 Revocation Or Denial Of Business License 3” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

5.02.100 Revocation Or Denial Of Business License~~3~~

- A. ~~Any license issued pursuant to the provisions of this code or of any ordinance of this municipality may be revoked and any application denied by the governing body because of:~~ An application for a new business license, or for renewal of an existing business license, may be denied, or an existing business license may be revoked, for the following reasons:
- ~~1. The failure of the licensee or applicant to comply with the conditions and requirements of this code or any ordinance of the municipality. The applicant or licensee, or his or her business, does not meet zoning or other requirements set forth in this Code;~~
 2. False or incomplete information was provided on a business license application;
 3. The licensee or applicant has violated without full remediation, or is violating, any provision of this Title, or any other provision of the City Code, state or federal statutes, or other regulations relating to or governing the applicant's or licensee's business;
 4. The licensee has obtained, the applicant has attempted to obtain, or the licensee or applicant has aided another Person to obtain, a license by fraud or deceit;
 5. The applicant for a renewal, or licensee, has failed to pay Utah County property taxes and/or personal property taxes, or Vineyard City utility service charges, sales tax, or any other fee or fine owed to the City;
 6. The applicant for a renewal, or licensee, has failed to renew their Vineyard City business license within 30 days after the expiration of their existing license;

7. The applicant or licensee has refused to allow authorized representatives of the City to make a lawful inspection of the business or has interfered with such representatives while in the lawful performance of their duty in making such an inspection;
 8. The applicant or licensee is not complying with a requirement or condition established by the Planning Commission or Community Development Department, if applicable, under a conditional use permit, by the land use authority, if applicable, the conditions of a variance or special exception, or by other agreement with the City;
 9. Violation of this Title by the agents or employees of a licensee or applicant, and violations of other laws by the agents or employees of the applicant or licensee while acting as an agent or employee of the licensee or applicant; or any other reason expressly provided for in this Title;
 10. Unlawful activities conducted or permitted on the premises where the business is conducted.
- B. ~~Prior to the revocation of a license or denial of an application to renew business license, the licensee or applicant shall be given a notice which shall state in substance that the governing body intends to revoke the business license or deny the application to renew, together with the reason or reasons therefor, at a regular or special meeting of the governing body (which shall be at least ten days and not more than 30 days from the date notice is sent) and that the licensee or applicant has a right to appear, to be represented by counsel, to hear the evidence against him, to cross-examine witnesses and to present evidence as to why the license should not be revoked or the application denied.~~
- C. ~~The preceding section shall not apply to applications for licenses for businesses which have not previously been licensed by the municipality, and such applicants need only be informed that their application has been denied.~~

SECTION 8: AMENDMENT “5.02.110 Branch Establishments” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

5.02.110 Branch Establishments

A separate license must be obtained for each separate place of business in the municipality . Warehouses and distributing places used in connection with or ancillary to a business licensed under this chapter are not considered separate places of business, but are considered ~~or~~ branch establishments. Branch establishments require a business license application, but not a fee, and after all inspections are complete, the branch establishment will be added to the business's primary business license. Each business license issued by the City authorizes the licensee to engage only in the manner designated on the business license application filed with the city.

SECTION 9: AMENDMENT “5.02.160 Business Licensed On An Annual Fee” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

5.02.160 Business ~~Licensed On An Annual Fee~~License Fees

1. Initial Fee: All businesses shall pay an initial ~~annual~~ licensing fee in the amount as may be set forth from time to time in the City's general fee resolution.

2. Renewal Fee: After the first licensing period of one (1) year, a ~~license~~ renewal fees shall be paid annually in advance for the term of the renewed license.

3. Fee Refunds: License fees shall not be refunded because the business or activity for which the same was obtained has been for any reason discontinued, or for any other reason; provided, however, a license fee or a portion thereof may be refunded if the same was erroneously required or if the amount thereof was erroneously calculated or if the subject business was discontinued at the request or requirement of Vineyard City.

SECTION 10: AMENDMENT “5.10 Intoxicants” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

5.10 ~~Intoxieants~~Alcoholic Beverages

SECTION 11: AMENDMENT “5.10.010 License To Sell Beer Or Liquor At Retail” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

5.10.010 License To Sell Beer Or Liquor At Retail

- A. It shall be a class B misdemeanor for any person to engage in the business of selling beer or liquor at retail, in original containers or draft, without first having procured a license therefor from the governing body and paid the license fee required by this section.
- B. It shall be a class B misdemeanor for any person to sell beer or liquor after the

revocation of the license issued pursuant to this section.

- C. A separate license shall be required for each place of sale and the license shall at all times be conspicuously displayed in the place to which it shall refer or for which it shall be issued. All licensees shall comply with the Utah ~~a~~Alcoholic Beverage Control Act and the regulations of the Alcoholic Beverage ~~Services~~Control Commission.

SECTION 12: **AMENDMENT** “5.10.030 Retail Licenses” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

5.10.030 Retail Licenses

Retail licenses issued here-under shall be of the following ~~three~~ kinds and shall carry the following privileges and be known as class "A," class "B," ~~and~~ class "C", ~~and~~ class "D" ~~Temporary seasonal licenses-~~, class “E”, class “A liquor license for ~~private clubs~~bars”, class “B liquor license for restaurants” and class ~~C~~ ~~liquor~~ temporary ~~event liquor~~liquor license.”

- A. Class "A" retail licenses issued here-under shall entitle the licensee to sell beer on the premises licensed in original containers for consumption off the premises in accordance with the Utah Alcoholic Beverage Control Act and the ordinances of this municipality.
- B. Class "B" retail licenses shall entitle the licensee to sell beer in the original containers on the premises for consumption on or off the premises in accordance with the Utah Alcoholic Beverage Control Act and the ordinances of this municipality.
- C. Class "C" licenses for retail shall entitle the licensee to sell draft beer for consumption on the premises and to sell beer in accordance with the Utah Alcoholic Beverage Control Act and the ordinances of this municipality.
- D. Class “D” "Temporary Seasonal beer licenses" of any class ~~by~~may be issued for a period of time not to exceed one year which period shall be determined by the governing body.
- E. Class “E Bar beer license”. This license ~~S~~shall entitle the licensee to sell beer for consumption on the premises of a bar licensed for the sale of liquor by the State of Utah pursuant to Utah Code 32B-6-401 et seq.
- F. Class “A Liquor License for Bars” This license shall permit the sale of liquor in a bar licensed for such sale by the State of Utah pursuant to Utah Code 32B-6-401 et seq. and licensed by the City pursuant to Utah Code 11-10-1.
- G. Class “B Liquor License for Restaurants.” This license shall permit the sale of liquor in a restaurant licensed for such sale by the State of Utah pursuant to Utah Code 32B-6-1 or 2 and licensed by the City pursuant to Utah Code 11-10-1.
- H. Class “C Temporary Liquor License.” This license shall permit the sale of liquor at a single temporary event and location when licensed for such sale by the State of Utah pursuant to Utah Code 32B-~~9~~-303 and licensed by the City pursuant to Utah Code 11-

10-1.

SECTION 13: **AMENDMENT** “5.10.110 Bond Required” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

5.10.110 Bond Required

No license required by this section shall be granted by the governing body until the applicant shall have filed with the City business license administrator a continuous surety bond ~~and insurance~~ in the sum ~~and~~ as required by Section 32B-6 et seq. U.C.A. 1953 guaranteeing faithful performance of the provisions of this Chapter. ~~‡The bond shall be made in favor of this municipality Vineyard and shall be forfeited if the licensee violates any term of condition of the license or any of the provisions of this Chapter or the Alcoholic Beverage Control Act.~~

SECTION 14: **AMENDMENT** “5.10.140 Restrictions” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

5.10.140 Restrictions

- A. It is unlawful for any person to sell beer or liquor at any public dance or to any person intoxicated, or under the influence of any intoxicating beverage.
- B. No license shall be granted to sell beer or liquor in any dance hall, theater, or within school 600 feet of a public or private school, church, library, public playground or public park, as measured from the nearest entrance of the licensed premises by following the shortest route of ordinary pedestrian travel to the property boundary of the public or private school, church, library, public playground or public park; or within 200 feet of a public or private school, church, library, public playground or public park, measured in a straight line from the nearest entrance of the licensed premises to the nearest property boundary of the public or private school, church, library, public playground or public park unless granted a variance pursuant to Utah Code 32B-1-202.
- C. It shall be unlawful to sell beer or liquor to any person under the age of 21, or to sell beer or liquor for consumption on the premises unless so licensed.
- D. It shall be unlawful for a holder of a license that allows the on-premise consumption of beer to sell or otherwise furnish or dispose of beer, or allow it to be drunk or consumed on the premises or to allow beer out of original containers to remain on the licensed premises, whether or not open to the public, after the closing hour of 1:00 a.m. and

before 10:00 a.m. of any day.

- E. Any person having a Class "B", "C", "D", or "E" beer license, or his agents or employees, shall remove or cause to be removed from the licensed premises all patrons, customers or individuals not employed on the premises by the time above stated in D.
- F. It shall be unlawful for any person having a Class "B", "C", "D", or "E" beer license or for his agents or employees to permit any patron, customer or individual not employed on the premises to remain on such premises after the closing time above provided; provided however, no licensed premises may employ more than two persons on the premises after the closing hour without the permission of the chief of police or the mayor.
- G. Licensed premises shall be kept brightly illuminated at all times while it is occupied or open for business, and no booth, or kind of stall shall be maintained unless all tables, chairs and occupants are kept open to full view from the main floor and the entrance of such licensed premises. It shall be unlawful to advertise the sale of beer or liquor except under such regulations as are made by the Alcoholic Beverage ~~Control~~ Services Commission of Utah, provided that a simple designation of the fact that beer or liquor is sold under City license may be placed in or upon the window or front of the licensed premises.
- H. It shall be unlawful for any person to sell beer or liquor except in the manner for which he has been so licensed pursuant to the provisions of this section.
- I. It shall be unlawful to keep or maintain a nuisance as defined in this section.
- J. It shall be unlawful for any Class "A" retail beer licensee or its employees to sell, offer for sale, or furnish beer at the licensed premises from 1:00 a.m. to 6:00 a.m.
- K. It shall be unlawful for any Class "B" retail beer licensee or its employees to sell, offer for sale, or furnish beer at the licensed premises from 1:00 a.m. to 10:00 a.m.
- L. It shall be unlawful for any Class "C" retail beer licensee or its employees to sell, offer for sale, or furnish beer at the licensed premises from 1:00 a.m. to 10:00 a.m.
- M. It shall be unlawful for any Class "D" temporary seasonal beer licensee or its employees to sell, offer for sale, or furnish beer from 1:00 a.m. to 10:00 a.m.
- N. It shall be unlawful for any Class "E" bar beer licensee or its employees to sell, offer for sale, or furnish beer at the licensed premises from 1:00 a.m. to 10:00 a.m.
- O. It shall be unlawful for any Class "A" liquor licensee or its employees to sell, offer for sale, or furnish liquor at the licensed premises from 1:00 a.m. to 10:00 a.m.
- P. It shall be unlawful for any Class "B" liquor licensee or its employees to sell, offer for sale, or furnish liquor at the licensed premises from 12:00 a.m. to 11:30 a.m.
- Q. It shall be unlawful for any Class "C" liquor licensee or its employees to sell, offer for sale, or furnish liquor at the licensed premises from 1:00 a.m. to 10:00 a.m.

SECTION 15: **AMENDMENT** "5.10.160 Inspections" of the Vineyard
Municipal Code is hereby *amended* as follows:

AMENDMENT

5.10.160 Inspections

- A. All licensed premises shall be subject to inspection by any officer, agent, or peace officer of the municipality or the Alcoholic Beverage ~~Services~~~~Control~~ Commission, or the state board of health, and every licensee shall, at the request of the board of health furnish to it samples of beer which he shall have for sale.
- B. Any license granted pursuant to this section may be revoked on a finding by the governing body that the licensee has had ten days or more notice from the board of health that the licensee is violating one or more health ordinance, rule or regulation.
- C. The governing body may direct the chief of police to close down any business licensed under this section where the board of health has determined that continued operation of the business presents an imminent danger to the health of the community or persons who may eat or drink at the business.

SECTION 16: **AMENDMENT** “5.12.030 Definitions” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

5.12.030 Definitions

For the purposes of this Chapter, the following definitions shall apply:

"Advocating" means speech or conduct intended to inform, promote, or support religious belief, political position, or charitable activities.

"Appeals Officer" means the Mayor or Mayor's designee responsible for receiving the information from the City and appellant regarding denial or suspension of a certificate and issuing a decision as required by this Chapter.

"Appellant" means the person or entity appealing a denial or suspension of a certificate, either personally as an applicant or registered solicitor, or on behalf of an applicant or registered solicitor.

"Applicant" means an individual who is at least sixteen (16) years of age and not a corporation, partnership, limited liability company, or other lawful entity who applies for a certificate permitting door-to-door solicitation.

"Application Form" means a standardized form provided by the City to an applicant to be completed and submitted as part of registration.

"BCI background check" means an original or copy, dated no older than one-hundred eighty (180) days prior to the date of the application, of either:

- A. a Utah Department of Public Safety Bureau of Criminal Identification verified criminal history report personal to an applicant or equivalent report prepared by the corresponding public safety agency of the applicant's home state if the applicant is not a Utah resident; or
- B. if the applicant is a Utah resident, an equivalent BCI report from a local Utah police department; or
- C. verification by the Utah Department of Public Safety Bureau of Criminal Identification that no criminal history rising to the level of a disqualifying status exists for the applicant.

"Business" means a commercial enterprise licensed by the City as a person or entity under this Title, having a fixed or temporary physical location within the City.

"Certificate" means a temporary, annual, or renewal certificate permitting door-to-door solicitation in the City applied for or issued pursuant to the terms of this Chapter.

"Charitable Activities" means advocating by persons or entities that either are, or support, a charitable organization.

"Charitable Organization" includes any person, joint venture, partnership, limited liability company, corporation, association, group, or other entity:

- A. that is:
 - 1. a benevolent, educational, voluntary health, philanthropic, humane, patriotic, religious or eleemosynary, social welfare or advocacy, public health, environmental or conservation, or civic organization;
 - 2. for the benefit of a public safety, law enforcement, or firefighter fraternal association; or
 - 3. established for any charitable purpose; and
- B. that is tax exempt under applicable provisions of the Internal Revenue Code of 1986, as amended, and qualified to solicit and receive tax deductible contributions from the public for charitable purposes.
- C. A charitable organization includes a chapter, branch, area, or office, or similar affiliate or any person soliciting contributions within the state for a charitable organization that has its principal place of business outside the City or State of Utah as set forth in the Utah Charitable Solicitation Act, as amended from time to time.

"Competent Individual" means a person claiming or appearing to be at least eighteen (18) years of age and of sufficiently sound mind and body to be able to engage in rational thought, conversation, and conduct.

"Completed Application" means a fully completed application form, a BCI background check, two (2) copies of the original identification relied on by the applicant to establish proof of

identity, and the tendering of fees.

"Criminally Convicted" means the final entry of a conviction, whether by a plea of no contest, guilty, or entry of a judicial or jury finding of guilt, which has not been set aside on appeal or pursuant to a writ of habeas corpus. The criminal conviction is that offense of which the applicant or registered solicitor was convicted, without regard to the reduced status of the charge after completion of conditions of probation or parole, and charges dismissed under a plea in abeyance or diversion agreement.

"Disqualifying Status" means anything specifically defined in this Chapter as requiring the denial or suspension of a certificate, and any of the following:

- A. the applicant or registered solicitor has been criminally convicted of:
 - 1. felony homicide,
 - 2. physically abusing, sexually abusing, or exploiting a minor,
 - 3. the sale or distribution of controlled substances, or
 - 4. sexual assault of any kind;
- B. criminal charges are currently pending against the applicant or registered solicitor for:
 - 1. felony homicide,
 - 2. physically abusing, sexually abusing, or exploiting a minor,
 - 3. the sale or distribution of controlled substances, or
 - 4. sexual assault of any kind;
- C. the applicant or registered solicitor has been criminally convicted of a felony within the last ten (10) years;
- D. the applicant or registered solicitor has been incarcerated in a federal or state prison within the past five (5) years; or
- E. the applicant or registered solicitor has been criminally convicted of a misdemeanor within the past five (5) years involving a crime of:
 - 1. moral turpitude, or
 - 2. violent or aggravated conduct involving persons or property;
- F. a final civil judgment been entered against the applicant or registered solicitor within the last five (5) years indicating that:
 - 1. the applicant or registered solicitor had either engaged in fraud, or intentional misrepresentation, or
 - 2. a debt of the applicant or registered solicitor was non-dischargeable in bankruptcy pursuant to 11 U.S.C. § 523(a)(2), (a)(4), (a)(6), or (a)(19);
- G. the applicant or registered solicitor is currently on parole or probation to any court, penal institution, or governmental entity, including being under house arrest or subject to a tracking device;
- H. the applicant or registered solicitor has an outstanding arrest warrant from any jurisdiction; or
- I. the applicant or registered solicitor is currently subject to a protective order based on physical or sexual abuse issued by a court of competent jurisdiction.

"Door-to-Door Solicitation" means the practice of engaging in or attempting to engage in conversation with any person at a residence, whether or not that person is a competent

individual, while making or seeking to make or facilitate a home solicitation sale or attempting to further the sale of goods and or services.

"Entity" includes a corporation, partnership, limited liability company, or other lawful entity, organization, society, or association.

"Fees" means the cost charged to an applicant or registered solicitor for the issuance of a certificate and/or identification badge, which shall not exceed the reasonable costs of processing the application and issuing the certificate and/or identification badge.

"Final Civil Judgment" means a civil judgment that would be recognized under state law as a judgment to which collateral estoppel would apply.

"Goods" means one (1) or more tangible items, wares, objects of merchandise, perishables of any kind, subscriptions, or manufactured products offered, provided, or sold.

"Home Solicitation Sale" means to make or attempt to make a sale of goods or services by a solicitor at a residence by means of door-to-door solicitation, regardless of the:

- A. means of payment or consideration used for the purchase;
- B. time of delivery of the goods or services; or
- C. previous or present classification of the solicitor as a solicitor, peddler, hawker, itinerant merchant or similar designation.

"Licensing Officer" means the City employee(s) or agent(s) responsible for receiving from an applicant or registered solicitor a completed application and either granting, suspending, or denying the applicant's certificate.

"No Solicitation Sign" means a reasonably visible and legible sign that states "No Soliciting," "No Solicitors," "No Salespersons," "No Trespassing," or words of similar import.

"Political Position" means any actually held belief, or information for, against, or in conjunction with any political, social, environmental, or humanitarian belief or practice.

"Registered Solicitor" means any person who has been issued a current certificate by the City.

"Registration" means the process used by the City Licensing Officer to accept a completed application and determine whether or not a certificate will be denied, granted, or suspended.

"Religious Belief" means any sincerely held belief, or information for, against, or in conjunction with, any theistic, agnostic, or atheistic assumption, presumption or position, or religious doctrine, dogma, or practice regardless of whether or not the belief or information is endorsed by any other person or public or private entity.

"Residence" means any living unit contained within any building or structure that is occupied by any person as a dwelling consistent with the zoning laws of the City, together with the lot, or other real property on which the living unit is located. This does not include a sidewalk,

public street, or public right-of-way.

"Responsible Person or Entity" means the person or entity responsible to provide the following to an applicant, registered solicitor, and a competent individual in a residence to whom a sale of goods or services is made or attempted to be made by means of a home solicitation sale:

- A. maintaining a state sales tax number, a special events sales tax number, computing the sales taxes owing from any sale of goods or services, paying the sales taxes, and filing any required returns or reports;
- B. facilitating and responding to requests from consumers who desire to cancel the sale pursuant to applicable contractual rights or law; and
- C. refunding any monies paid or reversing credit card charges to those persons who timely rescind any sale pursuant to applicable contractual rights or law.

"Sale of Goods or Services" means the conduct and agreement of a solicitor and a competent individual in a residence regarding a particular good(s) or service(s) that entitles the consumer to rescind the same within three (3) days under any applicable federal, state, or local law.

"Services" means those intangible goods or personal benefits offered, provided, or sold to a competent individual of a residence.

"Soliciting" or "Solicit" or "Solicitation" means any of the following activities:

- A. seeking to obtain sales or orders for the exchange of goods, wares, merchandise, or perishables of any kind, for any kind of remuneration or consideration, regardless of whether advance payment is sought;
- B. seeking to obtain prospective customers to apply for or to purchase insurance, subscriptions to publications, or publications;
- C. seeking to obtain contributions of money or any other thing of value for the benefit of any person or entity;
- D. seeking to obtain orders or prospective customers for goods or services;
- E. seeking to engage an individual in conversation at a residence for the purpose of promoting or facilitating the receipt of information regarding religious belief, political position, charitable conduct, or a home solicitation sale; or
- F. other activities falling within the commonly accepted definition of soliciting, such as hawking or peddling.

"Solicitor" or "Solicitors" means a person(s) engaged in door-to-door solicitation.

"Submitted in Writing" means the information for an appeal of a denial or suspension of a certificate, submitted in any type of written statement to the City Licensing Officer by certified, registered, priority, overnight, or delivery confirmation mail, facsimile, or hand delivery.

"Substantiated Report" means an oral, written, or electronic report:

- A. submitted to and documented by the City;
- B. by any of the following:

1. a competent individual who is willing to provide law enforcement or other City employees with publicly available identification of their name, address, and any other reliable means of contact;
 2. City law enforcement or Licensing Officer; or
 3. any other regularly established law enforcement agency at any level of government;
- C. that provides any of the following information regarding a registered solicitor:
1. documented verification of a previously undisclosed disqualifying status of a registered solicitor;
 2. probable cause that the registered solicitor has committed an act that would give rise to disqualifying status which has not yet been determined to be a disqualifying status;
 3. documented, eye-witness accounts that the registered solicitor has engaged in repeated patterns of behavior that demonstrates failure by the registered solicitor to adhere to the requirements of this Chapter; or
 4. probable cause that continued licensing of the registered solicitor creates exigent circumstances that threaten the health, safety, or welfare of any individuals or entities within the City.

"Waiver" means a written form provided to an applicant by the City wherein the applicant agrees the City may obtain a name/date of birth BCI background check on the applicant for licensing purposes under this Chapter, and which contains applicant's notarized signature.

SECTION 17: **AMENDMENT** "5.12.040 Exemptions From Chapter" of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

5.12.040 Exemptions From Chapter

- A. The following are exempt from registration under this Chapter:
1. a person specifically invited to a residence by a competent individual prior to the time of the person's arrival at the residence;
 2. a person whose license, permit, certificate or registration with the State of Utah permits the person to engage in door-to-door solicitation to offer goods or services to an occupant of the residence;
 3. a person delivering goods to a residence pursuant to a previously made order, or a person providing services at a residence pursuant to a previously made request by a competent individual;
 4. a person advocating or disseminating information for, against, or in conjunction with, any religious belief, or political position regardless of whether goods, services, or any other consideration is offered or given, with or without any form of commitment, contribution, donation, pledge, or

purchase; and

5. a person representing a charitable organization. The charitable exemption shall apply to any student soliciting contributions to finance extracurricular social, athletic, artistic, scientific or cultural programs, provided that the solicitation has been approved in writing by the student's school administration, and that such student solicitors carry current picture student identification from the educational institution for which the student is soliciting.

6. a person who is attaching commercial handbills for a business to the doors or doorknobs of a residence. The business shall, however, have an active Vineyard Business License if it is located within city boundaries.

- B. Persons exempt from registration are not exempt from the duties and prohibitions set forth in Sections 170, 180, and 190 of this Chapter while advocating or soliciting.

SECTION 18: **AMENDMENT** “5.12.090 When Registration Begins” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

5.12.090 When Registration Begins

The Licensing Officer shall not begin the registration process unless the applicant has submitted a complete application. The original identification submitted to establish proof of identity shall be returned after the Licensing Officer verifies the applicant's identity. A copy of the identification may be retained by the Licensing Officer. If an original BCI background check is submitted by the applicant, the Licensing Officer shall make a copy of the BCI background check and return the original to the applicant.

SECTION 19: **AMENDMENT** “5.14 Itinerant Merchants” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

5.14 ~~Itinerant Merchants~~ Temporary and Seasonal Uses

A. LICENSE REQUIRED. It shall be unlawful for:

1. A transient merchant, itinerant merchant or itinerant vendor to engage in such business without first obtaining a license therefor in compliance with the provisions of this section.
2. Any person to engage in the business of peddler without first obtaining a permit and license therefor as provided in this section.
3. ~~Any solicitor or canvasser to engage in such business without first obtaining a~~

~~permit and license therefor in compliance with the provisions of this section.~~

B. DEFINITIONS

1. "Transient merchant," "itinerant merchant" or "itinerant vendor" is defined as any person, firm or corporation, whether as owner, agent, co-signee or employee, whether or not a resident of the municipality, who engages in a temporary business of selling and delivering goods, wares and merchandise within the municipality, and who, in furtherance of such purpose, hires, leases, uses or occupies any building, structure, motor vehicle, tent, railroad boxcar, public room in any hotel, motel, lodging house, apartment, shop or any street, alley, or other place within the municipality, for the exhibition and sale of such goods, wares and merchandise, either privately or at public auction. The person, firm or corporation so engaged shall not be relieved from complying with the provisions of this section merely by reason of associating temporarily with any local dealer, trader, merchant or auctioneer, or by conducting such transient business in connection with, as a part of, or in the name of any local dealer, trader, merchant or auctioneer.
2. "Peddler" as used in this section shall include any person, whether or not a resident of the municipality, traveling by foot, wagon, motor vehicle, or any other type of conveyance, from place to place, from house to house, or from street to street, carrying, conveying, or transporting goods, wares, merchandise, meats, fish, vegetables, fruits, garden truck, farm products or provisions, offering and exposing the same for sale, or making sales and delivering articles to purchasers, or who, without traveling from place to place, shall sell or offer the same for sale from a wagon, motor vehicle, railroad car, or other vehicle or conveyance, and further provided that one who solicits orders and as a separate transaction makes deliveries to purchasers as part of a scheme or design to evade the provisions of this section shall be deemed a peddler subject to the provisions of this section. The word "peddler" shall include the words "hawker" and "huckster".
3. ~~"Canvasser" or "solicitor" means any individual whether or not a resident of the municipality, traveling either by foot, wagon, motor vehicle, or other type of conveyance, from place to place, from house to house, or from street to street, taking or attempting to take orders for the sale of goods, wares and merchandise, personal property of any nature whatsoever for future delivery, or for services to be furnished or performed in the future, whether or not such individual has, carries, or exposes for sale a sample of the subject of such sale, or whether he is collecting advance payments on such sales, provided that such definition shall include any person who, for himself, or for another person, firm or corporation, hires, leases, uses or occupies any building, structure, tent, railroad boxcar, hotel or motel room, lodging house, apartment, shop or any other place within the municipality for the sole purpose of exhibiting samples and taking orders for future delivery.~~

C. APPLICATION FOR LICENSE.

1. Applicants for permits and licenses under this section, shall file a sworn application in writing signed by the applicant, if an individual, by all partners,

if a partnership, and by the president if a corporation, or by an agent, including a state or regional agent, with the business license administrator which shall give the following information:

- a. The name of the applicant, and if the applicant is an employee or agent of a corporation, the name of the corporation.
- b. The address of the applicant, and if the applicant is an agent or employee of a corporation, the address of the corporation.
- c. A brief description of the nature of the business and the goods to be sold and from whom and where the applicant obtains the goods to be sold.
- d. If the applicant is employed by or an agent of another person, the name and permanent address of such other person or persons.
- e. The length of time for which the applicant desires to engage in business within the municipality.
- f. ~~The place or places within the municipality where the applicant propose to carry on his or her business.~~ A description of the property to be used, rented, or leased for the temporary or seasonal use, including all information necessary to accurately portray the property.
- g. If the applicant is employed by another person, firm or corporation, documents showing that the person, firm or corporation for which the applicant proposes to do business is authorized to do business within the state of Utah.
- h. Site plan delineating where the temporary business will be located and the parking area available for patrons.
- i. ~~Written permission from the property owner where the temporary business will be located in a form acceptable to the city.~~ A copy of the lease agreement with the property owner or manager of the parcel proposed for placement of the temporary or seasonal use indicating the right of the applicant to occupy the site.
- j. Acceptable evidence of a special event sales tax number issued by the state of Utah.
- k. A statement that the applicant agrees to comply strictly with the laws of the State, the City, and the terms of this license as granted, and to furnish any additional information upon request.
- l. All applications to sell fireworks must include insurance certificates evidencing public liability insurance coverage in the amount of two hundred thousand dollars/four hundred thousand dollars (\$200,000.00/\$400,000.00), and property damage insurance coverage in the amount of two hundred thousand dollars (\$200,000.00), and such certificates shall designate the city as an additional insured, and include certificates evidencing products liability insurance in an amount not less than one million dollars (\$1,000,000.00) per occurrence.
- m. A cash deposit in the amount of three hundred dollars (\$300.00) for each temporary ~~use-stand~~ to be operated by the applicant. Such

deposit shall assure compliance with provisions of this Chapter, including, but not limited to, the removal of the stand and the cleaning of the site upon which it was located. In the event the licensee does not comply with the provisions of this Chapter, including, but not limited to, removing the stand or trailer or cleaning the site thereof, the City may remove the stand or trailer, clean the site, or take such other action as is necessary for compliance with this Chapter, or may cause the same to be done by other persons, and the reasonable cost thereof shall be a charge against the licensee and shall be subtracted from the deposit described above.

- n. The applicant shall remove any structure or materials used for the temporary site such as tents, poles, display bins, etc., and shall clean and restore the site to its original condition within five (5) days after retail sales cease.

At the time of filing the application, a fee shall be deposited with the business license administrator. The City Council shall from time to time enact by resolution the amount of the fee to be paid. This fee shall be listed in the current fee schedule.

D. ~~INVESTIGATION AND~~ ISSUANCE OF LICENSE.

1. The Vineyard Community Development Department may approve said application subject to the following criteria and findings:

- a. The proposed use is listed as a permitted temporary or seasonal use, or in the opinion of the Vineyard Community Development Department, is similar to the listed uses.
 - b. The temporary or seasonal use shall meet all of the requirements found in VZC 15.26
 - c. The required business license fee shall be paid.
- ~~2. On receiving the application, the business license administrator shall issue a temporary license if the applicant meets the above requirement and refer it to the chief of police who shall cause such investigation of the applicant's business and moral character to be made as he deems reasonable and necessary for the protection of the public good.~~
 - ~~3. The applicant may do business on the temporary license during the period of the investigation. If as a result of the investigation the applicant's character or business responsibility is found to be unsatisfactory, the chief of police shall endorse such upon the application together with a statement of his reasons therefor and return the application to the business license administrator who shall notify the applicant that his temporary license has been disapproved and that business shall not be conducted.~~
 - ~~4. If as a result of such investigation, the character and business responsibility of the applicant is found to be satisfactory, the chief of police shall endorse such upon the application and return it to the business license administrator who shall upon payment of the prescribed license fee deliver to the applicant his permit and issue a license. Such license shall contain the signature of the issuing officer and shall show the name, address and photograph of the~~

~~licensee and the kind of goods to be sold pursuant to the application together with an expiration date.~~

E. ~~FEES.~~

~~The City Council shall from time to time enact by resolution the fees to be charged by Vineyard City for any license pursuant to this section. None of the license fees provided for by this section shall be applied so as to engage an undue burden upon interstate commerce. In any case where a license fee is believed by the licensee or applicant for license to place an undue burden upon interstate commerce, he or she may apply to the mayor for an adjustment of the fee so that it will not be discriminatory, unreasonable, or unfair to interstate commerce. Such application may be made before, at or within six months after paying the prescribed license fee. If any license fee or tax is not paid within sixty days of the due date, a penalty of 50% of the amount of such license fee or tax, or \$25.00 whichever is greater. All penalties provided for in this section shall be collected by the business license administrator and the payment thereof enforced by her in the same manner as the license fees are collected and payment thereof enforced. No license shall be issued until all penalties legally assessed have been paid in full.~~

F. LICENSES, ~~BADGES~~, REVOCATION, EXPIRATION, APPEAL.

1. The business license administrator shall issue to each licensee at the time of delivery of his temporary license a ~~badge~~certificate, ~~which shall contain the words "Licensed Transient Merchant,"~~ for which the application was made and the license issued, and the number of the license, in letters and figures easily discernible from a distance of five feet. Such ~~badge~~certificate shall, during the time they are engaged in the business for which they are licensed, be ~~worn constantly by them on the front of their outer garment in such a way as to be conspicuous.~~ posted in a conspicuous place.
2. ~~Any person licensed pursuant to this section shall exhibit their license at the request of any citizen of the municipality.~~
3. ~~It shall be the duty of any police officer of this municipality to require any person seen selling and delivering goods wares and merchandise within the municipality, and who is not known by such officer to be duly licensed, to produce his or her license and to enforce the provisions of this section.~~
4. Revocation of license.
 - a. Permits and licenses issued pursuant to this section may be revoked by law enforcement personnel ~~the chief of police~~ or the business license administrator, or their designee, after notice and hearing, for any of the following causes:
 - (1) Fraud, misrepresentation or a false statement contained in the application for the licensed.
 - (2) ~~Fraud, misrepresentation for false statement made in the course of carrying on his business as itinerant merchant.~~
 - (3) Any violation of this section or VZC 15.26.
 - (4) Conviction of any crime or misdemeanor involving moral turpitude.
 - (5) Conducting the business in an unlawful manner as to

constitute a breach of the peace or to constitute a menace to the health, safety or general welfare of the public.

- b. Notice of the hearing for revocation of a license shall be given in writing, setting forth specifically the grounds of complaint and the time and place of the hearing. Such notice shall be mailed, postage prepaid, to the licensee at ~~his~~their last known address or at the address shown on ~~his~~their application. The hearing and notice shall in all other aspects substantially comply with VMC 2.12.

5. Any person aggrieved by the action of the chief of police or the business license administrator in the denial of a permit or a license issued pursuant to this section, or by the action of the City Council of the municipality. Such appeal shall be taken by filing with the council within 14 days after notice of the action complained of has been mailed to such person's last known address or address on the business application, a written statement setting forth fully the grounds for the appeal. The council shall set a time and place for the hearing on such appeal and notice of such hearing shall be given to the applicant in the same manner as above provided in Section F;⁴.

6. All licenses issued pursuant to this section shall expire on the date specified on the license.

G. **ADDITIONAL REQUIREMENTS.** This section shall not be construed so as to waive the provisions and requirements of any other ordinance of this municipality and the requirements and fees required herein shall be in addition to any other requirements and fees of any other ordinance of this municipality.

H. ~~**EXCEPTIONS.** The provisions of this section shall not apply to any individual who is at the time he is engaged in any activity which would otherwise require licensing by this section, engaged in an activity which is authorized by any church or charity which has a permanent structure located within the state of Utah, provided such church or charity has had such permanent for at least six months prior to the date when the individuals engaged in the activity which would otherwise require licensing by this section.~~

SECTION 20: AMENDMENT “8.04.020 Litter; Handbills” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

8.04.020 Litter; Handbills

A. **DEFINITIONS.** For the purposes of this section:

1. "Authorized receptacle" is a public or private litter storage and collection receptacle.

2. "Commercial handbill" is any printed or written matter, any sample or device, dodger, circular, leaflet, pamphlet, paper, booklet, or any other printed or otherwise reproduced original or copies of any matter or literature:
 - a. Which advertises for sale any merchandise, product, commodity, or thing;
 - b. Which directs attention to any business or mercantile or commercial establishment, or other activity, for the purpose of either directly or indirectly promoting the interest in sales thereof;
 - c. Which directs attention to or advertises any meeting, theatrical performance, exhibition, or event of any kind, for which an admission fee is charged for the purpose of private gain or profit. However, the terms of this clause shall not apply where an admission fee is charged or a collection is taken up for the purpose of defraying the expenses incident to such meeting, theatrical performance, exhibition, or event of any kind, when either of the same is held, given or takes place in connection with the dissemination of information which is not restricted under the ordinary rules of decency, good morals, public peace, safety and good order, provided that nothing contained in this clause shall be deemed to authorize the holding, giving or taking place of any meeting, theatrical performance, exhibition, or event of any kind without a license, where such license is or may be required by any law of this state, or under any ordinance of this municipality; or
 - d. Which, while containing reading matter other than advertising matter, is predominantly and essentially an advertisement, and is distributed or circulated for advertising purposes or for the private benefit and gain of any person so engaged as advertiser or distribution.
3. "Garbage" means waste from the preparation, cooking, or consumption of food, condemned food products and all refuse and waste from the handling, storage, preparation and sale of produce. Garbage originates primarily in kitchens, stores, markets, restaurants, hotels and other places where food is handled, stored, sold, cooked or consumed.
4. "Litter" is "garbage", "refuse," and "rubbish" as defined herein and all other waste material which, if thrown or deposited as herein prohibited, tends to create a danger to public health, safety, welfare or appearance of the municipality.
5. "Newspaper" is any newspaper of general or local circulation or any periodical or current magazine regularly published with not less than four issues per year, and sold to the public.
6. "Non-Commercial Handbill" is any printed or written matter, any sample, or device, dodger, circular, leaflet, pamphlet, newspaper, magazine, paper, booklet, or any other printed or otherwise reproduced original or copies of any matter of literature not included in the aforesaid definitions of a commercial handbill or newspaper.
7. "Park" is a park, reservation, playground, beach, recreation center or any other public area in the municipality, owned or used by the municipality.

8. "Refuse" is all putrescible and non-putrescible solid wastes (except body wastes), including garbage, rubbish, ashes, street cleanings, dead animals, and solid market and industrial wastes.
 9. "Rubbish" is non-putrescible solid wastes consisting of both combustible and non-combustible wastes, such as paper, wrapping, cigarettes, cardboard, tin cans, yard clippings, leaves, wood, glass, bedding, crockery and similar materials.
 10. "Vehicle" is every device in, on, or by which any person or property is or may be transported or drawn upon a highway, including devices used exclusively on stationary rails or tracks.
- B. LITTER IN PUBLIC PLACES. No person shall throw or deposit litter in or on any street, sidewalk or other public place except:
1. In authorized receptacles for collection or in official municipal garbage dumps, or
 2. For collection as authorized by the City Council.
- C. PLACEMENT OF LITTER IN RECEPTACLES SO AS TO PREVENT SCATTERING. Persons placing litter in authorized receptacles shall do so in such a manner as to prevent it from being carried or deposited by the elements on any street, sidewalk or other public place or on private property.
- D. SWEEPING LITTER INTO GUTTERS PROHIBITED EXCEPT AS OTHERWISE AUTHORIZED BY THE CITY COUNCIL. No person shall sweep into or deposit in any gutter, street or other public place the accumulation of litter from any building or lot or from any public or private sidewalk or driveway. Persons owning or occupying property shall keep the sidewalk in front of their premises free of litter.
- E. MERCHANTS' DUTY TO KEEP SIDEWALKS FREE OF LITTER. No person owning or occupying a place of business shall sweep into or deposit in any gutter, street or other public place the accumulation of litter from any building or lot or from any public or private sidewalk or driveway. Persons owning or occupying places of business shall keep the sidewalk in front of their business premises free of litter.
- F. LITTER THROWN BY PERSONS IN VEHICLES. No person, while a driver or passenger in a vehicle, shall throw or deposit litter on any street or other public place, or on private property.
- G. TRUCK LOADS CAUSING LITTER. No person shall drive or move any truck or other vehicle unless such vehicle is so constructed or loaded as to prevent any load, contents or litter from being blown or deposited on any street, alley or other public place. Nor shall any person drive or move any vehicle or truck, the wheels or tires of which carry onto or deposit in any street, alley or other public place, mud, dirt, sticky substances, litter or foreign matter of any kind.
- H. LITTER IN PARKS. No person shall throw or deposit litter in any park except in authorized receptacles and in such a manner that the litter will be prevented from being carried or deposited by the elements on any part of the park or on any street or other public place. Where authorized receptacles are not provided, all such litter shall be carried away from the park by the person responsible for its presence and properly disposed of elsewhere as provided herein.

- I. LITTER IN LAKES AND FOUNTAINS. No person shall throw or deposit litter in any fountain, pond, lake, stream, bay or any other body of water in a park or elsewhere.
- J. THROWING OR DISTRIBUTING COMMERCIAL HANDBILLS IN PUBLIC PLACES. No person shall throw or deposit any commercial or non-commercial handbill in or on any sidewalk, street or other public place. Unless otherwise authorized by the City Council, it is an infraction for any person to hand out, distribute or sell any commercial handbill in any public place, provided, however, that it shall not be unlawful on any sidewalk, street, or other public place for any person to hand out or distribute, without charge to the receiver thereof, any non-commercial handbill to any person willing to accept it.
- K. PLACING COMMERCIAL AND NON-COMMERCIAL HANDBILLS ON VEHICLES. Unless otherwise authorized by the City Council, no person shall throw or deposit any commercial or non-commercial handbill in or on any vehicle, provided, however, that it shall not be unlawful in any public place for a person to hand out or distribute without charge to the receiver thereof a non-commercial handbill to any occupant of a vehicle who is willing to accept it.
- L. DEPOSITING COMMERCIAL AND NONCOMMERCIAL HANDBILLS ON UNINHABITED OR VACANT PREMISES. No person shall throw or deposit any commercial or non-commercial handbill in or on any private premises which are temporarily or continuously uninhabited or vacant.
- M. PROHIBITING DISTRIBUTION OF HANDBILLS WHERE PROPERLY POSTED. No person shall throw, deposit or distribute any commercial or non-commercial handbill on any private premises, if requested by anyone thereon not to do so or if there is placed on said premises in a conspicuous position near the entrance thereof a sign bearing the words: "No Trespassing," "No Peddlers or Agents," "No Advertisement," or any similar notice, indicating in any manner that the occupants of the premises do not desire to be molested or have their right of privacy disturbed or to have any such handbills left on such premises.
- N. DISTRIBUTING COMMERCIAL AND NONCOMMERCIAL HANDBILLS AT INHABITED PRIVATE PREMISES. No person shall throw, deposit or distribute any commercial or non-commercial handbill in or on private premises which are inhabited, except by handing or transmitting any such handbill directly to the owner, occupant, or other person then present in or on such private premises. However, in case of inhabited private premises which are not posted, as provided in this section, such person, unless requested by anyone on such premises not to do so, may place or deposit any such handbill in or on such inhabited private premises if such handbill is so placed or deposited as to secure or prevent such handbill from being blown or drifted about such premises or sidewalks, streets, or other public places, and except that mailboxes may not be so used when prohibited by federal postal law or regulations.
- O. EXEMPTION FOR MAIL AND NEWSPAPERS. The provisions of this section shall not apply to the distribution of mail by the United States, nor to newspapers except that newspapers shall be placed on private property in such a manner so as to prevent their being carried or deposited by the elements on any street, sidewalk, or

other public place or on private property.

- P. POSTING NOTICE PROHIBITED. No person shall post or affix any notice, poster or other paper or device, calculated to attract the attention of the public, to any lamp post, public utility pole or shade tree, or on any public structure or building, except as may be authorized or required by law.
- Q. LITTER ON OCCUPIED PRIVATE PROPERTY. No person shall throw or deposit litter on any occupied private property, whether owned by such person or not, except that the owner or person in control of private property may maintain authorized private receptacles for collection in such a manner that litter will be prevented from being carried or deposited by the elements on any street, sidewalk or other public place or on any private property.
- R. LITTER ON VACANT LOTS. No person shall throw or deposit litter on any open or vacant private property whether or not owned by such person.
- S. HANDBILLS AND POSTERS
1. No person or business shall post, stick, stamp, paint or otherwise fix, or cause the same to be done by any person, any notice, placard, bill, card, poster, advertisement or other paper or device calculated to attract the attention of the public, upon any sidewalk, curb, or any other portion or part of any public way or public place or any street light ~~lamp post, electric light, telegraph,~~ telephone or railway structure, hydrant, shade tree or tree-box, or upon the columns, trusses, girders, railings, gates or other parts of any bridge or other public structure or building, or upon any pole, ~~box or fixture of the fire alarm or police telegraph system,~~ except such as may be authorized or required by the laws of the United States, or state, and the ordinances of this municipality.
 2. It shall be ~~un~~lawful to distribute indiscriminately to the public by leaving at houses or residences in the municipality any cards, circulars, handbills, samples of merchandise, or any advertising matter, ~~whatsoever without having first secured a permit therefor. This Part shall not be construed to apply to the sale of articles by licensed peddlers.~~
 3. Nothing in this section shall be construed to prohibit the following:
 - a. Materials distributed by or on behalf of government agencies or public utilities, which serve a public purpose or disseminate official information.
 - b. Materials distributed by political candidates or their authorized representatives during election campaigns, provided that such distribution complies with applicable state and federal laws.
 - c. Materials distributed in connection with peaceful and lawful public assemblies, gathering, demonstrations, or events authorized by the city.
 4. ~~Applications for such permit shall be made to the business license administrator and shall contain a statement of the nature of the article, cards or advertisement to be distributed, the name of the applicant and the name of the manufacturer or distributor of such article or service advertised. Licenses shall be issued only to persons of good character.~~

~~5. The chief of police shall make or cause to be made an investigation in to the character of each applicant and shall report the results thereof to the business license administrator before any such license is issued.~~

SECTION 21: **AMENDMENT** “9.04.260 Number Of Animals” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

9.04.260 Number Of Animals

No person may harbor or possess more than four (4) dogs or more than four (4) cats, four (4) months of age or older, ~~without purchasing a kennel license or a hobby breeder's license. Ownership of more than four (4) cats without said licenses must be approved by the Animal Regulation Coordinator for a legitimate business purpose.~~

SECTION 22: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 23: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 24: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from May 14, 2025, and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Sara Cameron	_____	_____	_____	_____
Jacob Holdaway	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Brett Clawson	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder,
Vineyard



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 14, 2025

Agenda Item: General Ledger Confidentiality Agreement

Department: Administration

Presenter: Jayme Blakesley

Background/Discussion:

The City maintains a General Ledger that includes financial records, some of which may contain information classified as private or protected under the Utah Government Records Access and Management Act (“GRAMA”) and the Government Data Privacy Act (“GDPA”).

Councilmember Holdaway has requested to share a copy of the 2025 General Ledger with an accountant who is not employed by or under contract with the City. On April 30, 2025, the City Council voted to allow Councilmember Holdaway to share the document with the accountant on the conditioned on approving a non-disclosure agreement on a future agenda for approval and use in sharing the 2025 General Ledger.

The agreement obligates Councilmember Holdaway to share the FY 2025 General Ledger with a designated accountant for the limited purpose of assisting the Councilmember in evaluating the City’s finances. The accountant and Councilmember Holdaway agree to maintain obligations of confidentiality with respect to those portions of the General Ledger that may contain confidential information.

Use of this document is to be approved annually.

Fiscal Impact:

N/A

Recommendation:

N/A

Sample Motion:

"I move to approve the use of the non-disclosure agreement for use by the council in sharing the 2025 General Ledger with a designated accountant."

Attachments:

1. 2025-04-30 General Ledger Confidentiality Agreement

VINEYARD CITY

CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT

Access to General Ledger Records

This Confidentiality and Non-Disclosure Agreement ("Agreement") is entered into this ____ day of _____, 2025, by and between Vineyard City, a Utah municipal corporation ("City"), Councilmember Jacob W. Holdaway ("Councilmember"), and _____ ("Consultant"), an individual who is not employed by or under contract with the City.

RECITALS

- A. The City maintains a General Ledger that includes financial records, some of which may contain information classified as private or protected under the Utah Government Records Access and Management Act ("GRAMA") and the Government Data Privacy Act ("GDPA").
- B. The Councilmember has requested that Consultant be granted access to the City's General Ledger for the limited purpose of assisting the Councilmember in evaluating the City's finances.
- C. The City Council has formally approved such access, contingent upon execution of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and obligations contained herein, the parties agree as follows:

1. Authorized Purpose

Consultant shall access the General Ledger solely to assist the Councilmember in reviewing City finances. Consultant shall not use, disclose, or retain any portion of the General Ledger for any purpose not explicitly authorized under this Agreement.

2. Confidential Information

"Confidential Information" means any data contained in the General Ledger or obtained through access to City financial systems that is not previously available to the public in the report published by the City to the State transparency website. Confidential Information includes but is not limited to:

- Names and account data related to utility billing,
- Names of minors or recipients of need-based assistance,
- Personally identifiable information of employees or residents, and
- Any information not classified as "public" under GRAMA.

3. Obligations of Confidentiality

Consultant and Councilmember agree:

- Not to disclose any Confidential Information to third parties, including the public, media, or other officials, without prior written approval from the City Recorder/Records Officer and City Attorney;
- To maintain strict confidentiality and take reasonable precautions to protect all Confidential Information;
- To return or securely delete all copies, notes, or extracts containing Confidential Information upon completion of the review or upon request by the City.

4. Compliance with Law

Consultant and Councilmember agree to comply with GRAMA, the Governmental Data Privacy Act, and all other applicable federal, state, and local laws regarding the use and disclosure of confidential government records.

5. No Authority to Bind the City

Consultant is not an employee, contractor, or agent of the City and shall not purport to speak on behalf of or represent the City in any capacity.

6. Duration

The obligations under this Agreement shall remain in effect for a period of five (5) years from the date of last access to any Confidential Information or until such time as all accessed information is publicly disclosed by the City through formal channels, whichever is earlier.

7. Remedies

Breach of this Agreement may result in civil or criminal liability under state law. The City reserves the right to seek injunctive relief and/or damages for any unauthorized disclosure or misuse of Confidential Information.

8. Entire Agreement

This Agreement constitutes the entire agreement among the parties regarding the subject matter herein and supersedes any prior understandings, oral or written.

[Remainder of Page Left Blank Intentionally – Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

VINEYARD CITY

By: _____

Mayor

Date: _____

Attest: _____

City Recorder

Date: _____

By: _____

City Manager

Date: _____

COUNCILMEMBER

By: _____

Name: _____

Date: _____

APPROVED AS TO FORM

By: _____

City Attorney

Date: _____

CONSULTANT

By: _____

Name: _____

Date: _____

INTERLOCAL COOPERATION AGREEMENT

Between UTAH COUNTY AND

Vineyard (CITY)

For an effort to aid the homeless

THIS AGREEMENT made and entered into this 14 day of May 2025, by and between UTAH COUNTY, a body corporate and politic of the State of Utah, (hereinafter “County”) and Vineyard City, a political subdivision of the State of Utah, (hereinafter “City”).

WHEREAS, the Utah Interlocal Cooperation Act, Utah Code Title 11, Chapter 13, permits local governmental units including cities, counties and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens; and

WHEREAS, City and County are local governmental units under the Interlocal Cooperation Act; and

WHEREAS, City and County recognize that homelessness is a problem in our communities and that each can play a role in alleviating suffering and other effects of homelessness; and

WHEREAS, City and County desire to support the Utah County Winter Response Task Force and its 2024-2025 Winter Response Plan and future Plans which plans include an ecosystem of services to serve Utah County’s unsheltered population during the cold season; and which plan has been and will continue to be approved by the Utah Office of Homeless Services; and

WHEREAS, City agrees to contribute funds in support of the Utah County Winter Response Task Force and its Winter Response Plans, which contributions contribute to the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of City and County residents.

NOW THEREFORE, in consideration of the covenants and agreements contained herein and other valuable consideration, the sufficiency of which is hereby acknowledged, City and County hereby agree as follows:

Section 1. PURPOSES.

This Agreement has been established and entered into between the County and the City for the purpose of providing aid and relief to the homeless and in support of the Utah County Winter Response Task Force and its Winter Response Plans.

Section 2. ADMINISTRATION OF AGREEMENT.

The parties hereto agree that, pursuant to Utah Code Section 11-13-207, the Utah County Administrator, shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as the Utah County Auditor shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times. The parties agree that they will not acquire, hold nor dispose of real property pursuant to this Agreement during this joint undertaking.

Section 3. EFFECTIVE DATE, DURATION.

This Agreement shall become effective and shall enter into force within the meaning of the Interlocal Cooperation Act, upon the submission of this Agreement to, and the approval and execution hereof by the governing bodies of the County and the City. The term of this Agreement shall be from the date of execution hereof and extend for a term no to exceed 50 years.

Either party to this Interlocal Cooperation Agreement may cancel the Agreement at any time by submitting a written notice of cancellation to the other party. Upon cancellation, County agrees to no longer send invoices to City for the contribution described herein; refunds will not be allowable.

Section 4. NO SEPARATE LEGAL ENTITY.

The County and the City do not contemplate nor intend to establish a separate legal or administrative entity under the terms of this Agreement.

Section 5. TERMS.

A. City Contribution: City agrees to make a financial contribution in support of the Utah County Winter Response Task Force and its Winter Response Plans which contributes to the safety, health, prosperity, moral well-being, peace, order, comfort, or convenience of City and County residents in the amount of \$1,400.00. Such amount is made in consideration of City's population in relation to the total Utah County population.

B. Management of Funds: County will hold and expend the funds contributed by City under this Interlocal Agreement solely for the benefit of the homeless and as directed by the Utah County Winter Response Task Force.

Section 6. FILING OF INTERLOCAL COOPERATION AGREEMENT.

Executed copies of this Agreement shall be placed on file with the official keeper of records of the County and the City and shall remain on file for public inspection during the term of this Agreement.

Section 7. AMENDMENTS.

This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be: (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, and (c) filed in the official records of each party.

Section 8. SEVERABILITY.

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

Section 9. GOVERNING LAW.

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

Section 10. INDEMNIFICATION.

The parties to this Agreement are political subdivisions of the State of Utah. The parties agree to indemnify and hold harmless the other for damages, claims, suits, and actions arising out of the negligent errors or omissions of its own officials or employees in connection with this Agreement. It is expressly agreed that neither party waives any immunity, protection, or benefit of the Utah Governmental Immunity Act.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized by Resolution No. _____, authorized and passed on the ____ day of ____ 2025.

BOARD OF COUNTY COMMISSIONERS UTAH
COUNTY, UTAH

BRANDON B. GORDON, Chair

ATTEST:
AARON R. DAVIDSON
Utah County Clerk

By: _____
Deputy Utah County Clerk

REVIEWED AS TO FORM AND
COMPATIBILITY WITH APPLICABLE LAW:
JEFFREY S. GRAY
Utah County Attorney

By: _____
Deputy Utah County Attorney

_____ CITY

Authorized by Resolution No. 2025-24, authorized and passed on the 14 day of May 2025.

CITY

Its _____(title)

ATTEST:

By: _____
City Recorder

REVIEWED AS TO FORM AND COMPATIBILITY
WITH APPLICABLE LAW:

By: _____
City Attorney

VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 14, 2025

Agenda Item: Amendments to the Vineyard Municipal Code Section 10.20.202 - Streets;
Traffic Control (Ordinance 2025-05)

Department: Public Works

Presenter: Naseem Ghandour

Background/Discussion:

South Main Street, south of Center Street, is designated as a collector road with multiple residential connections, pedestrian crossings, and terminates at a residential development at its south end. It is currently posted at 35 miles per hour.

City staff conducted a speed study using the Expert Method (USLIMITS2 Speed Study), a tool developed by the Federal Highway Administration (FHWA) and utilized by the Utah Department of Transportation (UDOT). Unlike traditional 85th percentile-based methods, USLIMITS2 incorporates a broader set of factors including current and future land use, pedestrian activity, access points, crash history, roadway geometry, and multimodal needs.

Based on these criteria, the analysis supports reducing the posted speed limit on this section of South Main Street from 35 mph to 30 mph.

Additionally, West 575 South, a new local roadway within a residential area, is proposed to be formally added to the City's Speed Table with a posted limit of 30 mph. This aligns with both Vineyard's internal street design standards and posted speeds on adjacent roadway segments in Orem City.

Proposed Changes to Municipal Code 10.02.020 – Speed Table

- South Main Street (south of Center Street): Revise speed from 35 mph to 30 mph
- West 575 South: Add to table as a 30 mph segment

Fiscal Impact:

\$800 for Speed Limit Signs, Approved FY25 Budget Transportation Fund

Recommendation:

Staff recommends City Council approve the proposed revisions to Vineyard City Municipal Code 10.02.020, reflecting appropriate speed limits based on engineering evaluation, residential development, and safety considerations.

Sample Motion:

"I move to adopt Ordinance 2025-05, approving the amendments to Vineyard City Municipal Code 10.02.020 (Speed Table), revising the speed limit on South Main Street (south of Center Street) to 30 mph, and adding West 575 South as a 30 mph roadway segment."

Attachments:

1. Speed Limit Analysis - S Main Street - 05012025
2. Exhibit A - S Main St & W 575 S
3. Ord_2025-05

USLIMITS2 Speed Zoning Report

Project Overview

Project Name: S Main St

Analyst: Public Works

Date: 2025-05-01

Basic Project Information

Project Number: 2025-05112025

Route Name: S Main Street

State: Utah

County: Utah County

City: Vineyard town

Route Type: Road Section in Developed Area

Route Status: Existing

Crash Data Information

Crash Data Years: 0

Crash AADT: N/A

Total Number of Crashes: N/A

Total Number of Injury Crashes: N/A

Traffic Information

85th Percentile Speed: 35 mph

50th Percentile Speed: 30 mph

AADT: 9000 veh/day

On Street Parking and Usage: Not High

Pedestrian / Bicyclist Activity: High

Roadway Information

Section Length: 1.25 mile(s)

Statutory Speed Limit: 40 mph

Existing Speed Limit: 35 mph

Adverse Alignment: No

One-Way Street: No

Divided/Undivided: Undivided

Number of Through Lanes: 2

Area Type: Residential-Collector/Arterial

Number of Driveways: 13

Number of Signals: 0

Recommended Speed Limit:



Note: Crash data were not entered for this project. A comprehensive crash study is a critical component of any traffic engineering study. We suggest that you repeat this process when crash data become available.

Disclaimer: The U.S. Government assumes no liability for the use of the information contained in this report. This report does not constitute a standard, specification, or regulation.

How the Recommended Speed Limit was Determined

The questions and responses below, and the referenced page numbers, correspond to the flowcharts found in the [Decision Rules Flowchart document](#).

Terms Used in the Recommendation

- **Closest 85th:** This is the 5 mph increment that is closest to the 85th percentile speed (e.g., if the 85th percentile speed is 63 mph, the Closest 85th will be 65 mph).
- **Rounded-down 85th:** This is the 5 mph increment obtained by rounding down the 85th percentile to the nearest 5 mph increment (e.g., if the 85th percentile speed is 63 mph, the Rounded-down 85th will be 60 mph).
- **Closest 50th:** This is the 5 mph increment that is closest to the 50th percentile speed (e.g., if the 50th percentile speed is 58 mph, the Closest 50th will be 60 mph).
- **SL_1:** Speed limit determined using site characteristics (e.g., AADT, interchange spacing, roadside hazard rating, ped/bike activity, number of traffic signals, etc.).
- **SL_2:** Speed limit determined using crash data from the crash module.
- **SL:** Recommended Speed Limit.

Determine SL_1 Using Site Characteristics (pg. K-23)

Note: The number of signals per mile is being calculated as 0.00 signals per mile.

Note: The number of driveways per mile is being calculated as 10.40 driveways per mile.

Question 1: Are any of the following true: there are more than four signals per mile, pedestrian or bicyclist activity is high, parking activity is high, or there are more than 60 driveways per mile?

Results: Yes. There are 0.00 signals per mile, 10.40 driveways per mile, high pedestrian/bicyclist activity, and not high parking activity. **The SL_1 is set to the closest 50th percentile speed (30 mph).**

Question 2: Are crash data available?

Results: No crash data are available. **The SL is being set equal to SL_1 (30 mph).**

Determine the Final Recommended Speed Limit (pg. K-28)

Question 3: Is the SL less than 20 mph or greater than 50 mph?

Results: The SL (30 mph) is between 20 mph and 50 mph. **The SL remains the same.**

Final Recommendation: **The recommended speed limit is 30 mph.**

Exhibit A
South Main Street

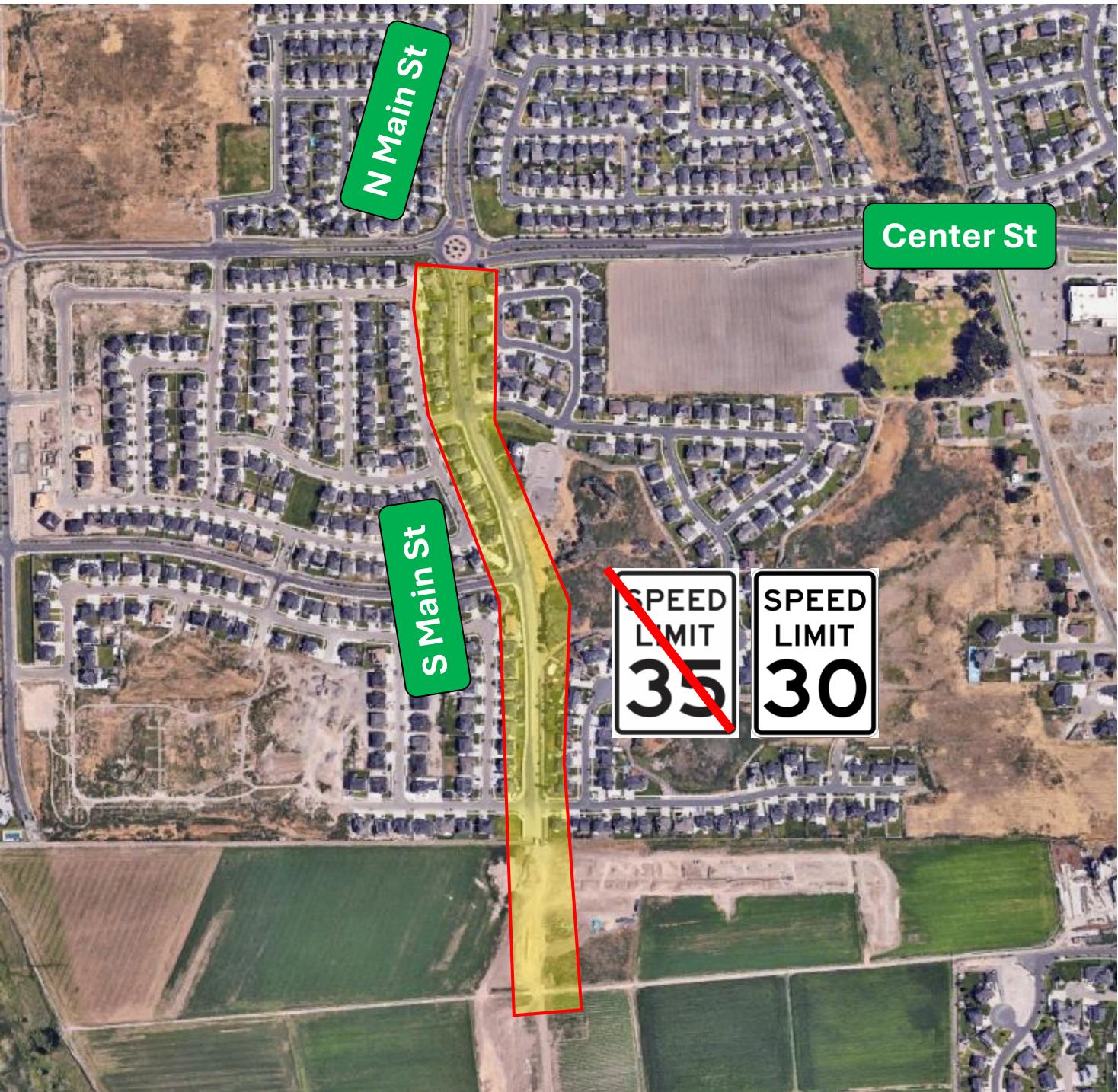




Exhibit A West 575 South



**VINEYARD
ORDINANCE 2025-05**

**AN ORDINANCE OF THE VINEYARD CITY COUNCIL AMENDING
MUNICIPAL CODE 10.02.020 (C)(A) STREETS; TRAFFIC CONTROL**

WHEREAS, the Vineyard City Council has the authority under the Utah Code 10-3 to amend the municipal code; and

WHEREAS, the City Council has determined a need to amend Section 10.020020(C) (1) Streets; Traffic Control amending the speed table to include North and South Main Street and W 575 South.

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

SECTION 1: **AMENDMENT** “10.02.020 Streets; Traffic Control” of the Vineyard Municipal Code is hereby *amended* as follows:

AMENDMENT

10.02.020 Streets; Traffic Control

- A. ADOPTION OF MOTOR VEHICLE AND TRAFFIC CODE.** The Motor Vehicle Act, Chapter 1 of Title 41, U.C.A., as amended, is hereby adopted as a Vineyard City ordinance, including The Uniform Act Regulating Traffic on Highways, Chapter 6 of Title 41, U.C.A., as amended. Provided, however, that any provision of the foregoing having a penalty which cannot be imposed for violation of a City ordinance is not adopted.
- B. DEFINITIONS CONTAINED IN CODE.** Unless the context otherwise requires, all references in the traffic code to:
1. The State Road Commission or State Department of Transportation shall mean this municipality and its officers, departments, agencies, and agents.
 2. Local Authorities shall mean the City Council of this municipality.
 3. The Department of Public Safety of the State of Utah shall mean the chief of police of this municipality or his agent.
 4. Magistrate shall mean the justice of the peace or judge of this municipality.
- C. PRIMA FACIE SPEED — DESIGNATED STREETS**
1. When appropriate street signs giving notice of the maximum permitted speed thereon are erected, the prima facie speed limits designated in the appropriate appendix (Table-1 Street and Speed Table) of this code shall apply to the appropriate streets listed therein.
 2. Unless otherwise provided in this section or in any other ordinance of this municipality, the prima facie speed limits on the streets of this municipality

shall be 25 miles per hour.

Appendix: Speed Table -1

City of Vineyard Street and Speed Table	
Street Name	Speed (mph)
Mill Road	35
<u>North</u> Main Street ¹	35
<u>South Main Street</u> ²	<u>30</u>
Center Street ¹	30
Vineyard Road/400 North ¹	25
Vineyard Loop Road/600 North ¹	25
Vineyard Road/Lake Road	35
1600 North	30
1750 North	30
South Holdaway Road	20
East 400 South Street ¹	30
Sleepy Ridge Subdivision which includes	20
South Lake View Drive	
East 430 South Street	
West 475 South Street	
East Lake View Drive	
South 195 East	
South 150 East	
South 5 West Street	
South 30 West Street	
South 45 East Street	
South 80 East Street	
South 125 East Street	

East 660 South Street	
<u>W 575 South</u>	<u>30</u>

¹ Contains street segments with Reduced Speed School Zones (RSSZ) in accordance with Utah Manual for Uniform Traffic Control Devices (MUTCD) and per Utah State Code 41-6a-603(2)(a) and Utah State Code 41-6a-604. North Main is north of Center Street

² South Main is south of Center Street

A. ADOPTING OF THE OFF-HIGHWAY VEHICLES ACT

The Off-Highway Vehicles Act, [Chapter 22 of Title 41 of the Utah Code](#), as amended, is hereby adopted as a chapter of the Vineyard Municipal Code. Provided, however, that any provision of the foregoing having a penalty which cannot be imposed for violation of a City ordinance is not adopted (Vineyard has not adopted any code that designates any public roads for off highway vehicle use.)

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

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

SECTION 4: **EFFECTIVE DATE** This Ordinance shall be in full force and effect from May 14, 2025, and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Sara Cameron	_____	_____	_____	_____
Jacob Holdaway	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Brett Clawson	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder,
Vineyard



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 14, 2025

Agenda Item: PUBLIC HEARING - Consolidated Fee Schedule Amendment (Resolution 2025-23)

Department: Finance

Presenter: Brian Vawdrey

Background/Discussion:

Vineyard City occasionally updates the Consolidated Fee Schedule to adapt to changing costs. The changes proposed today include a Parks and Recreation Facilities impact fees, the Memorial Bench and Memorial Tree Fee, the Grove Park Concessions Contract fees, as well as housekeeping type clarifying words and statements.

Fiscal Impact:

N/A

Recommendation:

Staff Recommends approving the Consolidated Fee Schedule amendments as presented.

Sample Motion:

I move to adopt Resolution 2025-23, Consolidated Fee Schedule amendments, as presented.

Attachments:

1. RES 2025 -23 Consolidated Fee Schedule Amendments
2. Consolidated Fee Schedule Amendment - 05.14.2025 Redline

RESOLUTION NO. 2025-23

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, and

WHEREAS, a Public Hearing was duly noticed and was held on the 14th day of May 2025 on the proposed amendments.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF VINEYARD, UTAH AS FOLLOWS:

- Section 1. The City Council hereby adopts the amended Consolidated Fee Schedule, which is attached hereto and incorporated herein by reference.
- Section 2. A copy of the Consolidated Fee Schedule shall be placed in the Vineyard City Offices and be available for review.
- Section 3. This resolution shall take effect upon passage.
- Section 4. All other resolutions, ordinances, and policies in conflict herewith, either in whole or in part, are hereby repealed.

PASSED and ADOPTED by the City Council of Vineyard, Utah this 14th day of May 2025.

APPROVED:

Julie Fullmer, Mayor

ATTEST:

Tony Lara, Deputy Recorder



Consolidated Fee Schedule

2024–2025 Fiscal Year

Table of Contents

Administrative.....	2
Recreation.....	3
Utilities.....	5
Sanitation.....	6
Facilities.....	6
Special Event Permit	8
Code Enforcement Fees.....	8
Business Licensing	9
Land Use Application.....	10
Building Permit Fees	13
Building Inspection Fees	14
Impact Fees.....	15
Pass-through Fees	15
Utility Meter & Connection Fees	16

ADMINISTRATIVE FEES	
Records (GRAMA) Requests	per hour for staff time after the first 15 minutes (based on the lowest paid employee working on the request) Copies - \$0.10 per page
Returned Checks	\$14
Colored Map Copies – 8 ½ by 11	\$3.00
Black and White Maps 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	\$50
Candidate Late Financial Disclosure Statement	\$50
City Offense Fines	Class B misdemeanor – not to exceed \$1,000 Class C misdemeanor – not to exceed \$750
Sixteen-Year-Old Curfew (Class C)	\$75
Eighteen-Year-Old Curfew (Class C)	\$75

Parent Liability (Class C)	\$125
Prohibited Travel on Trails (Infraction)	\$40
Leash Requirement (Infraction)	\$40
Sleeping on Public Property (Class C)	\$75
Camping Prohibited (Class C)	\$75
Unlawful Parking (Infraction)	\$40
Parking w/Snow Present (Infraction)	\$40
Driving or Riding on Sidewalk (infraction)	\$40
Engine Brake Restriction (Class C)	\$75
Hours of Operation (Infraction)	\$75
Fires and Campfires (Class C)	\$125
City Council-Designated Local Residential Streets	\$20 Per Permit
City Council-Designated Amenity Roads	\$60

RECREATION FEES	
Adult Pickleball	\$50 – Team
Adult Soccer	Team - \$500 Individual - \$50
Adult Soccer Tournament	Team - \$160 Individual - \$20
Adult Tennis Clinic	\$50 – Individual
Cornhole Tournament	Team - \$30 Individual - \$15

CUTA Tennis	\$100 – Individual
E-Sports	\$50 – Individual
Pickleball Tournament	Team - \$30 Individual – 15
Race Registration	5k/10k – \$25 Kids 1k – \$10 Household Discount - \$55 Group Rate – \$20 per person
Race T-Shirts	\$\$15 – individual
Senior Program	\$50 – Individual
Spikeball Tournament	Team – \$30 Individual – \$15
Sports Trivia/Fantasy Class	\$50 – Individual
Pee-wee Sports Clinic	\$60 – Individual
Youth Arts	\$50 – Individual
Youth Baseball Clinic	\$50 – Individual
Youth Basketball Clinic	\$55 – Individual
Youth Coach Pitch	\$55 – Individual
Youth Street Hockey League	\$65 – Individual
Youth Pickleball League	\$100 – Individual
Wiffleball Tournament	\$100 – Team
Youth Flag Football	\$70 – Individual
Youth Jr Jazz Basketball	\$100 – Individual
Youth Kickball	\$50 – Individual
Youth Machine Pitch	\$70 – Individual
Youth Pickleball Programs	\$50 – Individual
Youth Soccer Programs	\$75 – Individual
Youth T-Ball	\$55 – Individual
Youth Tennis Clinic	\$50 – Individual
Youth Ultimate Frisbee	\$50 – Individual
Youth Volleyball	\$90 – Individual

Youth Wrestling	\$50 – Individual
Bingo	\$10 – Individual
Additional Non-Residential Fee	Team - \$50 \$10 – Individual
Recreation Program Cancellation Fee	Up to 100% of Registration Cost
Memorial Bench	\$1,000
Memorial Tree	\$500
Grove Park Concessions Food Truck Contract (Non-City Events)	\$750 Per Month
Grove Park Concessions Semi-Permanent Structure Contract (Non-City Events)	\$1,000 Per Month

UTILITY USE FEES*	
Water Base Rate ¾” Meter	\$30.99 first 5,000 gallons
Water Base Rate 1” Meter	\$43.39 first 5,000 gallons
Water Base Rate 1 ½” Meter	\$55.79 first 5,000 gallons
Water Base Rate 2” Meter	\$89.88 first 5,000 gallons
Water Base Rate 3’ Meter	\$340.90 first 5,000 gallons
Water Base Rate 4” Meter	\$442.14 first 5,000 gallons
Water Base Rate 6” Meter	\$650.81 first 5,000 gallons
Water Base Rate 8” Meter	\$867.74 first 5,000 gallons
Water Multi-Family Residential Base Rate	\$18.20 per unit
Residential Water Usage Rates:	
Tier 1 (5,001 – 15,000)	\$2.03 per 1,000 gallons
Tier 2 (15,001– 30,000+)	\$2.32 per 1,000 gallons
Tier 3 (30,001 – 50,000)	\$2.86 per 1,000 gallons
Tier 4 (50,001+)	\$3.15 per 1,000 gallons

Commercial Water Usage Rates:	
Tier 1 (5,001 – 30,000)	\$2.03 per 1,000 gallons
Tier 2 (30,001 – 100,000)	\$2.86 per 1,000 gallons
Tier 3 (100,001+)	\$3.15 per 1,000 gallons
Sewer Baser Rate	\$18.30 per 1,000 gallons
Sewer Multi-Family Residential Base Rate	\$10.20 per unit per month
Sewer Usage Rate	\$5.97 per 1,000 gallons
Transportation Utility	\$3.50 per ERU
Storm Water Utility	\$6.50 per ERU
*Non-Vineyard Resident & Business Fee	Rate X2
Collection for Any Unpaid Utility Bills, Fees, or Civil Penalties	May be subject to collections if payment has not been made within 30 days of the due date at the cost of the resident

SANITATION FEES	
90-Gallon Residential Can	\$16.25
Second 90-Gallon Residential Can	\$10
Recycling Can	\$7.50
Replacement Can	\$90

FACILITIES RENTAL FEES	
Council Chambers Rental	\$75 per hour for Resident \$150 per hour for Non-Resident
Council Chambers Cleaning Deposit	\$75 for Resident \$150 for Non-Resident

Small Park Pavilion Rental	\$40 for Resident \$80 for Non-Resident
Small Park Pavilion Cleaning Deposit	\$40
Large Park Pavilion Rental	\$75 for Resident \$150 for Non-Resident
Large Park Pavilion Cleaning Deposit	\$75
Special Event Rental Deposit	\$300
Multi-Day Special Event Rental Deposit	\$500 per day
Pavilion Rental Cancellation Fee	Up to 100% of reservation cost
Hourly Field Rental at Gammon Park (Monday – Thursday)	\$300 Deposit + \$20 for Residents, \$40 for Non-Resident or Holiday Reservations
4 Hour Field Rental at Gammon Park (Monday – Thursday)	\$300 Deposit + \$75 for Residents, \$150 for Non-Resident or Holiday Reservations
Hourly Field Rental at Gammon Park (Weekend)	\$300 Deposit + \$30 for Residents, \$60 for Non-Resident or Holiday Reservations
4 Hour Field Rental at Gammon Park (Weekend)	\$300 Deposit + \$100 for Residents, \$200 for Non-Resident or Holiday Reservations
All other parks, Single Soccer Hourly Field Rental (Monday – Thursday)	\$300 Deposit + \$40 for Residents, \$80 for Non-Resident or Holiday Reservations
All other parks, Single Soccer 4 Hour Field Rental (Monday - Thursday)	\$300 Deposit + \$150 for Residents, \$300 for Non-Resident or Holiday Reservations
All other parks, Single Soccer Hour Field Rental (Weekends)	\$300 Deposit + \$60 for Residents, \$120 for Non-Resident or Holiday Reservations

All other parks, Single Soccer 4 Hour (Weekend)	\$300 Deposit + \$200 for Residents, \$400 for Non-Resident or Holiday Reservations
Hourly Rental per Soccer Goal Set	\$10 for Residents \$20 for Non-Residents
Hourly Rental per Soccer Corner Flag Set	\$10 for Residents \$20 for Non-Residents
Court Rental	\$25 per hour per court
Pickleball Net Rental	\$50 Refundable Deposit
Pickleball Net Repair/Replacement Fee	Up to \$300
Non-Existing Line Painting – Per Field	1-499 Feet – \$100 500-999 Feet – \$150 1500+ Feet – \$200
Remarking Line Painting – Per Field	1-499 Feet – \$50 500-999 Feet – \$60 1500+ Feet – \$80

SPECIAL EVENT FEES*	
Special Event Permit	\$50
Special Event with Vendors	\$75
Special Events with >250 Participants	\$100
Special Events longer than 6 hours	\$150
Multi-Day Special Event	\$200
Film Permit	\$50
Children's Market	\$25
Vineyard Days Vendors	\$100
Boo-A-Palooza Vendor Fee	\$50
Bounce House Deposit	\$100
Food Truck Vendor	\$50 – 100

Onsite Dumpster or Equipment Permit	\$72 per dumpster
Additional Dumpster Reserved	\$174 per 6-yard dumpster
Excess Garbage Pickup	Up to \$600 based on quantity picked up
Extra trash cans with bags	\$15 per 5 cans
Personnel (total compensation per employee, per hour, during regular business hours)	City staff per person – \$35 Parks Department – \$35 Streets Department – \$35 Special Events Department – \$32
Penalty for operating without a permit	Double the application fee and any damage caused by the special event
*Special Events and facility rental fees may be waived at the discretion of the City Council. See Special Event Code for fee waiver consideration reasons.	

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 minimum to \$1,000 maximum per day, per violation
Civil Penalty Fee– Occupancy Violation	\$100 per day, per violation
Civil Penalty Fee– Home Occupation Operating without License	\$25 per day, per violation
Civil Penalty Fee– Commercial Business Operating without License	\$50 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
Illegal Trash Dumping	\$250
Code Violation by City (via Contract Services)	Cost plus 10%

BUSINESS LICENSING FEES	
Home-Based Occupation (exceeds residential impact)	\$50
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 (Based in Vineyard)	\$25
Retail	\$215
Service Related	\$150
Fire Inspection	Equal to Orem Fire's fee as dictated in Orem City's Fee Schedule
Accessory Dwelling Unit Re-Inspection Fee	\$85
Renewal Fee (all license types except Alcohol and Towing/Parking)	\$25
Alcohol and Towing/Parking Enforcement Renewal Fee	Same as Initial Fee
Solicitor License	\$30
Itinerant Merchant	\$50
Itinerant Merchant Refundable Deposit	\$300

Towning/Parking Enforcement Qualification	\$50
Class A – D Beer License	\$400 + Proof of \$5,000 Bond
Class E Beer License	\$400 + Proof of \$10,000 Bond
A or B Liquor License	\$300 + Proof of \$10,000 Bond
Class C Liquor License	\$300 + Proof of \$1,000 Bond
Unclassified Business	\$25 Base fee until classification established by Resolution
Business fitting in 2+ Categories	Higher rate
Late Renewal Fee (during renewal grace period)	\$25
Daily penalty fee if license not renewed by end of renewal grace period	Half of the license fee
Penalty Fee for doing business without a Vineyard Business License	Equivalent to the license fee

LAND USE APPLICATION FEES	
Development Agreement	\$1,500
Development Agreement	\$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	\$1,010 + \$2.50 per lot
Condominium Plat – New or Conversion	\$1,406 + \$25 per unit
Major Plat Amendment	\$1,706
Minor Plat Amendment	\$1,406
Neighborhood Plan	≥ 10 acres = \$2,663 < 10 acres = \$500
Planned Unit Development	\$1,000

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 Amendment	\$1,000
General Plan Map Amendment	\$1,000
Land Use Text Amendment	\$1,000
Land Uset 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
Special Planning Commission Meeting	\$390 per meeting
Water Sampling	Lab Cost + 10% & \$300
Land Disturbance Permit	\$50 + \$20 per acre + \$30 per month
Land Disturbance Permit – Subdivision and Site Plan	Included in engineering inspection fees
Site Plans Technical Review	\$1,500 per application, first 50 plan sheets. Up to 3 revisions
Additional Site Plan Technical Review	\$65 per additional plan sheet or each sheet after 3 rd revision

Engineering/Public Works Inspection/Service Fees – Subdivision – Related	3% of certified bid tabulation, approved by Engineering Office
Engineering/Public Works Inspection/Service Fees – Non-Subdivision Related	\$150 per hour
Engineering/Public Works Re-Inspection Fees	\$150 per hour, 2-hour minimum
After Hours Engineering/Public Works (M–F between 5pm and 8am OR Saturdays, Sundays)	\$300 per hour, 2-hour minimum
New Street Light Install Fee	\$10,000 per light
Street Sign Fee	Cost plus 10%
Demolition	\$500 plan review fee
Encroachment Permit	\$150 plus \$1 per square foot of disturbed asphalt
Driveway Approach in Public Right-of-Way Inspection Fee (after Encroachment Permit)	\$250 for up to 2 inspections \$150 per reinspection
Vacuum Truck	\$250/hour, minimum of 2 hours
Fine for Use of Public Right of Way without Approved Permit	\$300 plus \$150 per hour
Infrastructure Construction Bond	Bond/Escrow account as determined by bid tabulation 110% Performance 10% Warranty
Final Grading Residential Lot Bond	\$1,000 up to 1 acre, \$500 each additional half acre
Building Relocation	\$500 Plan Review Fee
Full or Partial Road Closure Application	\$50 per Road Segment Plan Review Fee

City Barricades for Road Closure, if approved by the Public Works Director	\$150 Application Fee, \$75 per barricade per day. \$100 refundable deposit per set of barricades
Repair to Damaged Public Infrastructure (All Streets or Utilities) by Contract	Cost plus 10% Administrative Fee
Red Curb Request Application	\$50
Address Change Request/ADU Secondary Address Request*	\$150
Tree Replacement Due to Damage: Diameter < or = 1" Diameter > 1" and < or = 2" Diameter > 2" and < or = 3" Diameter > 3"	\$500 per tree \$750 per tree \$950 per tree Cost assessed by City Arborist, minimum of \$1,200 per tree
*Does not include Cost of Additional Physical Mailbox charged to Property Owner by USPS	

BUILDING PERMIT FEES	
TOTAL VALUATION	FEE
\$1 to \$1,300	\$86
\$1,301 to \$2,000	\$86 for the first \$1,300; plus \$3 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$40,000	\$107 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	\$525 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	\$1,065 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	\$3,865 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$5,000,001 and over	\$20,354 for the first \$ 5,000,000; plus \$2 for each additional \$1,000 or fraction thereof
Residential Plan Review	65% of Building Permit Fee
Commercial Plan Review	65% of Building Permit Fee
Simple/Duplicate Plan Review	25% 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	\$75 per hour, two-hour minimum
Re-inspection	\$75 per hour
Inspection for which no specific fee is indicated	\$75 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	See Business License Fees
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 may be found on the City's Website)	
Sewer Facilities	<ul style="list-style-type: none"> Area A - \$539 per ERU Area B - \$2,391 per ERU Area C/RDA - \$539 per ERU
Per Equivalent Residential Unit (ERU) ^{1,2}	<ul style="list-style-type: none"> Area A - \$873 per ERU Area B (RDA) - \$521 per ERU
Roadway Facilities Per Trip End Unit based on ITE	<ul style="list-style-type: none"> Area A - \$3,586 per Trip End Area B (RDA) - \$1,286 per Trip End
Storm and Ground Water Per ERU ^{1,4}	<ul style="list-style-type: none"> Area A - \$222 per ERU Area B - \$337 per ERU Area C - \$237 per ERU
Parks and Recreation Facilities	\$3,422.88 Per Household ⁵
<p>¹ ¾ inch water connection is 1 ERU</p> <p>² Additional fees may apply to units with more than 5-bathroom equivalent drains.</p> <p>³ Additional fees may apply to certain high water uses (e.g., Car Wash) without water reduction measures in place.</p> <p>⁴ Additional fee may apply to certain sites if above city's maximum impervious area requirement.</p> <p>⁵ Household as defined by US Census Bureau</p>	

PASS THROUGH FEES	
Timpanogos Special Service District	Equal to District's impact fee as dictated current Impact Fee Facilities
Orem Water Reclamation	Equal to Orem City's impact fee as dictated by the current Impact Fee

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.	

UTILITY METER & CONNECTION FEES	
¾" Water Meter & Connection Fee	\$580
1" Water Meter & Connection Fee	\$795
1½" Water Meter & Connection Fee	\$1,240
2" Water Meter & Connection Fee	\$1,930
Water Meter Reconnect Fee	\$50
After Hours Fee (between 5pm and 8am)	Reconnect Fee plus \$150
Utility/Hydrant Meter Application Fee	\$20
Fire Hydrant Meter Rental Deposit	\$2100
Residential Daily Rental Rate – Fire Hydrant Meter (Residence Must have Certificate of Occupancy)	\$10 daily rental fee - Water will be billed at the residential water usage rate as shown on utility use fees
Water Usage Rate – Fire Hydrant Meter	Monthly rental rate will be at the base rate of a 3" meter with water usage to be billed at commercial water usage rates and will be billed monthly
Residential Construction Water	\$100 minimum
Non-Residential Construction Water	\$100 minimum
Unauthorized Connection to System	\$2,000 per occurrence
Unauthorized Opening of Meter Box	\$250 + \$300 for a min. of 2 hours of staff time

Water Main Flushing	Per commercial rate at 3X pipe volume per occurrence & \$150 per hour per utility tech
---------------------	--

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE CITY COUNCIL OF VINEYARD CITY, UTAH:

NOTICE IS HEREBY GIVEN that a special meeting of the City Council of Vineyard City, Utah (the "City") will be held at the City Council's regular meeting place at 6:00 p.m. on April 3, 2025, for the purpose of considering a resolution authorizing the issuance of the City's Sales Tax and Franchise Tax Revenue Bonds, Series 2025, in a total principal amount of not more than \$35,000,000, and related matters, and for the transaction of such other business incidental to the foregoing as may come before said meeting.



City Recorder

ACKNOWLEDGMENT OF NOTICE AND CONSENT TO SPECIAL MEETING

We, the Mayor and Councilmembers of the City, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time in said notice, and to the transaction of any and all business which may come before said meeting.



Mayor

Councilmember

Councilmember

Councilmember

Councilmember

RESOLUTION NO. 2025-15

A RESOLUTION OF THE CITY COUNCIL OF VINEYARD CITY, UTAH (THE "ISSUER"), AUTHORIZING THE ISSUANCE AND SALE OF NOT MORE THAN \$35,000,000 AGGREGATE PRINCIPAL AMOUNT OF SALES AND FRANCHISE TAX REVENUE BONDS, SERIES 2025; FIXING THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF THE BONDS, THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE, THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR, AND THE MAXIMUM DISCOUNT FROM PAR AT WHICH THE BONDS MAY BE SOLD; DELEGATING TO CERTAIN OFFICERS OF THE ISSUER THE AUTHORITY TO APPROVE THE FINAL TERMS AND PROVISIONS OF THE BONDS WITHIN THE PARAMETERS SET FORTH HEREIN, SUBJECT TO FINAL APPROVAL BY THE COUNCIL; PROVIDING FOR THE PUBLICATION OF A NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD AND SETTING OF A PUBLIC HEARING DATE; AUTHORIZING AND APPROVING THE EXECUTION OF A GENERAL INDENTURE AND SUPPLEMENTAL INDENTURE, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; APPROVING AN OFFICIAL STATEMENT; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the City Council (the "Council") of the Issuer desires to (a) finance all or a portion of acquisition, construction, equipping and improvement of a building for use by the Issuer and any lessees (the "Series 2025 Project"), (b) fund any necessary debt service reserve fund, (c) pay any capitalized interest, and (d) pay costs of issuance with respect to the Series 2025 Bonds herein described; and

WHEREAS, to accomplish the purposes set forth in the preceding recital, and subject to the limitations set forth herein, the Issuer desires to issue its Sales and Franchise Tax Revenue Bonds, Series 2025 (the "Series 2025 Bonds") (to be issued from time to time as one or more series and with such other series or title designation(s) as may be determined by the Issuer), pursuant to (a) the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), (b) this Resolution, and (c) a General Indenture of Trust (the "General Indenture"), and a Supplemental Indenture (the "Supplemental Indenture" and together with the General Indenture, the "Indenture"), with such Indenture in substantially the form presented to the meeting at which this Resolution was adopted and which is attached hereto as Exhibit C; and

WHEREAS, the Act provides that prior to issuing bonds, an issuing entity must (a) give notice of its intent to issue such bonds and (b) hold a public hearing to receive input from the public with respect to (i) the issuance of the bonds and (ii) the potential economic impact that the improvement, facility or property for which the bonds pay all or part of the cost will have on the private sector; and

WHEREAS, the Issuer desires to call a public hearing for this purpose and to publish a notice of such hearing with respect to the Series 2025 Bonds, including a notice of bonds to be issued, in compliance with the Act; and

WHEREAS, there has been presented to the Council at this meeting a form of a bond purchase agreement (the “Bond Purchase Agreement”), in substantially the form attached hereto as Exhibit D to be entered into between the Issuer and the underwriter or the purchaser (the “Underwriter/Purchaser”) selected by the Issuer for any portion of the Series 2025 Bonds in the event that the Series 2025 Bonds are not sold pursuant to a public bid with an official notice of bond sale or similar document; and

WHEREAS, in the event that the Designated Officers determine that it is in the best interests of the Issuer to publicly offer all or any portion of the Series 2025 Bonds, the Issuer desires to (a) authorize the use and distribution of a Preliminary Official Statement (the “Preliminary Official Statement”), and to approve a final Official Statement (the “Official Statement”) in substantially the form attached hereto as Exhibit F, and (b) approve and authorize a Continuing Disclosure Undertaking (the “Continuing Disclosure Undertaking”), in substantially the form attached hereto as Exhibit G, which provides for the disclosure by the Issuer of certain annual financial information with respect to the Issuer and the Series 2025 Bonds, for the purpose of enabling the Underwriter to comply with Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934; and

WHEREAS, in order to allow the Issuer (with the consultation and approval of LRB Public Finance Advisors, Inc., acting as the Issuer’s municipal advisor (the “Municipal Advisor”) flexibility in setting the pricing date of the Series 2025 Bonds to optimize debt service costs to the Issuer, the Council desires to grant to any one of the Mayor (including his/her designee or any Mayor pro tem), Councilmember Brett Clawson, any Councilmember, or the City Manager of the Issuer (the “Designated Officer”) the authority to (a) determine whether all or a portion of the Series 2025 Bonds should be sold pursuant to a private placement or a public offering (including via a negotiated underwriting or public bid); (b) approve the principal amounts, interest rates, terms, pledged revenues, maturities, redemption features, and purchase price at which the Series 2025 Bonds shall be sold; and (c) make any changes with respect thereto from those terms which were before the Council at the time of adoption of this Resolution, provided such terms do not exceed the parameters set forth for such terms in this Resolution (the “Parameters”);

NOW, THEREFORE, it is hereby resolved by the City Council of Vineyard City, Utah, as follows:

Section 1. For the purpose of (a) financing the Series 2025 Project; (b) funding a deposit to a debt service reserve fund, if necessary; (c) paying capitalized interest; and (d) paying costs of issuance of the Series 2025 Bonds, the Issuer hereby authorizes the issuance of the Series 2025 Bonds which shall be designated “Vineyard City, Utah Sales and Franchise Tax Revenue Bonds, Series 2025” (to be issued from time to time as one or more series and with such other series or title designation as may be determined by the Issuer) in the initial aggregate principal amount of not to exceed Thirty-Five Million Dollars (\$35,000,000). The Series 2025 Bonds shall mature in not more than thirty-five (35) years from their date or dates, shall be sold at a price not less than ninety-seven (97%) of the total principal amount thereof, shall bear interest at a rate or

rates not to exceed six percent (6.00%) per annum, as shall be approved by of the Designated Officer, all within the Parameters set forth herein, and subject to final approval by the Council. The issuance of the Series 2025 Bonds shall be subject to the final approval of Bond Counsel and to the approval of the City Attorney for the Issuer, and subject to the final approval of the Council.

Section 2. The Designated Officers are hereby authorized to specify and agree as to the method of sale, the final principal amounts, including the principal amounts to issued as tax-exempt or taxable, if applicable, terms, pledged revenues, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2025 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution. The Designated Officers are hereby authorized to select the Underwriter/Purchaser. The selection of the method of sale via a private placement, negotiated underwriting, or competitive sale, the selection of the Underwriter/Purchaser and the determination of the final terms and redemption provisions for the Series 2025 Bonds by the Designated Officers shall be evidenced by the execution of a Certificate of Award (the "Certificate of Award") in substantially the form attached hereto as Exhibit E in the case where the Series 2025 Bonds are sold at a competitive sale or the Bond Purchase Agreement if the Series 2025 Bonds are sold at a private or negotiated underwriting sale in substantially the form attached hereto as Exhibit D. The form of the Certificate of Award and of the Bond Purchase Agreement are hereby authorized, approved and confirmed.

Section 3. The Indenture and the Bond Purchase Agreement, in substantially the forms presented to this meeting and attached hereto as Exhibit C and Exhibit D respectively, are hereby authorized, approved, and confirmed. The Mayor and City Recorder are hereby authorized to execute and deliver the Indenture and the Designated Officer is hereby authorized to execute and deliver the Bond Purchase Agreement. Each such document in substantially the forms and with substantially the content as the forms presented at this meeting for and on behalf of the Issuer, with final terms as may be established by the Designated Officer, in consultation with the Municipal Advisor, within the Parameters set forth herein, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 6 hereof. The Designated Officer is hereby authorized to select the Underwriter/Purchaser and to specify and agree as to the final principal amounts, terms, discounts, maturities, interest rates, redemption features, and purchase price with respect to the Series 2025 Bonds for and on behalf of the Issuer, provided that such terms are within the Parameters set by this Resolution.

Section 4. The City hereby approves and authorizes the utilization of the Preliminary Official Statement in substantially the form attached hereto as Exhibit F in the marketing of the Series 2025 Bonds (as appropriate) and hereby approves the Official Statement in substantially the same form as the Preliminary Official Statement, with any necessary revisions and insertions to complete the same with the terms established for the Series 2025 Bonds.

Section 5. The Continuing Disclosure Undertaking, in substantially the form presented at this meeting and attached hereto as Exhibit G, is hereby authorized, approved, and confirmed. The Mayor and the City Recorder are hereby authorized to execute and deliver the Continuing Disclosure Undertaking, in substantially the form and with substantially the content as the form presented at this meeting for and on behalf of the City, with final terms as may be established by a Designated Officer, in consultation with the municipal advisor, and with such alterations, changes or additions as may be necessary or as may be authorized by Section 6 hereof.

Section 6. The Designated Officer and other appropriate officials of the Issuer are authorized to make any alterations, changes or additions to the Indenture, the Series 2025 Bonds, the Bond Purchase Agreement, or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Series 2025 Bonds (within the Parameters set by this Resolution), to conform to any applicable bond insurance or reserve instrument or to remove the same, to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Council or the provisions of the laws of the State of Utah or the United States.

Section 7. The form, terms, and provisions of the Series 2025 Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption, and number shall be as set forth in the Indenture. The mayor (the “Mayor”) or the City Recorder (the “City Recorder”) are hereby authorized and directed to execute and seal the Series 2025 Bonds and to deliver said Series 2025 Bonds to the Trustee for authentication. The signatures of the Mayor and the City Recorder may be by facsimile or manual execution. The Series 2025 Bonds shall recite that the Series 2025 Bonds are issued under the authority of the Constitution of the State of Utah, the Act, and other applicable law.

Section 8. The Designated Officer and other appropriate officials of the Issuer are hereby authorized and directed to execute and deliver to the Trustee the written order of the Issuer for authentication and delivery of the Series 2025 Bonds in accordance with the provisions of the Indenture.

Section 9. Upon their issuance, the Series 2025 Bonds will constitute special limited obligations of the Issuer payable solely from and to the extent of the sources set forth in the Series 2025 Bonds and the Indenture. No provision of this Resolution, the Indenture, the Series 2025 Bonds, or any other instrument, shall be construed as creating a general obligation of the Issuer, or of creating a general obligation of the State of Utah or any political subdivision thereof, or as incurring or creating a charge upon the general credit of the Issuer or its taxing powers.

Section 10. The Designated Officer and appropriate officials of the Issuer, and each of them, are hereby authorized and directed to execute and deliver for and on behalf of the Issuer any or all additional certificates, documents and other papers (including, without limitation, tax compliance procedures and/or any reserve instrument guaranty agreements permitted by the Indenture) and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this Resolution and the documents authorized and approved herein.

Section 11. After the Series 2025 Bonds are delivered by the Trustee to the Underwriter/Purchaser, and upon receipt of payment therefor, this Resolution shall be and remain irrevocable until the principal of, premium, if any, and interest on the Series 2025 Bonds are deemed to have been duly discharged in accordance with the terms and provisions of the Indenture.

Section 12. In accordance with the provisions of the Act, the Issuer directs its officers and staff to cause a “Notice of Public Hearing and Bonds to be Issued” (the “Notice”), to be published in substantially the form attached hereto as Exhibit B. The Issuer shall hold a public hearing on May 14, 2025, to receive input from the public with respect to the issuance of the Series

2025 Bonds and the potential economic impact that the improvements to be financed with the proceeds of the Series 2025 Bonds will have on the private sector, which hearing date shall not be less than fourteen (14) days after the Notice is published (a) as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended (“Utah Code”) (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (ii) on the Issuer’s official website, and (iii) in a public location within the Issuer that is reasonably likely to be seen by residents of the Issuer and (b) as required in Section 45-1-101, Utah Code. The City Recorder shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the office of the City Recorder, for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the initial date of publication thereof.

Section 13. The Issuer hereby reserves the right to opt not to issue the Series 2025 Bonds for any reason.

Section 14. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

Section 15. The Issuer hereby declares its intention and reasonable expectation to use proceeds of tax-exempt bonds to reimburse itself for initial expenditures for costs of the Series 2025 Project. The Series 2025 Bonds are to be issued, and the reimbursements made, by the later of 18-months after the payment of the costs or after the Project is placed in service, but in any event, no later than three years after the date the original expenditure was paid. The maximum principal amount of the Series 2025 Bonds which will be issued to finance the reimbursed costs of the Project is not expected to exceed \$35,000,000.

Section 16. The Issuer authorizes further analysis and discussion of the repayment schedule for the Series 2025 Bonds.

APPROVED AND ADOPTED this April 3, 2025.

(SEAL)



By: _____

[Handwritten Signature]
Mayor

ATTEST:

By: _____

[Handwritten Signature]
City Recorder

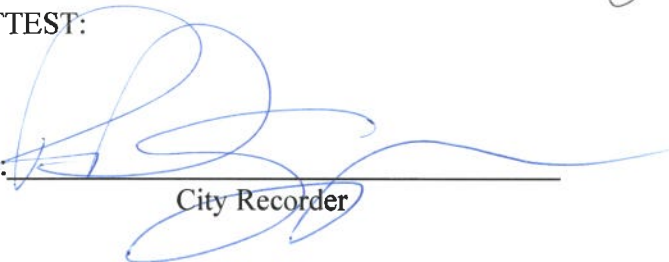
(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the Agenda, the meeting was adjourned.



By: 
Mayor

ATTEST:

By: 
City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

I, Pamela Spencer, the duly appointed and qualified City Recorder of Vineyard City, Utah (the “City”), do hereby certify according to the records of the City Council of the City (the “Council”) in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the City Council held on April 3, 2025, including a resolution (the “Resolution”) adopted at said meeting as said minutes and Resolution are officially of record in my possession.

I further certify that the Resolution, with all exhibits attached, was deposited in my office on April 3, 2025, and pursuant to the Resolution, a Notice of Public Hearing and Bonds to be Issued was published no less than fourteen (14) days before the public hearing date (a) as a Class A notice under Section 63G-30-102 Utah Code Annotated 1953, as amended (“Utah Code”) (i) on the Utah Public Notice Website created under Section 63A-16-601, Utah Code, (ii) on the Issuer’s official website, and (iii) in a public location within the Issuer that is reasonably likely to be seen by residents of the Issuer and (b) as required by Section 45-1-101, Utah Code.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said City, this April 3, 2025.

By:  _____
City Recorder

To Be Attached (when available) -- Proof of Publication of Notice of Public Hearing and Bonds to be Issued

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH
OPEN MEETING LAW

I, Pamela Spencer, the undersigned City Recorder of Vineyard City, Utah (the "Issuer"), do hereby certify, according to the records of the Issuer in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended ("Utah Code"), I gave not less than twenty-four (24) hours public notice (the "Notice") of the agenda, date, time and place of the April 3, 2025, public meeting held by the City Council of the Issuer (the "Council"), by causing the Notice, in the form attached hereto as Schedule 1,

(i) to be posted at the Issuer's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting;

(ii) to be posted to the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting; and

(iii) to be posted on the Issuer's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2025 Annual Meeting Schedule for the Council (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Council to be held during the year, by causing said Notice to be posted at least annually (a) on the Utah Public Notice Website, (b) on the Issuer's official website, and (c) in a public location within the Issuer that is reasonably likely to be seen by residents of the Issuer.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this April 3, 2025.

By: 
City Recorder

SCHEDULE 1 -- NOTICE OF MEETING
SCHEDULE 2 -- ANNUAL MEETING SCHEDULE



NOTICE OF A SPECIAL SESSION OF THE CITY COUNCIL

April 3, 2025, at 6:00 PM

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a Special Session on Thursday, April 3, 2025, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. 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

2. PUBLIC COMMENTS

“Public Comments” is defined as time set aside for citizens to express their views for items not on the agenda. During a period designated for public comment, the mayor or chair may allot each speaker a maximum amount of time to present their comments, subject to extension by the mayor or by a majority vote of the council. Speakers offering duplicate comments may be limited. Because of the need for proper public notice, immediate action cannot be taken in the Council Meeting. The Chair of the meeting reserves the right to organize public comments by topic and may group speakers accordingly. 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.*

3. BUSINESS ITEMS

3.1. Municipal Alternate Voting Methods Pilot Project (also known as Ranked Choice Voting)

City Recorder Pamela Spencer will present a request to continue the use of the Municipal Alternate Voting Methods Pilot Project (also known as Ranked Choice Voting).

The mayor and City Council will act to adopt (or deny) this request by resolution.

3.2. Bond Parameters Resolution (Resolution 2025-15)

David Robertson with Lewis Robertson and Burningham will present a resolution authorizing the issuance and sale of not more than \$35,000,000 aggregate principal amount of Vineyard City, Utah Sales and Franchise Tax Revenue Bonds, series 2025; and related matters. The mayor and City Council will act to adopt (or deny) this request by resolution and set a public hearing for May 14, 2025.

4. 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](#)

5. ADJOURNMENT

The next regularly scheduled meeting is on April 23 2025.

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 (385) 338-5183.

I, the undersigned Deputy City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was posted at Vineyard City Hall, on the Vineyard City and Utah Public Notice websites, and delivered electronically to staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON:

April 1, 2025

CERTIFIED (NOTICED) BY:

/s/ Tony Lara

TONY LARA, DEPUTY CITY RECORDER



VINEYARD 2025 PUBLIC MEETING SCHEDULE

**ALL MEETINGS WILL BE HELD AT THE VINEYARD CITY HALL,
125 SOUTH MAIN STREET, VINEYARD, UTAH, UNLESS POSTED OTHERWISE**

The following chart should be used as a guide when submitting applications for the City Council, Redevelopment Agency, Planning, DRC, and other boards/ commissions. Please be aware that applications cannot be scheduled as a regular agenda item for any meeting until all items concerning the application are complete. The applicant is responsible for contacting the city to inquire about the status of their application and when it will be scheduled for a particular meeting. The city assumes no liability for a missed meeting.

Vineyard, in compliance with the Americans with Disabilities Act, provides accommodations for all those citizens in need of assistance for City-sponsored public meetings. Persons requesting these accommodations should call the City Recorder's Office for City Council & RDA meetings, and the City Planner for Planning Commission meetings at (801) 226-1929 at least 24 hours in advance. For other boards and commission please contact their staff representative.

PLANNING COMMISSION	CITY COUNCIL	OTHER BOARDS AND COMMISSIONS	OTHER BOARDS AND COMMISSIONS
6:00 PM 1 ST and 3 rd Wednesday unless otherwise indicated	6:00 PM 2 nd and 4 th Wednesday unless otherwise indicated		
January (8) 15 February 5, 19 March 5, 19 April 2, 16 May 7, 21 June 4, 18 July 2, 16 August 6, 20 September 3, 17 October 1, 15 November 5, 19 December 3, 17	January 08, 22 February 12, 26 March 12, 26 April 09, 23 May 14, 28 June 11, 25 July 09, 23 August 13, 27 September 10, 24 October 08, 22 November 12 December 10	REDEVELOPMENT AGENCY The City Council, acting in its capacity as the Board of Trustees of the Vineyard Redevelopment Agency, will meet as needed, usually in conjunction with meetings of the City Council, for which public notice shall be given. Development Review Committee (DRC) – 1 st and 3 rd Thursday @9 AM Youth Council 1 st Monday of each month @ 7:15 PM until May 2025	ARCH Commission 3 rd Thursday @ 6:00 PM January, April, July, & October Active Transportation Commission 2 nd Tuesday of every month Communities That Care Commission 2 nd Thursday @ 6:00 PM March, June, September, & December Vineyard Cares Coalition Meeting 2 nd Thursday Of Every Month @ 6:00 Pm. Library Board 3 rd Tuesday @ 6:00 PM Bimonthly (every other month)

Please Note: The City Council, boards, and commissions can adjust their meeting schedules as necessary. The above meeting dates may be canceled or rescheduled at their discretion due to holidays, municipal elections, etc.

EXHIBIT B

NOTICE OF PUBLIC HEARING AND BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Act”), that on April 3, 2025, the City Council (the “Council”) of Vineyard City, Utah (the “Issuer”), adopted a resolution (the “Resolution”) in which it authorized the issuance of the Issuer’s Sales and Franchise Tax Revenue Bonds, Series 2025 (the “Series 2025 Bonds”) (to be issued in one or more series and with such other series or title designation(s) as may be determined by the Issuer), and called a public hearing to receive input from the public with respect to (a) the issuance of that portion of the Series 2025 Bonds issued under the Act and (b) any potential economic impact that the Project described herein to be financed with the proceeds of the Series 2025 Bonds issued under the Act may have on the private sector.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The Issuer shall hold a public hearing on May 14, 2025, at the hour of 6:00 p.m. at the Vineyard City Hall, 125 South Main Street, Vineyard City, Utah. The purpose of the hearing is to receive input from the public with respect to (a) the issuance of that portion of the Series 2025 Bonds issued under the Act and (b) any potential economic impact that the Project to be financed with the proceeds of that portion of the Series 2025 Bonds issued under the Act may have on the private sector. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE SERIES 2025 BONDS

The Series 2025 Bonds will be issued for the purpose of (a) acquisition, construction, equipping and improvement of a building for use by the Issuer and any lessees (the “Project”); (b) funding any debt service reserve funds, as necessary; (c) paying any capitalized interest; and (d) paying costs of issuance of the Series 2025 Bonds.

PARAMETERS OF THE SERIES 2025 BONDS

The Issuer intends to issue the Series 2025 Bonds in the aggregate principal amount of not more than Thirty-Five Million Dollars (\$35,000,000), to mature in not more than thirty-five (35) years from their date or dates, to be sold at a price not less than ninety-seven percent (97%) of the total principal amount thereof, and bearing interest at a rate or rates not to exceed six percent (6.00%) per annum. The Series 2025 Bonds are to be issued and sold by the Issuer pursuant to the Resolution, including as part of said Resolution, a General and a Supplemental Indenture (together, the “Indenture”) which were before the Council in substantially final form at the time of the adoption of the Resolution and said Indenture is to be executed by the Issuer in such form and with such changes thereto as shall be approved by the Issuer; provided that the principal amount, interest rate or rates, maturity, and discount of the Series 2025 Bonds will not exceed the maximums set forth above. The Issuer reserves the right to not issue the Series 2025 Bonds for any reason and at any time up to the issuance of the Series 2025 Bonds.

REVENUES PROPOSED TO BE PLEDGED

The Issuer proposes to pledge all or any portion of the revenues produced by sales taxes, municipal energy tax and municipal telecommunications license tax revenues collected by the Issuer and legally permitted to be used for the Project (the “Revenues”).

OUTSTANDING BONDS SECURED BY PLEDGED REVENUES

The Issuer currently has no bonds outstanding secured by the Revenues.

OTHER OUTSTANDING BONDS OF THE ISSUER

Additional information regarding the Issuer's outstanding bonds may be found in the Issuer's financial report (the "Financial Report") at: <https://reporting.auditor.utah.gov/searchreports/s/>. For additional information, including any information more recent than as of the date of the Financial Report, please contact Eric Ellis, City Manager, at (801) 226-1929.

TOTAL ESTIMATED COST OF BONDS

Based on the Issuer's current plan of finance and a current estimate of interest rates, the total principal and interest cost of the Series 2025 Bonds to be issued under the Act to finance the Project, if held until maturity, is \$46,810,000.

A copy of the Resolution and the Indenture are on file in the office of the Vineyard City Recorder, 125 South Main Street, Vineyard City, Utah where they may be examined during regular business hours of the City Recorder from 8:00 a.m. 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. Friday, for a period of at least thirty (30) days from and after the date of publication of this notice.

NOTICE IS FURTHER GIVEN that a period of thirty (30) days from and after the date of the publication of this notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution, the Indenture or the Series 2025 Bonds, or any provision made for the security and payment of the Series 2025 Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality, or legality thereof for any cause whatsoever.

DATED this April 3, 2025.

/s/ Pamela Spencer
City Recorder

EXHIBIT C

FORMS OF GENERAL AND SUPPLEMENTAL INDENTURE

EXHIBIT D

FORM OF BOND PURCHASE AGREEMENT

EXHIBIT E
FORM OF CERTIFICATE OF AWARD

EXHIBIT F

FORM OF PRELIMINARY OFFICIAL STATEMENT

EXHIBIT G

FORM OF CONTINUING DISCLOSURE UNDERTAKING

CERTIFICATE OF POSTING

THE VINEYARD CITY COUNCIL ADOPTED RESOLUTION 2025-15, SERIES 2025 BOND PARAMETERS RESOLUTION.

I, THE DULY APPOINTED CITY RECORDER FOR VINEYARD, UTAH, HEREBY CERTIFY THAT COPIES OF THE FOREGOING **SUMMARY** FOR RESOLUTION 2025-15 WERE POSTED AT THE FOLLOWING PUBLIC PLACES WITHIN THE MUNICIPALITY ON THE 15th DAY OF APRIL 2025. WHICH PUBLIC PLACES ARE:

POSTED:

1. VINEYARD CITY OFFICES; 125 SOUTH MAIN STREET
2. VINEYARD CITY WEBSITE
3. UTAH PUBLIC NOTICE WEBSITE

AND THAT SAID NOTICE REMAINED SO POSTED AND AVAILABLE UNTIL THE 15TH DAY OF MAY 2025.



A handwritten signature in blue ink that reads "Pamela D. Spencer".

Pamela Spencer, City Recorder



NOTICE TO VINEYARD CITY UTILITY CUSTOMERS

Pursuant to state law, notice of decision to transfer funds must be given to all users. The Utah State Code 10-6-135(3)(d) requires that the City provides an annual disclosure on funds transferred from a utility enterprise fund to any other fund. The following paragraph explains the transfers from enterprise funds to other funds in the proposed fiscal year 2025-2026 Budget.

It is more cost effective and operationally efficient for certain functions such as facilities, fleet, information systems, and human resources to be administered on a city-wide basis. Transfers from the utility funds receiving the benefit of these services to the Internal Services Fund totaling \$820,798 have been included in the proposed fiscal year 2025-2026 budget.

This table outlines the transfers described above:

Transfer From	Transfer to Internal Services Fund	Total Expenses by Fund	% of Total Exp
Water	238,089	3,659,084	7%
Wastewater	169,467	2,521,191	7%
Storm Water	116,632	630,581	18%
Transportation	296,610	1,547,538	19%
Total	\$ 820,798	\$ 8,358,393	10%

A public hearing regarding transfers from the enterprise funds to other funds for the fiscal year beginning July 1, 2025, and ending June 30, 2026, will be held during the Council Meeting on Wednesday, May 14, 2025. The meeting starts at 6:00 p.m. and will be held in the Council Chambers of the Vineyard City Hall, 125 S Main Street, Vineyard, Utah.

The City thanks you for your support and involvement as a customer of Vineyard City's utilities.



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: May 14, 2025

Agenda Item: Discussion and Action - Proposed Tentative Fiscal Year 2025-2026 Budget

Department: Finance

Presenter: Kristie Bayles

Background/Discussion:

Utah Code Section 10-6-111 requires that a tentative budget for the next fiscal year be filed with and tentatively adopted by the governing body of the city on or before the first regularly scheduled meeting of the governing body in May of the current fiscal year.

Utah Code Section 10-6-113 requires that at the meeting at which the tentative budget is adopted, the governing body of the city shall establish the time and place of a public hearing to consider its adoption and shall order that notice of the public hearing to be published at least seven days prior to the hearing.

Fiscal Impact:

See attached FY26 Tentative Budget

Recommendation:

Staff recommends approval of the tentative budget and to set a public hearing date for May 28, 2025, at 6:00 PM or as soon thereafter as possible in the City Council Chambers.

Sample Motion:

"I move to adopt the Tentative Fiscal Year 2025-2026 Budget and set a public hearing date for May 28, 2025 at 6:00 PM or as soon thereafter as possible in the City Council Chambers."

Attachments:

1. FY 26 TENTATIVE BUDGET 05.14.2025



FY 2025-2026 Tentative Budget

April 30, 2025

GENERAL FUND SUMMARY 2026

	ACTUAL FY 22-23	ACTUAL FY 23-24	AMEND #2 BUDGET FY 24-25	PROJECTED BUDGET FY 25-26
REVENUES:				
PROPERTY TAXES	\$ 3,261,171	\$ 3,683,386	\$ 3,953,636	\$ 4,950,000
TRANSPORTATION TAXES	296,945	375,439	310,000	430,000
SALES TAX	3,150,801	3,204,125	3,450,000	3,588,000
RAP TAX	208,953	220,225	220,000	235,000
FRANCHISE TAX	892,696	824,467	915,000	951,600
BUSINESS LICENSES & PERMITS	15,460	17,261	15,000	17,500
BUILDING PERMITS	265,675	781,423	900,000	900,000
FIRE INSPECTION & PLAN REVIEW FEES	8,420	25,112	15,000	15,000
CLASS B&C ROAD FUNDS	515,957	541,193	495,000	529,650
GRANT REVENUE	9,995	10,686	-	-
DEVELOPMENT FEES	219,311	470,627	327,300	370,000
SANITATION FEES	559,156	583,085	640,000	797,610
INSPECTION FEES	120,323	206,911	200,000	375,000
RECREATION FEES	162,334	170,164	198,000	222,000
FINES & FORFEITURES	-	700	1,000	1,000
CREDIT CARD FEES	7,026	4,976	5,000	6,500
INTEREST EARNINGS	166,048	251,081	150,000	225,000
RENTS	20,838	21,558	20,000	20,000
LIBRARY FEES	5	-	-	-
SPONSORSHIPS	30,550	30,455	35,000	45,000
MISCELLANEOUS REVENUE	27,689	8,851	9,972	10,000
DONATIONS	1,000	1,345	-	-
USE OF PRIOR YEAR FUND BALANCE	-	-	747,890	1,036,844
TOTAL REVENUE	\$ 9,940,351	\$ 11,433,070	\$ 12,607,798	\$ 14,725,704
TRANSFERS IN:				
TRANSFER FROM RDA FUND	\$ 330,138	\$ 373,974	\$ 399,002	\$ 528,000
TRANSFER FROM CAPITAL PROJECTS	-	-	1,098,686	1,020,300
TOTAL TRANSFERS IN	\$ 330,138	\$ 373,974	\$ 1,497,688	\$ 1,548,300
TOTAL REVENUE & TRANSFERS IN	\$ 10,270,489	\$ 11,807,044	\$ 14,105,486	\$ 16,274,004
GENERAL FUND EXPENDITURES:				
MAYOR & COUNCIL	\$ 100,366	\$ 121,651	\$ 219,013	\$ 233,175
CITY MANAGER	137,192	168,776	223,907	229,407
RECORDER	192,536	191,418	217,496	238,886
FINANCE	247,385	284,192	370,871	395,563
HUMAN RESOURCES	125,254	-	-	-
COMMUNICATIONS	156,960	280,913	335,190	256,594
PLANNING	446,975	481,294	716,273	757,777
BUILDING	386,860	443,187	654,594	715,181
POLICE	2,328,474	2,815,769	3,349,422	4,095,625
FIRE	1,654,069	1,379,625	2,250,807	2,520,710
LIBRARY	29,979	54,609	99,453	109,801
PUBLIC WORKS	745,006	687,503	816,918	901,743
ENGINEERING	152,492	141,201	210,684	206,805
SANITATION	493,381	530,752	595,736	653,730
PARKS	618,442	825,148	1,029,663	1,064,760
RECREATION	359,798	402,811	511,016	566,712
SPECIAL EVENTS	152,440	175,417	256,675	272,822
NON-DEPARTMENTAL	57,076	79,053	187,650	220,080
TOTAL DEPT ALLOCATIONS	\$ 8,384,686	\$ 9,063,319	\$ 12,045,368	\$ 13,439,370
TRANSFERS OUT:				
TRANSFER TO WASTEWATER FUND	\$ -	\$ 11,055	\$ -	\$ -
TRANSFER TO STORMWATER FUND	-	26,661	570	154,576
TRANSFER TO TRANSPORTATION FUND	689,594	375,439	1,108,814	959,650
TRANSFER TO CAPITAL PROJECTS FUND	523,952	1,520,225	220,000	235,000
TRANSFER TO INTERNAL SERVICE FUND	433,001	769,904	730,734	947,172
TRANSFER TO DEBT SERVICE FUND	-	-	-	538,236
TOTAL TRANSFERS OUT:	\$ 1,646,547	\$ 2,703,285	\$ 2,060,119	\$ 2,834,634
TOTAL EXP. & TRANS. OUT	\$ 10,031,233	\$ 11,766,578	\$ 14,105,486	\$ 16,274,004
OPERATING SURPLUS (DEFICIT)	\$ 239,256	\$ 40,466	\$ -	\$ 0

GENERAL FUND REVENUES	FY22 Actual	FY23 Actual	FY24 Actual	Amend #2 FY25 Budget	Projected FY26 Budget
Property Tax	\$ 2,972,664	\$ 3,261,171	\$ 3,683,386	\$ 3,953,636	\$ 4,950,000
Sales Tax - Includes Transient	2,914,591	3,150,801	3,204,125	3,450,000	3,588,000
RAP Tax		208,953	220,225	220,000	235,000
Transportation Tax	274,123	296,945	375,439	310,000	430,000
Franchise Tax	633,292	892,696	824,467	915,000	951,600
Total Taxes	\$ 6,794,670	\$ 7,810,566	\$ 8,307,642	\$ 8,848,636	\$ 10,154,600
Business Licenses & Permits	\$ 14,264	\$ 15,460	\$ 17,261	\$ 15,000	\$ 17,500
Building Permits	577,026	265,675	781,423	900,000	900,000
Fire Inspection & Plan Review Fees	11,930	8,420	25,112	15,000	15,000
Total Licenses & Permits	\$ 603,220	\$ 289,554	\$ 823,796	\$ 930,000	\$ 932,500
Class B&C Road Funds	\$ 457,462	\$ 515,957	\$ 541,193	\$ 495,000	\$ 529,650
Grant Revenue	7,700	9,995	10,686	-	-
Total Intergovernmental Revenue	\$ 465,162	\$ 525,952	\$ 551,879	\$ 495,000	\$ 529,650
Development Fees	\$ 242,372	\$ 219,311	\$ 470,627	\$ 327,300	\$ 370,000
Library Fees	406	5	-	-	-
Inspection Fees	437,637	120,323	206,911	200,000	375,000
Sanitation Fees	525,107	559,156	583,085	640,000	797,610
Recreation Fees	155,874	162,334	170,164	198,000	222,000
Fines & Forfeitures	290	-	700	1,000	1,000
Interest Earnings	21,990	166,048	251,081	150,000	225,000
Rents	25,755	20,838	21,558	20,000	20,000
Sponsorships	34,605	30,550	30,455	35,000	45,000
Credit Card Fees	4,871	7,026	4,976	5,000	6,500
Miscellaneous Revenues	6,446	27,689	8,851	9,972	10,000
Beg. Fund Class C					
Donations		1,000	1,345	-	-
Skate Park Donations - RESTRICTED		-	-	-	-
Beg. Fund Appropriation		-	-	747,890	1,036,844
Total Misc Revenue	\$ 1,455,353	\$ 1,314,279	\$ 1,749,753	\$ 2,334,162	\$ 3,108,954
Transfer from RDA Fund - Tax Admin	\$ -	\$ 330,138	\$ 373,974	\$ 399,002	\$ 528,000
Transfer from Capital Projects	\$ -	\$ -	\$ -	\$ 1,098,686	\$ 1,020,300
TOTAL GENERAL FUND REV	\$ 9,318,405	\$ 10,270,489	\$ 11,807,044	\$ 14,105,486	\$ 16,274,004
TOTAL GENERAL FUND EXPEND	\$ 9,153,516	\$ 10,031,233	\$ 11,766,578	\$ 14,105,486	\$ 16,274,004
Surplus (Deficit)	\$ 164,889	\$ 239,256	\$ 40,466	\$ (0)	\$ 0.00

MAYOR & MUNICIPAL COUNCIL

						AMEND #2	PROJECTED
FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	BUDGET	BUDGET
				FY 22-23	FY 23-24	FY 24-25	FY 25-26
Mayor & Council							
10	0101	4001	Full Time Regular	\$ -	\$ 1,338	\$ 93,572	\$ 97,350
10	0101	4002	Part Time Regular	86,430	95,947	62,108	72,302
10	0101	4008	Compensation Adjustments	-	-	2,602	6,170
10	0101	4051	Retirement & Taxes	3,473	4,186	23,431	23,528
10	0101	4053	Insurance	-	-	9,600	9,600
10	0101	4105	Membership Dues & Subscriptions	\$ -	\$ -	\$ 500	\$ 600
10	0101	4108	Meetings	625	4,309	4,500	4,500
10	0101	4257	Programs	3,799	10,009	11,500	5,000
10	0101	4355	Miscellaneous	801	147	1,500	2,000
10	0101	4413	Training	4,194	3,468	5,200	6,500
10	0101	4414	Travel	1,044	2,247	4,500	5,625
Total Mayor & Council				\$ 100,366	\$ 121,651	\$ 219,013	\$ 233,175

CITY MANAGER

						AMEND #2	PROJECTED
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
City Manager							
10	0201	4001	Full Time Regular	\$ 79,153	\$ 103,233	\$ 128,299	\$ 132,036
10	0201	4006	Other Compensation	600	750	600	600
10	0201	4007	Car Allowance	3,600	4,000	4,200	4,200
10	0201	4008	Compensation Adjustments	-	-	2,311	5,144
10	0201	4051	Retirement & Taxes	18,701	23,248	30,971	28,837
10	0201	4053	Insurance	15,411	14,546	22,600	22,600
10	0201	4105	Membership Dues & Subscriptions	\$ 9,445	\$ 15,225	\$ 12,825	\$ 13,650
10	0201	4108	Meetings	3,313	2,526	4,500	4,500
10	0201	4109	Special Events	2,525	-	3,000	3,000
10	0201	4355	Miscellaneous	3,315	761	3,500	3,740
10	0201	4413	Training	660	2,469	7,300	7,300
10	0201	4414	Travel	469	2,018	3,800	3,800
Total City Manager				\$ 137,192	\$ 168,776	\$ 223,907	\$ 229,407

RECORDER

				AMEND #2		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Recorder							
10	0301	4001	Full Time Regular	\$ 77,493	\$ 113,192	\$ 116,840	\$ 119,124
10	0301	4002	Part Time Regular	32,308	793	-	-
10	0301	4005	Overtime	199	110	-	-
10	0301	4006	Other Compensation	520	600	600	600
10	0301	4008	Compensation Adjustments	-	-	2,134	4,689
10	0301	4051	Retirement & Taxes	26,649	28,513	29,637	27,499
10	0301	4053	Insurance	15,445	30,581	32,920	32,920
10	0301	4103	Public Notices	\$ 800	\$ 335	\$ 10,000	\$ 10,000
10	0301	4105	Membership Dues & Subscriptions	355	765	975	1,565
10	0301	4108	Meetings	-	271	240	240
10	0301	4110	Postage	-	-	50	50
10	0301	4151	Equipment	36,954	53	-	-
10	0301	4301	Contract Services	-	14,499	18,000	36,000
10	0301	4355	Miscellaneous	171	140	1,000	1,000
10	0301	4413	Training	593	688	1,100	1,200
10	0301	4414	Travel	1,049	878	4,000	4,000
Total Recorder				\$ 192,536	\$ 191,418	\$ 217,496	\$ 238,886

FINANCE

						AMEND #2	PROJECTED
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Finance							
10	0401	4001	Full Time Regular	\$ 113,193	\$ 132,136	\$ 147,681	\$ 141,906
10	0401	4002	Part Time Regular	35,439	38,921	45,887	63,077
10	0401	4003	Seasonal Employees	6,518	6,731	13,853	14,321
10	0401	4005	Overtime	91	8	-	-
10	0401	4006	Other Compensation	1,947	1,243	960	960
10	0401	4007	Car Allowance	2,400	2,200	2,400	2,400
10	0401	4008	Compensation Adjustments	-	-	3,297	7,527
10	0401	4051	Retirement & Taxes	27,203	30,408	39,790	36,827
10	0401	4053	Insurance	12,590	11,524	29,653	27,421
10	0401	4105	Membership Dues & Subscriptions	\$ 425	\$ 849	\$ 1,125	\$ 1,485
10	0401	4108	Meetings	402	303	600	1,200
10	0401	4301	Contract Services	9,275	12,515	31,500	33,990
10	0401	4352	Bank Fees	30,354	38,706	40,000	50,000
10	0401	4355	Miscellaneous	285	1,242	2,125	2,375
10	0401	4413	Training	4,469	4,235	4,000	4,075
10	0401	4414	Travel	2,794	3,171	8,000	8,000
Total Finance				\$ 247,385	\$ 284,192	\$ 370,871	\$ 395,563

COMMUNICATIONS

				AMEND #2		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Communications							
10	0601	4001	Full Time Regular	\$ 123,300	\$ 127,700	\$ 88,981	\$ 91,840
10	0601	4002	Part Time Regular	2,066	1,856	52,873	52,404
10	0601	4005	Overtime	180	12	-	-
10	0601	4006	Other Compensation	1,260	690	600	600
10	0601	4008	Compensation Adjustments	-	-	2,110	4,663
10	0601	4051	Retirement & Taxes	25,500	24,330	26,887	24,748
10	0601	4053	Insurance	510	5,824	27,790	27,790
10	0601	4108	Meetings	\$ 366	\$ 786	\$ 600	\$ 1,400
10	0601	4151	Equipment	236	587	650	700
10	0601	4152	Supplies	-	391	500	2,250
10	0601	4257	Communities That Care	2,950	14,138	31,000	31,000
10	0601	4355	Miscellaneous	-	102,518	101,600	15,200
10	0601	4413	Training	290	383	1,100	1,900
10	0601	4414	Travel	305	1,698	500	2,100
Total Communications				\$ 156,960	\$ 280,913	\$ 335,190	\$ 256,594

PLANNING

						AMEND #2	PROJECTED
FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	BUDGET	BUDGET
				FY 22-23	FY 23-24	FY 24-25	FY 25-26
Planning							
10	0701	4001	Full Time Regular	\$ 234,314	\$ 272,166	\$ 354,959	\$ 348,494
10	0701	4002	Part Time Regular	40,712	62,229	69,002	71,392
10	0701	4005	Overtime	3,852	1,921	-	-
10	0701	4006	Other Compensation	870	536	960	960
10	0701	4007	Car Allowance	1,286	1,300	1,200	1,200
10	0701	4008	Compensation Adjustments	-	-	7,627	17,003
10	0701	4051	Retirement & Taxes	56,204	74,272	100,514	89,525
10	0701	4053	Insurance	36,483	44,579	81,544	71,373
10	0701	4105	Membership Dues & Subscriptions	\$ 51,054	\$ 1,313	\$ 8,825	\$ 8,864
10	0701	4108	Meetings	2,039	2,282	9,000	10,500
10	0701	4301	Contract Services	2,658	184	47,000	99,000
10	0701	4355	Miscellaneous	7,364	4,264	14,710	18,510
10	0701	4413	Training	4,437	7,797	10,959	10,284
10	0701	4414	Travel	5,702	8,451	9,973	10,673
Total Planning				\$ 446,975	\$ 481,294	\$ 716,273	\$ 757,777

BUILDING

				AMEND #2		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Building							
10	0801	4001	Full Time Regular	\$ 287,583	\$ 339,407	\$ 413,587	\$ 453,153
10	0801	4002	Part Time Regular	14,880	-	-	-
10	0801	4003	Seasonal Employee	6,086	6,185	10,834	11,213
10	0801	4006	Other Compensation	180	300	360	360
10	0801	4007	Car Allowance	400	-	2,400	2,400
10	0801	4008	Compensation Adjustments	-	-	7,651	17,990
10	0801	4051	Retirement & Taxes	60,448	75,017	102,205	102,410
10	0801	4053	Insurance	4,191	9,234	59,686	62,086
10	0801	4105	Membership Dues & Subscriptions	\$ 1,004	\$ 1,313	\$ 2,760	\$ 5,460
10	0801	4108	Meetings	492	399	2,160	2,160
10	0801	4151	Equipment	-	1,083	3,500	3,500
10	0801	4152	Supplies	4,832	2,845	4,000	4,000
10	0801	4154	Uniforms	424	622	900	900
10	0801	4301	Contract Services	900	-	20,000	25,000
10	0801	4355	Miscellaneous	1,099	254	4,000	4,000
10	0801	4413	Training	2,042	4,060	10,550	10,550
10	0801	4414	Travel	2,189	2,467	10,000	10,000
Total Building				\$ 386,860	\$ 443,187	\$ 654,594	\$ 715,181

POLICE

						AMEND #2	PROJECTED
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Police							
10	0901	4001	Full Time Regular	\$ -	\$ 6,476	\$ -	\$ -
10	0901	4002	Part Time Regular	35,452	40,981	51,877	51,140
10	0901	4051	Retirement & Taxes	1,376	2,622	4,643	4,577
10	0901	4151	Equipment	\$ -	\$ -	\$ 2,850	\$ 2,850
10	0901	4154	Uniforms	-	-	3,000	3,000
10	0901	4301	Contract Services	2,291,436	2,765,443	3,286,053	4,033,058
10	0901	4355	Miscellaneous	210	140	1,000	1,000
Total Police				\$ 2,328,474	\$ 2,815,769	\$ 3,349,422	\$ 4,095,625

FIRE SERVICES

FIRE SERVICES						AMEND #2	PROJECTED
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
	Fire Services						
10	1001	4301	Contract Services	\$ 1,654,069	\$ 1,379,625	\$ 2,250,807	\$ 2,520,710
Total Fire Services				\$ 1,654,069	\$ 1,379,625	\$ 2,250,807	\$ 2,520,710

LIBRARY

				AMEND #2		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Library							
10	1101	4001	Full Time Regular	\$ -	\$ 455	\$ 39,012	\$ 40,077
10	1101	4002	Part Time Regular	6,829	27,741	-	15,912
10	1101	4008	Compensation Adjustments	-	-	703	2,115
10	1101	4051	Retirement & Taxes	99	3,048	9,418	10,177
10	1101	4053	Insurance	-	-	9,600	9,600
10	1101	4105	Membership Dues & Subscriptions	\$ -	\$ 30	\$ 130	\$ 130
10	1101	4108	Meetings	-	120	220	220
10	1101	4151	Equipment	-	787	1,825	1,825
10	1101	4152	Supplies	4,855	2,792	1,850	1,850
10	1101	4257	Programs	18,197	1,624	1,100	1,300
10	1101	4301	Contract Services	-	-	12,700	5,700
10	1101	4355	Miscellaneous	-	17,350	22,000	20,000
10	1101	4413	Training	-	530	525	525
10	1101	4414	Travel	-	42	370	370
Total Library				\$ 29,979	\$ 54,609	\$ 99,453	\$ 109,801

PUBLIC WORKS

				AMEND #2		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Public Works Administration							
10	1201	4001	Full Time Regular	\$ 165,890	\$ 59,418	\$ 56,934	\$ 57,483
10	1201	4005	Overtime	-	-	8,540	8,622
10	1201	4006	Other Compensation	1,950	1,244	-	-
10	1201	4008	Compensation Adjustments	-	-	1,029	2,240
10	1201	4051	Retirement & Taxes	32,495	13,518	13,895	12,554
10	1201	4053	Insurance	10,349	34,161	11,300	10,750
10	1201	4101	Maintenance	\$ 11,924	\$ 2,497	\$ -	\$ -
10	1201	4105	Membership Dues & Subscriptions	14,749	2,710	18,520	15,220
10	1201	4108	Meetings	3,365	1,805	2,500	2,329
10	1201	4151	Equipment	11,103	6,102	9,600	9,800
10	1201	4152	Supplies	4,391	6,300	800	2,800
10	1201	4154	Uniforms	2,426	3,590	2,800	8,550
10	1201	4205	Electric Charges	23,827	24,155	33,390	-
10	1201	4301	Contract Services	399,850	65,405	-	-
10	1201	4303	Software Maintenance	-	600	2,000	5,400
10	1201	4355	Miscellaneous	5,682	634	-	-
10	1201	4407	Certification & Testing	422	406	7,000	11,800
10	1201	4413	Training	1,535	3,022	4,200	6,700
10	1201	4414	Travel	860	4,728	-	-
Total Public Works Administration				\$ 745,006	\$ 230,295	\$ 172,508	\$ 154,248
Public Works Grounds Maintenance							
10	1202	4001	Full Time Regular	\$ -	\$ 80,916	\$ 61,741	\$ 66,429
10	1202	4002	Part Time Regular	-	1,062	7,498	7,390
10	1202	4003	Seasonal Employee	-	-	12,155	13,061
10	1202	4005	Overtime	-	3,859	9,261	9,964
10	1202	4006	Other Compensation	-	600	600	600
10	1202	4008	Compensation Adjustments	-	-	1,236	2,845
10	1202	4051	Retirement & Taxes	-	19,870	16,928	16,338
10	1202	4053	Insurance	-	752	27,120	27,120
10	1202	4101	Maintenance	\$ -	\$ 7,954	\$ 10,000	\$ 15,000
10	1202	4103	Public Notices	-	-	250	250
10	1202	4105	Memberships	-	-	1,400	1,930
10	1202	4151	Equipment	-	2,749	4,520	8,855
10	1202	4152	Supplies	-	24,314	27,500	12,700
10	1202	4154	Uniforms	-	-	1,250	1,575
10	1202	4201	Water Charges	-	135,033	150,000	150,000
10	1202	4301	Contract Services	-	152,922	276,950	366,188
10	1202	4365	Trees	-	25,559	25,000	25,000
10	1202	4407	Certification & Testing	-	850	2,300	3,550
10	1202	4413	Training	-	768	3,300	7,100
10	1202	4414	Travel	-	-	5,400	11,600
Total Public Works Grounds Maintenance				\$ -	\$ 457,208	\$ 644,409	\$ 747,495
Public Works Administration				\$ 745,006	\$ 230,295	\$ 172,508	\$ 154,248
Public Works Grounds Maintenance				-	457,208	644,409	747,495
Total Public Works				\$ 745,006	\$ 687,503	\$ 816,918	\$ 901,743

ENGINEERING

				AMEND #2		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Engineering							
10	1301	4001	Full Time Regular	\$ 99,494	\$ 73,225	\$ 82,537	\$ 82,526
10	1301	4006	Other Compensation	990	600	600	600
10	1301	4007	Car Allowance	3,600	3,600	3,600	3,600
10	1301	4008	Compensation Adjustments	-	-	1,493	3,215
10	1301	4051	Retirement & Taxes	22,630	17,326	20,228	18,024
10	1301	4053	Insurance	12,422	13,352	18,080	16,980
10	1301	4105	Membership Dues & Subscriptions	\$ 2,062	\$ 3,129	\$ 6,745	\$ 9,570
10	1301	4108	Meetings	269	533	500	1,500
10	1301	4151	Equipment	761	347	8,102	3,900
10	1301	4301	Contract Services	5,232	24,749	61,250	56,490
10	1301	4407	Certification & Testing	378	-	2,300	4,100
10	1301	4413	Training	1,799	3,771	1,050	2,100
10	1301	4414	Travel	2,497	569	4,200	4,200
Total Engineering				\$ 152,492	\$ 141,201	\$ 210,684	\$ 206,805

SANITATION

						AMEND #2	PROJECTED
FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	BUDGET	BUDGET
				FY 22-23	FY 23-24	FY 24-25	FY 25-26
Sanitation							
10	1401	4301	Contract Services	\$ 492,166	\$ 530,752	\$ 595,736	\$ 653,730
10	1401	4808	Bad Debt Expense	1,215	-	-	-
Total Sanitation				\$ 493,381	\$ 530,752	\$ 595,736	\$ 653,730

PARKS

PARKS

FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	AMEND #2 BUDGET FY 24-25	PROJECTED BUDGET FY 25-26
Parks							
10	1501	4001	Full Time Regular	\$ 237,558	\$ 267,604	\$ 271,614	\$ 274,768
10	1501	4002	Part Time Regular	4,738	1,748	6,378	6,285
10	1501	4003	Seasonal Employee	28,494	59,155	47,275	46,590
10	1501	4005	Overtime	2,574	2,606	8,000	8,000
10	1501	4006	Other Compensation	3,747	2,804	2,400	2,400
10	1501	4008	Compensation Adjustments	-	-	4,994	10,924
10	1501	4051	Retirement & Taxes	53,783	60,876	70,369	64,742
10	1501	4053	Insurance	42,740	39,684	60,662	60,662
10	1501	4101	Maintenance	\$ 56,171	\$ 86,380	\$ 133,000	\$ 153,000
10	1501	4105	Membership Dues & Subscriptions	725	-	2,750	3,800
10	1501	4108	Meetings	97	719	720	900
10	1501	4151	Equipment	1,174	53,920	41,000	57,000
10	1501	4152	Supplies	11,723	14,159	24,000	24,000
10	1501	4154	Uniforms	703	1,339	1,600	1,600
10	1501	4201	Water Charges	145,489	81,158	90,000	90,000
10	1501	4205	Electric Charges	8,312	10,436	15,000	15,000
10	1501	4208	Miscellaneous Facilities Charges	3,100	2,735	7,000	2,000
10	1501	4301	Contract Services	7,907	129,502	200,000	221,188
10	1501	4355	Miscellaneous	7,774	3,500	31,500	13,000
10	1501	4365	Trees		972	-	
10	1501	4413	Training	1,255	4,900	6,400	5,400
10	1501	4414	Travel	377	951	5,000	3,500
Total Parks				\$ 618,442	\$ 825,148	\$ 1,029,663	\$ 1,064,760

RECREATION

						AMEND #2	PROJECTED
FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	BUDGET	BUDGET
				FY 22-23	FY 23-24	FY 24-25	FY 25-26
Recreation							
10	1601	4001	Full Time Regular	\$ 171,415	\$ 168,340	\$ 230,672	\$ 236,325
10	1601	4002	Part Time Regular	3,292	30,816	-	-
10	1601	4003	Seasonal Employee	18,200	31,367	32,292	47,736
10	1601	4005	Overtime	2,495	996	5,000	5,000
10	1601	4006	Other Compensation	733	1,250	1,080	1,320
10	1601	4008	Compensation Adjustments	-	-	4,156	9,207
10	1601	4051	Retirement & Taxes	38,830	38,092	58,574	55,886
10	1601	4053	Insurance	27,952	19,926	37,999	60,600
10	1601	4105	Membership Dues & Subscriptions	\$ 330	\$ 514	\$ 1,220	\$ 1,100
10	1601	4108	Meetings	151	440	360	600
10	1601	4151	Equipment	-	-	5,000	-
10	1601	4154	Uniforms	100	49	350	350
10	1601	4257	Programs	84,890	94,822	117,512	129,958
10	1601	4355	Miscellaneous	9,282	11,821	11,000	12,000
10	1601	4413	Training	1,924	3,291	3,350	3,605
10	1601	4414	Travel	203	1,087	2,450	3,025
Total Recreation				\$ 359,798	\$ 402,811	\$ 511,016	\$ 566,712

SPECIAL EVENTS

						AMEND #2	PROJECTED
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Special Events							
10	1701	4001	Full Time Regular	\$ 62,451	\$ 72,256	\$ 65,433	\$ 67,700
10	1701	4002	Part Time Regular	-	-	27,825	28,960
10	1701	4005	Overtime	1,818	2,119	1,500	1,500
10	1701	4006	Other Compensation	592	478	360	360
10	1701	4008	Compensation Adjustments	-	-	1,619	3,645
10	1701	4051	Retirement & Taxes	13,054	15,591	18,286	17,378
10	1701	4053	Insurance	262	322	9,600	9,600
10	1701	4105	Membership Dues & Subscriptions	\$ 849	\$ 1,460	\$ 2,350	\$ 2,450
10	1701	4108	Meetings	-	119	180	180
10	1701	4109	Special Events	69,679	77,767	124,072	135,000
10	1701	4151	Equipment	1,837	4,464	3,000	3,000
10	1701	4304	Marketing	1,669	273	1,200	1,750
10	1701	4413	Training	-	135	600	650
10	1701	4414	Travel	230	433	650	650
Total Special Events				\$ 152,440	\$ 175,417	\$ 256,675	\$ 272,822

NON-DEPARTMENTAL

						AMEND #2	PROJECTED
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Non-Departmental							
10	1801	4110	Postage	\$ -	\$ -	\$ 2,000	\$ 2,000
10	1801	4152	Supplies	12,216	16,303	18,500	18,500
10	1801	4154	Uniforms	1,137	1,587	7,500	6,000
10	1801	4301	Contract Services	3,686	57,040	128,450	162,380
10	1801	4355	Miscellaneous	21,586	3,398	-	-
10	1801	4356	Community Garden	6,793	581	1,200	1,200
10	1801	4410	Employee Appreciation	11,658	144	-	-
10	1801	4855	General Fee Waivers	-	-	30,000	30,000
10	1801	6049	Transfer to Capital Projects	\$ 523,953	\$ 1,520,225	\$ 220,000	\$ 235,000
10	1801	6052	Transfer to Wastewater Fund	-	11,055	-	-
10	1801	6053	Transfer to Stormwater Fund	-	26,661	570	154,576
10	1801	6054	Transfer to Transportation Fund	689,595	375,439	1,108,814	959,650
10	1801	6061	Transfer to Internal Service Fund	433,001	769,904	730,734	947,172
Total Non-Departmental				\$ 1,703,625	\$ 2,782,337	\$ 2,247,769	\$ 2,516,478

IMPACT FEES

FUND 23

				AMEND #2		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Revenue							
23	2301	3754	Public Safety Impact Fees				
23	2302	3501	Roadway Interest	\$ 27,654	\$ 50,832	\$ 13,800	\$ 13,800
23	2302	3754	Roadway Facilities Impact Fees	195,718	802,777	460,000	800,000
23	2303	3754	Park Facilities Impact Fees		-	-	400,000
23	2304	3754	Storm & Groundwater Facilities Impact Fees	10,784	34,894	34,500	34,500
			Use of Prior Year Fund Balance		-	181,700	1,010,700
Total Revenue				\$ 234,156	\$ 888,503	\$ 690,000	\$ 2,259,000
Public Safety Facilities							
23	2301	4301	Contract Services	\$ -	\$ -	\$ 25,000	\$ 25,000
23	2301	4651	Capital Expense	-	-	-	-
Total Public Safety Facilities				\$ -	\$ -	\$ 25,000	\$ 25,000
Roadway Facilities							
23	2302	4301	Contract Services	\$ 53,938	\$ -	\$ 25,000	\$ 25,000
23	2302	4651	Capital Expense	31,373	69,470	535,000	1,612,750
Total Roadway Facilities				\$ 85,312	\$ 69,470	\$ 560,000	\$ 1,637,750
Park Facilities							
23	2303	4301	Contract Services	\$ -	\$ -	\$ 25,000	\$ 25,000
23	2303	4651	Capital Expense				\$ 400,000
Total Park Facilities				\$ -	\$ -	\$ 25,000	\$ 425,000
Storm & Groundwater Facilities							
23	2304	4301	Contract Services	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
23	2304	4651	Capital Expense	10,784	34,037	40,000	131,250
Total Storm & Groundwater Facilities				\$ 10,784	\$ 74,037	\$ 80,000	\$ 171,250
Total Impact Fees Fund				\$ 96,096	\$ 143,507	\$ 690,000	\$ 2,259,000
Surplus (Deficit)				\$ 138,061	\$ 744,996	\$ -	\$ -

CAPITAL PROJECTS

FUND 49

CAPITAL PROJECTS						AMEND #2		PROJECTED	
FUND 49				ACTUAL		ACTUAL		BUDGET	
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25		BUDGET	
				FY 25-26					FY 25-26
Revenue									
49	4901	5010	Transfer from General Fund	\$ 523,953	\$ 1,520,225	\$ 220,000	\$		235,000
49	4901	3205	Grants	-	-	10,785,025			2,392,300
			Beginning Fund Balance Appropriation	-	-	5,005,089			13,695,750
Total Revenue				\$ 523,953	\$ 1,520,225	\$ 16,010,114	\$		16,323,050
Capital Projects									
49	4901	4651	Capital Expense	\$ 281,063	\$ 637,358	\$ 14,911,428	\$		15,302,750
49	4901	6010	Transfer to General Fund	-	-	1,098,686			1,020,300
Total Capital Projects				\$ 281,063	\$ 637,358	\$ 16,010,114	\$		16,323,050
Surplus (Deficit)				\$ 242,889	\$ 882,867	\$ -	\$		-

WATER

FUND 51

				AMEND #2		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Revenue							
51	5101	3501	Interest Income	\$ -	\$ 426,802	\$ 175,000	\$ 175,000
51	5101	3602	Utility Service Sales	2,288,371	3,320,268	3,200,000	3,700,000
51	5101	3754	Impact Fees	50,191	117,350	130,000	130,000
51	5101	3803	Connection Fees	23,300	59,072	55,000	55,000
51	5101	3825	Late Fees	19,038	32,404	15,000	15,000
			Beginning Fund Balance Appropriation	-		1,225,136	877,834
Total Revenue				\$ 4,083,074	\$ 7,141,896	\$ 8,277,525	\$ 4,952,834
Water Distribution							
51	5101	4001	Full Time Regular	\$ 366,892	\$ 366,744	\$ 501,837	\$ 533,799
51	5101	4002	Part Time Regular	6,329	1,079	4,999	7,154
51	5101	4003	Seasonal Employee	3,568	-	10,874	11,571
51	5101	4005	Overtime	2,364	570	15,000	15,000
51	5101	4006	Other Compensation	1,890	1,200	1,200	960
51	5101	4007	Car Allowance	4,100	1,400	-	-
51	5101	4008	Compensation Adjustments	-	-	9,175	21,124
51	5101	4051	Retirement & Taxes	84,132	47,136	125,147	120,674
51	5101	4053	Insurance	57,154	80,082	137,924	150,597
51	5101	4101	Maintenance	\$ 45,010	\$ 59,021	\$ 108,500	\$ 141,500
51	5101	4105	Membership Dues & Subscriptions	1,181	1,036	2,300	5,040
51	5101	4108	Meetings	260	283	680	1,400
51	5101	4151	Equipment	1,368	732	26,500	37,000
51	5101	4152	Supplies	13,102	8,290	40,000	42,500
51	5101	4154	Uniforms	365	898	2,400	3,350
51	5101	4157	Meters	149,095	91,075	150,000	150,000
51	5101	4205	Electric Charges	9,290	8,294	200,000	210,000
51	5101	4301	Contract Services	1,344,098	1,352,683	1,567,000	1,918,850
51	5101	4303	Software Maintenance	-	-	-	3,125
51	5101	4306	Public Engagement	-	-	20,800	22,150
51	5101	4355	Miscellaneous	85	934	-	-
51	5101	4407	Certification & Testing	3,455	1,688	8,500	9,800
51	5101	4413	Training	695	2,279	3,500	8,300
51	5101	4414	Travel	676	1,216	4,500	7,100
51	5101	4651	Capital Expense	-	-	4,547,389	693,750
						610,000	
51	5101	4803	Interest on Debt	-	511,476	-	600,000
51	5101	4804	Cost of Issuance	-	183,813	-	-
51	5101	4808	Bad Debt Expense	14,449	-	-	-
51	5101	6061	Transfer to Internal Service Fund	237,841	256,688	179,300	238,089
Total Water Distribution				\$ 2,347,399	\$ 3,178,617	\$ 8,277,525	\$ 4,952,834
Surplus (Deficit)				\$ 1,735,675	\$ 3,963,279	\$ (0)	\$ 0

WASTEWATER FUND 52

				AMEND #2		PROJECTED	
				ACTUAL	ACTUAL	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 25-26
Revenue							
52	5201	3602	Utility Service Sales	\$ 1,679,575	\$ 2,148,222	\$ 2,982,000	\$ 2,800,000
52	5201	3754	Impact Fees	110,004	480,370	245,000	245,000
52	5201	5010	Transfer from General Fund	-	11,055	-	-
			Beginning Fund Balance Appropriation	116,091	-	1,703,530	2,576,528
Total Revenue				\$ 1,905,670	\$ 3,840,647	\$ 4,930,530	\$ 5,621,528
Wastewater Collection							
52	5201	4001	Full Time Regular	\$ 229,258	\$ 197,649	\$ 300,159	\$ 311,268
52	5201	4002	Part Time Regular	2,110	123	-	2,228
52	5201	4003	Seasonal Employee	455	-	924	955
52	5201	4005	Overtime	985	311	7,000	7,000
52	5201	4008	Compensation Adjustments	-	-	5,442	12,253
52	5201	4051	Retirement & Taxes	50,334	25,337	74,115	69,742
52	5201	4053	Insurance	35,941	41,304	74,095	81,699
52	5201	4101	Maintenance	\$ 34,351	\$ 95,299	\$ 223,000	\$ 247,000
52	5201	4105	Membership Dues & Subscriptions	949	872	4,000	5,450
52	5201	4108	Meetings	-	295	480	480
52	5201	4151	Equipment	10,982	5,093	40,400	40,900
52	5201	4152	Supplies	2,860	4,689	73,500	108,500
52	5201	4154	Uniforms	456	506	1,500	2,700
52	5201	4201	Water Usage	-	1,216	1,500	1,500
52	5201	4205	Electric Charges	17,353	17,541	27,000	31,050
52	5201	4301	Contract Services	908,832	1,028,989	1,346,500	1,412,100
52	5201	4306	Public Engagement	-	-	800	1,400
52	5201	4407	Certification & Testing	631	525	7,500	7,500
52	5201	4413	Training	-	810	3,000	4,000
52	5201	4414	Travel	-	1,160	3,000	4,000
52	5201	4651	Capital Expense	-	-	2,494,880	3,000,337
52	5201	4803	Interest on Debt	-	56,831	100,000	100,000
52	5201	4804	Cost of Issuance	-	20,424	-	-
52	5201	4808	Bad Debt Expense	2,687	-	-	-
52	5201	6061	Transfer to Internal Service Fund	125,050	141,930	141,734	169,467
Total Wastewater Collection				\$ 1,423,784	\$ 1,640,904	\$ 4,930,530	\$ 5,621,528
Surplus (Deficit)				\$ 481,886	\$ 2,199,743	\$ 0	\$ 0.00

STORMWATER

FUND 53

				AMEND #2		PROJECTED	
				ACTUAL	ACTUAL	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 25-26
Revenue							
53	5301	3602	Utility Service Sales	\$ 328,334	\$ 305,713	\$ 270,000	\$ 350,000
53	5301	5010	Transfer from General Fund	-	26,661	570	154,576
			Beginning Fund Balance Appropriation	49,220	-	302,121	126,005
Total Revenue				\$ 377,554	\$ 2,370,374	\$ 572,691	\$ 630,581
Stormwater Administration & Permitting							
53	5301	4001	Full Time Regular	\$ 79,106	\$ 176,151	\$ 262,819	\$ 262,910
53	5301	4002	Part Time Regular	-	-	-	2,228
53	5301	4003	Seasonal Employee	226	-	924	955
53	5301	4005	Overtime	198	954	6,000	6,000
53	5301	4006	Other Compensation	-	-	600	600
53	5301	4008	Compensation Adjustments	-	-	4,705	10,311
53	5301	4051	Retirement & Taxes	17,280	22,401	64,872	59,591
53	5301	4053	Insurance	6,458	14,407	57,285	56,865
53	5301	4101	Maintenance	\$ 1,013	\$ 7,439	\$ 18,951	\$ 35,000
53	5301	4103	Public Notices	-	-	200	200
53	5301	4105	Membership Dues & Subscriptions	963	1,470	1,749	3,000
53	5301	4108	Meetings	-	-	180	1,240
53	5301	4151	Equipment	-	-	-	1,400
53	5301	4152	Supplies	1,141	-	3,000	9,500
53	5301	4154	Uniforms	-	312	600	1,850
53	5301	4301	Contract Services	6,490	-	30,000	53,000
53	5301	4303	Software Maintenance	1,200	1,200	2,000	1,400
53	5301	4306	Public Engagement	462	103	2,650	3,500
53	5301	4355	Miscellaneous	-	-	-	-
53	5301	4407	Certification & Testing	1,750	1,750	3,950	3,400
53	5301	4413	Training	85	-	600	1,000
53	5301	4414	Travel	1,339	-	-	-
53	5301	4808	Bad Debt Expense	370	-	-	-
53	5301	6061	Transfer to Internal Service Fund	59,605	89,942	111,607	116,632
Total Stormwater Admin & Permitting				\$ 177,684	\$ 316,129	\$ 572,691	\$ 630,581
Stormwater Admin & Permitting				\$ 177,684	\$ 401,661	\$ 572,691	\$ 630,581
Stormwater Maintenance				-	-	-	-
Total Stormwater				\$ 177,684	\$ 401,661	\$ 572,691	\$ 630,581
Surplus (Deficit)				\$ 199,870	\$ 1,968,713	\$ 0	\$ (0)

TRANSPORTATION

FUND 54

				AMEND #2		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Revenue							
54	5401	3401	Road Cut Fee	\$ 16	\$ -	\$ -	\$ -
54	5401	3757	Utility Transportation Fee	-	-	-	1,101,650
54	5401	3205	Grant Revenue	-	25,000	-	-
54	5401	5010	Transfer from General Fund	689,595	375,439	1,108,814	959,650
			Beginning Fund Balance Appropriation	-	-	550,423	-
Total Revenue				\$ 689,611	\$ 400,439	\$ 1,659,237	\$ 2,061,300
Transportation							
54	5401	4001	Full Time Regular	\$ 179,291	\$ 157,908	\$ 250,672	\$ 257,673
54	5401	4002	Part Time Regular	-	708	8,103	8,707
54	5401	4005	Overtime	574	986	27,000	27,000
54	5401	4006	Other Compensation	1,600	900	1,200	1,200
54	5401	4008	Compensation Adjustments	-	-	4,560	10,099
54	5401	4051	Retirement & Taxes	37,611	20,122	63,351	58,908
54	5401	4053	Insurance	9,412	19,109	63,075	62,250
54	5401	4101	Maintenance	\$ 4,376	\$ 16,759	\$ 51,500	\$ 58,000
54	5401	4105	Membership Dues & Subscriptions	-	2,420	5,000	5,890
54	5401	4108	Meetings	-	-	240	600
54	5401	4151	Equipment	86,736	11,162	65,900	22,900
54	5401	4152	Supplies	1,466	25,336	47,500	48,000
54	5401	4154	Uniforms	406	269	1,700	3,750
54	5401	4205	Electrical Charges	272,118	-	-	38,400
54	5401	4301	Contract Services	272,118	48,196	802,925	631,400
54	5401	4355	Miscellaneous	-	-	5,000	5,000
54	5401	4413	Training	-	370	2,900	6,250
54	5401	4414	Travel	-	941	2,800	4,900
54	5401	4651	Capital Expense	-	-	-	400,000
54	5401	4808	Bad Debt Expense	1,888	-	-	-
54	5401	6061	Transfer to Internal Service Fund	123,253	213,216	255,810	296,610
Total Transportation				\$ 990,849	\$ 518,402	\$ 1,659,237	\$ 1,947,538
Surplus (Deficit)				\$ (301,238)	\$ (117,963)	\$ 0	\$ 113,762.43

INTERNAL SERVICE

FUND 61				AMEND #2		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Revenue							
61	6101	5010	Transfer from General Fund	\$ 433,001	\$ 769,904	\$ 816,000	\$ 947,172
61	6101	5025	Transfer from RDA Fund	56,420	62,898	75,000	75,000
61	6101	5051	Transfer from Water Fund	237,841	256,688	179,300	238,089
61	6101	5052	Transfer from Wastewater Fund	125,050	141,930	141,734	169,467
61	6101	5053	Transfer from Stormwater Fund	59,605	89,942	111,607	116,632
61	6101	5054	Transfer from Transportation Fund	123,253	213,216	255,810	296,610
			Beginning Fund Balance Appropriation	60,000		117,802	32,593
Total Revenue				\$ 1,095,170	\$ 1,580,523	\$ 1,697,253	\$ 1,875,563
Internal Service Administration							
61	6101	4001	Full Time Regular	\$ 19,008	\$ 14,720	\$ -	\$ -
61	6101	4051	Retirement & Taxes	3,857	3,620	-	-
61	6101	4053	Insurance	89	2,179	-	-
61	6101	4301	Contract Services	120,889	133,428	157,800	178,500
Total Internal Service Administration				\$ 143,843	\$ 153,947	\$ 157,800	\$ 178,500
Facilities							
61	6102	4001	Full Time Regular	\$ 20,596	\$ 32,817	\$ 61,741	\$ 66,429
61	6102	4002	Part Time Regular	8,074	1,062	7,498	7,390
61	6102	4003	Seasonal Employee	-	-	12,155	13,061
61	6102	4008	Compensation Adjustments	-	-	1,236	2,845
61	6102	4051	Retirement & Taxes	4,030	(10,618)	16,928	16,338
61	6102	4053	Insurance	2,891	10,942	27,120	27,120
61	6102	4101	Maintenance	\$ 7,244	\$ 6,564	\$ 27,000	\$ 49,500
61	6102	4107	Lease Payments	67,943	74,130	77,186	79,500
61	6102	4152	Supplies	11,604	11,309	15,900	16,000
61	6102	4201	Water Charges	0	3,060	3,500	3,850
61	6102	4204	Natural Gas Charges	9,877	6,933	13,500	14,850
61	6102	4205	Electric Charges	11,939	13,225	17,600	19,360
61	6102	4206	Telephone & Internet	18,638	22,451	43,000	44,950
61	6102	4208	Miscellaneous Facilities Charges	5,020	948	4,000	4,000
61	6102	4210	Cellular Phone Bills	17,195	23,180	25,000	28,750
61	6102	4301	Contract Services	54,514	80,879	92,226	98,027
61	6102	4355	Miscellaneous	-	11,321	-	-
Total Facilities				\$ 241,010	\$ 288,213	\$ 445,590	\$ 491,971
Fleet Management							
61	6103	4101	Maintenance	\$ 14,006	\$ 17,442	\$ 21,250	\$ 27,000
61	6103	4107	Lease Payments	15,593	12,539	291,681	279,539
61	6103	4151	Equipment	2,516	432	10,000	10,000
61	6103	4301	Contract Services	121	14,316	29,000	29,600
61	6103	4751	Vehicle Replacement	209	24,290	-	-
61	6103	4759	Vehicle Repairs	7,906	7,636	15,000	15,000
61	6103	4760	Vehicle Fuel	50,597	54,467	82,900	160,200
Total Fleet Management				\$ 90,948	\$ 131,122	\$ 449,831	\$ 521,339

INTERNAL SERVICE

FUND 61

				AMEND #2		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 25-26
Information Systems							
61	6104	4151	Equipment	\$ 3,210	\$ 8,165	\$ 5,250	\$ 10,050
61	6104	4301	Contract Services	64,525	73,501	158,550	81,900
61	6104	4303	Software Maintenance	67,961	119,238	127,480	243,305
61	6104	4551	Computer Replacement	27,981	33,816	37,500	20,000
Total Information Systems				\$ 163,677	\$ 234,720	\$ 328,780	\$ 355,255
Human Resources							
61	6105	4001	Full Time Regular	\$ 68,394	\$ 130,828	\$ 137,584	\$ 147,515
61	6105	4006	Other Compensation	500	2,552	600	720
61	6105	4008	Compensation Adjustments	-	-	2,479	5,747
61	6105	4051	Retirement & Taxes	16,148	30,393	33,213	32,217
61	6105	4053	Insurance	17,157	27,171	44,476	44,476
61	6105	4054	Wellness	-	-	18,360	18,450
61	6105	4105	Membership Dues & Subscriptions	\$ 125	\$ 961	\$ 800	\$ 1,480
61	6105	4108	Meetings	-	69	240	240
61	6105	4152	Supplies	-	21	200	200
61	6105	4355	Miscellaneous	22,510	35,072	42,000	45,152
61	6105	4410	Employee Appreciation	-	15,162	14,000	13,000
61	6105	4413	Training	249	2,490	7,300	17,300
61	6105	4414	Travel	171	1,649	2,000	2,000
Total Human Resources				\$ 125,254	\$ 246,368	\$ 303,252	\$ 328,498
Internal Service Administration				\$ 143,843	\$ 153,947	\$ 157,800	\$ 178,500
Facilities				241,010	288,213	445,590	491,971
Fleet Management				90,948	131,122	449,831	521,339
Information Systems				163,677	234,720	340,780	355,255
Human Resources				-	246,368	303,252	328,498
Total Internal Service				\$ 639,478	\$ 1,054,370	\$ 1,697,253	\$ 1,875,563
Surplus (Deficit)				\$ 455,692	\$ 526,153	\$ 0	\$ 0.00

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 14, 2025

Agenda Item: PUBLIC HEARING - Vineyard Zoning Code Update (Ordinance 2025-03)

Department: Community Development

Presenter: Cache Hancey

Background/Discussion:

Throughout 2024, multiple work sessions were held with the Planning Commission regarding a large overhaul of the zoning code. Changes to the following sections are proposed:

- Title, Authority, Purpose, Declaration of Intent, and Effective Date

- Interpretation of Requirements

- Land Use Authorities and Other Officers

- Establishment of Districts and Zoning Tables

- Development Agreements

- Noticing Requirements

- Temporary Uses

- Permitted Uses

- Conditional Uses

- General Property Development Standards

- Supplementary Development Standards

- Site Planning and Building Design Requirements

- Parking and Loading Requirements

- Landscaping

- Signs

- Definitions

Fiscal Impact:

N/A

Recommendation:

Staff recommends approval of the zoning text amendments

Sample Motion:

"I move to adopt Ordinance 2025-03, zoning text amendments as presented"

Attachments:

1. Ord2025.3
2. 2024 Zoning Code Changes Summary - Updated with STR and Site Plan requirements

**VINEYARD
ORDINANCE 2025-03SDRAFT**

ORDINANCE 2025-3 ZONING CODE REVIEW TEXT AMENDMENTS

AN ORDINANCE OF THE CITY COUNCIL OF VINEYARD, UTAH, AMENDING THE ZONING ORDINANCE SECTIONS 15.02 -TITLE, AUTHORITY, PURPOSE, DECLARATION OF INTENT, AND EFFECTIVE DATE, 15.04- INTERPRETATION OF REQUIREMENTS, 15.06 LAND USE AUTHORITIES AND OTHER OFFICERS, 15.12 ESTABLISHMENT OF DISTRICTS AND ZONING TABLES, 15.16 DEVELOPMENT AGREEMENTS, 15.18 NOTICING REQUIREMENTS, 15.26 TEMPORARY USES, 15.28 PERMITTED USES, 15.30 CONDITIONAL USES, 15.32 GENERAL PROPERTY DEVELOPMENT STANDARDS, 15.34 SUPPLEMENTARY DEVELOPMENT STANDARDS, 15.36 SITE PLANNING AND BUILDING DESIGN REQUIREMENTS, 15.38 PARKING AND LOADING REQUIREMENTS, 15.40 LANDSCAPING, 15.48 SIGNS, 15.60 DEFINITIONS

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

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

WHEREAS, The Planning Commission held a public hearing on May 7, 2025 and after fully considering public comment and staff recommendations, recommended approval with a condition that Vineyard City Council adopt the Zoning Code Review Text Amendments;

WHEREAS, The Vineyard City Council having review the proposed text amendments, held a public hearing on May 14, 2025; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

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

SECTION 1: AMENDMENT “15.02.040 Purpose” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.02.040 Purpose

This Ordinance is provided to implement the goals and policies of the Vineyard General Plan and the other purposes as provided for by LUDMA. This Ordinance contains standards, provisions and requirements intended to protect the health, safety, and welfare of the citizens and businesses of Vineyard, to guide and manage future growth and development, and to promote the orderly use of lands within ~~the~~ Vineyard. It is the intent of this Ordinance to provide a means of ensuring predictability and consistency in the use and development of lands located within Vineyard.

SECTION 2: AMENDMENT “15.02.050 Applicability” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.02.050 Applicability

1. Applications: Applications ~~accepted by the city as deemed~~ complete by the city for any Approval, Permit or License required by the provisions of this Ordinance shall be processed, reviewed and approved or denied, subject to the provisions of this Ordinance, and other applicable Ordinances of the city, in effect at the time the Application is determined to be complete by the City Planner (herein after as may be referred to as “Planner”), as required by VZC 15.24.060.

2. Buildings and Structures: No building or structure shall be erected, and no existing building or structure shall be moved, altered or enlarged nor shall any land, building or premises be used, designed or intended to be used for any purpose or in any manner other than as allowed by this Ordinance.

3. Applicability: The provisions of this Ordinance shall apply to all lands located within the municipal boundaries of Vineyard, unless specifically exempted by the provisions of this Ordinance or other lawful exemption.

4. Minimum Requirements: The provisions of this Ordinance shall be held to be the minimum requirements necessary to protect the public health, safety, and welfare of the citizens of Vineyard, and achieve the purposes of this Ordinance.

SECTION 3: AMENDMENT “15.02.060 Conflict” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.02.060 Conflict

This Ordinance shall not nullify any laws, Ordinances, or requirements that are more restrictive; ~~but However, it shall take precedence over any prevail notwithstanding such~~ laws, Ordinances, or requirements that are less restrictive.

SECTION 4: AMENDMENT “15.04.010 Interpretation” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.04.010 Interpretation

In interpreting and applying this Ordinance, the requirements contained herein are declared to be the minimum requirements for the purposes set forth in this Ordinance and LUDMA. The provisions of this Ordinance shall be:

1. Liberally construed in favor of the eCity of Vineyard.
2. Deemed neither to limit nor repeal any other powers granted by LUDMA, or any other State or Federal statutes.

The following rules shall be observed in the application and interpretation this Ordinance, except where the context clearly requires otherwise:

1. The word “shall” or “must” are mandatory. The words “should” and “may” are permissive.
2. Words used or defined in one tense or form shall include other tenses or derivative forms.
3. Words used in the singular shall include the plural; words used in the plural shall include the singular.
4. Words referencing a gender shall extend and be applied to the other gender and shall be considered gender neutral.
5. In the event of a conflict between the text of this Ordinance and any maps, illustrations, captions, figures, or other material, the text of this Ordinance shall apply and control.
6. The word “includes” shall not limit a term to the specified examples, but is intended to provide guidance and to be illustrative only.
7. The word “and” indicates that all connected items, conditions, provisions, or events shall apply.
8. The word “or” indicates that one (1) or more of the connected items, conditions, provisions, or events shall apply.
9. The words “either or” indicates that the connected terms, conditions, provisions, or events shall apply singly but not in combination.

SECTION 5: AMENDMENT “15.06.030 Vineyard Planning Commission” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.06.030 Vineyard Planning Commission

The Vineyard Planning Commission (hereinafter “Commission”) was heretofore created and established pursuant to LUDMA, or prior enactments of LUDMA.

1. **Powers and Duties.** The Commission shall be an advisory body to the Council on legislative matters pertaining to the City’s General Plan and Land Use Ordinances. The Commission shall:
 - a. Prepare, or cause to be prepared, the General Plan, any proposed plan element, any amendments thereto, and to submit the proposed plan, element, or amendments to the Council.
 - b. Prepare or cause to be prepared all Land Use Ordinances, including this Ordinance, Zoning Districts Maps, Official Maps, and any amendments thereto, and to submit such Land Use Ordinances, or amendments thereto to the Council.
 - c. Review and recommend approval or denial of all Applications for a General Plan Amendment and Land Use Ordinance Amendment to the Council.
 - d. Review and render a decision of approval, approval with conditions or denial regarding conditional use applications.
 - e. Review and recommend approval, approval with conditions, or denial of all Subdivision Applications to the Council, as authorized by the [Vineyard Subdivision Ordinance](#).
 - f. Determine and render a written interpretation of the boundary of a Zoning District, as provided by VZC 15.04.030.
 - g. Adopt bylaws, policies, and procedures for the conduct of the duties and meetings of the Commission, for the consideration of Applications and for any other purposes deemed necessary by the Commission, provided that such bylaws, policies, and procedures are approved by the Council before taking

- effect.
- h. Advise the Council on other matters, as the Council may direct.
- 2. Commission Membership, Appointment, Terms, Removal, and Vacancies.**
- a. The Commission shall consist of five (5) REGULAR members AND UP TO THREE (3) ALTERNATE MEMBERS.
- b. Commission members shall be appointed by the Mayor, with the advice and consent of the Council.
- c. Members of the Commission shall be residents of Vineyard. No member of the Commission shall be an elected official.
- d. All members of the Commission shall serve at the discretion of the Mayor and Council for a term of four (4) years. No member shall serve more than two (2) consecutive terms. Terms shall begin on January 1 of each calendar year. Members' terms are to be staggered so that no more than ~~one~~^{three (3+)} ~~appointments term~~ shall expire each year on January 1. A Commission member shall not be automatically reappointed to a second term.
- e. Commission members may be removed by the Mayor, with the advice and consent of the Council.
- f. A Commission member may be removed by the Mayor, with the advice and consent of the Council, if three (3) consecutive or twenty-five (25) percent of the Commission meetings in a calendar year are missed. If the absence of a Commission member is due to an extended illness or vacation, the Commission member is responsible to provide written notice to the Mayor prior to the time the absence will occur. If such notice is given, these removal requirements do not apply.
- g. Commission vacancies occurring for any reason shall be filled by the Mayor, with the advice and consent of the Council. Vacancies on the Commission occurring in ways other than through the expiration of terms shall be filled for the remainder of the unexpired term.
- 3. Quorum and Necessary Vote.** No meeting of the Commission shall be called to order, nor may any business be transacted without a quorum consisting of at least three (3) members of the Commission being present. The chair shall be included for the purposes of establishing a quorum and shall act as a voting member of the Commission. All actions of the Commission shall require a minimum participation of three members of the Commission ~~the vote of a majority of the total members of the Commission~~. The Commission shall transmit reports of its decisions and recommendations to the Council. Any member of the Commission may also make a concurring or dissenting report or recommendation to the Council.
- 4. Effective Date of Decisions.**
- a. All decisions of the Commission shall become effective on the date of the meeting when the decision is made unless a different date is designated in the rules of the Commission, or the Commission designates a different date when the decision is made.
- 5. Meetings, Hearings, and Procedure.**
- a. The Commission shall establish a regular meeting schedule.
- b. Special meetings may be requested by a majority vote of the Commission, or by the chair of the Commission.
- c. When a matter is postponed due to lack of a quorum, the chair shall reschedule the matter to the next available Commission meeting. The Recording Secretary shall notify all interested parties and all members of the Commission of the date when the Commission will hear the rescheduled matter.
- 6. Commission Organization.**
- a. At an annual organizational meeting to be held as listed in the Commission's by-laws, and at other times as required, the members of the Commission shall elect one (1) of their members as chair and one (1) of their members as vice-chair. In the absence of the chair, the vice-chair shall act as chair and shall have all powers of the chair. The chair and vice-chair shall serve a term of one (1) year. No member shall serve as chair for more than two (2) consecutive terms.
- b. The chair, or in the chair's absence the vice-chair, shall be in charge of all proceedings before the Commission, and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission.
- c. In case of the absence of the chair and the vice-chair, the sitting members of the Commission shall appoint a chair pro tempore that shall be in charge of all proceedings before the Commission, and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission.
- 7. Commission Compensation.**
- a. The Council may fix per diem compensation for members of the Commission, based on necessary and reasonable expenses and on meetings actually attended. The Council shall provide for reimbursement to Commission members for actual expenses incurred, upon presentation of proper receipts and vouchers.
- 8. Commission Members Volunteers.**
- a. Members of the Commission shall be deemed "volunteers" for the purposes of City Ordinances, rules, regulations, and policies concerning personnel, provided however, Commission members shall be included in the definition of "employee" for the purposes of the Utah Governmental Immunity Act.
- 9. Commission Recording Secretary.**
- a. The Mayor shall assign the City Recorder, or designee, to act as the Recording Secretary to serve the Commission. The Recording Secretary shall keep the minutes of all proceedings of the Commission, which minutes shall be the official record of all proceedings before the Commission, attested to by a majority vote of the members of the Commission. The minutes of all meetings of the Commission shall be filed in the office of the City Recorder. All such records shall be available for public review and access in accordance with the Government Records and Access Management Act.
- b. The Recording Secretary shall be compensated as approved by the Council.

SECTION 6: AMENDMENT “15.06.060 Vineyard Development Review Committee” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.06.060 Vineyard Development Review Committee

1. **Establishment.** A Development Review Committee (hereinafter identified as the “DRC”) may be established and created by the Mayor, with the advice and consent of the Council.
2. **Purpose.** The purpose of the DRC is to assure that any proposed use, activity, building or structure is consistent with the General Plan and complies with all requirements of the City’s Land Use Ordinances, including this Ordinance, and all other applicable Ordinances and requirements.
3. **Membership.** The DRC shall consist of seven (7) members, the Chair of the Planning Commission, the City Manager, the Fire Marshall ~~or designee~~, and the heads of the Departments of Building, Community Development, Engineering, and Parks and Recreation ~~or their designee~~. ~~Each member of the DRC may choose a qualified designee with knowledge in their respective field to serve in their place. The Fire Marshall and Vineyard Public Safety department shall advise the DRC on all Land Use decisions.~~ *Each member of the DRC may choose a qualified designee with knowledge in their respective field to serve in their place.*
4. **Chairperson.** The committee shall designate one member as the Chairperson of the DRC annually.
5. **Powers and Duties.** The DRC shall act under the direction of the Mayor and shall have the following duties and responsibilities:
 - a. Before a Land Use Authority considers any Permitted Use (P-2) or Conditional Use (C) Applications, the DRC shall review the Application to determine compliance of the Application with the General Plan and all applicable Ordinances.
 - b. The DRC shall provide a report to the Land Use Authority identifying compliance of any Permitted Use (P-2) or Conditional Use (C) Application with the General Plan and all applicable Ordinances prior to review and decision by a Land Use Authority.
 - c. The DRC may provide a report to the Planner for any Temporary Use (T) or Permitted Use (P-1) Application identifying compliance with the General Plan and all applicable Ordinances prior to review and decision by the Planner.
 - d. The DRC may present findings for consideration by the Land Use Authority in the review and decision of any Application for any Approval, Permit, or License.
 - e. The DRC may act as a Land Use Authority to approve, approve with requirements, or deny Final Subdivision Applications.
6. **Conduct of Meetings.** The DRC shall establish procedures for the conduct of DRC meetings, the scheduling of meetings, field trips, and any other DRC matters, such procedures being reviewed and approved by the Mayor before taking effect.

SECTION 7: AMENDMENT “15.12.020 Establishment Of Districts” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.12.020 Establishment Of Districts

In order to carry out the provisions of this ordinance the Table of Zoning Districts divides the city of Vineyard into the following zoning districts:

Table of Zoning Districts

Standard Districts	OS	Open Space
	A-1	Agriculture - 1 District
	RA-5	Residential Agriculture District
	RE-20	Residential Estates - 20 District
	R-1-15	Single-Family - 15 District
	R-2-15	Residential R-2-15 District
	R-1-10	Single-Family - 10 District
	R-1-8	Single-Family - 8 District
	HDR-1	High Density Residential - HDR-1 District
	HDR-2	High Density Residential - HDR-2 District
	BP	Business Park District
	FOI	Flex Office Industry District
	M	Manufacturing District
	NC	Neighborhood Commercial
	I-1	Industrial Zone - 1 District
	PF	Public Facility
	RC	Regional Commercial District

Special Purpose Districts	RMU	Regional Mixed-Use
	GRMU	Geneva Road Mixed-Use
	DV	Downtown Vineyard
	FMU	Forge Mixed-Use
	WE	Water's Edge
	PD	Planned Development Overlay District

SECTION 8: AMENDMENT “15.12.030 Zoning Districts Purpose” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.12.030 Zoning Districts Purpose

The zoning districts of the city are provided to achieve the purposes of the general plan, all adopted land use ordinances and the purposes of LUDMA.

1. Agricultural District (A-1). The A-1 District is provided to allow locations within the city devoted primarily to the raising of livestock, growing crops, and to preserve and protect the continued use of the property for agricultural purposes by excluding incompatible development. Additionally, this district is provided to allow very low-density residential uses compatible with the environmental values and qualities of the property. The A-1 District recognizes and allows existing agricultural and farming activities to continue, consistent with the provisions and requirements of the A-1 District.
2. Residential Agriculture District (RA-5). The R&A-5 District is provided to allow low-density residential uses with the opportunity for keeping of domestic livestock and the operation and maintenance of small farms and hobby farms. The primary land uses allowed are small farms, single-family dwellings, and associated and compatible accessory uses.
3. Residential Estates District (RE-20). The RE-20 District is provided for low-density residential estates neighborhoods with a quality of openness. This district is intended to promote, preserve, and protect single-family residential development. The principal land use allowed is single-family dwellings and accessory uses in recognition and sensitivity to the physical environment of the district.
4. Single-Family Residential (R-1-15, R-1-10 and R-1-8). The R-1-15, R-1-10 and R-1-8 Districts are provided to maintain and allow opportunities for average sized lot single-family residential areas for single-family residential dwellings.
5. Multiple Residential (R-2-15, HDR-1 and HDR-2). The R-2-15, HDR-1 and HDR-2 Districts are provided to allow medium and high-density multiple family residential areas. These districts allow the development of single-family, duplex units, townhouses, condominiums and apartments to provide a full range of housing choices for city residents and amenities and conveniences in a pleasing and attractive residential environment with adequate light, air, open space, and landscaped areas.
6. Business Park (BP). The purpose of the BP District is to provide an attractive and nuisance free environment for the establishment of professional offices, light assembly and warehouse development in a campus-like and convenient setting.
7. Neighborhood Commercial (NC). The purpose of the NC District is to provide mixed-use transition areas between major roadways and high impact uses between residential neighborhoods.-
8. Regional Commercial (RC). The purpose of the RC District is to provide areas for the location of various types of commercial uses and activities needed to serve the residents of the city, and surrounding areas.
9. Flex Office & Industry (FOI). The purpose of the FOI District is to provide an area in the city to foster economic development, establish employment centers and provide flexible development standards to accommodate business expansion. Land uses in the FOI District will be concentrated in information technology, pharmaceuticals, light manufacturing, biotechnology, light industrial and business development and will primarily be contained within quality structures and limit external impacts to surrounding properties.
10. Manufacturing and Industrial (M and I-1): The purpose of the M and I-1 Districts is to recognize and provide for established manufacturing and industrial uses existing in the city and also provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.
11. Open Space (OS): The purpose of the OS District is to establish areas for enhanced natural environments and outdoor recreation. This district is intended to preserve, maintain and protect open space resources; protect access to Utah Lake and to encourage development of a comprehensive network of permanent, multifunctional publicly and privately owned open spaces in the city.
12. Public Facilities (PF): The purpose of the PF District is to provide areas for public facilities and to recognize the public and institutional nature of particular parcels of land within the city. This district is intended to ensure that the public, quasi-public, and institutional uses of property is related to the policies of the general plan.
13. Special Purpose Zoning Districts. Special Purpose Zoning Districts are provided to meet specific needs and goals of the city as follows:
 - a. Planned Development Overlay (PD). The PD District is provided as an overlay zoning district to allow residential development opportunities with a greater degree of flexibility than may be allowed by the underlying zoning districts. The PD District requires creativity and uniqueness in the proposed development with recognition of the environmental and community values existing on the development site. The PD District promotes the efficient use of all land resources and requires the provision of development and community

amenities, with the preservation of the natural and scenic qualities of the development site.

- b. Regional Mixed Use (RMU). The purpose of the RMU District is to promote the goals of the general plan in areas of the city that are designated by the general plan for a combination of land uses in a mixed-use development pattern either horizontal or vertical design. This zoning designation recognizes that adherence to a traditional pattern of development standards would preclude the application of a more flexible approach. Commercial, employment, and residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities. Developments within this district shall be compatible with surrounding existing and planned land uses.
- c. Downtown Vineyard (DV). The purpose of the DV District is to facilitate the creation of an urban-style community center with places to visit, live, work, recreate, and shop. It promotes a mix of uses, including: residential, professional office, retail commercial, and community amenities. It also anticipates a future multi-modal transit hub with commuter rail, light rail, and bus service.
- d. Water's Edge (WE). The WE District is a master planned community that includes a range of residential homes, from large homes on large lots to multi-family/condominium housing and is located within a network of open spaces including parks, trails, and native open areas. The WE District has been designed to promote an active family lifestyle where residents are encouraged to walk between neighborhoods and several community gathering places including the Utah Lake shoreline.
- e. The Forge Mixed Use (FMU). The FMU District is intended to encourage a mixture of commercial, office and residential uses within an urban neighborhood atmosphere. Development in the FMU District is intended to provide a pedestrian oriented, safe, and attractive streetscape, and a controlled and compatible setting for residential and commercial development. The standards are intended to achieve established objectives for urban and traditional design, pedestrian amenities, and land use regulation.
- f. The Geneva Road Mixed-Use (GRMU). This district is intended to encourage a mixture of commercial, office and residential uses along the Geneva Road corridor. Development in the District is intended to provide more intense commercial uses, safe and attractive streetscape, and a compatible setting for residential and commercial development. The cross access between the lots in the GRMU is vital to the design and function of the District. The standards are intended to establish objectives for the design of a mix of uses.

SECTION 9: AMENDMENT "15.12.040 Vineyard Zoning Map" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

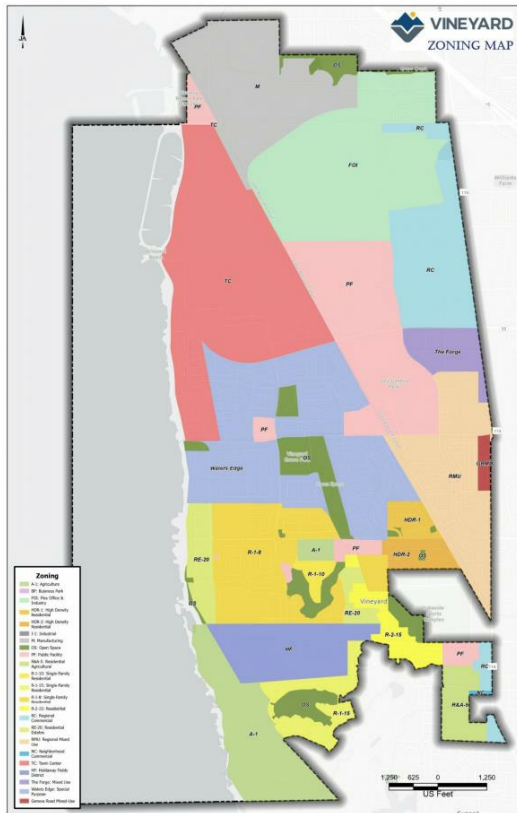
15.12.040 Vineyard Zoning Map

1. The boundaries of these zoning districts are established as shown in the official Vineyard Zoning Map adopted by the Vineyard City Council, as amended, which map is made a part of this ordinance.
2. Where uncertainty exists regarding the boundaries of the various zones, the Planning Commission shall interpret the following guidelines in its decision-making process:
 - a. Unless otherwise designated on the zoning map, district boundary lines are lot lines; the centerlines of streets, alleys, railroad rights of way, municipal corporate lines; or other lines drawn to scale on the zoning map.
 - b. Where a lot is divided at the effective date hereof, or by subsequent amendments, by a zoning district boundary line, the less restrictive zoning requirements may be extended not more than twenty-five feet (25') into the more restrictive zoning district adjacent to the zoning district boundary line.
3. Interpretation of the exact location of a zone district boundary shall be resolved by the commission, by reference to the zoning map of the city.

~~Unless otherwise designated on the zoning map, district boundary lines are lot lines; the centerlines of streets, alleys, railroad rights of way, municipal corporate lines; or other lines drawn to scale on the zoning map. Where a lot is divided at the effective date hereof, or by subsequent amendments, by a zoning district boundary line, the less restrictive zoning requirements may be extended not more than twenty-five feet (25') into the more restrictive zoning district adjacent to the zoning district boundary line.~~

~~Interpretation of the exact location of a zone district boundary shall be resolved by the commission, by reference to the zoning map of the city.~~

Zoning Map



SECTION 10: AMENDMENT "15.12.050 District Use Table*" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.12.050 District Use Table*

1. District Use Table: The district use table lists all use types and zoning districts where the use type is permitted (P), allowed through the provision of a conditional use permit (C), permitted as an accessory use (A) to a principal use or permitted for temporary timeframe (T).
2. Prohibited Uses: All uses marked with an "x" in the district use table or not specifically listed are prohibited, except where state or federal law otherwise preempts local land use regulation.
3. Additional Requirements: In addition to requirements listed at the bottom of the district use table, additional requirements for specific uses are listed in [VZC 15.14 Special Purpose Districts](#), VZC 15.32 General Property Development Standards and VZC 15.34 Supplementary Development Standards of the zoning ordinance.
4. Accessory Use: An accessory use, unless otherwise permitted in the zoning ordinance, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site.

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

NCNP

RESIDENTIAL													
ZONING DISTRICT USES	O	A-1	R & A-5	R-E-20	R-1-15	R-1-10	R-1-8	R-2-15	H-D-R-1	H-D-R-2	R-M-U	G-R-M-U	F-M-U
Clinical													

Support Housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P ⁸	N	N	N
Dwelling, Multiple-Family	N	N	N	N	N	N	N	N	N	N	P	P	P	N ¹ ₁	P	N	N	N	N	N	N
Dwelling, Single-Family	N	P	P	P	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N	N	N
Dwelling, Two-Family	N	N	N	N	N	N	N	P	P	P	N	P	N	P	N	N	N	N	N	N	N
Model Home or Unit	N	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	P	N	N	N
Residence for Persons with a Disability	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	P ²	N	N	N
Residence for Persons with a Disability that are Substantive Abuse Facilities located with	N	C ²	C ²	C ²	C ²	C ²	C ²	C ²	C ²	C ²	C ²	N	N	N	N	N	N	N	N	N	N

hin 500 feet of a Sc ho ol																				
Re sid ent ial Fa cilit y for Eld erl y Per son s	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	C ²	N	N
Re sid ent ial Le ase , Sh ort Ter m	N	N	p²	p²	p²	p²	p²	p²	p²	p²	p²	N	N	N	N	N	N	N	N	N

COMMERCIAL																				
ZO NI NG DI ST RI CT US ES	Q S	A- 1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF	
Ag ric ult ure . Co mm erci al	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Ani mal Hos pita l	N	N	N	N	N	N	N	N	N	N	P	N	N	N	P	C	P	P	N	
Bill boa rd	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	
Ca nna bis Pro duc tion Est abli sh me nt	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ²	P ²	N	
Ca r Wa sh	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	C ³	N	C	P	N
Ch eck Cas																				

hing and Other Credit Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	N	N	N	N
Chemical Manufacture, Storage, and Distribution (Existing)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial Day Care/Preschool Center	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C ³	N	N	N
Commercial Plant Nursery	N	C	C	N	N	N	N	N	N	N	C	N	N	N	P	N	P	P	P	N
Commercial Recreation, Indoor	N	N	N	N	N	N	N	N	N	N	C	C	C	C	P	P	N	P	N	N
ZONING DISTRICT USES	OS	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF	
Commercial Recreation, Outdoor	N	C	C	N	N	N	N	N	N	N	C	C	N	C	C	N	N	C	N	N
Comp																				

Costing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Construction Sales and Service	N	N	N	N	N	N	N	N	N	N	P	N	N	N	C	N	C	P	N	
Contractor's Office/Storage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	
Distribution Center	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N	P	N	
Drive-thru Facility	N	N	N	N	N	N	N	N	N	N	P ²	P ²	P ²	N	P ²	N	N	P ²	N	
Dry Cleaning	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P	N	N	
Event Centers	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	N	
Financial Institution	N	N	N	N	N	N	N	N	N	N	P	P	P	C	P	P	P	N	N	
Flammable Liquids or Gases Manufacture, Storage, and Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	C	N	
ZONING DISTRICTS	OS	A-1	R & A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	GRMU	FMU	BP	RC	NC	FOI	M	PF	

ES																			
Fu ner al Ho me/ Mo rtu ary	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	C	N	N	N
Gol f Co urs e	C	C	C	N	C	N	N	N	N	N	N	N	N	C	N	C	N	N	N
He alth and Fit nes s Fac ility	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N
Hot el	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N	N
Hot el, Ext end ed Sta y	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N	N
Hy bri d Pro duc tion Fac ility	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	C	P	N	N
Ke nne l, Co mm erci al	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P ²	P ²	N
Ke nne l, Out doo r Co mm erci al	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	C ²	N
La un dry , Co mm erci al	N	N	N	N	N	N	N	N	N	N	C	P	C	N	N	N	P	P	N
La un dry , Self - Ser ve	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N
Ma nuf act uri ng, He avy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
ZO NI																			

NG DI ST RI CT US ES	OS	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF
Ma nuf act uri ng, Lig ht	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	P	P	N
Me dic al and De ntal Cli nic	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N	N	N
Me dic al or De ntal La bor ato ry	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N
Me dic al Spa	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N
Mo bile Foo d Co urt	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N
Mo tel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N	N
Mo tor Yeh icle Fue ling Sta tion	N	N	N	N	N	N	N	N	N	N	C	P	N	N	C	N	C	N	N
Nig htcl ub	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	C	N	N	N
Nu rsin g Ca re Fac ility	N	N	N	N	N	N	N	N	N	N	C	C	C	C	P	N	P	N	N
Nu rsin g Ho me, Co nva lesc ent Ca re	N	C	C	C	C	C	C	C	C	C	N	N	N	N	P	N	P	N	N
ZO NI NG DI ST RI CT US ES	OS	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF

Office	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N
Pa wn sho p	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N
Per son al Ca re Ser vice s	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N
Per son al Inst ruc tion Ser vice	N	N	N	N	N	N	N	N	N	N	N	P	P	P	C	P	P	C	N
Ph ar ma cy	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	P	N
Ph ar ma cy, Me dic al Ca nna bis	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ²	N
Pri vat e Clu b	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	C	N
Res tau rant	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Ret ail Sal es and Ser vice s	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P ³	P	P	P ³	N
Ret ail Sal es and Ser vice s (Co mm uni ty Co mm erci al)	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N
ZO NI NG DI ST RI CT US ES	Q S	A- 1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF
Ret ail Sal es																			

and Service s (Regional)	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N	N
Retail Tobacco Specialty Businesses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	N	N	N	N
Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Sexually Oriented Businesses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Storage-Self Service Mixed-Use Facility	N	N	N	N	N	N	N	N	N	N	C ²	N	N	C ²	C ²	C ²	C ²	N	N	N
Storage-Self Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Storage of Recreational Vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N
Tattoo Establishment	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	N
Trailer/RV Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Vehicle and Equipment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N

Re ntal																			
ZO NI NG DI ST RI CT US ES	O S	A- 1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF
Veh icle and Eq uip me nt Re pai r (M ajo r)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	C	C
Veh icle and Eq uip me nt Re pai r (Mi nor)	N	N	N	N	N	N	N	N	N	N	N	P	N	N	C	N	C	C	C
Veh icle and Eq uip me nt Sal e and Re ntal Ne w or Use d (He avy)	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	C	N
Veh icle and Eq uip me nt Sal e or Re ntal Ne w or Use d (Li ght)	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	P	N	N
Wa reh ous e	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	P	N
Wa reh ous	N	N	N	N	N	N	N	N	N	N	C	N	N	N	P	N	N	N	N

g Club																			
Wholesale Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	P	P	N

PUBLIC AND INSTITUTIONAL																			
ZONING DISTRICT USES	O S	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	E M U	B P	R C	N C	E OI	M	PF
Assembly, Place of	N	C ^L	C ^L	C ^L	C ^L	C ^L	C ^L	C ^L	C ^L	C ^L	C	C	C	C	P	C	N	N	N
Commuter and Light Rail Facilities and Station	N	N	N	N	N	N	N	N	N	N	P	P	P	C	C	C	C	C	C
Earth Station (Satellite Dish Farm)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	P	N
Educational Facility	N	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P
Emergency Care Facility	N	N	N	N	N	N	N	N	N	N	P	P	P	C	P	N	P	N	N
Environmental Remediation Activities	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P

Far me rs' Ma rke t	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N	N	C
Hel ipo rt/ Ver tip o rt	N	N	N	N	N	N	N	N	N	N	C ^L ₀	N	N	N	C ^L ₀	N	C ^L ₀	C ^L ₀	N
Hos pita l	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	C	N	N
Liq uor Sto re (St ate Ow ned)	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	C	N	N	N
ZO NI NG DI ST RI CT US ES	Q S	A- 1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	N C	F O	M	PF
Ma jor Fac ility of a Pu blic Util ity	C	C	C	C	C	C	C	C	C	C	C	C	N	N	C	N	C	C	C
Mi nor Fac ility of a pu blic Util ity	P	P	P	P	P	P	P	P	P	P	C	C	C	P	C	C	P	P	P
Mu seu m	N	N	N	N	N	N	N	N	N	N	P	P	P	C	C	P	N	N	N
Op en Spa ce and Tra ils	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Par ks and Ass oci ate d Fac ility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Par k and Rid e Fac ility	N	N	N	N	N	N	N	N	N	N	P	N	N	C	N	N	P	P	N
Po wer Pla nt	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N

Public Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Recycling Collection Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N
Recycling Processing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
ZONING DISTRICT USES	OS	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF
Transit Passenger Hub (Intermodal)	N	N	N	N	N	N	N	N	N	N	P	P	P	N	C	N	C	C	C
Wireless Telecommunications Site / Facility	N	C ₂	C ²	N	N	N	N	N	N	N	C ²	C ²	C ²	C ²	N	N	C ²	C ²	C ²

ACCESSORY USES																			
ZONING DISTRICT USES	OS	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF
Accessory Building	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	P	P ²	P	N	N
Accessory Dwelling Unit	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N	N	N
Accessory																			

Dwelling Unit for Owner or Employee	N	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	C	C	N
Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Domestic Livestock and Fowl	N	P ²	P ²	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Day Care (eighteen children)	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N
Home Day Care (on e-seven children)	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N
Home Occupation	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	P ²	N	N	N	P ²	N	N	N	N
Home Pre school (on e-seven children)	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N
ZONING DISTRICT USES	OS	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF		
Home Pre sch																					

ool (eig ht- ten chil dre n)	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N
Ho use hol d Pet s, No nco mmo merci al	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	P ²	N	N
Op en/ Out doo r Dis pla y of Pro duc ts or Me rch and ise	N	N	N	N	N	N	N	N	N	N	C	N	N	N	C	C	C	P
Sea son al Use	T ⁵	N	N	N	N	N	N	N	N	N	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	N
Sig n- Te mp ora ry	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶
Swi mm ing Poo l	P	C ₂	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	P ²	N	N
Te mp ora ry Use	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T
Ten nis Co urt/ Spo rts Co urt	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	N	N	N	N	P	N	C

PUBLIC AND INSTITUTIONAL									
ZONING DISTRICT T-USES	OS	A-4	R&A- S	GRM U	RC	NC	FOI	M	PF
Assembly, Place of									
Commuter and Light Rail Facilities and Station									
Earth Station (Satellite Dish Farm)									

Education al Facility
Emergenc y-Care Facility
Environm ental Remediati on Activities
Farmers/ Market
Heliport/ Vertiport
Hospital
Liquor Store (State Owned)
Major Facility-of a-Public Utility
Minor Facility-of a-Public Facility
Museum
Open Space-and Trails
Parks-and Associated Facilities
Park-and Ride Facility
Power Plant
Public-Use
Recycling Processing Facility
Transit Passenger Hub (Intermod al)
Wireless Telecomm unications Site/ Facility

ZONING DISTRICT USES	O S	A -1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	C E	F O I	M	P F
Clinic al Suppo rt Housi ng	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P _{se}	P	N	N
Dwelli ng, Multip le- Famil y	N	N	N	N	N	N	N	N	N	P	P	N ⁺ +	P	N	N	N	N	N	N
Dwelli ng Single - Famil y	N	P	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N	N	N

[illegible]

1. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in VZC 15.60 of this ordinance are permitted.
2. See VZC 15.34 for additional use development standards.
3. Use is allowed as an accessory use to a principle use.

4. Use shall not exceed 25% of the net square footage of a single building or development.
5. See VZC 15.26 for additional use standards.
6. See VZC 15.48 for signage requirements.
7. In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in [Section 15.34.190](#) Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require the approval of a conditional use permit. See [Part 12 of Section 15.34.190](#) of the VZC.
8. Clinic Support Housing use shall not exceed 80% of the net square footage of a single building or development.
9. Use shall meet all licensing requirements as required by Utah State Code and conform to [Section 15.34.210](#) Cannabis Production Establishments and Medical Cannabis Pharmacies development standards of this title.
10. A conditional use is required for Heliports and Vertiports except for medical uses which are a permitted use.
11. Mixed-Use Residential may only be permitted by the City Council through approval of a development agreement. The City Council may only approve Mixed-Use Residential that is incorporated into a mixed-use building containing commercial uses located on the ground floor facing the street in which it fronts. Mixed-Use residential will be limited to lot 8 of the Geneva Retail Frontage Subdivision Plat and lots 12, 14, and 15 of the Geneva Retail Frontage Subdivision Plat B.
12. See [VZC 15.32.230 Requirements for Fences and Walls regarding sports court fencing standards](#).

SECTION 11: AMENDMENT "15.12.060 Dimensional Standards Table" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.12.060 Dimensional Standards Table

1. Unless otherwise specified, development in the city shall comply with the standards set forth in the Dimensional Standards Table. Special purpose districts standards are located in [VZC 15.14 Special Purpose Districts](#).

Dimensional standards regulating accessory buildings of VZC 15.34.030 shall apply.
All other applicable development standards are located within various chapters of the zoning ordinance.

Dimensional Standards Table

STANDARDS	O S	A-1	R & A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HD R-2	RM U	B P	R C	N C	F O I	M	P F
Minimum Lot Size	NA	40 Acres	5 Acres	40,000 sf	15,000 sf	10,000 sf	8,000 sf	15,000 sf per SFD or 25,000 sf per Two-Family Dwelling unit.	10,000 sf per multi-family unit.	8,000 sf plus 4,500 sf per multi-family unit.	10 acres ¹ .	40,000 sf	NA	NA	20,000 sf	20,000 sf	NA
Maximum Base Density allowed by a PD Overlay District in Units Per Acre	NA	1 unit per 20 acres	1 unit per 5 acres	1.75 units per acre	2.32 units per acre	3.5 units per acre	4.35 units per acre	2.33 SFD units per acre. 2.8 Two-family dwelling units per acre.	2-12 units per acre with an average of 8 units per acre.	9.7 units per acre.	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Width	NA	Lot width to lot length ratio not less than 1:3		100'	90'	80'	80'	100' for SFD and 120' for Two-Family Dwellings	60' unless otherwise approved by the City Council.	120'		140'	NA	NA	100'	100'	NA
Minimum											See standard						

m Distance Between Condominium & Multi-Family Units Primary Buildings located on the same Lot or Parcel	N A	N A	N A	N A	N A	N A	N A	NA	30'	30'	Standard #1 below.	N A	N A	N A	N A	N A	N A
Minimum Building Height	No primary building within any district shall be erected to a height less than one (1) story entirely above grade. See definition of story.																
Maximum Building Height	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	60' 2	9' 0' 2	6' 0' 6	60' 6	6' 0' 2	60' 2	N A
Minimum Front Yard	N A	30'	30'	30'	30'	30'	20'	20'	20'	20'		3' 0'	2' 0'	N A	2' 5'	25'	N A
Minimum Side Yard - Interior Lots	N A	30'	30'	30'	30'	30'	20'	A total of at least 20' between the two side yards, with no side yard of less than 8'.	20', unless otherwise approved by the City Council.	20'	See standard #1 below.	2' 5'	2' 0'	20' 7	2' 0'	20'	N A
Minimum Side Yard for Corner Lots	N A	30'	30'	30'	30'	30'	20'	20'	20'	20'		2' 5'	2' 5'	N A	2' 5'	25'	N A
Minimum Rear Yard	N A	30'	30'	30'	30'	30'	20'	20'	20'	20'		2' 5'	2' 5'	2' 0' 7	2' 5'	25'	N A
Maximum Building Lot Coverage (Principal and Accessory Buildings)	N A	N A	15%	50%	50%	50%	50%	50%	50%	50%	NA	N A	N A	N A	N A	N A	N A
Maximum encroachment of Architectural Features Encroaching into required setback	N A	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	N A
Accessory Buildings and Residential Swimming Pools - In addition to the requirements of Section 15.34.030, the following dimensional standards apply:																	
Minimum Internal Side Setbacks	N A	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	N A	N A	3' 3'	N A	N A	N A
See Section 15.34.030																	

Street Side Corner Lot Standard s																	
Minimum Rear Setbacks	N A	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	N A	N A	6'	N A	N A
Minimum Distance from Principle Building	N A	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	N A	N A	N A	N A	N A
Maximum Building Height	N A	N A	25' 4	25' 4	25' 4	25' 4	25' 4	25' 4	25' 4	25' 4	25' 4	25' 4	N A	N A	N A	N A	N A
Roof Overhang Setback	N A	N A	1'5	1'5	1'5	1'5	1'5	1'5	1'5	1'5	1'5	1'5	N A	N A	N A	N A	N A
Maximum allowed rear yard building coverage	N A	N A	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	N A	N A	N A	N A	N A
Residential Detached Garages in Side Yards	N A	Residential-detached garages are allowed in established side yards of lots containing a single-family residence. Residential-detached garages shall maintain a minimum distance of 6'-from the single-family residence and meet all fire and building codes. Front yard setbacks for single-family residences apply to residential-detached garages located in a side yard. Setbacks and building heights applicable to side and rear yards of accessory buildings shall apply to residential-detached garages. Driveways and parking surfaces shall not exceed sixty-five percent (65%) of the front yard area.							NA	NA	NA	N A	N A	N A	N A	N A	N A

Additional Standards:

1. See [VZC 15.14 Special Purpose Districts](#) for additional RMU Districts standards.

2. Building height is measured from the top of the back of curb to the highest point of the building or structure. See also the definition of "Building Height."

3. Reserved

4. For every one foot (1') in height above fifteen feet (15') the roof overhang setback shall be increased an additional one foot (1') from the internal side and rear property lines.

5. For every one foot (1') in height above fifteen feet (15') the building setback shall be increased an additional one foot (1') from the internal side and rear property lines.

6. Buildings located in the NC District shall not exceed 35 feet in height when located within 50 feet of a property line of a parcel containing a detached single-family home.

7. No building setbacks are required for buildings located adjacent to parcels that do not contain stand-alone residential uses and are zoned for commercial uses.

8. Residential-detached garages are allowed in established side yards of lots containing a single-family residence. Residential-detached garages shall maintain a minimum distance of 6' from the single-family residence and meet all fire and building codes. Front yard setbacks for single-family residences apply to residential-detached garages located in a side yard. Setbacks and building heights applicable to side and rear yards of accessory buildings shall apply to residential-detached garages. Driveways and parking surfaces shall not exceed sixty-five percent (65%) of the front yard area.

SECTION 12: AMENDMENT “15.16.040 Public Hearing Required And Required Notice” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.16.040 Public Hearing Required And Required Notice

A public hearing to consider a Development Agreement Application shall be held by the Commission prior to ~~making a~~ recommendation to the Council. ~~The minimum requirements and other items to be included in a Development Agreement. The procedures for the consideration of an Application for a Development Agreement shall be those follow the~~ procedures for the consideration of a General Plan Amendment Application, as provided by VZC 15.10.

The required notice ~~for a Development Agreement Application shall be the follow the~~ notice requirements ~~for the consideration of a~~ General Plan Amendment Application, as provided by VZC 15.18. At the discretion of the Commission, and the Council, the required public hearings for the consideration a Development Agreement Application may be held concurrently with any other required public hearing.

SECTION 13: AMENDMENT "15.16.070 Periodic Review And Modification Or Termination" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.16.070 Periodic Review And Modification Or Termination

The Council ~~or staff~~ shall review a Development Agreement every twelve (12) months, at which time the Applicant, or the Applicant's successor, shall be required to demonstrate good faith compliance with the terms of the Development Agreement. If the Council finds, ~~through a review or report from staff~~, based on the evidence, that the Applicant has not complied in good faith with all terms or conditions of the Agreement, the Council may modify or terminated the Agreement. All proceedings before the Council to consider modification or termination of an Agreement shall include a noticed public hearing complying with the notice requirements for a General Plan Amendment Application, as provided by VZC 15.18.

SECTION 14: AMENDMENT "15.18.020 Required Notice Of Public Hearings And Public Meetings To Consider General Plan Or General Plan Amendment Applications" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.18.020 Required Notice Of Public Hearings And Public Meetings To Consider General Plan Or General Plan Amendment Applications

1. **Public Hearings.** The Planner for public hearings before the Commission, and the City Recorder, or designee for public hearings before the Council, shall provide notice of the public hearing to consider the General Plan or General Plan Amendment Application, as follows:
 - a. Notice of the date, time, and place of each public hearing, at least ten (10) calendar days before the public hearing, which notice shall be:
 - i. Mailed to each "affected entity" identified as defined by LUDMA;
 - ii. Posted in at least three (3) public locations within the city; or on the city's official website; and
 - iii. Posted in other locations as required by Utah State Code.
 - b. Notice of the date, time, and place of each public hearing shall be mailed at least ten (10) days before the public hearing to each Applicant for a General Plan Amendment Application, as required by VZC 15.10.030, and LUDMA.
2. **Public Meetings.** The Planner for public meetings by the Commission, and the City Recorder, or designee for public meetings by the Council, shall provide notice of the public meeting to consider the General Plan or General Plan Amendment Application, as follows:
 - a. Notice of the date, time, and place of the public meeting, at least 24 hours before the meeting, which notice shall be:
 - i. Posted in at least three (3) public locations within the city; or on the city's official website; and
 - ii. Posted in other locations as required by Utah State Code.
 - b. Notice of the date, time, and place of each public meeting shall be provided at least 24 hours before the meeting to each Applicant for a General Plan Amendment Application, as required by VZC 15.10.030, and LUDMA.

SECTION 15: AMENDMENT "15.26 Temporary Uses" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.26 Temporary Uses

SECTION 16: AMENDMENT "15.26.010 Purpose" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.26.010 Purpose

The following regulations are provided to accommodate those uses that are identified as a Temporary Use (identified as "T") in the [District Use Table \(15.12.050\) Table of Uses](#). The character and nature of a Temporary (T) Use may be such that use requirements may be necessary to protect adjacent properties and the general health, safety, and welfare of citizens of the city. Any building or structure which does not meet the requirements of this Chapter shall be treated as a permanent land use and shall conform to all required standards of the building, health, fire, zoning, and other similar codes.

A temporary use business license is subject to the standards within this chapter. Once compliant with the standards, a temporary use business license may be issued in place of a temporary use permit.

SECTION 17: AMENDMENT "15.26.020 Authority" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.26.020 Authority

The Planner is hereby authorized to review and render a final decision approving, approving with conditions, or denying all Temporary Use Applications. Temporary Use Business Licenses are subject to the review and approval of the Business License Administrator.

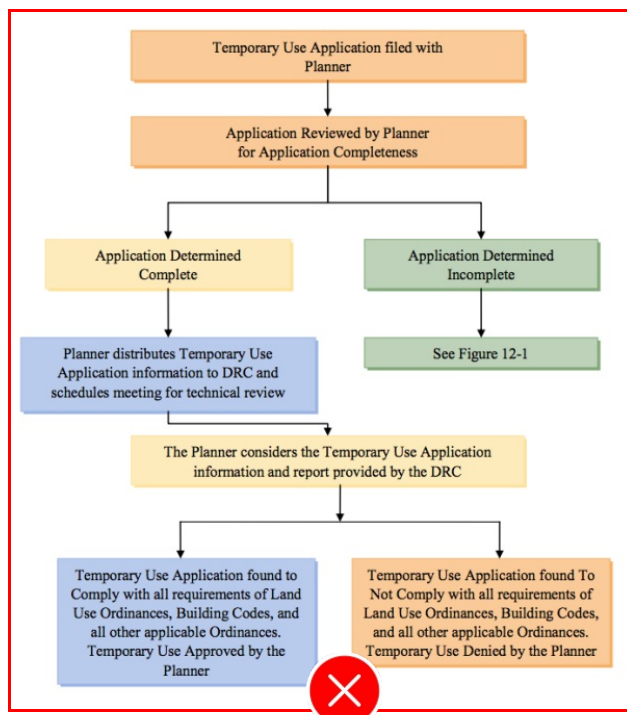
SECTION 18: AMENDMENT "15.26.040 Review And Approval Procedures" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.26.040 Review And Approval Procedures

- ~~1. The procedures for the review and consideration of a Temporary Use Application are identified by Figure 15-26-1, herein.~~
2. An Application to establish a Temporary Use shall be determined complete by the Planner, as provided by VZC 15.24.060. For Temporary Use Applications determined to be incomplete, the Planner shall comply with the requirements of VZC 15.24.070.
3. As provided by VZC 15.26.020, the Planner is authorized to render a final decision on the issuance of a Temporary Use Application upon a finding that the use is identified as a Temporary Use in the Table of Uses, and will be conducted in compliance with all requirements of this Ordinance, Building Codes, as adopted, and all Health Codes, as applicable.

~~FIGURE 15-26-1 Temporary (T) Use Application Procedures~~



SECTION 19: AMENDMENT “15.26.050 Allowed Temporary Uses” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.26.050 Allowed Temporary Uses and Development Standards

The following uses and activities may be authorized by the Planner with a finding that the Use will be conducted in compliance with all the requirements of this Ordinance:

1. All Uses proposed to be established for a maximum period of sixty (60) consecutive days, such uses being discontinued after the expiration of sixty (60) days except for the following:
 - a. Seasonal Use(s) operating as a Temporary Use are permitted from April 1 to October 31 for a maximum of 180 consecutive days.

Development Standards: All temporary uses are subject to the following development standards and may also have additional supplementary development standards found in VZC 15.26.055

1. All temporary use business license applications are subject to the standards found in VMC 5.14 Temporary Uses
2. Parking: all temporary uses shall have an improved parking surface, such as gravel or asphalt. The number of parking stalls will be determined by the use found in VZC 15.38 Parking and Loading Requirements. If the temporary use is located on the property with another use, temporary or permanent, the total number of parking stalls for the property must meet the standards set forth in VZC 15.38.
3. No temporary or seasonal use shall have the practical effect of utilizing space or interfering with the access routes or parking areas which are necessary for the proper operation of the primary use or adjacent properties.
4. Adequate solid waste disposal facilities shall be provided
5. Adequate restroom facilities for the specific use are provided.
6. The Vineyard Community Development Department may attach additional conditions deemed appropriate to ensure that the use will not pose any detriment to persons or property.

SECTION 20: AMENDMENT “15.34.070 Supplementary Requirements For Residences For Persons With A Disability” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.070 ~~Supplementary Requirements For~~ Residences For Persons With A Disability

SECTION 21: ADOPTION “15.26.055 Temporary Use Supplementary Standards” of the Vineyard Zoning Code is hereby *added* as follows:

A D O P T I O N

15.26.055 Temporary Use Supplementary Standards *(Added)*

Unless otherwise stated, the following Temporary Uses shall be subject to the following standards and requirements:

1. Seasonal Use: a temporary use permit is required which must include a site plan with the following materials:
 - a. The location and type of vendors.
 - b. Any temporary signage which must comply with the standards in VZC 15.28.
 - c. The parking location and vehicular access.
 - d. Any other materials that the Planner deems necessary to ensure adequate access and safety.
2. Firework Stands: a temporary use permit is required that shall include a site plan with the following materials:
 - a. The location of any structure.
 - b. Any temporary signage which must comply with the standards in VZC 15.28.
 - c. The parking location and vehicular access.
 - d. The proposed dates in which fireworks will be available for sale.
 - e. Any other materials that the Planner deems necessary to ensure adequate access and safety.
3. Carnivals/Festivals
 - a. A special event permit is required in lieu of a temporary use permit.

SECTION 22: AMENDMENT “15.26.060 Exemptions” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.26.060 Exemptions

The following uses or events shall be exempt from the requirements of a Temporary Use

Application and approval and shall not be required to present a Temporary Use Permit

1. All family reunions and gatherings
2. Garage or yard sales, provided that they shall not operate for longer than five (5) days in a calendar year and that there be no obstructions on the sidewalk or the public right of way.

SECTION 23: **ADOPTION** “15.27.010 Purpose” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.27.010 Purpose(*Added*)

SECTION 24: **ADOPTION** “15.27.020 Authority” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.27.020 Authority(*Added*)

SECTION 25: **AMENDMENT** “15.28.020 Authority” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.28.020 Authority

1. ~~The planner is hereby authorized to review and render a final decision for all permitted use applications, in accordance with the requirements of this chapter.~~
2. The Planning Commission is hereby authorized to review and render a decision of the following permitted use site plan and subdivision applications:
 - a. Nonresidential site plan applications
 - b. Detached single-family residential developments with ten (10) or more units.
 - c. Attached residential and multifamily residential developments.
3. The Planner is hereby authorized to review and render a final decision for all other permitted use applications, in accordance with the requirements of this chapter.

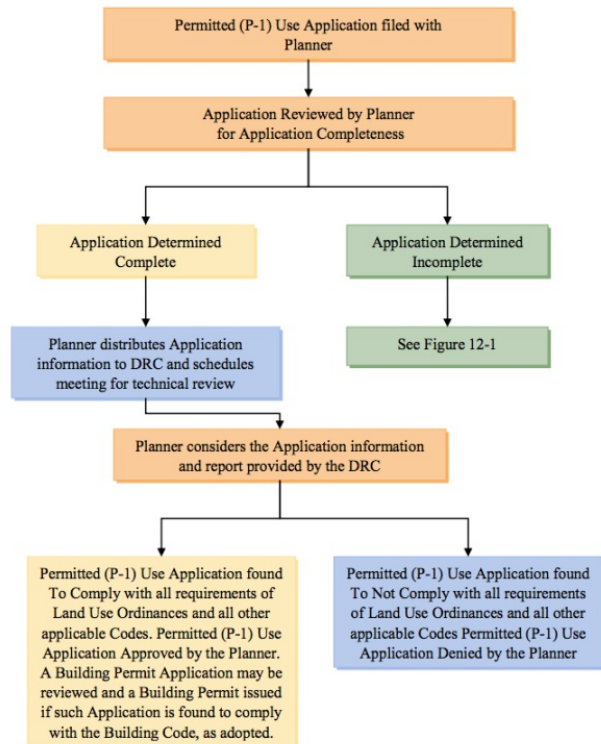
SECTION 26: **AMENDMENT** “15.28.050 Review And Approval Procedures” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.28.050 Review And Approval Procedures

The procedures for the review of a permitted use application are identified by Figure 15.28.1.

FIGURE 15.28.1 Permitted (P-1) Use Application Procedures



SECTION 27: **AMENDMENT** "15.28.070 Approval Standards" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.28.070 Approval Standards

The planner shall review the permitted use application and determine if the application and associated materials comply with the following:

1. The proposed use is an allowed permitted use within the zoning district.
2. The proposed permitted use and the accompanying site plan complies with all requirements of the Zoning District, ~~as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the zoning District.~~
3. Complies with all site plan requirements as may be applicable, as provided herein.
4. Complies with all applicable dedication requirements of the city and provides the necessary infrastructure, as required.

SECTION 28: **AMENDMENT** "15.30.020 Authority" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.30.020 Authority

The ~~p~~lanning ~~e~~Commission is hereby authorized to review and render a decision for all conditional use applications, in accordance with the requirements of this chapter.

SECTION 29: **AMENDMENT** "15.30.060 Conditional Use Application Requirements" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.30.060 Conditional Use Application Requirements

All conditional use applications shall be provided to the city in an electronic PDF format and include the following information:

1. A completed application form, as provided by the city.
2. ~~Title report and survey of the subject property.~~
3. Proposed plans, including a site plan, elevation drawings and building renderings

which display the following information:

- a. Property boundaries and the location of all existing and proposed buildings on the subject property and buildings located within three-hundred (300) feet of the subject property.
 - b. Building setbacks, heights and lot coverage dimensions to demonstrate compliance with dimensional standards of the site's zoning district.
 - c. The location of all fences and walls, identifying proposed height, materials, and colors shall be shown.
 - d. Landscape plan(s) shall be provided, prepared by a registered landscape architect, identifying all proposed landscape, screening and buffering features, plant materials and sizes. The applicant shall demonstrate compliance with VZC 15.40.
 - e. Proposed vehicular and bicycle parking, loading and traffic circulation plan.
 - f. The location of all existing and proposed roads and streets serving the property, and including any permits as required by Utah County or the Utah Department of Transportation.
 - g. All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.
 - h. The location and dimension of all existing natural property features including existing vegetation, wetlands, streams, drainage ways, flood plains, water bodies, and wildlife habitat areas.
 - i. Existing topography of the property, including the existing grade, and identifying the proposed finished grade of the site shown.
 - j. The location and dimension of all trails, sidewalks and biking facilities.
 - k. All existing and proposed utilities, including culinary water, secondary water, sanitary sewer, storm drainage, power, gas, and telephone lines and facilities, streets and roads with design plans for any new water, sewer and storm drainage lines and facilities, as applicable, streets and roads, meeting the design and construction requirements of the city
 - l. , or other agencies, as applicable, and prepared by a licensed engineer, at a scale acceptable to the planner. Access to all utilities and points of utilities connections shall be shown.
 - m. Building plans and drawings shall be provided, as required, to meet the adopted building code. The exterior elevations of every side of all proposed buildings and structures shall be provided, clearly showing proposed building materials and colors proposed for all exterior building facades.
 - n. Lighting plan showing identifying proposed site and building lighting, type, design, location, intensity, height, and direction of all site and building lighting. All lighting shall utilize a full cut-off design and be directed downward and away from any adjacent residential uses.
 - o. The location of all associated mechanical and ancillary equipment shall be provided, including any screening treatments proposed. The location and dimensions of all proposed solid waste collection areas and storage areas, including the proposed method of screening shall be identified.
 - p. An erosion control plan with Information identifying proposed temporary and permanent erosion control measures.
 - q. Information shall be provided identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed use(s).
4. A narrative, accompanied by necessary tables and other information, describing the proposed conditional use application, to assist the planner, DRC, and commission in reviewing the conditional use application identifying the following:
- a. A calculation, identifying all pervious and impervious areas.
 - b. A description of all proposed uses and buildings, including the total site area and building square footage, by building.
 - c. Projected increase in traffic trips.
 - d. Projected water and sewer demand.
 - e. How the proposed use, and accompanying site and building plans comply with the general plan.
5. Proposed materials board displaying all building, sign and fencing materials and colors.
6. ~~If required by the commission, DRC or City Engineer, a traffic impact analysis will be required.~~ A traffic impact analysis will be required if requested by the Planning Commission, planner, DRC, or City Engineer. At a minimum, unless additional information is required, a traffic impact analysis shall be prepared by a licensed engineer and include the following information:
- a. Projected traffic from the proposed development project,
 - b. The area within the general vicinity of the proposed project as outlined by the City Engineer,
 - c. Potential traffic to be generated by other undeveloped sites within the established study boundaries, and
 - d. Recommendations of land use and/or appropriated traffic engineering modifications to mitigate traffic impacts and maintain an acceptable level of service.

SECTION 30: AMENDMENT "15.32.130 City Policy On Basements" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.32.130 City Policy On Basements

Because of random subsurface water flows associated with soil and weather conditions, the construction of basements is discouraged within the city. All property owners proposing to

include a basement in any building construction are advised to investigate the level of ground water to determine the advisability of a basement. The city accepts no responsibility for any property damage caused by the flooding of any basement.

SECTION 31: **AMENDMENT** "15.32.180 Lot Frontage Required" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.32.180 Lot Frontage Required

Every lot shall have frontage upon a dedicated or publicly approved road or street, or right-of-way providing direct access to a dedicated or publicly approved road or street. The required lot frontage shall be not less than the minimum lot width requirement as measured at the minimum front, as required by the Zoning District in which the lot is located, except as follows:

1. For lots which front upon a curve or cul-de-sac, the distance may be reduced to not less than fifty (50) feet provided that the side lot lines radiate in such a manner that the width of the lot at the minimum setback line is not less than the minimum requirement of the Zoning District, or

2: ~~The lot has been approved as a flag lot.~~

SECTION 32: **AMENDMENT** "15.32.210 Front Yard Parking Prohibited" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.32.210 Front Yard Parking Prohibited

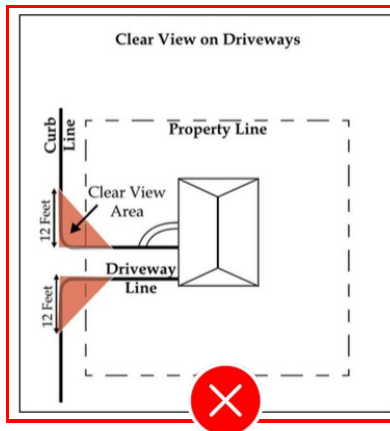
In all Zoning Districts, no vehicle parking shall be permitted in any required front yard setback areas, except on driveways located in residential zones ~~that directly access a garage or carport.~~

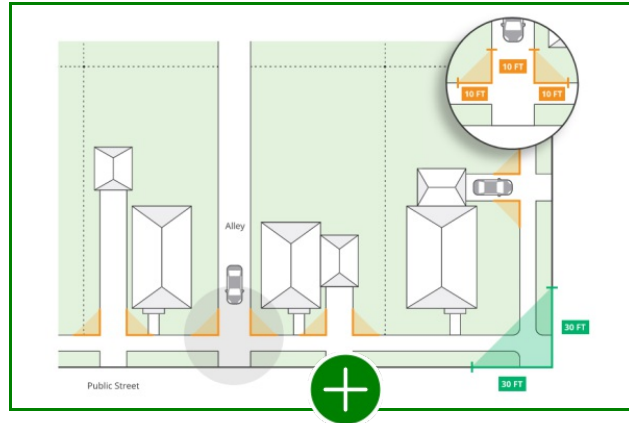
SECTION 33: **AMENDMENT** "15.32.290 Clear View Triangle On Driveways" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.32.290 Clear View Triangle On Driveways

In all Zoning Districts, no view obstruction including a sight-obscuring fence, wall, sign, ~~other similar structures~~, and landscaping which exceeds two (2) feet in height shall be placed within a triangular area formed by a diagonal line connecting lines located at the ~~sidewalk line closest to the primary structure~~ ~~curb-line~~ and driveway line ~~ten (10) twelve (12)~~ feet from the projected intersection of such lines.





SECTION 34: AMENDMENT "15.34 Supplementary Development Standards" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34 Supplementary Development Standards

SECTION 35: AMENDMENT "15.34.030 Accessory Buildings" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.030 Accessory Buildings

1. Accessory buildings and accessory uses may be authorized in association with a primary building or primary use.
2. Accessory buildings and accessory uses shall only be authorized concurrently with, or following, the establishment of the primary building or primary use.
3. Accessory buildings, ~~excluding residential-detached garages,~~ excluding residential-detached garages, are only permitted within the rear yard and street side yards of corner lots.
4. Accessory buildings located within the street side yard of a corner lot shall maintain a minimum setback distance of three (3') feet from the street side property line. Accessory buildings located within street-side yards of a corner lot shall be screened with a fence with a minimum height of 5' 6", from the street right-of-way on the front and sides and from neighboring properties adjoining the subject parcel on the rear property line.
5. Accessory buildings, excluding residential-detached garages, located within the street side yard of a corner lot shall not exceed a height of ten (10') feet.
6. Setbacks and building height standards for residential-detached garages located in side yards are found in Section 15.12.060 Dimensional Standards Table.
7. No storm water runoff from any accessory building shall be allowed to run onto adjacent property.
8. Accessory buildings shall meet all of the required dimensional standards of VZC 15.12.060.
9. Accessory buildings shall comply with the requirements of the adopted Building Code, as applicable.
10. No mobile home, travel trailer, boat, or similar recreational vehicle shall be used as an accessory building.
11. No shipping container, cargo container, shipping crate, box, trailer, or similar moveable piece of equipment or object shall be used as an accessory building.
12. No accessory buildings shall be rented, leased, or sold separately from the rental, lease, or sale of the primary building, except as allowed in VZC 15.34.060.
13. No accessory building shall be used as a permanent dwelling unit, except as allowed in VZC 15.34.060.
14. Accessory buildings used for the housing of domestic livestock or fowl shall comply with the requirements of VZC 15.34.120.
15. Swimming pools and spas are considered part of the primary building if they are within six (6') feet of the primary building; as such, they must adhere to the building setbacks of the primary building.

SECTION 36: AMENDMENT "15.34.060 Accessory Dwelling Units" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.060 Accessory Dwelling Units

Purpose: The purpose of the accessory dwelling unit ordinance is to promote areas in the city to accommodate an expanding population, establish regulations to address the health, safety and welfare of the community, to provide flexibility for changes in household size associated with life cycle and to enable a level of financial security for home owners.

1. **Location:** Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:
 - a. Detached accessory structures in accordance with section 15.12.060 Dimensional Standards Table and Section 15.34.030 Accessory Buildings.
 - b. Within a home provided access to the accessory dwelling unit shall meet all applicable fire and building codes. Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.
 - c. Prefabricated housing types intended for long-term placement that adhere to a permanent foundation and the design is consistent with the primary structure on the property.
2. **Minimum lot size:** A minimum lot size of five thousand two hundred (5,200) square feet is required for homes containing an internal accessory dwelling unit. A minimum lot size of twelve thousand (12,000) square feet is required for lots containing a detached accessory dwelling unit.
3. ~~**Detached accessory dwelling unit size: Detached accessory dwelling units shall not exceed a square footage of one thousand two hundred (1,200) square feet.**~~
size: Detached accessory dwelling units shall not exceed a square footage of one thousand two hundred square feet
4. **External appearance:** The accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. There shall be no external evidence of occupancy by more than one (1) family, such as two (2) front doors. The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials, and color of the primary building.
5. **Sale of principle dwelling:** An accessory dwelling unit shall not be sold separately from the sale of the principle dwelling located on the same lot.
6. **Owner occupied:** The property owner shall live within the home or detached structure located on the property containing the accessory dwelling unit.
7. **Number of units:** A maximum of one (1) accessory dwelling unit may be established as a secondary use to a detached single-family dwelling.
8. **Dimensional standards:** Accessory dwelling units shall comply with required building height, setbacks and all applicable dimensional standards listed in VZC 15.64 Table of Uses and Development Standards for attached or detached accessory buildings.
9. **Utilities:** An accessory dwelling unit shall be served by, the same water, sewer, electrical, and gas meters that serve the primary building. No separate utility lines, connections, or meters shall be allowed for an accessory dwelling unit.
10. **Parking:** A single-family dwelling with an accessory dwelling unit shall provide a minimum of four (4) onsite parking spaces located on a paved surface or approved driveway. Only driveways or parking pads containing a minimum length of eighteen feet (18') may be counted toward required onsite parking. The minimum length of a driveway counting toward onsite parking shall not include any land associated with street rights-of-way, sidewalks or public property/access. All onsite parking spaces shall contain a minimum width of eight feet (8'). Property owner parking shall not be parked tandem with tenant parking and tenant parking shall not be parked tandem with owner parking. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with VZC Section 15.38.030(2)(b).
11. **Addresses:** The single-family dwelling and accessory dwelling unit shall have unique addresses.
12. **Entrance:** Entrances and access to the accessory dwelling unit shall meet applicable building and fire codes.. Only one (1) front entrance of the primary home shall be visible from the front yard.
13. **Application:** An accessory dwelling unit application may only be approved if the property meets the standards listed in this section. An accessory dwelling unit shall not be authorized on a property that has outstanding ordinance violations or unpaid taxes.
14. **Business License:** All Accessory Dwelling Units shall maintain a Vineyard City Business License to be renewed biennially, subject to property inspection for code compliance by a Vineyard City staff member.
15. **Home Occupation: Only one dwelling on the property may obtain a "with impact" business license. For the purposes of this section, an accessory dwelling unit business license is not considered a "with impact" business.**
16. **License Denial or Revocation: If an Applicant is found to have active code violations, their application will be denied or deferred until the violation is abated or resolved. Approved licenses will be revoked as a consequence of an occupancy related zoning violation.**
17. **Compliance with adopted codes:** Accessory dwelling units shall meet all requirements of the adopted Building Code and other applicable city ordinances and regulations.

SECTION 37: AMENDMENT "15.34.080 Supplementary Requirements For Residences For Persons With A Disability That Are Substance Abuse Facilities And Are Located Within Five Hundred (500) Feet Of A School" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.080 ~~Supplementary Requirements For~~ Residences For Persons With A Disability That Are Substance Abuse Facilities And Are Located Within Five Hundred (500) Feet Of A

School

SECTION 38: **AMENDMENT** "15.34.090 Supplementary Requirements For Residential Facilities For Elderly Persons" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.090 ~~Supplementary Requirements For~~ Residential Facilities For Elderly Persons

SECTION 39: **AMENDMENT** "15.34.110 Household Pets" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.110 Household Pets

The keeping of household pets for noncommercial purposes shall comply with the following requirements:

1. All household pets shall be kept in such a manner that they do not disturb the peace, comfort, or health of any person or animal.
2. Yards, shelters, cages, areas, places, and premises where they are kept shall be maintained so that flies or odors do not disturb the peace, comfort, or health of any person or animal.

SECTION 40: **AMENDMENT** "15.34.120 Domestic Livestock And Fowl" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.120 Domestic Livestock And Fowl

The keeping of domestic livestock, limited to the domesticated horse (*Equus caballus*), domesticated cattle (*Bos taurus* and *Bos indica*), domesticated sheep (*Ovis aries*), domesticated goat (*Capra hircus*) and domestic fowl, but excluding the keeping of pigs (*Suidae*), shall be allowed subject to the following:

1. The keeping of domestic livestock and fowl may be allowed as a Permitted Use in the A-1, R&A-5 and single-family residential Zoning Districts, subject to the provisions of this Section.
2. No domestic livestock shall be kept on any lot located in an A-1, R&A-5 and single-family residential Zoning Districts where the lot or parcel size is less than one acre (43,560 square feet).
3. The number of domestic livestock that may be kept where the lot or parcel size is not less than one acre shall comply with the following:
 - a. Limited to a maximum of two (2) domestic animals for every 43,560 square feet of lot or parcel size.
4. The number of domestic fowl for the purpose of laying eggs that may be kept shall be limited on the size of the lot or parcel as follows:
 - a. Greater than one acre (43,560) square feet, up to twenty-five (25) chickens
 - b. Between ten thousand five hundred (10,500) square feet and one acre (43,560) square feet, up to eight (8) chickens
 - c. Between five thousand five hundred (5,500) square feet and ten thousand five hundred (10,500) square feet, up to six (6) chickens.A minimum of three (3) chickens is encouraged

Lot Size	Number of Domestic Fowl
5,500-10,500 sf	3-6
10,500-43,560 sf	8
43,560+ sf	25

~~Domestic fowl shall be confined within a secure outdoor enclosed area and are subject to the following conditions:~~

~~The enclosed area shall include a covered, ventilated, and predator-resistant coop. The coop shall be located in a rear yard at least twenty (20) feet from any property line, and further than thirty (30) feet to any residential structure located on adjacent lots. Any feed used for the domestic fowl must be stored and dispensed in a rodent- and~~

~~predator-proof containers. Slaughtering of domestic fowl is prohibited. Roosters are prohibited. The sale of baby domestic fowl and poultry is prohibited. The coop shall have a minimum floor area of at least three (3) square feet per domestic fowl. The chicken run shall have a minimum floor area of at least eight (8) square feet per domestic fowl. The coop and enclosed area shall be maintained in a neat and sanitary condition and shall be cleaned as necessary to prevent any odor detectable at a property line. No domestic fowl shall be permitted to roam outside the coop or enclosed area. The sale of eggs is only permitted in accordance to the Utah Department of Agriculture requirements.~~

5. Domestic fowl shall be confined within a secure outdoor enclosed area and are subject to the following conditions.
 - a. The enclosed area shall include a covered, ventilated, and predator-resistant coop.
 - i. The coop shall have a minimum floor area of at least three (3) square feet per domestic fowl.
 - ii. The chicken run shall have a minimum floor area of at least eight (8) square feet per domestic fowl.
 - b. The coop shall be located in a rear yard at least twenty (20) feet from any property line, and further than thirty (30) feet to any residential structure located on adjacent lots.
 - i. The coop and enclosed area shall be maintained in a neat and sanitary condition and shall be cleaned as necessary to prevent any odor detectable at a property line.
 - ii. No domestic fowl shall be permitted to roam outside the coop or enclosed area.
 - c. Any feed used for the domestic fowl must be stored and dispensed in a rodent- and predator- proof containers.
 - d. Slaughtering of domestic fowl is prohibited.
 - e. Roosters are prohibited.
 - f. The sale of baby domestic fowl and poultry is prohibited.
 - g. The sale of eggs is only permitted in accordance to the Utah Department of Agriculture requirements.
6. Care of Domestic Fowl. The City shall provide residents with resources regarding: the care of domestic fowl, code enforcement and compliance, and how to remove unwanted domestic fowl.
7. Domestic livestock, fowl, and other animals, but excluding all Prohibited Animals, may be kept on lots of five (5) acres or larger, and located in the A-1 and R&A-5 Zoning Districts, without restriction on the type or number of domestic livestock or animals kept.
8. Residents who have kept domestic livestock on legal lots smaller than one (1) acre (43,560 square feet) and who have those animals legally on the effective date of this Ordinance shall not be in violation of this Ordinance. However, the number of animals being kept shall not be increased, and the nonconforming use shall be deemed to have ceased when the keeping of domestic animals has been discontinued for a minimum period of one (1) year.
9. No barn, stable, shelter, corral, pen, or run in which domestic livestock are maintained shall be closer than one hundred (100) feet to any residential structure located on adjacent lots.
10. The required minimum side yard and rear yard setbacks for the zone in which a barn, stable, shelter, corral, pen, or run is located shall be met, or twenty (20) foot side and rear yard setbacks shall be provided, whichever is greater.
11. All yards, barns, shelters, cages, coops, areas, places, and premises where domestic livestock, animals, or fowl are kept shall be maintained in a clean and sanitary condition so that flies, dust, or odors do not disturb the health of any person or animal or create a nuisance to any adjoining property.
12. All pens, yards, shelters, cages, coops, areas, and premises where animals are held or kept shall be maintained so that no flies, insects, or vermin, rodent harborage, odors, ponded water, the accumulation of manure, garbage or other noxious materials do not disturb health and safety of any person or animal.

SECTION 41: AMENDMENT “15.34.125 Beekeeping” of the Vineyard
Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.125 Beekeeping

Purpose: The purpose of this section is to authorize beekeeping subject to certain requirements intended to avoid problems that may otherwise be associated with beekeeping in populated areas.

1. Certain Conduct Unlawful. Notwithstanding compliance with the various requirements of this section, it shall be unlawful for any person to maintain an apiary or keep any colony on the property in a manner that threatens public health and safety, or creates a nuisance. For the purposes of this section, a colony or apiary constitutes a nuisance when:
 - a. The honeybees travel to any neighboring property to such an extent that the residents of the property are unable to fully enjoy the use of their property without coming into conflict with the honeybees.
2. Hives on Residential Lots. Beehives shall not be permitted in multifamily districts or projects. The number of hives permitted on a lot shall be determined by lot size as determined below:

Lot Size	Nu mbe r of
-------------	-------------------

	Hives
Less than 5,000 square feet	Two (2)
Between 5,000 and 10,000 square feet	Three (3)
10,000 plus square feet	Five (5)
Agricultural Zones	Unlimited

3. A person shall not locate or allow a hive on property owned or occupied by another person without first obtaining written permission from the owner or occupant.
4. Beekeeper Registration. Vineyard residents may keep honeybees on their property in accordance with this section. Beekeepers shall submit an application to the city. Beekeepers shall also register with and obtain any necessary licenses from the Utah Department of Agriculture and Food for beekeeping and shall follow all City ordinances and State and Federal laws and regulations that govern and regulate beekeeping, such as those found in Title 4, Chapter 11 of the USC.
5. Species Allowed. Beekeepers are allowed to keep honeybees as defined within this Title.
6. Hives.
 - a. May only be located in the rear yard of any single-family residential lot.
 - b. Honeybee colonies shall be kept in hives with removable frames which shall be kept in sound and usable condition.
 - c. Hives shall be placed at least three (3) feet from any property line and twenty (20) feet from any dwelling unit, and six (6) inches above the ground, as measured from the ground to the lowest portion of the hive.
 - d. Each hive shall be conspicuously marked with the owner's name, address, telephone, number, and state registration number.
7. Flyways. A flyway barrier is required to be established and maintained around the hive except as needed to allow access. A flyway may consist of the following:
 - a. A six (6) foot high solid fence that encloses the entire rear and side yards of the property, or;
 - b. A solid wall, a fence, dense vegetation, or a combination thereof, and must extend at least three (3) feet beyond the hive in each direction and contain a height of six (6) feet. Such flyway may not violate any other provision within the VZO.
8. Water. Each beekeeper shall ensure that a convenient source of water is available to the colony continuously between March 1 and October 31 of each year. The water shall be in a location that minimizes any nuisance created by honeybees seeking water on neighboring property.
9. Beekeeping Equipment. Each beekeeper shall ensure that no bee comb or other beekeeping equipment is left upon the grounds of an apiary site. Upon removal of a hive, all such equipment shall be promptly be disposed of in a sealed container or placed within a building or other bee-proof enclosure.

SECTION 42: AMENDMENT "15.34.150 Home Occupations" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.150 Home Occupations

The following regulations are established to provide minimum standards for the establishment and operation of home occupations.

1. Purpose and Intent
 - a. To encourage the majority of business activities to be conducted in appropriate commercial zones. Business activities may be conducted within a residence on a limited basis if such activities comply with the standards of this ordinance. The use should be conducted so that neighbors, under normal conditions,

would not be aware of its existence. Home occupations are a temporary privilege which can be revoked if disruption of the residential neighborhood occurs.

2. Definitions
 - a. Home Occupation: The use of a residential dwelling for commercial activities; these activities must be clearly secondary to the primary residential use.
 - b. Customer: Any person visiting the home occupation for a business related activity or purpose, including, but not limited to, clients, students, delivery personnel, and spectators. Each individual represents a separate customer regardless of any relationship or corporate affiliation that may exist between them.
 - c. Employee: Any individual who works for the home occupation business, regardless of whether they are paid or not.
3. Home Occupation - without Impact
 - a. A home occupation that only involves persons and related persons working on the premises or routinely operating from the premises who are permanent residents of the dwelling and where no customers are permitted.
 - b. Business include non-impacting uses such as home-based office, clerical work, sales and crafting.
 - c. Home Occupations without impact are exempt from the minimum parking requirements.
4. Home Occupation - with Impact
 - a. A home occupation that involves the permanent resident(s) of the dwelling with a maximum of one (1) non-resident working on the premises at any point in time, and where customers are received.
 - b. Is limited to only one (1) customer at a time and by appointment only.
 - c. Visitors in conjunction with the home occupation shall be permitted only between the hours of 8.00 a.m. and 8.00 p.m.
 - d. Permitted activities include but are not necessarily limited to the following:
 - i. Personal care services, crafting, home cooking and sales.
 - ii. Music lessons, tutoring and general education instruction.
 - iii. Animal hobby breeders and pet grooming.
 - e. The following professions and uses are not permitted: (See Definitions VZC 15.60.020)
 - i. Medical Practitioner
 - ii. Medical Spa
 - iii. Veterinarian Services, Animal boarding, Pet Day Care
 - f. If there are more than one (1) home occupation business licenses with impact in the same home, the aggregate impact shall not exceed the impact and regulations of one (1) home occupation.
 - g. Non-profit organizations with impact that are located within a home must follow the standards in this section.
5. Home Occupation - Day Care
 - a. As defined in the Vineyard Zoning Code Section 15.60.020 Definitions "Home Day Care" and must meet the following requirements:
 - i. The day care service provider may have only one (1) non-resident employee.
 - ii. Day care program shall be permitted only between the hours of 7:00 a.m. and 8.00 p.m.
 - iii. Home day-care shall be in compliance with the District Use Table (VZC 15.12.050) regarding number of children permitted.
6. Home Occupation - Preschool
 - a. As defined in the Vineyard Zoning Code 15.60.020 Definitions "Home Preschool" and must meet the following requirements:
 - i. Only a maximum of two (2) sessions is permitted per day
 - ii. Preschool program shall be permitted only between the hours of 8:00 a.m. and 8:00 p.m.-
 - iii. Home preschools shall be in compliance with the District Use Table (VZC 15.12.050) regarding number of children permitted.
7. Home Occupation - Group Instruction
 - a. Group Instruction requires a conditional use permit
 - b. Group instruction shall be limited to six (6) customers.
 - c. Five (5) off-street parking spaces shall be required
8. Noncompliance
 - a. Veterinarian office, kennel or any similar animal services and m.
 - b. Vineyard may require inspections of the home occupation to determine compliance with conditions at any point with prior notification to the occupants.
 - c. See VMC 5.02.100 regarding the revocation or denial process of a business license due to noncompliance.
9. The following e Conditions that apply to all Home Occupation types:
 - a. Incidental/Secondary – The home occupation must be clearly incidental and secondary to the principal use as a residence by the person conducting the occupation.
 - b. Exterior – No home occupation shall alter the exterior of the home to differ from the residential use of colors, materials, construction, character, or lighting. A salesroom or display window is prohibited.
 - c. Storage – All equipment, supplies and materials used in business must be stored inside the home or legal accessory structure. External storage of materials or products is prohibited outside of the dwelling unit.
 - d. Outdoor Activity – All home occupation activity shall be carried out within the home or legal accessory structure and shall not be observable by the general public from the street in front of the residence. Garage doors shall remain closed while business activity is conducted therein.
 - e. Parking – Clearly marked driveway and/or garage dimensions (or a scaled site plan) showing a total of four (4) parking spaces onsite, with a dimension of 8' wide by 18' deep each. Home Occupations with Impact, Preschools and

Daycare must meet the minimum four (4) onsite parking spaces. If the home occupation is located within a multi-family dwelling, the requirement is two (2) parking spaces. Vehicles used by the business (other than passenger cars without signage) shall not be parked on the site, unless enclosed parking is utilized to shield the vehicles from view. Home occupations without impact do not need to meet these parking requirements.

- f. Nuisances – No machinery, ~~or~~ equipment, or practice shall be permitted that produces noise, noxious odor, vibration, fumes, smoke, glare, electrical interference or radio or electromagnetic interference beyond the boundary of the property. Only general types and sizes of machinery that are typically found in dwellings for hobby or domestic purposes shall be permitted. Storing or usage of flammable, explosive, or other dangerous materials in connection with a home occupation is prohibited.
- g. Signs – There shall be no use of show windows, business display or advertising visible from outside the premises except a name plate attached to an exterior door that does not exceed one (1) square foot.
- h. Off-Site Employees – Any home occupation may utilize employees to work off-site. The off-site employee, volunteer, ~~hiree,~~ or any other person engaged with the home occupation shall not come to the home for purposes related to the Home Occupation Business License.
- i. Multiple Home Business Licenses – More than one home business license may be issued for a residence, provided that the home businesses or the accumulative effects of the home businesses do not violate the Zoning Ordinance for Home Occupation.
- j. Floor Area – With the exception of Home Day Cares and Preschools, ~~the~~ home occupation shall be conducted completely indoors. The total amount of floor area used for a home occupation shall not be greater than 25% of the total floor area of the principal dwelling unit including attached garages and accessory structures. Home Day Cares and Preschools may occupy up to 35% of the total floor area.
- k. Utilities - The home occupation shall not have demand of municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses, including the use of the public right of way.

10. License Requirements: The following items shall be submitted to the city business licensing office in applying for a home occupation business license with acknowledgement of the following conditions: under:
- a. Application forms as provided by the city and the associated fee as listed in the fee schedule.
 - b. Description of the nature of the home occupation and information as requested in the application.
 - c. Must meet the building code and its accessibility requirements.
 - d. Sketch of the site plan of the property and the floor plan of the dwelling and the area to be devoted to the home occupation (with impact, day care, preschool) with dimensions and area calculations.
 - e. List of materials and equipment to be used.
 - f. Hours of operation and the number of customers, vehicle trips and deliveries to be made each day.
 - g. Other government approvals required for conducting the home occupation.
 - h. Proposed remodeling needed to conduct the home occupation and whether a city building permit will be required.
 - i. Signed affidavit by the applicant that all requirements and conditions of the city will be followed.

The license shall not be issued unless the city is satisfied that the applicant will meet all of the conditions and that the applicant has agreed in writing to comply with all said conditions.

A

SECTION 43: AMENDMENT “15.34.160 Swimming Pool Enclosures” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.160 Swimming ~~Pool Enclosures~~ Pools

1. All swimming pools, or other artificially created pools more than eighteen (18) inches deep, shall be surrounded by a protective fence or a safety cover according to the provisions of the International Swimming Pool and Spa Code.
2. The fence shall be no less than four feet six inches (4'6") high for pools situated on property used for a dwelling.
3. The fence must be constructed of approved materials. The fence exterior shall be smooth (free of projections which would aid climbing) and shall have no opening which exceeds four (4) inches in horizontal dimension.
4. Gates shall be constructed of approved materials, shall be self-closing, self-latching, and not over four (4) feet wide. Latching hardware shall be installed at a height of not less than fifty-two (52) inches.
5. Space adjacent to the exterior of the fence, which falls within the area described by a radius equal in length to the height of the enclosure, and centered at the top of the enclosure fence, must be kept clear of all natural or man-made objects which could be used to gain access into the enclosure.
6. If a neighboring fence is considered to be a part of the surrounding protective fence, an agreement between property owners must be recorded requiring that a fence must be

constructed upon one of the property owners vacating their lot.

7. Outdoor Jacuzzi tubs, or other similar small pools, may be protected by a solid locking cover in lieu of a fence. In the absence of a solid locking cover, the requirements for a fence provided by this Section shall be observed.
8. Access to indoor pools shall be restricted by the surrounding structure in a manner that is at least as secure as provided for outdoor pools, as provided by this Section.

SECTION 44: **AMENDMENT** “15.34.180 Mixed-Use Self-Storage” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.180 Mixed-Use Self-Storage

This Section is provided to insure self-storage facilities are incorporated into traditional retail environments and within close proximity to residential land uses while mitigating adverse impacts often associated with self-storage through the establishment of development standards.

1. **Location:** Mixed-use self-storage facilities are allowed in zoning districts as specified in Table 32-1 Table of Uses.
2. **Process:** Mixed-use self-storage facilities shall follow the required process outlined in Table 32-1 Table of Uses. If a conditional use permit is required, the process outlined in VZC 15.30 Conditional Uses shall apply.
3. **Design:**
 - a. Mixed-use self-storage facilities shall contain a minimum of 1,500 square feet or 10%, whichever is greater, of the ground floor area dedicated to principle use which is unrelated to and not an accessory use of the self-storage use of the facility.
 - b. At a minimum, 50% of the street facing ground floor frontage of the building shall be dedicated to a principle use which is unrelated to and not an accessory use of the self-storage use of the facility.
 - c. All buildings shall have a minimum of 15% transparency on all floors, which shall consist of functioning windows that provide visibility into the building from the public right-of-way or adjacent properties.
 - d. All mixed-use self-storage facilities shall contain a minimum of two stories.
 - e. All building facades shall have the appearance of an office, residential and/or retail building through the use of doors, windows, awnings, canopies and other appropriate building elements.
 - f. The front facade of the building shall front on the street providing access to the site and be designed to have ample bulk and massing to screen the self-storage use.
 - g. All onsite parking shall be located to the side or rear of the mixed-use self-storage building.
 - h. External unit doors shall not be permitted on the front facade of the building and shall be screened from neighboring land uses and the public right-of-way, to an extent determined by the Planning Commission.
 - i. No outside storage of vehicles, boats, motor homes, RVs or any other materials or equipment shall be allowed at or around any mixed-use self-storage facility.
 - j. Commercial moving truck rentals shall be prohibited at mixed-use self-storage facilities. A mixed-use self-storage facility shall be allowed to have no more than two private trucks owned by the facility and available to the renters of units within the facility only. Moving trucks meeting the above regulation shall be stored out of sight from the public right-of-way.

SECTION 45: **AMENDMENT** “15.34.190 Drive-Thru Facilities” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.190 Drive-Thru Facilities

1. **Purpose:** The purpose of this section is to regulate drive-thru facilities with development standards to ensure that the design and operation of such uses effectively mitigate associated problems with traffic, pedestrian safety, congestion, excessive pavement, litter, and noise.
2. **Permit requirements:** Drive-thru facilities are allowed in districts as listed in VZC 15.12.050 District Use Table of this ordinance.
3. **Development Standards:** The development standards in this section are intended to supplement the standards in the underlying zoning district for drive-thru facilities. In the event of conflict between these standards and the underlying zoning district standards, the provisions of this section shall apply. ~~(See Figures 15.34.190(1-4))~~
4. **Drive-thru Aisles.** The minimum standards for drive-thru aisles are as follows:
 - a. Drive-thru aisles shall have a minimum twelve-foot (12') width.
 - b. Drive-up windows and remote tellers shall provide at least one hundred eighty (180') feet of stacking space for each facility, as measured from the service window or unit to the entry point into the drive-up lane. Nonfood and/or non-beverage businesses may reduce the stacking space to a minimum of sixty feet (60').
 - c. Each drive-thru entrance shall be at least fifty feet (50') from any street access point.
 - d. Each drive-thru exit shall be at least twenty-five feet (25') from any street access point.

- e. Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.
 - f. Each drive-thru aisle shall be separated from the circulation routes necessary for ingress or egress from the property, ~~or access to a parking space.~~
 - g. ~~Queuing lanes shall not be located adjacent to the primary pedestrian entrance nor block required back out areas for adjacent parking spaces.~~
 - h. Drive-thru aisles and exit lanes are only permitted on the side and rear of buildings except as provided for in Part 12 of this section.
 - i. Buildings with a drive-thru facility shall not contain parking or drive aisle between the front building facade and street right-of-way.
 - j. Buildings with a drive-thru shall contain a building entrance on the building side facing the front yard.
 - k. Buildings may contain exterior dining areas, gathering spaces and landscaping between the building's street-facing facade and the sidewalk.
 - l. Drive-thru facilities, including signage support pedestals, screening walls, canopies and other architectural features, shall be designed with similar and compatible materials used throughout the exterior of the building.
 - m. ~~Drive-thru aisles and queuing lanes shall not be located between the building and the street.~~
5. **Building Design**
- a. Buildings shall be placed at or near the street frontage of the site.
 - b. Corner buildings shall be designed to address both streets directly.
 - c. Equivalent fenestration shall be utilized for all street facing sides.
 - d. A variety of appropriate building materials shall be utilized within an overall design concept for all building sides and components.
6. **Landscaping of the Drive-Thru Aisle.** Landscaping shall be provided as described below:
- a. A five foot (5') wide planter between the drive-thru aisle and the parking area that includes shade trees consistent with those used in the parking area are required.
 - b. A planter with a minimum height of three feet (3'), not exceeding a height of four feet (4'), with low shrubs that screen the drive-thru aisles from the abutting street right-of-way shall be used to minimize the visual impact of menu board signs and directional signs.
 - c. Drive-thru facilities shall provide sufficient landscape screen to ensure vehicle headlights are not visible from the abutting street rights-of-way and surrounding residential properties.
7. **Pedestrian Access and Crossings.** Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous five (5' 0") foot-wide sidewalk or delineated walkway. At least one pedestrian walkway shall be provided to the main entrance of the building which does not intersect drive-thru aisles.
8. **Hours of Operation.** When located on a site within one hundred (100') feet of any residential building, measured from the proposed drive-thru facility to the nearest portion of a residential building, hours of operation for the drive-thru service shall be limited from 7:00 a.m. to 10:00 p.m. daily. This regulation does not apply to mixed-use buildings containing both residential and non-residential uses.
9. **Signage.** Menu boards and other signage shall be permitted in accordance with the provisions of VZC 15.48.
10. **Parking and Loading.** All parking areas shall comply with the standards of the parking and loading requirements of this ordinance.
11. **Noise.** Any drive-thru speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area.
12. **Traffic Impact Study.** ~~All development proposing a drive-thru shall require a traffic impact study or an updated traffic impact study. The City Engineer may waive the requirement for a traffic impact study.~~
13. **Mobile Food Trucks.** ~~Any mobile food truck with a drive-thru shall meet the requirements of this ordinance.~~
14. **Drive Aisles in Front of Buildings.** ~~Through the provision of a conditional use permit, a drive aisle may be located between the building's front facade and front property line in compliance with the following standards:
The drive aisle shall not contain parking. The drive aisle shall not exceed a width of more than fourteen feet (14'). The drive aisle shall be screened from view of the street by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3') feet high, as measured the top of back of curb adjacent to the drive aisle to be screened. All walls or berms shall be installed a minimum of two feet and six inches (2'-6") back from the edge of the drive aisle. No menu boards or related drive-thru infrastructure, except the drive aisle, are permitted within the area located between the front facade of the building and front property line. This area is defined by connecting a line from the building corners at the intersection of the front and side building lines, extended to meet the front property line perpendicularly. (See Figure 15.34.190(2)) Any walkways crossing the drive aisle shall be clearly marked and constructed with brick, stamped concrete or other appropriate decorative material.~~

Figure 15.34.190(1) Drive-thru Facility

Figure 15.34.190(3) Section at Typical Screen Wall

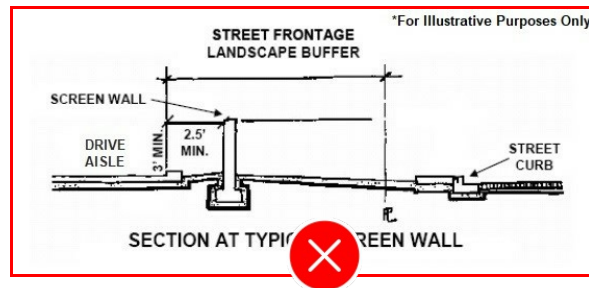
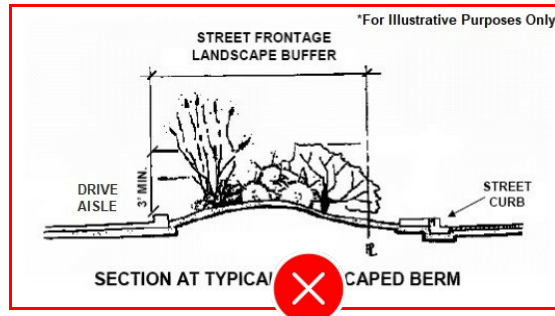


Figure 15.34.190(4) Section at Typical Landscaped Berm



SECTION 46: AMENDMENT "15.34.210 Cannabis Production Establishments And Medical Cannabis Pharmacies" of the Vineyard Zoning Code is hereby amended as follows:

AMENDMENT

15.34.210 Cannabis Production Establishments And Medical Cannabis Pharmacies

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

SECTION 47: ADOPTION "15.34.220 Check Cashing And Other Credit Services" of the Vineyard Zoning Code is hereby added as follows:

ADOPTION

15.34.220 Check Cashing And Other Credit Services(Added)

1. Purpose: The purpose of this section is to permit the establishment of check cashing and other credit services.
2. Standards:
 - a. Separation Requirement: No check cashing business shall be located within

one-half (1/2) mile of any other check cashing business as measured in a straight line between the closest property lines of the lots on which they are located.

- b. No more than one check cashing business shall be allowed for every 10,000 citizens (as determined by the most recent US Census) living in Vineyard City.
- c. For the purpose of this subsection 15.34.220, each separate physical location shall count as a check cashing business.

SECTION 48: ADOPTION “15.34.230 Short Term Rentals” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.34.230 Short Term Rentals(*Added*)

1. Purpose: This section is established to provide regulation and design standards for residential short-term rentals (STRs) related to single family and multifamily neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of Vineyard residents and preserving the residential character of Vineyard neighborhoods. This section also intends to stabilize neighborhoods by promoting home ownership and preserving long term rental housing in the market.
2. Residential Short-Term Rental (STR) License Required. An STR is prohibited in all residential dwellings, residential zones, multi-family zones, and special purpose districts without first obtaining a STR special use permit as regulated in this section and being issued a valid short-term rental business license (STRL). All STR business licenses shall be renewed biennially (every two years), subject to property inspection for code compliance by a Vineyard City staff member. The following are exempt and shall not be subject to the provision of this section:
 - a. A residential lease of 30 or more consecutive days.
 - b. Bed and breakfasts, hotels, and motels.
3. Holder of License. The owner of the STR property shall be the holder of the license. A property manager or other individual may submit the application for an STR license, but the license will be issued in the Property owner's name. Ownership of a license may not be transferred.
4. Transient Room Tax. All short-term residential properties shall be subject to the collection of the municipality transient room tax as allowed under Utah Code.
5. STR License Types. Only one (1) license may be issued for each property.
 - a. Type I License: A type I license shall only apply to single family dwelling units.
 - i. To be applicable for a Type I license, the STR must be owner's primary residence.
 - (1) An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner may be an individual or trustor of a family trust that possesses 50 percent or more ownership of the proposed STR. The fee title owner may not be a corporation, partnership, limited liability company, or similar entity.
 - (2) To establish that the property is the owner's primary residence, the owner shall:
 - (A) Present the owner's most recent State and Federal tax returns both listing the property as the owner's primary residence; and
 - (B) Present a government-issued identification document listing the address of the property as the address of the owner; and
 - (C) A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner and will remain as the primary occupant of the home for the duration of this special use permit, wherein they reside at least 270 days per calendar year.
 - ii. Review Process: Type I STR business licenses may be approved by the Community Development Department
 - b. Type II License: A Type II license shall apply to all attached residential dwelling units including, but not limited to, townhomes, duplexes, condominiums, or multi-family housing.
 - i. To be applicable for a Type II license, the property must have on-site property management.
 - ii. Review Process: A conditional-use permit must be approved by the Planning Commission before a business license issued.
 - c. Type III License: A Type III license shall apply to investment property communities.
 - i. To be applicable for a Type III license, the property must have on-site property management.
 - ii. Review Process: A conditional-use permit must be approved by the Planning Commission before a business license issued.
6. General Standards and Requirements. A STR use may be allowed within any existing legal residential dwelling by a special use permit from the wherein the application demonstrates compliance with requirements found in the Vineyard Zoning Code and all of the following standards and requirements:
 - a. Application. A completed application as provided by Vineyard City
 - b. Fees. Pay applications fees according to the Vineyard Fee Schedule.
 - c. Property Description. A detailed written description and/or drawing of the property that identifies the use of each room of the dwelling unit and defines the portions of the dwelling to be used for a STR shall be provided.
 - d. Parking Plan. A detailed written description and/or a drawing of an off-street parking plan must be provided to ensure that all occupants of the home and STR can be accommodated on-site at all times.
 - i. A single-family dwelling with an STR shall provide a minimum of five (5) onsite parking spaces located on a paved surface or approved driveway. Only driveways or parking pads containing a minimum length of eighteen feet (18') may be counted toward required onsite parking. The minimum length of a driveway counting toward onsite parking shall not include any land associated with street rights-of-way, sidewalks or public property/access. All onsite parking spaces shall contain a minimum width of eight feet (8'). Property owner parking shall not be parked tandem

- with tenant parking and tenant parking shall not be parked tandem with owner parking. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with [VZC Section 15.38.030\(2\)\(b\)](#).
- ii. [A multi-family dwelling unit shall provide per unit, a minimum of 1 parking pass or 1 on-site parking space located on a paved surface or approved driveway dedicated to renters. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with VZC Section 15.38.030\(2\)\(b\).](#)
 - iii. [Any proposed parking improvements may also be included in the on-site parking plan, so long as they are completed prior to issuance of a STRL. All elements of the parking plan must be in compliance with all other requirements of this title.](#)
7. *Occupancy During Rental Period.* The subject property shall comply with the following occupancy restrictions:
- a. [The maximum renter occupancy shall be no more than two \(2\) people per bedroom and the maximum occupancy shall include the owner.](#)
 - b. [The unit shall not be rented to more than one renter at any given time, and the owner shall not divide and rent out portions of the unit to multiple renters at the same time.](#)
 - c. [The owner of a Type I License may reside on the property while it is occupied by a renter.](#)
 - d. [The property shall only be rented for a minimum duration of one night and a maximum of 29 consecutive nights.](#)
8. *Records.* Each owner or operator shall maintain records for the owner's STR unit for at least the most recent three (3) years and shall make such records available to the city for inspection upon request. The records that must be maintained for each unit include the following:
- a. [The starting date of each reservation and the number of nights rented for each reservation;](#)
 - b. [The number of guest of each reservation;](#)
 - c. [The amount of rent guests paid by month; and](#)
 - d. [The amount of tax the owner paid to the city in connection with rental of the unit by month.](#)
9. [A property with a valid accessory apartment license may not obtain and use an accessory apartment as an STR, given they also receive a short-term rental license.](#)
10. *Conflict of Private Restrictions.* The owner shall provide a signed affidavit sworn before a notary public that certifies to the City that the subject property has no existing private covenants, conditions, or restrictions prohibiting STRs.
11. *Urgent Response.* The owner, or a designated representative, shall be available to immediately respond 24 hours per day, 365 days per year by telephone, and when necessary, be able to physically respond within one hour of any legitimate complaint. If the owner is unreachable after three attempted contacts by the City, a notice of violation will be issued.
- a. [All STR Type II and Type III Licenses shall have a designated local property manager. The local property manager shall be available twenty-four \(24\) hours per day to respond to tenant and neighborhood questions or concerns.](#)
12. *Property Maintenance Requirements.* All short-term rentals shall adhere to this Code, including, but not limited to:
- a. [Maintenance.](#) Owners must adhere to the Property Maintenance chapter of this Code. [See section 15.32.300.](#)
 - b. [Snow Removal.](#) Owners shall remove all snow from the sidewalks of the property within 24 hours after snowfall.
 - c. [Noise and Nuisance Control.](#) Owners shall ensure that renters adhere to the noise control chapter of the Vineyard Municipal Code ([See Section 8.08.010](#)). Should a renter violate the noise control chapter more than once in any given 72-hour period they shall be immediately evicted from the property by the owner.
13. *Noticing and Posting Requirements.*
- a. [One nameplate sign that includes the name and the 24/7 contact information for the owner, or a designated representative, must be posted on the exterior side of the main entrance of the STR](#)
 - b. [An informational packet must be posted in a highly visible place within the dwelling or STR area, and must include all of the following:](#)
 - i. [City-issued STRL.](#)
 - ii. [24/7 owner, or a designated representative, contact information.](#)
 - iii. [Parking requirements.](#)
 - iv. [Maximum occupancy.](#)
 - v. [The noise ordinance of this Code.](#)
 - vi. [Garbage pickup dates, and a written description of where garbage receptacles must be placed for pickup.](#)
 - vii. [Contact information for the Orem City Fire and Police Departments.](#)
 - viii. [Other contact information as required by the Community Development Department.](#)
 - ix. [Any other appropriate requirements as specified by the Community Development Director, through the special use permit process.](#)
14. *Limited Number of STRs.* The total number of STR special use permits issued within Vineyard City shall be limited as follows:
- a. [The maximum number of STR special use permits shall be calculated for each community within the City. Each calculation shall be rounded down to the nearest whole number.](#)
 - b. [Single Family Home Community:](#)
 - i. [Each community shall have a minimum base of two STR permits plus one permit for every 50 single-family detached dwellings within the community boundary.](#)
 - c. [Multi-family Units Community:](#)
 - i. [No more than five percent \(5%\) of units within a community can have an STR permit.](#)
 - d. [The total number of available permits shall be recalculated every two years based on an estimated number of dwellings within Vineyard City derived by the Community Development Department.](#)
 - e. [If a complete application meeting all other requirements for approval is received after the maximum number of approvals has been issued for the community the proposed STR unit is located within, the application shall be placed on a waiting list in order of the date of receipt of a completed application. This list shall be reviewed on an annual basis. No fees will be due until a special use approval becomes available. A complete application shall include completion of all requirements of Subsection 4. of this section.](#)
 - f. [Investment Property Communities:](#)
 - i. [No more than thirty percent \(30%\) of units within a community can have an STR](#)

- permit.
15. Duration of Approval and Transferability. The special use permit shall continue until the sale of the home or if the business license expires, the special use shall expire and is not transferable. If the license and permit expire, the area used as an STR shall revert to be occupied by the primary dwelling occupants only.
16. Violations. It shall be a violation for any person to operate a STR:
- Without first obtaining a STR special use permit, as regulated in this section, and issued a valid STRL; or
 - That does not comply with the requirements of this chapter, this Code, or the Vineyard Zoning Code.
17. Enforcement and Fines. Upon a determination that a violation exists, the Community Development Director, or designee, will contact the owner requiring such owner to halt, eradicate, destroy, remove, or otherwise cure the violation within 48 hours, or such later time the Director, or designee, may determine.
- Each day that a violation occurs or continues, after the initial 48 hours, is a separate violation.
 - For any violation of this section, the issuing officer may issue a written citation or notice of violation to the owner, specifying the violation and the penalty to be imposed.
 - For the first violation within any 12-month period, the penalty shall be \$500.00.
 - For a second violation within any 12-month period, the penalty shall be \$750.00.
 - For a third violation within any 12-month period the penalty shall be \$1,000.00 and revocation of the STRL and special use permit. The owner shall be ineligible for a STR special use permit and a STRL for a period of two years from the date of the third notice of violation.
 - For any violation within any 12-month period following the third violation, the penalty shall be \$1,000.00 and the STR owner shall be banned from receiving a STR special use permit and a STRL.

SECTION 49: **ADOPTION** “15.34.240 Mobile Food Courts” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.34.240 Mobile Food Courts(*Added*)

- Purpose: This section is established to provide design requirements and standards for mobile food courts.
- Standards:
 - A lot or area is considered to be a mobile food court if there are no less than two (2) and no more than ten (10) individual food businesses or other authorized vendors.
 - All mobile food courts shall require a conditional use permit and site plan application
 - Drive-Thru: Must following drive-thru standards
 - Site Plan Requirements
 - The location and orientation of each vendor pad.
 - The location of any paving, trash enclosures, landscaping, planters, fencing, canopies, umbrellas or other table covers, barriers or any other site requirement by the International Building Code, or Health Department.
 - The location of all existing and proposed activities on site.
 - The circulation of all pedestrian and vehicle traffic on the site.
 - The mobile food court shall not occupy required parking stalls of any primary use of the sit
 - The location of restroom facilities
 - Signage: All promotional materials or signs must be located on the property of the mobile food court. All signs are subject to the sign standards found in VZC 15.48.
 - Location: If the proposed mobile food court is located on an existing parking lot, the number of parking stalls for the site's primary use must not be decreased below the parking minimum in VZC 15.38

SECTION 50: **ADOPTION** “15.34.250 Retail Tobacco Specialty Businesses” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.34.250 Retail Tobacco Specialty Businesses(*Added*)

- Purpose: The purpose of this section is to permit the establishment of retail tobacco specialty businesses
- Definitions: Retail Tobacco Specialty Business means a commercial establishment in which.
- Standards:
 - Separation Requirement: No retail tobacco specialty business shall be located within 1,000 feet of the following uses:
 - Any other retail tobacco specialty business as measured in a straight line between the closest property lines of the lots on which they are located.
 - Community Location
 - a public or private kindergarten, elementary, middle, junior high, or high school;
 - a licensed child-care facility or preschool;
 - a trade or technical school;

- (4) a church;
 - (5) a public library;
 - (6) a public playground;
 - (7) a public park;
 - (8) a youth center or other space used primarily for youth oriented activities;
 - (9) a public recreational facility;
 - (10) a public arcade; or
 - (11) for a new license issued on or after July 1, 2018, a homeless shelter.
- iii. Any property zoned for residential or agriculture
- b. No more than one retail tobacco specialty business shall be allowed for every 25,000 citizens (as determined by the most recent US Census) living in Vineyard City.
- c. For the purpose of this subsection 15.34.250, each separate physical location shall count as a retail tobacco specialty business.

SECTION 51: AMENDMENT "15.36.010 Purpose" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.36.010 Purpose

The purpose of this Chapter is to promote a high-level of project site planning and building design and quality consistency, sensitivity to the natural environment of the city, and to create and protect the desired community character and identity of the city. This Chapter is intended to:

1. Assist all Land Use Authorities in land use and development decision-making.
2. Provide information and direction to all property owners intending to develop land or build within the city.
3. Promote compatibility between the natural and man-made environments and minimize obstruction of significant views.
4. Promote the desired high quality site planning, building, lighting, signage, and streetscape design.
5. Promote projects that create and protect the desired community character and identity, and preserve and enhance property values.
6. Promote projects that add visual interest and attractiveness to the city through architecture, art, streetscape designs, multi-use trails, consistency in design features, and useable open space.
7. Promote projects which balance the scale of all proposed uses, buildings and structures to the project site, adjacent properties, and streets from which the project will be accessed or viewed.

Design Criteria: This chapter establishes design standards intended to improve the quality and compatibility of development, particularly with regard to building design, and site design. These criteria apply to commercial, public facilities, industrial or mixed-use projects and are the minimum that will be accepted except where a different standard is imposed by the requirements of an applicable zoning classification or overlay zone.

1. Design Standards are required in addition to other standards set forth in this Ordinance and all other Land Use Ordinances and are indicated by the verb "shall".

SECTION 52: AMENDMENT "15.36.030 Project Site Planning And Building Design Requirements" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.36.030 Project Site Planning And Building Design Requirements

To meet the purposes of this Chapter, this Ordinance, and all other Land Use Ordinances, the following Design Standards ~~and Design Guidelines~~ are provided as follows:

1. ~~**Design Standards:** Design Standards are required in addition to other standards set forth in this Ordinance and all other Land Use Ordinances and are indicated by the verb "shall."~~ ~~**Design Guidelines:** Design Guidelines indicate additional actions that may be taken to enhance site design and achieve greater compatibility with adjacent land uses. Guidelines use the verb "should" to signify that the guidelines are desirable objectives. Application of the guidelines will depend on the nature and location of the proposed uses or buildings, as may be determined necessary by the Land Use Authority. All Subdivision Application approvals and all Use Application approvals shall balance the scale of all proposed uses, buildings and structures to the project site, adjacent properties, and streets from which the project will be accessed or viewed. Elevation and Cross-Section drawings, photographs, or other studies or models may be required by a Land Use Authority to illustrate or fully explain how a proposed development will address these issues. All projects shall identify an overall and consistent design theme that complements and adds to the image and identity of the city. To create and protect the desired community character and identity and preserve and enhance property values, all proposed uses shall incorporate design elements as follows:~~
1. Design Standards. Design Standards are required in addition to other standards set forth in this Ordinance and all other Land Use Ordinances and are indicated by the verb "shall."

2. **Subdivision and Project Features.** All subdivisions and other projects shall include at least two subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the city. Such features may include subdivisions and project entry features, public art pieces, streetscape designs, pedestrian and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and useable parks and open spaces. Developers are encouraged to work with the Planning Commission and city staff in determining appropriate project features.

a. **Building Design.** Vineyard city encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment. The following building design requirements shall apply:

View protection. Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominant rooflines shall be avoided.

Building massing. In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures. The following methods shall be required:

3. **Coherent building design.** All sides of a building may have a visual or other impact, and shall be coherently designed and treated. A facade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.

i. ~~Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.~~

All buildings shall demonstrate articulation on all facades. Horizontal facade variations shall occur at least every thirty feet (30') or along a minimum of sixty percent (60%) of the horizontal length of buildings with facades one hundred feet (100') or greater. This shall be accomplished by using methods such as:

(1) Variations in the design

u
r
f
a
c
e
p
l
a
n
e
th
at
m
a
y
in
cl
u
d
e
p
o
p
o
ul
s,
b
a
y
s,
a
n
d
re
c
e
ss
e
s
s

(2) V
ar
ia
ti
o
n
in
th
e
s
u
r
f
a
c
e
p
at
te
r
n
s
u
c
h
a
s
ar
c
h
e
s,
b
a
n
di
n
g,
a
n
d
p
a
n
el
in
g;
o
r

(3) D
is
ti
n
g
ui
s
h
e
d
ir
e
at
m
e
nt
o
f
w
in
d
o
w
s,
d
o
o
rs
,
a
a
n
d
e
a
v
e
s
th
at
m
a
y
in
cl
u
d
e
m
ol
di
n
g
o
r
fir
a
m
in
g

- b. **Reduced roof mass.** The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is a very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only):
- i. **Varying roofline.** Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form. All buildings shall include varied rooflines in order to reduce roof mass, add architectural interest and avoid the appearance or sense of monotonous roofline expanses by:
- (1) Providing roofline and parapet variations where there are long, continuous, and undisturbed rooflines fifty feet (50') or longer; and
 - (2) Using materials and colors on the back of false fronts, parapets, cornices, or other parts of the building which extend beyond the roofline that are similar to the rest of the building so that the building appears cohesive from all views.
- ii. **Visual patterns.** All buildings shall have shadow-relief created by recesses and projections. All buildings shall have a minimum of one recess or projection to provide shadow relief. Building facades greater than one hundred feet (100') in length shall have a recess or projection occur at least every one hundred feet (100'). Recesses may include courtyards, entryways, or boxed window openings, along

the exterior of the building. Projections may include stairs, balconies, entrances, or bays. Covered walkways, porches, breezeways, patios, trellises, landscape areas, and wide roof overhangs ~~may count as a recess or projection if approved by the City Planner~~ are encouraged to produce shadow effects. Large, unbroken expanses of exterior walls shall be avoided.

- iii. **Architectural details.** Surface details, ornaments, and other building elements that enrich the character of a building are ~~required, encouraged. Attention to detail, including all building and architectural design elements shall be required.~~ All buildings shall utilize two (2) or more of the following architectural details; ~~are desirable and encouraged:~~

- (1) Stonework.
- (2) Exposed beams and columns.
- (3) Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features.
- (4) Covered entries, patios, walkways, breezeways, bays, and balconies.
- (5) Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs.
- (6) ~~Accessories such as art features, benches, pots, lamps, artwork, and sculptures.~~

- 4. **Building Additions.** ~~Additions less than fifteen percent (15%) of the existing on-site building(s) or less than seven thousand five hundred (7,500) square feet, whichever is less, shall be approved as a minor site plan amendment.~~

Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing buildings. ~~If the proposed addition(s) exceed fifteen percent (15%) of the existing on-site building(s) or exceed seven thousand five hundred (7,500) square feet, whichever is less, the entire site must comply with current building design requirements.~~

- 5. **Accessory Buildings and Structures.** ~~Accessory buildings and structures may be approved as a minor site plan amendment.~~ Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure. ~~If the proposed accessory building(s) and structure(s) is greater than amounts stated below, the entire site must comply with current building design requirements. An increase in square footage must meet the required Parking Requirements.~~

- a. **Multi-family Residential Accessory Buildings and Structures.** ~~Accessory buildings and structures less than ten percent (10%) of the existing on-site building(s) or less than seven thousand five hundred (7,500) square feet, whichever is less, shall be approved as a minor site plan amendment. No accessory structure may contain additional dwelling units.~~
- b. **Commercial Accessory Buildings and Structures.** ~~Accessory buildings and structures less than fifteen percent (15%) of the existing on-site building(s) or less than seven thousand five hundred (7,500) square feet, whichever is less, shall be approved as a minor site plan amendment.~~
- c. **Mixed-Use Accessory Building and Structures.** ~~Accessory buildings and structures less than ten percent (10%) of the existing on-site building(s) or less than seven thousand five hundred (7,500) square feet, whichever is less, shall be approved as a minor site plan amendment.~~

- 6. **Mechanical Equipment.** Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted ~~or roof mounted~~ mechanical or communications equipment shall be ~~the same color as the roofing or parapet materials, to make it as unobtrusive as possible.~~ If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall ~~have~~ blend with the same color and design details of the building.

- 7. **Building Location.** The location of all new buildings and structures shall incorporate the following building design principles:

- a. **Sensitivity to Adjacent Buildings.** All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.
- b. All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.
- c. All project and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable.
- d. All buildings shall have an orientation to the street(s) to which it has frontage to encourage a pedestrian relationship, by providing at least one main building entrance that faces a public street. This shall be accomplished through the use of at least three (3) of the following near entrances:
 - i. A prominent architectural feature that is unique to the overall building design;
 - ii. Complementary yet differing building materials or colors;
 - iii. Pedestrian amenities that may include patios, porches, special paving treatments, seating areas, or awnings; or
 - iv. ~~Increased landscaping near the entrance. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.~~

8. **Pedestrian Scale.** ~~Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye-level. Buildings that contain more than one story or that are above twenty feet (20') in height shall provide a clearly articulated and more detailed base that relates to pedestrians. The base must include one of the following design elements:~~
 - a. ~~Use of transparent material;~~
 - b. ~~Use of brick or masonry;~~
 - c. ~~Detailed architectural features; or~~
 - d. ~~Another element approved by the City Planner.~~
9. **Building Materials and Textures.** ~~All building and structures shall incorporate the following building design principles. Exterior building materials shall be similar to and compatible with those found in a rural setting.~~
 - a. ~~Restraint should be used in the number of different exterior building materials selected. At least sixty percent (60%) of each building's finished face shall be a primary material.~~
 - b. ~~Each building shall be completed on all sides with acceptable finishing materials. Primary materials are: Masonry, wood siding, board and batten, lap siding, exposed wood structural members, brick, stone, colored textured block, glass, wood, and other materials of comparable quality as approved by the City Planner. Secondary materials may include: aluminum composite material panel systems, stucco, and other materials of comparable quality as approved by the City Planner.~~
 - c. ~~Doors, glass, and roofing materials shall not be included in the calculations of primary materials.~~
 - d. ~~All projects shall submit color elevations that call out the specific building material type and color. The City Planner may require actual samples of exterior surface materials in order to verify quality of material and conformance with the standards found within this section.~~
10. **Building Material Color and Finishes.** ~~Color is an important and effective way to create harmony with the natural landscape and minimize the visual impact of structures. Color variation using compatible hues can reduce the apparent scale and building mass:~~
 - a. ~~All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior building colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main building.~~
 - b. **Building Finishes.** ~~High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down spout, mechanical and electrical equipment, railings, window shading devices and other exterior devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Accent colors shall cover less than 5% of any given facade. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is prohibited, strongly discouraged.~~
11. **Subdivision and Site Design and Layout.** All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable.
 - a. Subdivision and site design and planning shall include the following principles:
 - i. All buildings and structures shall be arranged to preserve and provide open space and to protect views. The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and integrated into the subdivision or site plan design.
 - ii. Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located, on adjacent properties.
 - iii. Pad buildings in commercial developments, including service stations, convenience stores, restaurants, auto maintenance facilities and similar uses shall be designed in a compatible architectural style and shall incorporate similar materials, colors and landscaping as the primary development.
12. **Site Access.** The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.
 - a. Drive-thru aisles shall follow the provisions in Section 15.34.190.
13. **Noise Impact.** Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.
14. **Views.** Due to the community quality and character created by the surrounding scenic beauty, it is essential that the city and all subdivision and site plan designs preserve general access to significant views. These views include Mount Timpanogos, Provo Canyon, West Mountain, and Utah Lake. A view corridor analysis may be required by the City Planner.
15. **Landscaping Design Standards.** Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the

architecture of all proposed buildings and structures and provide visual interest and variety, provide screening elements, provide year round site beautification, blend with the natural landscape and highlight building design features. Landscape designers shall recognize the following landscape design principles with Landscape Plan(s):

- a. ~~Landscape Buffers: Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.~~
 - b. **Transitional Landscaped Areas.** Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.
 - c. **Landscape Materials.** All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.
 - d. **Plant Size, Spacing, and Scale.** The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.
 - e. **Streetscape Landscape Treatments.** All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.
 - f. Landscape Accessories: All developments shall include at least one of the following accessories: art features, benches, pots, lamps, artwork, and sculptures, or other accessory as approved by the Planning Commission.
 - g. All site plans shall follow the Landscaping Design Standards and Requirements in Section 15.40.080.
16. **Walls, Fences, and Other Visual Barriers.** Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than thirty (30) feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be constructed of materials that are compatible with the residence.
 17. **Non-vegetative Ground Cover.** Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken up and interspersed with plant materials.
 18. **Landscape Maintenance.** All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.
 19. **Site Lighting Standards.** To protect views of the night sky, all outside lighting shall be "down lighting" so that lighting does not trespass to adjoining properties. All exterior lighting may provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.
 - a. Warm lighting colors are encouraged. Blue white colors of fluorescent and mercury vapor lamps are prohibited.
 - b. All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.
 - c. **Parking Lot Lighting.** Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.
 - d. **Indoor Lighting.** Indoor lighting shall not be provided or constructed to provide lighting for any outdoor areas.
 20. **Project, Site and Building Sign Standards.**
 - a. **General Considerations.** The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.
 - b. **Safety.** Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein.
 - c. **Sign Materials and Colors.** All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.

SECTION 53: AMENDMENT "15.38.030 Parking Requirements" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.38.030 Parking Requirements

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

a. General Provisions

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

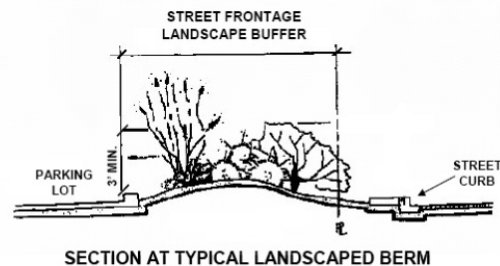
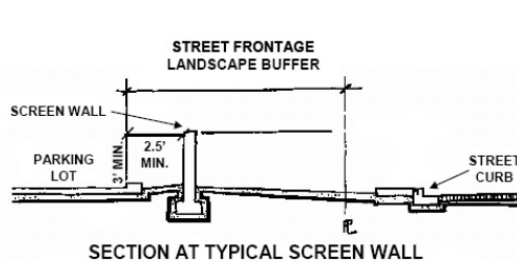
Type	Width	Length*
Standard	9 Feet	20 Feet
Parallel	8 Feet	24 Feet
45 degree	9 Feet	17 Feet

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

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

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

- g. **Parking Lots.** Parking lots shall be designed in groupings no larger than two hundred (200) spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.
- h. **Within Structures.** The off street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Section.
- i. **Circulation Between Bays.** Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except one, two or three-family dwellings.
- j. **Surfacing.** All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust-free surface. Such area shall not be considered as part of a required landscape area.
- k. **Striping.** Except for one, two and three-family dwellings, all parking stalls shall be marked with painted lines not less than four inches (4") wide.
- l. **Lighting.** Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public right-of-ways and shall be a maximum of twenty (20) feet in height above the surface of the parking lot for non-residential uses and sixteen (16) feet for residential uses.
- m. **Protruding Vehicles.** All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.
- n. **Screening.** All off-street parking lots of four (4) or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3) feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of two and one-half (2.5) feet back from the edge of the parking stall.



o. Parking Area Landscaping

- i. Five percent (5%) of the gross parking surface area shall be of dispersed interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the

drive aisle toward this requirement. The following are acceptable interior landscaping designs:

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

p. Maintenance

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

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

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

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

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

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

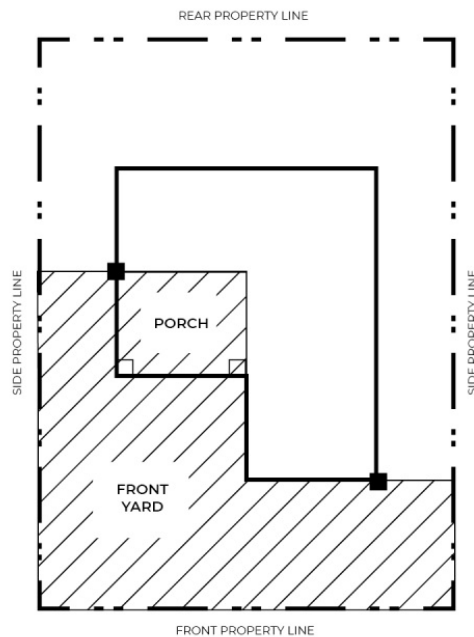
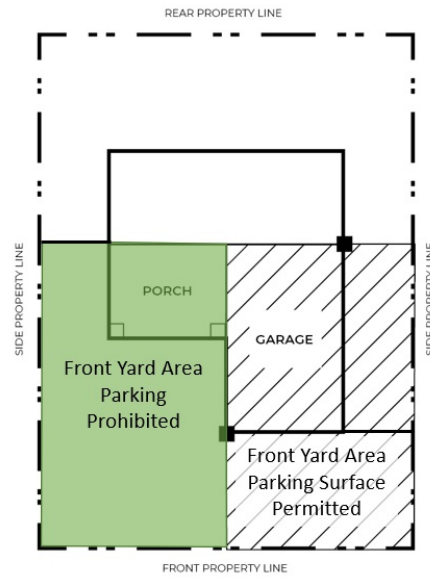
a. Residential Uses. Parking Spaces Required:

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

b. Additional Residential Parking Requirements

- i. All standard front-entry garage and carport entrances shall be setback a minimum of eighteen

(18) feet from the street right-of-way line, access easement or private roadway tract.



- ii.
- iii. It shall be unlawful to park or store any vehicle within the front or side yard of a single-family residence use unless such parking or storage is on an improved, dustproof- parking surface such as concrete or asphalt or crushed rock or aggregate that is a minimum of three inches

thick. All crushed rock or aggregate shall be contained by a permanent border. Parking within the front yard of a single residence use shall be on or contiguous to a legal driveway.

- iv. Single-family residences may contain a parking surface in the front yard area, bounded by the garage facade (internal square footage dedicated to the garage), the front property line, and the side property line adjacent to the garage area. The front yard area between the front entry into the home, front property line, and side property line opposite of the side property line adjacent to the garage area shall not contain parking or surface material dedicated toward parking, except to allow driveway access to a detached residential garage. In no case shall parking areas or driveways cover more than sixty-five percent (65%) of the front yard area.
- v. Prior to construction, property owners are responsible for meeting with the City Engineer, or her/his designee to ensure parking areas and driveways do not conflict with public utilities, easements, or meters.
- vi. Any work conducted within the public-right-of-way, including parking strips and driveway approaches, must be approved through a right-of-way permit prior to construction.
- vii. Grade/Slope for residential driveways shall not exceed 8%, anything higher shall receive approval from the City Engineer.

- c. **Nonresidential Uses.** The number of parking spaces for non-residential uses shall be provided as follows:

NON-RESIDENTIAL SPACES		
USE	DESCRIPTIONS	PARKING RATIO
ADMINISTRATIVE & FINANCIAL		
Professional Offices	Facilities for general office work providing professional, business administrative, informational services, or facilities that house governmental agencies and similar uses	One (1) space per two hundred fifty (250) sq. ft. of floor area.
Financial Services	Institutions providing financial advice and services in a bank, or similar financial institutions, to include accessory office building, automatic teller machine, and similar uses	One (1) space per one hundred fifty (150) sq. ft. of floor area
	Financial institutions with drive-through facilities	In addition to the above, a sixty (60) linear feet of stacking space per lane exclusive of drive aisles and parking spaces.
Unspecified Office Use		One (1) space per two hundred fifty 250(200) sq. ft. of floor area.
AUTOMOBILE RELATED		
Auto Services	Facilities providing general vehicle service or repair, and similar services	Three (3) spaces per service bay, plus one (1) space per three hundred (300) sq. ft. of gross floor area excluding service bay(s).
	Facilities providing fast or express service bays or lanes	In addition to the above, a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
Automobile Rentals or Dealerships	Facilities for sale or rental of new or used auto, boat, RV, truck, trailer, camper, motor home or Motorcycle. (Outdoor vehicle display spaces are not required to meet dimensional requirements of this Article)	One (1) space per one thousand (1000) sq. ft. of gross floor area, plus one (1) space per six thousand (6000) sq. ft. outdoor vehicle display area.
Automobile Towing & Impound Facilities	Facilities for towing, dismantling, recycling, impound, and storage of junk vehicles, to include sanitary landfills and similar uses	Four (4) spaces or one (1) space per one thousand (1000) sq. ft. of floor area whichever is greater.
Car Washes	Facilities for the cleaning of vehicles,	One (1) space per three hundred (300) sq. ft. of office floor area, plus a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
	Self-service facilities for the cleaning of vehicles	A minimum of four (4) spaces and the requirements above.
EATING & DRINKING ESTABLISHMENTS		
Restaurants	Eating establishments and similar services	One (1) space per one hundred (100) sq. ft. of floor area including outdoor seating
Taverns, Bars,	Establishments licensed to sell alcoholic beverages to	One (1) space per fifty (50) sq. ft. of serving

Pubs & Lounges	be consumed on the premises, often with limited food service	area, plus one (1) space per two hundred (200) sq. ft. for preparation area.
ENTERTAINMENT & RECREATION		
Adult Uses	Establishments for adult entertainment that emphasize adult-oriented uses and services in an adult motion picture theater, arcade, adult cabaret, adult motel, nude studio, and similar facilities	One (1) space per fifty (50) sq. ft. of floor area
	Adult specialty shops for purchase of adult books, video, and similar products	One (1) space per three hundred (300) sq. ft. of floor area
Indoor Public Assembly	Facilities providing a variety of indoor public assemblies in a convention or reception center, meeting hall, social or private club, music hall, theatre and similar places, excluding taverns, bars, pubs, lounges, and adult uses	One (1) space per two hundred (200) sq. ft. of floor area, or one (1) space per four (4) fixed seats of design capacity whichever is greater
Indoor Recreation	Facilities providing a variety of indoor health and sports activities in a sporting complex, stadium, skating rinks, pool hall, dance hall, tennis and racquet clubs, game room, video arcade, bingo hall, community center, fitness center, and similar indoor facilities	One (1) space per two hundred (200) sq. ft. of floor area
	Bowling Alleys	Two (2) spaces per lane, plus two (2) spaces per billiard table, plus one (1) space per each five visitor gallery seats
Outdoor Amusement & Recreations	Facilities providing a variety of outdoor amusement, entertainment, and similar activities in an amusement park, fairground, zoo, auditorium, and similar places, to include special outdoor events such as carnivals or outdoor concerts. Outdoor recreations include a variety of outdoor health and sports activities in a racetrack, stables, rodeo ground, outdoor shooting range, swimming and tennis clubs, miniature golf, and similar places	One (1) space per one thousand (1000) sq. ft. of activity area
	Golf course and driving range	One (1) space per two hundred (200) sq. ft. of main building floor area, plus one (1) space per every two (2) practice tees in driving range, plus four (4) spaces per each green in the playing area
GENERAL INDUSTRIAL & MANUFACTURING		
Light Industrial and Manufacturing	Facilities providing manufacturing and assembly services	One (1) space per seven hundred and fifty (750) sq. ft. of warehouse area plus one (1) space per three hundred (300) sq. ft. office or retail floor area
Outdoor storage	Facilities providing exterior storage of construction equipment and materials, recyclable material, and similar uses	A minimum of four (4) spaces and one (1) space per five thousand (5000) sq. ft. of designated outdoor area or one (1) space per three hundred (300) sq. ft. office floor area whichever is greater.
Unspecified Industrial Use (Shell Building)		One (1) space per seven hundred and fifty (750) sq. ft. of warehouse area plus one (1) space per three hundred (300) sq. ft. office or retail floor area

Warehousing	Facilities providing warehousing of material and goods and similar uses	One (1) space per one thousand (1000) sq. ft. of warehouse area, plus one (1) space per three hundred (300) sq. ft. office floor area.
	Mini-storage facilities and similar uses	One (1) space per fifty (50) units
Wholesale, distribution	Facilities providing wholesale or distribution of trucks, trailers, boats, new and used cars, bulk fuel, machines, appliances, equipment, building material, lumber, plant nurseries, produce and similar merchandise in indoor or outdoor storage areas to include machine shops, lumberyards, import/export shops, moving, rental, or storage companies, market sales yards, and similar facilities	One (1) space per five hundred (500) sq. ft. of sales or display area, plus one (1) space per one thousand (1000) sq. ft. of indoor storage area, plus one (1) space per two hundred (200) sq. ft. of retail or office floor area.
GENERAL RETAIL		
Retail	Establishments providing general retail sales and services in a single store on a single lot, not part of a shopping center	One (1) space per three hundred (300) sq. ft. of floor area.
	Establishments providing general retail sales and services in a shopping centers (a commercial establishment planned, developed, owned, or managed as a unit)	One (1) space per two-hundred-fifty (250) sq. ft. of floor area. Note: for any center with more than fifteen percent (15%) of floor area in public assembly uses, including theaters, restaurants, schools, health spas, bars or cocktail lounges, there shall be required, in addition to these standards, ten (10) spaces per one thousand (1000) sq. ft. of public area within these uses.
	Establishments providing drive- through services including liquor stores, laundries and dry cleaners, pharmacies and similar services	In addition to the above, one hundred (100) linear feet of stacking space exclusive of drive aisles and parking spaces.
Unspecified Retail Use (Shell Building)		One (1) space per two hundred fifty (250) sq. ft. of floor area.
INSTITUTIONAL		
Child care	Facilities providing daily care of children in a nursery, daycare or preschool center	One (1) space per four hundred (400) sq. ft. of floor area.
Public, social and cultural services	Facilities providing public, social, non-profit, or institutional services in a library, museum, art gallery, post office, treatment, detention, or release center, halfway house, employment agency, shelter, and similar civic/public, cultural, and social institution (excluding group home)	One (1) space per two hundred (200) sq. ft. of floor area.
Religious Assembly	Facilities providing religious worship or study in a church, temple, synagogues and similar places	One (1) space per four (4) seats in main assembly area based on design capacity.
School	Public, charter or private educational institutions for Elementary and Junior High	One (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
	Senior High	Two (2) spaces per classroom, plus one (1) space per employee, plus one (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10)

		spaces for visitors parking.
Secondary Education	Public or private facilities providing education in a college, university, trade or vocational school, and similar institutions	Five (5) spaces per classroom, plus one (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
Senior care	Facilities providing long-term care for seniors in a nursing or convalescent home, hospices or similar care facility (excluding group home)	One (1) space per three (3) beds.
Utility	Structures, equipment, or facilities providing for public/private utility & services, including radio, television, communication transmission, tower and similar structures	One (1) space per use.
LODGING		
Hotels or Motels	Places for lodging with ancillary facilities to include sleeping rooms, restaurants, lounges, resorts, meeting rooms and similar uses	One (1) space per room, plus one (1) space per one hundred (100) sq. ft. of restaurant and bar serving area, plus one (1) space per one hundred (100) sq. ft. of outdoor seating serving area, plus ten (10) minimum spaces for visitors parking, plus one (1) space per two hundred (200) sq. ft. of meeting room floor area. A parking reduction of not greater than 10% may be approved by the Community Development Director upon receiving a parking study, completed by a qualified professional with demonstrated experience in conducting parking studies (a "parking expert") that, in the opinion of the Community Development Director, demonstrates a parking reduction is justified. A parking reduction of greater than 10% may be approved by the Planning Commission on the same basis.
Lodging Accommodations	Establishments providing accommodation in a bed and breakfast, lodge, to include fraternity, sorority, and similar facilities	One (1) space per room.
Recreational Resorts	Facilities providing overnight stops in Recreational Vehicle Park, travel trailer park, overnight camp ground and similar places	One (1) space per two hundred (200) sq. ft. of gross activity area, or one (1) space per RV or trailer whichever is greater.
MEDICAL		
Medical Offices and Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	One (1) space per two hundred fifty 250(200) sq. ft. of floor area.
Hospitals	Facilities providing medical or surgical care, emergency medical and similar services	A minimum thirty (30) spaces for emergency services or two (2) spaces per bed, plus one (1) space per employee whichever is greater.
Veterinarian Hospitals or Clinics	Establishments for medical, surgical, and emergency care of animal, to include veterinary office and clinics without animal boarding	One (1) space per one hundred fifty (150) sq. ft. of floor area.
PERSONAL SERVICES		
	Establishments providing general professional services such as cabinet and carpentry making, custom dressmaking and	

General Professional Services	alteration, watch and clock repair, dry cleaning & laundry, pet care, messenger delivery, photographic developing & printing, blueprint production, travel information & similar professional services	One (1) space per two hundred (200) sq. ft. of floor area.
Personal Improvement	Establishments providing personal services such as tanning, massage therapy, manicure, hair and beauty treatment, tattoo and body piercing, palm reading, fortune tellers, and similar services	One (1) space per one hundred fifty (150) sq. ft. of floor area.
OTHER		
Funeral Services	Facilities providing burial preparation and/or funeral services in a cemetery, crematorium, mausoleum, funeral home and chapel, mortuaries and similar facilities	One (1) space per every three (3) fixed seats in main viewing rooms based on design capacity plus one (1) space per funeral vehicle.

d. Mixed Uses

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

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

f. Joint Use Parking

- i. Up to fifty percent (50%) of the parking facilities required by this Section for a religious institution, cultural center or an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities by the following daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing, wholesale and similar uses.
- ii. Other joint use of parking on adjacent commercial uses to reduce total parking spaces may be allowed with a parking study submittal by a licensed engineer with demonstrated experience conducting parking studies, to be reviewed by the Planning Commission. Following a recommendation by the Planning Commission, the City Council will make a decision to either deny the request, approve the request, or approve the request with conditions .as
- iii. The City Council or Planning Commission may use the parking study a basis for reducing the amount of onsite parking required for specific uses defined under the following nonresidential categories listed in table 15.38.030(2)(c): Eating & Drinking Establishments, Entertainment and Recreational Uses and Medical Uses.
- iv. Conditions Required for Joint Use
 - (1) The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300) feet of such parking facilities.
 - (2) The applicant shall show that there is no substantial conflict in the operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
 - (3) A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City Attorney shall be filed with the City Clerk and recorded with the County Recorder.

g. Offsite Parking

- i. Any off-site parking which is used to meet the requirements of this Section shall be regulated by this Ordinance and shall be subject to the conditions listed below:
 - (1) Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Section.
 - (2) Reasonable access from off-site parking facilities to the use being served shall be provided.
 - (3) The site used for meeting the off-site parking requirements of this Section shall be under the same ownership as the principal use being served, under public ownership, or shall have guaranteed permanent use by virtue of a perpetual lease filed with the City Clerk and County Recorder.
 - (4) Offsite parking for multiple-family dwellings shall not be located more than two hundred (200) feet from any commonly used entrance of the principal use served, unless approved through the site plan approval process.
 - (5) Off-site parking for non-residential uses shall not be located more than three

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

SECTION 54: **AMENDMENT** “15.40.030 Plans And Fee Required” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.40.030 Plans And Fee Required

1. For all development projects ~~included in Section 2002~~, preliminary and final landscape plans shall be prepared in accordance with the standards and requirements set forth in this chapter, and shall be submitted and approved in accordance with the procedures set forth in this chapter.
2. A review fee for a final landscape plan may be required as determined by the adopted fee schedule.

SECTION 55: **AMENDMENT** “15.40.050 Landscape Inspections” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.40.050 Landscape Inspections

All projects required by this chapter to be landscaped shall pass a landscape inspection ~~prior to a certificate of occupancy being issued by the city~~. Such inspections shall be requested by the applicant at least twenty-four (24) hours prior to being performed.

The city shall have the right to refuse to pass any project not meeting the provisions of this chapter. The city shall also have the right to reject landscape materials as being substandard as to size, condition or appearance including a pre-inspection of materials at the supplier if deemed necessary.

SECTION 56: **AMENDMENT** “15.40.080 Design Standards And Requirements” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.40.080 Design Standards And Requirements

1. Generally

- a. Landscape Improvements: All landscape improvements (landscape materials, irrigation system, screening walls, etc.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan.
 - b. Minimum Size of Plantings. Unless otherwise specified herein, all required deciduous trees shall be a minimum of two inch caliper in size. All evergreen trees shall be a minimum of six feet in height. All shrubs shall be a minimum of five gallon in size.
 - c. Plant Installation. Plants installed pursuant to this Chapter shall conform to installation standards within the approved [Vineyard Tree and Landscape Manual](#).
 - d. Plant Materials. Plant shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide the water requirements for all plant material. Plant materials shall be chosen from the approved [Vineyard Tree and Landscape Manual](#).
 - e. Limitation on the Use of Turf [see also VZC 15.40.090(5) for additional requirements]. Turf shall be limited to 35% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determined by the City Planner are subject to this limitation.
 - f. Natural Topping of Landscape Areas. All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: turf, groundcover, planting, decorative rock (two (2) inches minimum depth and a minimum size of one-half inch), or wood mulch (four (4) inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.
 - g. Irrigation Standards
 - i. All landscaped areas shall be supported by an automatic irrigation system which may be a soaker, drip-type, or otherwise approved system. The irrigation system shall meet all State and City requirements for potential cross-connections that must be protect against backflow to the culinary water system. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking areas.
 - ii. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.
 - h. Separate Connection. Any landscaping that will be owned and maintained by the city shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the developer or property owner as required by the City Engineer.
 - i. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soils report.
 - j. Protection of Landscaped Areas. Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.
 - k. Use of Landscaped Areas. No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.
 - l. Detention Basins
 - i. The detention areas shall not occupy more than fifty (50) percent of the on-site street frontage landscape area, unless approved by the City Planner where shallow depths for multi-use are proposed for the basin.
 - ii. All detention areas shall maintain slopes no steeper than a four to one (4:1) ratio when adjacent to public rights-of-way or where there is pedestrian access to that portion of the basin. Side slopes adjacent to walls, fences, hedges and other areas with limited pedestrian access may have side slopes up to a four to one (4:1) ratio.
 - iii. Provide a minimum five (5) foot wide level area at the top of the basin slope.
 - iv. No sidewalk or walkway shall be located closer than five (5) feet to the top of any adjacent basin slope.
 - v. All basins shall be at least five feet in width at the bottom of the basin.
 - vi. [Detention Basin open space credit shall be calculated with the Equivalent Acre Formula found in the Onsite Landscaped Areas section of this chapter.](#)
2. Onsite Landscaped Areas. All development projects covered by VZC 15.40.020 shall provide on-site landscaped areas located in accordance with the following standards and requirements:
- a. For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than five (5) percent of the net site area, whichever is greater.
 - b. For all development within all other zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than twenty (20) percent of the net site area. For the purposes of this section, landscape areas shall also include plazas.

c. Equivalent Acres: as used in this section, open space requirements shall be calculated based on equivalent acres, where different types of open space qualify as having more or fewer acres. For each acre of required open space, the requirement may be met through a variety of open space types, according to the table below and as defined in this section:

Equivalent Acre Formula	
Category of Open Space Provided	Multiplier
Open Space with No Access	0.15
Sensitive Lands - Limited Access	0.33
Improved Existing City-Owned Open Space	0.67
Detention Basin - Limited Access	0.67
Detention Basin - No Access	0 - No Credit
Fully Improved with Limited Access	0.75
Fully Improved with Full Access	1
Unimproved	0 - No Credit

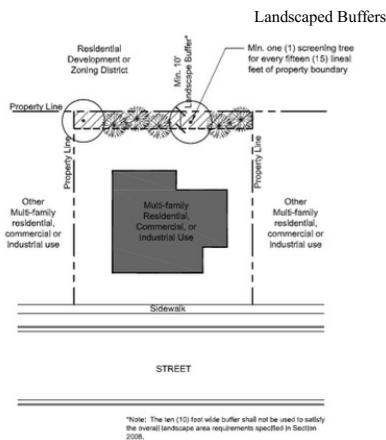
d. All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Chapter. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-free in such a manner as may be approved by the City Planner.

e. The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.

3. Landscaped Buffers

a. A minimum ten-foot-wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.

b. The landscape buffer areas shall be improved with a minimum of one (1) screening tree spaced at each fifteen-foot interval of the property boundary being screened.



4. **Parking Lot Landscaping.** Parking lot landscaping shall be as required in Title 15.38 Parking and Loading Requirements. The landscaped area within these planters may be used to satisfy, to the extent provided, the landscaped area requirements set forth in this Section.

5. **Building Foundations.** For each elevation visible from a public or private street, a minimum five (5) foot foundation planting area shall be provided.

6. Street Frontages

a. The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows:

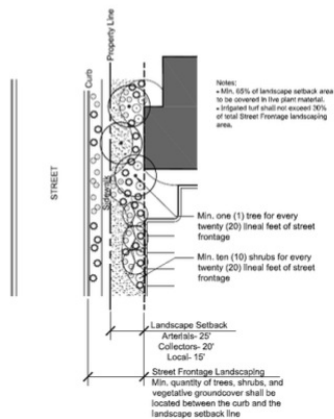
Arterial Streets: 25 feet
Collector Streets: 20 feet
Local Streets: 15 feet

b. The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows:

Arterial Streets: 20 feet
Collector Streets: 15 feet

- c. The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.
- d. Where parkstrips have a minimum width of eight (8') feet, turf shall be limited to 30% of the total landscape street frontage area [see also VZC 15.40.090(5) for additional requirements]. This minimum quantity of trees, shrubs and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.
- e. The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than one tree and ten (10) shrubs for every twenty (20) feet of street frontage or one (1) tree and ten (10) shrubs for every forty (40) feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of sixty-five (65) percent of the total street frontage landscaped area.

Street Frontages



7. Cumulative Totals. Quantities of plants required by each of this Chapter which apply to that project submitted to the city for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.

SECTION 57: AMENDMENT "15.48.050 Regulations Based On Sign Type" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.48.050 Regulations Based On Sign Type

The Sign Standard Table governs the maximum height, sign area, location, and quantity restrictions unless otherwise noted below.

1. Freestanding Signs
 - a. All permanent freestanding signs shall be located a minimum of 50 feet from any other permanent freestanding sign on the same parcel.
 - b. All permanent freestanding signs shall be situated perpendicular to the street.
 - c. All permanent freestanding signs shall be of monument style only and shall complement the site architecture.
 - d. Landscaping shall be provided at the base of all permanent freestanding signage.
2. Drive-Thru Lane Signs
 - a. Where drive-thru uses are allowed, drive-thru lane signs are permitted
 - b. No more than two (2) drive-thru lane signs are allowed for a drive-thru business establishment.
 - c. The total maximum sign area shall not exceed fifty (50) square feet and six (6) feet in height.
 - d. A drive-thru lane freestanding sign shall be constructed with a solid base.
 - e. A computer display may be used.
3. Changeable Copy Sign
 - a. Changeable Copy signs shall have static displays that shall not change more than once every eight (8) seconds. Video, animation or special effects such as traveling, scrolling, fading, dissolving, and bursting shall not be permitted, except through a Sign Standard Waiver

- b. Shall not increase the brightness level by more than 0.3-foot candles over ambient brightness levels.
 - c. Changeable Copy signs which incorporate electronic message displays are required to have an automatic dimmer control to allow for automatic dimming of the intensity of the sign illumination and accommodate varying light conditions.
- 4. Flags
 - a. Flags or Flagpoles shall not be located within any public right-of-way.
 - b. Flagpoles shall have a maximum height of thirty-five (35) feet for residential and fifty (50) feet for commercial. Flagpoles over thirty (30) feet in height shall require a building permit.
 - c. No more than two (2) flagpoles per lot in residential districts, no more than three (3) flagpoles per lot in all other districts.
 - d. For each principal structure on a parcel, up to two (2) flag brackets or stanchions may be attached or placed for the display of flags.
 - e. The maximum sign area of a flag displaying a commercial message shall not exceed twenty-four (24) square feet in residential districts, thirty-five (35) square feet in all other districts. For the purpose of determining the sign area of a flag, only one side of the flag shall be counted.
- 5. Wall Signs
 - a. Signs may be either internally or externally illuminated
 - b. Excluding vertically integrated mixed-use buildings which contain retail uses on the ground floor, buildings excess of two stories shall be allowed only one (1) wall mounted sign per elevation, to be located in a sign band between the top of the upper story windows and the top of parapet. Said sign shall not be required to be located over the tenant's particular suite.
- 6. Awning Sign
 - a. Logos, symbols and graphics that do not include text may be allowed on the shed (slope) portion of an awning and shall not exceed fifty percent (50%) of the shed.
 - b. Lettering shall be located within the middle seventy percent (70%) of the valance area
 - c. Awnings shall not be lit from under the awning (back-lit) so that the awning appears internally illuminated
 - d. Awnings shall be regularly cleaned and kept free of dust and visible defects
- 7. Projecting Sign
 - a. Shall not be less than eight feet (8') above the surface over which they project in pedestrian areas
 - b. Shall not project into alley more than three feet (3') and shall not be less than fourteen feet (14') above the alley surface where vehicles are allowed
 - c. Internally illuminated projecting signs shall have opaque face panels so that only the letters, logos, numbers or symbols appear illuminated.
 - d. Shall not be closer than fifteen feet (15') to another projecting sign or a freestanding sign or five feet (5') from an interior property line or a line dividing Two (2) separate business frontages
 - e. May not project above the roof.
- 8. Development Promotional and Directional Sign
 - a. One sign per frontage, not to exceed **ninety-six (96) square feet** in area within residential, commercial, and industrial zones is permitted.
 - b. Each sign must be approved by the Community Development Director or authorized agent with a one (1) year limitation per approval. Renewals may be granted on a yearly basis but not to exceed two (2) years.
 - c. It is the intent of the City the Development Promotional Sign be displayed only during construction of the project.
 - d. Must be located only on property in which the sign is advertising with a two foot setback from all properties. Each must comply with all clear view requirements (Refer to Section 15.48.04.09)
- 9. Development Fencing Signage
 - a. Development fence signs are allowed during the duration of active construction and shall be removed upon issuance of a certificate of occupancy or final inspection of the project. Signage shall be printed on wrap material or designed within the fencing surface and shall not be attached to the wrap material or fence surface.
 - b. Development fence signs shall only contain information regarding the subject project, designers, contractors and site directional information.
 - c. Development fence signs shall not extend above the height or physical dimensions of the development fencing.
- 10. Wall Art and Building Murals
 - a. Wall art, and murals shall not exceed thirty percent (30%) of a building or structure facade.
 - b. For development located on private property, the Planning Commission may approve a higher area dedicated towards wall art or murals if the allowable square footage is reallocated from other facades of the same building.
 - c. Wall art or murals located within the public right-of-way or on a public facility shall be reviewed by the Arts, Recreation & Parks, Cultural, and Heritage Advisory Commission (ARCH) for a recommendation to the City Council for approval. The City Council may approve wall art or murals for areas greater than 30% of facade.
 - d. All lettering, logos, or symbols for advertising purposes shall meet the Wall Sign standards.
 - e. Wall art and murals shall not be permitted on single-family residential structures

SECTION 58: AMENDMENT “15.60.020 Definitions” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.60.020 Definitions

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

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

Abandonment: Any ~~act that results to abandon~~ nonconforming use, structure, or other nonconformity which is not thus occupied or so used for a continuous period of one year.

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

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

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

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

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

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

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

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

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

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

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

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

Animal Hobby Breeder: An individual who breeds animals, typically domestic pets such as dogs, cats, or other small animals, on a limited scale.

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

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

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

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

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

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

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

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

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

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

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

Basement: Any story partly underground and having at least one-half (1/2) its height below the average level of the adjoining ground area of the building having its floor below ground by at least one-half (1/2) of its height on all sides.

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

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

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

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

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

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

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

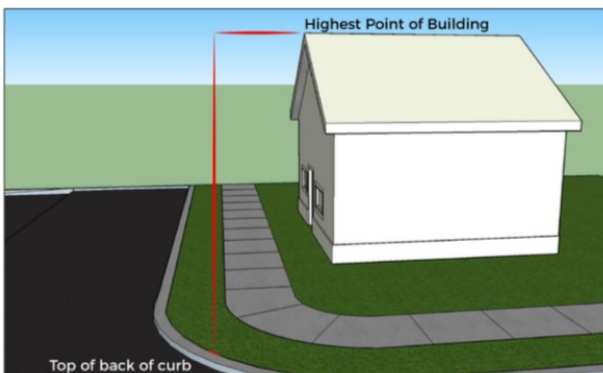
Building: Any structure, whether permanent or temporary, which is designed, intended, or used for occupancy by any person, business, animals, possessions, or for storage of property or materials of any kind.

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

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

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

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



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

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

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

Building Line, Side: A line parallel to the side lot line and at a distance there from equal to the

required depth of the side yard setback and extending between the front and rear building lines.

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

Building Permit: A Permit authorizing a construction activity.

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

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

Cannabis Production Establishment: See USC Section 26-61a-102 Definitions.

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

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

Check Cashing and Other Credit Services: Check cashing is defined as engaging in the business of a check casher as defined in the Utah Check Cashing Registration Act, Utah Code Section 7-23-101 et seq. (as amended). Check cashing is also defined as providing loans, cash advances, or other forms of credit upon presentation of a personal check or title to a vehicle to be held by the person or entity making the loan, cash advance, or providing the credit. Check cashing includes uses commonly known as payday advances/loans, deferred deposit loans, title loans, and other businesses of similar nature. However, the definition of check cashing does not include the providing of credit to finance the initial purchase of personal property, or the sale of such debt obligations to factor or financial institution that purchases debt instruments connected with such transactions in the normal course of its business. Banks, credit unions, and pawnshops are not included in the definition of check cashing.

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

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

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

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

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

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

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

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

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

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

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

Commission: The Planning Commission of the City of Vineyard.

Common Area: Facilities and yards under common ownership.

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

Community Location: As defined by UCS 10-8-41.6 which include the following uses;

public or private kindergarten, elementary, middle, junior high, or high school; a licensed child-care facility or preschool; a trade or technical school; a church; a public library; a public playground; a public park; a youth center or other space used primarily for youth oriented activities; a public recreational facility; a public arcade; or a homeless shelter.

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

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

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

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

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

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

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

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

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

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

Council: The City Council of the City of Vineyard.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

To meet the requirements of this Ordinance and State laws, when erected on the site the home must be at least 24 feet in width at the narrowest dimension, have exterior and roofing materials acceptable to the Building Code, as adopted by the City of Vineyard, have a

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

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

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

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

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

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

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

EPA: The United States Environmental Protection Agency.

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

Event Center: A facility that primarily functions for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor cooking facilities, that are available for use by various groups for such activities as meetings, parties, weddings, receptions, and dances.

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

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

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

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

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

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

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

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

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

Firework Stand: A temporary structure or facility where fireworks are sold to the public.

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

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

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

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

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

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

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

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

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

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

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

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

Frontage: All the property fronting on one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line.

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

Garage: An accessory building or an accessory portion of the main building used for the storage of motor vehicles, and in which no occupation or business is conducted.

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

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

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

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

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

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

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

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

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

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

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

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

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

Health Department: The Utah County Health Department.

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

such aircraft.

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

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

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

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

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

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

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

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

Extended Stay Hotel: A building and associated facilities offering overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to individual guestrooms which have provisions for cooking.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Legislative Body: The City Council of Vineyard, Utah.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Medical Practitioners: A licensed professional who provides healthcare services to individuals. This includes physicians, surgeons, dentists, chiropractors, optometrists, psychiatrists, or other medical professionals who diagnose, treat, or prevent illness or injury.

Medical Spa: A facility that provides aesthetic, wellness, and medically supervised cosmetic treatments. Such services may include skin rejuvenation, laser treatments, injectable therapies (e.g., Botox and dermal fillers), IV therapy, body contouring, and other non-surgical medical procedures.

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

Mobile Food Court: A designated area or lot where multiple food vendors, such as food trucks, operate.

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

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

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

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

LUDMA.

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

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

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

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

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

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

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

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

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

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

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

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

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

Noncomplying Structure: A structure that:

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

Nonconforming Use: A use of land that:

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

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

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

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

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

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

Office: A type of business use where a building, room, or other space and where executive,

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

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

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

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

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

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

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

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

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

Parcel of Land: ~~An area of land, with a separate property identification number, as provided by the Office of the Utah County Recorder~~ Means the smallest separately segregated unit of plot of land, with person(s) identified as owner(s); having boundaries and surface area, which is documented and given a property number by Utah County.

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

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

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

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

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

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

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

Permanent Cosmetics: the practice of applying pigment to the skin in a way that mimics the appearance of makeup, but with long lasting or permanent results.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Public Art: Original tangible works created by an artist for the purpose of enhancing public space. These works include, but not limited to paintings, murals, inscriptions, stained glass, fiber work, statues, reliefs or other sculpture, and monuments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Retail Tobacco Specialty Business: sales of tobacco products, electronic cigarette products, and nicotine products account for more than 35% of the total quarterly gross receipts for the establishment; 20% or more of the public retail floor space is allocated to the offer, display, or storage of tobacco products, electronic cigarette products, or nicotine products; 20% or more of the total shelf space is allocated to the offer, display, or storage of tobacco products, electronic cigarette products, or nicotine products; the commercial establishment: (A) holds itself out as a retail tobacco specialty business; and (B) causes a reasonable person to believe the commercial establishment is a retail tobacco specialty business; or (v) the retail space features a self-service display for tobacco products, electronic cigarette products, or nicotine products.

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

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

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

Salvage Yard: The use of any lot, portion of a lot, or land for the storage, keeping or

abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery and/or the storage and sale of dismantled or damaged vehicles or their parts.

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

Seasonal Use: A Seasonal Use shall not exceed ~~ninetyone hundred and eighty (180)~~ ⁹⁰ consecutive days. Such uses include ~~fireworks stands;~~ fruit or vegetable stands, ~~shade canopy's, farmer's market, and~~ beverage or snow cone vendors, ~~and Christmas tree lots.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Structure: Anything constructed or erected, the use of which requires location on the ground,

or attachment to something having location on the ground.

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

Subdivision Application: The Applications required by the City of [Vineyard Subdivision Ordinance](#) and required to initiate the review procedures for any required subdivision approval.

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

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

Tattoo Establishment: A business where tattooing services are provided. Tattooing is defined as the practice of permanently marking or coloring the skin by inserting pigment into the skin through needles or other methods. Such establishments may also include body piercing or other forms of body art services and are subject to health, safety, and zoning regulations. This term excludes permanent cosmetics.

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

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

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

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

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

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

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

USGS: The United States Geological Survey.

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

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

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

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

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

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

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

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

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

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

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

Weed: Any undesired or invasive plant species, including but not limited to grasses, brush, and vegetation that grows in uncontrolled manner. A plant shall be classified as a weed if: it poses a threat to the health or safety of the community; it contributes to fire hazards, pest infestations, or obstructs visibility for pedestrians and drivers; or it exceeds one (1) foot in height.

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

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

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

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

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

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

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

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

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

SECTION 59: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 60: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 61: EFFECTIVE DATE This Ordinance shall be in full force and effect from May 14, 2025 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Sara Cameron	_____	_____	_____	_____
Jacob Holdaway	_____	_____	_____	_____
Amber Rasmussen	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Presiding Officer				

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder, Vineyard

2024 Zoning Code Changes Summary

15.02: Title, Authority, Purpose, Declaration of Intent and Effective Date

- Formatting and grammatical changes

15.04: Interpretation of Requirements

- Grammatical changes

15.06: Land Use Authorities and Other Officers

- Changes to the staggering of appointments
 - With 8 members, it is impossible to not have more than 1 expire at the end of every year.
- Changes to vote requirements for planning commission items
 - NEW: requires a minimum of 3 members of the commission for a vote (a quorum)
 - OLD: “all actions of the Commission shall require the vote of a majority of the total members of the Commission” (could be interpreted as 3 or 4, depending on how you include alternatives)
- Includes language on appointment of a chair pro tempore when the chair and vice-chair are absent.
- DRC: Allows each member of the DRC to have a “qualified designee” sit in their place on the commission.
 - OLD: every department but the planning commission could have a designee sit in their place.

15.12 Establishment of Districts and Zoning Tables

- Added missing information from the GRMU Zone
 - Copy and pasted from the GRMU special purpose zoning district
- Fixed formatting on the zoning map uncertainty section
- Updated the format of the District Use Table
 - Added the following uses:
 - Check Cashing and Other Credit Services
 - more restrictive use than “Financial Institution”
 - Car Washes
 - only permitted in the M District, removed use from RMU
 - Hotel Extended Stay
 - Conditional in GRMU and Regional Commercial
 - More restrictive use than Hotel
 - Mobile Food Court
 - Created to address empty lots with 3+ food trucks
 - Includes development standards in later section
 - Retail Tobacco Specialty Business
 - Tattoo Establishment
 - Permitted in RMU, GRMU, Forge, Regional Commercial and Neighborhood Commercial
 - Tennis/Sports Court
 - Changed from Conditional to Permitted in most districts.
 - Added subscript 12 for fences and walls requirements
- Residential Detached Garages
 - Changed formatting to clean up the table

15.26 Development Agreements

- Formatting and grammatical changes
- Review of DA’s
 - Added language for staff or city council to review DA’s every 12 months
 - OLD: Required city council to review DA’s every 12 months

15.18 Noticing Requirements

- Formatting

15.26 Temporary Use

- Added language that a temporary use business license may be issued instead of a temporary use permit.
- Removed outdated flowchart
- Expiration after 60 consecutive days
 - Seasonal use is permitted up to 180 days between April 1 to October 31
- Created Development Standards
 - Parking requirements
 - Access requirements
 - Restroom and Trash requirements
- Seasonal Uses and Firework Stands
 - Requires a site plan approved by staff
- Carnivals/Festivals
 - Approved through special event permit instead of Temporary use permit
- Exemptions
 - Added garage/yard sales

15.28 Permitted Uses

- Clarified approval process of permitted uses applications
- Removed redundant language

15.30 Conditional Uses

- Removed title report and survey requirements

15.32 General Property Development Standards

- Removed flag lot language
- Removed driveways requirement to attach to garage or carport
- Updated clearview standards and diagram

15.32 Supplementary Development Standards

- Formatting and grammatical changes
- Accessory Dwelling Units
 - Prefabricated housing types allowed
 - Language taken directly from General Plan
 - Only 1 home occupation with impact permitted
 - Added requirements that code violations could result in termination or denial of ADU license.
- Domestic Livestock and Fowl
 - Updated Table and formatting
- Home Occupations
 - Added definitions
 - Added/clarified permitted uses
 - Added not permitted uses
 - Added aggregate impact requirements
 - Added non-profit organization requirements
 - Added Group Instruction as permitted with requirements
 - Added Noncompliance section
 - Clarified conditions for home occupations
 - Outdoor storage
 - Parking
 - Changed requirements for multi-family
 - Nuisances
 - Floor area calculations
 - Utilities
 - Written in a way that we can enforce street parking if occupation is parking multiple vehicles on city street.
- Drive Thrus
 - Added that Queuing lanes cannot be located adjacent to primary entrance
 - Requires a traffic impact study
 - Requires mobile food trucks with drive thrus to follow requirements
 - Removes conditional use allowance
- Check Cashing and Other Credit Services
 - Standards created
 - Distance and total number permitted restricted

- **Short Term Rentals**

- <https://j-a.maps.arcgis.com/apps/instant/nearby/index.html?appid=5bbac8cc777447988cbce98c8b776892>
- **Purpose**
 - Regulates STRs to protect neighborhood character, safety, and long-term housing.
- **License Requirement**
 - STRs prohibited without obtaining an STR business license (STRL).
 - License renewal required every two years after property inspection.
 - Exempt: leases 30+ days, bed and breakfasts, hotels, motels.
- **License Holder**
 - Must be the property owner (not transferrable).
 - Applications may be submitted by a property manager (for Type III licenses).
- **Transient Room Tax**
 - STRs must collect and remit the municipal transient room tax.
- **Types of STR Licenses**
 - **Type I:** Single-family homes, must be owner's primary residence; approved through Community Development Department
 - **Type II:** Townhomes, duplexes, condos, multi-family; requires on-site property management and conditional-use permit, approved by PC
 - **Type III:** STR-specific communities; requires on-site property management and conditional-use permit, approved by PC
- **General Standards and Requirements**
 - Complete application including property and parking plans.
 - HOA approval letter required if applicable.
 - Parking standards vary: 5 onsite spaces for single-family STRs; parking passes for multi-family/STR communities.
 - Application fee required.
 - Occupancy: Max two renters per bedroom, owner must reside onsite for Type I.
 - Minimum rental duration: 1 night; maximum: 29 consecutive nights.
- **Recordkeeping**
 - Owners must keep detailed rental records for 3 years and make them available upon request.
- **Accessory Dwelling Units (ADUs)**

- Properties with an ADU cannot use the apartment as an STR unless also licensed for STR.
- **Urgent Response Requirement**
 - 24/7 phone availability; physical response within 2 hours of complaints.
 - STR Types II and III must have a designated local property manager.
- **Property Maintenance**
 - Follow city maintenance codes, including:
 - Sidewalk snow removal within 24 hours.
 - Adherence to noise ordinances; renters violating noise rules twice in 72 hours must be evicted.
- **Posting and Notice Requirements**
 - Exterior sign with 24/7 owner/manager contact information.
 - Information packet posted inside with STRL, contact info, rules, and emergency contacts.
- **Limits on Number of STRs**
 - Permits capped by district, based on number of homes:
 - Single-Family: 2 base permits + 1 per 50 homes.
 - Multi-Family: Max 15% of units.
 - STR Communities: Max 40% of units.
 - Waitlist system for applications if caps are reached.
 - <https://j-a.maps.arcgis.com/apps/instant/nearby/index.html?appid=5bbac8cc777447988cbce98c8b776892>
 - Map Shall be updated annually
- **Duration of Approval and Transferability**
 - Permit and license expire upon home sale or business license expiration.
 - Not transferable to new owners.
- **Violations and Penalties**
 - Operating without permit or violating regulations is illegal.
 - Penalties escalate:
 - 1st violation: \$500 fine.
 - 2nd violation: \$750 fine.
 - 3rd violation: \$1,000 fine + license revocation + 2-year ban.
 - Subsequent violations: \$1,000 fine + permanent ban.

- Mobile Food Courts
 - Created standards and approval language
- Retail Tobacco Specialty Business
 - Created standards and approval language

15.36 Site Planning and Building Design Requirements

- Updated purpose and design criteria
- Updated language throughout to remove words such as “encouraged, desirable, as much as possible, etc” and replaced with specific standards and requirements
- Requires 2 subdivision features
- Coherent building design
 - All sides of a building require:
 - horizontal façade variations (every 30’ or 60% of building)
 - Varying rooflines (every 50’ and extending materials along false fronts etc.)
 - Projections or recesses every 100’
 - 2 architectural details such as stonework, exposed beams, pop outs etc.
- Additions less than 15% of existing buildings or 7,500 square feet shall be approved as a minor site plan
- Accessory buildings and structures less than 15% of existing of existing buildings or 7,500 square feet shall be approved as a minor site plan. The cut-off is 10% for multi-family and mixed-use sites.
- Main entrances required on sides that face a public street
- Buildings greater than 1 story or 20’ require more detailed base to relate to pedestrians.
- Expanded list of allowed buildings materials and listed requirements for primary and secondary materials.
- Prohibit bright colors and limit accent colors to 5%.
- Pad buildings shall be similar to the primary development.
- Allows planner to require a view corridor analysis

15.38 Parking

- Added 45 degree parking dimensions
- Updated screening requirements

15.40 Landscaping

- Added equivalent acres credit for open space calculations

15.60 Definitions

- Added or modified the following definitions
 - Abandonment
 - Animal hobby breeder
 - Basement
 - Check Cashing and other Credit Services
 - Community Location
 - Commercial recreation indoor and outdoor
 - Domestic Livestock and Fowl
 - Firework Stand
 - Frontage
 - Garage
 - Extended Stay Hotel
 - Kennel, Commercial
 - Medical Practitioners
 - Medical Spa
 - Mobile Food Court
 - Parcel
 - Permanent Cosmetics
 - Personal Care Services

- Retail Tobacco Specialty Shop
- Seasonal Use
- Tattoo Establishment
- Weed

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 14, 2025

Agenda Item: PUBLIC HEARING - Vineyard Downtown Special Purpose District Zoning Text Amendment (Ordinance 2025-04)

Department: Community Development

Presenter: Cache Hancey

Background/Discussion:

This zoning text amendment has four changes to the Downtown Vineyard (Town Center) Special Purpose Zoning District (SPZD):

- Commercial outdoor recreation use
- Uses located within the Lake Promenade
- Flexible Commercial Modules
- Signage

Commercial Outdoor Recreation:

Flagborough intends on constructing a commercial outdoor recreational facility located within Block 4 of Utah City. This is currently a prohibited use within the SPZD. The requested change would move the use to Permitted within the following districts: Downtown Mixed Use, Village General, and Lakefront Commercial, Conditional use in the Downtown Station, and it would remain Not Permitted within the Lake Front Residential district.

Flexible Commercial Modules:

To address the need for immediately usable commercial space, it is proposed to allow for "Flexible Commercial Modules" to be a conditional use in every district and within the Lake Promenade and Plaza Open Space types. These detached, small-scale structures are intended to support temporary, long term, or pop-up commercial uses including retail, food service, and cultural programming. Included in the amendment is design standards that must be followed and reviewed during the conditional use and site plan application phase.

Signage:

To accommodate the installation of a blade sign for the 120 Bend building, this amendment would permit a 40' tall sign to be installed next to the adjacent building. The base of the sign will be wrapped to appear connected to the building facade.

Fiscal Impact:

N/A

Recommendation:

Staff recommends approval of the zoning text amendments

Sample Motion:

"I move to adopt Ordinance 2025-04 zoning text amendments in the Downtown Vineyard Special Purpose District as presented."

Attachments:

1. Ord_2025-4

**VINEYARD
ORDINANCE 2025-4**

**AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE
VINEYARD SPECIAL PURPOSE ZONING ORDINANCE SECTIONS 3.08 USES,
3.10 BUILDING STANDARDS, 3.12 OPEN SPACE TYPES, AND 3.18 SIGN TYPES**

WHEREAS, Vineyard is authorized to amend the city zoning ordinance pursuant to Utah Municipal Code 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on May 7, 2025, and after fully considering public comments and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendment, held a public hearing on May 14, 2025; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments from the public, having determined that it is in the best interest of the public to adopt the proposed text amendment to the zoning ordinance.

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

SECTION 1: **AMENDMENT** “3.08.010 General Requirements” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

BEFORE AMENDMENT

3.08.010 General Requirements

1. **General Provisions.** The following general provisions apply to the uses outlined in this section.
 - a. A lot may contain more than one use.
 - b. Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
 - c. Uses are either permitted by right in a district, permitted by right with specific development or design parameters, or require a Conditional Use Permit in order to be developed.
 - d. Each use may have both indoor and outdoor facilities unless otherwise specified.
2. **Organization.** The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.
 - a. Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning district, the staff may interpret the use as permitted.
 - i. The unlisted use will be subject to any development standards applicable to the similar permitted use.
 - ii. If the unlisted use is similar in nature and impact to a use requiring a Conditional Use Permit, the staff may interpret the use as also

requiring a Conditional Use Permit.

- b. Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a land use that is either permitted or requires a Conditional Use Permit, the use is not permitted and may only be approved through an amendment of this code or in a development agreement.

3. **Use Table.** *Table: 3.08.010(1) Uses by District.* Uses by District outlines the permitted uses in each land use district. Each use is given one of the following designations for each zoning district in which that use is permitted.

- a. Permitted ("P"). These uses are permitted by-right in the districts in which they are listed.
- b. Requires a Conditional Use Permit ("C"). These uses require administrative review and approval in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use, as well as meet the requirements of the Conditional Use.
- c. Listed uses that are not permitted in the district are indicated by "NP".

Table: 3.08.010(1) Uses by District					
Uses	Districts				
	Downtown Station	Downtown Mixed Use	Village General	Lake Front Residential	Lake Front Commercial
Mixed Use	P	P	P	NP	P
Single-household Detached	P*	P*	P*	P	P*
Single-household Attached	P*	P*	P	P	P*
Multi-household	P	P	P	P	P
Student Housing	C	C	NP	NP	NP
Lodging	P	P	P	NP	P
Civic Building	P	P	P	NP	NP
Civic Space	P	P	P	P	P
Commercial	P	P	P	NP	P
Food and Beverage (F&B)	P	P	P	NP	P
Entertainment	P	P	P	NP	P
Office	P	P	P	NP	P
Hospital	NP	P	P	NP	NP

Medical Uses, Offices, Research	P	P	P	NP	P
Home occupations	P	P	P	P	P
Parking Structures	P	P	P	P	P

KEY: C - Conditional P - Permitted NP - Not Permitted

4. Prohibited Uses

The following uses are prohibited in Downtown Vineyard :

1. Automobile sales and leasing, except where no vehicles are stored outside.
2. Bail bonds
3. Billboards
4. Blood plasma center
5. Car title loan business
6. Check cashing/deferred deposit loan
7. Commercial outdoor recreation, except in the Lake Front Commercial District and events in Geneva Park
8. Detention facility/jail as a principal use
9. outdoor gun range
10. Outside storage of construction material and equipment, refuse outside of an approved container, junk such as inoperable vehicles and appliances, and other items not coincident with sales, seating, or retail display of adjacent businesses. Boat Storage in the Lake Front Commercial District does not constitute inoperable vehicles.
11. Moving truck rental
12. Non-stealth wireless communication facilities
13. Non-stealth radio towers
14. Indoor/Outdoor kennel as a principal use
15. Call services and service-oriented escort bureaus
16. Pawnshop
17. Sale and/or lease of mobile homes, travel trailers, campers, motorcycles and other recreational vehicles
18. Secondhand precious metal dealer/processor and/or precious gem dealer
19. Self-storage facility, excluding boat storage in the Lake Front Commercial District
20. Sexually-oriented business
21. Fraternity/sorority houses

AFTER AMENDMENT

3.08.010 General Requirements

1. **General Provisions.** The following general provisions apply to the uses outlined in this section.
 - a. A lot may contain more than one use.
 - b. Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
 - c. Uses are either permitted by right in a district, permitted by right with specific development or design parameters, or require a Conditional Use Permit in

- order to be developed.
- d. Each use may have both indoor and outdoor facilities unless otherwise specified.
2. **Organization.** The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.
- Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning district, the staff may interpret the use as permitted.
 - The unlisted use will be subject to any development standards applicable to the similar permitted use.
 - If the unlisted use is similar in nature and impact to a use requiring a Conditional Use Permit, the staff may interpret the use as also requiring a Conditional Use Permit.
 - Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a land use that is either permitted or requires a Conditional Use Permit, the use is not permitted and may only be approved through an amendment of this code or in a development agreement.
3. **Use Table.** *Table: 3.08.010(1) Uses by District.* Uses by District outlines the permitted uses in each land use district. Each use is given one of the following designations for each zoning district in which that use is permitted.
- Permitted ("P"). These uses are permitted by-right in the districts in which they are listed.
 - Requires a Conditional Use Permit ("C"). These uses require administrative review and approval in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use, as well as meet the requirements of the Conditional Use.
 - Listed uses that are not permitted in the district are indicated by "NP".

Table: 3.08.010(1) Uses by District					
Uses	Districts				
	Downtown Station	Downtown Mixed Use	Village General	Lake Front Residential	Lake Front Commercial
Mixed Use	P	P	P	NP	P
Single-household Detached	P*	P*	P*	P	P*
Single-household Attached	P*	P*	P	P	P*
Multi-household	P	P	P	P	P
Student Housing	C	C	NP	NP	NP
Lodging	P	P	P	NP	P

Civic Building	P	P	P	NP	NP
Civic Space	P	P	P	P	P
Commercial	P	P	P	NP	P
Food and Beverage (F&B)	P	P	P	NP	P
Entertainment	P	P	P	NP	P
<u>Commercial Outdoor Recreation</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
Office	P	P	P	NP	P
Hospital	NP	P	P	NP	NP
Medical Uses, Offices, Research	P	P	P	NP	P
Home occupations	P	P	P	P	P
Parking Structures	P	P	P	P	P
<u>Flexible Commercial Modules</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

KEY: C - Conditional P - Permitted NP - Not Permitted

4. Prohibited Uses

The following uses are prohibited in Downtown Vineyard :

1. Automobile sales and leasing, except where no vehicles are stored outside.
2. Bail bonds
3. Billboards
4. Blood plasma center
5. Car title loan business
6. Check cashing/deferred deposit loan
7. ~~Commercial outdoor recreation, except in the Lake Front Commercial District and events in Geneva Park~~ Detention facility/jail as a principal use
8. outdoor gun range
9. Outside storage of construction material and equipment, refuse outside of an approved container, junk such as inoperable vehicles and appliances, and other items not coincident with sales, seating, or retail display of adjacent businesses. Boat Storage in the Lake Front Commercial District does not constitute inoperable vehicles.
10. Moving truck rental
11. Non-stealth wireless communication facilities
12. Non-stealth radio towers
13. Indoor/Outdoor kennel as a principal use
14. Call services and service-oriented escort bureaus

15. Pawnshop
16. Sale and/or lease of mobile homes, travel trailers, campers, motorcycles and other recreational vehicles
17. Secondhand precious metal dealer/processor and/or precious gem dealer
18. Self-storage facility, excluding boat storage in the Lake Front Commercial District
19. Sexually-oriented business
20. Fraternity/sorority houses

SECTION 2: AMENDMENT “3.10.010 Introduction To Building Standards” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

BEFORE AMENDMENT

3.10.010 Introduction To Building Standards

.

1. **General Requirements.** All buildings must meet the following requirements.
 - a. Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, wheels, or other features that would make the structure mobile unless otherwise noted. Food trucks and other non-permanent vendors are allowed through a separate permit.
 - b. Accessory Structures.
 - i. Attached accessory structures are considered part of the principal structure.
 - ii. Detached accessory structures shall comply with all setbacks except the following:
 - (1) Detached accessory structures are not permitted in the front yard.
 - (2) Detached accessory structures shall be located behind the principal structure relative to the front lot line.
 - (3) Detached accessory structures shall not exceed one story.
 - iii. Accessory structures shall be built in a manner compatible with the primary building.
2. Buildings are subject to the requirements of Table 3.10.020(1) and as further specified in this chapter.

AFTER AMENDMENT

3.10.010 Introduction To Building Standards

.

1. **General Requirements.** All buildings must meet the following requirements.
 - a. Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, wheels, or other features that would make the structure mobile unless otherwise noted. Food trucks and other non-permanent vendors are allowed through a separate permit.
 - b. Accessory Structures.
 - i. Attached accessory structures are considered part of the principal

structure.

- ii. Detached accessory structures shall comply with all setbacks except the following:
 - (1) Detached accessory structures are not permitted in the front yard.
 - (2) Detached accessory structures shall be located behind the principal structure relative to the front lot line.
 - (3) Detached accessory structures shall not exceed one story.
- iii. Accessory structures shall be built in a manner compatible with the primary building.

c. Flexible Commercial Modules.

- i. Flexible Commercial Modules may be permitted upon approval of a Conditional Use Permit. These detached, small-scale structures—such as converted shipping containers or similar modular forms are intended to support temporary, long-term, or pop-up commercial uses including retail, food service, or cultural programming.
 - ii. These modules may be sited within publicly accessible open spaces, urban plazas, courtyards, parks, or on parcels that are undeveloped or reserved for future construction.
 - iii. The design, materials, and architectural character of the modules must demonstrate a high standard of design quality and be compatible with the surrounding built environment. Structures shall harmonize with the architecture of nearby buildings and be thoughtfully integrated into the landscape and urban design of the host site. Consideration shall be given to scale, color, form, and materiality to ensure visual coherence and minimize aesthetic disruption to the surrounding context.
2. Buildings are subject to the requirements of Table 3.10.020(1) and as further specified in this chapter.

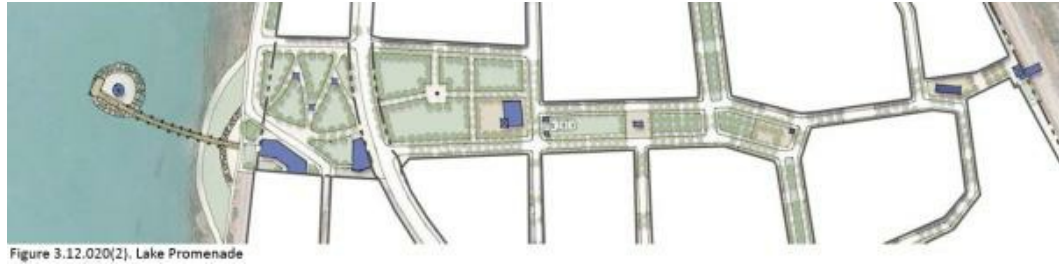
SECTION 3: AMENDMENT “3.12.020 Lake Promenade” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

BEFORE AMENDMENT

3.12.020 Lake Promenade

- 1. **Intent.** To complete the Lake Promenade as the premier open space for the Downtown. The Promenade includes a series of diverse and unique spaces and experiences. Each space supports a different collection of activities, from passive recreation like walking and relaxing, to active recreation like biking and basketball, and programmed activities like markets and festivals.
 - a. Additional improvements may be installed in the Lake Promenade and become credited to the open space requirement as approved by the City Planner.

Figure: 3.12.020(2) Lake Promenade



2. Block Descriptions (east to west)

- a. Block 1 - closest to the Station; this block provides a point of arrival at the inter-modal hub, with active uses along its edges and a market hall. The space is designed as a paved, shared-space plaza, which seamlessly transitions to the Shared Street.



- b. Block 2 - between the station and the Traffic Square, Shared Street is a tight corridor promoting shopping and dining in a narrow "main street" condition unique to the region. Shared Street is a shared space street where pedestrian activity rules the entire streetscape and vehicles are accommodated at very low speeds.
- c. Block 3 - at the intersection of Main Street and the Promenade, a Traffic-Square creates a gathering space for events like skating and holiday festivals, flanked by civic buildings and the tallest buildings in the Downtown. The Traffic-Square distributes car traffic at slow speeds, but its primary function is as an urban heart of the Downtown.



Figure 3.12.020(3). Lake Promenade View from Block 3 towards the Lake

- d. Block 4 - between the Traffic Square and Civic Square, this linear green-way, Central Promenade, provides a treed space ideal for walking, as well as art festivals and farmer's markets.
- e. Block 5 - between the Central Promenade and Vineyard Connector is a large civic square, which can accommodate important civic buildings like a library. The square is formal, with

expanses of grass to relax or play on and ample benches along the square's walkways. The Space is ideal for festivals and movies in the park.

- f. Block 6 - between Vineyard Connector and the lake, a gently sloping green provides stormwater management and a meandering path to the lake. The southern edge is lined with civic buildings like the city hall.

Table: 3.12.020(1) Lake Promenade Requirements		
(1) Dimensions		
	Minimum Size (acres)	12 acres minimum total
	Maximum Size (acres)	None
	Minimum Dimension (feet)	60' at Market Street and the Transit Plaza, 200' elsewhere
	Minimum Access/Exposure	Public 100% of total length
	Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising
(2) Improvements		
	Playgrounds Permitted	Permitted, conditional on safety review
	Restrooms	Permitted, conditional on safety review
	Aquatic Facility	Permitted, conditional on safety review and site plan approval —
	Impervious/Semi-Pervious Surface	Varies by block
	Pathway	Varies by block
	Lighting	Required, Fixtures to be dark sky compliant, warm light, and closely spaced to reduce the intensity of each luminaire
	Trees	1 per 4,000 square feet
	Landscaping	Varies by block
	Bicycle facilities	Permitted
	Seating	Permitted
	Furnishing	Permitted

eg.

AFTER AMENDMENT

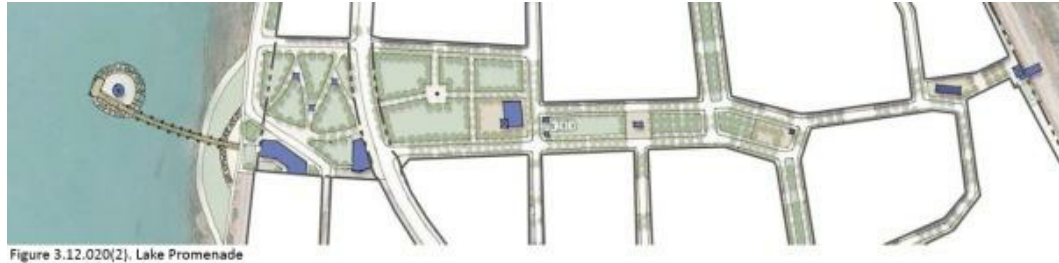
3.12.020 Lake Promenade

1. **Intent.** To complete the Lake Promenade as the premier open space for the Downtown. The Promenade includes a series of diverse and unique spaces and experiences. Each space supports a different collection of activities, from passive recreation like walking and relaxing,

to active recreation like biking and basketball, and programmed activities like markets and festivals.

- a. Additional improvements may be installed in the Lake Promenade and become credited to the open space requirement as approved by the City Planner.

Figure: 3.12.020(2) Lake Promenade



2. Block Descriptions (east to west)

- a. Block 1 - closest to the Station; this block provides a point of arrival at the inter-modal hub, with active uses along its edges and a market hall. The space is designed as a paved, shared-space plaza, which seamlessly transitions to the Shared Street.



- b. Block 2 - between the station and the Traffic Square, Shared Street is a tight corridor promoting shopping and dining in a narrow "main street" condition unique to the region. Shared Street is a shared space street where pedestrian activity rules the entire streetscape and vehicles are accommodated at very low speeds.
- c. Block 3 - at the intersection of Main Street and the Promenade, a Traffic-Square creates a gathering space for events like skating and holiday festivals, flanked by civic buildings and the tallest buildings in the Downtown. The Traffic-Square distributes car traffic at slow speeds, but its primary function is as an urban heart of the Downtown.



Figure 3.12.020(3). Lake Promenade View from Block 3 towards the Lake

- d. Block 4 - between the Traffic Square and Civic Square, this linear green-way, Central Promenade, provides a treed space ideal for walking, as well as art festivals and farmer's markets.
- e. Block 5 - between the Central Promenade and Vineyard Connector is a large civic square, which can accommodate important civic buildings like a library. The square is formal, with expanses of grass to relax or play on and ample benches along the square's walkways. The Space is ideal for festivals and movies in the park.
- f. Block 6 - between Vineyard Connector and the lake, a gently sloping green provides stormwater management and a meandering path to the lake. The southern edge is lined with civic buildings like the city hall.

Table: 3.12.020(1) Lake Promenade Requirements <u>and Uses</u>		
(1) Dimensions		
	Minimum Size (acres)	12 acres minimum total
	Maximum Size (acres)	None
	Minimum Dimension (feet)	60' at Market Street and the Transit Plaza, 200' elsewhere
	Minimum Access/Exposure	Public 100% of total length
	Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising
(2) Improvements		
	Playgrounds Permitted	Permitted, conditional on safety review
	Restrooms	Permitted, conditional on safety review
	Aquatic Facility	Permitted, conditional on safety review and site plan approval —
	Impervious/Semi-Pervious Surface	Varies by block
	Pathway	Varies by block
	Lighting	Required, Fixtures to be dark sky compliant, warm light, and closely spaced to reduce the intensity of each luminaire
	Trees	1 per 4,000 square feet
	Landscaping	Varies by block
	Bicycle facilities	Permitted
	Seating	Permitted
	Furnishing	Permitted
(3) Uses		
	<u>Aquatic and Spa</u>	

<u>Facility</u>	<u>Permitted, conditional on safety review</u>
<u>Ancillary Commercial</u>	<u>Permitted, conditional on site plan approval</u>
<u>Flexible Commercial Modules</u>	<u>Conditional Use</u>

g.

SECTION 4: **AMENDMENT** “3.12.030 Plazas” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

BEFORE AMENDMENT

3.12.030 Plazas

1. **Intent.** To provide small-scale outdoor space for civic, social, and commercial purposes. The space may also include pedestrian - and building-access routes. Uses may include meeting, relaxing, performances, outdoor dining, festivals, and food vending, and may allow for casual workspaces, transit stations, bike facilities, and similar active uses.

A Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Surfacing shall be brick or concrete pavers, stamped and colored concrete, or other pervious pavers and include street furniture seating for at least four persons. Special features such as fountains, public art, game tables, accent lighting are encouraged.

Figure: 3.12.030(2)Typical Plaza Layout



Figure 3.12.030(2). Typical Plaza Layout

Table: 3.12.030(1) Plaza Requirements		
(1) Dimensions		
	Minimum Size (acres)	0.01
	Maximum Size (acres)	1.0
	Minimum Dimension (feet)	20' in one direction
	Minimum Access/Exposure	100% of total plaza length open to the street along a minimum of one side, except at the transit station
	Clear Zones	6' minimum pedestrian-clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels		
	Permitted Districts	All
	Frontage Orientation of Adjacent Parcels	Corner, Street, Plaza
(3) Improvements		
	Designated Sports Fields Permitted	Not permitted

Playgrounds Permitted	Permitted
Partially Enclosed Structures Permitted	Permitted to max of 20% of plaza space, spaces in excess require site plan approval
Full Enclosed Structures Permitted	Permitted to max of 20% of plaza space or 30% combined with partially enclosed structures, whichever is less, spaces in excess require site plan approval
Impervious/Semi-Pervious Surface	90% maximum
Lighting	Required; max 16' fixture height
Seating	1 per 600 square feet
Trees	1 per 2,500 square feet, excluding structures
Landscaping	Principally hardscaped

AFTER AMENDMENT

3.12.030 Plazas

1. **Intent.** To provide small-scale outdoor space for civic, social, and commercial purposes. The space may also include pedestrian - and building-access routes. Uses may include meeting, relaxing, performances, outdoor dining, festivals, and food vending, and may allow for casual workspaces, transit stations, bike facilities, and similar active uses.

A Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Surfacing shall be brick or concrete pavers, stamped and colored concrete, or other pervious pavers and include street furniture seating for at least four persons. Special features such as fountains, public art, game tables, accent lighting are encouraged.

Figure: 3.12.030(2) Typical Plaza Layout



Figure 3.12.030(2). Typical Plaza Layout

Table: 3.12.030(1) Plaza Requirements		
(1) Dimensions		
	Minimum Size (acres)	0.01
	Maximum Size (acres)	1.0
	Minimum Dimension (feet)	20' in one direction
	Minimum Access/Exposure	100% of total plaza length open to the street along a minimum of one side, except at the transit station
	Clear Zones	6' minimum pedestrian-clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels		
	Permitted Districts	All
	Frontage Orientation of Adjacent Parcels	Corner, Street, Plaza
(3) Improvements		
	Designated Sports Fields Permitted	Not permitted

Playgrounds Permitted	Permitted
Partially Enclosed Structures Permitted	Permitted to max of 20% of plaza space, spaces in excess require site plan approval
Full Enclosed Structures Permitted	Permitted to max of 20% of plaza space or 30% combined with partially enclosed structures, whichever is less, spaces in excess require site plan approval
Impervious/Semi-Pervious Surface	90% maximum
Lighting	Required; max 16' fixture height
Seating	1 per 600 square feet
Trees	1 per 2,500 square feet, excluding structures
Landscaping	Principally hardscaped
(4) Uses	
<u>Flexible Commercial Modules</u>	<u>Conditional Use</u>

SECTION 5: AMENDMENT “3.18.010 General Requirements” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

BEFORE AMENDMENT

3.18.010 General Requirements

1. **Intent.** This section seeks to enhance the economic and aesthetic appeal of Downtown Vineyard through the reasonable, orderly, safe, and effective display of signage.
2. **Applicability.** These standards shall apply to signage in all districts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of the Vineyard Municipal Code pertaining to sign requirements shall apply. Refer to the Vineyard Sign Ordinance for permit processes, construction, design, and maintenance standards.
3. **General Compliance.** Compliance with the regulations outlined shall be attained under the following situations:
 - a. Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
 - b. Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
 - c. Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
 - d. Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause, and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.
4. **Sign Location.** Unless otherwise specified, signs shall only be located within the

boundaries of the lot and not in the right-of-way or on public property.

- a. Certain Sign Types may extend beyond a property line into the right-of-way or public property with permission from the City Planner and City Engineer, and in accordance with the regulations outlined in this section and in the Vineyard Municipal Code. A certificate of insurance is required for all signs on or over public property, subject to the standards established in the Vineyard Municipal Code.
- b. No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
- c. Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- d. No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight.
- e. Pedestrian Orientation. Signs oriented to the pedestrian realm are required. The bottom edge of each sign should be within 14' of the ground plane, except corner and wall signs.

5. Illumination. All signs shall be illuminated according to the following provisions unless otherwise stated.

- a. Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards.
- b. Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated.
- c. When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence, except gooseneck lighting illuminating wall signs.
 - i. No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18" from the face of the Sign.
 - ii. If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12" above ground and must be fully screened and housed.
- d. The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property. Lighting shall be directed toward the ground.

6. Computation. The following standards generally apply to computing the area of signs by type and by building lot.

- a. Temporary signs and directional signs are not included in the maximum signage area calculations, unless otherwise specified.
- b. Height for monument signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
- c. Signage measurement is as generally illustrated in Figure 3.18.020(2)

Table: 3.18.010(1) Sign Standards								
Sign Type	LC	VG	DTMU	DTS	Height (max)	Number (max)	Sign Area (max)	Copy Height

								(max)
Permanent Signs								
A-Frame	P	P	P	P	42"	one per ground floor tenant	max. 30" wide and 42" high	n/a
Awning	P	P	P	P	n/a	one per entry to each ground floor tenant	75% of valence	18"
Building	P	P	P	P	n/a	each elevation	600 sq. ft. per elevation	n/a
Canopy	P	P	P	P	n/a	one per entry	two sq. ft. per linear ft.	30"
Corner	P	P	P	P	6' above eave or parapet	one per corner building	40 sq. ft.	n/a
Ground	Along Vineyard Connector only				5'	one per frontage	120 sq. ft.	30"
Marquee	P	N	P	P	n/a	one per building	120% of face	n/a
Projecting	P	P	P	P	n/a	one per ground floor tenant	six sq. ft. per side	8"
Wall Sign	P	P	P	P	n/a	one per tenant + one per frontage	one sq. ft. per one linear foot of frontage	18"
Window	P	P	P	P	n/a	limited by sign area	25% of glazing	6"
Temporary Signs								
Banner	P	P	P	P	20'	one per tenant	80 sq. ft.	18"

P: Permitted

N: Not Permitted

AFTER AMENDMENT

3.18.010 General Requirements

1. **Intent.** This section seeks to enhance the economic and aesthetic appeal of Downtown Vineyard through the reasonable, orderly, safe, and effective display of signage.
2. **Applicability.** These standards shall apply to signage in all districts for non-residential

uses only. Unless otherwise stated in this chapter, all requirements of the Vineyard Municipal Code pertaining to sign requirements shall apply. Refer to the Vineyard Sign Ordinance for permit processes, construction, design, and maintenance standards.

3. **General Compliance.** Compliance with the regulations outlined shall be attained under the following situations:

- a. Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- b. Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
- c. Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- d. Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause, and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.

4. **Sign Location.** Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- a. Certain Sign Types may extend beyond a property line into the right-of-way or public property with permission from the City Planner and City Engineer, and in accordance with the regulations outlined in this section and in the Vineyard Municipal Code. A certificate of insurance is required for all signs on or over public property, subject to the standards established in the Vineyard Municipal Code.
- b. No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
- c. Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- d. No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight.
- e. Pedestrian Orientation. Signs oriented to the pedestrian realm are required. The bottom edge of each sign should be within 14' of the ground plane, except corner and wall signs.

5. **Illumination.** All signs shall be illuminated according to the following provisions unless otherwise stated.

- a. Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards.
- b. Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated.
- c. When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence, except gooseneck lighting illuminating wall signs.
 - i. No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18" from the face of the Sign.
 - ii. If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12" above ground and must be fully

screened and housed.

- d. The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property. Lighting shall be directed toward the ground.

6. **Computation.** The following standards generally apply to computing the area of signs by type and by building lot.
- a. Temporary signs and directional signs are not included in the maximum signage area calculations, unless otherwise specified.
 - b. Height for monument signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
 - c. Signage measurement is as generally illustrated in Figure 3.18.020(2)

Table: 3.18.010(1) Sign Standards								
Sign Type	LC	VG	DTMU	DTS	Height (max)	Number (max)	Sign Area (max)	Copy Height (max)
Permanent Signs								
A-Frame	P	P	P	P	42"	one per ground floor tenant	max. 30" wide and 42" high	n/a
Awning	P	P	P	P	n/a	one per entry to each ground floor tenant	75% of valence	18"
Building	P	P	P	P	n/a	each elevation	600 sq. ft. per elevation	n/a
Canopy	P	P	P	P	n/a	one per entry	two sq. ft. per linear ft.	30"
Corner/ Blade ₁	P	P	P	P	6'-above eave or parapet 40'	one per corner building	450 sq. ft.	n/a
Ground	Along Vineyard Connector only				5'	one per frontage	120 sq. ft.	30"
Marquee	P	N	P	P	n/a	one per building	120% of face	n/a
Projecting	P	P	P	P	n/a	one per ground floor tenant	six sq. ft. per side	8"
							one sq. ft.	

Wall Sign	P	P	P	P	n/a	one per tenant + one per frontage	per one linear foot of frontage	18"
Window	P	P	P	P	n/a	limited by sign area	25% of glazing	6"
Temporary Signs								
Banner	P	P	P	P	20'	one per tenant	80 sq. ft.	18"

P: Permitted

N: Not Permitted

1. All blade signs that are freestanding must be wrapped at the base to appear connected to the facade of the adjacent building.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Sara Cameron	_____	_____	_____	_____
Jacob Holdaway	_____	_____	_____	_____
Amber Rasmussen	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder, Vineyard

\$3,000/\$3,300 YOUTH COUNCIL

COMMENTS:

- Reduce requesting funding amount by \$300. Less money to be allocated for construction of mini libraries.
- It's great Youth are getting involved.
- Really like the mission of what they're wanting to do.

\$14,250/\$15,500 VINEYARD PARKS & REC MOUNTAIN BIKE PARK ENHANCEMENT

COMMENTS:

- Reduce requested amount by \$1,250.
- Would love to see this happen
- Opportunity for teenagers, can target families, and younger demographic
- Correlates well with the potential Vineyard Skate Park
- Like that it can be completed this year
- Great location
- Involvement of local business
- Love opportunity for people to be active and get outside

\$3,500/\$7,000 CULTURAL FIRE EVENTS

COMMENTS:

- Reduce requested funding amount by 50%, so only do 2 performances at Vineyard Days instead of 4. This can allow added funding to allocate to other applicants.
- This is culturally significant and promoting an underrepresented population.
- Like audience involvement opportunity.

\$14,250/\$15,000 HERITAGE FOUNDATION

COMMENTS:

- Reduce requested amount by \$750
- Aligns well with the mission of ARCH
- It's a lot of money, but think it's important to share the story
- This addresses older community in Vineyard

\$0/\$35,000 BIKE UTAH

COMMENTS:

- Recommend they get funding for this through another avenue
- Don't feel that funding for this falls under the ARCH umbrella.

\$0/\$35,000 RED SIGN CARES

COMMENTS:

- Think we can do something like this on our own

\$0/\$17,952 UNITED WAY

COMMENTS:

- Overall cost seems high and prevents chances of other projects to get supported.
- Can't move forward well without full requested funding.
- Would require ongoing funding.

\$0/\$5,000 THE REFUGE UTAH

COMMENTS:

- Don't feel that funding for this falls under the ARCH umbrella.

RESOLUTION NO. 2025-22

A RESOLUTION APPROVING THE ALLOCATION OF RAP TAX FUNDS FOR RECREATION AND CULTURAL FACILITIES AND CULTURAL ORGANIZATIONS WITHIN VINEYARD CITY

WHEREAS, on November 5, 2019, Vineyard City voters approved a 1/10th of 1% increase in the local sales and use tax as a means of enhancing the funding for recreation and cultural facilities and cultural organizations within Vineyard City; and,

WHEREAS, to decide how funds generated by the RAP tax should be distributed, the City Council has received recommendations from city staff and from the Vineyard City Arts, Recreation and Parks, Culture, and Heritage (ARCH) Advisory Commission; and,

WHEREAS, on April 30, 2025, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds the recommendations received by city staff and the ARCH Advisory Commission should be adopted; and such action furthers the health, safety and welfare of the citizens of Vineyard.

NOW, THEREFORE, be it resolved by the City Council of Vineyard City, Utah

Section 1. The funding recommendations from city staff and the ARCH Advisory Commission shown on Exhibit A are hereby approved.

Section 2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Vineyard City, Utah this 30th day of April 2025.

Vineyard CITY

ATTEST

Julie Fullmer, Mayor

Pamela Spencer, City Recorder