



**NOTICE OF A WORK SESSION WITH STAFF,  
A REGULAR MEETING  
OF THE VINEYARD TOWN COUNCIL  
August 10, 2016 at 6:00 PM**

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Public Notice is hereby given that the Vineyard Town Council will hold a Work Session with Staff at 6:00 pm, with the Regular Session to follow immediately after the work session on Wednesday, August 10, 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 Chris Judd

**2. COUNCILMEMBERS' REPORTS**

**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

**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

**3. MAYOR'S REPORT**

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

#### 4. ITEMS REQUESTED FOR FUTURE AGENDAS

*(Requests for future agenda items are to be submitted to the Town Clerk/Recorder the Friday before a Town Council meeting. If there will be a cost to the town, project and event requests must be submitted with a fiscal impact analysis or report.)*

•**Branding**

•**Interlocal Agreement with Utah County in relation to the conduct of the CDBG Program**

•**Zoning Ordinance Text Amendments**

•**Leisure Villas – Final Plat**

•**FKW Properties – Preliminary Plat and Site Plan**

•**The Lochs – Preliminary Plat and Site Plan**

•**Willows Plat B – Final Plat**

#### 5. PRESENTATION – Geneva Road Bike Lane Coordination Agreement – presentation by Matt Parker.

#### 6. AGENDA REVIEW

*Time permitting, the Mayor and Town Council will review the items on the agenda.*

### REGULAR SESSION

#### 1. CALL TO ORDER/PRAAYER

#### 2. CONSENT ITEMS:

- a) Approval of the July 27, 2016 meeting minutes
- b) Final approval of Parkside @Waters Edge Plat C
- c) Approval of the Water Supply Agreement with Central Utah Water Conservancy District
- d) Approval of the UDOT Geneva Road Bike Lane Coordination Agreement
- e) Approval of the Housing Authority of Utah County Resolution  
*Preliminary and Site Plan applications*

#### 3. STAFF REPORTS

- Public Works Director /Engineer– Don Overson
- Attorney – David Church
- Utah County Sheriff’s Department – Deputy Collin Gordon
- Community Development Director – Morgan Brim
- Finance Director – Jacob McHargue
- Town Clerk/Recorder – Pamela Spencer
- Building Official – George Reid

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

*(15 minutes)*

#### 5. BUSINESS ITEMS:

##### 5.1 DISCUSSION AND ACTION – Rezone – 720 South Geneva Road

*(15 minutes)*

The applicants Victoria and Pedro Etchebest represented by Mark Greenwood are requesting an amendment to the zoning of a 1.40 acre parcel at 720 South Geneva Road from R&C-1 to Business Park (BP). The Town Council heard public comment on this item on July 27, 2016. The Mayor and Town Council will take appropriate action.

**5.2 DISCUSSION AND ACTION – Rezone – 275 South Holdaway Road** *(15 minutes)*

The applicant is requesting an amendment to the zoning of a 2.41 acre parcel located at 275 South Holdaway Road from A-1 and R-2-15,000 to R-2-15,000. The Town Council heard public comment on this item on July 27, 2016. The Mayor and Town Council will take appropriate action.

**5.3 DISCUSSION AND ACTION – Preliminary and Final Plat Approval – Vineyard Park Place Subdivision** *(15 minutes)*

The applicant Derek Whetten is requesting approval of the preliminary and Final Plat for the Vineyard Park Place Subdivision, which will accommodate six single family lots. The property is located at 275 S. Holdaway Road. 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 August 24, 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:** August 9, 2016

**CERTIFIED (NOTICED) BY:** /s/ Pamela Spencer  
**PAMELA SPENCER, TOWN CLERK/RECORDER**



## COMMUNITY DEVELOPMENT

**MEETING DATE:** August 10, 2016  
**FROM:** Morgan Brim, Community Development Director  
**TO:** Town Council  
**ITEM:** 720 S. Geneva Road Zoning Map Amendment  
**LOCATION:** 720 S. Geneva Road  
**APPLICANT:** Victoria and Pedro Etchebest represented by Mark Greenwood

### **Introduction:**

The applicant has applied for a zoning map amendment to rezone a 1.36-acre parcel from Regional Commercial #1 (R&C-1) district to Business Park (BP) district. The applicant indicates a desire to construct an office building with associated warehouse space. The BP district permits office uses and allows warehouses through the provision of a conditional use permit. If this application is approved, the applicant plans to submit the applicable conditional use permit.

The following actions have occurred regarding this application:

- Commission held a public hearing on July 6, 2016.
- Commission recommended approval on July 20, 2016.
- Council held a public hearing on July 27, 2016.
- Council is scheduled to take action on August 10, 2016.

### **Statutory Requirements:**

The Town of Vineyard is authorized under Utah State Code, Municipal Land Use, Development, and Management Act (MLUDMA); section 10-9a-501 to enact a zoning map. The commission is required to review and provide a recommendation to the council concerning all zoning ordinance amendments, the adoption of a zoning map and any subsequent modifications. The council shall, following consideration of all pertinent information provided by the applicant, town staff, the public and commission, to approve, approve with modifications or deny rezoning requests.

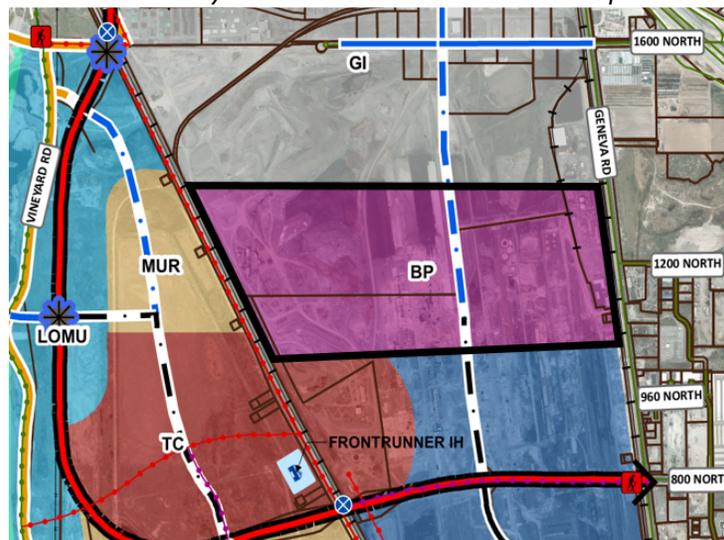
Procedurally, section 507 of town code goes above the minimum requirements of MLUDMA by requiring the commission and council to vote in a separate meeting following the public hearing. In other words, following the public hearing of this application, the application will be required to come back to the council for a final decision in a future meeting as determined by the council.

### **General Plan Analysis:**

The general plan is an advisory guide for land use decisions and its weight and impact are determined by ordinance (MLUDMA Sec 10-9a-405). Town code requires amendments to the zoning ordinance to be in compliance with general plan: *"No amendment to any Land Use Ordinances, Zoning Districts Maps, or other Official Maps may be recommended by the Commission, or approved by the Council, unless such amendment is found to be consistent with the General Plan (Chapter 5, Zoning Ordinance)."*

The general plan was originally adopted in 2004 to provide guidance for future development to accommodate growth through land use, transportation, capital facilities, open space & trails and moderate income residential planning. Staff has identified inconsistencies with this plan as it relates to land use and other plan elements. Town records indicate that the latest land use map was adopted in February of 2013. This map designates the subject property as commercial. The proposed rezoning of the property to BP does not fully comply with the general plan designation of a commercial land use. However, the current general plan is not updated to a high level of accuracy nor is it reflective of current land use and development patterns within the town's municipal boundaries. The general plan designates approximately 220 acres of property west of the future commuter rail station and north of 800 North as Business Park. Currently this area is under remediation efforts and may not be suitable for a business park style development and may provide a better fit for a light industrial or flex office development product. Beyond this area there are no other properties in the town designated for business park developments.

February 2013 General Plan Land Use Map



**Comparison of Uses:**

The following table provides a comparison of uses between the R&C-1 and BP districts. There are 28 uses with similar cross allowances between the two districts and 43 uses, indicated in yellow, with different allowances. Most significantly, the R&C-1 district allows for a large range of retail whereas the BP district is geared more towards office and professional services uses, which includes warehousing. The BP district also always for light manufacturing which is not an allowed use in the R&C-1 district.

Use	R&C-1	BP
ACCESSORY BUILDING	P-2	P-1
ACCESSORY USE	P-1	P-1
AGRICULTURE	P-1	P-1
AGRICULTURAL BUILDING	P-1	P-1
ANIMAL HOSPITAL (VETERINARY CLINIC) WITHOUT OUTDOOR HOLDING OR BOARDING FACILITIES	C	
BANK, CREDIT UNION OR OTHER FINANCIAL INSTITUTION	C	C

CAR WASH	C	
CHURCH	C	P-2
CLASS A RETAIL BEER LICENSE - OFF PREMISES CONSUMPTION	C	C
CLASS B RETAIL BEER LICENSE - OFF PREMISES CONSUMPTION	C	C
CLASS D BEER LICENSE - TEMPORARY	T	
CLASS E RETAIL BEER LICENSE - OFF PREMISES CONSUMPTION	C	
CLASS A LIQUOR LICENSE - PRIVATE CLUB	C	
CLASS B LIQUOR LICENSE - RESTAURANTS	C	C
CLASS C LIQUOR LICENSE - TEMPORARY	T	
COMMERCIAL DAYCARE/PRESCHOOL CENTER	C	C
COMMERCIAL PLANT NURSERY	P-1	
COMMERCIAL RECREATION (INDOOR)	C	C
COMMERCIAL RECREATION (OUTDOOR)	C	
COMMUTER AND LIGHT RAIL FACILITIES AND STATION	C	C
CONSTRUCTION SALES AND SERVICE	C	
CONVENIENCE STORE	P-1	
DISTRIBUTION CENTER		C
DRIVE-THROUGH/DRIVE-UP FACILITY	C	
EARTH STATION (SATELLITE DISH FARM)		C
EDUCATIONAL FACILITY (PUBLIC OR PRIVATE)	C	P-1
ENVIRONMENT REMEDIATION ACTIVITIES		C
EMERGENCY CARE FACILITY	C	C
FARMERS' MARKET	C	C
FUNERAL HOME/MORTUARY	C	C
GYMNASIUM/HEALTH AND FITNESS CLUB	P-2	C
HELIPORT		C
HOSPITAL	C	C
HOTEL	C	C
LAUNDRY LOCAL SELF SERVE, AND DRY CLEANING	P-2	P-2
LIQUOR STORE (STATE OWNED)	C	
MANUFACTURING (LIGHT)		P-1
MEDICAL AND DENTAL CLINIC	P-2	P-1
MEDICAL OR DENTAL LABORATORY	C	P-1
MOTEL	C	
MUSEUM	C	C
NIGHT CLUB	C	
NURSING CARE FACILITY	C	C
OFFICE	P-2	P-1
OPEN/OUTDOOR DISPLAY OF PRODUCTS OR MERCHANDISE	C	

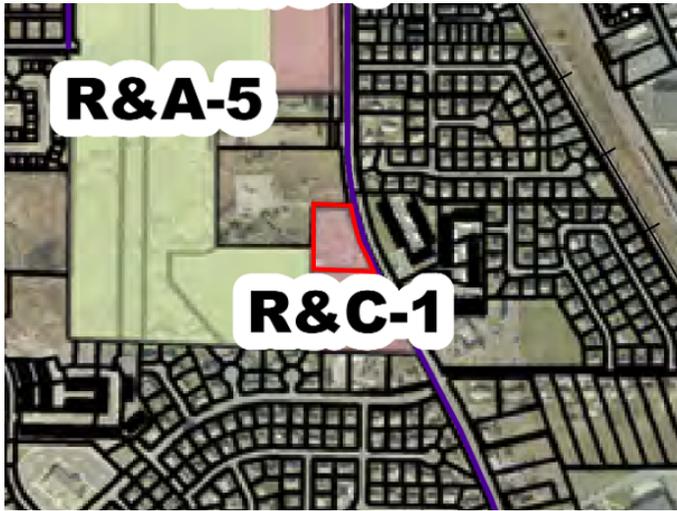
PARK AND RIDE FACILITY	C	C
PAWN SHOP	C	
PERSONAL CARE SERVICE	P-2	
PERSONAL INSTRUCTION SERVICE	P-2	C
PRIVATE CLUB	C	C
PUBLIC USES	C	C
PUBLIC UTILITY (MAJOR)	C	C
PUBLIC UTILITY (MINOR)	C	P-1
RECEPTION HALL; RECEPTION CENTER	C	C
RECYCLING COLLECTION CENTER	P-2	C
RESTAURANT	P-2	P-2
RETAIL SALES AND SERVICES	P-1	
RETAIL SALES AND SERVICES (COMMUNITY COMMERCIAL)	P-1	
RETAIL SALES AND SERVICES (REGIONAL)	P-1	
SEASONAL USE	T	T
SIGN-TEMPORARY	T	T
TEMPORARY USE	T	T
THEATRE(INDOOR PICTURE)	P-2	
TRANSIT PASSENGER HUB (INTERMODAL)	C	C
VEHICLE AND EQUIPMENT SALE AND RENTAL - NEW OR USED (HEAVY)	C	
VEHICLE AND EQUIPMENT SALE AND RENTAL - NEW OR USED (LIGHT)	C	
VEHICLE AND EQUIPMENT REPAIR (MINOR)	C	
WAREHOUSE		C
WAREHOUSE CLUB	C	
WHOLESALE DISTRIBUTION		C
WIRELESS TELECOMMUNICATIONS SITE/FACILITY		C

**Characteristics and Location:**

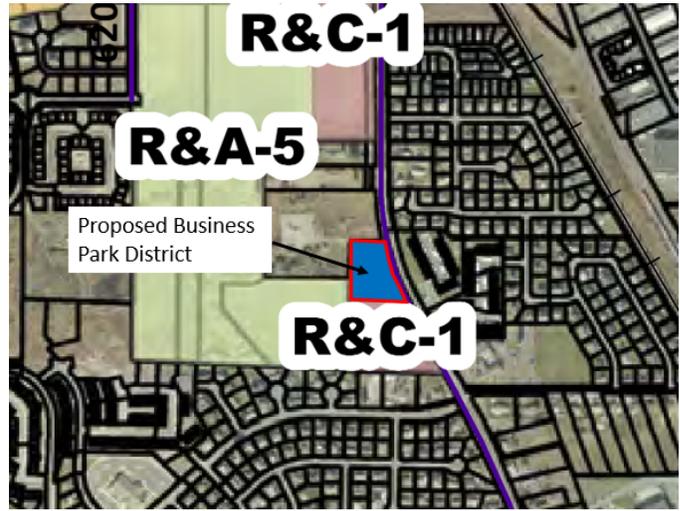
The property is located on the west side of Geneva Road between 575 South and Springwater Drive (800 South). It appears recent right-of-way improvements have been completed; upgrading sidewalk and parking strip infrastructure. This property abuts the Orem City boundary line. To the north, within Orem City, sits an existing substation and to the north beyond the substation, a new Telos School is currently under construction. Agricultural and nursery uses are located west and south of the property. Single-family and townhouse residential neighborhoods are located across Geneva Road on the east. The properties to the south are zoned R&C-1 and the properties to the west are zoned R&A-5.

**Proposed Zoning Maps:**

*Existing Zoning Map*



*Proposed Zoning Map*



**FINDINGS:**

Staff has found the current general plan and associated land use map are not up to date nor representative of all amendments that have been approved by the town council. Additionally, the land use map, accurate or not, is limited in its application for new or expanding office development. The subject property, located on Geneva Road, is well suited for office development which would provide a significant upgrade over the existing use of the property as a contractor yard with outdoor storage.

**RECOMMENDATION:**

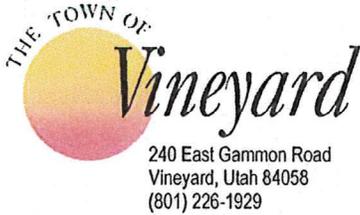
- Staff recommends approval of the proposed 720 South Geneva Road Zoning Map Amendment request to rezone the subject property from R&C-1 district to BP district. Staff further recommends that the town update the general plan to allow more flexibility for office developments, which includes the subject property.
  
- The commission recommended approval of the 720 South Geneva Road Zoning Map Amendment on July 20, 2016.

**PROPOSED MOTION:**

*"I move to approve the attached ordinance amending the zoning map designation of 720 South Geneva Road from Regional Commercial Number One (R&C-1) District to Business Park (BP) District."*

**ATTACHMENTS:**

- Application
- Proposed ordinance



# LAND USE ORDINANCE & ZONING DISTRICT AMENDMENT

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

APPLICATION DATE: 5-25-2016

APPLICANT(S): MATIA ETCHEBEST : Mark Greenwood (Agent)

ADDRESS OF APPLICANT: 2230 N. University Parkway # 60D, Provo, UT 84604

BUSINESS PHONE #: 801-374-6262 CELL PHONE #: 801-376-6262

EMAIL ADDRESS: MGreenwood@AULonline.com FAX NUMBER: 801-374-0085

CURRENT ZONING DISTRICT DESIGNATION: R&C-1

NUMBER OF PROPOSED NEW LOTS: 1 lot (Rezone to Business Park Zone)

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 720 South Geneva Road

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 1.40 Acres

NAME OF PROPERTY OWNER(S): Etchebest, Pedro & Victoria Mercedes

**CHECK APPLICABLE PERMIT ATTACHMENT:**

	CONDITIONAL USE PERMIT	FINAL PLAT
X	GENERAL MAP/PLAT AMENDMENT	LAND DISTURBANCE PERMIT
	MINOR PLAT AMENDMENT	PERMITTED USE SITE PLAN
	PRELIMINARY SUBDIVISION	ROAD CUT PERMIT
	TEMPORARY USE PERMIT	VARIANCE APPLICATION

SIGNATURE OF APPLICANT(S):

 5/25/2016  
 Applicant Signature Date

\_\_\_\_\_  
 Co-Applicant Signature Date

**OFFICE USE ONLY**

DATE RECEIVED		DATE OF APPROVALS	
Initial Submittal 5/25/2016	Complete Submittal 5/25/2016	Planning Commission	Town Council
Type of Request  Zoning Amendment	Staff Comments:		
PAYMENT INFORMATION			
Amount Due \$500.00	Date Paid 5/25/2016	Amount Paid \$500.00	Check # 6800

Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.

**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH     }  
                              }ss  
COUNTY OF UTAH}

I, MATIAS ETCHEBEST, the undersigned and owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge I have received written instructions regarding the process for which I am applying, and the Vineyard Planning Staff have indicated they are available to assist me in making this application.



[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn before me, Brandon D. Zollinger, a Notary Public, on this 15<sup>th</sup> day of April, 20 16.

[Signature]  
(Notary Public)

My commission expires: 03-28-2018

**AGENT AUTHORIZATION AFFIDAVIT**

I, MATIAS ETCHEBEST, the undersigned and owner(s) of the real property described in the attached application, do authorize Mark S. Greenwood, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.



[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 15<sup>th</sup> day of April, 20 16, personally appeared before me Matias A. Etchebest, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

[Signature]  
(Notary Public)

My commission expires: 03-28-2018

## Land Use Ordinance or Zoning District Map Amendment Application Requirements

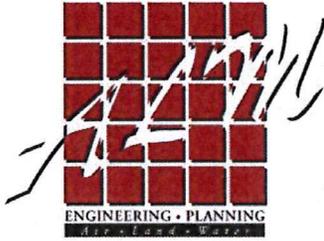
- The Land Use Ordinance or Zoning District Map Amendment Application and Property Owner Affidavit shall provide all required information and be accompanied by payment of all application fees.
- Provide a map of the location of property showing all property boundaries on a minimum size of 8.5" x 11" sheet.
- Provide a legal description of the subject property.
- Show the location and dimensions of any structures on the subject property and on adjacent properties.
- Provide a written narrative describing how the proposed amendment will enhance the existing goals, objectives, and policies of the General Plan, including but not limited to: 1) the effect of the proposed amendment to advance the public health, welfare, and safety of residents of the Town, 2) the effect of the proposed amendment on the interests of Vineyard and its residents, 3) the compatibility of the proposed uses with nearby and adjoining properties, and 4) identify the community benefits of the proposed amendment.

### Procedures for Amending the Land Use Ordinance or Zoning Districts Map

1. **Amendments to Vineyard Town Land Use Ordinance or Zoning Districts Map.** An Application for an amendment to the Land Use Ordinance or Zoning Districts Map shall be filed with the Town by presenting an application to the Town Planner.
2. **Determination of Application Completeness.** A Land Use Ordinance or Zoning Districts Map Amendment Application shall be reviewed and considered by the Town Planner for application completeness.
3. **Commission Public Hearing Required.** Prior to recommending the adoption, rejection or revision of any Land Use Ordinance or Zoning Districts Map Amendment Application, the Planning Commission shall hold a public hearing in accordance with the procedures in Chapter 9 of the Vineyard Town Zoning Ordinance and shall provide a minimum of ten (10) days' notice of such hearing.
4. **Commission Recommendation.** Following the close of the public hearing, and at a subsequent meeting(s), the Planning Commission shall formulate a recommendation on the Land Use Ordinance or Zoning Districts Map Amendment Application to Council.
5. **Commission Recommendation Transmitted to Council.** After the Planning Commission has considered the application and made its recommendation, the Planning Commission shall transmit to Council a copy of the Planning Commission's recommendation, the meeting minutes, and all other relevant materials of the proceedings before the Planning Commission. Following receipt of a copy of the Land Use Ordinance or Zoning Districts Map Amendment recommendation from the Planning Commission and all other materials, the Town Clerk/Designee shall schedule a Public Hearing with Council to consider the Planning Commission's recommendation of the Land Use Ordinance or Zoning Districts Map Amendment Application.
6. **Council Public Hearing Required.** The Council shall consider the Land Use Ordinance or Zoning Districts Map Amendment Application recommendation of the Planning Commission at a public hearing by providing a minimum of ten (10) days' notice for the required Council Public Hearing, as required by Chapter 9 of the Vineyard Town Zoning Ordinance.
7. **Council Action.** At a subsequent meeting(s) following the public hearing, the Council may: a) approve the Land Use Ordinance or Zoning Districts Map Amendment application, as presented, b) revise the proposed Land Use Ordinance or Zoning Districts Map Amendment application and approve the amendment, as revised, or c.) reject the proposed Land Use Ordinance or Zoning Districts Map Amendment application. If Council approves the proposed amendment as submitted, or as revised, then Council shall adopt the Land Use Ordinance or Zoning Districts Map Amendment by Ordinance.

**Effect of Land Use Ordinance or Zoning Districts Map Amendment**

The approval of a Land Use Ordinance or Zoning Districts Map Amendment application shall not authorize the development of land. If a Land Use Ordinance or Zoning Districts Map Amendment application is approved by Council, no development shall occur until the required approvals, permits and licenses have been issued by the Town, consistent with the applicable Land Use Ordinances, adopted Building Codes, and all other applicable Ordinances and requirements.



**A.L.M. & Associates, Inc.**  
**Engineering • Planning • Surveying • Development**

2230 North University Parkway, Bldg. 6-d  
Provo, Ut. 84604  
(801) 374-6262  
Fax (801) 374-0085

**May 25, 2016**

**Project Name: 720 South Geneva Road, Vineyard**  
**Project No.: 845-1783**

Narrative describing how the proposed amendment will enhance the existing goals, objectives, and policies of the General Plan, including but not limited to:

- 1) The effect of the proposed amendment to advance the public health, welfare, and safety of residents of the Town

The proposed rezone will allow a successful functioning business and employer within the City of Vineyard. The economic benefits provided as a result of this proposal will increase taxes and therefore monies available for public improvements in the city.

- 2) The effect of the proposed amendment on the interests of Vineyard and its residents

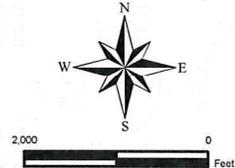
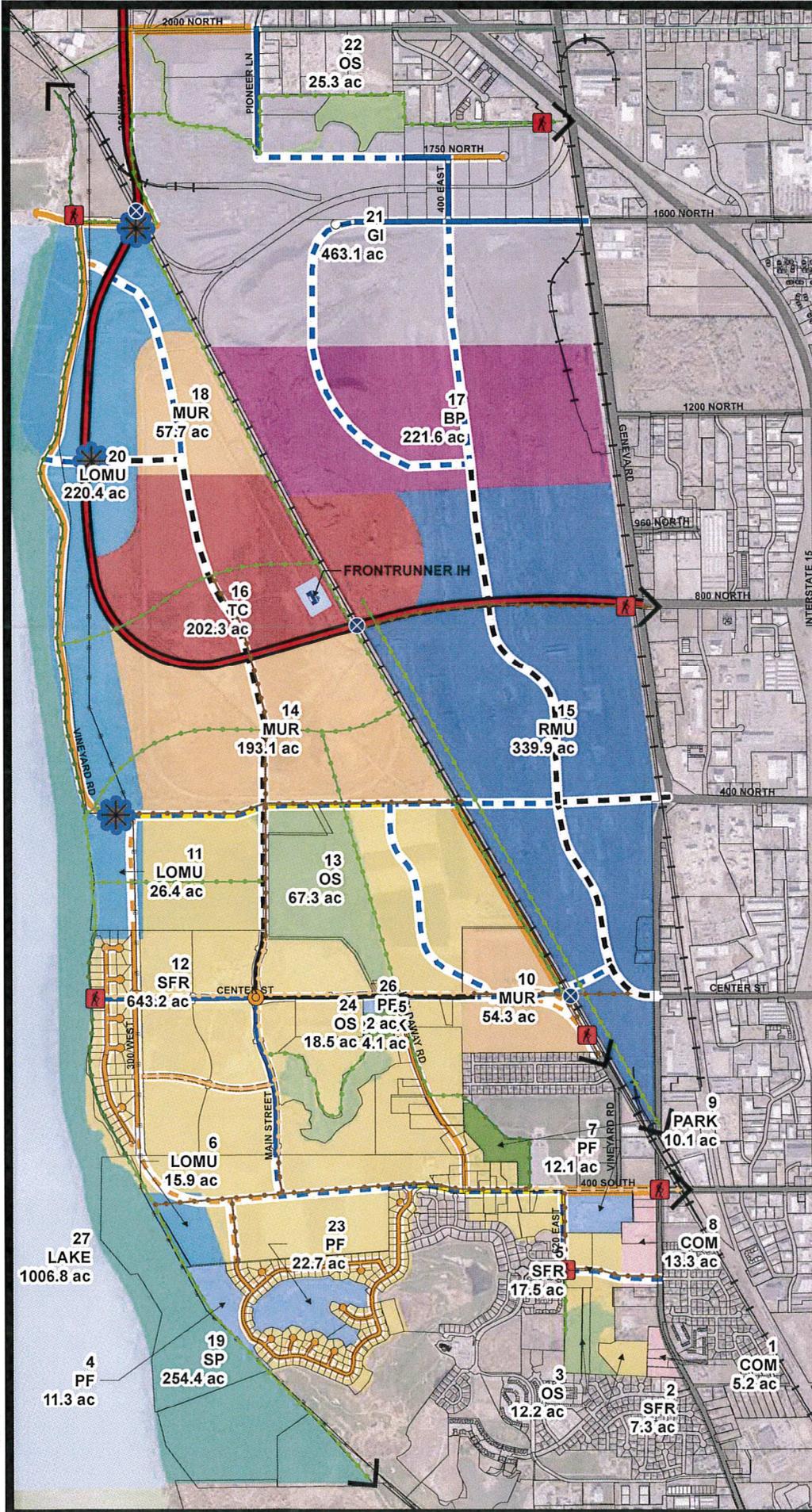
The proposed amendment is inline with the desires and plans of the community of Vineyard. Adds to the development of Geneva Road and removes the vacant site. It also, provides additional jobs and economic opportunities.

- 3) The compatibility of the proposed uses with nearby adjoining properties

The proposed amendment has merit and value for Vineyard in that it will more accurately reflect the existing uses of the parcels that area along Geneva Road and will correspond better to the existing adjacent land uses.

- 4) identify the community benefits of the proposed amendment.

The proposed amendment follows the General Plan for Commercial uses. Fosters and strengthens the growth of other vacant adjacent properties that are planned for commercial development. Provide additional jobs and economic opportunities.



**LANDUSE**

- LAKE ACTIVITY AREAS
- BP - BUSINESS PARK
- COM - COMMERCIAL
- GI - GENERAL INDUSTRIAL
- LAKE
- LOMU - LAKE ORIENTED MIXED USE
- MUR - MIXED USE RESIDENTIAL
- OS - OPEN SPACE
- PARK
- PF - PUBLIC FACILITY
- RMU - REGIONAL MIXED USE
- SP - SHORELINE PROTECTION
- SFR - SINGLE FAMILY RESIDENTIAL
- TC - TRANSIT CENTER

**TRANSPORTATION**

- ROUNDABOUTS
- GRADE-SEPARATED RR CROSSING
- TRAIL ACCESS
- FRONTRUNNER INTERMODAL HUB

**TRAILS**

- DEDICATED EXISTING
- DEDICATED FUTURE
- ON STREET EXISTING
- ON STREET FUTURE
- Power Lines
- RAILROAD
- VINEYARD CONNECTOR

**ARTERIAL**

- EXISTING
- FUTURE

**COLLECTOR**

- EXISTING
- FUTURE
- RECONSTRUCT

**LOCAL**

- EXISTING
- FUTURE

**TOWN OF VINEYARD  
GENERAL PLAN**

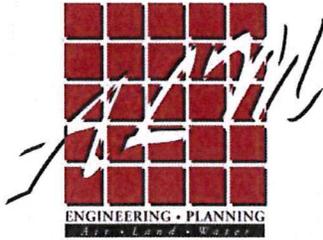


ADOPTED 26 NOV 08









**A.L.M. & Associates, Inc.**  
**Engineering • Planning • Surveying • Development**

2230 North University Parkway, Bldg. 6-d  
Provo, Ut. 84604  
(801) 374-6262  
Fax (801) 374-0085

**May 23, 2015**

**Project Name: 720 S Geneva Road Vineyard**  
**Project No.: 845-1783**

**Etchebest Parcel - Site Boundary Description:**

Commencing at a point located North  $00^{\circ}30'38''$  West 481.67 feet and East 86.33 feet from the East Quarter Corner of Section 20, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South  $88^{\circ}42'18''$  West along the southerly deed line of Etchebest (Entry 89362 Year 2001) and existing fence line 264.89 feet to a point on an existing fence line; thence North  $01^{\circ}43'56''$  East along an existing fence line 115.83 feet to a point on a boundray line agreement (Entry 16697 Year 1985); thence North  $02^{\circ}36'03''$  East along said boundary line agreement 199.73 feet; thence South  $89^{\circ}39'09''$  East along said boundary line agreement and along an existing curb 131.37 feet to the westerly right of way of Geneva Road (UDOT) and a right of way marker; thence along the westerly right of way Geneva Road a UDOT road the following three (3) calls: an arc of a 1250.00 foot radius curve to the left 297.05 feet (chord bears South  $22^{\circ}11'13''$  East 296.35 feet), South  $61^{\circ}54'05''$  West 8.15 feet, South  $28^{\circ}05'55''$  East 34.32 feet to the point of beginning.

Area = 60,900.39 Square Feet / 1.40 Acres



ORDINANCE NO. 2016-\_\_

AN ORDINANCE OF THE COUNCIL OF THE TOWN OF VINEYARD, UTAH, AMENDING THE TOWN OF VINEYARD ZONING DISTRICT MAP

WHEREAS, all due and proper notices of public hearings on this ordinance held before the Town of Vineyard Planning Commission (the "Commission") and the Council of the Town of Vineyard (the "Town Council") were given in the time, form, substance and manner provided by Utah Code; and

WHEREAS, the Commission held a public hearing on this ordinance on July 6, 2016; and

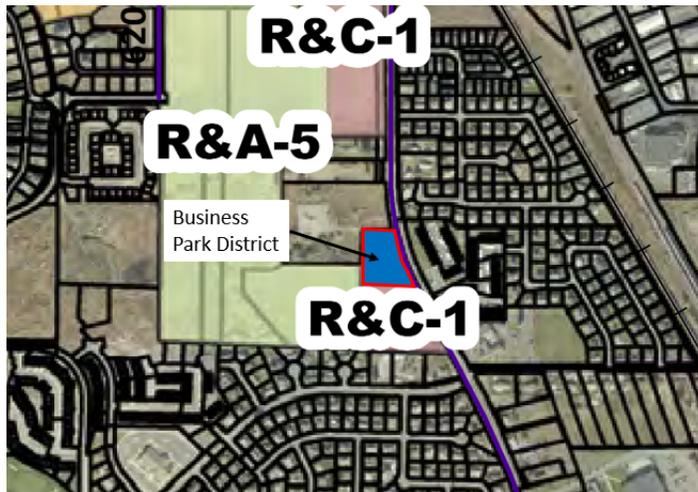
WHEREAS, on July 20, 2016 the Commission recommended to the Town Council that this ordinance be approved; and

WHEREAS, the Town Council held a public hearing on this ordinance on July 27, 2016; and

WHEREAS, the Town Council found the proposed zoning district map amendment is in compliance with the Town's General Plan Land Use Map and in harmony with existing land uses of the neighborhood.

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

SECTION 1. That the Town of Vineyard Zoning District Map is hereby amended as follows:



SECTION 2. That the Mayor, Town Clerk and Town Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this ordinance.

SECTION 3. If any provision of this ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this ordinance.

PASSED AND ADOPTED by the Council of the Town of Vineyard, August 10, 2016.

\_\_\_\_\_  
Randy Farnworth, Mayor

ATTEST:

\_\_\_\_\_  
Pam Spencer, Town Clerk



## COMMUNITY DEVELOPMENT

**MEETING DATE:** August 10, 2016  
**FROM:** Morgan Brim, Community Development Director  
**TO:** Town Council  
**ITEM:** Vineyard Park Place Zoning Map Amendment  
**LOCATION:** 275 Holdaway Road  
**APPLICANT:** Derek Whetten

### **Introduction:**

The applicant has applied for a zoning map amendment to rezone a currently split-zoned 2.4-acre parcel from Agriculture (A-1) and Residential (R-2-15,000) to fully R-2-15,000. Currently, the eastern portion of the lot is zoned A-1 and the west is zoned R-2-15,000. The purpose of this application is to establish one contiguously zoned parcel to accommodate a six lot subdivision serviced by a cul-de-sac style street off Holdaway Road.

To date, the following actions have occurred regarding this application:

- Commission held a public hearing on July 6, 2016.
- Commission recommended approval on July 20, 2016.
- Council held a public hearing July 27, 2016.
- Council is scheduled to take action on August 10, 2016.

### **Statutory Requirements:**

The Town of Vineyard is authorized under Utah State Code, Municipal Land Use, Development, and Management Act (MLUDMA); section 10-9a-501 to enact a zoning map. The commission is required to review and provide a recommendation to the council concerning all zoning ordinance amendments, the adoption of a zoning map and any subsequent modifications. The council shall, following consideration of all pertinent information provided by the applicant, town staff, the public and commission, to approve, approve with modifications or deny rezoning requests.

Procedurally, section 507 of town code goes above the minimum requirements of MLUDMA by requiring the commission and council to vote in a separate meeting following the public hearing. In other words, following the public hearing of this application, the application will be required to come back to the council for a final decision in a future meeting as determined by the council.

### **General Plan Analysis:**

The general plan is an advisory guide for land use decisions and its weight and impact is determined by ordinance (MLUDMA Sec 10-9a-405). Town code requires amendments to the zoning ordinance to be in compliance with general plan: *"No amendment to any Land Use Ordinances, Zoning Districts Maps, or other Official Maps may be recommended by the Commission, or approved by the Council, unless such amendment is found to be consistent with the General Plan (Chapter 5, Zoning Ordinance)."*

The general plan was originally adopted in 2004 to provide guidance for future development to accommodate growth through land use, transportation, capital facilities, open space, trails and moderate income residential planning. Staff has identified inconsistencies with this plan as it relates to land use and other plan elements. Town records indicate that the latest land use map was adopted in February of 2013. This map designates the subject property as single family residential.

The general plan establishes two planning districts: Southern Residential/Commercial District and North Side District. The subject property is located in the southern district off Holdaway Road. The southern district indicates residential development should contain a maximum density of 1.75 units per acre. The current proposal to rezone the western portion of the property to R-2-15,000 would allow for single family dwellings as a by-right use and two-family dwellings as a conditional use. The R-2-15,000 district requires a minimum lot size of 15,000 square feet per single family home and 12,500 square feet per unit for two-family dwellings. The maximum potential density of this application, accurately represented in the proposed preliminary plat, is 2.48 units per acre. This density is higher than delineated in the general plan but is consistent with development to the south of the subject property.

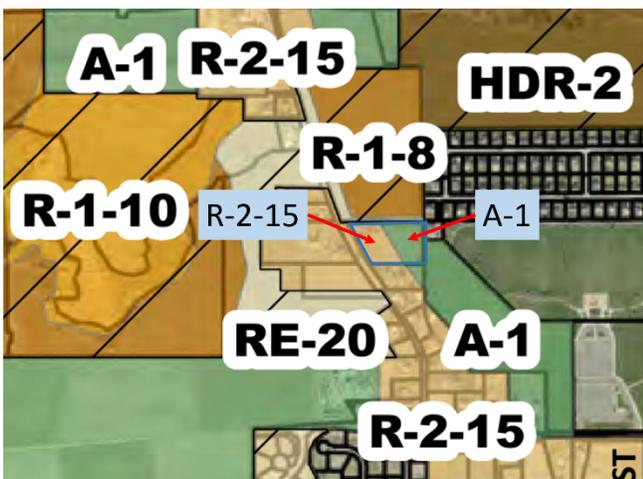
The "Residential" land use category is very general and as default would include all single family residential zoning districts. The plan does not designate, through the provision of specific land use categories, a clear delineation between residential densities. Therefore, it is staff's finding that this application, on the whole, is consistent with the town's general plan.

**Characteristics and Location:**

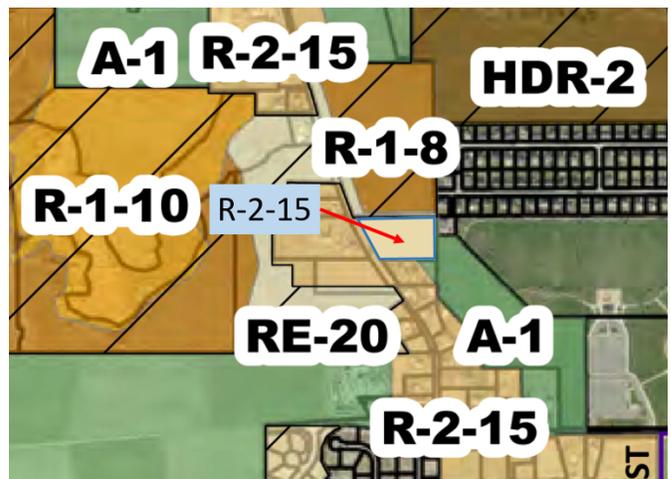
The surrounding neighborhood to the south and across Holdaway Road to the west consists of single family residential. The adjacent property to the north is vacant but programmed for townhome units. Holdaway Road does not contain sidewalks and development accessed from Holdaway Road, like the subject application, are exempt from sidewalk requirements. A trail is proposed on the north side of the property to provide a connection from the surrounding neighborhood to Lakeside Sports Park. Adjacent properties to the west and south are currently zoned R-2-15,000.

**Proposed Zoning Maps:**

*Existing Zoning Map*



*Proposed Zoning Map*



**FINDINGS:**

Staff finds that on the whole the proposed Vineyard Park Place zoning map amendment is in compliance with the general plan and consistent with surrounding land use patterns.

**RECOMMENDATIONS:**

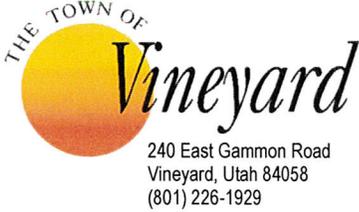
- Staff recommends approval of the Vineyard Park Place Zoning Map Amendment request.
  
- The commission recommended approval of the Vineyard Park Place Rezone finding that on the whole the request is in compliance with the general plan.

**PROPOSED MOTION:**

*"I move to approve the attached ordinance amending the zoning map designation of 275 South Holdaway Road from Agriculture (A-1) and Residential (R-2-15,000) to R-2-15,000, finding that on the whole the application is in compliance with the general plan."*

**ATTACHMENTS:**

- Application
- Proposed ordinance



# LAND USE ORDINANCE & ZONING DISTRICT AMENDMENT

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

APPLICATION DATE: \_\_\_\_\_  
 APPLICANT(S): Michael & Natalie Holdaway  
 ADDRESS OF APPLICANT: 2451 N. 1100 E Lehi UT 84043

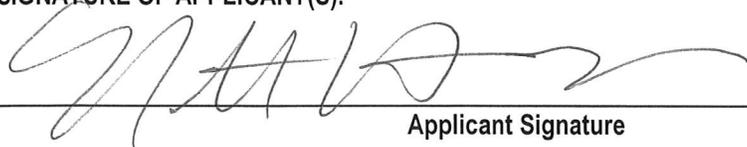
BUSINESS PHONE #: 801-427-8904 CELL PHONE #: 801-427-8904  
 EMAIL ADDRESS: extremeflava@msn.com FAX NUMBER: \_\_\_\_\_

CURRENT ZONING DISTRICT DESIGNATION: A-1  
ZONE  
 NUMBER OF PROPOSED NEW LOTS: R-2-15  
 LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: 275 S. Holdaway Road

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 2.41  
 NAME OF PROPERTY OWNER(S): Michael & Natalie Holdaway

**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 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 4/29/2016 Date  
 Co-Applicant Signature 4/29/2016 Date

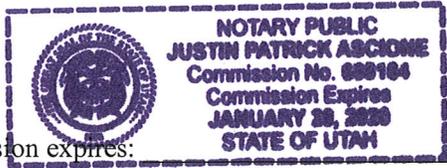
**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH        }  
                                  }ss  
COUNTY OF UTAH}

I, Michael Holdaway Natalie Holdaway, the undersigned and owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge I have received written instructions regarding the process for which I am applying, and the Vineyard Planning Staff have indicated they are available to assist me in making this application.

[Signature]  
\_\_\_\_\_  
(Property Owner)  
[Signature]  
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn before me, JUSTIN ASCIONE, a Notary Public, on this 29<sup>TH</sup> day of APRIL, 20 16.



My commission expires:

[Signature]  
\_\_\_\_\_  
(Notary Public)

**AGENT AUTHORIZATION AFFIDAVIT**

I, Michael Holdaway Natalie Holdaway, the undersigned and owner(s) of the real property described in the attached application, do authorize \_\_\_\_\_, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

[Signature]  
\_\_\_\_\_  
(Property Owner)  
[Signature]  
\_\_\_\_\_  
(Property Owner)

Dated this 29<sup>TH</sup> day of APRIL, 20 16, personally appeared before me \_\_\_\_\_, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.



My commission expires:

[Signature]  
\_\_\_\_\_  
(Notary Public)

ORDINANCE NO. 2016-\_\_

AN ORDINANCE OF THE COUNCIL OF THE TOWN OF VINEYARD, UTAH, AMENDING THE TOWN OF VINEYARD ZONING DISTRICT MAP

WHEREAS, all due and proper notices of public hearings on this ordinance held before the Town of Vineyard Planning Commission (the "Commission") and the Council of the Town of Vineyard (the "Town Council") were given in the time, form, substance and manner provided by Utah Code; and

WHEREAS, the Commission held a public hearing on this ordinance on July 6, 2016; and

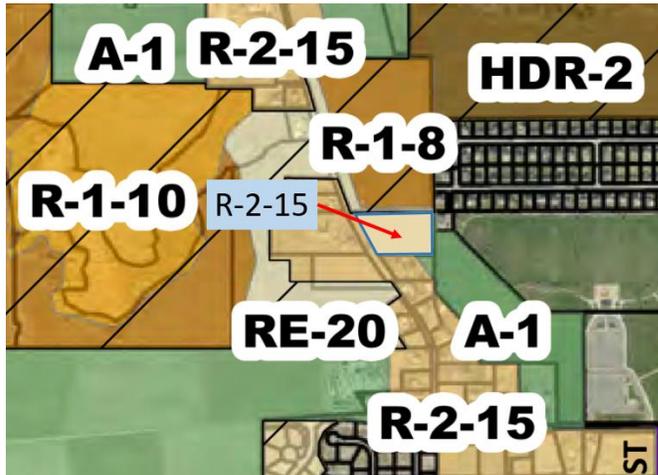
WHEREAS, on July 20, 2016 the Commission recommended to the Town Council that this Ordinance be approved; and

WHEREAS, the Town Council held a public hearing on this ordinance on July 27, 2016; and

WHEREAS, the Town Council found the proposed zoning district map amendment is in compliance with the Town's General Plan Land Use Map and in harmony with existing land uses of the neighborhood.

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

SECTION 1. That the Town of Vineyard Zoning District Map is hereby amended as follows:



SECTION 2. That the Mayor, Town Clerk and the Town Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Council of the Town of Vineyard, August 10, 2016.

\_\_\_\_\_  
Randy Farnworth, Mayor

ATTEST:

\_\_\_\_\_  
Pam Spencer, Town Clerk



# COMMUNITY DEVELOPMENT

**DATE:** August 10, 2016  
**FROM:** Morgan Brim; Community Development Director  
 Don Overson; Town Engineer  
**TO:** Town Council  
**ITEM:** Preliminary Plat & Final Plat; Vineyard Park Place  
**ADDRESS:** 275 Holdaway Road  
**APPLICANT:** Derek Whetten

**Introduction:**

The applicant is proposing a preliminary and final plat to accommodate a six lot subdivision. In addition to this request, the applicant has applied for a zoning map amendment to rezone the subject 2.4-acre parcel from A-1 and R-2-15,000 to fully R-2-15,000. The council should only consider this application following a decision of the rezone application. The commission recommended approval of the preliminary subdivision on July 20, 2016.

**Standards and Review Criteria:**

The subdivision ordinance of the town entitles applicants to approval if they have demonstrated compliance with all standards of the subdivision, zoning and other town policies and standards. Typically, standard subdivision applications are less discretionary, but ministerial in nature, requiring compliance with standards specified within adopted town ordinances or requirements clearly connected to protecting the health, safety and welfare of the community (Town Subdivision Ordinance Section 115). Any town imposed requirements, dedications or improvements need to have an *“essential link between legitimate governmental interest and each requirement or exaction”*; and be *“roughly proportionate, both in nature and in extent to the impact of the proposed subdivision (Section 116).”*

The proposed subdivision is in compliance with zoning requirements set forth in town code. The table below provides a description of requirements and includes staff comments.

Compliance	Category	Required	Comments
Yes	Minimum Lot Size	15,000 sf for single-family dwellings and 12,500 sf per two-family dwelling unit.	All six lots contain an area greater than 15,000 sf. Lot sizes vary slightly from 15,011 to 15,514 sf. As proposed, only single-family dwellings would be permitted. A two-family dwelling would require a minimum lot size of 25,000 sf.

Yes	Minimum Lot Width	At the front setback line, 100 feet for single-family dwellings and 120 feet for two-family dwellings. Churches and schools require a minimum width of 200 feet.	Five of the proposed lots meet the required lot width at the front setback line. However, lot four is a cul-de-sac lot and is substantially more narrow towards the front property line. At the front setback line, lot four contains a 92.5-foot width (arch length). The average width of the lot between the front setback line and rear property line is 144 feet.
Yes	Building Height	35 feet from top of back of curb to the highest point of the building or structure.	Building design requirements will be determined at building permit.
Yes	Front Setback	20 feet	All lots are proposed with a 20-foot front setback.
Yes	Side Setback - Interior Lots	Minimum of eight feet and a total between both sides yard not less than 20 feet.	The plat indicates that each lot will contain a 20-foot internal side yard setback.
Yes	Side Setback - Corner Lots	20 feet	Lots three and four are corner lots with west side yards fronting on Holdaway Road. A setback of 22 feet is proposed.
Yes	Rear Setback	20 feet	All lots contain a 20-foot rear setback.

**Direction & Comments from June 6, 2016 Meeting:**

During a commission meeting on June 6, 2016, multiple items surfaced requiring further clarification and research. The following responses were provided to the commission on the June 20, 2016 meeting.

*1. Future developments connecting to Holdaway Road*

The commission directed staff to research past policies regarding restricting future developments from connecting into Holdaway Road. Staff has researched town records and found no indication of restricted access. Staff assumes that this topic was discussed specific to Homestead POD 2 & 11 and the Franklin Discovery Academy. The difference with these developments compared to the applicant’s proposed subdivision relates to alternative access and scale. It is staff’s understanding that the town was concerned that allowing larger-scale developments direct access to Holdaway Road would jeopardize the rural feel of the neighborhood (General Plan, Transportation Policy). Additionally, unlike the subject application, the aforementioned developments are able to access other streets and do not require a connection to Holdaway Road.

*2. Sidewalks requirements for connecting subdivisions*

Sidewalks are required for most new developments and are incorporated into standard road section requirements. This holds true everywhere except Holdaway Road. Improvements to Holdaway Road were constructed without sidewalks to maintain the rural quality of the area. Additionally, the Holdaway Road

right-of-way is narrow requiring dedication of private property to accommodate widening. The following excerpt is taken from the general plan which provides insight into Holdaway Road and connecting developments.

*PRESERVATION OF HOLDAWAY LANE AS A RURAL LANE*

*Holdaway Lane serves as the access to most of the existing residences in the town and is the only north-south route through and central part of the community. This route has developed as a narrow right-of-way and because of the location of adjacent houses would be difficult to widen.*

*As a matter of policy, the town council has determined that this route should remain largely in its current condition and should not be converted directly or inadvertently to a collector road.*

*As long as the north-central part of the town remains agricultural, traffic along the route will remain minimal. However, any urban development occurring in the area, or roads connecting from developments in adjacent lands will automatically have the effect of making the street a collector route, unless a parallel, "more attractive" route is developed (General Plan, Transportation Chapter T-11 & T-12).*

The general plan does call for consistency in town roads which may provide the underlying support for not requiring sidewalks for roads serving developments that connect into Holdaway Road. This section states:

*While some variation in the location of pedestrian and landscaping features in the right-of-way is possible (i.e. substitution of sidewalks for trails), it is essential that the travel way portion should remain consistent in order for the roads to function safely (General Plan, Master Street Plan, T-7).*

**3. Subdivision Name**

The Utah County Recorder's Office recommends that the name of the subdivision be changed to be more unique in order to reduce future confusion in title and deed work. The applicant has changed the subdivision name to Vineyard Park Place.

**Recommendation:**

Staff recommends approval of the preliminary and final plats finding that they meet compliance with applicable zoning and subdivision regulations.

**Proposed Motion:**

*"I move to approve the preliminary and final plats for the Vineyard Park Place Subdivision with the following findings and three +conditions."*

**Findings:**

With the conditions below, the proposed plat meets the minimum requirements of town ordinances.

**Conditions:**

1. The Applicant submits a landscaping plan meeting the minimum requirements of the Zoning Ordinance to the town planner for review prior to issuance of any building permit.
2. The Applicant makes any redline corrections and pays all fees.
3. The applicant will construct a six-foot fence along the north side of the property and eastern portion of the property adjacent to the pathway dedication prior to issuance of any certificate of occupancy.

**Attachments:**

Aerial Photo

Preliminary Subdivision Plat

Final Subdivision Plat





# VINEYARD PARK PLACE

## FINAL PLAN VINEYARD, UTAH

### -INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
1	COVER SHEET & NOTES
1-4	FINAL PLAN
2-4	GRADING
3-4	DETAILS
4-4	PLAN AND PROFILE
EC-01	EROSION CONTROL
EC-02	EROSION CONTROL DETAILS

### GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE "WINEMAD CITY PUBLIC WORKS DEPARTMENT."
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORKS AND CITY ENGINEERS SHOULD BE PRESENT.
3. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
4. CENTRAL CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE CONSTRUCTION STAKING MEETING AND THE CONTRACTORS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THESE POINTS. CONTRACTORS FOR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHASING THE CONTRACTOR FOR REDESIGNING AND POINTS.

### ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF WINEMAD CITY'S "WINEMAD CITY PUBLIC WORKS DEPARTMENT."
2. IMMEDIATELY UPON THE ENGINEER, UNLESS A NOTIFICATION SHALL INSTATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. STORM DRAIN PIPES MUST BE RCP CLASS III. PIPES SHALL BE INSTALLED ACCORDING TO PERMITS AND WINEMAD CITY STANDARDS.



VICINITY MAP  
- NTS -

### SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST WINEMAD CITY DESIGN STANDARDS & PUBLIC WORKS DEPARTMENT SPECIFICATIONS AND STANDARDS.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY WINEMAD CITY.
3. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT 3 SETS OF RECORD DRAWINGS TO WINEMAD CITY & (1) SET TO NORTHERN ENGINEERING, INC.
4. HORIZONTAL AND VERTICAL SEPARATION OF OUTLET WATER AND SEWER SHALL BE IN COMPLIANCE WITH WINEMAD CITY STANDARDS.

### WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE WINEMAD CITY PUBLIC WORKS DEPARTMENT SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING, INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST WINEMAD CITY ENGINEERING DEPARTMENT INSPECTION OF ALL WORK.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE END ELEVATIONS TO ASSURE THAT SUDO END ELEVATIONS MATCH THE STREET GRADE, AND ALL LETTER LO ELEVATIONS TO MATCH IN EXTENSION OF THE SPECIFIC CHANGE.
4. UPON THE COMPLETION OF THE CONSTRUCTION SHALL SUBMIT 3 SETS OF RECORD DRAWINGS TO WINEMAD CITY & (1) SET TO NORTHERN ENGINEERING, INC.
5. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CLIMATE VALVES.
6. HORIZONTAL AND VERTICAL SEPARATION OF OUTLET WATER AND SEWER SHALL BE IN COMPLIANCE WITH WINEMAD CITY STANDARDS.
7. ALL OUTLET WATERLINES SHALL BE PVC.



**Northern Engineering, Inc.**  
 1040 E. 800 N.  
 OREM, UTAH 84037  
 (801) 802-8992  
 CONSTRUCTION MANAGEMENT

JOB NO.  
3-03-087  
SHEET NO.  
1

