

Ordinance 2022-13
Vineyard Waterfront Master Plan

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, TO ESTABLISH A WATER FRONT MASTER PLAN, COMPRISING SHORELINE AREAS WITHIN THE CITY'S MUNICIPAL BOUNDARY, APPROXIMATELY 3.4 MILES, TO PROVIDE A COMPREHENSIVE DESIGN OF WATERFRONT PROJECTS RESOURCES, TO ESTABLISH TRANSPORTATION CORRIDOR ROUTES, PRIORITIZING ACTIVE TRANSPORTATION SUCH AS WALKING AND BIKING, CREATING ACCESS TO TRANSIT, PRIORITIZING FUTURE IMPROVEMENT PROJECTS AND DEVELOPING RECREATIONAL AMENITIES SERVING LOCALS AND TOURISTS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in compliance with Utah State Municipal Land Use, Development, and Management Act (LUDMA), the City established a master plan as a companion document to the General Plan; and,

WHEREAS, the Waterfront Master Plan provides guidance for future development of the city's shoreline and places an emphasis on creating recreational opportunities; and,

WHEREAS, The Waterfront Master Plan provides several lake side improvement projects for future implementation; and

WHEREAS, the City held several public meetings and workshops to obtain citizen feedback on how the waterfront is currently being utilized and how it will be used in the future; and,

WHEREAS, the master plan will provide opportunities for future grant funding as it reflect a unified vision as to how the shoreline should develop; and

WHEREAS, the City Council of Vineyard approved a motion to establish an project known as "Vineyard Beach" as a catalyst waterfront project, which consists of a central gathering park, lake road improvements, pedestrians and cyclist facility, extending the beach front, adding beach sand and infrastructure necessary to maintain area improvements; and,

WHEREAS, the Planning Commission held a public hearing on July 20, 2022, and after fully considering public comment and staff recommendations, recommended approval to the City; and,

WHEREAS, the City Council reviewed the Waterfront Master Plan and held a public hearing on July 27, 2022, and after fully considering public comment, staff and Planning Commission's recommendations, evidence and testimony presented by the City, staff and other interested parties.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF VINEYARD:

Section 1: VINEYARD WATERFRONT MASTER PLAN. Attached as exhibit A.

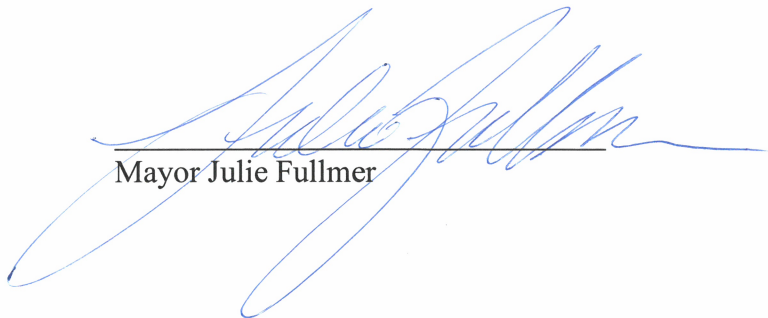
Section 2: REPEALER CLAUSE. All City and Vineyard Plans, which are in conflict with the Vineyard Waterfront Plan herewith are hereby repealed.

Section 3: SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, clause, or phrase of this Ordinance is for any reason held to be invalid by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

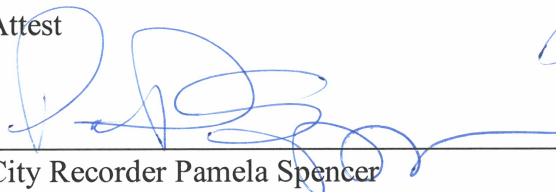
Section 4: PUBLICATION. This Ordinance, or a summary thereof, shall be published in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval, and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD CITY COUNCIL ON THIS 27th
DAY OF JULY 2022.


Mayor Julie Fullmer

Attest


City Recorder Pamela Spencer



PASSAGE BY MUNICIPAL COUNCIL
ROLL CALL VOTE

ORDINANCE NO. 2022-13

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, TO ESTABLISH A WATERFRONT MASTER PLAN, COMPRISING SHORELINE AREAS WITHIN THE CITY'S MUNICIPAL BOUNDARY, APPROXIMATELY 3.4 MILES, TO PROVIDE A COMPREHENSIVE DESIGN OF WATERFRONT PROJECTS RESOURCES, TO ESTABLISH TRANSPORTATION CORRIDOR ROUTES, PRIORITIZING ACTIVE TRANSPORTATION SUCH AS WALKING AND BIKING, CREATING ACCESS TO TRANSIT, PRIORITIZING FUTURE IMPROVEMENT PROJECTS AND DEVELOPING RECREATIONAL AMENITIES SERVING LOCALS AND TOURISTS

ROLL CALL VOTE:

MAYOR JULIE FULLMER

BOARDMEMBER TYCE FLAKE

BOARDMEMBER AMBER RASMUSSEN

BOARDMEMBER MARDI SIFUENTES

BOARDMEMBER CRISTY WELSH

TOTALS

MOTION	SECOND	AYES	NAYS	ABSENT
		X		
		X		
	X	X		
		X		
X		X		
		5		

This Resolution was passed by the Vineyard City Council on the 27th day of July 2022, on a roll call vote as described above.

II

CITY RECORDER'S CERTIFICATE AND ATTEST

This Resolution was recorded in the office of the Vineyard City Recorder on the 28th day of July, 2022

I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Ordinance No. 2022-13.

ATTEST:

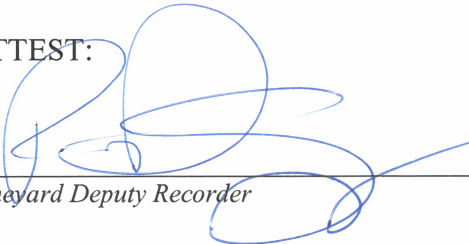

Vineyard Deputy Recorder



Exhibit A: Waterfront Master Plan



VINEYARD WATERFRONT

PLANNING COMMISSION | JUNE 15, 2022

CITY COUNCIL | JUNE 22, 2022



VINEYARD
STAY CONNECTED



moffatt & nichol



MARTIN & NICHOLSON
ENVIRONMENTAL CONSULTANTS

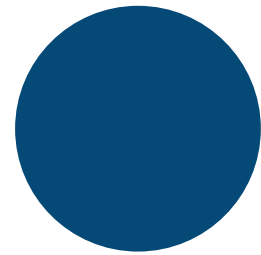


LELAND
CONSULTING
GROUP

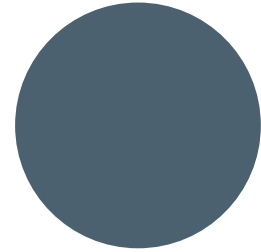
FFKR ARCHITECTS



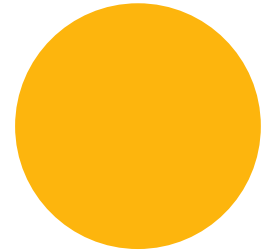




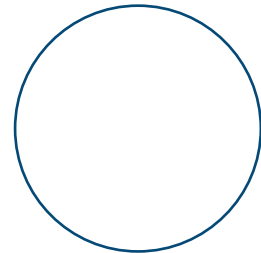
CONTEXT REGIONAL | SITE ANALYSIS



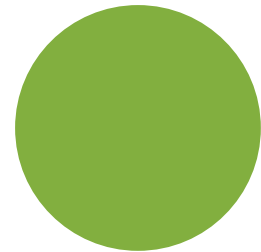
INPUT + INSPIRATION



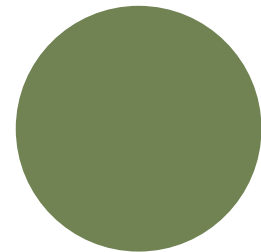
WATERFRONT



ENLARGEMENTS NORTH | CENTRAL | SOUTH

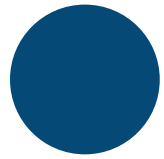


CATALYST PROJECT BEACH | CITY HALL | NATURE CENTER



IMPLEMENTATION

APPENDIX



CONTEXT

Vineyard, Utah

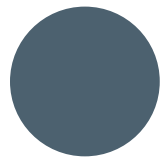
Located in the heart of Utah County, Utah, Vineyard is located between Salt Lake City and Provo. Vineyard is a newer community with explosion growth from the previous decade and more planned with added infrastructure and development potential.

With easy access to I-15 and the Salt Lake International Airport a short 45 minute drive away, and (forthcoming) UTA FrontRunner rail service to Salt Lake City, Vineyard is situated is an ideal location for easy access whether by bike, vehicle, or public transit. A connected, comprehensive Utah Lake Trail ties perfectly into a comprehensive, user-friendly waterfront for Vineyard. While residents love the current option to passively experience the lake and natural environment, there are needed updates to provide greater usership and needed environmental interventions to maintain prosperous natural systems.

Vineyard has access to water that most of Utah County (and beyond!) municipalities do not. Taking advantage of usage for both residents and visitors can only enhance the rapidly-growing city and establish it as a unique destination.







INSPIRATION



SEASONALITY



COLD WINTERS, WARM SUMMERS
The Vineyard waterfront experiences all seasons, and visitors should be able to use the waterfront all seasons with a range of passive and active activities.

HIS



A PLACE FOR GUESTS AND RESIDENTS
Water is scarce in Utah; it draws those in Vineyard and outside of the city. The waterfront has seen many changes over time and must take into account past, present, and future uses moving forward. The draw a successful waterfront has can be more than a positive economic benefit; it can also provide a multitude of equitable and environmentally-beneficial aspects for both locals and tourists.



STEEPED IN HISTORY
The waterfront is filled with history - spanning before times of settler's for farming purposes, embracing the original stewards (Native Americans), and understanding the effects and legacy of past industrial uses (Geneva Steel Plant).



RESTORATION



ENVIRONMENTALLY-MINDED
Vineyard can have both a positive effect on the waterfront and Utah Lake as a whole. Removing invasives, remediating contaminated sites, and educating future stewards of the environment are all steps Vineyard can take with the planning and design of the waterfront.

TORY



DESIGN CONCEPT CHANGING WATERS

FLOWING

MOUNTAINS

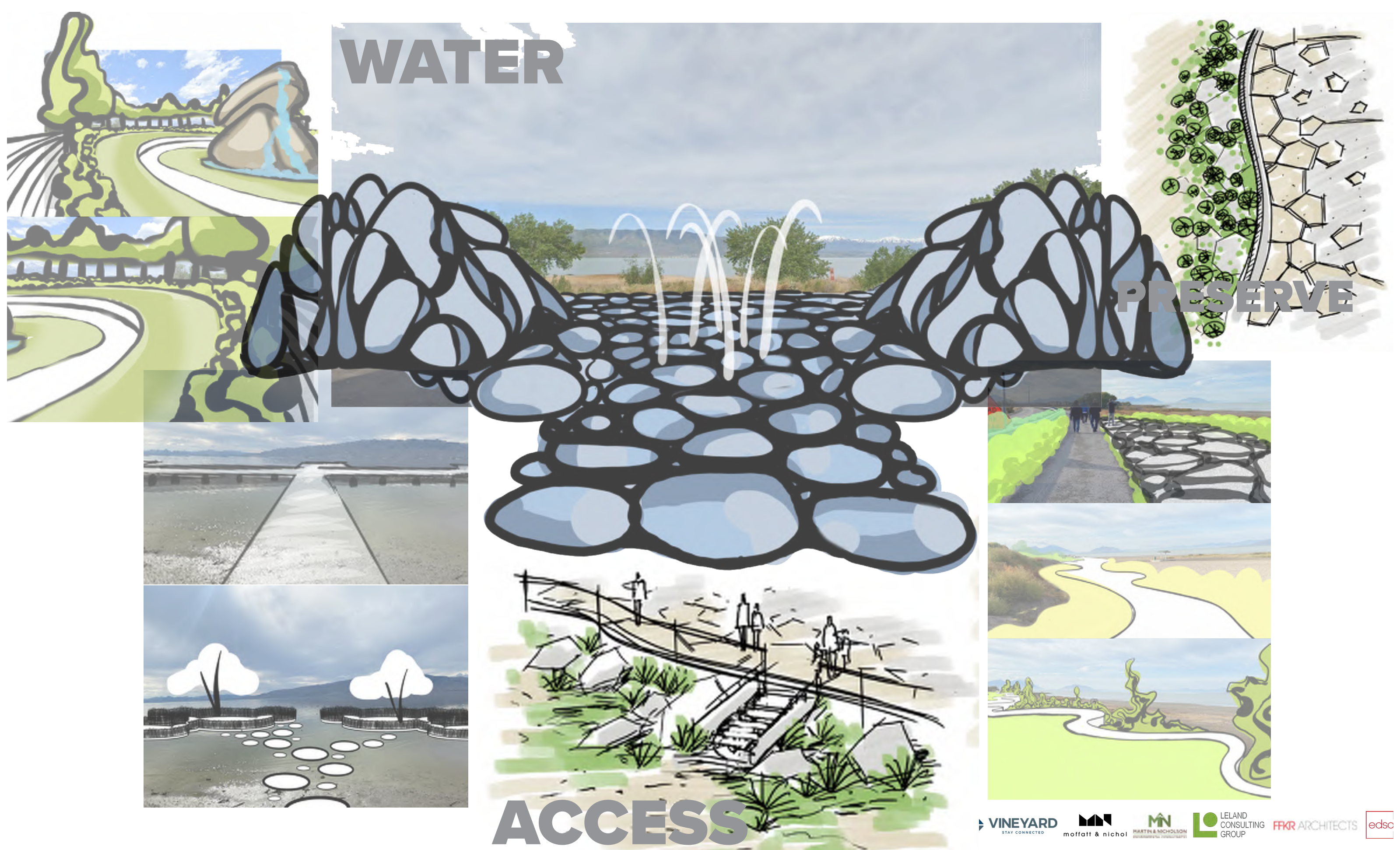
RIVERS

LAKE

WATER

PRESERVE

ACCESS





WATERFRONT

10+ ACCESS POINTS

POTENTIAL
PUMP TRACK OR
CABLE PARK

LARGE SCALE
DEVELOPMENT

MARINA AND MARINA
VILLAGE

BEACH

PIER

EDUCATIONAL WATER
LEARNING CENTER

UTAH LAKE

3 WATERFRONT TYPOLOGIES—





VINEYARD CITY BOUNDARY

CONTINUED
ENVIRONMENTAL
PROTECTION

NATURE CENTER

CENTER STREET
COMMUNITY SPACE

UTAH LAKE

4+ MILES OF TRAILS

1 UTAH LAKE TRAIL





NORTH WATERFRONT

NORTHERN PROMENADE

TOWN CENTER

SOUTHERN PROMENADE

VINEYARD CONNECTOR

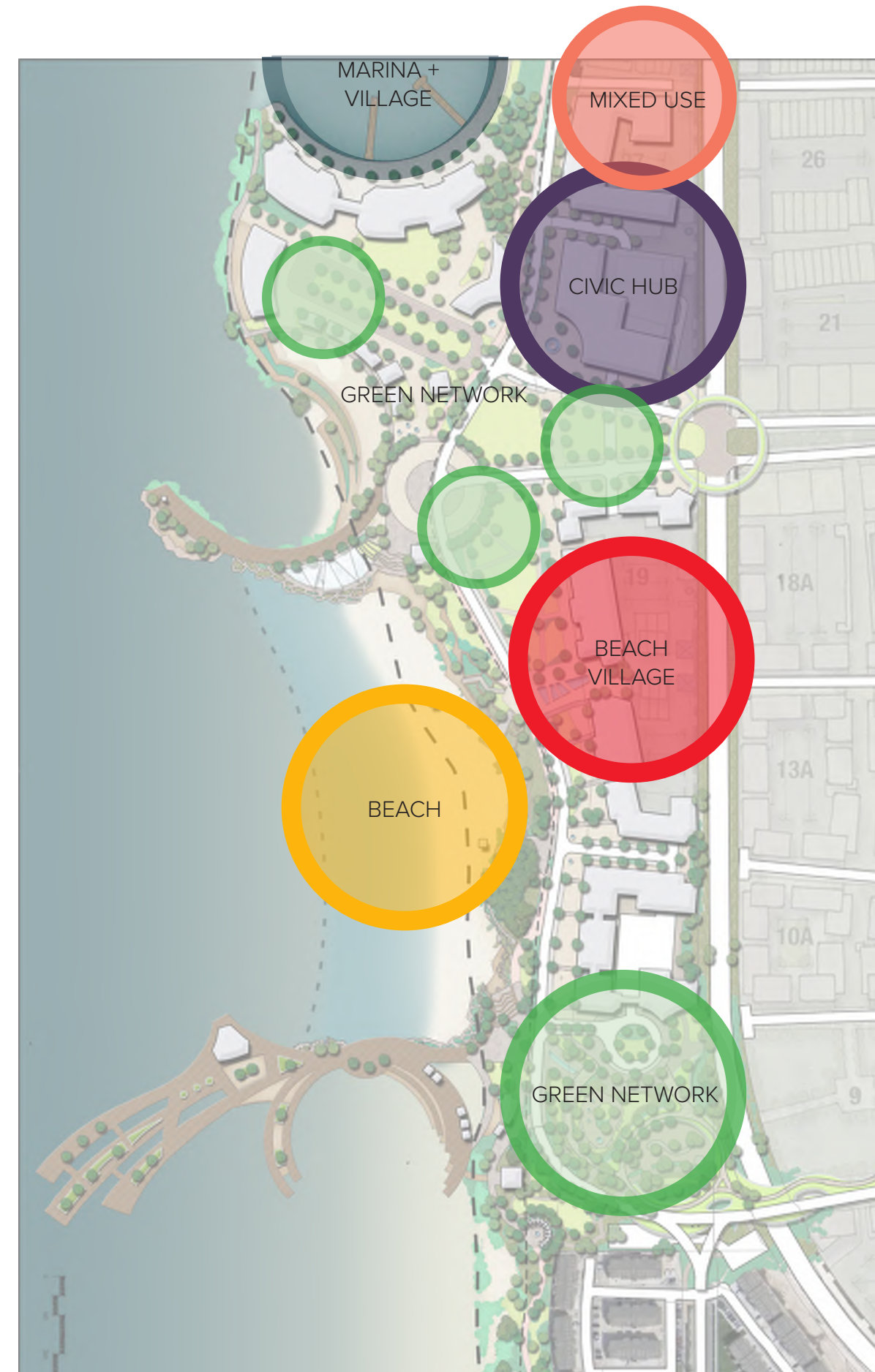
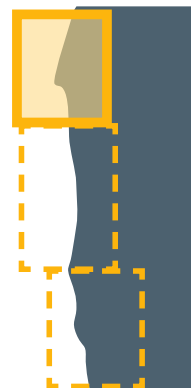
UTAH LAKE

VINEYARD LAKE RD



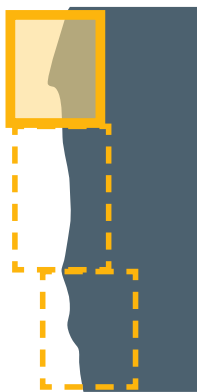
- | | |
|----------------------------------|--|
| ① MARINA | ②① PROTECTIVE EDGE |
| ② COMPROMISE LINE | ②② KIOSKS / POP UP MARKET |
| ③ MARINA VILLAGE | ②③ WALKING PIER |
| ④ MARINA PROMENADE | ②④ PIER PAVILION |
| ⑤ MARINA VILLAGE ANCILLARY | ②⑤ NON-MOTORIZED BOAT LAUNCH |
| ⑥ FESTIVAL/EVENT LAWN | ②⑥ DOG PARK |
| ⑦ PARKING | ②⑦ SKATE PARK |
| ⑧ LAWN
(DOG PARK, PLAYGROUND) | ②⑧ VEHICULAR & PEDESTRIAN
OVERPASS |
| ⑨ SEASONAL PUBLIC GATHERING | ②⑨ ADJACENT RESIDENTIAL
DEVELOPMENT |
| ⑩ WALKING PIER | ③① SHADE STRUCTURE |
| ⑪ PARALLEL PARKING | ③② SETTLEMENT LINE |
| ⑫ PROTECTIVE BEACH EDGE | ③③ EXISTING WATERFRONT
VEGETATION |
| ⑬ BEACH (EXPANDED) | ③④ PROPOSED UTAH LAKE TRAIL |
| ⑭ PROMENADE PLAZA | ③⑤ FUTURE OFFICE / RESIDENTIAL |
| ⑮ BEACH VEGETATION | ③⑥ BEACH PROMENADE VILLAGE |
| ⑯ BEACH ACCESS (ACCESSIBLE) | |
| ⑰ IMPASSE | |
| ⑱ EXISTING VEGETATION | |
| ⑲ SECONDARY PROMENADE | |
| ⑳ PROPOSED CITY HALL | |

KEY PLAN



NORTH WATERFRONT

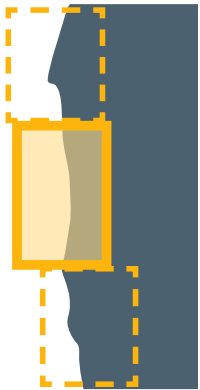






CENTRAL WATERFRONT





UTAH LAKE

NATURAL VEGETATION

GATHERING AREA BOARDWALK

INCREASED VEGETATION ACCESS POINT

UTAH LAKE TRAIL



CENTRAL WATERFRONT



- | | |
|----------------------------|--------------------------|
| 1 SETTLEMENT LINE | 6 PROPOSED TREES |
| 2 COMPROMISE LINE | 7 DISC GOLF |
| 3 PROPOSED UTAH LAKE TRAIL | 8 GATHERING SPACE |
| 4 ADJACENT NEIGHBORHOOD | 9 ACCESS POINT |
| 5 EXISTING TREES | 10 ADJACENT NEIGHBORHOOD |



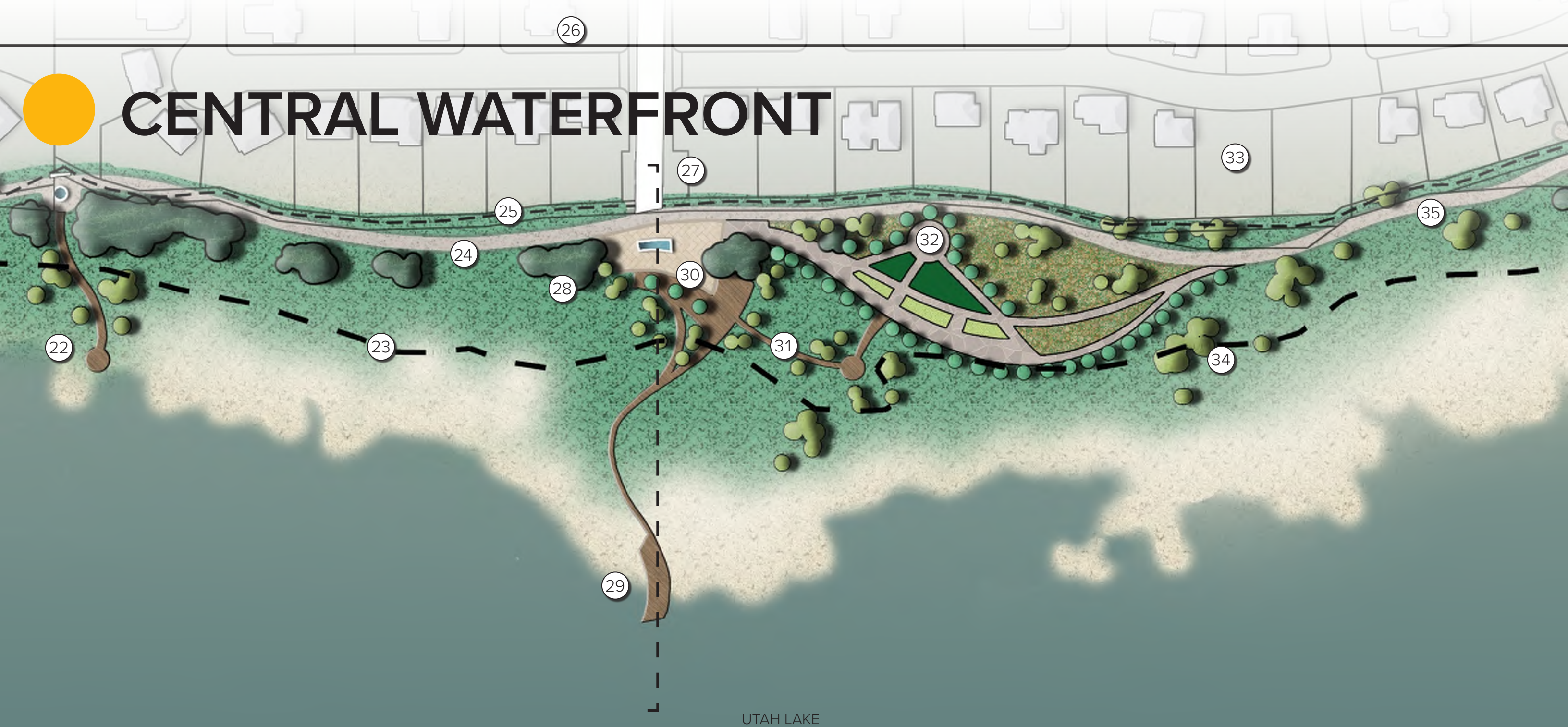


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|----|-----------------------|----|-----------------------|----|------------------|
| 11 | BEACH ACCESS | 16 | MULTIPURPOSE SPACE | 21 | ACCESS POINT |
| 12 | PIER | 17 | PIER | 22 | PIER/POCKET PARK |
| 13 | BOARDWALK | 18 | UTAH LAKE TRAIL | | |
| 14 | ABSTRACT AMPHITHEATER | 19 | WATER GARDEN | | |
| 15 | SUNSET BEACH PARK | 20 | ADJACENT NEIGHBORHOOD | | |





CENTRAL WATERFRONT

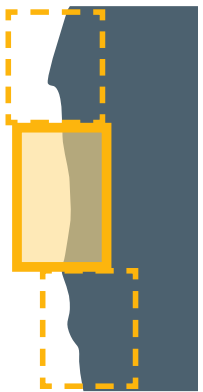


- 21 ACCESS POINT
- 22 POCKET PARK/PIER
- 23 COMPROMISE LINE
- 24 UTAH LAKE TRAIL
- 25 SETTLEMENT LINE

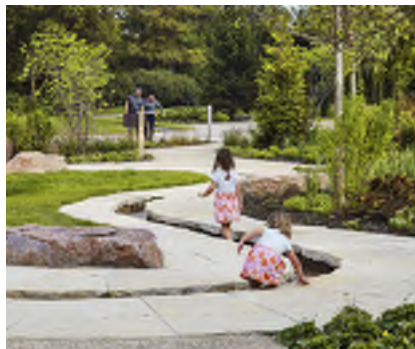
- 26 PARKING ALONG 300 W
- 27 CENTER STREET ACCESS POINT; UNLOADING/LOADING ZONE
- 28 EXISTING TREES
- 29 (NON-MOTORIZED) LAUNCHING PIER
- 30 BOARDWALK TO PIER

- 31 BOARDWALK
- 32 GATHERING SPACE / MULTI-PURPOSE LAWN
- 33 ADJACENT DEVELOPMENT
- 34 NATIVE VEGETATION
- 35 UTAH LAKE TRAIL





EARTHWORKS



WATER EDUCATION



SOUTH WATERFRONT RECOMMENDATION*

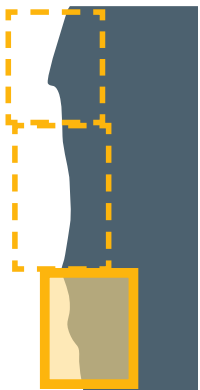


- | | | | |
|-----------------------------|--------------------------------|-------------------------------|--------------------------|
| 1 ADJACENT NEIGHBORHOOD | 6 PROPOSED PARKING | 11 PHASED CATTLE GRAZING | 16 PROPOSED WA'KARA BARN |
| 2 WATERFRONT ACCESS POINT | 7 PROPOSED PARK | 12 POTENTIAL EQUESTRIAN SPACE | 17 BOARDWALK |
| 3 EXISTING TREE CLUSTER | 8 NATURE CENTER | 13 ADJACENT GOLF COURSE | 18 UTAH LAKE TRAIL |
| 4 EXISTING + ENHANCED SCRUB | 9 BOARDWALK | 14 ADJACENT NEIGHBORHOOD | |
| 5 COMPROMISE LINE | 10 BOAT LAUNCH (NON-MOTORIZED) | 15 WATERFRONT ACCESS POINT | |

*NOTE: THE SOUTH WATERFRONT PLAN IS A RECOMMENDATION IF LANDOWNERS AGREE WITH PROPOSED PLAN.

VINEYARD WATERFRONT | ENLARGEMENTS







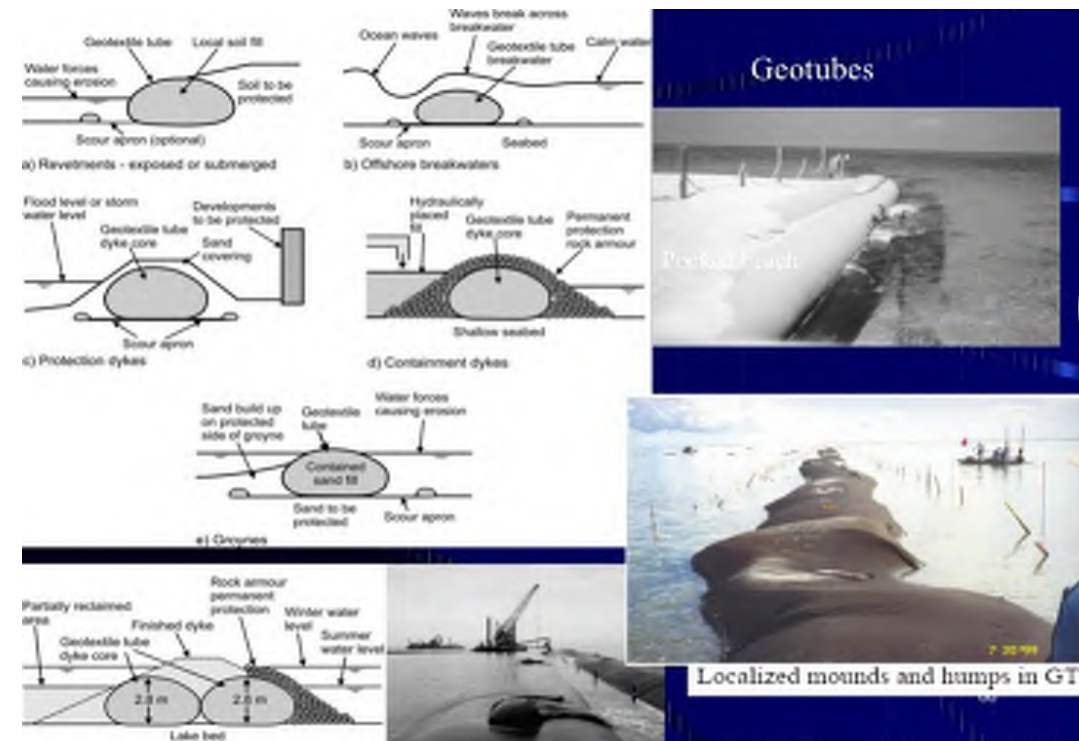
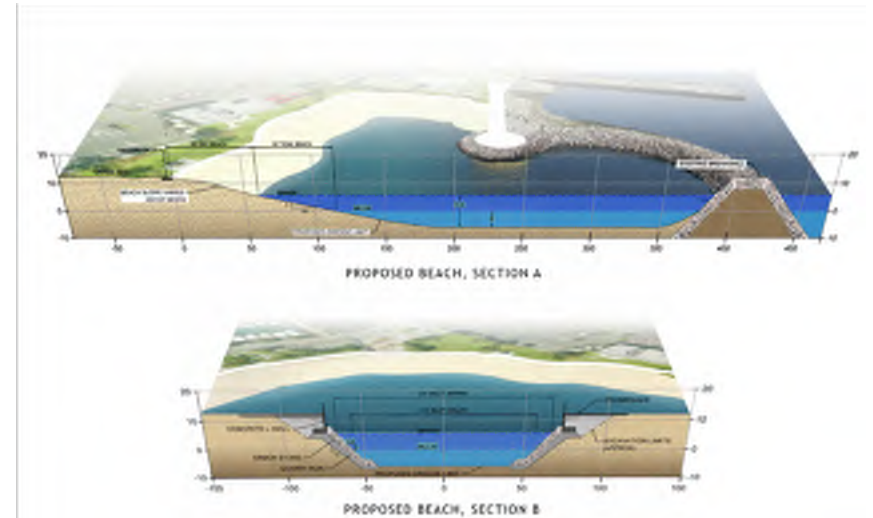
CATALYST PROJECTS

1

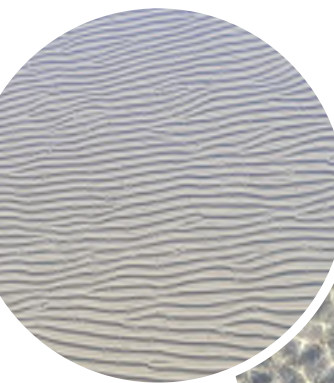
Beach Expansion

Residents and tourists alike both want to see an expanded beach. By using cutting-edge engineering techniques, a more enjoyable, larger beach can be achieved. A more inviting beach will help bridge the gap between local residents and enjoying the natural wonder in their backyard (Utah Lake.)

If funding allows, it is recommended to build supporting pier structures to bring activity to the water. The beach expansion can be constructed solely with geotube support and side enclosures while piers can be added in a later phase.



Preferred Method of Beach Creation: Geotubes
We will be able to use the current lake bottom as a barrier for the beach.



Water will clear up with imported sand and buffered beach.



EXPERTISE.
WATERFRONT PARKS.

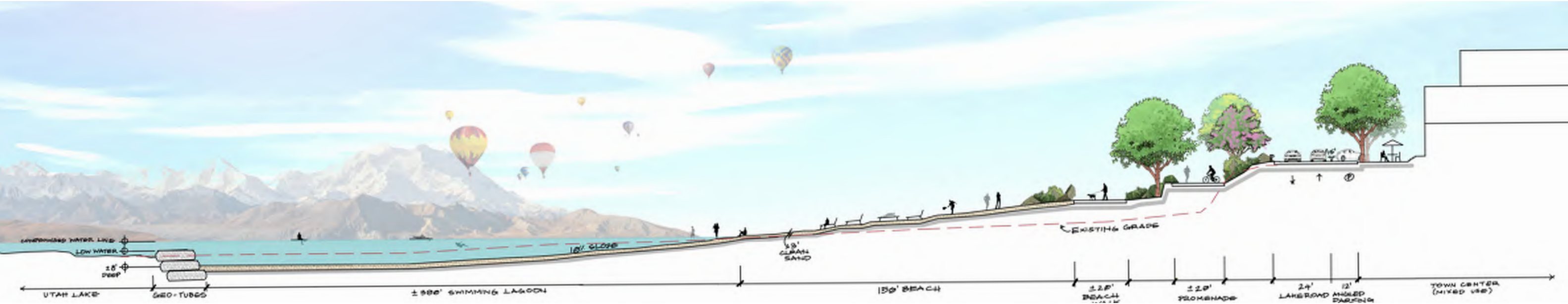
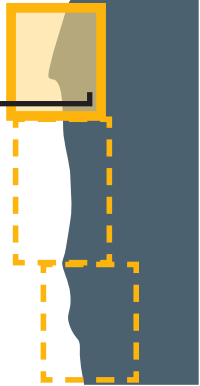


PARKS HAVE NEVER BEEN MORE IMPORTANT TO THE HUMAN EXPERIENCE THAN THEY ARE TODAY, AND THOSE ON THE WATERFRONT PROVIDE AN EVEN MORE EXCEPTIONAL OPPORTUNITY TO EXCEL.



Beach Creation Precedents by Moffat & Nichol

KEY PLAN



Proposed Beach Section | Utah Lake > Town Center



+/- 300 FT

+/- 500 FT

6-10 FT DEEP MAX





CATALYST PROJECTS

2

City Hall

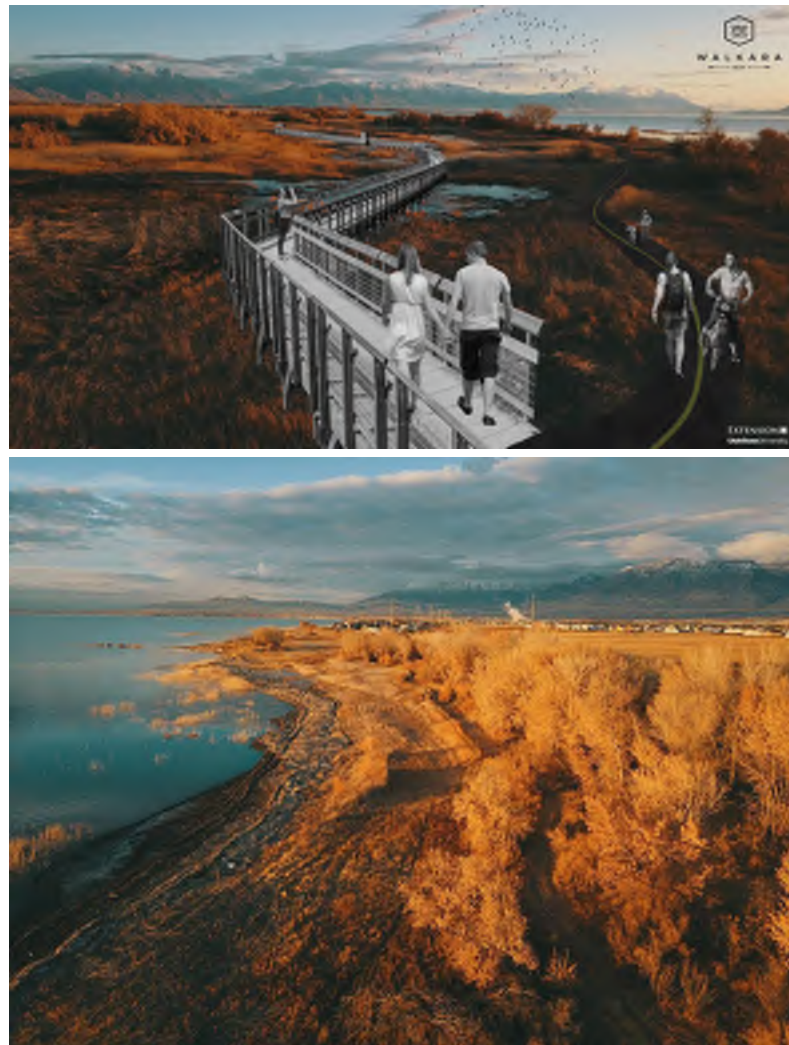
Vineyard has a particular unique opportunity to capitalize activity on the Utah Lake waterfront. Acting as a buffer between the future, mixed-use beach village and existing multi-family residential development, city hall could help establish a 24/7, active waterfront and use the surrounding area for other civic opportunities.



3

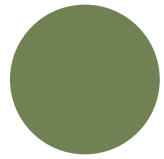
Nature Center

Funding is available for a nature center and would align well with previously published plans for Wakara Way. A nature center on Utah Lake would be more of an ideal location compared to the other location off-lake. An adjacent potential development could tie in well for local and regional access to the proposed nature center.



Concept Plan by USU LAEP Extension (2020)





IMPLEMENTATION



NORTH

Immediate (1 to 2 years)

- Trail placement and improvements to Utah Lake Trail
- Beach Front Park Amenities and Access Improvements (upland along Lake Road; shade structures, seating, landscaping, wayfinding)
- Initiate Expanded Beach Improvements & Catalyst Project
- Pedestrian Bridge & Park on South Promenade (coordinate with Flagship)
- Dog Park (seek potential local partner)
- North Promenade Event Lawn (coordinate with Flagship)
- Initiate Marina Promenade and Beach Upland Improvements (beach use ancillary structures & functions)

Near Future (up to 5 years)

- North Walking Pier Structure; South Walking Pier Structure
- City Hall
- Skate Park (Partner)
- Marina (P3)

Far Future (5+ years)

- Marina Village (P3)



CENTRAL

Immediate (1 to 2 years)

- Trail improvements to Utah Lake Trail
- Trailheads & Beach Access Improvements
- Pocket Parks
- Gathering Spaces
- Initiate Informal Disc Golf
- Vegetation Management & Improvements

Near Future (up to 5 years)

- Nature Walkways/Piers
- Water Garden/Center
- Sunset Beach Area Improvements

Far Future (5+ years)

- Center Street Area Improvements



SOUTH

Immediate (1 to 2 years)

- Continuation of Utah Lake Trail – pull towards water
- Trailhead (shade structure, seating, waste receptacle(s), wayfinding)

Near Future (up to 5 years)

- Parking
- Jake's Plan – barn, pavilion

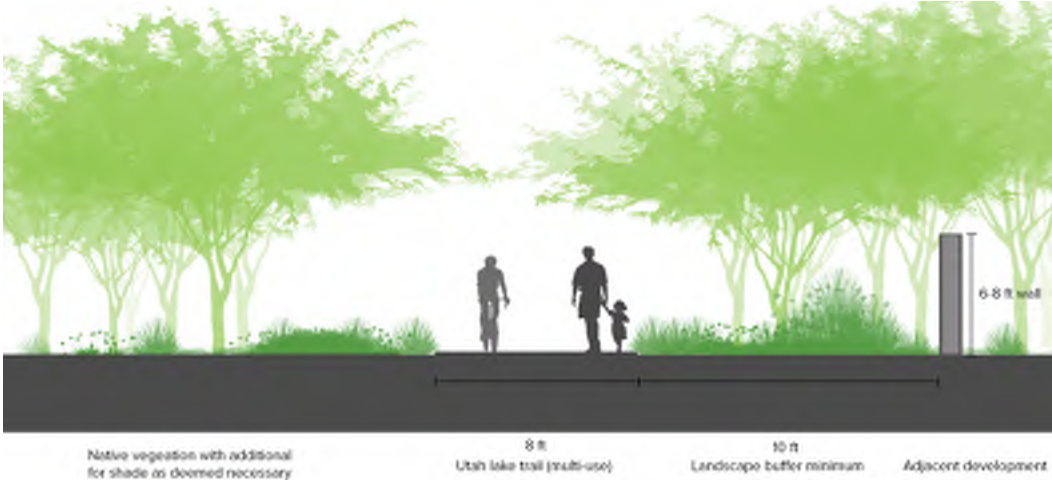
Far Future (5+ years)

- Nature Center (*This should be within 5 years, because it is already being talked about locally with the Utah Lake Authority. The other spot being considered is not on the lake, but is in Provo. This is an ideal spot.*)

APPENDIX

MATERIALS

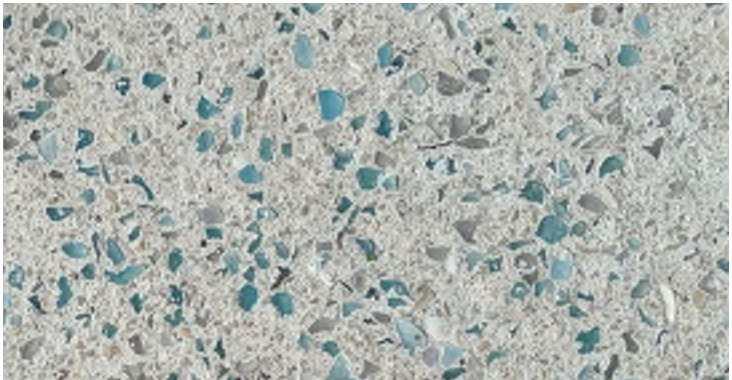
PRIMARY



SECONDARY



TERTIARY



WAYFINDING



PLANT PALETTE



Populus fremontii / angustifolia



Betula occidentalis



Helianthus



Artemisia cana



Schoenoplectus



Verbena hybrida



Deschampsia



Carex nebrascensis



Asclepias



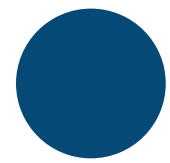
Asclepias



Alnus



VINEYARD WATERFRONT MASTERPLAN
FEBRUARY 2022



KEY TAKEAWAYS

- 1** Community enjoys having the trail closer to homes + FFSL wants development to be kept within reason on sovereign lands.
- 2** City Hall will be moved within downtown. The design team recommends keeping it on the water to celebrate the uniqueness of Vineyard.
- 3** Key programmatic elements desired: dog park, skate park, beach, nature center, revenue generating options...
- 4** UDOT currently only allows 4 crossings for the Vineyard Connector.
- 5** The community wants Center Street to stay a local access point to the water.
- 6** Management and governance of the waterfront could fluctuate with proposed legislation; currently, FFSL's oversight is pro-development, with a required public amenity and to maintain environmental sensitivity.
- 7** Northern area needed for site remediation...
- 8** Community wants a trail connection around the lake - one complete trail.
- 9** The proposed islands have viability at a federal and state level, but there has not been any interaction with the community. The design team moved forward with a proposed plan and design that can stand on its own, while also working well with the presently proposed plans.
- 10** Some revenue-generating concepts did not fare well with the community and local stakeholder groups.