



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday October 7th, 2015 at 7:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard Town, Utah, will hold a Regular Planning Commission Meeting, on Wednesday October 7th, 2015 starting at 7:00 p.m. The meeting will be held at the Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah. The Public is invited to participate in all Town Planning Commission meetings. The agenda will consist of the following:

- 1. CALL TO ORDER**
- 2. INVOCATION** – *Individuals are invited to volunteer.*
- 3. OPEN SESSION** – *This is a Public Comment period (see definition below).*
- 4. MINUTES REVIEW AND APPROVAL** – Minutes from the 3/19/2014, 4/2/2014, 9/17/2014, 10/1/2014, 10/29/2014 Planning Commission Meetings.
- 5. BUSINESS ITEMS:**

DISCUSSION AND ACTION:

- 5.1 Vineyard Gateway Subdivision 2** – The applicant is requesting approval of a minor plat amendment to subdivide the current lot into a 5-lot subdivision to be located at 33 N. Geneva Road in Vineyard. The subject property is zoned RMU – Regional Mixed Use.
- 5.2 Geneva Gateway Plat “D”** - The Applicant is requesting approval of a minor amendment to their subdivision plat located at 747 E. Mill Road, Vineyard. The subject property is zoned RMU.
- 5.3 Lincoln Square Subdivision** – The Applicant is requesting approval of a minor plat amendment to create 1 lot at 400 N Mill Road, Vineyard. The subject property is zoned RMU.

6. PLANNING COMMISSION MEMBERS’ REPORTS

7. STAFF REPORTS

- *Aric Jensen – Town Planner*
- *Don Overson – Public Works Director and Town Engineer*

8. ITEMS REQUESTED FOR NEXT AGENDA

9. ADJOURNMENT

- **OPEN SESSION** – Open Session is defined as time set aside for the public to express their views. Each speaker is limited to three (3) minutes. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.
- **SPECIAL ACCOMMODATION** – In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Kinsli McDermott, Deputy Recorder, at least 24 hours prior to the meeting by calling (801) 226-0210.
- **ELECTRONIC OR TELEPHONE PARTICIPATION** – One or more members of the Vineyard Planning Commission may participate electronically or by phone.

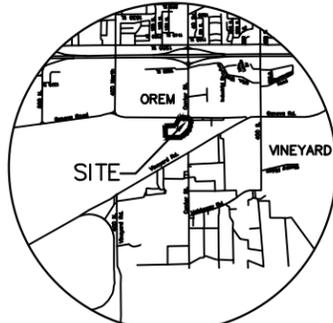
The foregoing notice and agenda was posted on the Utah Public Notice Website, posted on the Vineyard Town Website and at the Vineyard Town Office, delivered to each member of the Vineyard Town Planning Commission, and emailed to the Daily Herald and surrounding entities.

AGENDA NOTICING COMPLETED ON: October 6th, 2015

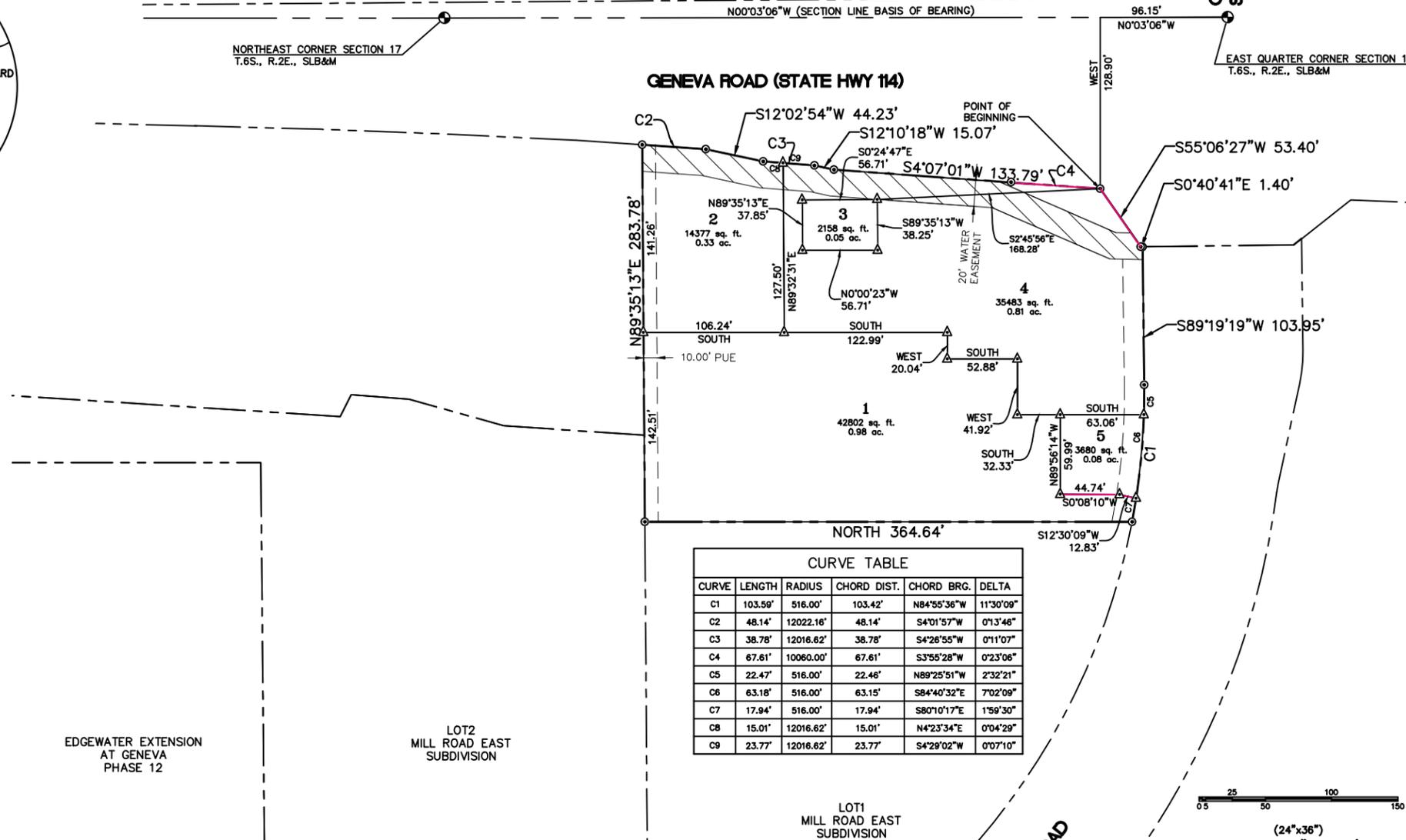
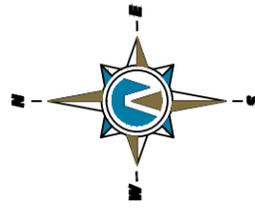
CERTIFIED (NOTICED) BY: /s/ Kinsli McDermott
Kinsli McDermott, Deputy Recorder/Planning Coordinator

VINEYARD GATEWAY 2 SUBDIVISION

A VACATION OF LOT 1
VINEYARD GATEWAY 1 SUBDIVISION
LOCATED IN THE SE 1/4 SECTION 17
T.6S., R.2E., S.L.B.&M.



VICINITY MAP



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	103.59'	516.00'	103.42'	N84°55'36"W	11°30'09"
C2	48.14'	12022.16'	48.14'	S4°01'57"W	0°13'46"
C3	38.78'	12016.62'	38.78'	S4°26'55"W	0°11'07"
C4	67.61'	10060.00'	67.61'	S3°55'28"W	0°23'06"
C5	22.47'	516.00'	22.46'	N89°25'51"W	2°32'21"
C6	63.18'	516.00'	63.15'	S84°40'32"E	7°02'09"
C7	17.94'	516.00'	17.94'	S80°10'17"E	1°59'30"
C8	15.01'	12016.62'	15.01'	N4°23'34"E	0°04'29"
C9	23.77'	12016.62'	23.77'	S4°29'02"W	0°07'10"

SCALE 1" = 50'
(24"x36")
SCALE 1" = 100'
(11"x17")

LEGEND

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

SURVEYOR'S CERTIFICATE
I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HERINAFTER TO BE KNOWN AS VINEYARD GATEWAY 2 SUBDIVISION AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON, I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE _____ KENNETH E. BARNEY, PLS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SLB&M, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE N00°03'06"W. A DISTANCE OF 95.15 FEET AND WEST A DISTANCE OF 128.90 FEET TO A POINT ON THE WEST RIGHT OF WAY OF GENEVA ROAD, VINEYARD UTAH. TO THE REAL POINT OF BEGINNING;
THENCE S55°06'27"W A DISTANCE OF 53.40 FEET; THENCE S0°40'41"E A DISTANCE OF 1.40 FEET; THENCE S89°19'19"W A DISTANCE OF 103.95 FEET, TO A POINT OF CURVATURE OF A 516.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 103.59 FEET SAID CURVE HAVING A CENTRAL ANGLE OF 11°30'09" AND A CHORD THAT BEARS N.84°55'36"W. A DISTANCE OF 103.42 FEET; THENCE NORTH A DISTANCE OF 364.64 FEET; THENCE N89°35'13"E A DISTANCE OF 283.78 FEET, TO A POINT OF CURVATURE OF A 12022.16-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.14 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°13'46" AND A CHORD THAT BEARS S.04°01'57"W. A DISTANCE OF 48.14 FEET; THENCE S.12°02'54"W. A DISTANCE OF 44.23 FEET TO A POINT OF CURVATURE OF A 12016.62-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.78 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°11'07" AND A CHORD THAT BEARS S.04°26'55"W. A DISTANCE OF 38.78 FEET; THENCE S.12°10'18"W. A DISTANCE OF 15.07 FEET; THENCE S.04°07'01"W. A DISTANCE OF 133.79 FEET TO A POINT OF CURVATURE OF A 10060.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE 67.61 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 0°23'06" AND A CHORD THAT BEARS S.03°55'28"W. A DISTANCE OF 67.61 FEET; TO THE POINT OF BEGINNING.
CONTAINING 2.26 ACRES OF LAND

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____, A.D. 2013

BY: _____
STATE OF UTAH } s.s.
COUNTY OF _____

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

APPROVED AS TO FORM
THIS _____ DAY OF _____, A.D. 20____
APPROVED _____ TOWN OF VINEYARD PLANNING COMMISSION CHAIR
APPROVED AS TO FORM
THIS _____ DAY OF _____, A.D. 20____
APPROVED _____ TOWN OF VINEYARD ENGINEER

VINEYARD GATEWAY 2 SUBDIVISION
A VACATION OF LOT 1
VINEYARD GATEWAY 1 SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 17
T.6S., R.2E., S.L.B.&M.

TOWN OF VINEYARD UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

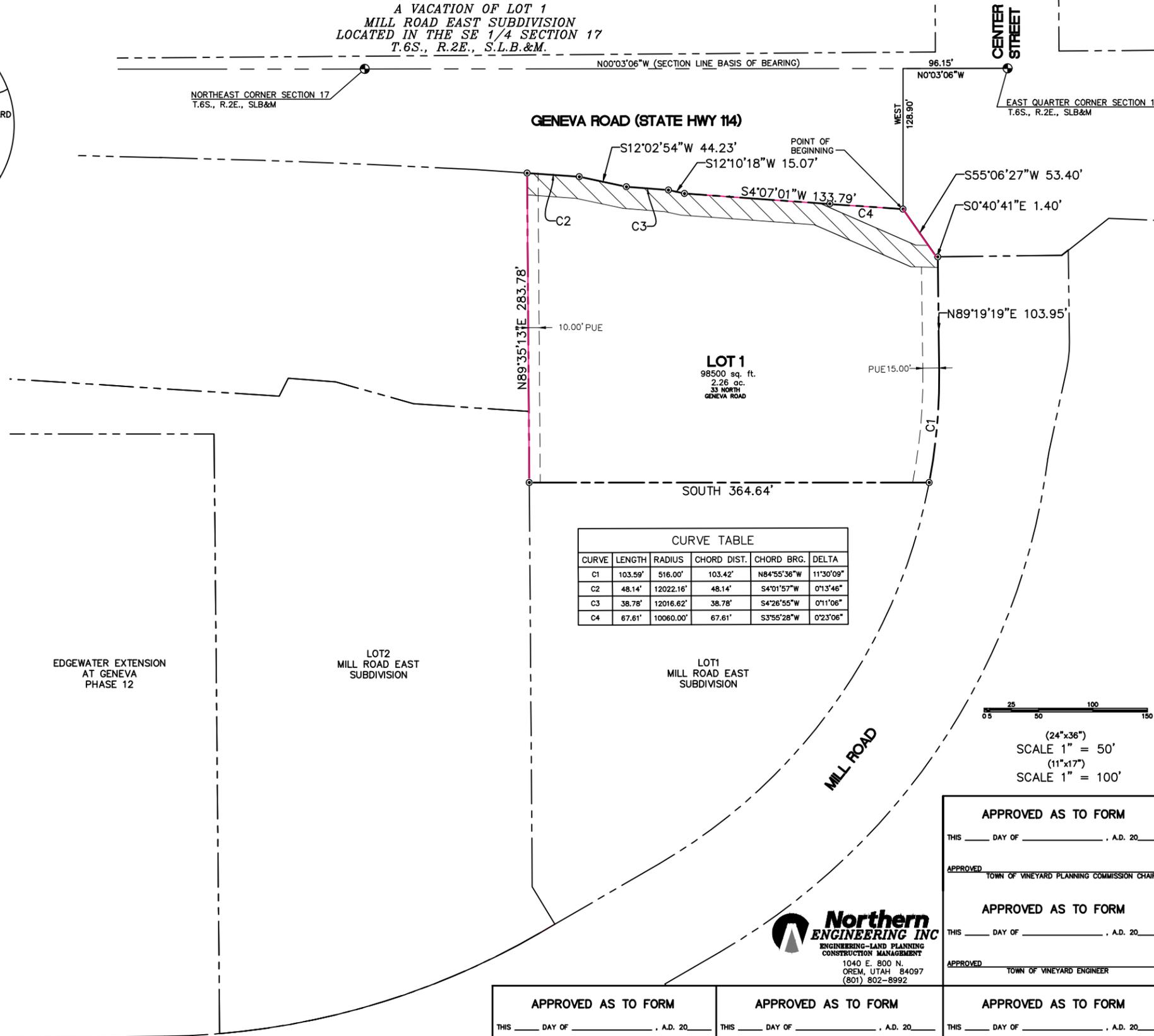
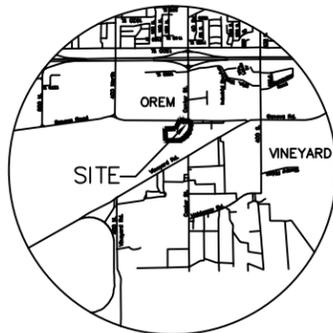
APPROVED AS TO FORM
THIS _____ DAY OF _____, A.D. 20____
APPROVED _____ TOWN OF VINEYARD ATTORNEY
APPROVED AS TO FORM
THIS _____ DAY OF _____, A.D. 20____
APPROVED _____ TOWN OF VINEYARD MAYOR
APPROVED AS TO FORM
THIS _____ DAY OF _____, A.D. 20____
APPROVED _____ TOWN OF VINEYARD FIRE MARSHAL

SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
CLERK-RECORDER SEAL



VINEYARD GATEWAY 1 SUBDIVISION

A VACATION OF LOT 1
MILL ROAD EAST SUBDIVISION
LOCATED IN THE SE 1/4 SECTION 17
T.6S., R.2E., S.L.B.&M.



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C4	67.61'	10060.00'	67.61'	S3°55'28"W	0°23'06"



(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



<p>APPROVED AS TO FORM</p> <p>THIS _____ DAY OF _____, A.D. 20____</p> <p>APPROVED _____</p> <p>TOWN OF VINEYARD ATTORNEY</p>	<p>APPROVED AS TO FORM</p> <p>THIS _____ DAY OF _____, A.D. 20____</p> <p>APPROVED _____</p> <p>TOWN OF VINEYARD MAYOR</p>	<p>APPROVED AS TO FORM</p> <p>THIS _____ DAY OF _____, A.D. 20____</p> <p>APPROVED _____</p> <p>TOWN OF VINEYARD FIRE MARSHAL</p>
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SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREINAFTER TO BE KNOWN AS VINEYARD GATEWAY 1 SUBDIVISION AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON, I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

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BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF _____

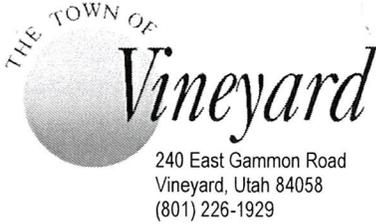
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MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

VINEYARD GATEWAY 1 SUBDIVISION
A VACATION OF LOT 1 MILL ROAD EAST SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 17
T.6S., R.2E., S.L.B.&M.

TOWN OF VINEYARD _____ UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL
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RECEIVED
8/13/15

MINOR PLAT AMMENDMENT APPLICATION

Subdivision 2

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: Aug 13, 2015

APPLICANT(S): BRANT TUTTLE, NORTHERN ENGINEERING INC.

ADDRESS OF APPLICANT: 1040 EAST 800 NORTH, OREM, UTAH 84087

BUSINESS PHONE #: 801-802-8992 CELL PHONE #: 801-380-2114

EMAIL ADDRESS: btuttle@neiutah.com FAX NUMBER: 801-802-8993

CURRENT ZONING DISTICT DESIGNATION: RMU

NUMBER OF PROPOSED NEW LOTS: 5

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 33 NORTH GENEVA ROAD, VINEYARD

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 2.26 ACRES

NAME OF PROPERTY OWNER(S): VINEYARD GATEWAY I, LLC

CHECK APPLICABLE PERMIT ATTACHMENT:

<input type="checkbox"/>	CONDITIONAL USE PERMIT	<input type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	GENERAL MAP/PLAT AMENDMENT	<input type="checkbox"/>	LAND DISTURBANCE PERMIT
<input checked="" type="checkbox"/>	MINOR PLAT AMENDMENT	<input type="checkbox"/>	PERMITTED USE SITE PLAN
<input type="checkbox"/>	PRELIMINARY SUBDIVISION	<input type="checkbox"/>	ROAD CUT PERMIT
<input type="checkbox"/>	TEMPORARY USE PERMIT	<input type="checkbox"/>	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

_____ / _____ /

Applicant Signature

Date

_____ / _____ /

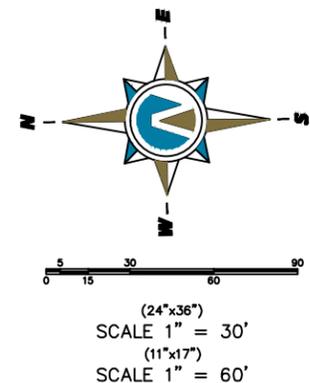
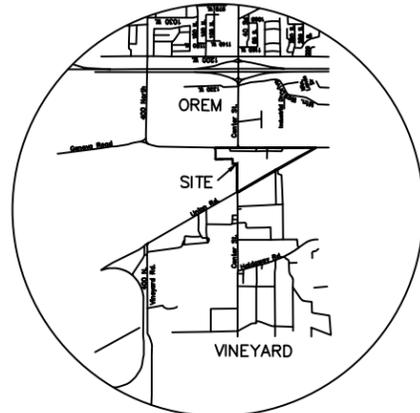
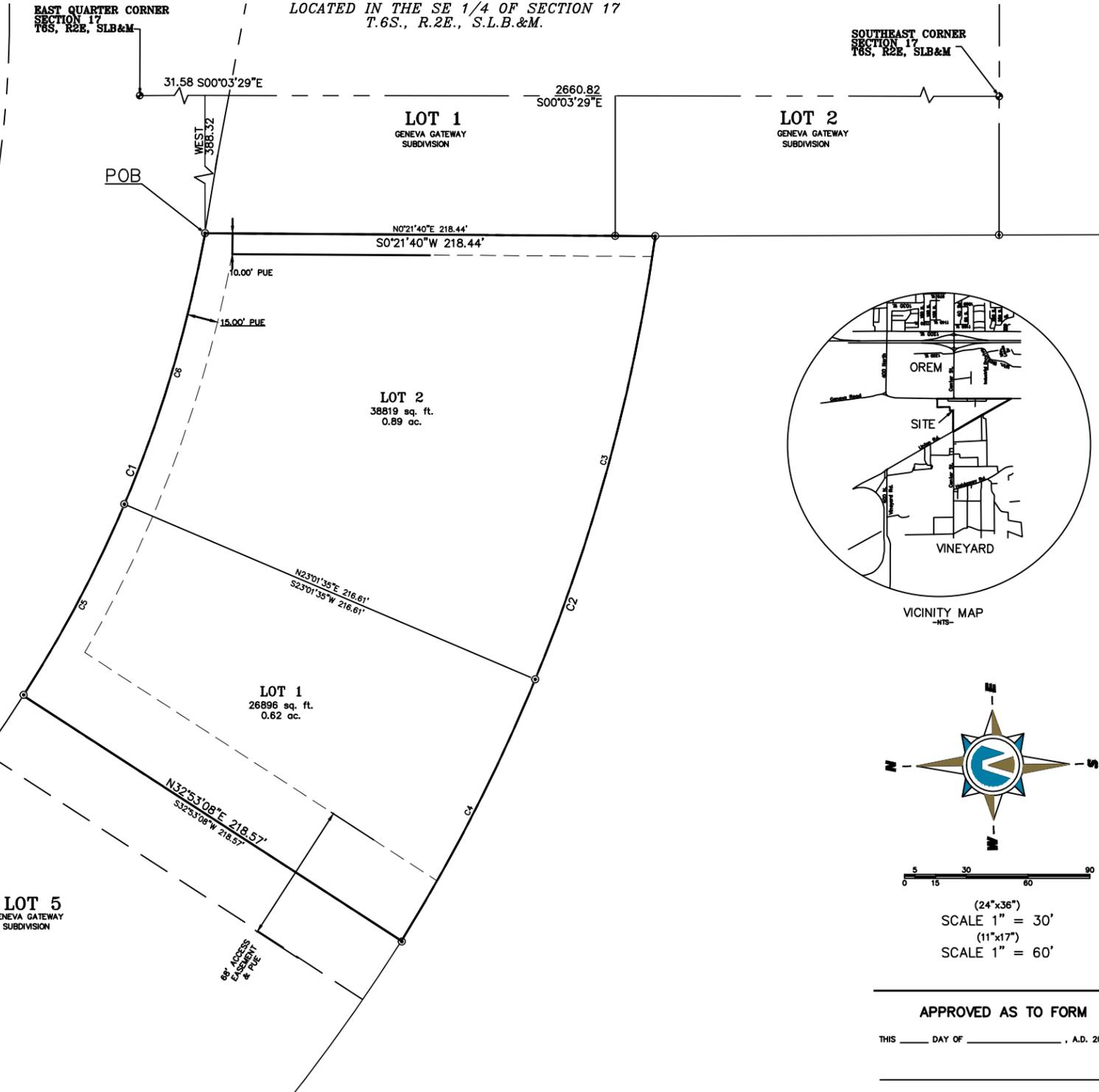
Co-Applicant Signature

Date

GENEVA GATEWAY PLAT "D"

LOCATED IN THE SE 1/4 OF SECTION 17
T.6S., R.2E., S.L.B.&M.

CURVE TABLE					
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C3	222.84'	875.41'	222.24'	S74°48'28"E	14°35'08"
C4	142.39'	875.41'	142.23'	S62°51'20"E	9°19'10"
C5	104.95'	614.00'	104.82'	N62°04'36"W	9°47'37"
C6	137.13'	614.00'	136.84'	N73°22'17"W	12°47'45"



APPROVED AS TO FORM
THIS ____ DAY OF _____, A.D. 20__

SURVEYOR'S CERTIFICATE
I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREINAFTER TO BE KNOWN AS GENEVA GATEWAY SUBDIVISION AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

DATE _____ KENNETH E. BARNEY, PLS (SEE SEAL BELOW)

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BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE S.00°03'29".E. ALONG THE SECTION LINE A DISTANCE OF 31.58 FEET; THENCE WEST A DISTANCE OF 388.32 FEET TO A POINT ON THE WEST RIGHT OF WAY OF GENEVA ROAD (STATE ROAD 114) SAID POINT ALSO BEING THE REAL POINT OF BEGINNING; THENCE S0°21'40".E. A DISTANCE OF 218.44 FEET TO A POINT OF CURVATURE OF A 875.41-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 365.23 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°54'16" AND A CHORD THAT BEARS S.70°08'52".E. A DISTANCE OF 365.23 FEET; THENCE S.32°53'08".E. A DISTANCE OF 218.57 FEET TO A POINT OF CURVATURE OF A 614.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 242.15 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 22°35'48" AND A CHORD THAT BEARS N.68°25'42".E. A DISTANCE OF 242.15 FEET TO THE POINT OF BEGINNING. CONTAINING 1.51 ACRES OF LAND.
BASIS OF BEARING: NAD 83 CENTRAL ZONE UTAH.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.
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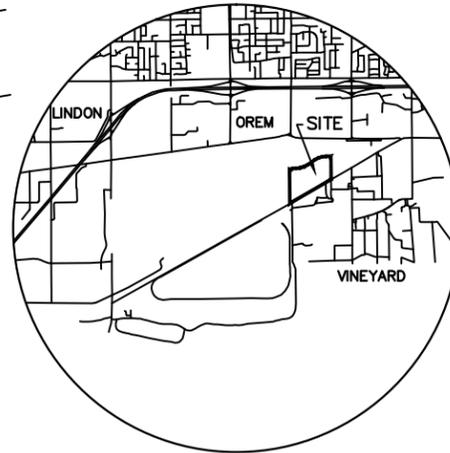
ACKNOWLEDGMENT
ON THIS ____ DAY OF _____ A.D. _____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID
MY COMMISSION NUMBER _____ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)
MY COMMISSION EXPIRES _____ PRINT NAME OF NOTARY _____

**GENEVA GATEWAY
PLAT "D"**
LOCATED IN THE SE 1/4 OF SECTION 17
T.6S., R.2E., S.L.B.&M.
TOWN OF VINEYARD _____ UTAH COUNTY, UTAH
SCALE: 1" = 100 FEET

<p>APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20__ APPROVED _____ TOWN OF VINEYARD MAYOR</p>	<p>APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20__ APPROVED _____ TOWN OF VINEYARD PLANNING COMMISSION CHAIR</p>	<p>APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20__ APPROVED _____ TOWN OF VINEYARD ENGINEER</p>	<p>APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20__ APPROVED _____ TOWN OF VINEYARD FIRE MARSHALL</p>
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL	

LINCOLN SQUARE APARTMENTS SUBDIVISION

A VACATION OF LOT 1 OF GENEVA PARK
EAST PHASE TWO RECORD OF SURVEY
LOCATED IN SECTION 17, T.6S., R.2E.,
S.L.B.&M.



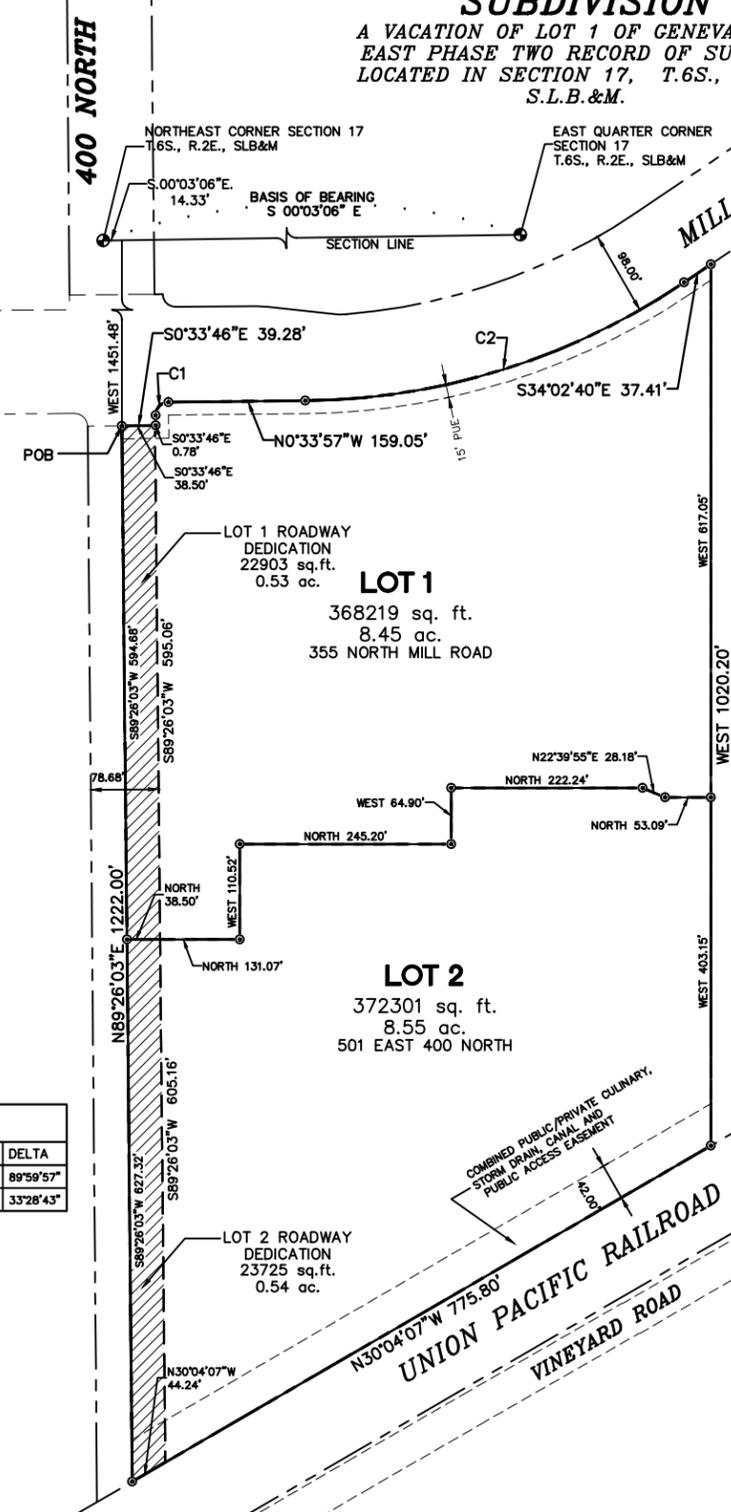
VICINITY MAP



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

LEGEND

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



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.56'	15.00'	21.21'	S45°33'56"E	89°59'57"
C2	466.87'	799.00'	460.25'	S17°18'19"E	33°28'43"

SURVEYOR'S CERTIFICATE

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

DATE _____ KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

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

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 17; THENCE S.00°03'06"E. ALONG THE SECTION LINE A DISTANCE OF 14.33 FEET; THENCE WEST A DISTANCE OF 1451.48 FEET TO THE REAL POINT OF BEGINNING;

THENCE S.00°33'46"E. A DISTANCE OF 39.28 FEET; THENCE N.89°26'06"E. A DISTANCE OF 12.01 FEET TO A POINT OF CURVATURE OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 89°59'49" AND A CHORD THAT BEARS S.45°33'52"E. A DISTANCE OF 21.21 FEET; THENCE S.00°33'57"E. A DISTANCE OF 159.05 FEET TO A POINT OF CURVATURE OF A 799.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 466.87 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 33°28'43" AND A CHORD THAT BEARS S.17°18'19"E. A DISTANCE OF 460.25 FEET; THENCE S.34°02'40"E. A DISTANCE OF 37.41; THENCE WEST A DISTANCE OF 1020.20 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE N.30°04'07"W. A DISTANCE OF 775.80 FEET ALONG SAID RAILROAD RIGHT OF WAY; THENCE N.89°26'03"E. A DISTANCE OF 1222.00 FEET TO THE POINT OF BEGINNING

CONTAINING 17.00 ACRES
BASIS OF BEARING: UTAH STATE PLANE CENTRAL ZONE NAD 83

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF _____

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

LINCOLN SQUARE APARTMENTS SUBDIVISION
A VACATION OF LOT 1 OF GENEVA PARK
EAST PHASE TWO RECORD OF SURVEY
LOCATED IN SECTION 17, T.6S., R.2E.,
S.L.B.&M.
TOWN OF VINEYARD UTAH COUNTY, UTAH
SCALE: 1" = 200' FEET

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD PLANNING COMMISSION CHAIR

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD ENGINEER

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD ATTORNEY

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD MAYOR

APPROVED AS TO FORM

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

APPROVED _____
TOWN OF VINEYARD MAYOR

SURVEYOR'S SEAL

NOTARY PUBLIC SEAL

CLERK-RECORDER SEAL



COMMUNITY DEVELOPMENT

SUBJECT: Minor Subdivision Plat Approval for the Lincoln Park Apartments

MEETING DATE: October 07, 2015

TO: Planning Commission

FROM: Aric Jensen, Town Planner

REQUEST: Minor Subdivision Plat Approval

PARCEL SIZE: 8.54 ac

LOCATION: Approx. 400 North Mill Rd

OWNER/APPLICANT: CCP Vineyard LLC

BACKGROUND AND ANALYSIS:

The applicant is proposing a two lot subdivision as part of a two phase multi-family residential development. In order to secure financing for each phase, the applicant desires to divide the parcel consistent with the phase boundaries of the development.

FINDINGS:

Staff believes that with the conditions listed as part of the recommended action, the application meets the minimum Town requirements with the following findings:

- It conforms to the Vineyard General Plan.
- It satisfies the requirements of the Zoning Ordinance.
- It conforms to the Subdivision Regulations.

RECOMMENDATION:

Staff recommends that the Planning Commission **APPROVE** the application for the proposed minor subdivision plat subject to the following stipulations:

1. If necessary, an updated PR is provided and any outstanding redline corrections are made;

2. A final plat is submitted and approved by the Town Council;
3. Any and all fees and bonds are paid.

PROPOSED MOTION:

I move that the Commission **APPROVE** the minor subdivision plat request for the Lincoln Park Apartments with findings set forth in the staff report and with the following conditions:

1. If necessary, an updated PR is provided and any outstanding redline corrections are made;
2. A final plat is submitted and approved by the Town Council;
3. Any and all fees and bonds are paid.

ATTACHMENTS:

Proposed subdivision plat