

**NOTICE OF A WORK SESSION WITH STAFF
AND A REGULAR MEETING
OF THE VINEYARD TOWN COUNCIL
March 23, 2016 at 6:00 PM**

Public Notice is hereby given that the Vineyard Town Council will hold a Work Session with Staff starting at 6:00 pm and a Regular Meeting starting at 7:30 PM, on Wednesday, March 23, 2016, in the Vineyard Town Hall; 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

AGENDA

6:00 PM WORK SESSION WITH STAFF

1. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Wayne Holdaway

2. COUNCILMEMBERS' REPORTS

Nate Riley – Mayor Pro-tem – January - March

- Economic Advisory Committee
- Utah Lake Technical Committee

Julie Fullmer – Mayor Pro-tem – April - June

- Youth Council
- Branding Committee
- Town Special Events
- Orem Community Hospital Board

Dale Goodman – Mayor Pro-tem – July - September

- Public works – Park/Trails/Roads/Buildings
- Timpanogos Special Service District - Board Member

Tyce Flake – Mayor Pro-tem – October - December

- Planning and Zoning
- ULCT Legislative Policy Committee

3. MAYOR'S REPORT

- North Pointe Solid Waste Special Service District - Board Member
- Mountainland Association of Governments
- Council of Governments
- Utah Lake Commission

4. AGENDA REVIEW

Town Council will review the items on the agenda.

5. ITEMS REQUESTED FOR FUTURE AGENDAS

- Administrative Citation Program
- Construction Mitigation Plan

7:30 PM REGULAR SESSION

1. CALL TO ORDER/PRAAYER

2. CONSENT ITEMS:

- a) Approval of the January 25, 2106 Retreat Minutes
- b) Approval of the January 27, 2016 Minutes

3. STAFF REPORTS

- Public Works Director /Engineer– Don Overson
- Attorney – David Church
- Utah County Sheriff’s Department – Deputy Collin Gordon
- Planner – Aric Jensen
- Finance Director – Jacob McHargue
- Town Clerk/Recorder – Pamela Spencer

4. OPEN SESSION: *Citizens’ Comments (Please see note below)* (15 minutes)

5. BUSINESS ITEMS:

5.1 DISCUSSION AND ACTION – **WatersEdge Phase 4A** (10 minutes)

The Applicants from Flagship Homes are seeking approval for a Preliminary and Final subdivision application for Waters Edge Phase 4A. This phase is located on the west side of Main Street and north of 400 North. They Mayor and Town Council will take appropriate action.

5.2 DISCUSSION AND ACTION - **WatersEdge Phase 4B** (10 minutes)

The Applicants from Flagship Homes are seeking approval for a Preliminary subdivision application for Waters Edge Phase 4B. This phase is located between 400 North and Loop Road, and west of Main Street. They Mayor and Town Council will take appropriate action.

5.3 DISCUSSION AND ACTION – **Fire and EMS Services Agreement** (15 minutes)

Finance Director Jacob McHargue will present the Fire and EMS Services Agreements received from the City of Orem and Utah County. They Mayor and Town Council will take appropriate action.

5.4 DISCUSSION AND ACTION – **Amendment to the Municipal Code Chapter 8** (10 minutes)

The Mayor and Town Council will discuss amending Chapter 8 of the Vineyard Town Code regarding smoking and use of tobacco products including electronic cigarettes in city parks and public places and adding sections on reservation of parks and facilities. The Mayor and Town Council will possibly move to approve by Ordinance the amendment to the code.

5.5 DISCUSSION AND ACTION – Amendment to the Municipal Code Chapter 10

(10 minutes)

The Mayor and Town Council will discuss amending Chapter 10 of the Vineyard Town Code clarifying the level of noise that may constitute a nuisance in the town. The Mayor and Town Council will possibly move to approve by Ordinance the amendment to the code.

5.6 DISCUSSION AND ACTION – Amendment to the Town Fee Schedule

(10 minutes)

Finance Director Jacob McHargue will present an amendment to the Town Fee schedule to adjust the Solicitor License fees. The Mayor and Town Council will possibly move to approve by Resolution an amendment to Town Fee Schedule.

5.7 DISCUSSION AND ACTION – Public Safety Building Bid Award

(10 minutes)

Public Works Director/Engineer Don Overson will presents the bids for the construction of the Public Safety Building. The Mayor and Town Council will take appropriate action.

6. CLOSED SESSION

The Mayor and Town Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of:

- (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
- (e) strategy sessions to discuss the sale of real property

7. ADJOURNMENT

This meeting may be held electronically to allow a councilmember to participate by teleconference.

Next regularly scheduled meeting is April 13, 2016

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

The Public is invited to participate in all Town Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Town Clerk at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for the Town of Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard Town Hall, the Vineyard Town website, the Utah Public Notice website, delivered electronically to Town staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: March 22, 2016 at 5:00 PM

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER



COMMUNITY DEVELOPMENT

DATE: March 23, 2016
FROM: Aric Jensen; Town Planner
Don Overson; Town Engineer
TO: City Council
ITEM: Preliminary Plat and Final Plat; Waters Edge 4A
ADDRESS: Southwest corner Vineyard Connector and Geneva Road
APPLICANT: Flagship Homes

BACKGROUND AND ANALYSIS:

Flagship Homes, applicant, requests preliminary and final subdivision plat approval for Water's Edge Phase 4A, which is located northwest of Vineyard Rd and Main Street. The property is currently designated SFD-3600 within the adopted Waters Edge Special Zoning District, which requires the following development standards:

Phase 4A (SFD-3600)

1. A maximum of 79 lots; 26 are proposed, including the school
2. A minimum 2400 sq ft lot size; all lots meet this requirement
3. A minimum lot width of 42' for interior lots; all lots meet this requirement
4. A minimum lot width of 52' for corner lots; all lots meet this requirement

In addition to the criteria above, as part of the Waters Edge masterplan, the overall Phase 4 is required to include a dedication of land for any and all adjacent trails shown on the project master trail plan. Phase 4A has a small section of open space that is shared with Phase 4B that includes a short section of trail connecting to a trail running adjacent to the elementary school site. These trails and open space areas are shown on the joint Phase 4A and 4B landscaping plan and the approved master trails plan (both attached).

Per the adopted Waters Edge Master Plan and Zoning District, only the architectural design of attached residences is approved by the Planning Commission and Town Council – single family home design is reviewed and approved administratively by the Town Planner. Therefore, all residences must be built in compliance with the design standards set forth in the adopted Waters Edge Development Plan.

RECOMMENDATION:

The Planning Commission recommends that the Council **GRANT PRELIMINARY AND FINAL PLAT APPROVAL** of the proposed Waters Edge Phase 4 Plat A.

PROPOSED MOTION:

I move that the council **GRANT PRELIMINARY AND FINAL PLAT APPROVAL** for Waters Edge Phase 4 Plat A with the following findings and conditions:

Findings

1. With the conditions below, the proposed plat meets the minimum requirements of the Town Ordinances.

Conditions

1. The applicant installs the trail, landscaping, fencing, and other improvements shown on this plan and within the adopted Waters Edge Special Zoning District.
2. The applicant pays any outstanding fees and makes any redline corrections.
3. The landscaped detention basin include playground equipment as previously promised
4. The pedestrian crossing from the trail to the school sidewalks be delineated by a change of materials and colors, such as pavers or stamped concrete.

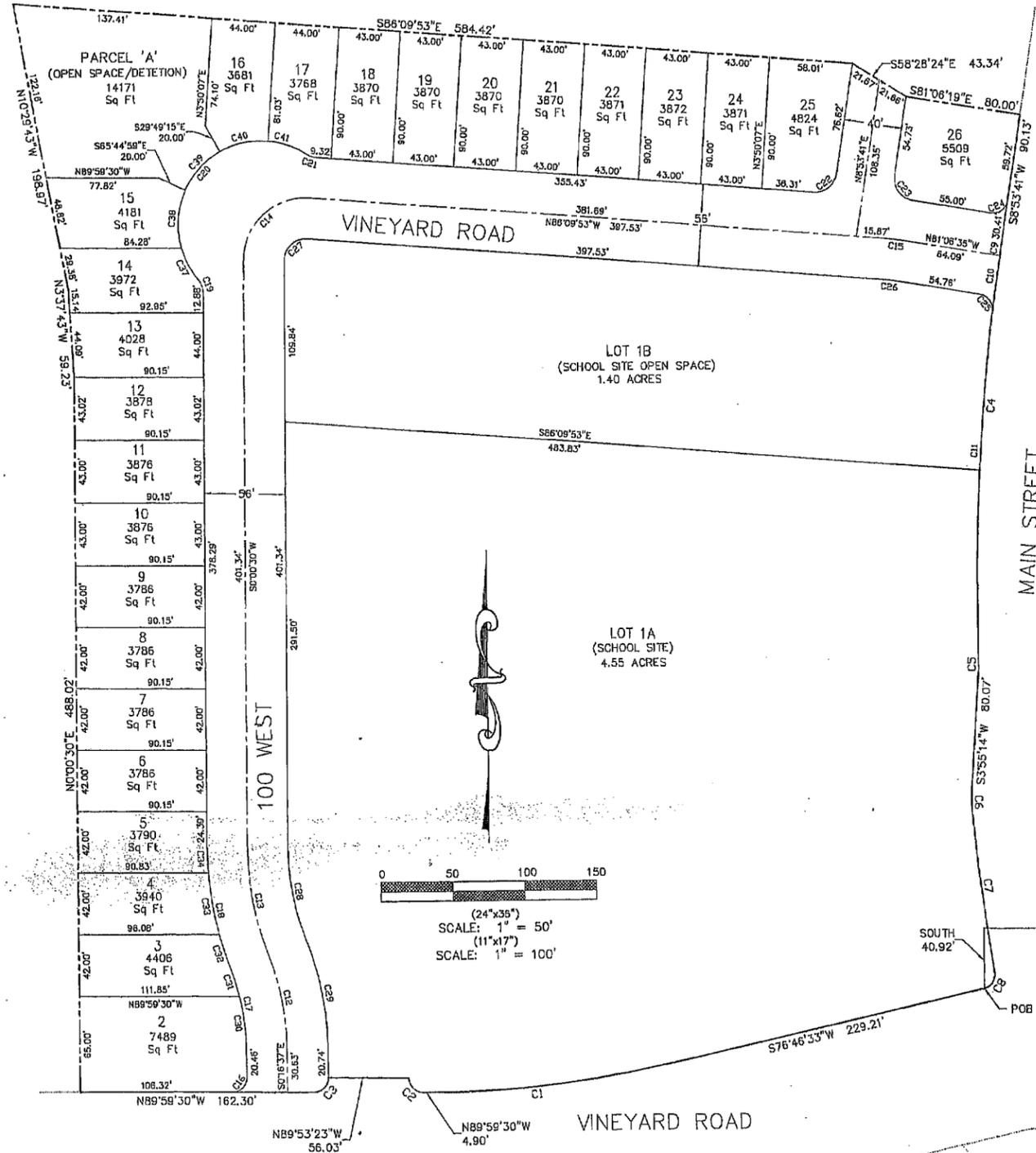
ATTACHMENTS:

Aerial Photo
Preliminary Subdivision Plat
Final Subdivision Plat
Landscaping Plan
Master Trails Plan

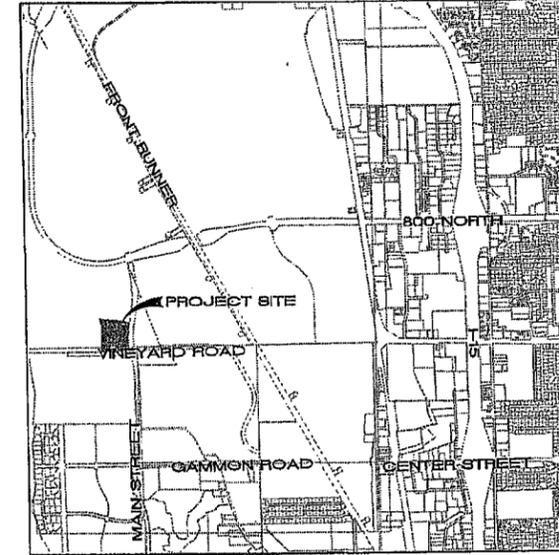
Aerial Photo and Map



WATER'S EDGE PHASE 4 PLAT "A"
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 18 AND THE
 SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH,
 RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

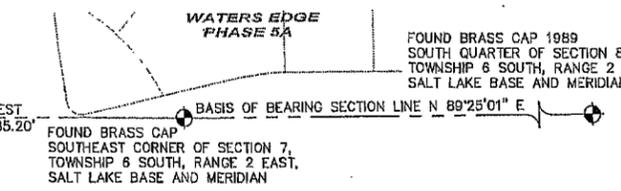
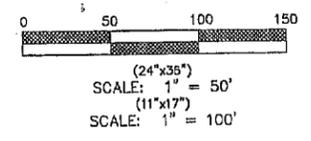


CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	163.88	709.50	131.357°	82.30	163.50	N83°23'31"E
C2	15.65	10.00	89°40'44"	9.94	14.10	S45°07'00"E
C3	15.77	10.00	90°22'50"	10.07	14.19	N44°54'47"E
C4	283.77	1551.00	10°28'58"	142.28	283.37	S33°12'12"W
C5	7.83	81.50	8°30'27"	3.92	7.83	N11°01'01"E
C6	19.49	118.50	9°25'30"	9.77	19.47	S0°47'31"E
C7	108.54	1563.00	3°58'44"	54.29	108.52	S7°30'10"E
C8	14.31	9.50	88°17'18"	8.90	12.89	S33°37'55"W
C9	7.69	1551.00	0°16'48"	3.79	7.58	S8°45'16"W
C10	37.72	1551.00	1°23'36"	18.86	37.71	S7°55'04"W
C11	238.47	1551.00	8°48'33"	119.47	238.23	S2°49'00"W
C12	63.92	172.00	21°17'35"	32.33	63.56	N10°55'26"W
C13	75.33	200.00	21°34'46"	38.11	74.88	S10°46'52"E
C14	70.42	43.00	93°49'37"	45.97	82.81	S46°55'19"W
C15	20.12	228.00	5°03'18"	10.06	20.11	N83°38'14"W
C16	15.76	10.00	90°17'07"	10.05	14.18	N44°51'56"E
C17	53.52	144.00	21°17'38"	27.07	53.21	N10°55'26"W
C18	85.87	228.00	21°34'47"	43.45	85.37	S10°46'52"E
C19	10.52	15.00	40°10'35"	5.49	10.30	N20°04'48"W
C20	164.71	58.00	162°42'51"	381.58	114.68	S41°11'20"W
C21	7.52	15.00	28°42'38"	3.84	7.44	S71°48'34"E

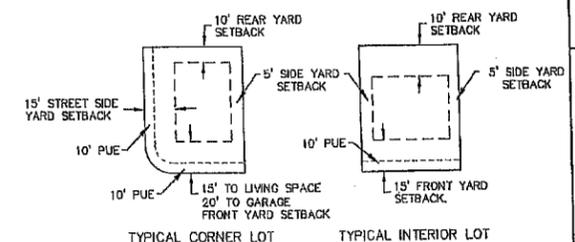


VICINITY MAP
NTS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C22	22.24	15.00	84°56'20"	13.73	20.25	N51°21'54"E
C23	23.56	15.00	90°00'20"	15.00	21.21	S36°06'29"E
C24	15.71	10.00	89°59'44"	10.00	14.14	N53°53'33"E
C25	15.42	10.00	88°19'51"	9.71	13.93	N36°56'39"W
C26	17.85	200.00	5°03'18"	8.83	17.84	N83°38'14"W
C27	24.56	15.00	93°49'37"	16.04	21.91	S46°55'19"W
C28	64.78	172.00	21°34'46"	32.78	64.40	S10°46'52"E
C29	74.33	200.00	21°17'38"	37.50	73.90	N10°55'26"W
C30	34.65	144.00	13°51'58"	17.51	34.76	N7°12'36"W
C31	18.67	144.00	7°25'40"	9.35	18.66	N17°51'25"W
C32	25.56	227.51	6°25'31"	12.79	25.35	S18°21'32"E
C33	42.68	227.94	10°43'44"	21.40	42.62	S9°47'05"E
C34	17.63	227.84	4°28'01"	8.82	17.63	S2°12'26"E
C37	24.49	58.00	24°11'24"	12.43	24.31	S28°04'24"E
C38	40.72	58.00	40°13'43"	21.24	39.89	S4°08'10"W
C39	36.37	58.00	35°55'44"	18.81	35.78	S42°12'53"W
C40	34.84	58.00	34°25'07"	17.96	34.32	S77°23'19"W
C41	28.28	58.00	27°56'53"	14.43	28.01	N71°25'41"W



LAND USE	
TOTAL ACREAGE:	10.24 acres
OPEN SPACE:	14,171 sq ft
TOTAL LOTS:	25 SINGLE FAMILY
NO. LOTS / ACRE:	2.44
ZONING:	SPD-3,600



SETBACK AND EASEMENT DETAIL
NOTE: NO MORE THAN 2 HOMES IN A ROW MAY HAVE THE SAME SETBACK AND MUST VARY BY 2' MIN.

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 5152741, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as WATER'S EDGE PHASE 4 PLAT "A" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is West 185.20 feet and South 40.92 feet from the Southeast Corner of Section 7, Township 6 South, Range 2 East, Salt Lake Base and Meridian thence South 76°46'33" West 229.21 feet; thence Southwesterly 163.86 feet along the arc of a 709.50 foot radius curve to the right, through a central angle of 13°13'57", the chord of which bears South 83°23'32" West 163.50 feet; thence North 89°59'30" West 4.90 feet; thence Northwesterly 15.65 feet along the arc of a 10.00 foot radius curve to the right, through a central angle of 89°40'44", the chord of which bears North 45°07'00" West 14.10 feet; thence North 89°53'23" West 56.03 feet; thence Southwesterly 15.77 feet along the arc of a 10.00 foot radius curve to the right, through a central angle of 90°22'50", the chord of which bears South 44°54'47" West 14.19 feet; thence North 89°59'30" West 162.30 feet; thence North 00°00'30" East 488.02 feet; thence North 03°37'43" West 59.23 feet; thence North 10°29'43" West 200.36 feet; thence South 86°00'02" East 456.69 feet; thence South 86°09'53" East 132.69 feet; thence South 56°05'14" East 44.14 feet; thence South 81°06'35" East 75.41 feet; thence South 08°53'41" West 88.61 feet; thence Southerly 283.77 feet along the arc of a 1551.00 foot radius curve to the left, through a central angle of 10°28'58", the chord of which bears South 03°39'12" West 283.37 feet; thence Southerly 7.83 feet along the arc of a 81.50 foot radius curve to the right, through a central angle of 05°30'27", the chord of which bears South 01°10'01" West 7.83 feet; thence South 03°55'14" West 80.07 feet; thence Southerly 19.49 feet along the arc of a 118.50 foot radius curve to the left, through a central angle of 09°25'30", the chord of which bears South 00°47'31" East 19.47 feet; thence Southerly 108.54 feet along the arc of a 1563.00 foot radius curve to the left, through a central angle of 03°58'44", the chord of which bears South 07°30'10" East 108.52 feet; thence Southwesterly 14.31 feet along the arc of a 9.50 foot radius curve to the right, through a central angle of 85°17'16", the chord of which bears South 33°37'55" West 12.99 feet;

10.24 acres

Basis of Bearing: the line between the Southeast Corner of Section 7 and the South Quarter Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian which bears North 89°25'01" East.

DATE _____ SURVEYOR _____ (See Seal Below)

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter known as WATER'S EDGE PHASE 4 PLAT "A" and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

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

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY _____ NOTARY PUBLIC SIGNATURE _____
COMMISSION # _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

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

ATTEST _____
CLERK-RECORDER
(See Seal Below)

PLAT "A"

WATER'S EDGE PHASE 4

A RESIDENTIAL SUBDIVISION

RECORDING INFORMATION

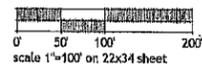
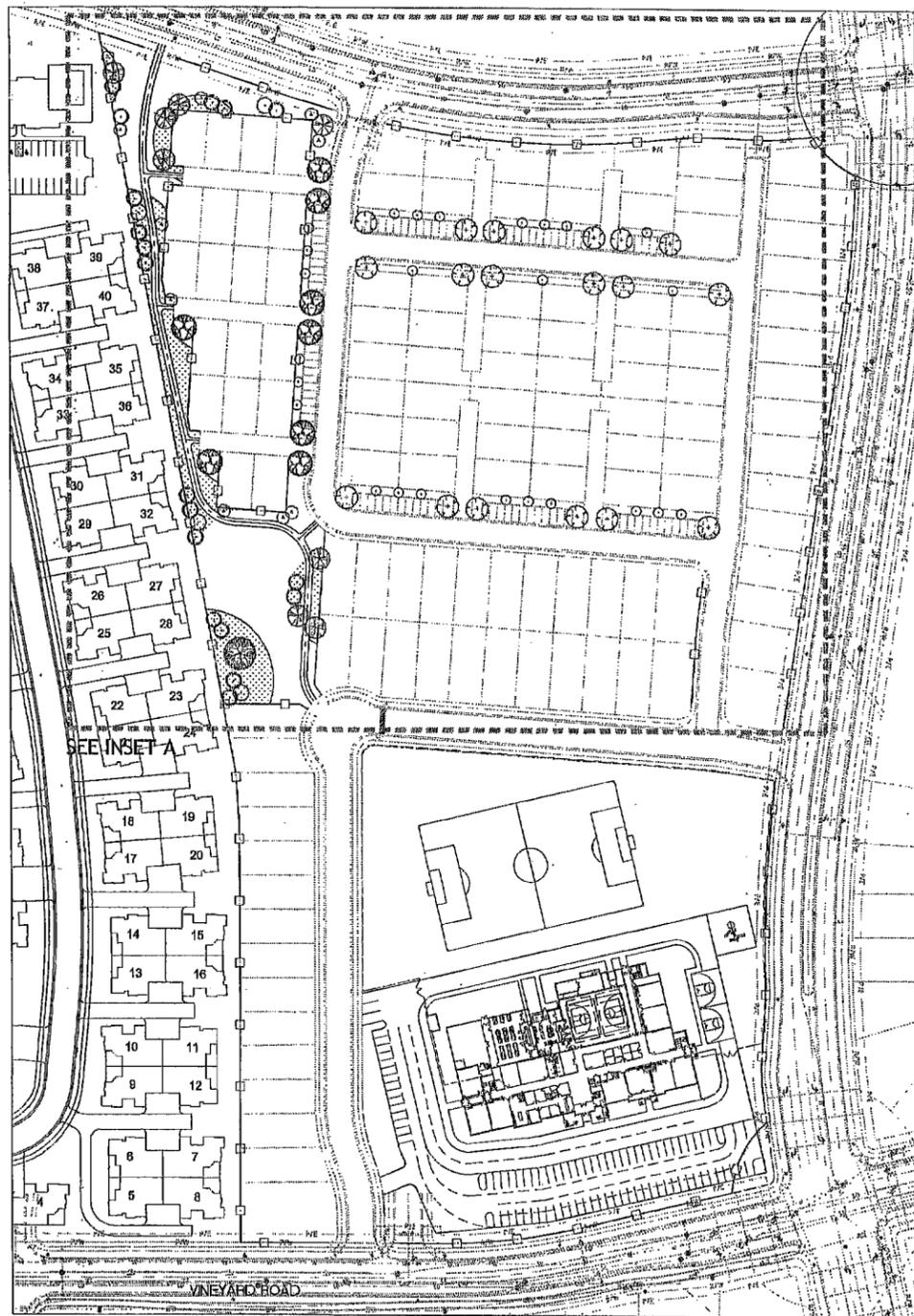
VINEYARD, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

NOTES:
1- THIS AREA HAS HISTORICALLY HAD A HIGH WATER TABLE, AND THE TOWN OF VINEYARD WILL HAVE NO LIABILITY FOR ANY DAMAGES DUE TO THE HIGH WATER TABLE. A LAND DRAIN FOR EACH LOT WILL BE REQUIRED AND MAINTAINED BY THE PROPERTY OWNER.
2- PROPERTY OWNERS SHOULD BE AWARE THAT THIS AREA IS LOCATED IN THE VICINITY OF A RAILROAD SYSTEM.
3- ALL ROADS TO BE DEDICATED TO THE TOWN OF VINEYARD, 1.81 ACRES.
4- DEVELOPER SHALL EXCEPT FROM ANY PUBLIC UTILITY EASEMENT SHOWN THEREON, AND RESERVE TO ITSELF AND ITS DESIGNEE, THE RIGHT TO DESIGN, ENGINEER, CONSTRUCT, INSTALL, TEST, OPERATE, MAINTAIN, REPAIR, REPLACE, RELOCATE, REMOVE AND MANAGE COMMUNICATIONS FACILITIES.

DEVELOPER: FLAGSHIP HOMES
170 SOUTH INTERSTATE PLAZA, SUITE 250
LEHI, UT 84043 801-766-4442

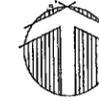
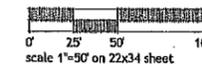
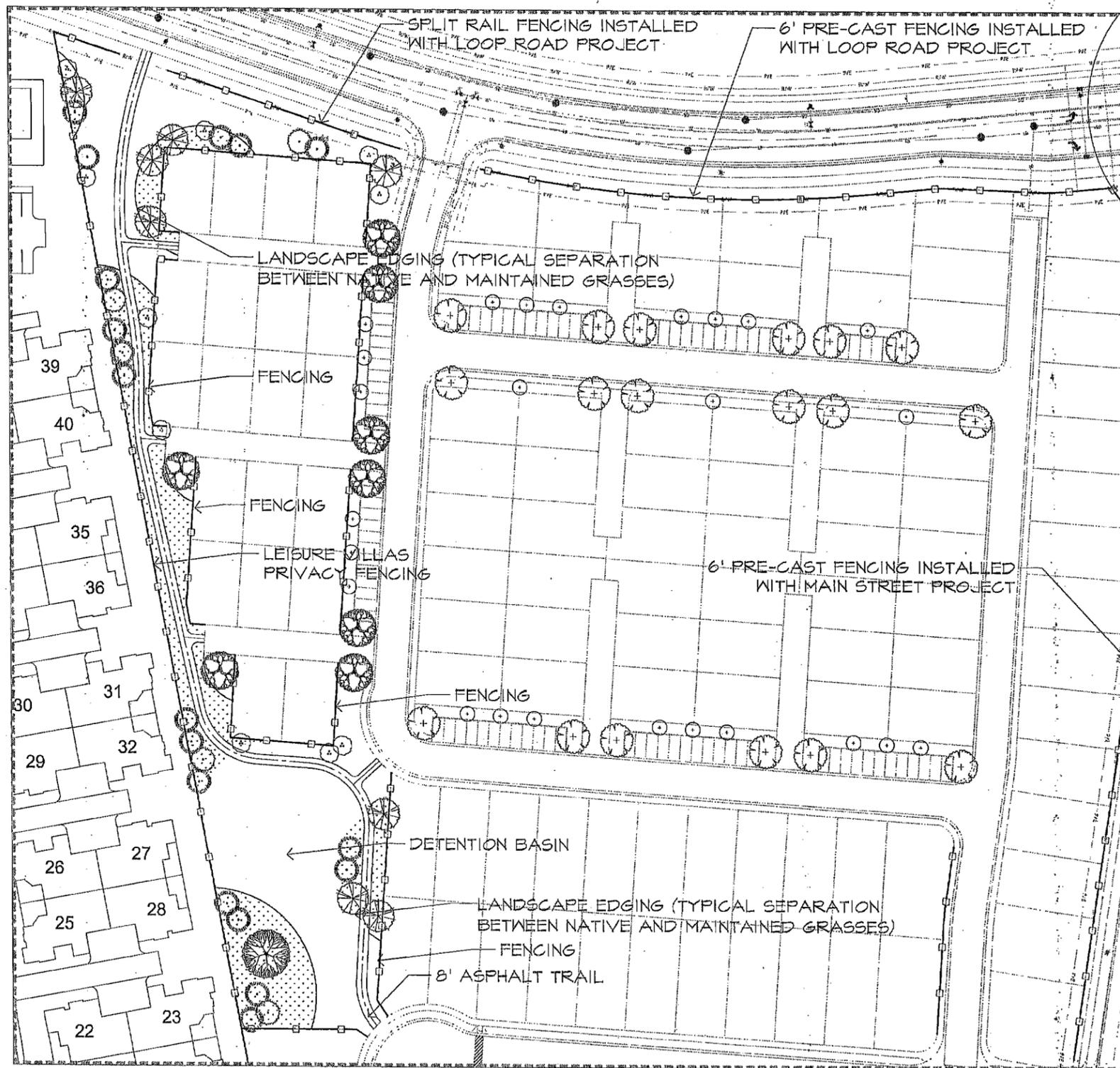
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 766-1644

MAYOR APPROVAL APPROVED BY THE MAYOR ON THIS DAY OF _____, A.D. 20____	PLANNING COMMISSION APPROVAL APPROVED BY THE PLANNING COMMISSION ON THIS DAY OF _____, A.D. 20____	TOWN OF VINEYARD ENGINEER APPROVAL APPROVED BY THE TOWN ENGINEER ON THIS DAY OF _____, A.D. 20____	TOWN OF VINEYARD ATTORNEY APPROVED BY TOWN OF VINEYARD ATTORNEY ON THIS DAY OF _____, A.D. 20____	SURVEYOR SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDED SEAL
--	--	--	---	---------------	--------------------	---------------------------	---------------------

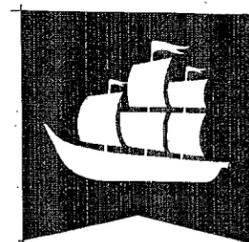


PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	<i>Aesculus hippocastanum</i> / European Horsechestnut Mature Size: H50-75' W40-65'	B 4 B	2" Cal	1
	<i>Crataegus phaenopyrum</i> / Washington Hawthorn Mature Size: H25-30' W20-25'	Transplanted	Varies	10
	<i>Glodilia triacanthos</i> 'Skyline' / Skyline Honey Locust Mature Size: H45' W35'	B 4 B	2" Cal	6
	<i>Picea pungens</i> 'Hoopsii' / Hoopsii Blue Spruce Mature Size: H30-40' W10-20'	Transplanted		4
	<i>Pinus nigra</i> / Austrian Black Pine Mature Size: H50-60' W20-40'	Transplanted		16
	<i>Platanus x acerifolia</i> / London Plane Tree Mature Size: H40-60' W30-40'	Transplanted		6
	<i>Pyrus calleryana</i> 'Chanticleer' / Chanticleer Pear Mature Size: H35' W15'	Transplanted		25
	<i>Zalkova serrata</i> 'Green Vase' / Green Vase Sawleaf Zalkova Mature Size: H50' W35'	Transplanted		16



GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Native Seed Mix / Bio Meadow from Biograss Seed at recommended application rate.	seed	20,841 sf
	Turf Sod Bluegrass / Kentucky Bluegrass	sod	58,131 sf



flagship
homes

170 South Interstate Plaza, Suite 250
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

WE PHASE 4 LANDSCAPE PLAN
WATERS EDGE MASTER PLANNED COMMUNITY
Vineyard, Utah

JANUARY 2016

landscape
preliminary
planting plan

L-101



TOWN MAINTAINED LANDSCAPES

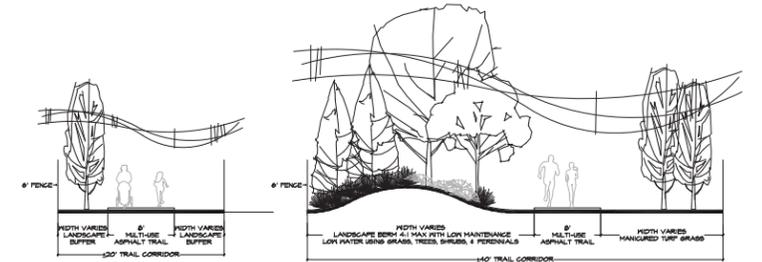
- 1 Main Street Streetscape
- 2 400 North Streetscape
- 3 Loop Road Streetscape
- 4 Vineyard Connector Streetscape
- 5 Trail Corridors
- 6 18 Acre Town Park
- 7 6 Acre Town Park
- 8 3 Acre Beach Park
- 9 25 Acre Natural Open Space

PRIVATELY MAINTAINED LANDSCAPES

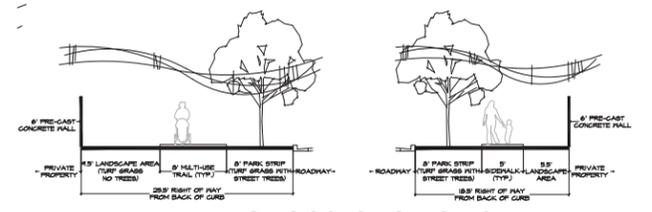
- North HOA Property (Clubhouse & Pool)
- South HOA Property (Clubhouse & Pool)
- Gateway Signage and adjacent landscaping

PUBLIC TRAIL SYSTEM

- Regional Trails - 8' Asphalt
- Local Trails



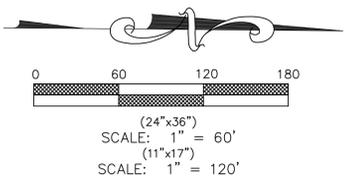
SEPARATED TRAIL CORRIDOR CROSS-SECTIONS



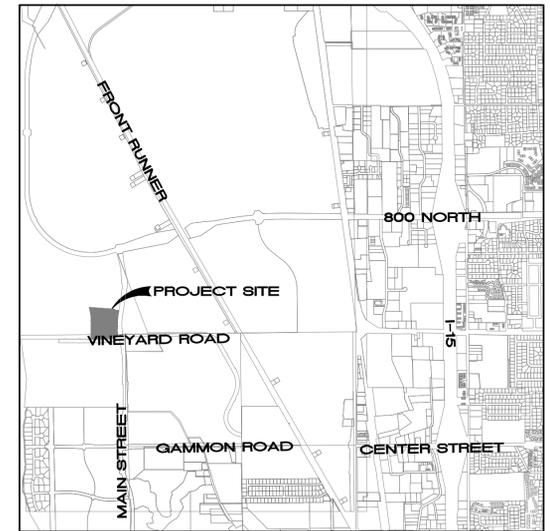
TRAIL CROSS-SECTIONS ALONG ROADWAYS

WATERS EDGE PARK, TRAIL, & OPEN SPACE MAP

WATERS EDGE PHASE 4A-4B PRELIMINARY PLAT VINEYARD, UTAH



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	14.31	9.50	86°17'16"	8.90	12.99	N33°37'55"E
C2	163.86	709.50	13°13'57"	82.30	163.50	N83°23'31"E
C3	15.65	10.00	89°40'44"	9.94	14.10	S45°07'00"E
C4	15.74	10.00	90°11'27"	10.03	14.17	N44°49'05"E
C5	54.45	1047.50	2°58'43"	27.23	54.45	S73°08'17"E
C6	4.73	3.00	90°21'38"	3.02	4.26	N29°26'49"W
C7	4.52	3.00	86°15'19"	2.81	4.10	S58°51'39"W
C8	317.06	1047.50	17°20'32"	159.75	315.85	S86°40'58"E
C9	9.88	74.50	7°35'41"	4.94	9.87	S88°26'36"E
C10	16.64	125.50	7°35'41"	8.33	16.62	N88°26'36"E
C11	15.82	9.50	95°24'15"	10.44	14.05	N47°39'07"W
C12	223.68	1449.00	8°50'41"	112.06	223.46	N4°28'21"E
C13	283.77	1551.00	10°28'58"	142.28	283.37	S3°39'12"W
C14	7.83	81.50	5°30'27"	3.92	7.83	N11°01'01"E
C15	19.49	118.50	9°25'30"	9.77	19.47	S0°47'31"E
C16	63.92	172.00	21°17'38"	32.33	63.56	N10°55'26"W
C17	75.33	200.00	21°34'46"	38.11	74.88	S10°46'52"E
C18	70.42	43.00	93°49'37"	45.97	62.81	S46°55'19"W
C19	20.12	228.00	5°03'18"	10.06	20.11	N83°38'14"W
C21	16.48	200.00	4°43'19"	8.25	16.48	N6°27'56"E
C22	54.82	35.00	89°44'26"	34.84	49.39	S41°07'49"E
C23	42.39	202.50	11°59'36"	21.27	42.31	S9°44'12"W



**VICINITY MAP
NTS**

PARKING TABULATIONS	
GARAGE PARKING	236 SPACES
DRIVEWAY	98 SPACES
GUEST PARKING	83 SPACES
TOTAL PARKING	417 SPACES

LAND USE	
TOTAL ACREAGE:	21.34 acres
TOTAL ACREAGE AREA A:	10.24 acres
TOTAL ACREAGE AREA B:	11.10 acres
OPEN SPACE:	1.51 acres
TOTAL LOTS:	118
NO. LOTS / ACRE:	5.5
NO. LOTS AREA A:	25
NO. LOTS AREA B:	93
ZONING AREA A:	SDF-3600
ZONING AREA B:	SDF-C

DEVELOPER
 FLAGSHIP HOMES
 170 SOUTH INTERSTATE PLAZA
 SUITE 250
 LEHI, UT 84043

REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1				TGT
2				TJT
3				TGT
4				1/4/2016
				CDGD FILE:

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

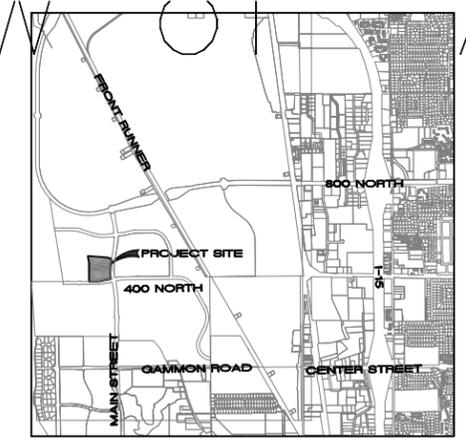
VINEYARD, UTAH

*WATERS EDGE
PHASE 4A-4B*

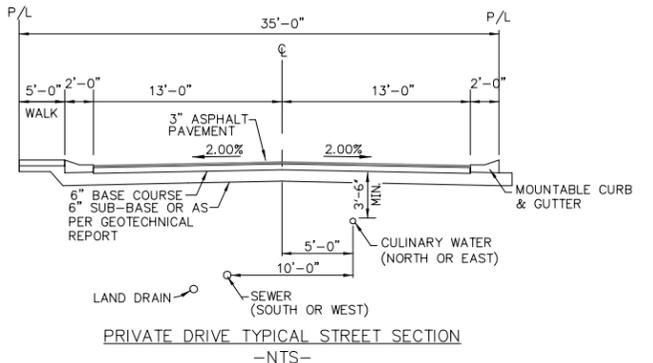
PRELIMINARY PLAT

JOB
 GIFFORD
 SHEET NO.
 1 OF 1

WATERS EDGE PHASE 4B VINEYARD, UTAH



VICINITY MAP
NTS



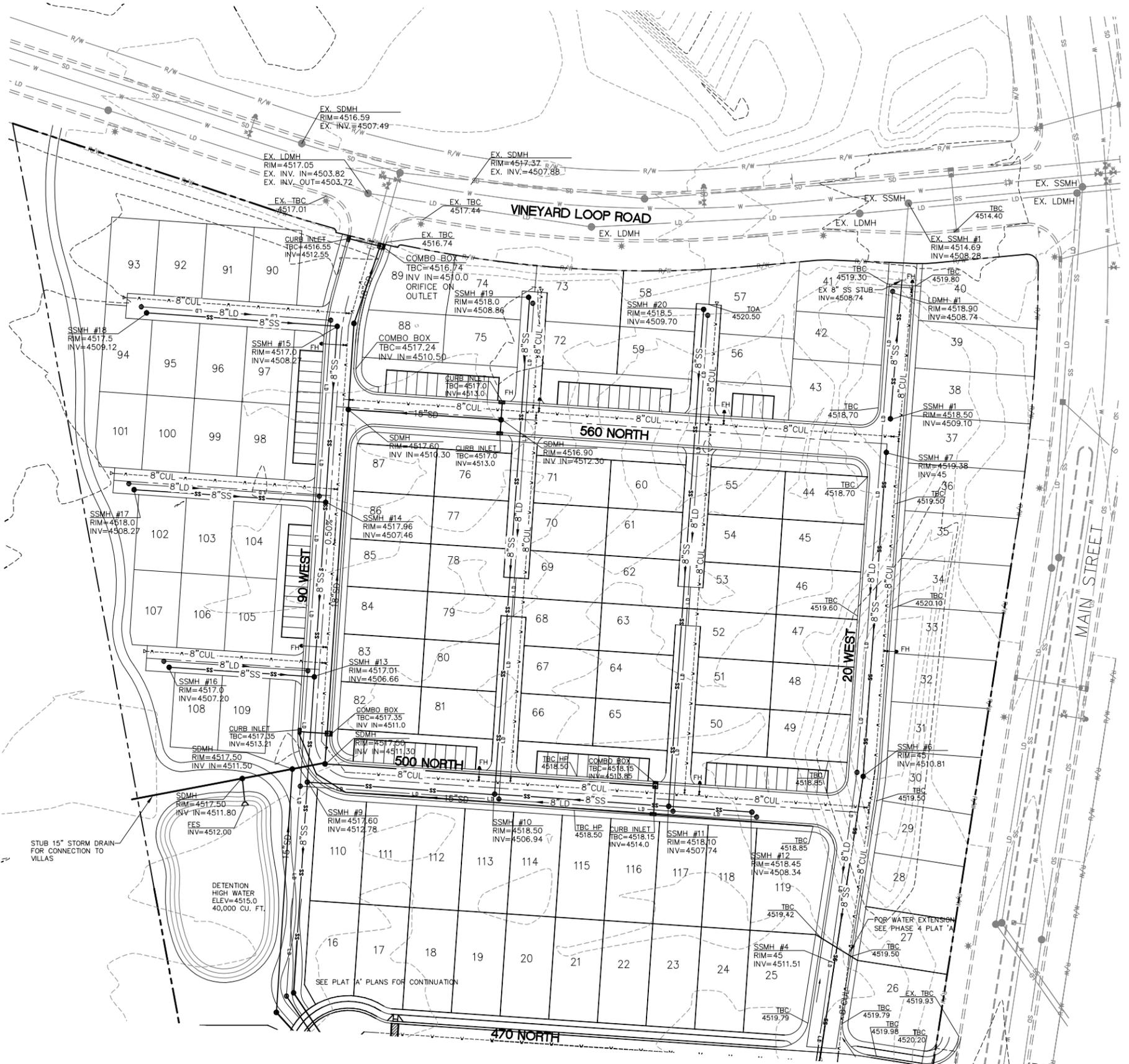
- GENERAL NOTES:**
- 1) ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF VINEYARD STANDARDS AND SPECIFICATIONS.
 - 2) ONE (1) ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH THE TOWN OF VINEYARD DESIGN STANDARDS, SHALL BE SUBMITTED TO THE TOWN UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN, AND POWER.
 - 3) PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
 - 4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE CITY ENGINEER, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
 - 5) ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF VINEYARD DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
 - 6) ALL LAND DRAIN MANHOLES TO BE 1.5 FEET DEEPER THAN SEWER MANHOLES.
 - 7) ALL SEWER IS AT A MINIMUM OF 0.4% SLOPE.

LEGEND

- PROPERTY BOUNDARY LINE
- CUL- PROPOSED 8" PVC C-900 WATER
- EDGE OF PAVEMENT
- EASEMENT LINE
- SS- PROPOSED PVC SDR-35 SEWER W/MH
- SS- EXISTING PVC SEWER W/MH
- LD- PROPOSED PVC LAND DRAIN W/MH (WHITE)
- > PROPOSED FIRE HYDRANT W/VALVE



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



REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1				TGT
2				TJT
3				TGT
4				12/17/2015
DATE:			CDGO FILE:	

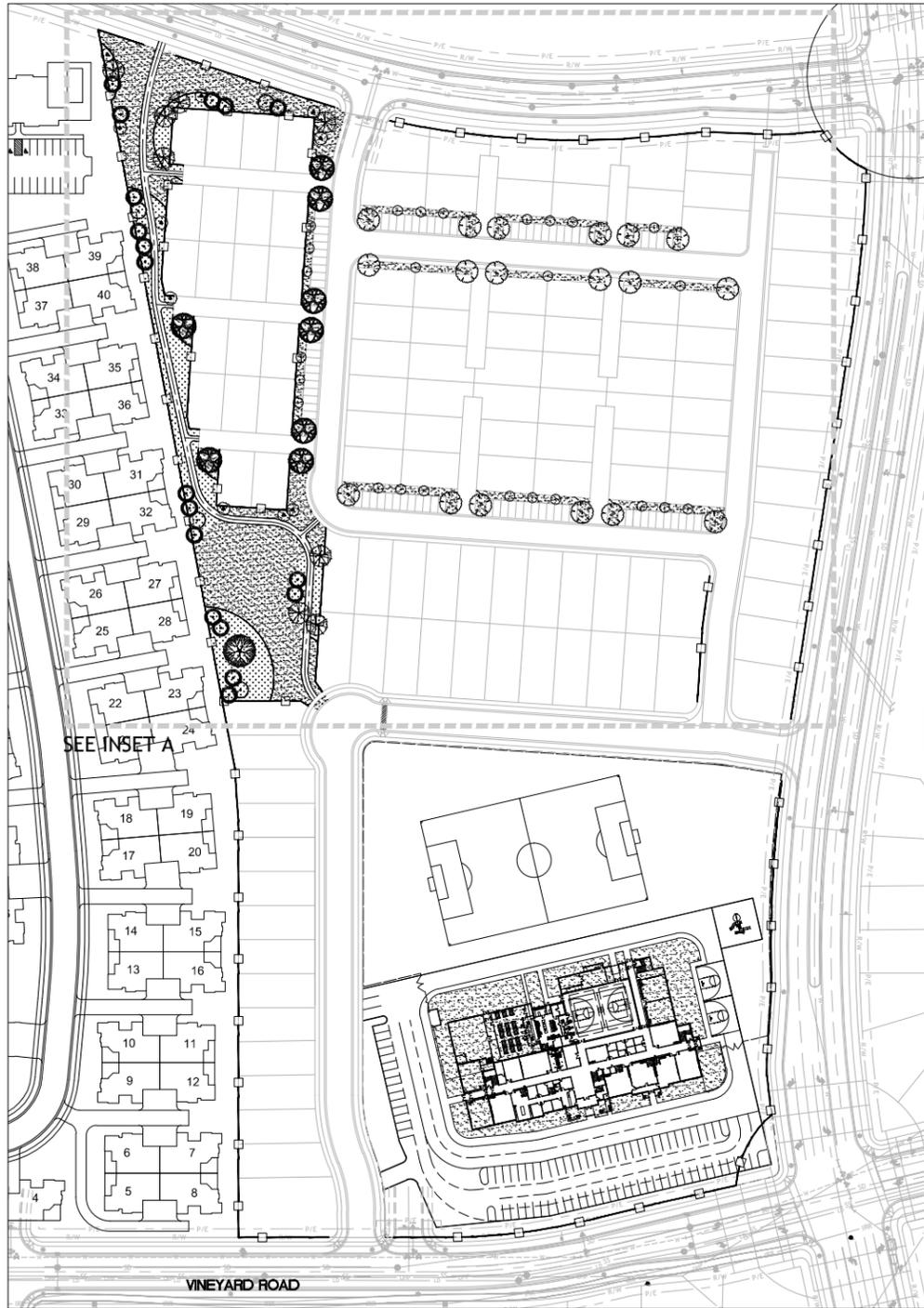
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

VINEYARD, UTAH

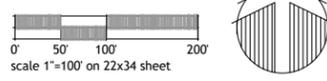
WATERS EDGE
PHASE 4 PLAT 'B'

PRELIMINARY UTILITY/GRADING

JOB
FS
SHEET NO.
1

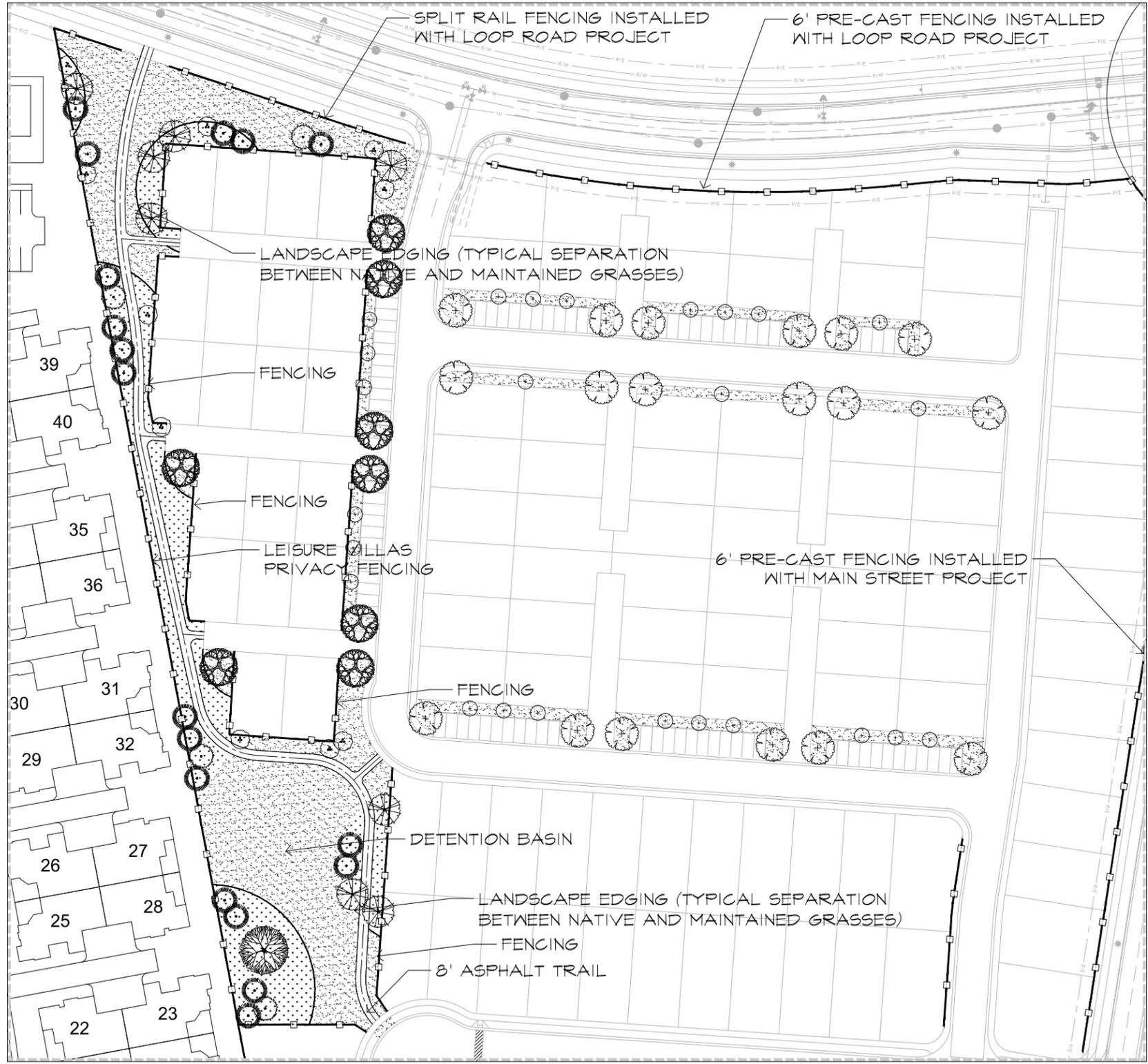


PLAN VIEW - OVERALL PHASE 4

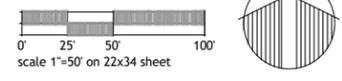


PLANT SCHEDULE

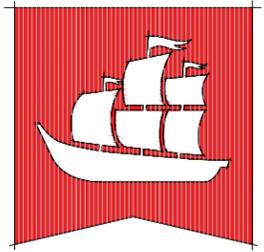
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	<i>Aesculus hippocastanum</i> / European Horsechestnut Mature Size: H50-75' W40-65'	B & B	2" Cal	1
	<i>Crataegus phaenopyrum</i> / Washington Hawthorn Mature Size: H25-30' W20-25'	Transplanted	Varies	10
	<i>Gleditsia triacanthos</i> 'Skyline' / Skyline Honey Locust Mature Size: H45' W35'	B & B	2" Cal	8
	<i>Picea pungens</i> 'Hoopsii' / Hoopsii Blue Spruce Mature Size: H30-40' W10-20'	Transplanted		4
	<i>Pinus nigra</i> / Austrian Black Pine Mature Size: H50-60' W20-40'	Transplanted		18
	<i>Platanus x acerifolia</i> / London Plane Tree Mature Size: H40-60' W30-40'	Transplanted		8
	<i>Pyrus calleryana</i> 'Chanticleer' / Chanticleer Pear Mature Size: H35' W15'	Transplanted		25
	<i>Zelkova serrata</i> 'Green Vase' / Green Vase Sawleaf Zelkova Mature Size: H50' W35'	Transplanted		18



PLAN VIEW - INSET A



GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Native Seed Mix / Bio Meadow from Biograss Seed at recommended application rate.	seed	20,841 sf
	Turf Sod Bluegrass / Kentucky Bluegrass	sod	53,139 sf



flagship
homes

170 South Interstate Plaza, Suite 250
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

WE PHASE 4 LANDSCAPE PLAN
WATERS EDGE MASTER PLANNED COMMUNITY
Vineyard, Utah

JANUARY 2016

landscape
preliminary
planting plan

L-101



COMMUNITY DEVELOPMENT

DATE: March 23, 2016
FROM: Aric Jensen; Town Planner
Don Overson; Town Engineer
TO: Town Council
ITEM: Preliminary Plat; Water's Edge 4B
ADDRESS: Southwest corner Vineyard Connector and Geneva Road
APPLICANT: Flagship Homes

BACKGROUND AND ANALYSIS:

Flagship Homes, applicant, requests preliminary plat approval for Water's Edge Phase 4B, which is located northwest of Vineyard Rd and Main Street. The property is currently designated SFD-C and SFD-3600 within the adopted Water's Edge Specific Development Zone, which requires the following development standards:

Phase 4B (SFD-C)

1. A maximum of 79 lots; 93 are proposed (see explanation below)
2. A minimum 2400 sq ft lot size; all lots meet this requirement
3. A minimum lot width of 42' for interior lots; all lots meet this requirement
4. A minimum lot width of 52' for corner lots; all lots meet this requirement

Phase 4B (SFD-3600)

1. A maximum of 79 lots; 25 are proposed in 4A and 10 are proposed in 4B (see below)
2. A minimum 2400 sq ft lot size; all lots meet this requirement
3. A minimum lot width of 42' for interior lots; all lots meet this requirement
4. A minimum lot width of 52' for corner lots; all lots meet this requirement

Phase 4 of the Waters Edge development includes two school lots totaling 5.95 acres, and also the Leisure Villas development of 27.11 acres. The following is an analysis of the entire Phase 4 development, which includes the approved density taking into account the school site and the Leisure Villas property.

Phase 4 as adopted:

A14 – 79 SFD 3600 10.5 Acres

A15 – 72 SFD 5400 12.9 Acres

A16 – CPW 3.2 Acres

A17 – 84 SFD 4500 12.9 Acres

A18 – 84 SFD Cluster 8.8 Acres

A19 – CPW 0.7 Acres

**Total Acreage – 49 Acres | Total Residential Units – 319 | Total Density/Acre – 6.51
units per Acre**

Phase 4 net the school site:

4A (A14) – 25 SFD 3600 4.55 acres

4B (A18) – 10 SFD 3600 Lots & 83 SFD Cluster Lots 11.10 acres

Leisure Villas (A15 & A17) – 154 Units 27.113 Acres

Total Acreage – 42.513 Acres | Total Residential Units – 276 | Total Density/Acre – 6.51 units per Acre

Phase 4 as proposed:

Phase 4A – 25 Residential lots

Phase 4B – 93 Residential lots

Leisure Villas – 154 Residential lots/units

Total 272 Residential Lots/Units – Maximum Allowed 276 Units

In addition to the criteria above, as part of the Waters Edge masterplan, Phase 4 is required to include a dedication of land for any and all adjacent trails shown on the project master trail plan. Phase 4B has a small section of open space that is shared with Phase 4A that includes a section of trail connecting Vineyard Loop Road to the trail coming from the elementary school site. These trails and open space areas are shown on the joint Phase 4A and 4B landscaping plan and the Trail Master Plan (both attached).

Per the adopted Waters Edge Master Plan and Zoning District, only the architectural design of attached residences is approved by the Planning Commission and Town Council – single family home design is reviewed and approved administratively by the Town Planner. Therefore, all residences must be built in compliance with the design standards set forth in the adopted Waters Edge Development Plan.

Per the adopted Waters Edge Master Plan and Zoning District, only the architectural design of attached residences is approved by the Planning Commission and Town Council – single family home design is reviewed and approved administratively by the Town Planner.

RECOMMENDATION:

The Planning Commission reviewed this submittal on March 16, 2016, and recommended **PRELIMINARY APPROVAL** of the proposed Water's Edge Phase 4 Plat B.

PROPOSED MOTION:

I move that the Council **GRANT PRELIMINARY APPROVAL** of Water's Edge Phase 4 Plat B with the following findings and conditions:

Findings

1. With the conditions below, the proposed plat meets the minimum requirements of the Town Ordinances.

Conditions

1. The applicant installs the trail, landscaping, fencing, and other improvements shown on this plan and within the adopted Waters Edge Special Zoning District.
2. The applicant pays any outstanding fees and makes any redline corrections.
3. The landscaped detention basin include playground equipment as previously promised.
4. The pedestrian crossing from the trail to the school sidewalks be delineated by a change of materials and colors, such as pavers or stamped concrete.

ATTACHMENTS:

Aerial Photo
Preliminary Subdivision Plat
Landscaping Plan
Master Trails Plan

Aerial Photo and Map





TOWN MAINTAINED LANDSCAPES

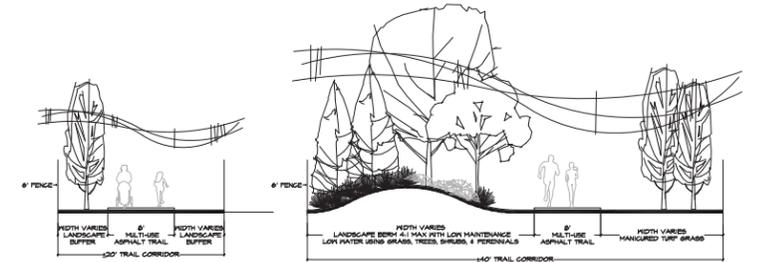
- 1 Main Street Streetscape
- 2 400 North Streetscape
- 3 Loop Road Streetscape
- 4 Vineyard Connector Streetscape
- 5 Trail Corridors
- 6 18 Acre Town Park
- 7 6 Acre Town Park
- 8 3 Acre Beach Park
- 9 25 Acre Natural Open Space

PRIVATELY MAINTAINED LANDSCAPES

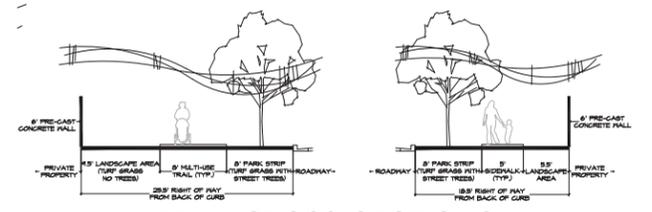
- North HOA Property (Clubhouse & Pool)
- South HOA Property (Clubhouse & Pool)
- Gateway Signage and adjacent landscaping

PUBLIC TRAIL SYSTEM

- Regional Trails - 8' Asphalt
- Local Trails



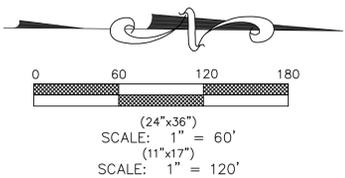
SEPARATED TRAIL CORRIDOR CROSS-SECTIONS



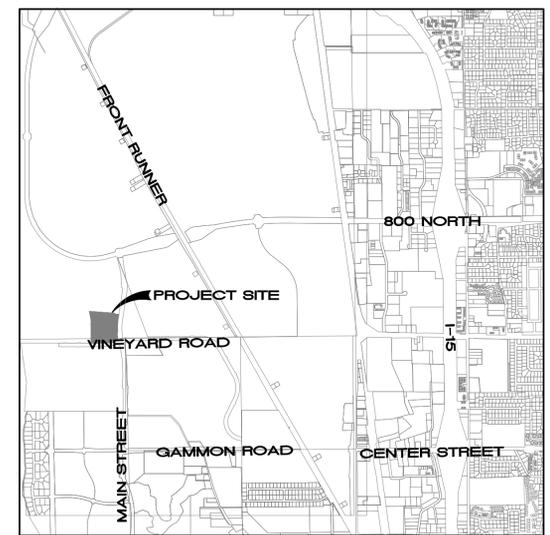
TRAIL CROSS-SECTIONS ALONG ROADWAYS

WATERS EDGE PARK, TRAIL, & OPEN SPACE MAP

WATERS EDGE PHASE 4A-4B PRELIMINARY PLAT VINEYARD, UTAH



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	14.31	9.50	86°17'16"	8.90	12.99	N33°37'55"E
C2	163.86	709.50	13°13'57"	82.30	163.50	N83°23'31"E
C3	15.65	10.00	89°40'44"	9.94	14.10	S45°07'00"E
C4	15.74	10.00	90°11'27"	10.03	14.17	N44°49'05"E
C5	54.45	1047.50	2°58'43"	27.23	54.45	S73°08'17"E
C6	4.73	3.00	90°21'38"	3.02	4.26	N29°26'49"W
C7	4.52	3.00	86°15'19"	2.81	4.10	S58°51'39"W
C8	317.06	1047.50	17°20'32"	159.75	315.85	S86°40'58"E
C9	9.88	74.50	7°35'41"	4.94	9.87	S88°26'36"E
C10	16.64	125.50	7°35'41"	8.33	16.62	N88°26'36"E
C11	15.82	9.50	95°24'15"	10.44	14.05	N47°39'07"W
C12	223.68	1449.00	8°50'41"	112.06	223.46	N4°28'21"E
C13	283.77	1551.00	10°28'58"	142.28	283.37	S3°39'12"W
C14	7.83	81.50	5°30'27"	3.92	7.83	N11°01'01"E
C15	19.49	118.50	9°25'30"	9.77	19.47	S0°47'31"E
C16	63.92	172.00	21°17'38"	32.33	63.56	N10°55'26"W
C17	75.33	200.00	21°34'46"	38.11	74.88	S10°46'52"E
C18	70.42	43.00	93°49'37"	45.97	62.81	S46°55'19"W
C19	20.12	228.00	5°03'18"	10.06	20.11	N83°38'14"W
C21	16.48	200.00	4°43'19"	8.25	16.48	N6°27'56"E
C22	54.82	35.00	89°44'26"	34.84	49.39	S41°07'49"E
C23	42.39	202.50	11°59'36"	21.27	42.31	S9°44'12"W



**VICINITY MAP
NTS**

PARKING TABULATIONS	
GARAGE PARKING	236 SPACES
DRIVEWAY	98 SPACES
GUEST PARKING	83 SPACES
TOTAL PARKING	417 SPACES

LAND USE	
TOTAL ACREAGE:	21.34 acres
TOTAL ACREAGE AREA A:	10.24 acres
TOTAL ACREAGE AREA B:	11.10 acres
OPEN SPACE:	1.51 acres
TOTAL LOTS:	118
NO. LOTS / ACRE:	5.5
NO. LOTS AREA A:	25
NO. LOTS AREA B:	93
ZONING AREA A:	SDF-3600
ZONING AREA B:	SDF-C

DEVELOPER
FLAGSHIP HOMES
170 SOUTH INTERSTATE PLAZA
SUITE 250
LEHI, UT 84043

REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1				TGT
2				TJT
3				TGT
4				1/4/2016
				CDGD FILE:

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

VINEYARD, UTAH

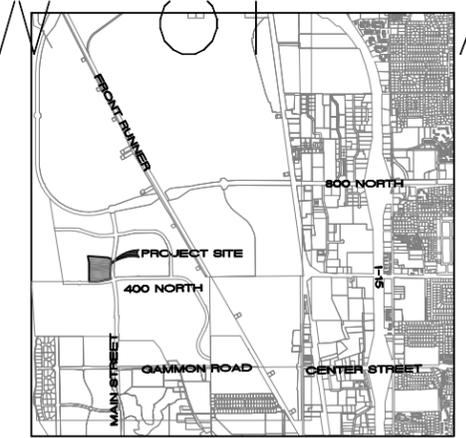
*WATERS EDGE
PHASE 4A-4B*

PRELIMINARY PLAT

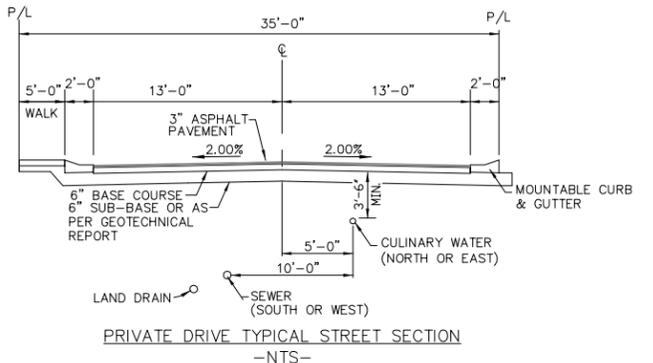
JOB
GIFFORD
SHEET NO.
1 OF 1

J:\GIFFORD\VINEYARD NORTH

WATERS EDGE PHASE 4B VINEYARD, UTAH



VICINITY MAP
NTS



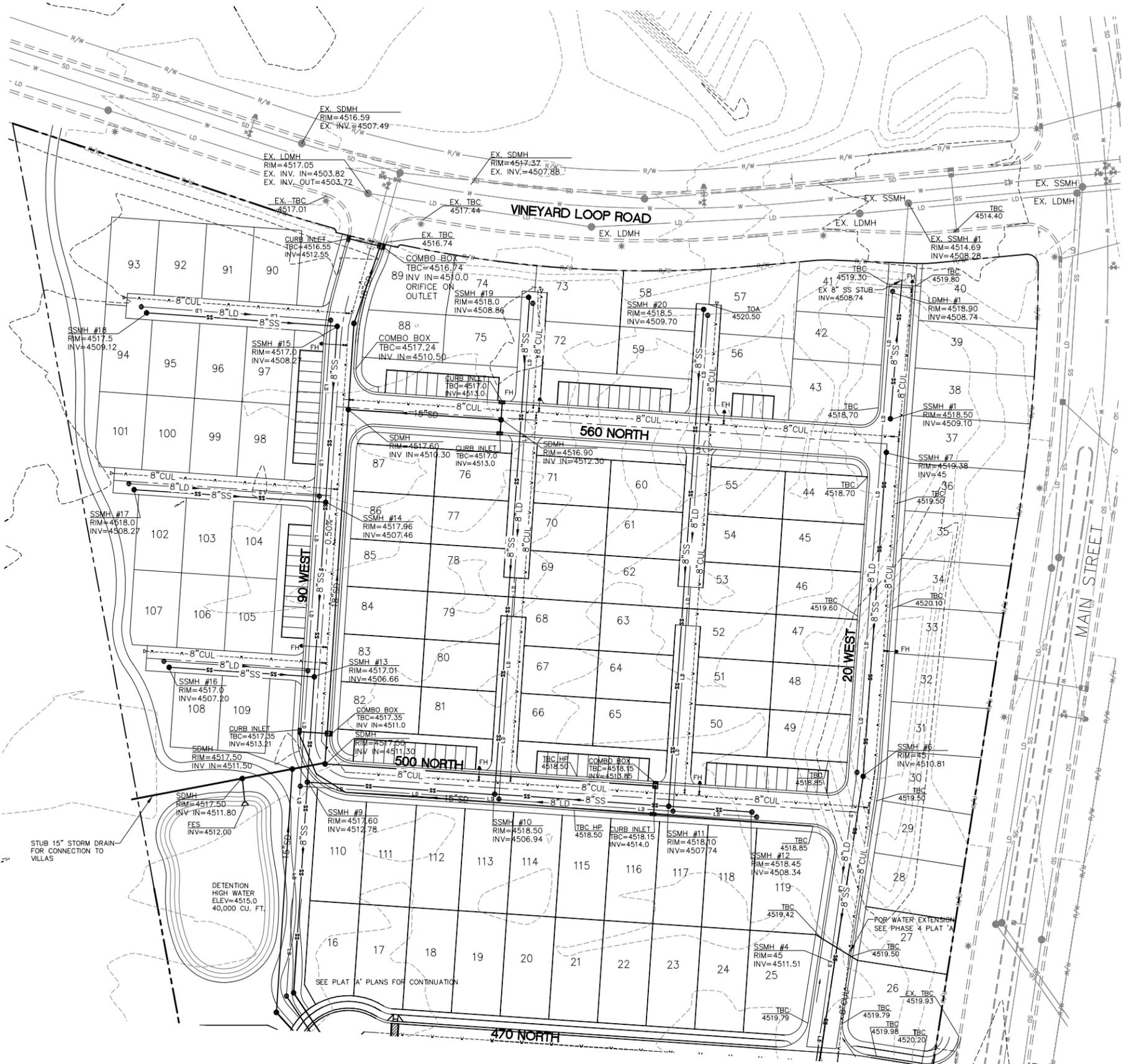
- GENERAL NOTES:**
- 1) ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE TOWN OF VINEYARD STANDARDS AND SPECIFICATIONS.
 - 2) ONE (1) ELECTRONIC COPY OF AS-BUILT DRAWINGS, FORMATTED IN ACCORDANCE WITH THE TOWN OF VINEYARD DESIGN STANDARDS, SHALL BE SUBMITTED TO THE TOWN UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING, WATER, SEWER, STORM DRAIN, AND POWER
 - 3) PRIOR TO CONSTRUCTION, AN EROSION AND SEDIMENTATION CONTROL PLAN WILL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
 - 4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE CITY ENGINEER, CITY INSPECTORS, THE CONTRACTOR AND THE PROPERTY OWNER.
 - 5) ALL ADA REQUIREMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF VINEYARD DESIGN STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS.
 - 6) ALL LAND DRAIN MANHOLES TO BE 1.5 FEET DEEPER THAN SEWER MANHOLES.
 - 7) ALL SEWER IS AT A MINIMUM OF 0.4% SLOPE.

LEGEND

- PROPERTY BOUNDARY LINE
- CUL- PROPOSED 8" PVC C-900 WATER
- EDGE OF PAVEMENT
- EASEMENT LINE
- SS- PROPOSED PVC SDR-35 SEWER W/MH
- SS- EXISTING PVC SEWER W/MH
- LD- PROPOSED PVC LAND DRAIN W/MH (WHITE)
- > PROPOSED FIRE HYDRANT W/VALVE



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



REVISIONS				
NO.	DATE	DESCRIPTION	BY	DESIGNED BY:
1				TGT
2				TJT
3				TGT
4				12/17/2015
DATE:			CDGO FILE:	

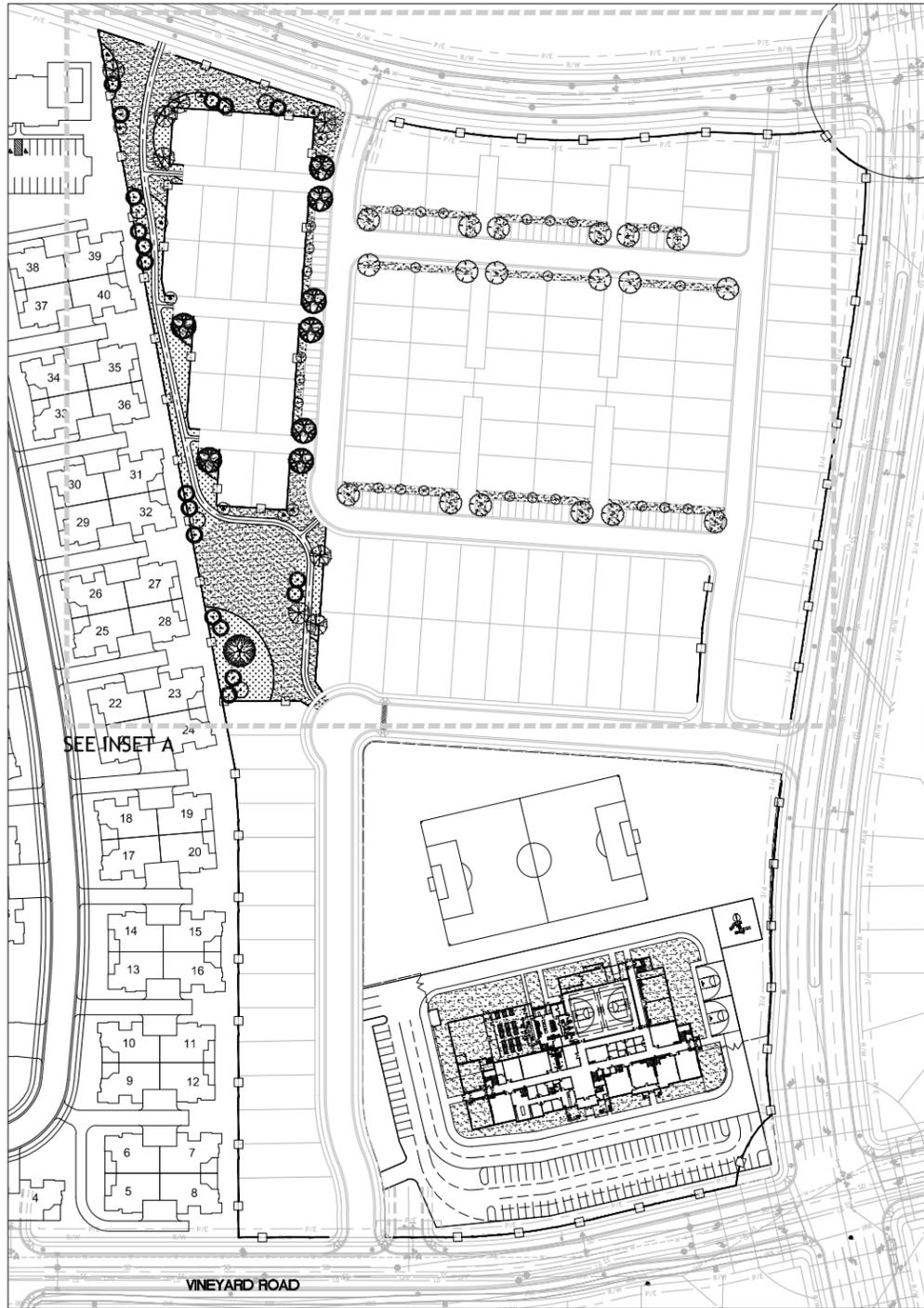
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

VINEYARD, UTAH

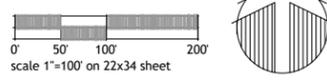
WATERS EDGE
PHASE 4 PLAT 'B'

PRELIMINARY UTILITY/GRADING

JOB
FS
SHEET NO.
1

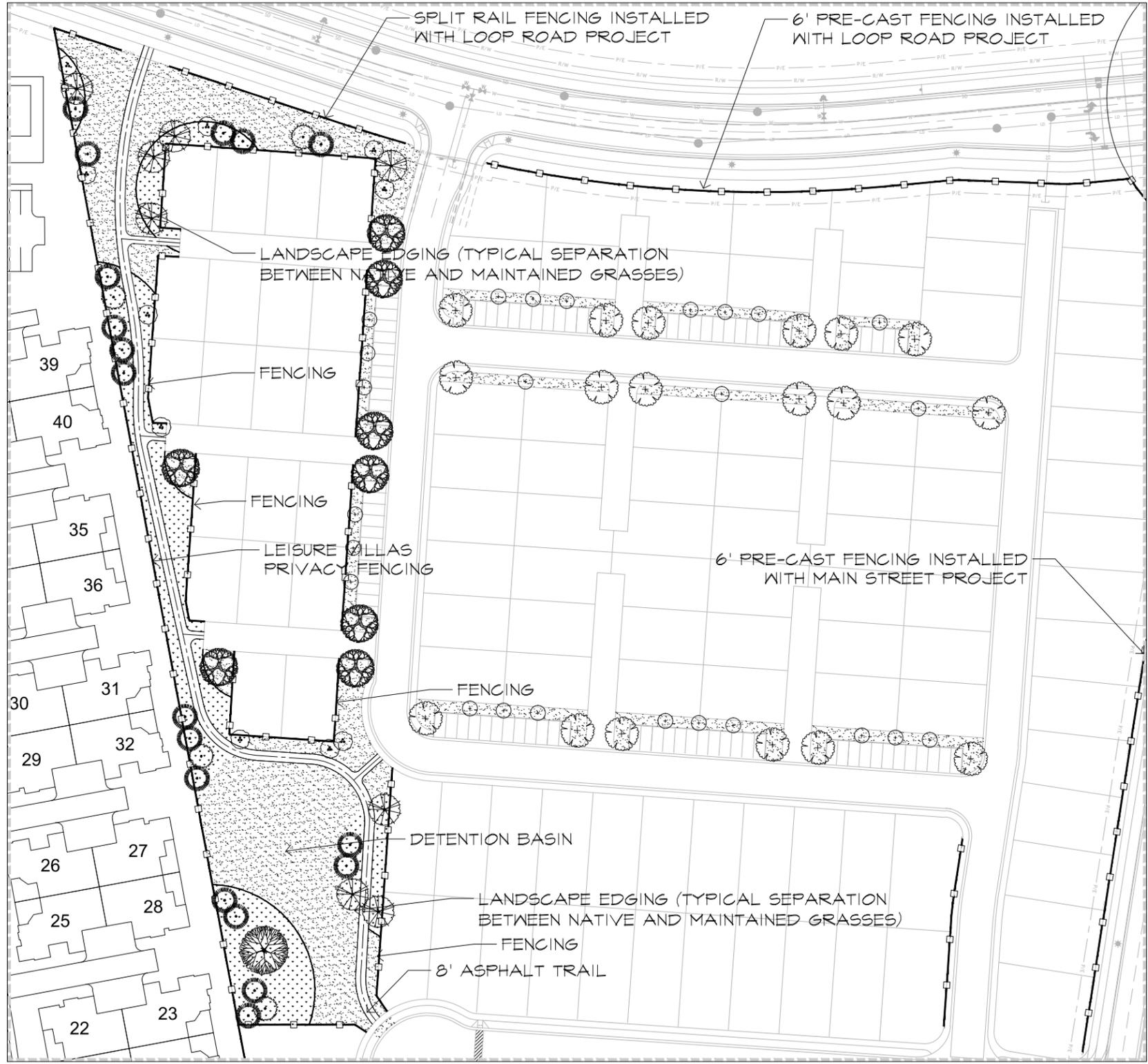


PLAN VIEW - OVERALL PHASE 4

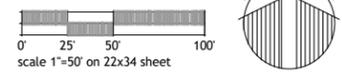


PLANT SCHEDULE

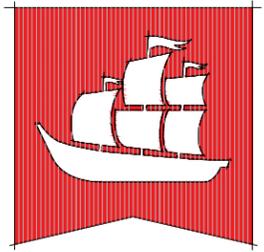
TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	<i>Aesculus hippocastanum</i> / European Horsechestnut Mature Size: H50-75' W40-65'	B & B	2" Cal	1
	<i>Crataegus phaenopyrum</i> / Washington Hawthorn Mature Size: H25-30' W20-25'	Transplanted	Varies	10
	<i>Gleditsia triacanthos</i> 'Skyline' / Skyline Honey Locust Mature Size: H45' W35'	B & B	2" Cal	8
	<i>Picea pungens</i> 'Hoopsii' / Hoopsii Blue Spruce Mature Size: H30-40' W10-20'	Transplanted		4
	<i>Pinus nigra</i> / Austrian Black Pine Mature Size: H50-60' W20-40'	Transplanted		18
	<i>Platanus x acerifolia</i> / London Plane Tree Mature Size: H40-60' W30-40'	Transplanted		8
	<i>Pyrus calleryana</i> 'Chanticleer' / Chanticleer Pear Mature Size: H35' W15'	Transplanted		25
	<i>Zelkova serrata</i> 'Green Vase' / Green Vase Sawleaf Zelkova Mature Size: H50' W35'	Transplanted		18



PLAN VIEW - INSET A



GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Native Seed Mix / Bio Meadow from Biograss Seed at recommended application rate.	seed	20,841 sf
	Turf Sod Bluegrass / Kentucky Bluegrass	sod	53,139 sf



flagship
homes

170 South Interstate Plaza, Suite 250
Lehi | Utah | 84043



call 811 or visit www.bluestakes.org
before you dig to have all utilities
located and marked

WE PHASE 4 LANDSCAPE PLAN
WATERS EDGE MASTER PLANNED COMMUNITY
Vineyard, Utah

JANUARY 2016

landscape
preliminary
planting plan

L-101

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 8 OF THE VINEYARD TOWN CODE REGARDING SMOKING AND USE OF TOBACCO PRODUCTS INCLUDING ELECTRONIC CIGARETTES IN CITY PARKS AND PUBLIC PLACES AND ADDING SECTIONS ON RESERVATION OF PARKS AND FACILITIES

WHEREAS, Vineyard Town has determined that there is need to amend the Town Code regarding use of park and other public facilities and add other portions missing from the codified ordinances of the Town.

NOW THEREFORE BE IT ORDAINED by the mayor and Town council of the Vineyard Town, Chapter 8 of the Town Code is amended to include the language indicated by underlining and deleting any language shown as deleted as follows:

CHAPTER 8-300 PARKS

A. It is unlawful for any person to do or to allow or permit any of the following acts in any public park, trail or playground in Vineyard Town or in any place now, or which may hereafter be, set aside or used and as a public park, trail or playground located in Vineyard Town which is under the jurisdiction of the Town or any other public entity.

1. **Hours of Operation.** All public parks, trails and playgrounds of the Town shall be closed to the public between the hours of eleven o'clock (11:00) P.M. and five o'clock (5:00) A.M. the following morning. No person or persons shall be permitted in said parks or playgrounds, either on foot or on or in any type of vehicle, during such hours unless for the express purpose of traveling directly through the park or playground on a public street that passes through the park or playground. Provided, however, that section shall not apply to a person or persons who are in the park, or on the trail in conformity with a function or activity for which a permit has previously been authorized by the Town.
2. **Fires and Campfires.** No person shall make or kindle a fire of any kind within a public park, trail or playground in the Town of Vineyard except in an approved fire pit or cooking facility constructed by the Town or Utah County specifically for that purpose.
3. **Beer and Alcoholic Beverages.** It is lawful for any person to consume beer or any alcoholic beverage, or to have in his or her possession any beer or alcoholic beverage within any public park or on any public trail located in Vineyard Town.
4. **Fireworks, Firearms and Explosives.** No person shall discharge any firearms, firecrackers, rockets, torpedoes, powder, or any other fireworks or explosives in any public park, trail or playground located in Vineyard Town without the prior consent of the Town.
5. **Littering:** No person shall throw or deposit any bottles, tin or tin cans, broken glass, nails, tacks, crockery, wire, paper, clothes, scrap or sheet iron, boxes, boards, lumber or stone, or any rubbish or garbage in any public park, trail or playground except in approved trash receptacles.

6. **Trees, Shrubs, Buildings:** No person shall cut, break, injure, deface or disturb any tree, shrub, plant, rock, building, cage, pen, monument, fence, bench or other structure, apparatus or property; or pluck, pull up, cut, take or remove any shrub, bush, plant, flower; or mark, or write upon any building, monument, fence, bench or other structure in public park, trail or playground in the Town.
7. **Removal or Destruction of Property:** No person shall cut, remove, injure or destroy any wood, turf, grass, soil, rock, sand or gravel from any public park, trail or playground in the Town.
8. **Smoking and Use of Tobacco.** No tobacco product of any kind, including e-cigarettes or any variation thereof, is permitted to be used within parks and recreation facilities.

B. The following regulation shall govern the reservation and rental of City parks and facilities including City buildings and pavilions.

1. **Acceptance of Reservations.** Reservations from residents and businesses within the town will be accepted January 1st of each year for the entire year, prior to the proposed date of use. Reservations from nonresident users will be accepted not more than 90 days prior to the proposed date of use. Overnight camping in the Park is prohibited.
2. **Sundays and Holidays.** Because the town facilities' were primarily designed for use by town residents, and to limit hours for paid employees to a normal work week, reservations for Holidays and Sundays will be accepted from residents only, as long as the facilities are scheduled at least seven (7) days in advance. A member of the Council will be notified and will assume the responsibility to open and close the facilities. The resident reserving the facilities assumes the full responsibility to clean the facilities.
3. **Decibel Limit for Music Played in the Park.** A decibel limit permit must be obtained from the contracting Safety Department by any party desiring to play music in the park as to be audible beyond 50 feet from the sounds origin. Exceptions for music beyond 50 feet, may be granted by the park reservation supervisor; and a decibel limit permit obtained from the contracting Safety Department. Should complaints be received, and the group responsible for playing the music (be it radio, or live band) be found above the permitted decibel limit, the individual or group will be asked to leave.
4. **Reservations for Non-profit Groups.** Groups desiring to use the town hall on a long-term basis, will only be allowed to reserve the facilities on a month by month basis, in order to allow others a fair opportunity to use the facilities; and will be subject to the same restrictions and fees as mentioned above.
5. **Fees Charged for Park and Town-hall Use.** Fees and refundable deposits charged for park and town hall use are established by Resolution of the Town Council (see Town Fees Resolution). Deposits charged will be returned based on compliance to the conditions for which the deposit is received. (See Town Park and Town-hall Reservation Form)
6. **Renters Subject to Other terms as Specified on Town Rental Agreement Form.** Those wishing to rent or reserve the Park and/or Town Hall facilities are subject to agree,

by their signature, to the terms and conditions as specified on the "Vineyard Town Hall and Town Park Pavilion Reservation Form."

PASSED this _____ day of _____, 2016.

Mayor

ATTEST:

Town Recorder

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 10 OF THE VINEYARD TOWN CODE
CLARIFYING THE LEVEL OF NOISE THAT MAY CONSTITUTE A NUISANCE IN
THE TOWN**

WHEREAS, Vineyard Town has previously had a noise ordinance and now wishes to clarify that this ordinance is still in effect and that violations of the ordinance can constitute a nuisance.

NOW THEREFORE BE IT ORDAINED by the mayor and Town council of the Vineyard Town, Chapter 10 of the Town Code is amended to include the language indicated by underlining and deleting any language shown as deleted as follows:

10-311. **NUISANCES DEFINED.** Whatever is dangerous to human life or health and whatever renders soil, air, water, or food impure or unwholesome is declared to be a nuisance and unlawful. It shall be unlawful for any person either as an owner, agent, or occupant to create, or aid in creating or contributing to or maintaining a nuisance.

10-312. **AUTHOR OF NUISANCE DEFINED.** Where a nuisance exists upon property and is the outgrowth of the usual, natural, or necessary use of the property, the landlord or his agent, the tenant or his agent, and all other persons having control of the property on which such nuisance exists shall be deemed to be the authors thereof and shall be equally liable and responsible. Where any such nuisance shall arise from the unusual or unnecessary use of such property or from the business thereon conducted, then the occupants and all other persons contributing to the continuance of such nuisance shall be deemed the authors.

10-313. **DECLARATION OF NUISANCE.**

- A. Every act or condition made, permitted, allowed or continued in violation of section 10-311 above, is hereby declared to be a nuisance and may be abated and punished as hereinafter provided.
- B. Nuisances include:
1. Befouling water in any spring, stream, well, or water source supplying water for culinary purposes.
 2. Allowing any privy, vault or cesspool or other individual waste water disposal system to become a menace to health or a source of odors to air or water.
 3. Permitting any garbage container to remain on premises when it has become unclean and offensive.

4. Allowing vegetable waste, garbage, litter, filth or refuse of any nature to accumulate within or upon any private alley, yard or area except when it is temporarily deposited for immediate removal.
5. Permitting the accumulation of manure in any stable, stall, feed yard, yard, or in any other building or area in which any animals are kept.
6. Permitting any slaughter house, market, meat shop, stable, feed yard, or other place or building wherein any animals are slaughtered, kept, fed, or sold to remain unclean or in any state or condition detrimental to health or creating a nuisance because of odors, or in which flies or rodents breed.
7. Discharging or placing any offensive water, liquid waste, or refuse of any kind into any street, alley, sidewalk, gutter, stream, wash, natural water course, ditch, canal, or any vacant lot or which as the result of continued discharge will render the place of discharge offensive or likely to become so.
8. Keeping or collecting any stale or putrid grease or other offensive matter.
9. Having or permitting upon any premises any fly or mosquito-producing condition.
10. Keeping any drinking vessel for public use without providing a method of decontamination between uses.
11. Permitting or performing any ablutions in or near any public drinking fountain.
12. Failing to furnish any dwelling house, boarding house, or factory or other place of employment with such privy vaults, water closets, sinks or other facilities as may be required to maintain the same in sanitary condition.
13. Neglecting or refusing to discontinue use of, clean out, disinfect, and fill up all privy vaults and cesspools or other individual waste water disposal systems within 20 days after notice from any enforcement officer or official of the town.
14. Permitting any lot or excavation to become the repository of stagnant water or any decaying or offensive substances.
15. Obstructing or tending to obstruct or interfere with or render dangerous for passage any street or sidewalks, lake, stream, drainage, canal or basin, or any public park without first obtaining the written permission of the town council.
16. Activities that result in a noise level that exceeds 55 decibels (dBA) (One

hour equivalent A-weighted noise level) between 7:00 a.m. and 10:30 p.m. (daytime) and 50 decibels between 10:30 p.m. and 7:00 a.m. (nighttime) in any residential zone of the Town at one or more locations outside the property boundary where the source of the noise is located; activities that result in a noise level that exceeds 65 decibels (dBA) (One hour equivalent A-weighted noise level) between 7:00 a.m. and 10:30 p.m. (daytime) and 65 decibels between 10:30 p.m. and 7:00 a.m. (nighttime) in any commercial, public use and recreational zone of the Town at one or more locations outside the property boundary where the source of the noise is located; and activities that result in a noise level that exceeds 80 decibels (dBA) (One hour equivalent A-weighted noise level) between 7:00 a.m. and 10:30 p.m. (daytime) and 80 decibels between 10:30 p.m. and 7:00 a.m. (nighttime) in any industrial zone of the Town at one or more locations outside the property boundary where the source of the noise is located. Except that the following shall not be considered nuisances and these prohibitions shall not apply to the following uses and activities:

1. Sounds of safety signals, warning devices, and emergency pressure relief valves.
2. Sounds resulting from any authorized emergency vehicle when responding to an emergency call or in time of emergency.
3. Noises resulting from emergency work.
4. Loudspeakers or other sound amplification devices operated by a peace officer or member of the Fire Department in the performance of official duties.
5. Any other noise resulting from activities. of a temporary duration permitted by law.
6. Noise from an exterior alarm system of any building or vehicle provided such alarm shall terminate its operation within five minutes of its activation.
7. Noise from construction equipment provided all motorized equipment used in such activity is equipped with functioning mufflers.
8. Noise from industrial power tools, when operated between 7:00 AM 10:30 p.m.

10-314. THE ENUMERATION OF NUISANCES. The types of nuisances above stated shall be deemed in addition to and in no way a limitation of the nuisances subject to this chapter.

PASSED this _____ day of _____, 2016.

Mayor

ATTEST:

Town Recorder

RESOLUTION NO. 2016-

A RESOLUTION AMENDING THE TOWN FEES TO ADJUST THE SOLICITOR LICENSE FEES

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

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

WHEREAS, a Public Hearing was duly noticed and was held on the 23rd day of March, 2016 on the proposed amendment

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

That the Town of Vineyard Fee Schedule will be amended to adjust the Solicitor License Fees from \$10.00 to \$_____

PASSED BY THE TOWN COUNCIL OF VINEYARD, UTAH THIS 23rd DAY OF March 2016

APPROVED:

Mayor Randy Farnworth

ATTEST:

Pamela Spencer, Town Clerk/Recorder