



**NOTICE OF A VINEYARD  
CITY COUNCIL MEETING  
January 12, 2022 at 6:00 PM**

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PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled meeting on Wednesday, January 12, 2022 at 6:00 p.m. at City Hall, 125 South Main Street, Vineyard, Utah. This meeting can also be viewed on our [live stream page](#).

**AGENDA**

**Presiding Mayor Julie Fullmer**

**1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE – *to be announced.***

**2. WORK SESSION**

**2.1 Vineyard Connector - Pedestrian Bridge**

City Engineer Naseem Ghandour will lead a discussion about the pedestrian bridge's alignment, wall design, and use. There will be no action taken at this time.

**2.2 Tuition Reimbursement**

Interim City Manager George Reid will lead discussion on funding for tuition reimbursement.

**REGULAR SESSION**

**3. PUBLIC COMMENTS**

*(15 minutes)*

**“Public Comments”** is defined as time set aside for citizens to express their views for items not on the agenda. 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.

*Public comments can be submitted ahead of time to [pams@vineyardutah.org](mailto:pams@vineyardutah.org).*

**4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

**5. STAFF, COMMISSION, AND COMMITTEE REPORTS**

*(3 minutes each)*

**5.1** Interim City Manager George Reid

**5.2** Planning Commission Chair Bryce Brady

## 6. CONSENT ITEMS

- 6.1 Approval of the December 1, 2021 City Council Special Session Minutes
- 6.2 Approval of the December 8, 2021 City Council Meeting Minutes
- 6.3 Approval of the December 30, 2021 City Council Meeting Minutes

## 7. APPOINTMENTS

- 7.1 Vineyard Planning Commission.....3  
With the advice and consent of the City Council, Mayor Fullmer will appoint Christopher Bramwel as a sitting Planning Commissioner and Marcus Jessop and Kristal Price as alternate Planning Commissioners. Their four-year term begins January 2022.
- 7.2 Vineyard Youth Council Co-Advisor.....1  
With the advice and consent of the council, Mayor Fullmer will appoint Katelyn Jensen and Kristal Price as co-advisors for the Vineyard Youth Council.
- 7.3 Vineyard Bicycle Commission.....1  
With the advice and consent of the City Council, Mayor Fullmer will appoint Martina Huntington to the Vineyard Bicycle Commission. Her four-year term begins January 2022.

## 8. PRESENTATIONS/RECOGNITIONS/AWARDS

- 8.1 Finance Director David Mortensen will be recognized for completion of the Certified Government Financial Manager Certification.

## 9. BUSINESS ITEMS

- 9.1 DISCUSSION AND ACTION – Holdaway Farms Development (Ordinances 2022-01, 02, and 03)  
(A public hearing was held on this item during the December 8, 2021 City Council meeting.)  
Community Development Director Morgan Brim will present a General Plan Land Use Map Amendment (Ordinance 2022-01), Zoning Text Amendment (Ordinance 2022-02), Zoning Map Amendment (Ordinance 2022-03), and Neighborhood Plan Applications for the site known as Clegg Farm, located west of the current 400 South Main Street termination, Parcel Numbers 18:021:0009 and 18:015:0163. The mayor and City Council will act to adopt (or deny) the proposed amendments by Ordinance.

## 10. CLOSED SESSION

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares
- (e) strategy sessions to discuss the sale of real property, including any form of a water right or water shares

- (f) discussion regarding deployment of security personnel, devices, or systems;
- (g) the purpose of considering information that is designated as a trade secret, as defined in Section [13-24-2](#), if the public body's consideration of the information is necessary in order to properly conduct a procurement under [Title 63G, Chapter 6a, Utah Procurement Code](#);

## **11. ADJOURNMENT**

The next meeting is on Wednesday, January 26, 2022.

This meeting may be held in a way that will allow a councilmember to participate electronically.

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

I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City Offices, the Vineyard website, the Utah Public Notice website, and delivered electronically to city staff and to each member of the Governing Body.

**AGENDA NOTICING COMPLETED ON:** January 11, 2022

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

**MINUTES OF A SPECIAL SESSION  
OF THE VINEYARD CITY COUNCIL**

City Council Chambers  
125 South Main Street, Vineyard, Utah  
December 1, 2021 at 5:02 PM

**Present**

Mayor Julie Fullmer  
Councilmember John Earnest  
Councilmember Tyce Flake  
Councilmember Chris Judd  
Councilmember Cristy Welsh

**Absent**

**Staff Present:** Interim City Manager George Reid, City Recorder Pamela Spencer

**Others Speaking:** None

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


Mayor Fullmer opened the meeting at 5:02 PM. She gave the invocation and led the Pledge of Allegiance.

**2. BUSINESS ITEMS**


**2.1** No items were submitted.

**3.  CLOSED SESSION**

**3.1** The mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of discussing the character, professional competence, or physical or mental health of an individual.

** Motion:** COUNCILMEMBER JUDD MOVED TO GO INTO A CLOSED SESSION IN THE CONFERENCE ROOM IMMEDIATELY FOLLOWING THIS MEETING TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL PERTAINING TO CITY MANAGER INTERVIEWS. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTE AYE. THE MOTION CARRIED UNANIMOUSLY.

48 **4. ADJOURNMENT**

49  
50  **Motion:** COUNCILMEMBER JUDD MOVED TO ADJOURN THE MEETING AT 5:04  
51 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER,  
52 COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTE AYE. THE  
53 MOTION CARRIED UNANIMOUSLY.

54  
55 **Motion to adjourn the Closed Session:** Councilmember Judd moved to adjourn the closed  
56 session at 10:24 PM. Councilmember Earnest seconded the motion. Mayor Fullmer,  
57 Councilmembers Earnest, Flake, Judd, and Welsh voted aye. The motion carried unanimously.

58  
59  
60 MINUTES APPROVED ON: \_\_\_\_\_

61  
62 CERTIFIED CORRECT BY: /s/Pamela Spencer  
63 PAMELA SPENCER, CITY RECORDER

**MINUTES OF A VINEYARD  
CITY COUNCIL MEETING**

City Council Chambers  
125 South Main Street, Vineyard, Utah  
December 8, 2021 at 6:01 PM

**Present**

Mayor Julie Fullmer  
Councilmember John Earnest  
Councilmember Tyce Flake  
Councilmember Chris Judd  
Councilmember Cristy Welsh

**Absent**

**Staff Present:** Interim City Manager George Reid, City Attorney Jayme Blakesley, City Engineer Naseem Ghandour, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Public Works Director Chris Wilson, Community Development Director Morgan Brim, City Planner Briam Amaya Perez, Planning Technician Cache Hancey, Finance Director David Mortensen, City Treasurer Bayley Deason, Water Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Bryce Brady, Planning Commissioner and Councilmember Elect Amber Rasmussen, Councilmember Elect Mardi Sifuentes

**Other Speaking:** Ryan Bybee with Cadence Homes; Ryan Hales with Hales Engineering; Nate Birchall with Goodboro Homes; Jason Boal with Snell & Wilmer L.L.P.; Steve Hutchings and Eric Towner with Fifty Mill L.L.C. and X Development; Residents Marcus Potter, Shawn Herring, Stan Jenne, Kim Smith, Geoffrey Wixom, Aubrey Bills, Claudia Lauret, Truman Van Cott, Candy Mullen, Jenna George, David Lauret; resident and landowner Besilyne Fernandez; former residents and landowner Brenda Jacobson, former resident Lee Jacobson

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

Mayor Fullmer opened the meeting at 6:01 PM. Councilmember Flake gave the invocation and led the Pledge of Allegiance.

**2. WORK SESSION**


2.1 No items were submitted.


**REGULAR SESSION**


**3.  PUBLIC COMMENTS**


Mayor Fullmer called for public comments. Hearing none, she closed the public session.

#### 4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS


 Councilmember Welsh reported that she, the mayor, and a few staff members had attended the ICSC (Innovating Commerce Serving Communities) Convention in Las Vegas and felt they had made some good contacts.


 Councilmember Flake reported that there had been two (2) major meetings concerning improvements on the lakeshore. He said they had reached an agreement about developing the old Vineyard Beach first and then moving down the shoreline. He reported that there had been a kickoff meeting with state agencies on the Walkara Way project. He mentioned that there would be an Education Center for school trips and other activities.


 Councilmember Judd recused himself from item 9.3 Holdaway Farms discussion and motion due to a potential conflict of interest.


 Mayor Fullmer presented plaques and gift baskets to Chris Judd and John Earnest, the outgoing city councilmembers and thanked them for their service to the city.


#### 5. STAFF, COMMISSION, AND COMMITTEE REPORTS

5.1  Interim City Manager George Reid also reported on the ICSC Convention. He reported that the city would be holding a Christmas Tree Lighting Ceremony at 5:00 pm on December 10 at Penny Springs Park. He reported that there would be an open house on December 16 to look at the designs for the Waterfront.

5.2  Planning Commission Chair Bryce Brady reported that they had held two (2) Planning Commission meetings where they discussed the Fifty Mill Development Agreement and the Holdaway Farms Development. He mentioned that they had postponed the election of a chair and vice chair until January.

5.3  City Engineer Naseem Ghandour reported that the Main Street extension into the downtown area would be completed this spring. He reported on the Vineyard Connector and the rail spur consolidation projects. Mayor Fullmer gave an update on the rail spur timeline. Mr. Ghandour mentioned that the traffic study that had been completed for the corner of 400 North and Main Street showed that a traffic signal was warranted.

 Mayor Fullmer reported that the Edgewater Townhomes had a shared parking agreement with the Vista Medical Center.

5.4  Public Works Director Chris Wilson reviewed the Public Works Department's growth and accomplishments and the city's growth and gave an update on current projects. There was a discussion about the projects.

#### 6. CONSENT ITEMS

6.1 Approval of the November 10, 2021 City Council Meeting Minutes

6.2 Approval of the November 16, 2021 City Council Special Session Minutes

6.3 Approval of the December 1, 2021 City Council Special Session Minutes

6.4 Approval of a Water System Design Tasks Budget Amendment No. 2 Request (Pipeline Phase)

6.5 Approval of a Vehicle Purchase for Public Works

6.6 Approval of the purchase of a Mini Excavator for Public Works


99           **6.7 Approval of Fireworks in Vineyard Public Parks one day a year**

100  
101 Mayor Fullmer called for a motion.

102  
103 **Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE CONSENT ITEMS 6.1  
104 THROUGH 6.6 AND REMOVE 6.7 FOR DISCUSSION. COUNCILMEMBER FLAKE  
105 SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST,  
106 FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

107  
108           **(6.7) Approval of Fireworks in Vineyard Public Parks one day a year**

109 Mr. Reid explained how the city code was written, and that the council needed to approve  
110 use on public property. There was a discussion about the timing and having the ability to  
111 change that. The State allows fireworks to be shot off from 11:00 AM on December 31  
112 until 1:00 AM on January 1 on private property. There was a discussion about where to  
113 allow fireworks on public property and how to regulate them.


114  
115  **Motion:** COUNCILMEMBER EARNEST MOVED TO APPROVE 6.7 IN  
116 DESIGNATED AREAS AS DETERMINED BY STAFF, BETWEEN THE HOURS OF 7:00  
117 PM ON DECEMBER 31 AND 1:00 AM ON JANUARY 1. COUNCILMEMBER FLAKE  
118 SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST,  
119 FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

120  
121  
122 **7. APPOINTMENTS**

123       **7.1  Vineyard Planning Commission .....3**

124           With the advice and consent of the City Council, the mayor will appoint Marcus Jessop  
125 and Christopher Bramwell and reappoint Jeff Knighton as members of the Vineyard  
126 Planning Commission. Their four-year term begins January 1, 2022.

127  
128 Mayor Fullmer stated that she wanted to wait to appoint the new planning commissioners until  
129 the next City Council meeting. She reappointed Jeff Knighton as a planning commissioner and  
130 called for a motion to accept the nomination.

131  
132  **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE THE MAYOR'S  
133 ACTIONS. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER,  
134 COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE  
135 MOTION CARRIED UNANIMOUSLY.

136  
137  
138 **8. DISCUSSION/PRESENTATIONS**

139       **8.1  Award Presentation – Center Street Overpass Award**

140           Public Works Director Chris Wilson will present an award from the International  
141 Partnering Institute for the 2021 John L. Martin Project of The Year Honorable Mention  
142 for the Center Street Overpass.


143  
144 Public Works Director Chris Wilson gave a brief explanation and then presented the award to the  
145 city.

146 **9. BUSINESS ITEMS**

147 **9.1  PUBLIC HEARING – Consolidated Fee Schedule Resolution 2021-23**


148 Treasurer Bayley Deason will present recommended changes to the Consolidated Fee  
149 Schedule. The mayor and City Council will act to adopt (or deny) the proposed fee  
150 schedule changes by resolution.

151  
152 Mayor Fullmer called for a motion to open the public hearing.


153  
154  **Motion:** COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT  
155 6:40 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER,  
156 COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE  
157 MOTION CARRIED UNANIMOUSLY.


158  
159  City Treasurer Bayley Deason presented the recommended fee changes.

160  
161 Mayor Fullmer called for public comments.

162  
163  Resident Amber Rasmussen asked if there was a way for families to get financial aid so  
164 they could afford to participate in the recreation programs. Ms. Deason replied that she was not  
165 aware of any and that she would ask to the Recreation Department about it.

166  
167 Mayor Fullmer called for further comments. hearing none, she called for a motion to close the  
168 public hearing.


169  
170  **Motion:** COUNCILMEMBER EARNEST MOVED TO CLOSE THE PUBLIC  
171 HEARING AT 6:42 PM. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR  
172 FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE.  
173 THE MOTION CARRIED UNANIMOUSLY.

174  
175  **Motion:** COUNCILMEMBER JUDD MOVED TO ADOPT RESOLUTION 2021-23,  
176 AMENDED 2021-2022 CONSOLIDATED FEE SCHEDULE, AS PRESENTED.  
177 COUNCILMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS  
178 FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND  
179 WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

180  
181 **9.2  DISCUSSION AND ACTION – Readoption of the 2020 Voter Participation**  
182 **Areas Resolution 2021-24**

183 City Recorder Pamela Spencer will present the Voter Participation Areas to be adopted  
184 by January 1 as per Utah Code § 20A-7-401.3. The mayor and City Council act to adopt  
185 (or deny) these areas by resolution.

186  
187 City Recorder Pamela Spencer explained the reason for approving the Voter Participation Areas  
188 and then recommended approval.


189  
190  **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE VOTER  
191 PARTICIPATION AREAS RESOLUTION 2021-24, AS PRESENTED. COUNCILMEMBER  
192 WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS  
193 EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED  
194 UNANIMOUSLY.

196 **9.3  PUBLIC HEARING – Holdaway Farms Development (Ordinances 2021-15,**  
197 **16, and 17)**

198 *(This item was continued from the November 10, 2021 city council meeting.)*

199 Community Development Director Morgan Brim will present a General Plan Land Use  
200 Map Amendment (Ordinance 2021-15), Zoning Text Amendment (Ordinance 2021-16),  
201 Zoning Map Amendment (Ordinance 2021-17), and Neighborhood Plan Applications for  
202 the site known as Clegg Farm, located west of the current 400 South and Main Street  
203 termination, Parcel Numbers 18:021:0009 and 18:015:0163. The mayor and City Council  
204 will act to adopt (or deny) the proposed amendments by Ordinance.


205  
206 Mayor Fullmer called for a motion to open the public hearing.


207  
208  **Motion:** COUNCILMEMBER EARNEST MOVED TO OPEN THE PUBLIC HEARING  
209 AT 6:45 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR  
210 FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE.  
211 THE MOTION CARRIED UNANIMOUSLY.


212  
213  Community Development Director Morgan Brim explained the proposed development. The  
214 application proposed to develop the area into a residential subdivision. This change required four  
215 (4) applications:


- 216 1. General Plan Amendment, which would affect the land use map;
- 217 2. Zoning Text amendment, adopting a new zoning district named the Holdaway Farms  
218 Zoning District;
- 219 3. Zoning Map amendment to apply the new zoning district to this property;
- 220 4. Neighborhood Plan, which would implement the new zoning district.


221 He noted that the Planning Commission had not given a positive recommendation.


222  
223  Ryan Bybee with Cadence Homes shared their vision for the project. He gave a brief  
224 explanation of their process to get to this point. He explained that they were custom home  
225 builders and were proud of who they had become. He reviewed their products and the site plan.  
226 He added that Goodboro Homes would be building a high-end active adult living community. He  
227 reviewed the original concept plan, including a land swap to disperse the Church of Jesus Christ  
228 of Latter-day Saints' (Church) property throughout the project. He also reviewed the process  
229 they had gone through to present the current plan. They had been able to make some of the  
230 changes that the Planning Commission and staff requested. He said that they had added a new  
231 product type to hit a range of clients that would potentially purchase a home from them.


232  
233  There was a discussion about having the LDS property removed from this rezone.


234  
235  Mr. Bybee mentioned that access to the lake was important to him and that none of the lots  
236 blocked access to the lake. He reviewed the parks and trails that were incorporated into the  
237 project.


238  
239  Mr. Brim mentioned that the two Church-owned parcels to the north were part of the  
240 General Plan and the rezoning, but the eleven (11) acres were not a part of the amendments.

241  
242  Mr. Bybee said that they had attempted to adopt as many of the recommendations from the  
243 Planning Commission as possible. He reviewed the changes they had made. He also reviewed the  
244 lot sizes and overall density. He mentioned that he intended to opt into the parking permit  
245 program to restrict parking. His review continued.


246  
247  Mr. Bybee reviewed some of the benefits of developing this property: it would connect two  
248 major roads in the city and have trail connections. The active adult component would help with  
249 traffic congestion, be less impactful on the schools, and would be involved in the community.


250  
251  Mr. Bybee emphasized that their commitment was focused on quality and architecture. The  
252 development would elevate the look and feel of the community and property values. He said that  
253 he had reviewed other developments in the county, and there was nothing that compared to this  
254 development. He completed his review of the project and changes.


255  
256  Ryan Hales with Hales Engineering reviewed the traffic study. Councilmember Welsh  
257 expressed concerns about the traffic pattern on the project's west side and 300 West having more  
258 traffic and asked if there was a better way to direct the traffic. There was a discussion about the  
259 traffic patterns.


260  
261  Councilmember Earnest asked if someone could purchase and combine two lots. Mr. Bybee  
262 replied that there was nothing to keep someone from purchasing two lots.


263  
264 Mayor Fullmer called for public comments.


265  
266  Resident Markus Potter, living in The Lakes at Sleepy Ridge subdivision, mentioned that  
267 he liked the custom homes. He said he was not a huge fan of the active adult high-density area,  
268 and that any townhome was high density. He requested that the trail be extended by his home.  
269 He said that his main concerns were density and traffic congestion.


270  
271  Resident Shawn Herring, living in the Ashley Acres subdivision, expressed concern over  
272 density, traffic patterns and congestion, and safety. He also expressed concern with the landscape  
273 medians. He felt that Cottage Homes were townhomes.


274  
275  Resident Stan Jenne, living in The Shores subdivision, expressed concerns about the zoning  
276 proposal and its impact on the infrastructure and the residents. He felt it went against the will of  
277 the residents and that it would be a serious mistake if it were approved. He explained what he felt  
278 low density was. He expressed concerns about traffic congestion. He thought this was a chance  
279 for the council to listen to the voters, follow their recommendations, and stand up to the  
280 developers. He also felt that senior living needed to be near grocery stores, restaurants,  
281 transportation, and medical buildings. He felt that the active adult community, on smaller lots,  
282 would not increase the property values in the other developments. There was a brief discussion  
283 about ADUs, safe routes to school, and the size of the lots. Mr. Jenne felt that the developers had  
284 not shown any respect for the city. There was a discussion about zoning. Mr. Jenne reiterated  
285 that the residents were losing faith in the City Council. Mayor Fullmer explained that this was  
286 the first time this plan had been brought to the council and that the property owners had the right  
287 to make an application.


288  
289  Mr. Hales explained that it would be 177 trips if they were half acre lots and 218 for the  
290 current proposal. There was a discussion about including ADUs in the traffic study.

291  Resident Kim Smith, living in The Elms subdivision, asked what would happen if the  
292 council did not approve this proposal and if the state could change the zoning and put in  
293 townhomes and apartments. Mayor Fullmer replied that they did not feel that the state would  
294 take over the land, but they could take on legislation that would regulate how the city zoning  
295 rights worked. She thought that they would not make a design based on the possibility of future  
296 state legislation. Ms. Smith mentioned that she had spoken with the Holdaway family and  
297 thanked them for taking care of the land and thanked Cadence Homes for stating to her that they  
298 would not sell to another developer.


299  
300  Resident Geoffrey Wixom, living in The Lakes at Sleepy Ridge subdivision, expressed  
301 concern about density, traffic, infrastructure, and that the Church could sell the property to a  
302 developer.


303  
304  Resident Aubrey Bills, living in the Elms subdivision, expressed concerns with extra traffic  
305 in her subdivision if the development went through as planned. She also expressed concerns  
306 about the total number of lots for senior living being different from the agenda packet than what  
307 was presented tonight. She felt that it would be good for City Council to define low and medium  
308 density and make sure that the Church-owned property was not zoned residential. There was a  
309 discussion about zoning. Ms. Bills expressed concerns about medians, street parking, leasing  
310 homes, and accessory dwelling units (ADU). There was a discussion about the leasing of homes  
311 and ADUs. There was also a discussion about the traffic study and safe routes to school.


312  
313  Resident Claudia Lauret, living on Holdaway Road, expressed concerns with low density,  
314 traffic and safety on Holdaway Road, and zoning changes. There was a discussion about the  
315 General Plan and density. Ms. Lauret felt that having homes that were higher in value would give  
316 the city a population with a higher investment in where they lived.


317  
318  Mr. Potter expressed concern with the road in the development leading to 400 South and  
319 also wanted to make sure that the plan included easy access to the walking trails. There was a  
320 discussion about the trails.


321  
322  Resident Bryce Brady, living in The Elms subdivision, expressed concern over density.


323  
324  Brenda Jacobson, a former resident and one of the property owners, said that she was  
325 excited about the project and felt that it was the best development they could get for this  
326 property. She noted that the family had been very careful in who they picked to develop the land.  
327 She hoped they would consider approving the plan.


328  
329  Resident Truman Van Cott, living in the Parkside subdivision, noted that he liked the 55+  
330 community, but his issue was with density. There was a discussion about the General Plan and  
331 density. Mr. Van Cott mentioned that 800 people had signed a petition to keep the density lower.  
332 The discussion continued.


333  
334  Resident Besilyne Fernandez, living on Holdaway Road, and one of the property owners,  
335 explained that they had looked for years for a builder and expressed concern that they, as the  
336 property owners, had not been consulted on the General Plan's zoning for their property. There  
337 was a discussion about the neighborhood plan and density.

338  Resident Carolyn Mullen, living in The Lakes at Sleepy Ridge subdivision, seconded the  
339 concerns brought up. There was a discussion about the plan. Ms. Mullen expressed concerns  
340 about traffic, safety, and ADUs.

341  
342  Lee Jacobson, a former resident, felt that this plan had a good traffic pattern. He also felt  
343 that the 55+ development would be high-end and added that they would be HOA maintained.


344  
345  Resident Jenna George, living in The Lake at Sleepy Ridge subdivision, expressed concerns  
346 with density. There was a discussion about density.


347  
348  Resident David Lauret, living on Holdaway Road, asked if the city had plans to widen 400  
349 South towards Geneva Road. Mayor Fullmer explained that the city would do what was safest  
350 for the community.


351  
352  Mayor Fullmer called for a motion to close the public hearing.


353  
354  **Motion:** COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING  
355 AT 9:02 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR  
356 FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE.  
357 THE MOTION CARRIED UNANIMOUSLY.


358  
359  Mayor Fullmer asked the City Council for their comments.

360  
361  Councilmember Earnest felt that the homes would be beautiful and thought that they were  
362 comparable to James Bay and The Shores. He stated that he wanted to approve the plan and  
363 respect the family that had been in the area for many years.


364  
365  Councilmember Flake felt that it would be hard to vote against the property rights of the  
366 current landowners. He also thought that the builder had done an excellent job laying out the  
367 plan. He was in favor of quarter, third, and half-acre lot sizes. He said that his one concern was  
368 the park's size in the corner because it would be a trailhead for a major trail. He felt that they  
369 needed further discussion. He favored the 55+ community and believed that they needed  
370 diversity. He noted that this was the last place in the city to have single-family homes and that  
371 the City Planner had laid out a good plan.

372  
373  Councilmember Welsh asked about the cost of the homes. Mr. Bybee reviewed the cost of  
374 comparable homes that he had sold recently. There was a discussion about the cost of homes in  
375 the Holdaway Development.

376  
377  Nate Birchall with Goodboro Homes explained that they had done a market study on the  
378 adult community, and they were valued at over \$600,000 base price. There was a discussion  
379 about home sizes, design, and value.

380  
381  Councilmember Welsh stated that she liked the parks and the interconnected trail system.  
382 She felt that this development would help Holdaway Road and expressed concerns about the  
383 trails and the land next to the Walkara Way Project. She felt that having only half-acre lots could  
384 have unintended consequences. She added that she did not want to see the Church's parcels  
385 included in this rezone. She expressed concerns with facilities, maps not provided to the public  
386 earlier, the trail crossings in the notes. She said she wanted to see what a sunset clause would

look like in the ordinance. She expressed concern with the park phasing and the traffic study. There was a discussion about both.

 Mayor Fullmer felt that there were things that needed to be studied and brought back to the council. She stated that she was not ready to make a decision tonight. Councilmember Welsh mentioned that she would make a motion to continue the discussion at the next council meeting. There was a discussion about having another meeting in December.

 **Motion:** COUNCILMEMBER WELSH MOVED TO CONTINUE THE PROPOSED ORDINANCE TO THE JANUARY 12, 2022 CITY COUNCIL MEETING. THERE WAS NO SECOND ON THE MOTION.

Councilmember Flake stated that he was not in favor of waiting until January.

 **Motion:** COUNCILMEMBER FLAKE MOVED TO HOLD A SPECIAL SESSION ON DECEMBER 15, 2021 OR ANOTHER DAY IN DECEMBER. COUNCILMEMBER EARNEST SECONDED THE MOTION.

There was a discussion about when to hold a special session. Councilmember Welsh felt that the meeting should be held on a Wednesday to keep it consistent with regular meetings.


ROLL CALL WENT AS FOLLOWS: COUNCILMEMBERS EARNEST AND FLAKE VOTED AYE. MAYOR FULLMER AND COUNCILMEMBER WELSH VOTED NAY. COUNCILMEMBER JUDD HAD RECUSED HIMSELF EARLIER. THE MOTION FAILED.

 There was a discussion about the motion.

 **Motion:** COUNCILMEMBER WELSH MOVED TO CONTINUE THE PROPOSED ORDINANCES TO A CITY COUNCIL MEETING TO BE HELD ON WEDNESDAY, DECEMBER 22.

There was a discussion about the date they could hold a special session. Mayor Fullmer stated that she wanted to continue the discussion to the next regularly scheduled meeting.


A short break was taken at 9:41 PM. The meeting resumed at 9:48 PM.


 Councilmember Welsh suggested that they hold a special session on December 29. There was further discussion about when to meet. Mayor Fullmer stated that she was going to call for a special session on December 29.


#### 9.4 **PUBLIC HEARING – Development Agreement with Fifty Mill, LLC (Resolution2021-25)**


Community Development Director Morgan Brim will present a proposed development agreement between Vineyard City and Fifty Mill, LLC for the property located in Vineyard, Utah in The Yard Plat “B” Subdivision, Lots 6, 7 and 8, with Serial # 56:037:0006, 56:037:0007, & 56:037:0002 to accommodate the development of a residential/retail building. The mayor and City Council will take appropriate action.


Mr. Amaya Perez reviewed the process that the developer had gone through. He then turned the time over to Jason Boal with Snell and Wilmer, representing Fifty Mill, L.L.C.


437  Mr. Boal reviewed the development agreement. He said they had made some changes in  
438 response to the remarks from the Planning Commission and staff. They expanded the  
439 commercial development to over 50,000 square feet, incorporated the short-term rental into the  
440 development agreement, and were committed to ten units and furnishing an additional twenty  
441 units; they moved the trail closer to the building and provided 21 percent open space. He  
442 mentioned that the parking on the western lot was not part of this project and could not be used  
443 for this development. There was a brief discussion about additional requirements. The developer  
444 agreed to go vertical.


445  
446  There was a discussion about the short-term rental location and management. Eric Towner  
447 with Fifty Mill, L.L.C. and X Development mentioned that they would be able to furnish thirty  
448 short-term rental units and would like to raise the number to sixty units.


449  
450  Councilmember Judd asked about the wording in Section 2.4.1 of the agreement and stated  
451 that he wanted it to be specific to Topgolf and tied to vertical construction. Mr. Towner replied  
452 that it would be a serious financial hurdle if they had to wait for Topgolf to get their certificate of  
453 occupancy before they could start the other buildings. There was a discussion about when the  
454 construction of each phase should start.


455  
456  Councilmember Welsh asked about the different commercial uses they might see in this  
457 development. Mr. Towner replied that it would be difficult to forecast. There was a discussion  
458 about the commercial uses, short-term rentals, and parking.

459  
460  Councilmember Flake preferred that they commit to fifteen short-term rentals to start. There  
461 was a discussion about short-term rentals, and they agreed to have a minimum but no maximum  
462 requirement. Mr. Brim mentioned that they would be discussing a short-term rental ordinance in  
463 early 2022.


464  
465  Councilmember Judd asked about Section 2.4 and having something tied to the Certificate  
466 of Occupancies. There was a discussion about tying TopGolf to other buildings.

467  
468  Mayor Fullmer asked about the city's parking requirements. Mr. Brim reviewed the  
469 required parking spaces for the units and stated that they were meeting the code. Mr. Blakesley  
470 recommended that they insert language about parking requirements into the agreement. There  
471 was a discussion about parking requirements, management, and adding requirements into the  
472 development agreement.

473  
474  There was a discussion about adding construction requirements to the agreement.

475  
476  
477  Mayor Fullmer called for a motion to open the public hearing.

478  
479 **Motion:** COUNCILMEMBER EARNEST MOVED TO OPEN THE PUBLIC HEARING AT  
480 10:41 PM. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER,  
481 COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE  
482 MOTION CARRIED UNANIMOUSLY.

483  
484  Mr. Amaya Perez reviewed additional staff recommended changes to the agreement.

- 485
- 2.1 Compliance with this DA (Development Agreement):

- Remove: “nothing in this DA shall obligate Developer (or its successors) to develop in any particular order or phase and that Developer reserves all discretion to determine whether to develop a particular portion or phase of the Property based upon Developer’s business judgment.”
- Adding: “Determined phases by the developer shall be provided to the city for review prior to the issuance of Notice to Proceed.” There was a discussion about phasing. The phasing would be for portions of the building.
- **3.1 Vested Rights Granted by Approval of this DA**
- Remove: “as well as flexible timing, sequencing, and phasing rights”
- **Addendum 1: Phasing**
  - 3. “Developer shall have the right to determine the timing, sequencing, and phasing of the Project; provided, however, each phase of the Project shall be subject to and comply with applicable Zoning standards that are not in conflict with the terms and provisions contained in this DA. Subject to the provisions of this DA, Developer anticipates commencing construction of the Project in Fall 2022 and completing the Project in a single phase,”

Mr. Amaya Perez felt that the city benefited from having stronger say in phasing by making the recommended changes. There was a discussion about phasing. Steve Hutchings with Fifty Mill L.L.C. and X Development explained that their intent was to build the building in phases.

## **2.4 Rescission Option; Condition of issuance of Building Permits or Certificates of Occupancy.**

- **2.4.1** remove the wording “horizontal or”


 Mr. Blakesly and Mr. Brim reviewed the list requested changes to the agreement:

1. **2.4.3** Remove the language “e.g., TopGolf” and change to “TopGolf”
2. Tether the Certificate of Occupancy to the 4-way stage construction
3. Single owner, not condominiums
4. Parking management plan
5. Carry the retail architecture elements around the building to the west side
6. Minimum of fifteen short-term rental units.


## **Addendum 1**

### **4. Listing of Project Features and Facilities to be Provided to the City.**

- A.4.3 Add the word “deed” before restrictions and covenant...

 Resident and Councilmember-elect Mardi Sifuentes, living in The Maples subdivision, asked how the process worked for the visual part of the building. Mr. Brim explained how the process worked. Ms. Sifuentes expressed concerns about parking.

Mayor Fullmer called for a motion to close the public hearing.

 **Motion:** COUNCILMEMBER EARNEST MOVED TO CLOSE THE PUBLIC HEARING AT 10:54 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

 **Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE THE PROPOSED DEVELOPMENT AGREEMENT, AS SUBMITTED BY JASON BOAL, OF SNELL AND WILMER LAW FIRM WITH THE PROPOSED CONDITIONS:

1. (ADDENDUM1 A4.2) AT LEAST 15 UNITS ARE DEDICATED FOR SHORT-TERM RENTAL WITH A MINIMUM OF 30 UNITS INCLUDING THE FIRST 15 UNITS TO BE FURNISHED WITH THE INTENT FOR ADDITIONAL SHORT-TERM RENTALS
2. CITY COUNCIL MAY APPROVE THE ADDITIONAL BUILDING HEIGHT PER A MAJOR AMENDMENT PERMITTED IN THE SPECIAL PURPOSE DISTRICT CODE.
3. MR. AMAYA PEREZ’S RECOMMENDATIONS BE APPROVED IN FULL
  - a. **2.1 COMPLIANCE WITH THIS DA:**
    - i. REMOVE: “NOTHING IN THIS DA SHALL OBLIGATE DEVELOPER (OR ITS SUCCESSORS) TO DEVELOP IN ANY PARTICULAR ORDER OR PHASE AND THAT DEVELOPER RESERVES ALL DISCRETION TO DETERMINE WHETHER TO DEVELOP A PARTICULAR PORTION OR PHASE OF THE PROPERTY BASED UPON DEVELOPER’S BUSINESS JUDGMENT.”
    - ii. ADDING: “DETERMINED PHASES BY THE DEVELOPER SHALL BE PROVIDED TO THE CITY FOR REVIEW PRIOR TO THE ISSUANCE OF NOTICE TO PROCEED.”

There was a discussion about phasing. The phasing would be for portions of the building.

- iii. **2.4.1** remove “horizontal”
    - b. **3.1 VESTED RIGHTS GRANTED BY APPROVAL OF THIS DA**
      - i. REMOVE: “AS WELL AS FLEXIBLE TIMING, SEQUENCING, AND PHASING RIGHTS”
    - c. **ADDENDUM 1**
      - 3. Phasing**
        - i. Remove “timing, sequencing, and phasing”
      - 4. LISTING OF PROJECT FEATURES AND FACILITIES TO BE PROVIDED TO THE CITY.**
        - ii. A.4.3 ADD THE WORD “DEED” BEFORE RESTRICTIONS AND COVENANT...”
  4. (2.4.3) TIE CERTIFICATE OF OCCUPANCY FOR THE BUILDING UNITS TO APPROVAL OF THE 4-WAY INSPECTION FOR THE TOPGOLF FACILITY.
  5. (ADDENDUM 4.2(ii)(b)) NO CONDOMINIUMS; SINGLE OWNER
  6. (ADDENDUM 1 A4.1) RETAIL ARCHITECTURE CONTINUE ON THE WEST SIDE OF THE THREE ADDITIONAL UNITS.
  7. 2.4.3 REMOVE THE LANGUAGE “E.G., TOPGOLF” IN THE DEVELOPMENT AGREEMENT TO SAY SPECIFICALLY “TOPGOLF”
  8. (8.12) A PARKING MANAGEMENT PLAN BE APPROVED.
- COUNCILMEMBER EARNEST SECONDED THE MOTION: ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

## 10. CLOSED SESSION



Mayor Fullmer called for a motion to go into a closed session.

**Motion:** COUNCILMEMBER EARNEST MOVED TO GO INTO A CLOSED SESSION IMMEDIATELY FOLLOWING THIS MEETING TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

588 **11. ADJOURNMENT**



589 Mayor Fullmer called for a motion to adjourn the City Council meeting.

590  
591 **Motion:** COUNCILMEMBER EARNEST MOVED TO ADJOURN THE MEETING AT 10:57  
592 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER,  
593 COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE  
594 MOTION CARRIED UNANIMOUSLY.

595  
596 **Motion to adjourn the Closed Session:** COUNCILMEMBER JUDD MOVED TO ADJOURN  
597 THE CLOSED SESSION AT 12:19 AM ON DECEMBER 9, 2021. COUNCILMEMBER  
598 WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS  
599 EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED  
600 UNANIMOUSLY.

601  
602  
603 MINUTES APPROVED ON: \_\_\_\_\_

604  
605 CERTIFIED CORRECT BY: /s/Pamela Spencer  
606 PAMELA SPENCER, CITY RECORDER

**MINUTES OF A SPECIAL SESSION  
OF THE VINEYARD CITY COUNCIL**  
This meeting was held electronically via Zoom  
December 30, 2021 at 10:09 AM

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**Present**

Mayor Julie Fullmer  
Councilmember Tyce Flake  
Councilmember Cristy Welsh

**Absent**

Councilmember John Earnest  
Councilmember Chris Judd

**Staff Present:** City Recorder Pamela Spencer, Deputy Recorder Kelly Kloepper

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

Mayor Fullmer called the meeting to order at 10:09 AM. Councilmember Welsh offered the invocation.

**2. BUSINESS ITEMS**

**2.1  DISCUSSION AND ACTION – [Opioid Settlement Participation \(Resolution 2021-25\)](#)**


The mayor is requesting approval of a resolution authorizing the City's participation in settlements with Pharmaceutical Distributors and Janssen (Johnson & Johnson) to abate the opioid epidemic. The mayor and City Council will act to adopt (or deny) this request by resolution.

Mayor Fullmer turned the time over to City Recorder Pamela Spencer.

Ms. Spencer explained the purpose of the resolution.

Mayor Fullmer added that if the city did not pass the resolution, Vineyard residents would not have access to the funds and Vineyard would not be able to participate.

Mayor Fullmer asked for questions. Hearing none, she called for a motion.

** Motion:** COUNCILMEMBER FLAKE MOVED TO PARTICIPATE IN THE STATE-SPONSORED OPIOID ACTION AS THE CITY OF VINEYARD (RESOLUTION 2021-25). COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE AND WELSH VOTED AYE. COUNCILMEMBERS EARNEST AND JUDD WERE ABSENT. THE MOTION CARRIED WITH TWO ABSENT.

### 3. ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

**Motion:** COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 10:12 AM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE AND WELSH VOTED AYE. COUNCILMEMBERS EARNEST AND JUDD WERE ABSENT. THE MOTION CARRIED WITH TWO ABSENT.

**MINUTES APPROVED ON:** \_\_\_\_\_

**CERTIFIED CORRECT BY:** /s/ Kelly Kloepfer  
KELLY KLOEPFER, DEPUTY RECORDER



# Community Development

**Date:** January 12, 2022  
**From:** Morgan Brim, Community Development Director  
**To:** City Council  
**Item:** Consideration of Ordinance 2022-01 General Plan, Zoning Text Amendment Ordinance 2022-02, and Zoning Map Amendment Ordinance 2022-03 to accommodate proposed Neighborhood Plan and development of property known as Holdaway Farms (aka Clegg Farm)  
**Applicant:** Cadence Homes and Goodboro Homes

## OVERVIEW

The Holdaway Farms proposal seeks consideration of a residential development located on the property known as Clegg Farm. The project area contains two residential products, traditional single-family homes, and age-restricted detached homes, referred to as active adult living, with a focus on a 55+ age category. Two future church sites are located within the plan. The church sites are not included in the Neighborhood Plan but are contained in the General Plan and Zoning Map Amendment applications. These sites were shown in the plan to provide context to full build-out conditions. Holdaway Farms proposes open space in the form of parks, trails, and private amenities. The site is bounded by Utah Lake shoreline on the west, the Shores, Sycamores, Elms subdivisions to the north, Holdaway Road neighborhood and portions of The Lakes at Sleepy Ridge community to the east and south.



## PROCESS

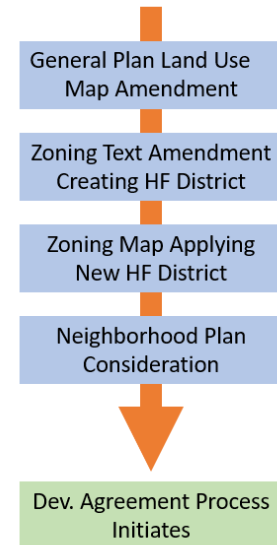
The applicant has proposed four land use applications to accommodate their project as follows:

1. General Plan Amendment to the Future Land Use Map from a Low Density to a Medium/Low Density designation;
2. Zoning Text Amendment to create a new Special Purpose Zoning District: Holdaway Farms (HF) District;
3. Zoning Map Amendment to apply the HF District to the proposed project area, and
4. Neighborhood Plan, which is a new application type created through the HF District.

The order above is the sequence in which the applications will need to be considered. The Vineyard Zoning Ordinance (VZO) Section 15.10 requires zoning ordinance and map changes to be consistent with the 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.*

The proposed General Plan Land Use Map amendment provides a land use category supportive of the proposed HF District. The age-restricted lots as shown in the neighborhood plan contain lots with a size as low as 5,000 square feet which demonstrates a land use designation not compliant with the current Low-Density map. The VCO policy of general plan conformity necessitates the Planning Commission to consider legislative decisions with alignment to the underlying land use designations. The land use map must be amended prior to other zoning map or ordinance considerations. Following this decision, the City Council may then consider the new HF District, zoning map amendment and lastly the Neighborhood Plan. The applicant has indicated upon approval by the city council, they will submit a development agreement for future consideration. The HF requires the Development Agreement to be approved prior to platting or other development permits. The Development Agreement, among other items, will provide further details relating to open space amenities, construction phasing, and infrastructure necessary for the project area and its impacts. However, the city should understand baseline amenities and improvements being provided by the applicant.



All four applications require public hearings before the Planning Commission and the City Council. The Planning Commission, following consideration of public comments and staff reviews, provided a recommendation to the City Council to not approve the applications as submitted. Planning Commission comments are provided further in the report. The City Council is authorized to make a final determination. The public notices for these applications provided meeting details as to the times, dates, locations, and general applicant requests. Likewise, this process will be used for the future Development Agreement and for any major modifications to the Neighborhood Plan as outlined in the HF District.

### **GENERAL PLAN AMENDMENT**

The applicant is seeking a General Plan amendment to the Land Use map from Low Density to Low/Medium Density. Per the December 1, 2021, Planning Commission meeting, the Planning Commission prefers to have the SFD's designated as low density and the age-restricted, cottage homes as medium density. The Planning Commission has discussed in the past that the General Plan does not provide detailed information regarding density or allowable districts for each of the land use categories of the General Plan. The General Plan, as the name implies provides a general guiding document and framework for making land use decisions. This means we should consider what land use categories mean specifically to Vineyard as delineated in the map. The smaller lots proposed in the age-restricted community are similar in size to those found in the Solstice (3,500-5,500 sf), Providence (5,200-9,500 sf) and Cascade (4,600-7,100 sf) neighborhoods. The HF District age-restricted community proposed lots within the range of 5,000 to 5,800 sf. The Low/Medium Density as opposed to the Low-Density designation appears appropriate for the proposed development. Three planned park spaces are designated as Open Space.

The project area is located in the Southwest Residential Planning District of the General Plan. The purpose of this district is to provide a range of housing types to support multiple age groups and a diverse population. The Walkara Way Conservation Area is located southwest of the project site and is listed as an opportunity for preservation and recreation in the General Plan. The proposed Lakeside Park further implements General Plan objectives by providing access and amenities for the public to enjoy near the lake. This park may also serve as a shoreline gateway to Walkara Way and the regional trail system. The trail plan reflected in the Neighborhood Plan will provide several planned trail segments plus creates trail access from the shoreline up 400 South, then orients north on Lakeside Road into the Elm Neighborhood. City staff is working with Home Center Development to extend this trail into the existing wetlands trail system that connects into Gammon Park. This means the public will be able to travel the full distance from the shoreline into our park system and eventually to the Vineyard Train Station primarily on a dedicated trail.



#### Road Network

Several road connections will be made possible as this project infills. The collector road of 300 West, 400 South and Main Street will become connected. The Lakes at Sleepy Ridge will receive a critical secondary connection through 30 West into the southern side of this project and the Elms neighborhood will receive a connection through an extension of Lake View. These roadway connections are necessary and will help with traffic flow as the city grows. Additionally, a fully connected road network will assist public safety with maintaining efficient response times.



#### General Plan Policy Compliance

The following strategies and policies appear supportive of the proposed project:

##### ➤ Land Use Element

GOAL 1: ENHANCE VINEYARD'S IDENTITY AS A COMMUNITY WITH A HIGH STANDARD OF LIVING, A DIVERSE ECONOMY, AND RICH MIXTURE OF HOUSING AND RECREATION OPPORTUNITIES.

STRATEGY 1: Integrate the pattern of land uses and mobility systems in ways that allow for less automobile trips and more choices for transportation.

STRATEGY 2: Allow for a diversity of residential product types to fulfill the needs of the entire community.

STRATEGY 5: Integrate public land uses such as parks, schools and other civic uses to act as the nucleus of neighborhoods and promote community interaction.

➤ Open Space Element

GOAL 2: SUPPORT THE FORMATION AND DEVELOPMENT OF THE WALKARA WAY CONSERVATION AREA.

GOAL 3: INCREASE THE AMOUNT OF PUBLICLY ACCESSED OPEN SPACES PROVIDED THROUGHOUT VINEYARD.

STRATEGY 3: Consider requiring any new development to provide open space as a percentage of development area

GOAL 1: PROVIDE AN APPROPRIATE NUMBER AND SIZE OF PARKS AND OPEN SPACE FOR ALL VINEYARD RESIDENTS AND VISITORS.

STRATEGY 1: Pursue an active park and recreation acquisition and development program.

GOAL 2: ENSURE ALL RESIDENTS HAVE ACCESS TO WELLMANTAINED, CLEAN, AND SAFE OPEN SPACE, PARKS AND RECREATIONAL FACILITIES.

STRATEGY 4: Provide a system of community and neighborhood parks that are within walking distance of all residents and that are connected via a system of safe trails for pedestrians and bicyclists.

GOAL 3: PROVIDE A RANGE OF RECREATION AMENITY TYPES TO APPEAL TO ALL VINEYARD RESIDENTS AND VISITORS.

STRATEGY 4: In partnership with other entities, provide amenities the community desires that are not currently part of Vineyard's offerings

GOAL 1: ENHANCE, IMPROVE AND CONNECT EXISTING BICYCLE AND PEDESTRIAN TRAIL NETWORK THROUGHOUT THE CITY AND TO THE REGIONAL TRAIL NETWORK.

STRATEGY 1: Improve bike and walking access from all areas of Vineyard to the lakefront and the City's parks and open space network.

➤ Lakefront Element

GOAL 1: ENSURE THE LAKEFRONT IS AN ACTIVE, CELEBRATED, AND ENGAGING PLACE THAT RESIDENTS AND VISITORS ENJOY VISITING BY IMPROVING AND DEVELOPING SECTIONS OF THE SHORELINE AND MAKING NEEDED IMPROVEMENTS TO ADJACENT LANDS.

STRATEGY 5: Consider requiring shoreline trail easements for any future shoreline development in City's development guidelines.

**ZONING TEXT & MAP AMENDMENT – HOLDAWAY FARMS DISTRICT**

The Holdaway Farms (HF) District is proposed as a special zoning district classification. It applies specifically to 92.14 acres of land within the Clegg Farm area as shown in report attachments. This district seeks to accomplish several objectives for the developer by formalizing an allowable overall density of 3.25 units per acre, establishes a process for development approval through a Neighborhood Plan a new application process, and creating a land use category for age restricted housing. The current zoning district for the property is A-1 Agriculture. The property has historically been used for farming purposes.

The HF District provides flexibility through the Neighborhood Plan application by allowing the City Council to approve specific information regarding building setbacks, open space and amenities, phasing and improvements infrastructure and the transportation network. A development agreement is required prior to subdivision platting. The development provides an opportunity for the city to get greater details for the overall project development.

## **NEIGHBORHOOD PLAN**

The HF District creates a new application process called the Neighborhood Plan. The Neighborhood Plan establishes a plan for the proposed development and provides a lotting plan, transitions density, programs park space and trails, and creates a street network. This plan is used to guide the creation of a development agreement which obligates the developer to meet specific benchmarks and includes finer level plan details than may be included in the Neighborhood Plan.

### Residential Density

The project area contains 92.14 acres of land. The gross density being proposed is 3.21 units to the acre. The HF District allows for a total density of 3.25 units per acre. The project area contains 92.145 acres and the applicant is proposing 298 residential units: 171 traditional single-family homes (153 estate lots and 18 village lots) and 127 age restricted homes. The traditional single family lots range in size from 15,559 sf at the largest and 8,288 sf at the smallest. The lots labeled as Estate Lots have all been brought up to a minimum 10,000 sf size, while the new 18 Village Lots range from 8,288 sf to 9,441 sf. The age-restricted units contain a lot size between 5,000 sf and 6,430 sf.

### Street and Trail Network

As described earlier the applicant is proposing street connections to Main Street, 400 South, 300 West, Lakeview and 30 West. These connections insert an important puzzle piece into a large gap in the city's current road network. Additionally, trail connections will run along 400 S, Lakeview, adjacent to the lake and on Main Street.

### Parks

The HF District requires 10% of the project area to be dedicated towards open space. For this project, a minimum of 9.21 acres of open space is required to meet this requirement. The plan shows three park spaces and five segments of a trail corridor that would qualify for open space. The total provided is 9.273 acres. The applicant meets the minimum open space requirement providing 10.06%. The Neighborhood Plan indicates the following amenities will be provided by the developer as baseline improvements.

- Community Park (Lakeside Park) 3.79 acres
  - Playground
  - Pavilion
  - Maintenance and restroom facility
  - Bike station and inverted U-bike racks
  - Designated on-street parking on perimeter roads adjacent to the park
- Entrance Park (Eastside Park) 4.02 acres
  - Playground
  - Pavilion
  - Maintenance and restroom facility
  - Bike station and inverted U-bike racks
- Neighborhood Park (Northside 300 West Park) 0.84 acres

- Up to 14 onsite parking stalls
- On-street parking on the perimeter road adjacent to park
- Trail Corridors (Mid-block and widened trail segment running into Community Park) 0.59 acres

## **DISCUSSIONS FROM THE DECEMBER 1, 2021, PLANNING COMMISSION MEETING REGARDING THIS PROJECT:**

### **Discussion 01:**

Anthony Jenkins, Planning Commissioner, asked if the lots on the perimeter of the project would be the same size or larger than the adjacent lots beyond the property? Ryan Bybee, applicant, responded, the lots adjacent to the project on the north, on average, measure 7,500 SF. The lots that will abut them will, on average, measure 10,000 SF. Commissioner Jenkins asked about the lots abutting Sleepy Ridge. Nate Birchall, Applicant, responded that, on the south, many of the lots would be wider, but not deeper, in comparison to the Sleepy Ridge lots. Nevertheless, from the public right of way, the lots will feel larger or equivalent in size.

### **Discussion 02:**

Commissioner Jenkins asked if the larger, vacant parcel on the southeast corner of the site would remain zoned for agriculture? Morgan Brim, Community Development Director responded, yes, this parcel would remain zoned for agriculture. Commissioner Jenkins asked if, in the future, could this parcel be zoned for low/medium density residential? Mr. Brim responded, yes, the city could choose to entertain a rezone for low/medium density residential in this area, but, as good practice, the city would engage the LDS Church, the property owner, in any potential rezones of the property.

### **Discussion 03:**

Commissioner Jenkins asked if the active adult portion of this project could be zoned medium density and the rest of the project zoned low density? Mr. Brim responded, yes, but if the city were to desire a mixing of lot sizes, as has been done throughout the WatersEdge development, then the low/medium density zone throughout the site would be the most appropriate; either zoning strategy would work for this project.

### **Discussion 04:**

Commissioner Jenkins pointed out that, if the Commission were to approval all four proposed applications tonight, the developer could hypothetically sell the property the next day to a different developer. Therefore, elements that the Commission likes of the currently proposed applications should be codified in the Neighborhood Plan, such as the level of architectural detail (i.e., four-sided architecture).

### **Discussion 05:**

Commissioner Jenkins pointed out that the proposed Neighborhood Plan stated that new street types could be introduced but would require review by the City Engineer and approval from the City Council. He asked, what new street types would be allowed to be introduced? Naseem Ghandour, City Engineer, responded, our City Code did not outline all possible street types and cross sections. Developers were allowed to propose appropriate street types, cross sections, and speed limits. Commissioner Jenkins also stated that he liked the street cross section of the street where the trail crossings are. These are

desperately needed throughout the city. We have trail connections that do not ramp down and have no safe refuges in the middle of the road for safe crossing. This should be expanded throughout the city.

#### **Discussion 06:**

Jessica Welch, Planning Commissioner, spoke in favor of a 55+ Community, because they provided a lot of benefits to the city. Nevertheless, she asked if a 55+ Community truly belonged in this area per the General Plan? She felt that single-family dwellings only would be the most appropriate land use per the General Plan on this site.

#### **Discussion 07:**

Jeff Knighton, Planning Commissioner, stated that after personal analysis of this project, it appeared that about 22% of the lots were larger than a 1/4 acre. This may not seem like a lot when you consider that there was an expectation that most, if not all the lots, would be 1/2 acre lots. 100 acres of 1/2 acre lots would produce a considerable amount of multi-million-dollar homes given the real estate economics of Utah Valley. Considering the city's efforts to make moderate income housing more readily available, this type of lot size may not be appropriate in this area. The General Plan shows this area as low density on the land use map. This is a general way to look at it. "Low-density" is not clearly defined in the city's code. There is value in not having monolithic lot sizes. Commissioner Knighton expressed a liking for what the developer had presented. The variations in lot sizes presented by the plan allowed for the diversity that is being called for by Mayor Julie Fullmer. This plan provides an opportunity to bring in a 55+ demographic which brings a lighter impact on traffic, schools, etc. The proposed alley-loaded homes allow for houses that front the street which foster engagement with the public realm. Commissioner Knighton expressed that this is good urban design. Half acre lots will reduce housing affordability in our community. Commissioner Knighton stated he was comfortable with where the plan was now.

#### **Discussion 08:**

Commissioner Amber Rasmussen stated that, regarding the 55+ community, yes, this housing type would increase the overall density of the project, but they would bring less impacts on the community regarding traffic and parking. They would bring a lot of positivity to this community because of the reasons that were previously mentioned (service to the community, disposable income, etc.). The increase in density was a worthwhile tradeoff.

#### **Discussion 09:**

Planning Commission Chair, Bryce Brady, stated that this zone was zoned for agriculture. The General Plan showed this area was intended for low density. Furthermore, the smallest lot in the city's low-density areas was 13,939 SF. Lot sizes in areas zoned for SFD went as high as 67,000 SF. The city offered a wide variety of lot sizes as it was. This area was not an appropriate location for medium and high-density homes. The General Plan had designated specific areas in the city for such densities. This area did not have the necessary infrastructure to support the traffic impacts that would be brought about from mixing densities. 400 S would get extremely congested. Commissioner Brady asked, does this plan truly provide justifiable benefits that merit us to change our General Plan? Do the benefits outweigh not living up to what the residents hoped for in the future in terms of what would be built here? People expected this to be low density. The average lot size presented in this plan will be at least 40% smaller than the average lot size in other parts of the city zoned for low-density. Moreover, he asked, are we benefitting enough from this plan to make that kind of a sacrifice? That is a big ask--too big of an ask.

## **Motions:**

### Motion 01:

Commissioner Jenkins moved to approve Ordinances 15, 16, 17, and the Holdaway Farms Neighborhood Plan application with the following conditions:

1. Within the General Plan, the active adult area should be zoned as medium density and the single-family homes zoned as low density.
2. The Holdaway Farms Neighborhood Plan application should codify the architectural details (i.e., four-sided architecture), the active adult community should be age restricted through codes, covenants, and restrictions (CC&R's), the overnight parking program must be put in place, and the transportation crossings must be required.

"Yay": Anthony Jenkins, Jeff Knighton

"Nay": Bryce Brady, Tay Gudmundson, and Jessica Welch

The motion did not pass. **The Planning Commission voted to not approve a motion of approval. The project shall move forward to the City Council "without recommendation."**

### Motion 02:

Following Motion 01, Commissioner Welch moved to recommend approval of the four applications with the recommendation that the lots in the northeast quadrant of the site be increased in size to an average of at least 0.3 to 0.4 acres in size.

The motion did not pass.

"Yay": Jeff Knighton, Jessica Welch

"Nay": Bryce Brady, Tay Gudmundson, Anthony Jenkins

## **Summary of the Planning Commissioners' Preferences Regarding the Project:**

Chair Brady: Keep the 55+ houses, all SFD's should, on average, measure 14,500 SF (1/3 acre)

Commissioner Jenkins: The four proposed applications should be approved. Low and medium densities should be reflected in the General Plan Map. Codify architectural details within the Development Agreement. Restrict the cottage homes to 55+ through codes, covenants, and restrictions.

Commissioner Welch: Increase average lot sizes in the northeast quadrant of the site to 0.3-0.4 acres. This would satisfy resident feedback and be more reflective of the General Plan.

Commissioner Knighton: Larger lots would, overall, improve the plan, but I am comfortable with the diversity of the housing types being proposed.

Commissioner Rasmussen: The 55+ community brings with it an increase in density, nevertheless, the benefits of this demographic outweigh other impacts to traffic, parking, etc. Satisfied with the specifics of the SFD's.

Commissioner Gudmundson: I like the 55+ cottage lots; the SFD's should be more adequate reflective of the General Plan, meaning, they should be larger in size than what has been proposed. The lot sizes should reflect an average size of 14,000-16,000 SF.

**RECOMMENDATION:**

In the last staff report, it was noted more clarification was needed regarding the open space and associated amenities for planned park spaces. The applicant recently provided an update to the Neighborhood Plan that specifies the baseline park amenities. Greater details are provided earlier in the report under the Neighborhood Plan section.

The materials provided include recent updates to the Neighborhood Plan and HF District. Staff recommends the City Council open the public hearing and obtain additional feedback from the public.

**PROPOSED MOTIONS:**

➤ ***Ordinances:***

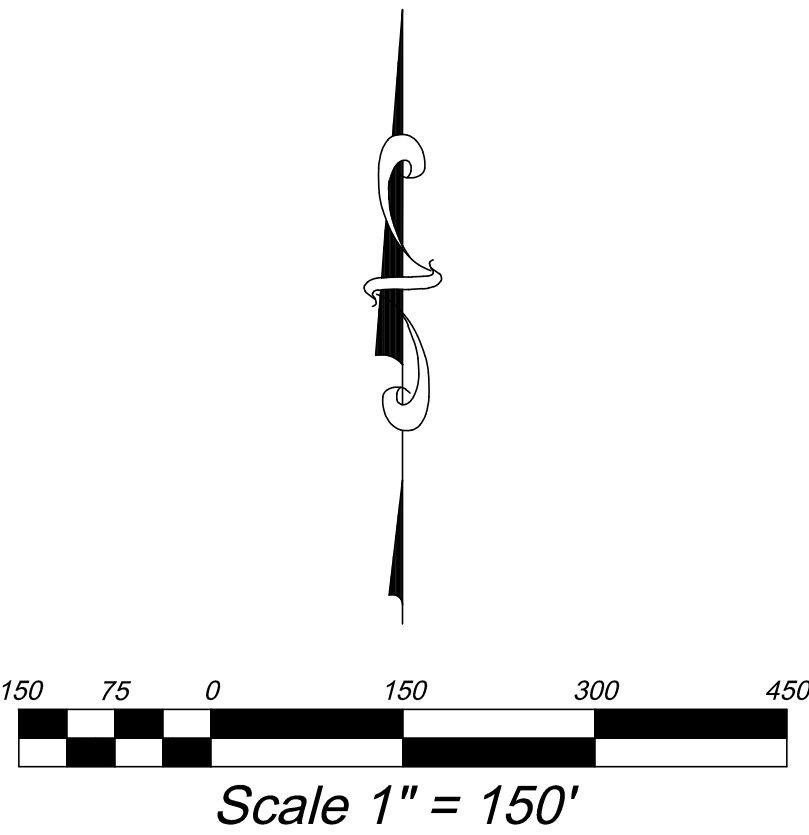
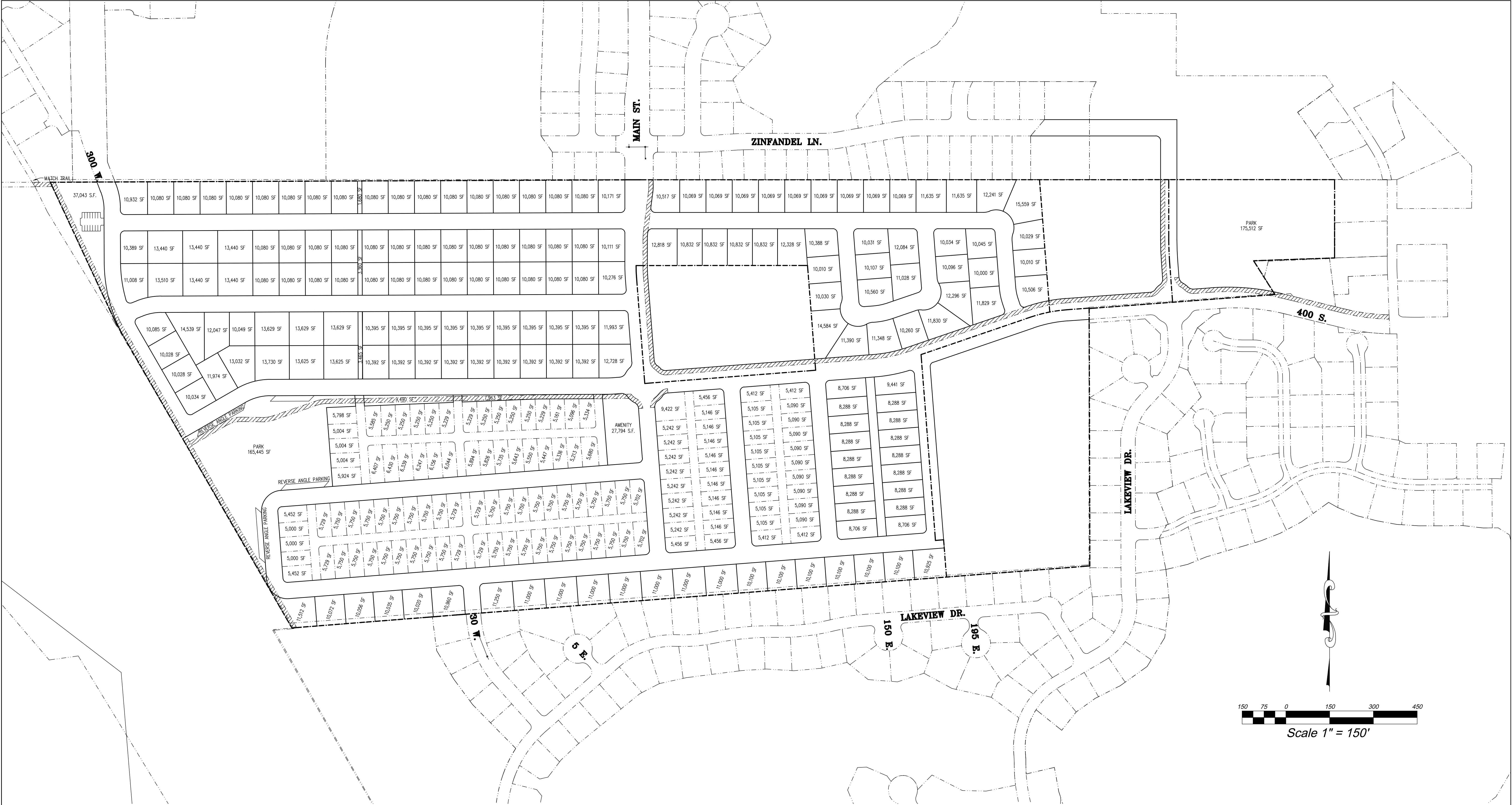
- "I move to approve the proposed Ordinances 2022-01, 02, and 03 as presented."
- "I to approve the proposed Ordinances 2022-01, 02, and 03 with the following amendments or conditions"
- "I move to continue the proposed Ordinances to the next City Council meeting."

➤ ***Neighborhood Plan:***

- "I move to approve the proposed Holdaway Farms Neighborhood Plan."
- "I move to approve the proposed Holdaway Farms Neighborhood Plan with the following conditions."
- "I move to continue the proposed Holdaway Farms Neighborhood Plan to the next City Council meeting."

**ATTACHMENTS:**

Proposed ordinances and application materials



REVISIONS		
Rev.	Date	Description

**EXCE ENGINEERING**  
David W. Peterson, P.E., License #270393  
12 West 100 North, Suite 201C, American Fork, UT 84003  
P: (801) 756-4504; david@excecivil.com

HOLDAWAY FARMS		
VINEYARD		UTAH
Drawn by: D.W.P.	CONCEPT PLAN	Scale: 1"=150'
Designed by: D.W.P.		Date: 11/12/21
Checked by: D.W.P.		C1

## ORDINANCE NO. 2022-01

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, UPDATING THE CITY'S GENERAL PLAN LAND USE MAP TO AMEND THE LAND USE CATEGORY FOR THE PROPERTY KNOWN AS CLEGG FARM, SERIAL NO. 18:021:0009 AND 18:015:0163, FROM LOW DENSITY TO LOW/MEDIUM DENSITY AND OPEN SPACE; 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 adopted a General Plan in 2004; and,

WHEREAS, in accordance with LUDMA 10-9a, an adopted General Plan shall include a Planning Commission recommendation for Land Use for general distribution of land uses; and

WHEREAS, the City of Vineyard, formerly, "Town of Vineyard" grew from a rural farming community of 139 residents in 2010 to over 12,000 residents in 2020 becoming the fastest growing city, in terms of percentage of population growth, in the nation over the past decade; and

WHEREAS, the significant growth experienced by the City requires the addition of housing options to meet a diverse age-growth within Vineyard City; and

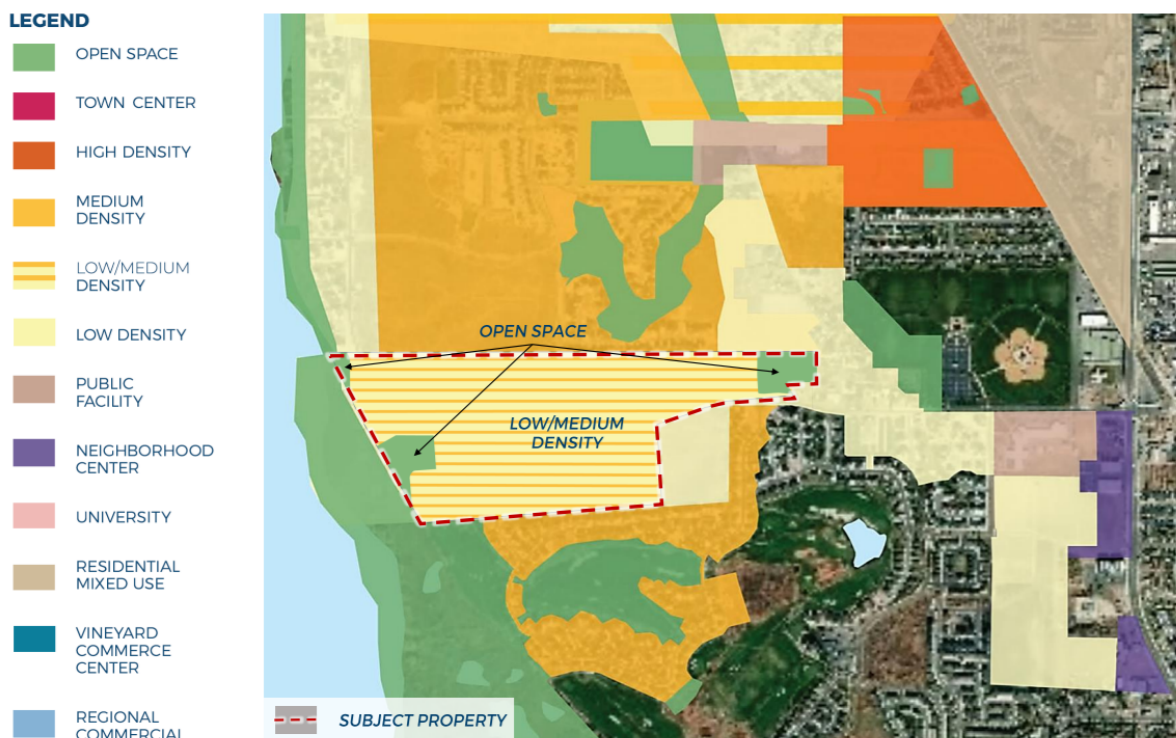
WHEREAS, the Planning Commission held a public hearing on November 3 & 17, 2021 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and,

WHEREAS, the Vineyard City Council reviewed the proposed General Plan Land Use Map Amendment and considered the recommendation of the Planning Commission, evidence and testimony presented by City staff and other interested parties.

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

Section 1: UPDATED VINEYARD GENERAL PLAN.

### GENERAL PLAN – LAND USE: PROPOSED



Section 2: REPEALER CLAUSE. All City of Vineyard Plans, which are in conflict 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 by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Julie Fullmer, Mayor

ATTEST:

\_\_\_\_\_  
Pam Spencer, City Recorder

ORDINANCE NO. 2022-02

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH TO ADD A NEW ZONING DISTRICT, HOLDAWAY FARMS DISTRICT TO THE SPECIAL PURPOSE ZONING DISTRICTS CHAPTER OF THE VINEYARD ZONING CODE, APPLYING TO A PORTION OF THE PROPERTY KNOW AS CLEGG FARM, SERIAL NO. 18:021:0009 AND 18:015:0163, CREATING A RESIDENTIAL DEVELOPMENT WITH ACTIVE ADULTS AND TRADITIONAL SINGLE FAMILY RESIDENTIAL UNITS, ESTABLISHES MAXIMUM DENSITY ALLOWANCE, PROVIDES A NEW APPLICATION, NEIGHBORHOOD PLAN, ADDS DEVELOPMENT STANDARDS, AND ESTABLISHES PERMITTED, CONDITIONAL AND ACCESSORY USES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Planning Commission held a public hearing on November 3 & 17, 2021, and after fully considering public comment and staff analysis recommended approval to the City Council; and

WHEREAS: the City Council having reviewed the proposed text amendments, held a public hearing on December 8, 2021; and

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

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

Section 1: Proposed Holdaway Farms Attachment A

Section 2: REPEALER CLAUSE. All City of Vineyard Plans, which are in conflict 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 by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_

Julie Fullmer, Mayor

ATTEST:

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Pam Spencer, City Recorder

## **Holdaway Farms District**

1. **Purpose and Intent.** The purpose of the Holdaway Farms District (HF) is to allow for the establishment of residential neighborhoods, which display a mix of housing and open space types that facilitate lifestyle choices and opportunities for persons from a broad range of demographics and socio-economics. Developments in the HF shall be designed to integrate households for different phases of life into a blended community through the allowable housing mix, which generates more complete and authentic neighborhoods.
2. **District Location.** Refer to EXHIBIT “A”
3. **Neighborhood Plan Required.** A Neighborhood Plan will be required to guide future development in the HF. The submission requirements for a Neighborhood Plan are outlined in Section 7. Neighborhood Plans include the identification and placement of lot types, open space types, and infrastructure, utilities, and other aspects for future construction.
  - a. Neighborhood Plans shall include new streets and trails, ensuring the resulting blocks and the urban fabric are walkable and bikeable.
  - b. Neighborhood Plans identify the overall theme of a community. All elements of the development shall follow a unified theme.
4. **Density.**
  - a. This land use zone recognizes that in order for the City to be a well-rounded community, a variety of different housing styles, types and sizes should be permitted. The overall residential density within the district described in Section 2 shall not exceed 3.25 units per acre.
  - b. Project design should be context-sensitive. Proposed uses adjacent to existing development should be compatible in terms of density and provide an appropriate transition to higher intensity areas when applicable.
5. **Process.** The process for the review and consideration of a Neighborhood Plan in the HF will be as follows, unless otherwise specified:
  - a. The Planning Commission shall conduct a public hearing on a Neighborhood Plan and shall make a recommendation to the City Council.
  - b. The City Council is the Land Use Authority for Neighborhood Plans and authorized to approve, approve with conditions, or deny a proposed Neighborhood Plan.
  - c. The same noticing requirements provided for amending zoning district maps under the Vineyard Zoning Ordinance shall apply to Neighborhood Plan applications and associated amendments.

- d. A Development Agreement, which is compliant with an approved Neighborhood Plan, shall be required and shall meet the relevant provisions of City Code. A Development Agreement may be submitted simultaneously with, or after the approval of, a Neighborhood Plan.
  - e. Preliminary and Final Plats shall meet all requirements set forth under the Vineyard Subdivision Code Title 14. Site Plans shall be in conformance with requirements of Section 15.36 of the Vineyard Zoning Ordinance except as otherwise provided herein.
6. **Amendments to approved Neighborhood Plans.** Modifications to the Neighborhood Plan text or exhibits may occur in accordance with the following amendment process:
- a. Major Amendments: If an amendment is deemed major by the Community Development Director, the required approval process will be the same as that of the original Neighborhood Plan. Major amendments are modifications that change the intent of the Neighborhood Plan such as:
    - i. Those that significantly change the character or architecture of the Neighborhood Plan;
    - ii. Those that decrease the size of parcels;
    - iii. Those that increase or transfer residential density and non-residential intensity; and
    - iv. Those that materially reduce open space amenities or the amount of land dedicated to parks, trails, public use space, natural areas, or public facilities as shown on the approved Neighborhood Plan.
  - b. Minor Amendments. Minor amendments are accomplished administratively by the Community Development Director. Minor amendments include simple modifications to text or exhibits such as:
    - i. Minor changes in the conceptual location of streets, public improvements, or infrastructure;
    - ii. Minor changes in the configuration of parcels;
    - iii. Changes in the Phasing Plan that don't impact the delivery of Open Space and arterial Right of Ways.
    - iv. Minor modifications of land use boundaries; and
    - v. Interpretations that facilitate or streamline the approval of unlisted uses that are similar in nature and impact to listed uses.
7. **Submission Requirements.** Neighborhood Plans shall be required to include the following:
- a. Character and Theme Plan - identifying the organizational design framework, showing a clearly recognizable neighborhood character and theme, while also distinguishing the

neighborhood from others and cohesively unifying the neighborhood through its distinctive design elements. Community character and theme elements may include the following:

- i. General Architecture – Identifying the proposed architectural styles and themes.
  - ii. Architectural Frontage Plan identifying the primary and secondary frontage for each building lot.
  - iii. Open space, landscaping, and recreational design concepts.
  - iv. Conceptual community signage and place identification.
  - v. Street Naming Plan.
- b. Transportation Network and Street Plan that shall include:
- i. Adjacent streets;
  - ii. Modifications to existing streets, if any;
  - iii. A key for the street network;
  - iv. Existing, new, and modified streets, rear lanes, and/or shared drives including:
    1. Centerline radius,
    2. Data table indicating ownership,
    3. Right-of-way width,
    4. Number of vehicular lanes,
    5. Street type; and
    6. Transportation provisions
  - v. Any public existing or proposed bicycle ways, and trails within and adjacent to the Neighborhood Plan area; and
  - vi. Local street network consisting of all new streets within the neighborhood.
- c. Preliminary Phasing Plan - including conceptual phase boundaries, acreages, and sequence of the identified phases. The preliminary phasing plan shall reflect conceptual public infrastructure such as streets, utilities and open space areas. Private amenities and open space shown in the Neighborhood Plan shall be constructed no later than the middle phase of the overall HF development timeline. Specific phase timelines for public amenities and infrastructure will be established in the development agreement.
- d. Open Space Plan - for each area assigned as open space including:

- i. General type, use, and programming concepts of all open spaces;
  - ii. Conceptual landscape treatment, proposed activities; and
  - iii. Recreational amenity concepts (public vs. private and active vs. passive).
- e. Lotting Plan – including a conceptual plan for Lot Types and Parking to include:
  - i. Layout and Description of all lot and unit types.
  - ii. Building configurations including number of buildings per lot, lot dimensions, building height, and parking.
  - iii. Setbacks for principal and accessory buildings.
  - iv. Lot coverage.
  - v. Lot frontage.
  - vi. Off-street parking.
- f. Conceptual Utility Plan – preliminary schematic with existing and conceptual proposed utility alignments to show how property will be served including drainage (land & storm water), sewer, culinary and secondary water connections and any other existing or conceptual proposed utilities needed to service the proposed development or that will need to be removed or relocated as part of the project. Due to high ground water levels, residential units with a basement level shall require a foundation drain and connection to an approved land drain system, unless such requirements are deemed unnecessary by the City Engineering Department based on geotechnical or other related analysis. All public utilities shall be located in a street or alley sufficiently designed to allow proper spacing and access for maintenance.

## 8. **Development Standards.**

- a. Lot Standards - The Lotting Plan shall contain a variety of housing types and shall address the following:
  - i. Lot types, sizes, configurations, and neighborhood compatibility. Transitions should be proposed from uses and development standards on adjacent developments.
  - ii. Lots for neighborhood support uses, including but not limited to churches and schools, if deemed necessary, which are adequate to serve the future population of the neighborhood. In a manner consistent with state and federal law, the applicant will coordinate with applicable organizations (such as the school board) to determine the future demand for such facilities.

b. Transportation and Street Networks. - The street network plan must map streets and intersections as follows:

- i. All streets must connect to other streets with intersections, forming a network.
- ii. New streets must connect wherever possible to streets outside of the neighborhood.
- iii. The right-of-way (ROW) width of new streets is subject to approval by the City Engineer and subject to compliance with all current engineering and public safety standards.
- iv. New street types may be presented but require review by the City Engineer and approval by the City Council as part of a specific Neighborhood Plan.
- v. Rear lanes and shared drives must comply with public safety standards.
- vi. Rear lanes must be accessed by a minimum of two points along the edge of the block and may be dedicated as private Right of Ways or Access Easements for the benefitted users.
- vii. Shared drives are accessed by one point along the edge of the block and may be dedicated as private Right of Ways or Access Easements for the benefitted users.

c. Open Space.

- i. A minimum of ten percent (10%) of the gross area of the proposed neighborhood plan shall be dedicated towards improved and publicly accessible open space.
- ii. Required minimum open space areas shall include amenities serving a public benefit and shall be identified in the Neighborhood Plan and Development Agreement. Amenities provided may include, but are not limited to, pavilions, wayfinding signage, sports courts and fields, bicycle infrastructure, playground facilities, dog parks, public restrooms, maintenance facilities, water features and trail corridors.
- iii. Objectives of open spaces in a Neighborhood Plan shall consist of the following:
  1. Create neighborhood gathering places.
  2. Promote the character and theme of the neighborhood.
  3. Create a comprehensive open space system within the neighborhood based on a hierarchy of activity (active -vs- passive), programming (formal -vs- informal), and users (children, teenagers, and/or adults).
  4. Provide connections to natural open space of the Utah Lake Shoreline and regional trail systems.

5. Provide distribution/proximity of open space within a short walking distance of every home.
  6. May provide dual purpose(s) with ecological functions (when appropriate) within the open space type.
- d. Signage and Entry Features. - All signs shall comply with City Code Sign Regulations with the following exceptions:
- i. In establishing a strong neighborhood theme and character, an architectural entry structure will be permitted. The sign portion of an Entry Structure for a residential development containing fewer than 100 dwelling units shall not exceed 7.5 feet in height; the sign portion of an Entry Structure for a residential development containing 100 or more units shall not exceed 10 feet in height.
  - ii. The architectural structure will require review and approval by the City Council. An artistic feature may be placed above the 10-foot maximum height for signs. The artistic feature will not be allowed to be illuminated.
- e. Architectural Standards.
- i. HF should provide a variety of home styles, textures, and colors on each street to create a diverse and varied street scene. Neighborhoods with minimal visual variation, and homogenous application of the approved architectural styles are not permitted in order to ensure that street scenes are non-repetitive. Variation shall be achieved through a combination of architectural styles, materials, material textures, colors, and floor plans. Guidelines for style and color shall be given equal weight when evaluating compliance with this standard.
  - ii. All facades facing public roadways will be considered a primary frontage requiring architectural detailing.
- f. Landscaping and Fencing. - Landscaping and Fencing must comply with City Code. Exceptions or modifications may be considered at the time of Neighborhood Plan approval if the modification does not result in less landscaping. For example, in some cases, it may be beneficial to slightly reduce plant size in exchange for more plants. Landscaping and fencing definitions may be modified as a part of the Neighborhood Plan, if necessary, for compliance with the Character and Theme Plan. Landscaping options that are drought tolerant and promote low water usage, among other options, shall be included in the neighborhood plan. Trees and landscaping located in public right-of-way or public open space shall comply with the Vineyard Tree and Landscape Manual.
- g. Building Height.
- i. The maximum building height for residences in the HF is 35 feet.

- ii. The maximum building height for private amenity buildings in the HF is 45 feet, if such incremental height is to create architectural interest.
- iii. Building height is measured from the top of the back of curb to the highest point of the building or structure

**9. Parking.**

- a. The Neighborhood Plan shall comply with the requirements of Chapter 15.38 of the Vineyard Zoning Ordinance with the following exceptions, which are applicable solely to residences in the cottage lots / active adult community:
  - i. Two and one-half (2.5) off-street parking stalls shall be required for each residential unit.
  - ii. The minimum parallel parking stall size shall be eight (8) feet wide by twenty four (24) feet long, provided however, that the front of the parking space may overhang two (2) feet into a landscape strip.

**10. District Uses.**

- 1. Holdaway Farms District Use Table: The HF district use table lists all use types and whether, in the Holdaway Farms Special District (“HF”), the use type is permitted (P), allowed through the provision of a conditional use permit (C), permitted as an accessory use (A) to a principal use or permitted for temporary timeframe (T).
- 2. Prohibited Uses: All uses marked with an “N” in the district use table or not specifically listed are prohibited, except where state or federal law otherwise preempts local land use regulation.
- 3. [Additional Requirements: In addition to requirements listed at the bottom of the district use table, additional requirements for specific uses are listed in [VZC 15.14 Special Purpose Districts](#), VZC 15.32 General Property Development Standards and VZC 15.34 Supplementary Development Standards of the zoning ordinance.]

Accessory Use: An accessory use, unless otherwise permitted in the zoning ordinance, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site. P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X<sup>x</sup> = Additional Standards Below.

Holdaway Farms District Uses		Allowance
	Dwelling, Multiple-Family	N
	Dwelling Single-Family	P

Uses	Dwelling, Two-Family	N
	Model Home or Unit	P
	Residence for Persons with a Disability	P <sup>2</sup>
	Residential Facility for Elderly Persons	P <sup>2</sup>
	Residential Lease, Short-term	N
	Residential Lease, Long-term	P
	Nursing Home, Convalescent Care	C
	Assembly, Place of	C <sup>1</sup>
	Commuter and Light Rail Facilities and Station	N
	Earth Station (Satellite Dish Farm)	N
	Educational Facility	C
	Emergency Care Facility	N
	Environmental Remediation Activities	N
	Farmers' Market	N
	Heliport	N
	Hospital	N
	Liquor Store (State Owned)	N
	Major Facility of a Public Utility	N
	Minor Facility of a Public Utility	C
	Museum	N
	Open Space and Trails	P
	Parks and Associated Facilities	P

	Park and Ride Facility	N
	Power Plant	N
	Public Use	C
	Recycling Collection Center	N
	Recycling Processing Facility	N
	Transit Passenger Hub (Intermodal)	N
	Wireless Telecommunications Site/Facility	N
	Accessory Building	P <sup>2</sup>
	Accessory Dwelling Unit	P <sup>2</sup>
	Accessory Use	P
	Home Day Care (one to seven children)	P
	Home Day Care (eight to ten children)	C
	Home Occupation	P <sup>2</sup>
	Home Preschool (one to seven children)	P
	Home Preschool (eight to ten children)	C
	Household Pets, Noncommercial	P <sup>2</sup>
	Sign - Temporary	T <sup>6</sup>
	Swimming Pool	P <sup>2</sup>
	Temporary Use	T <sup>5</sup>

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

4. Unused.
5. See VZC 15.26 for additional use standards.
6. See VZC 15.48 for signage requirements.

## EXHIBIT "A"

**The following is a description of the current Clegg/Holdaway property PRIOR TO the anticipated swap of property currently owned by the Church of Jesus Christ of Latter-day Saints, as such swapped property is reflected in the Holdaway Farms Neighborhood Plan. An updated property description will be provided as soon as it is available.**

Beginning at a point located South 89°46'04" West along section line 418.05 feet and North 103.65 feet from the South Quarter Corner of Section 17, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the northerly boundary of The Lakes at Sleepy Ridge Phase 2 - P.R.D. the following four courses and distances: 1) South 85°41'54" West 638.60 feet, 2) South 0°09'34" East 882.33 feet, 3) South 85°34'24" West 2163.44 feet, and 4) South 85°28'50" West 97.10 feet; hence continuing South 85°28'50" West along remnants of a fence line 482.78 feet; thence North 30°00'00" West 1203.25 feet; thence North 25°00'00" West 536.03 feet; thence along a boundary line agreement recorded as Entry 152258:2006 the following two courses and distances: 1) North 89°45'38" East 1975.85 feet, and 2) North 89°59'04" East 46.61 feet; thence South 0°00'10" West 11.36 feet; thence along the arc of a 450.00 foot radius curve to the right 348.21 feet through a central angle of 44°20'09" (chord bears South 22°10'15" West 339.59 feet); thence South 44°20'19" West 45.74 feet; thence along the arc of a 450.00 foot radius curve to the left 348.21 feet through a central angle of 44°20'09" (chord bears South 22°10'15" West 339.59 feet); thence South 0°00'10" West 111.65 feet; thence South 89°59'50" East 668.76 feet; thence along the arc of a 1000.00 foot radius curve to the left 506.10 feet through a central angle of 28°59'50" (chord bears North 75°30'15" East 500.71 feet); thence North 61°00'20" East 153.65 feet; thence North 0°00'10" East 585.18 feet; thence North 89°59'04" East along a boundary line agreement recorded as Entry 152258:2006 a distance of 1380.03 feet; thence South 0°00'16" West 147.79 feet; thence South 0°00'20" West 120.69 feet; thence South 88°00'00" West 277.72 feet; thence South 32°15'00" East 136.80 feet to the point of beginning. Area = 92.145 Acres

## ORDINANCE NO. 2022-03

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH TO AMEND THE VINEYARD ZONING MAP FOR 92.145 ACRES LAND FOR THE PROPERTY KNOWN AS THE CLEGG FARM, SERIAL NO. 18:021:0009 AND 18:015:0163, FROM A-1: AGRICULTURE DISTRICT TO HF: HOLDAWAY FARMS DISTRICT, A NEW SPECIAL ZONING DISTRICT; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Planning Commission held a public hearing on November 3 & 17, 2021, and after fully considering public comment and staff analysis recommended approval to the City Council; and

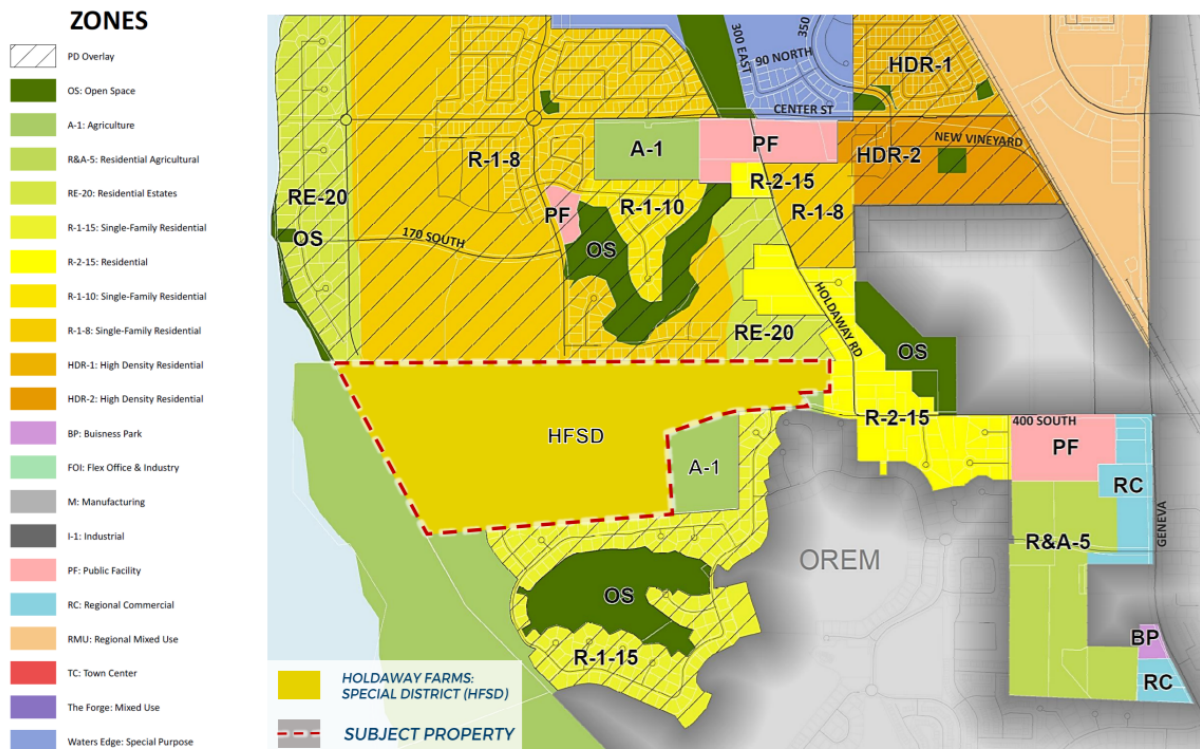
WHEREAS: the City Council having reviewed the proposed text amendments, held a public hearing on December 8, 2021; and

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

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

### Section 1: Proposed Vineyard Zoning Map

#### ZONING: PROPOSED



Section 2: REPEALER CLAUSE. All City of Vineyard Plans, which are in conflict 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 by the CITY COUNCIL and APPROVED by the Mayor of Vineyard, Utah on this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Julie Fullmer, Mayor

ATTEST:

\_\_\_\_\_  
Pam Spencer, City Recorder



**VINEYARD**  
STAY CONNECTED

Holdaway Farms District  
Neighborhood Plan: Application Exhibits

Submitted: October 1, 2021

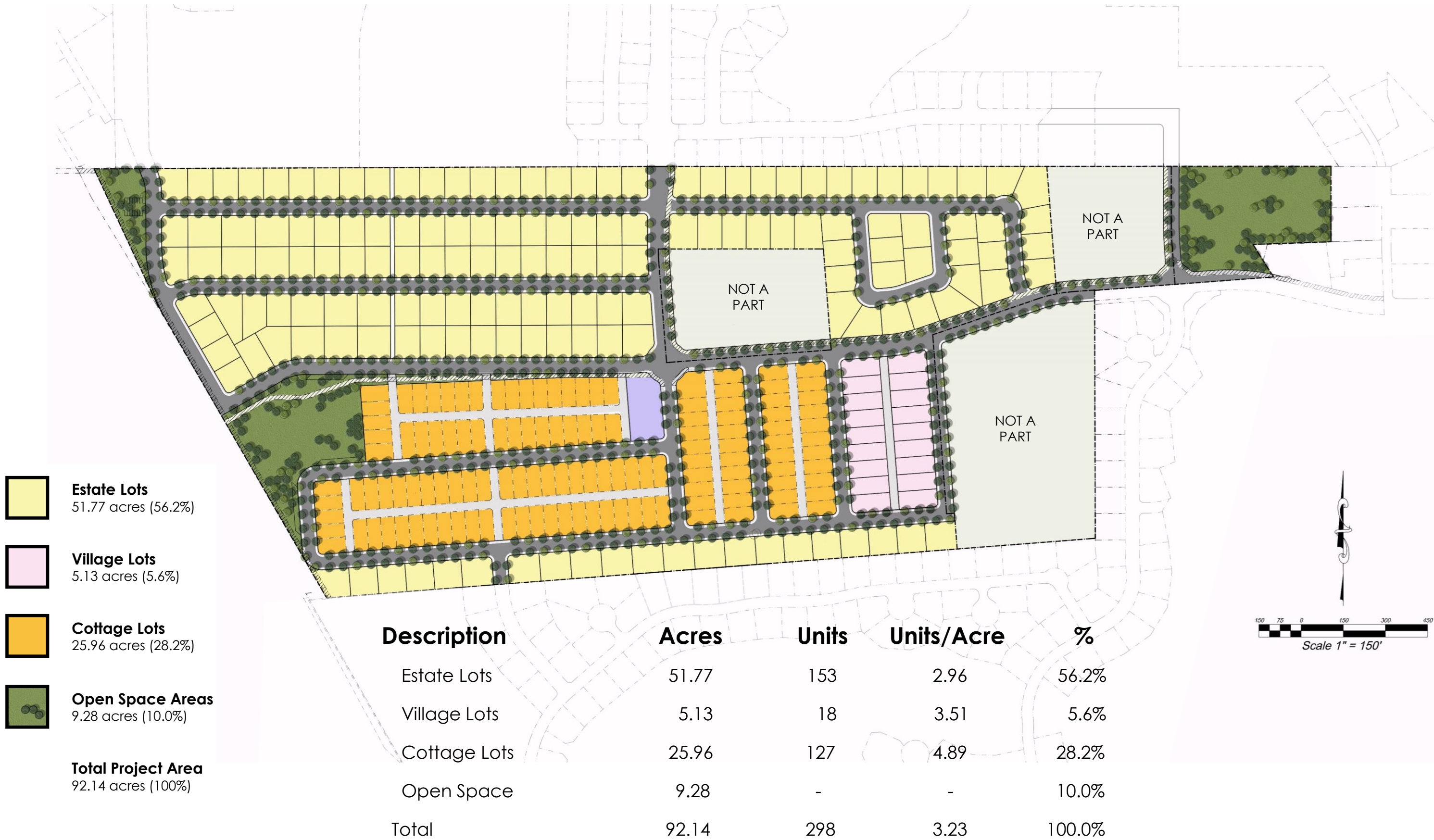
REVISED: November 1, 2021

REVISED: November 15, 2021



# CHARACTER AND THEME PLAN

# HOLDAWAY FARMS NEIGHBORHOOD



**CHARACTER AND THEME PLAN: GENERAL ARCHITECTURE**

**ESTATE LOTS**





COTTAGE STREET ELEVATION

HOLDAWAY FARM  
COTTAGE COLLECTION  
VINEYARD ~ UTAH

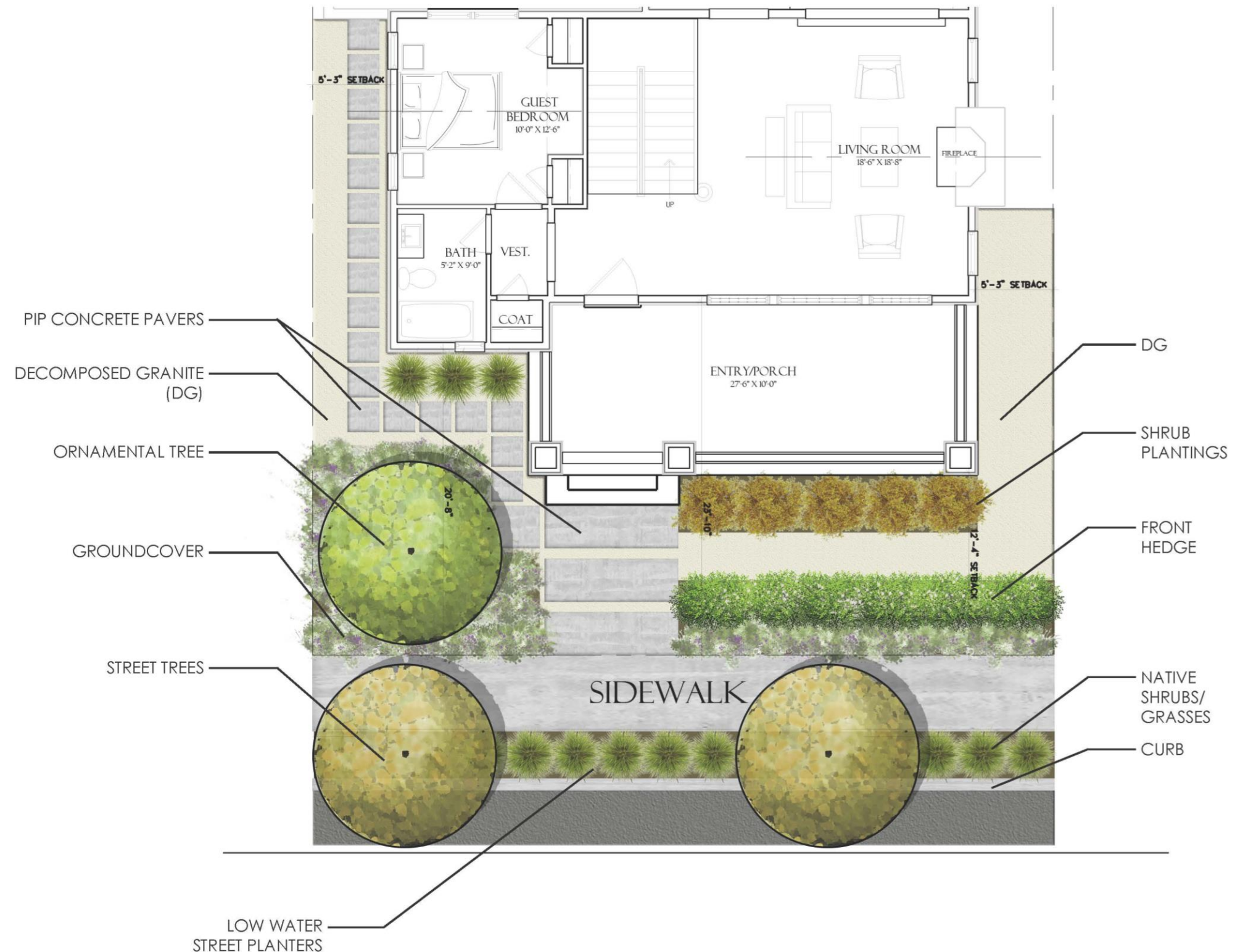
# CHARACTER AND THEME PLAN: ARCHITECTURAL FRONTAGE PLAN



## Waterwise Landscape

- Utilize native and/or drought tolerant trees, shrubs, grasses, and ground covers.
- Eliminate unnecessary turf, especially in areas with low usage (e.g. under trees, sidewalk strips, etc.).
- Utilize efficient irrigation systems with elements such as drip lines, smart controllers, or scheduled watering.
- Increase permeability wherever possible by hardscape materials such as decomposed granite, pavers, and gravel instead of putting impermeable concrete everywhere.
- Encourage on-site water retention with proper grading and aesthetic elements such as dry creek beds or rain gardens.
- Use proper mulching to retain moisture, prevent site degradation, and add aesthetic appeal.

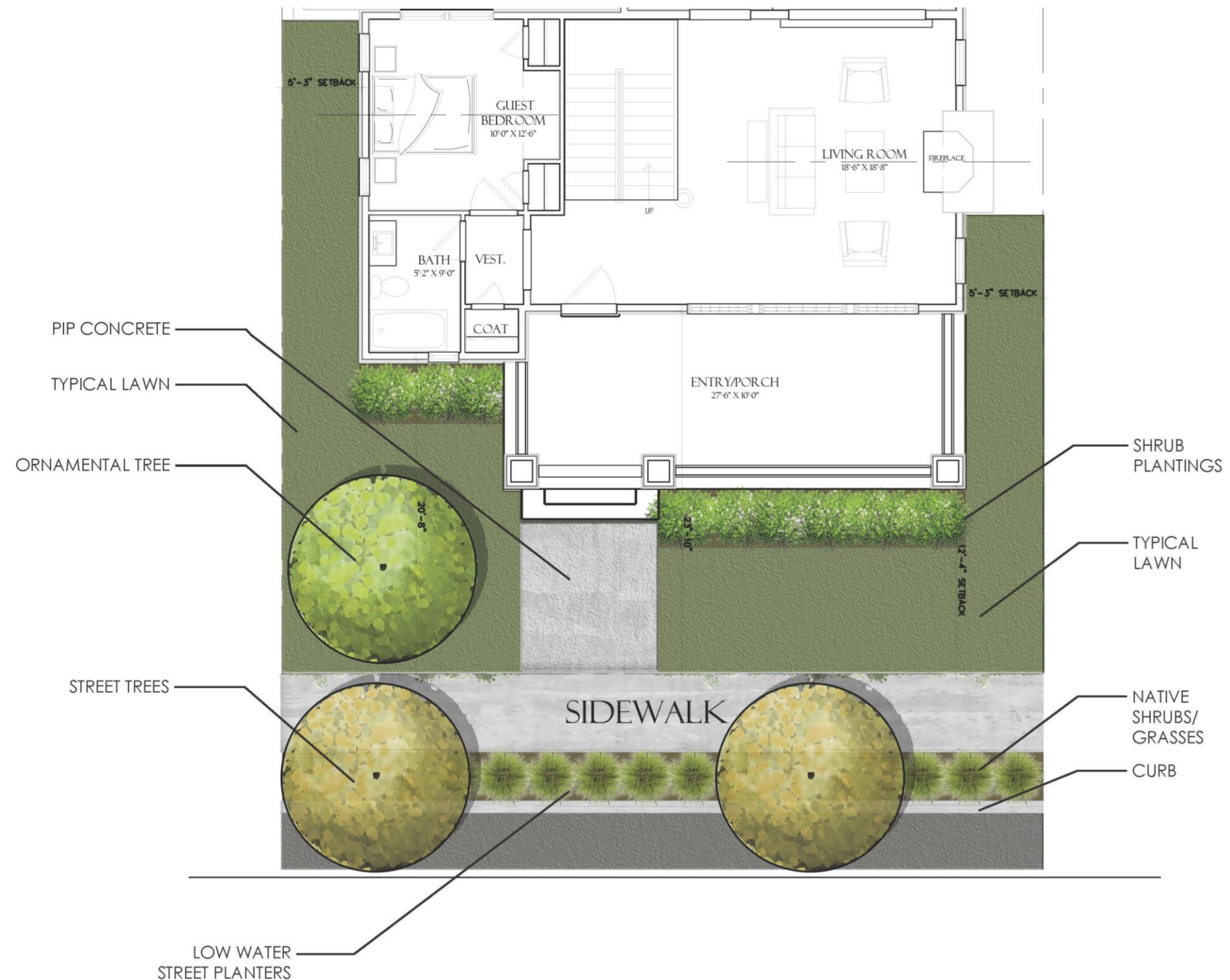
## Typical Front Yard Plan w/ Streetscape - Option 1



## Traditional, Low Maintenance

- Utilize native, drought tolerant, or low maintenance shrubs for front hedges
- Install turf that is well suited for walking/ playing and is adapted to arid Intermountain West conditions.
- Utilize efficient irrigation systems with elements such as drip lines, smart controllers, or scheduled watering.
- Utilize waterwise principles where possible for plantings.

## Typical Front Yard Plan w/ Streetscape - Option 2



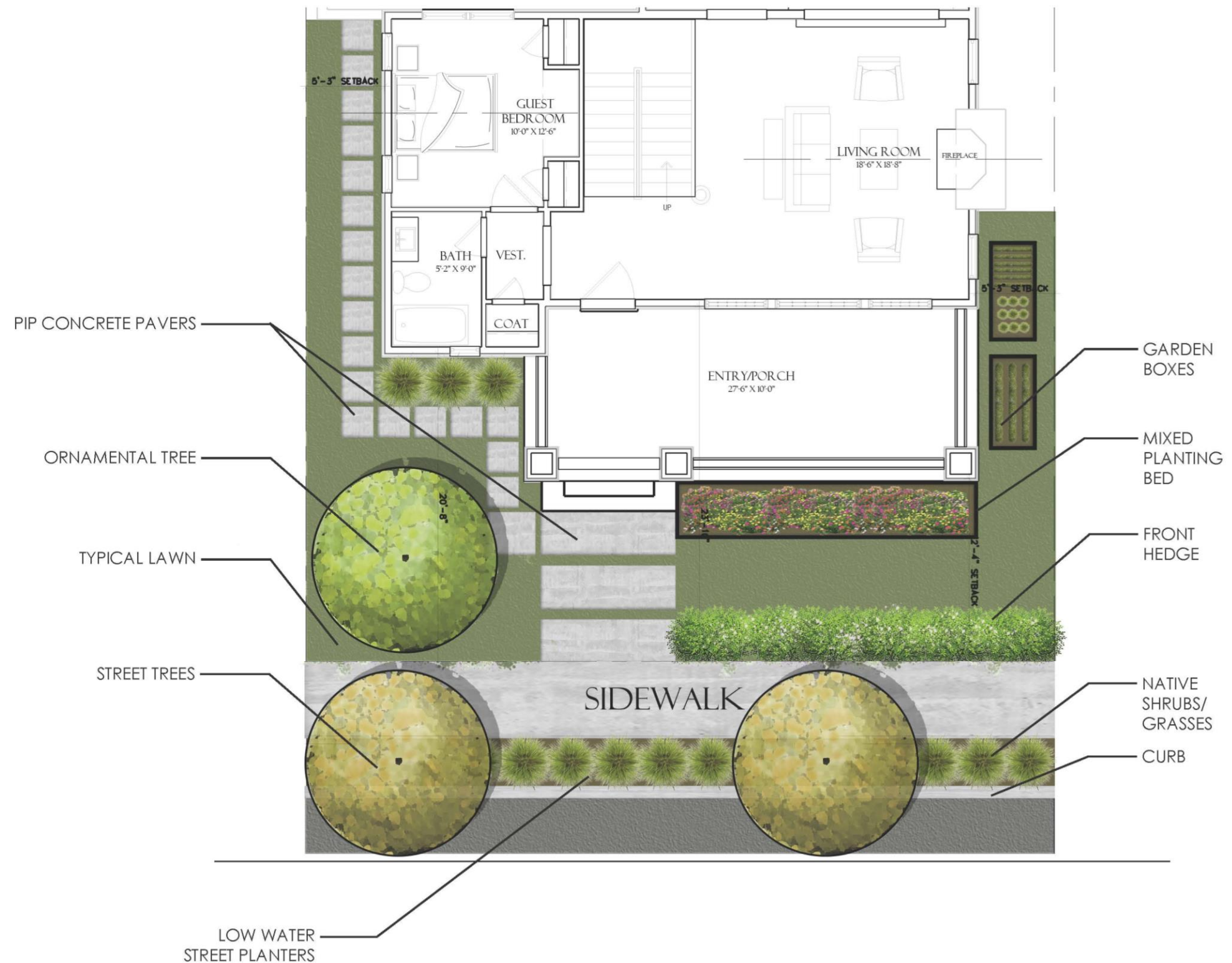
## CHARACTER AND THEME PLAN: TYPICAL FRONT YARD LANDSCAPING

## ALL LOTS

## Traditional, Gardens

- Utilize waterwise principles where possible for shrubs and hedges.
- Install turf that is well suited for walking/ playing and is adapted to arid Intermountain West conditions.
- Utilize efficient irrigation systems with elements such as drip lines, smart controllers, or scheduled watering.
- Provide elements such as mixed planting beds and raised boxes for homeowners who are more “hands-on” in the garden.

## Typical Front Yard Plan w/ Streetscape - Option 3



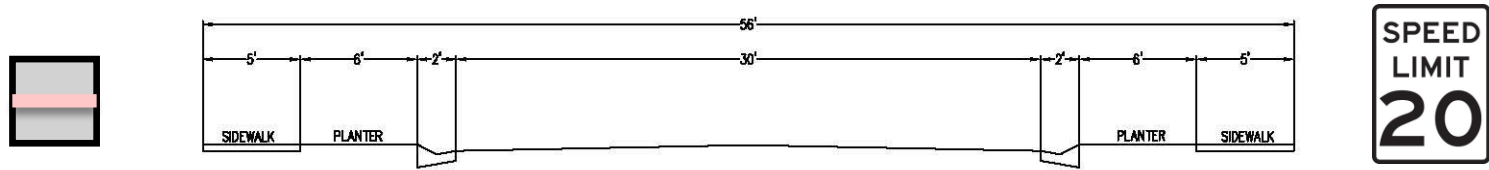
# CHARACTER AND THEME PLAN: COMMUNITY SIGNAGE

SIGNAGE TYPE	SPECIFICATIONS	
ADDRESS SIGN 	Quantity	1 per address
	Area	2 sqft max
	Width	24 inch max
	Height	12 inch max
	Depth / Projection	3 inch max
	Clearance	4.5 ft min
	Apex	N/A
	Letter Height	6 inch max

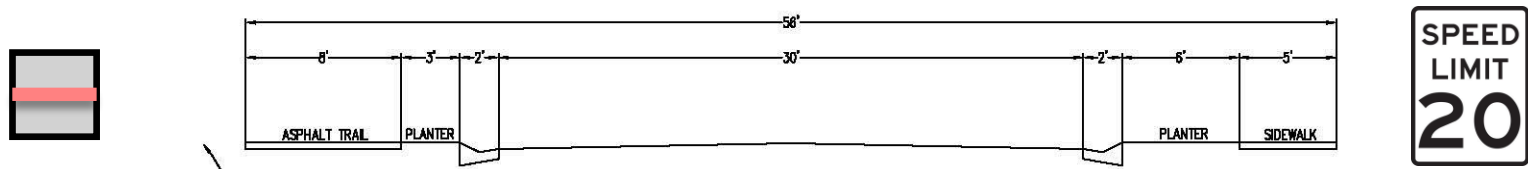
SIGNAGE TYPE	SPECIFICATIONS	
MONUMENT SIGN 	Quantity	1 per vehicular entrance
	Area	Sign - 36 sqft max.
	Width	Sign - 6 foot max.
	Height	Sign - 6 foot max.
	Depth / Projection	N/A
	Clearance	N/A
	Apex	Sign - 8 foot max.
	Letter Height	N/A



# PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

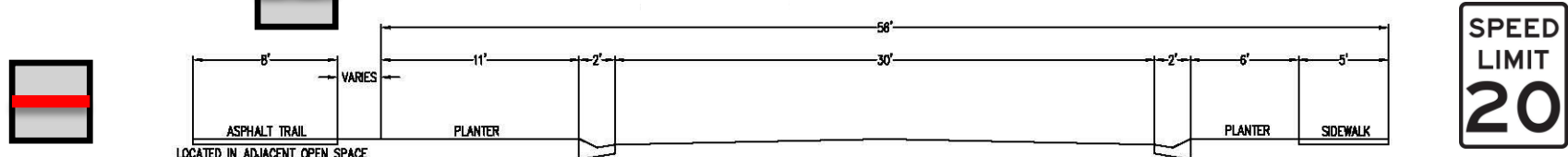


56' LOCAL STREET CROSS-SECTION



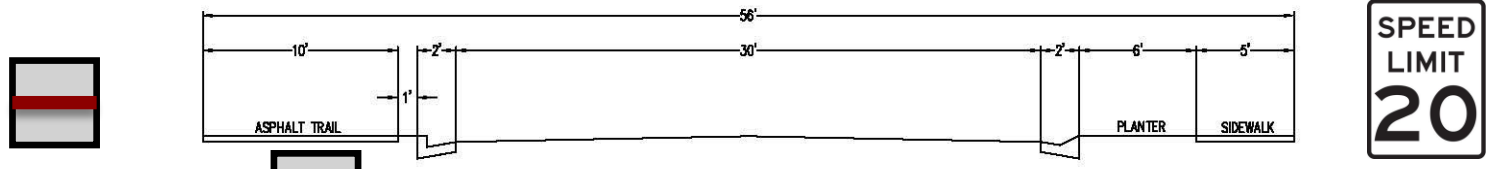
NOTE: STREET TREES WILL BE PLACED ON THE ADJACENT CHURCH PROPERTY

56' LOCAL STREET CROSS-SECTION WITH TRAIL ON LAKEVIEW DR.

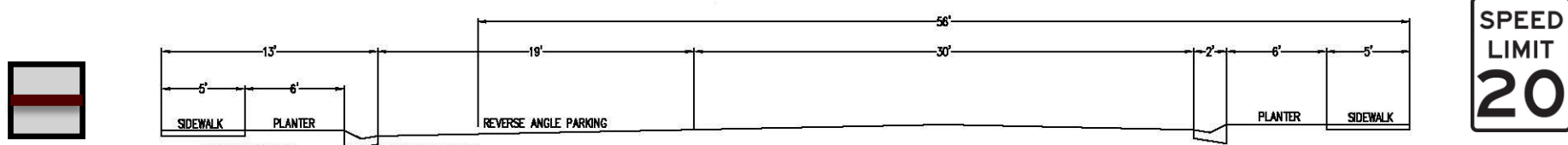


LOCATED IN ADJACENT OPEN SPACE

56' LOCAL STREET CROSS-SECTION WITH TRAIL ON 400 SOUTH

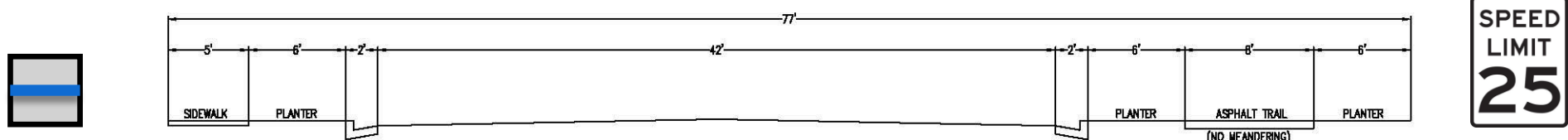


56' LOCAL STREET CROSS-SECTION WITH LAKESIDE TRAIL

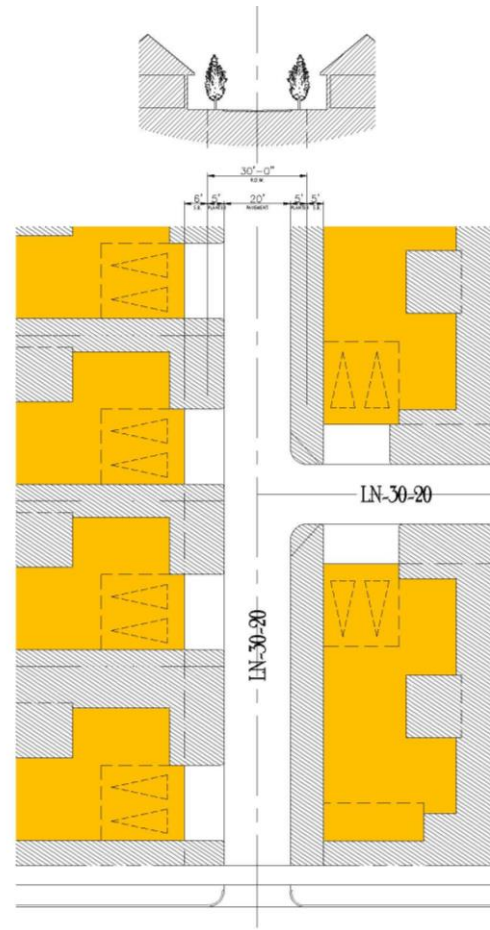


56' LOCAL STREET CROSS-SECTION WITH REVERSE ANGLE PARKING ADJACENT TO PARK

\* Parking attributable to this cross section is for the direct purpose of serving the adjacent park(s)



77' PARKWAY STREET CROSS-SECTION

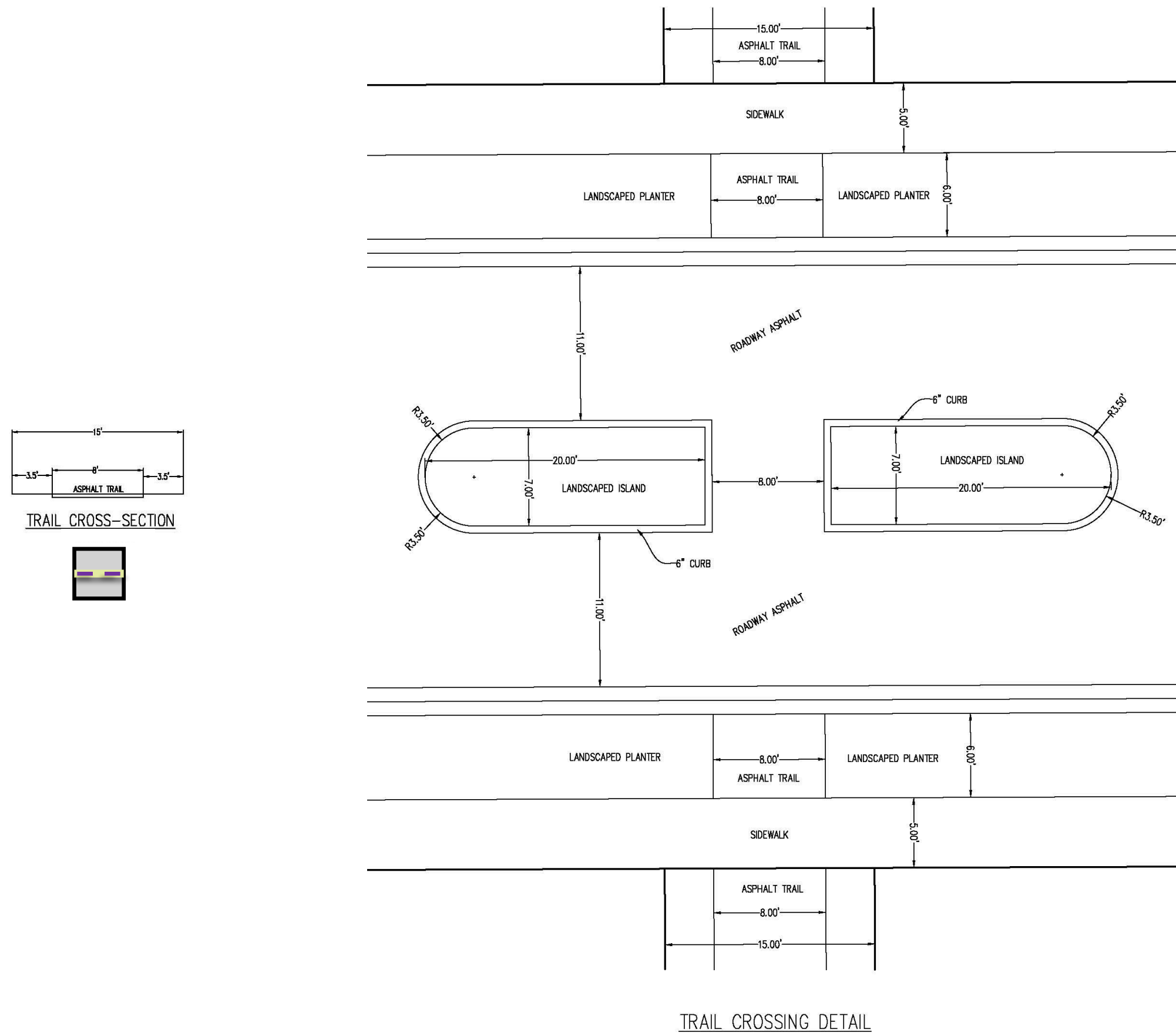


LANE LN-30-20	
TYPE	Lane/Alley
MOVEMENT	Yield
DESIGN SPEED	15 MPH
R.O.W. WIDTH	30'
PAVEMENT WIDTH	20' (TBD)
TRAFFIC FLOW	2-way
NO. OF PARKING LANES	None
CURB TYPE	Flat
CURB RADIUS	5'
PLANTER WIDTH	5'
PLANTER TYPE	Continuous
PLANTING PATTERN	N/A
TREE TYPE	N/A
STREETLIGHT TYPE	TBD
STREETLIGHT SPACING	TBD
BIKEWAY TYPE	N/A
BIKEWAY WIDTH	N/A
SIDEWALKS	N/A
SIDEWALK WIDTH	N/A
SETBACK ENCROACHMENT	Prohibited



Rear Lane










## PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

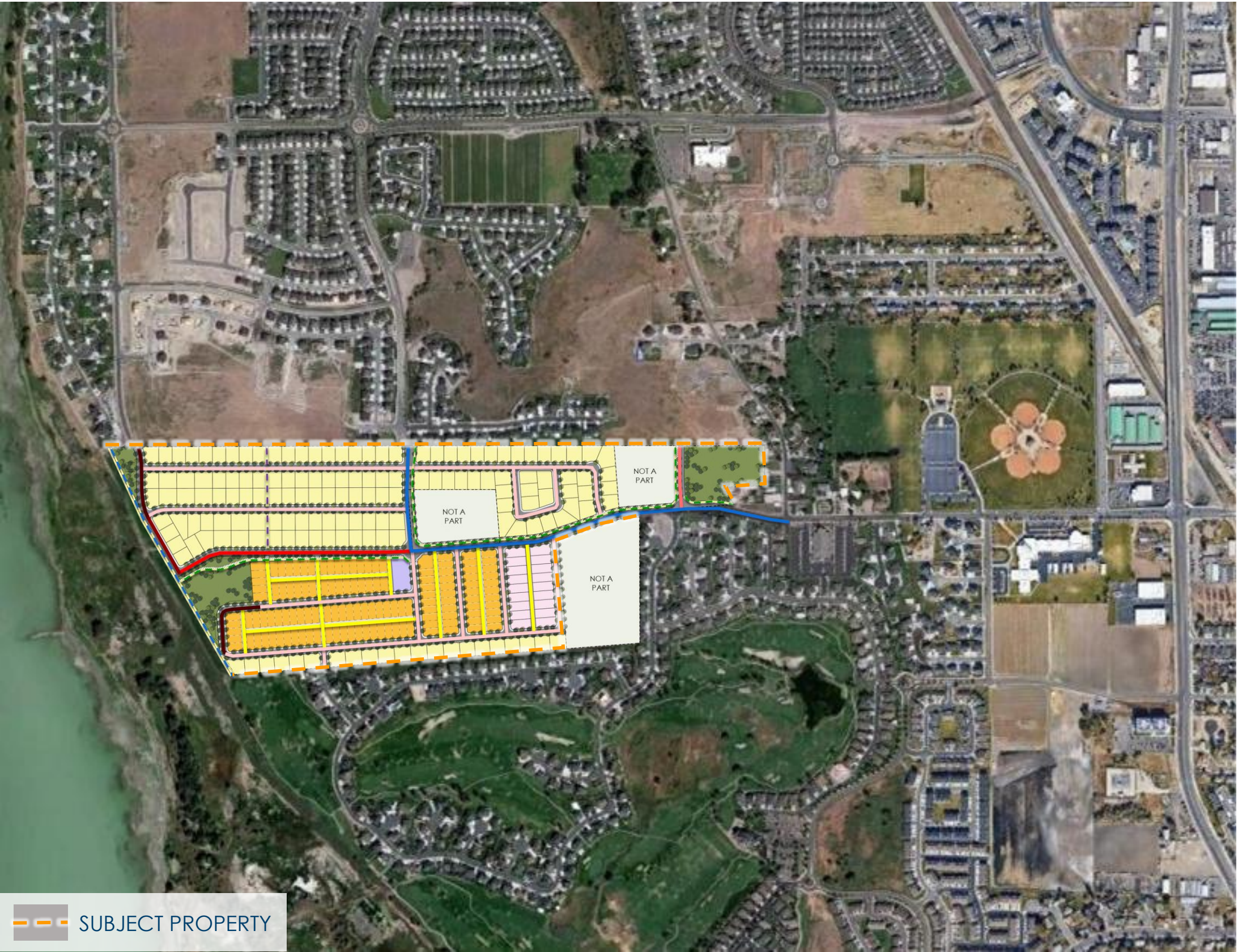


# PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

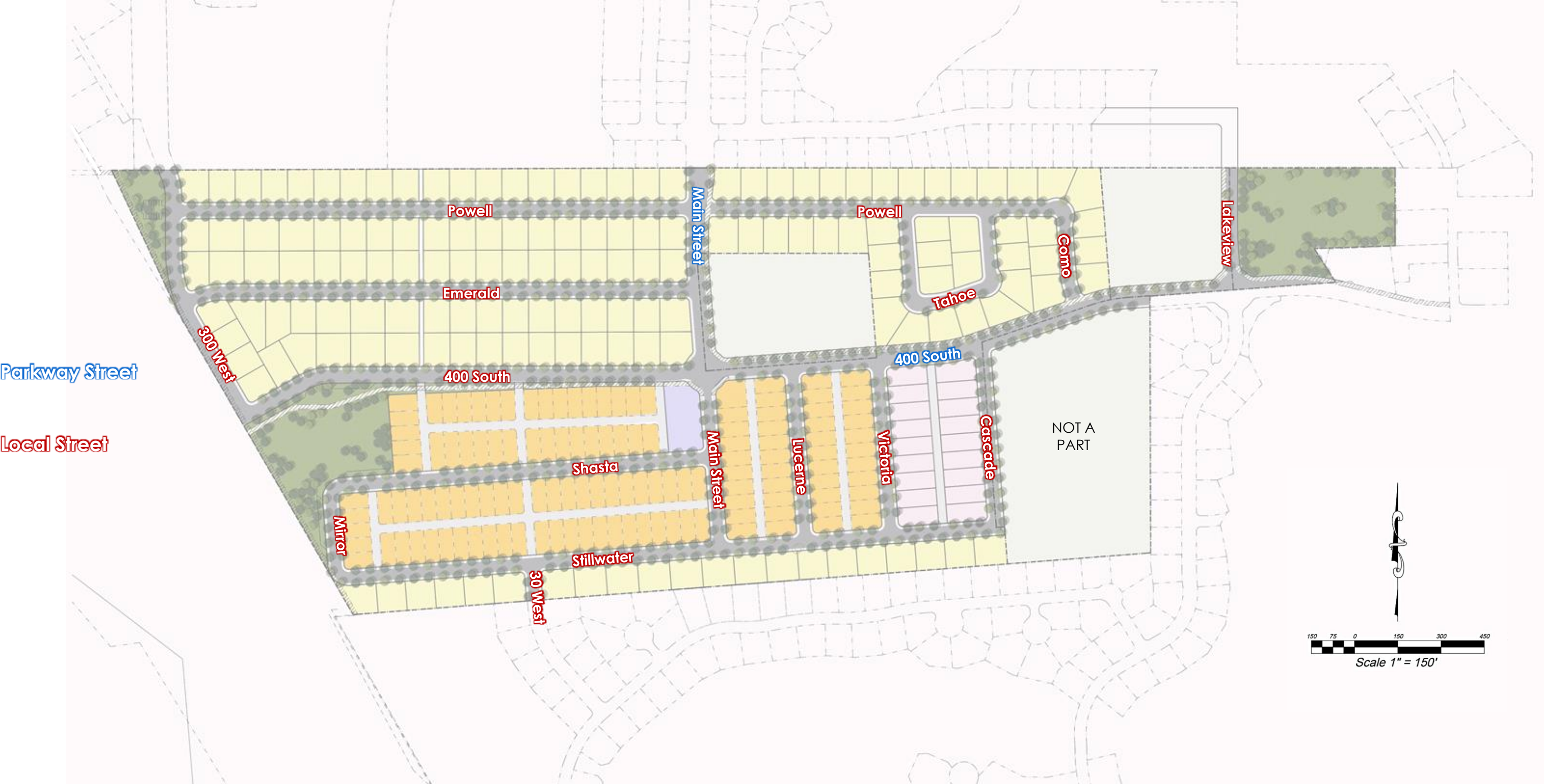


# PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN

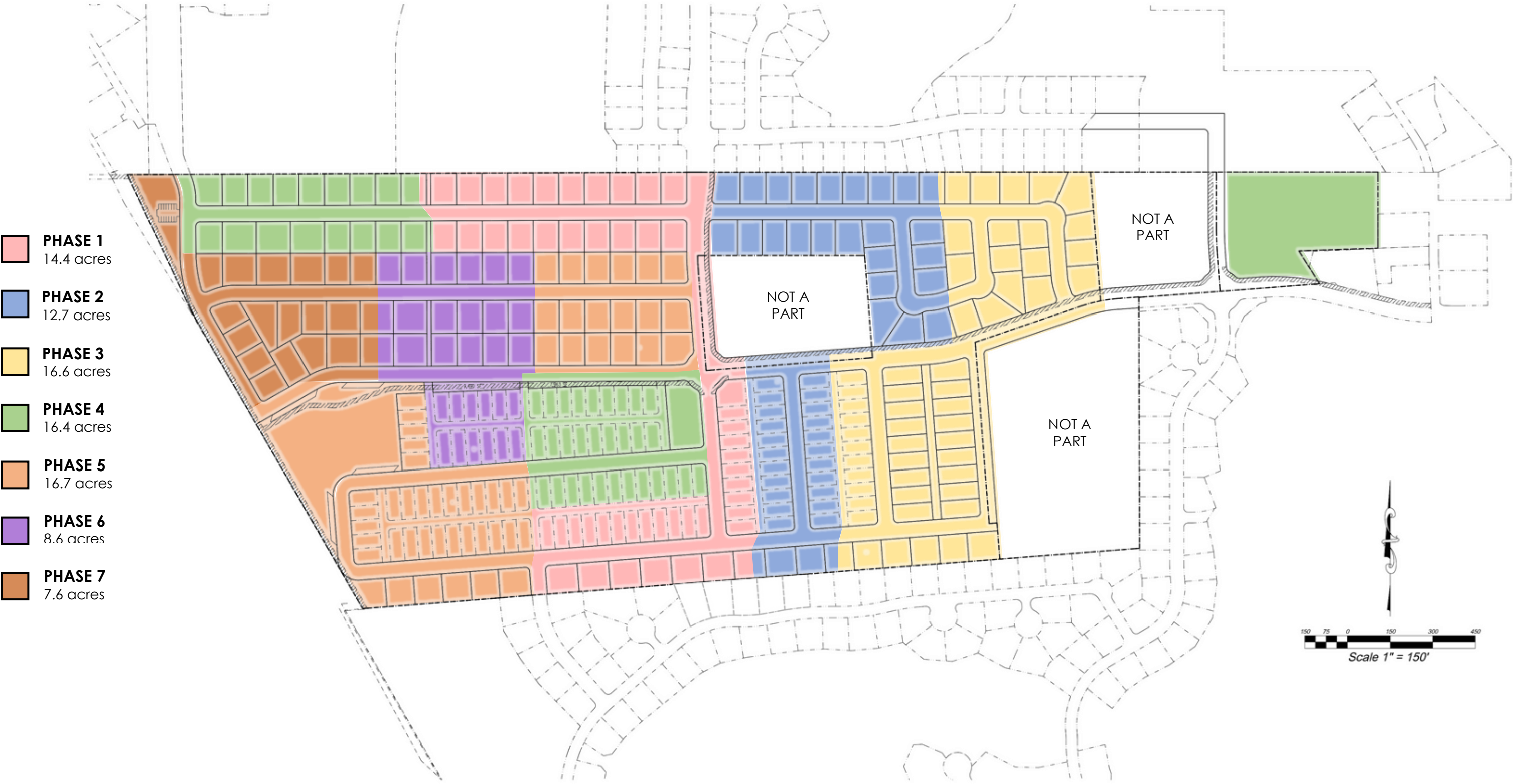
-  Parkway Street
-  Local Street
-  Local Street
-  Local Street
-  Local Street
-  Local Street
-  Rear Lane
-  Multi-Use Trail
-  Lakeside Trail
-  Neighborhood Trail



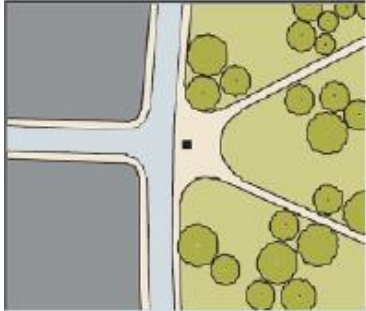
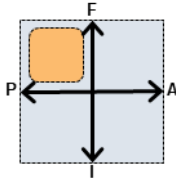
# CHARACTER AND THEME PLAN: STREET NAMING PLAN

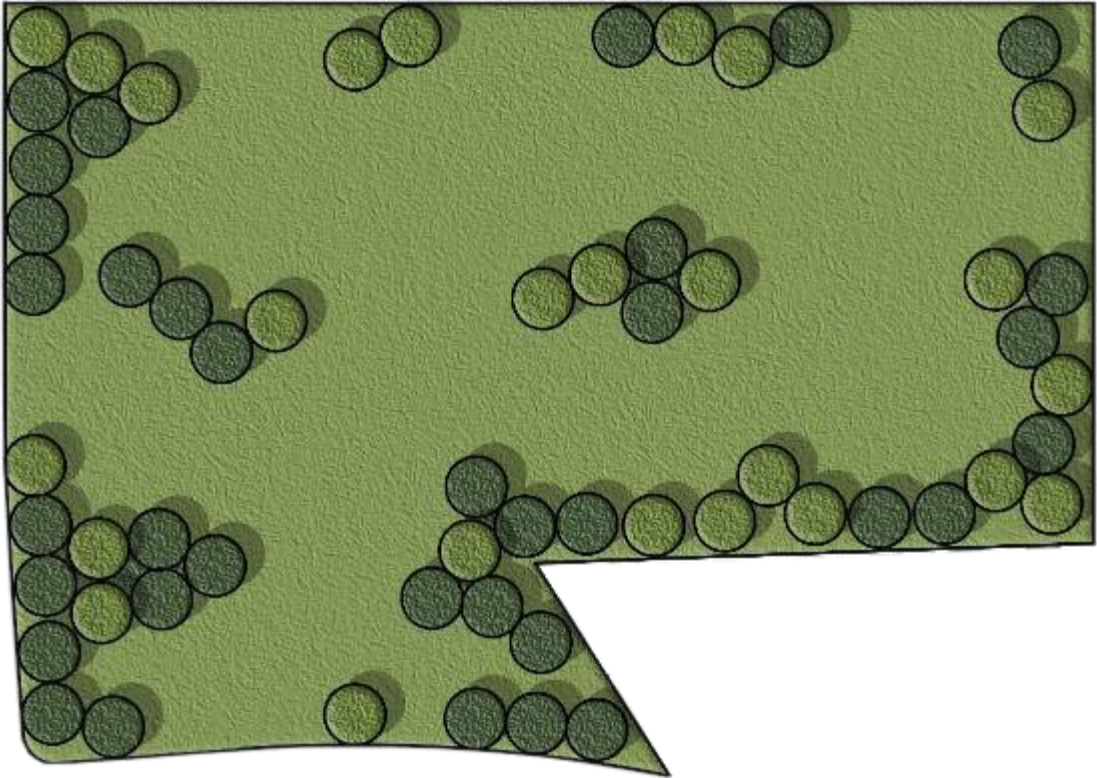


# PRELIMINARY PHASING PLAN



# OPEN SPACE PLAN

CIVIC OPEN SPACE TYPE	ENTRANCE PARK
DIAGRAM	
DESCRIPTION	Formal delineation of a residential community entrance through landscaping and monumentation. It provides passive uses and creates neighborhood identity
SERVICE AREA	1/2 mile to 2 mile radius
SIZE	Up to 5 acres
FRONTAGE	Building
TYPICAL FACILITIES	Recreation, accessory structures, water fountains, paths and trails
DISPOSITION AND USAGE	Formal, Passive 




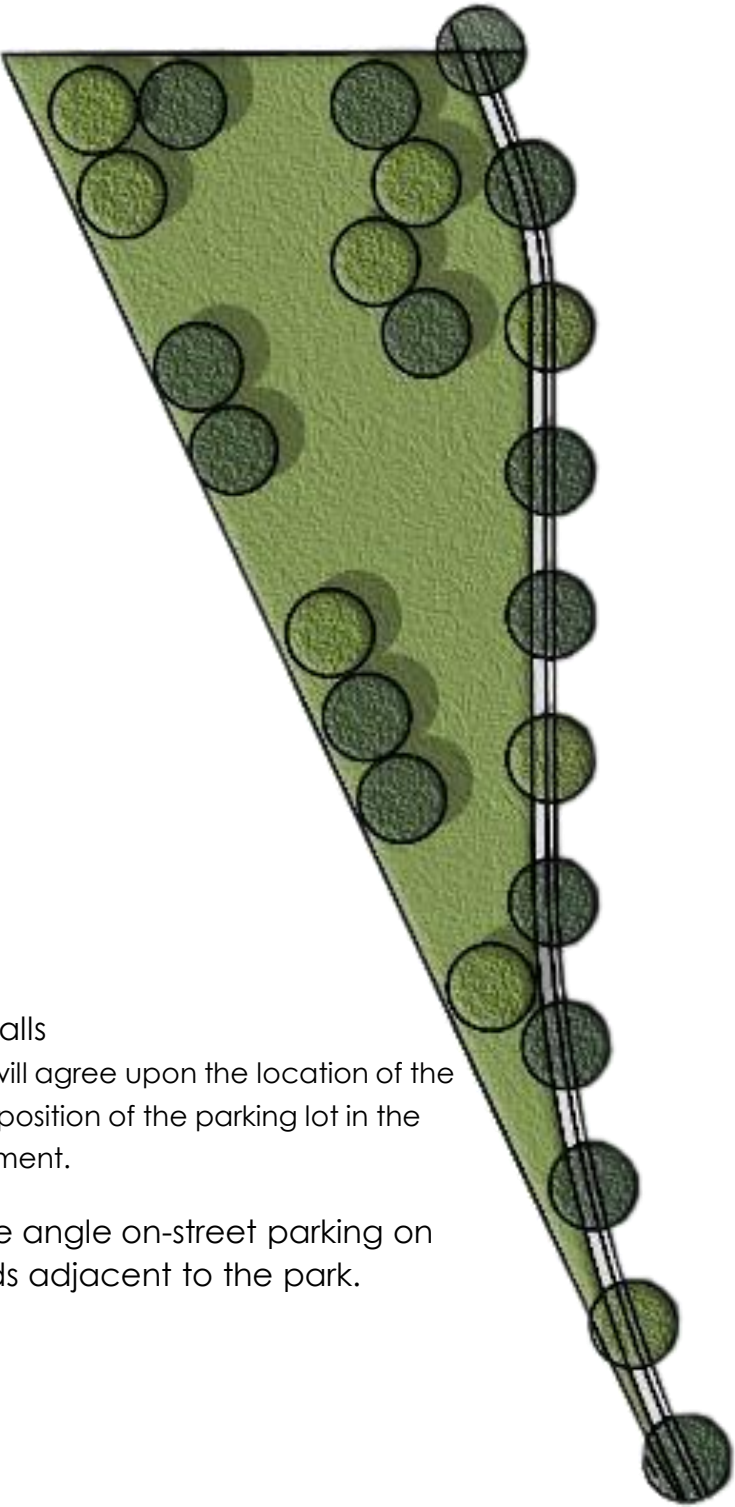
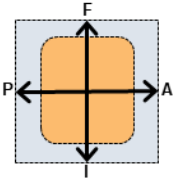
## Park Programming

- Recreation play fields
- Maintenance and restroom facility
- Bike station and inverted U bike racks



# OPEN SPACE PLAN

CIVIC OPEN SPACE TYPE	NEIGHBORHOOD PARK
DIAGRAM	
DESCRIPTION	<p>The neighborhood park remains the basic unit of the park system and serves as the recreational and social focus of the neighborhood. The focus is on informal active and passive recreation. The park should be centrally located within the neighborhood. Frequently these parks are developed adjacent to civic uses such as an elementary school.</p>
SERVICE AREA	1/4 to 1/2 mile radius
SIZE	0.5 to 2 acres
FRONTAGE	Building
TYPICAL FACILITIES	Recreation, accessory structure, water fountains, paths and trails
DISPOSITION AND USAGE	Formal, Informal, Active, or Passive

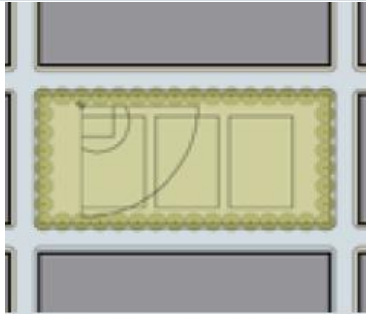
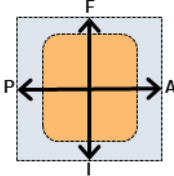


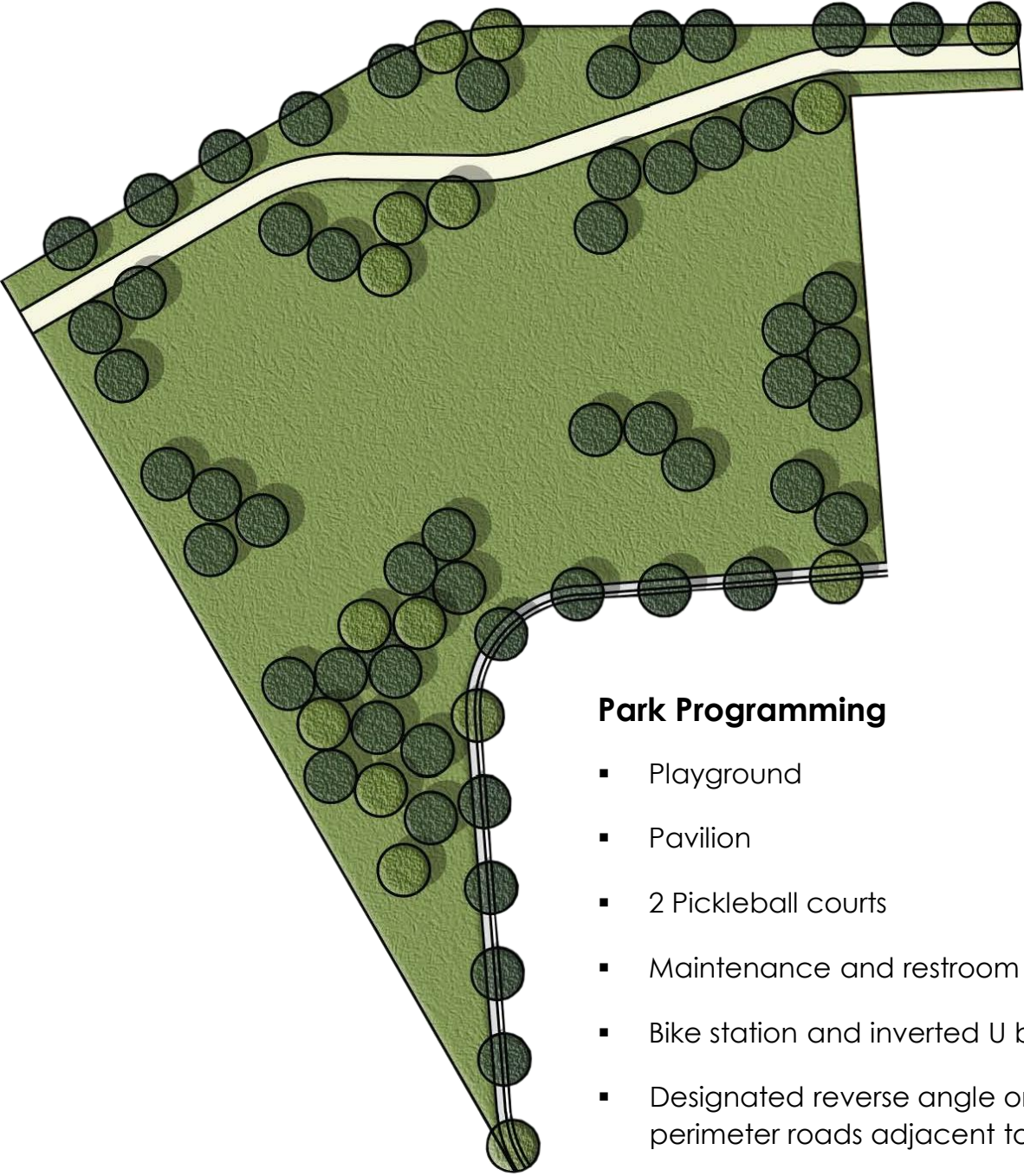
## Park Programming

- Up to 14 parking stalls  
Developer and City will agree upon the location of the entrance to and the position of the parking lot in the Development Agreement.
- Designated reverse angle on-street parking on the perimeter roads adjacent to the park.



# OPEN SPACE PLAN

CIVIC OPEN SPACE TYPE	COMMUNITY PARK
DIAGRAM	
DESCRIPTION	<p>The focus of this park classification is on meeting community based recreational needs, as well as preserving unique landscapes and open spaces. They allow group activities and offer other recreational opportunities not feasible at the neighborhood level. They should be developed for both active and passive recreation activities and serve two or more neighborhoods. Regardless of size, parks will be deemed Community Parks if they provide restroom facilities, parking lots, or other amenities that would service patrons who travel to the park.</p>
SERVICE AREA	1/2 to 2 mile radius
SIZE	2 to 5 acres
FRONTAGE	Building
TYPICAL FACILITIES	Recreation, accessory structure, water fountains, paths and trails
DISPOSITION AND USAGE	<div>Formal, Informal, Active, or Passive</div> 



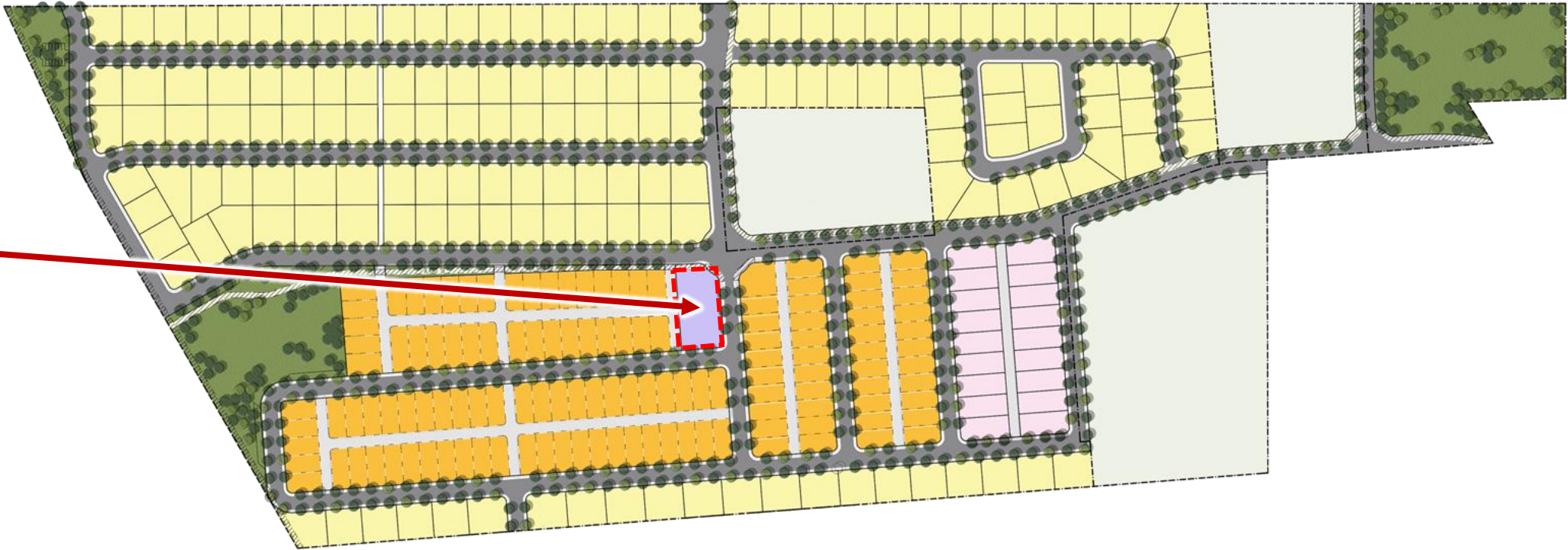
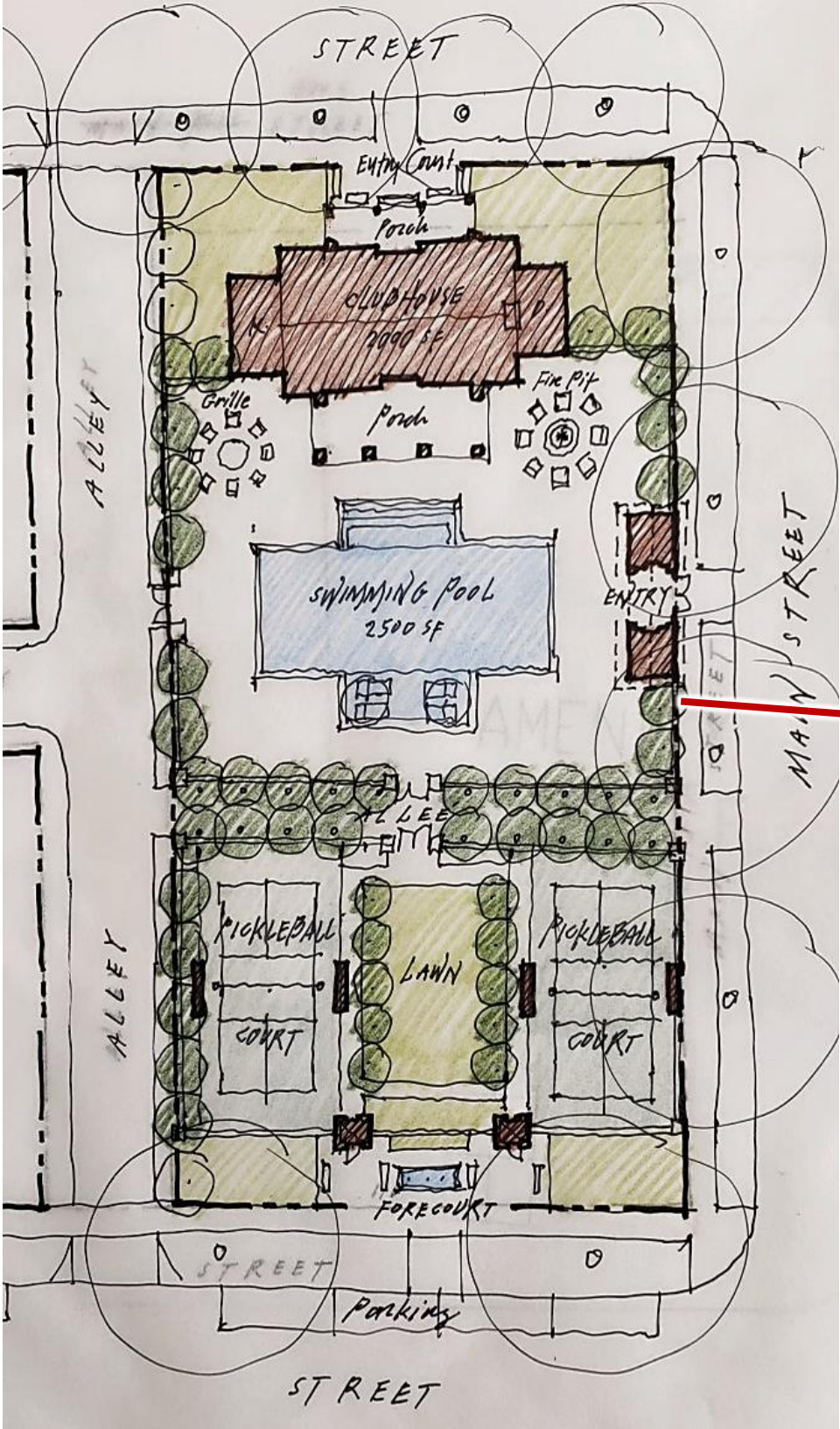
### Park Programming

- Playground
- Pavilion
- 2 Pickleball courts
- Maintenance and restroom facility
- Bike station and inverted U bike racks
- Designated reverse angle on-street parking on the perimeter roads adjacent to the park.



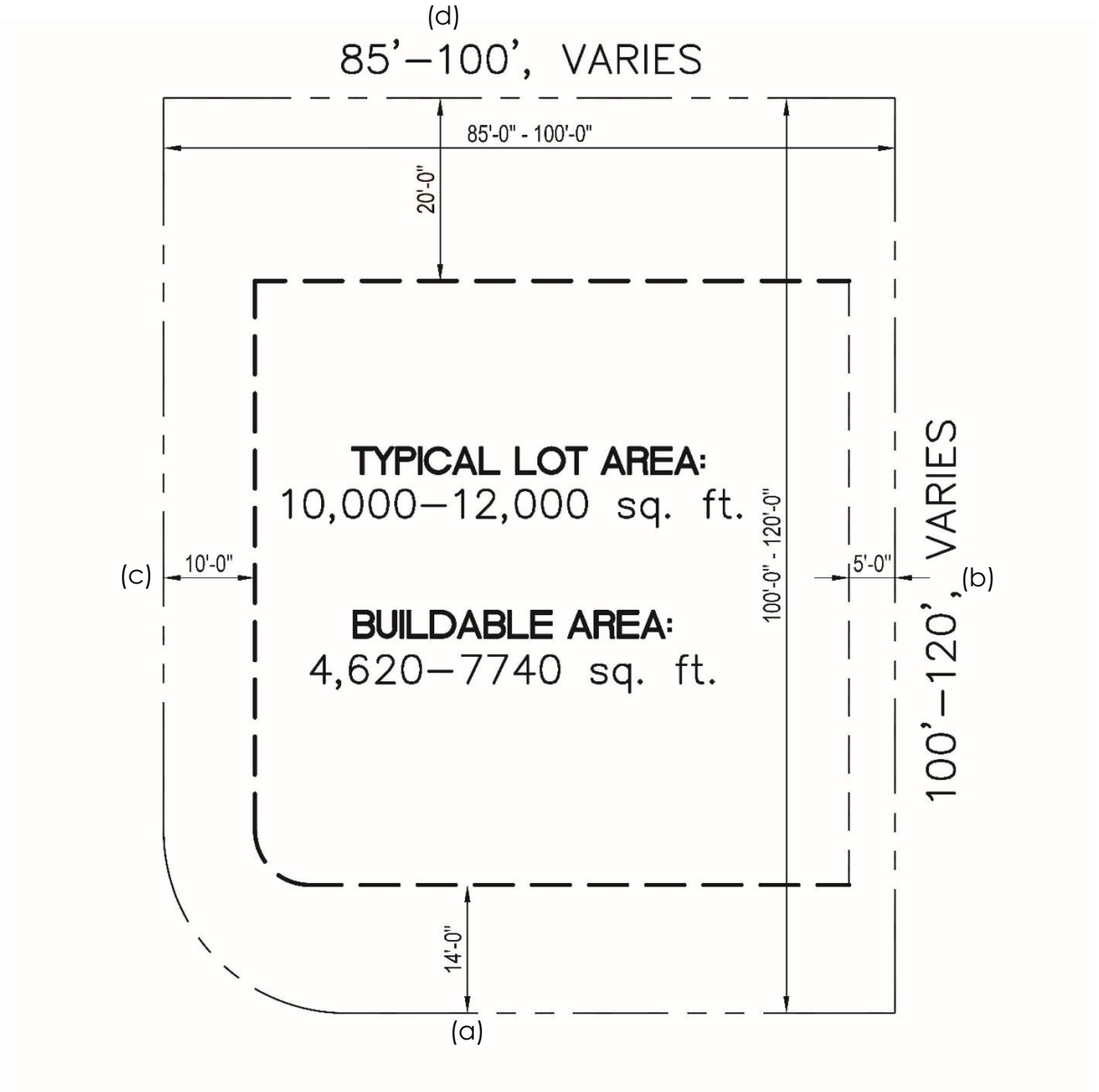
NEIGHBORHOOD AMENITIES

COTTAGE LOTS

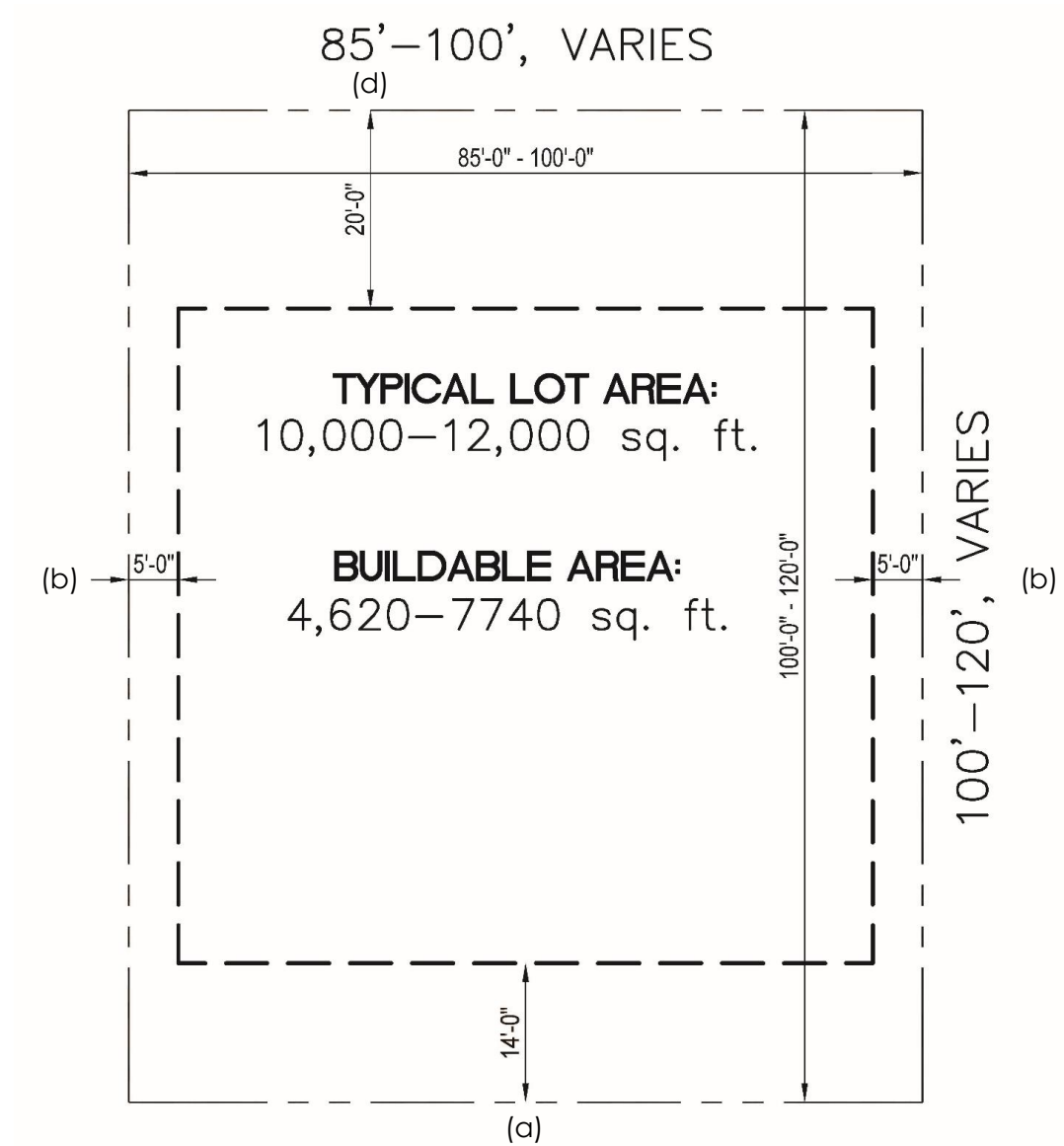


# LOTING PLAN: ESTATE LOTS

ESTATE LOTS	
BUILDING CONFIGURATION	
Building Height	2 stories max.
Lot Coverage	60% max.
Lot Frontage	85 – 100 ft.
Lot Depth	100 - 120 ft.
Off-Street Parking	4 stalls
SETBACKS	
(a) Front Setback	14 ft. min.
(b) Side Setback (interior)	5 ft. min.
(c) Side Setback (corner)	10 ft. min.
(d) Rear Setback	20 ft. min.



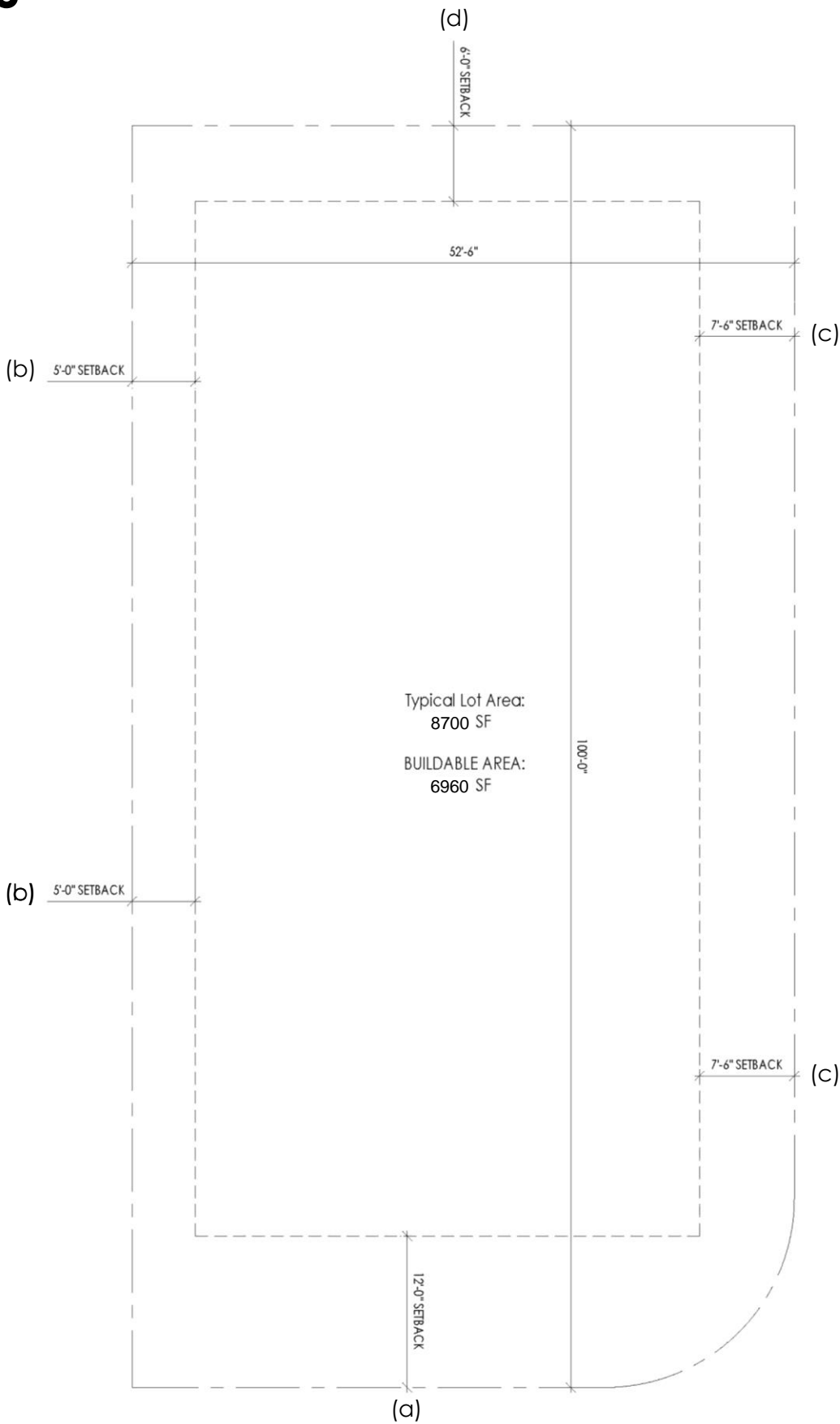
CORNER LOT



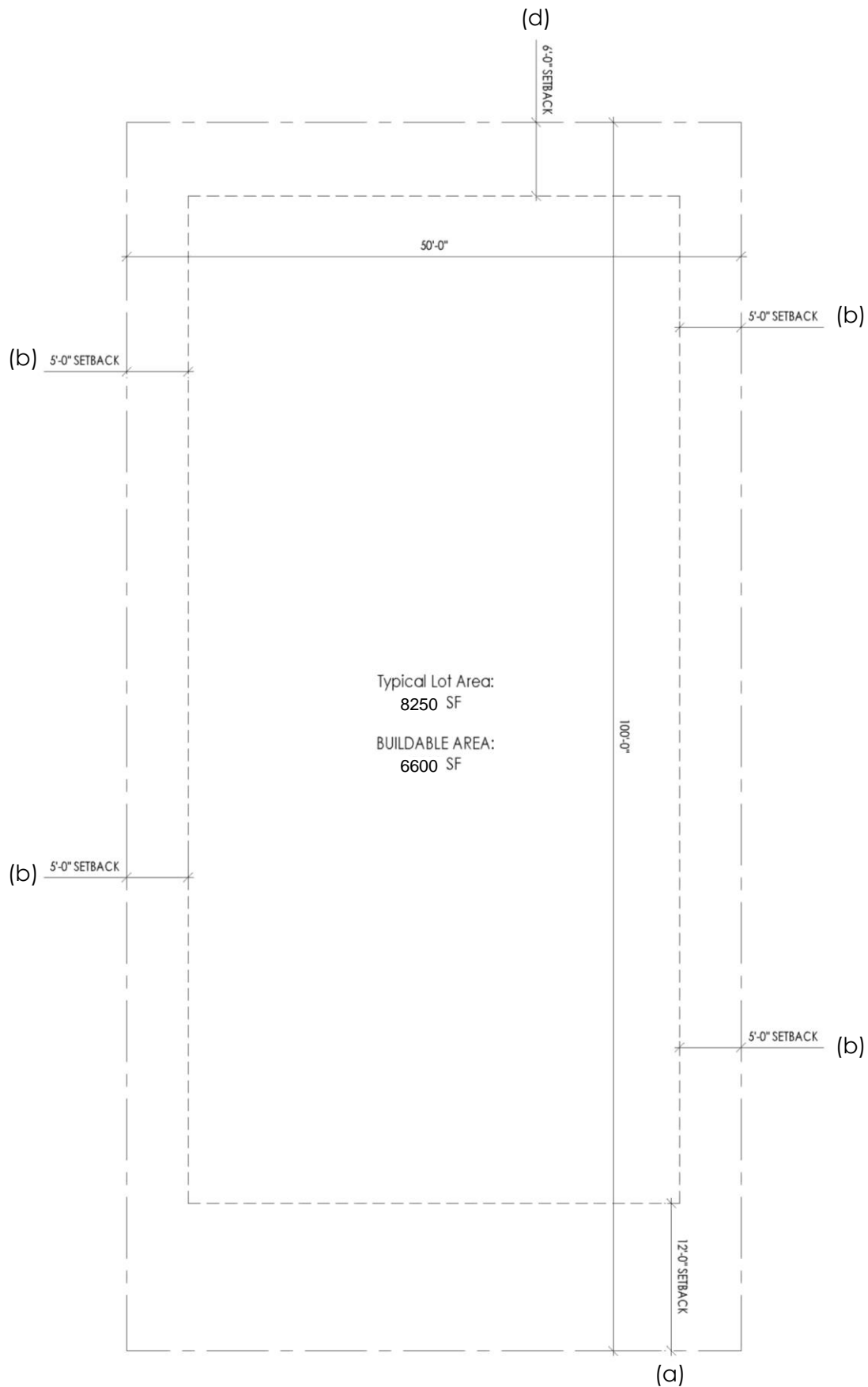
INTERIOR LOT

# LOTING PLAN: VILLAGE LOTS

VILLAGE LOTS	
BUILDING CONFIGURATION	
Building Height	2 stories max.
Lot Coverage	80% max.
Lot Frontage	60 - 64 ft.
Lot Depth	135 - 145 ft.
Off-Street Parking	4 stalls
SETBACKS	
(a) Front Setback	12 ft. min.
(b) Side Setback (interior)	5 ft. min.
(c) Side Setback (corner)	7.5 ft. min.
(d) Rear Setback	6 ft. min.



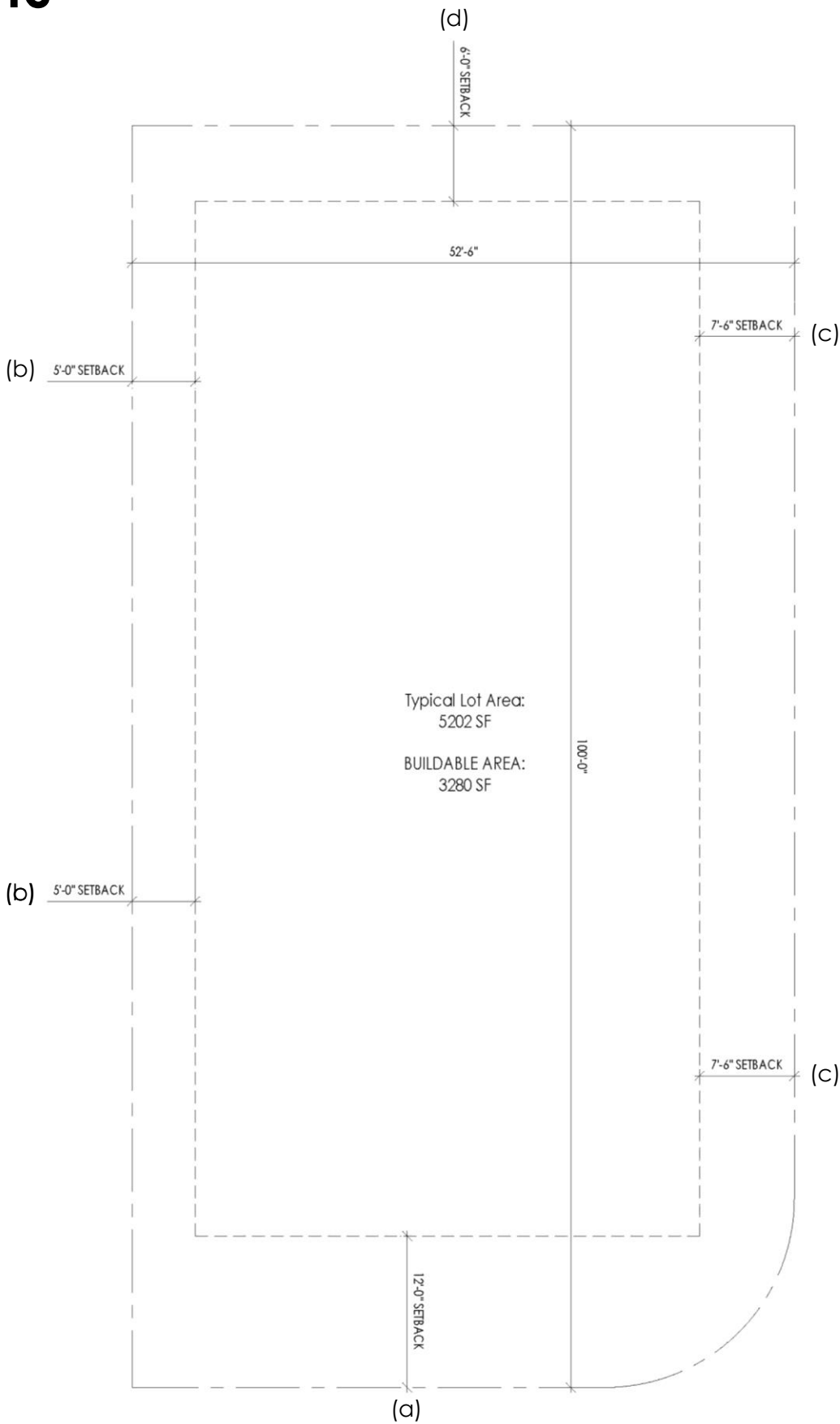
CORNER LOT



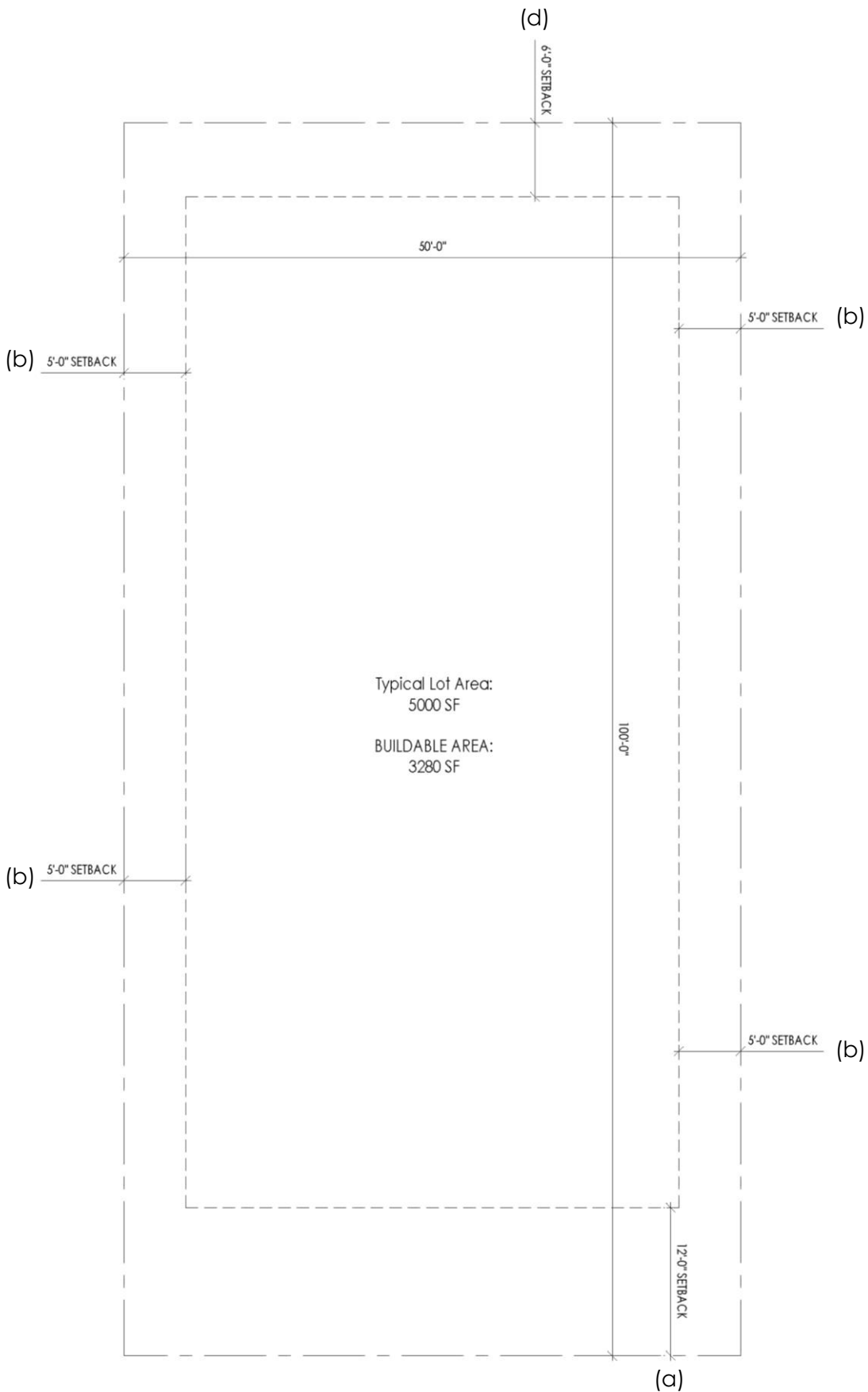
INTERIOR LOT

# LOTING PLAN: COTTAGE LOTS

COTTAGE LOTS	
BUILDING CONFIGURATION	
Building Height	2 stories max.
Lot Coverage	80% max.
Lot Frontage	45 - 61 ft.
Lot Depth	100 - 130 ft.
Off-Street Parking	3 stalls
SETBACKS	
(a) Front Setback	12 ft. min.
(b) Side Setback (interior)	5 ft. min.
(c) Side Setback (corner)	7.5 ft. min.
(d) Rear Setback	6 ft. min.

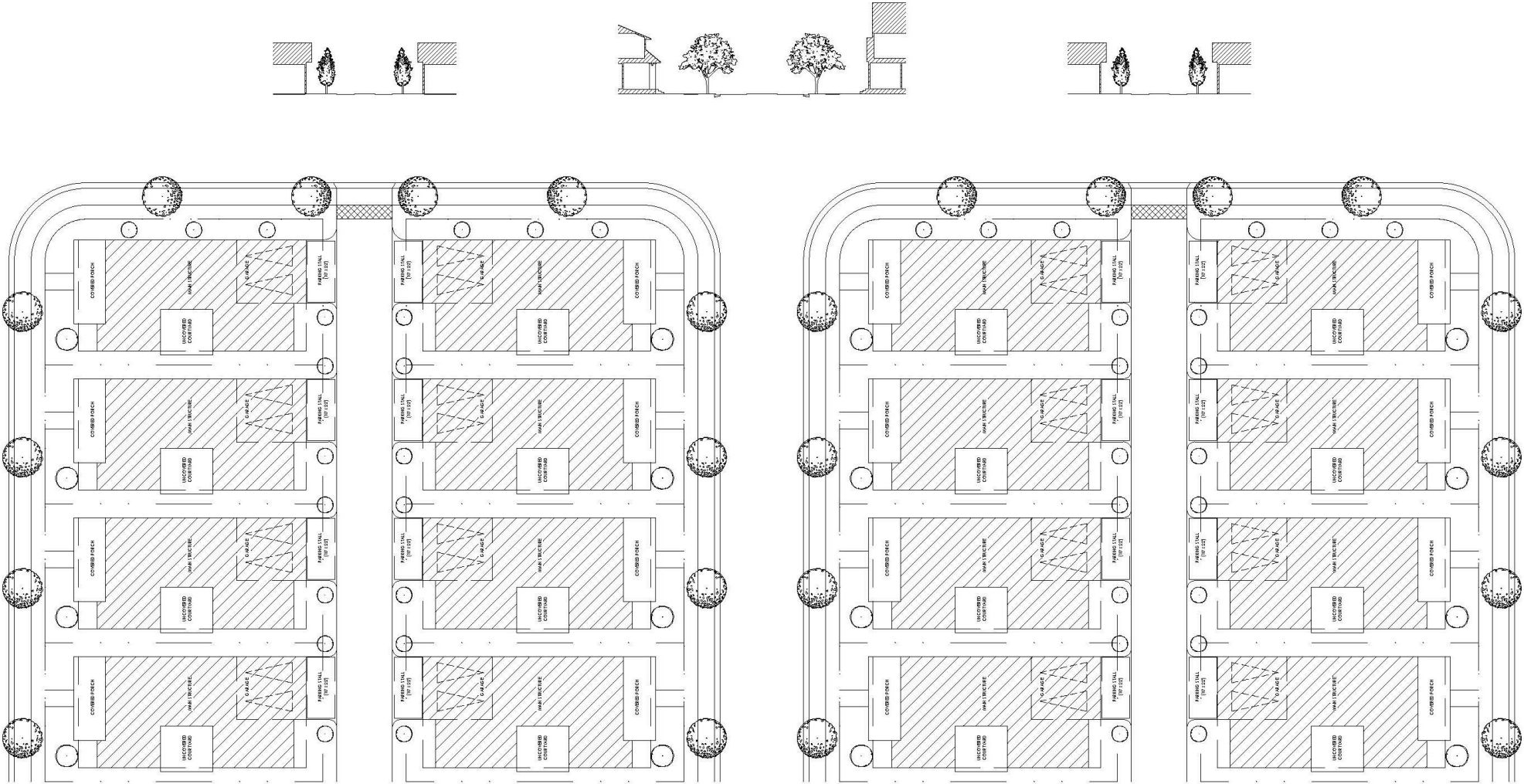


CORNER LOT

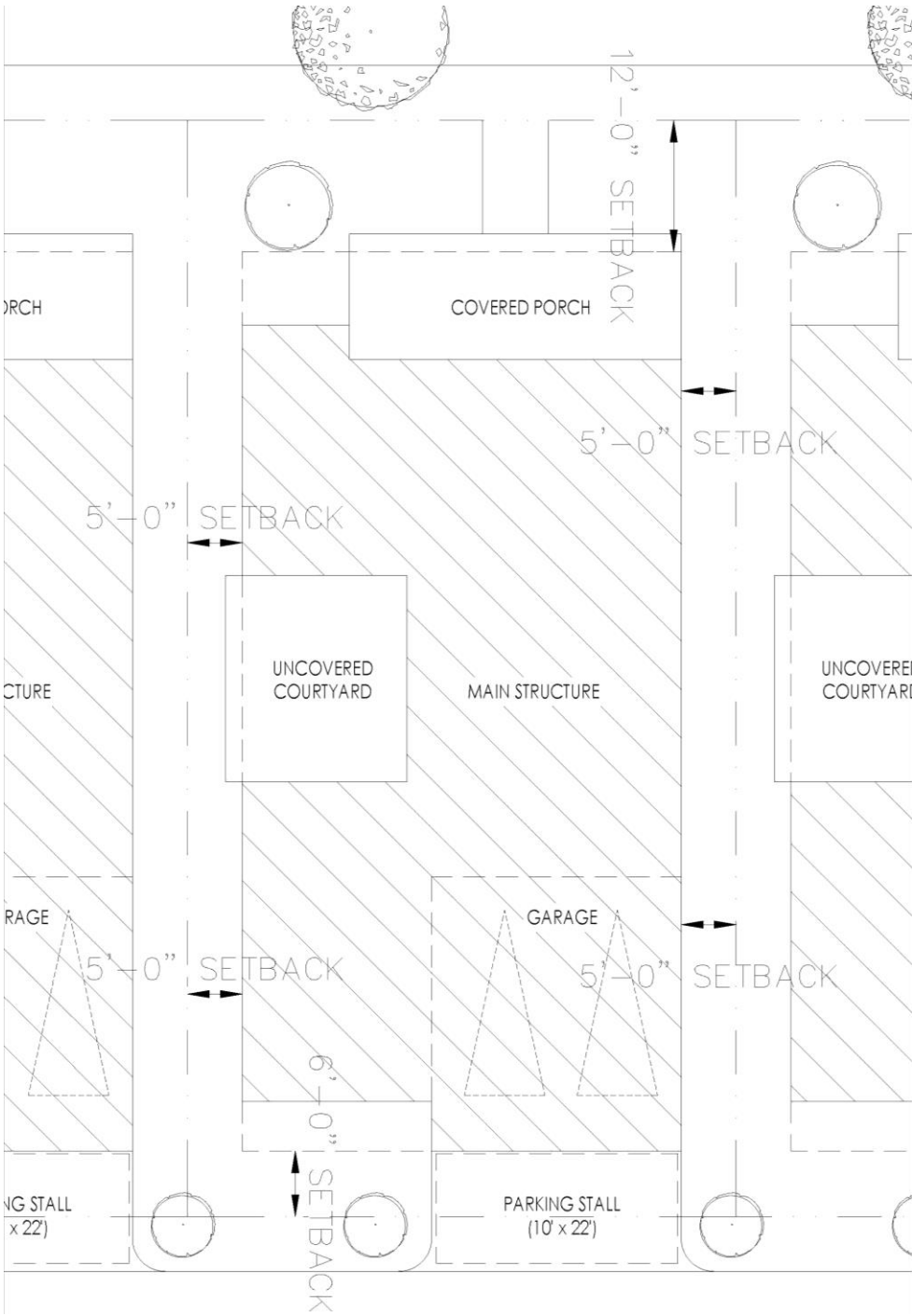


INTERIOR LOT

# PARKING PLAN: COTTAGE LOTS



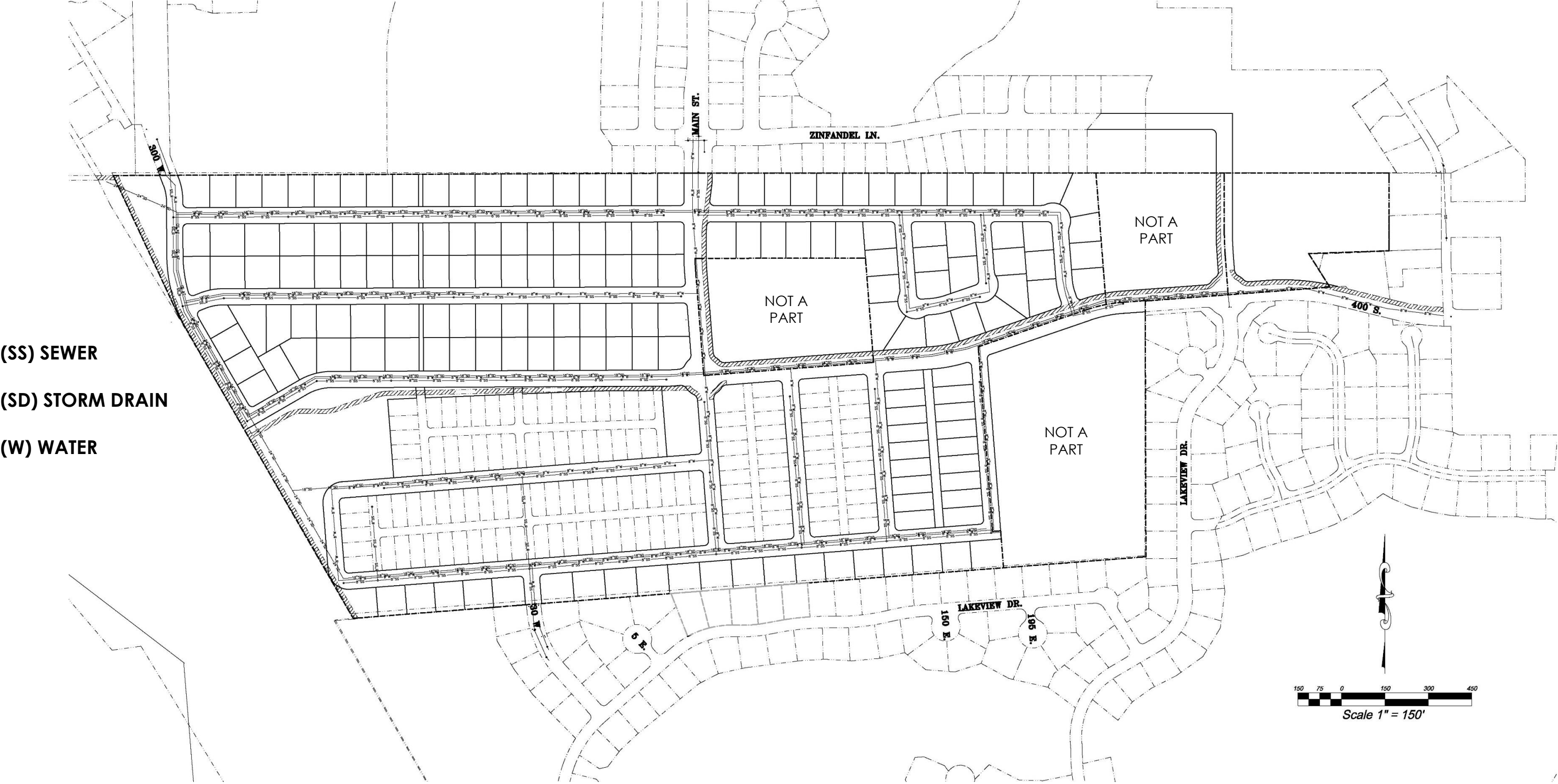
BLOCK LAYOUT



LOT LAYOUT

Description	Units	Stalls/Unit	Total Stalls
Parking provided	127	3.0	381.0
Parking required	127	2.5	317.5
Excess parking		0.5	63.5

# CONCEPTUAL UTILITY PLAN



The City and Developer will agree in the Development Agreement upon the detailed phasing and timing of utilities, which phasing shall be consistent with the Phasing Plan in the Neighborhood Plan

# Vineyard Holdaway Farms Traffic Impacts

Ryan Hales - PE, PTOE, AICP  
Scottie Duclos - EIT

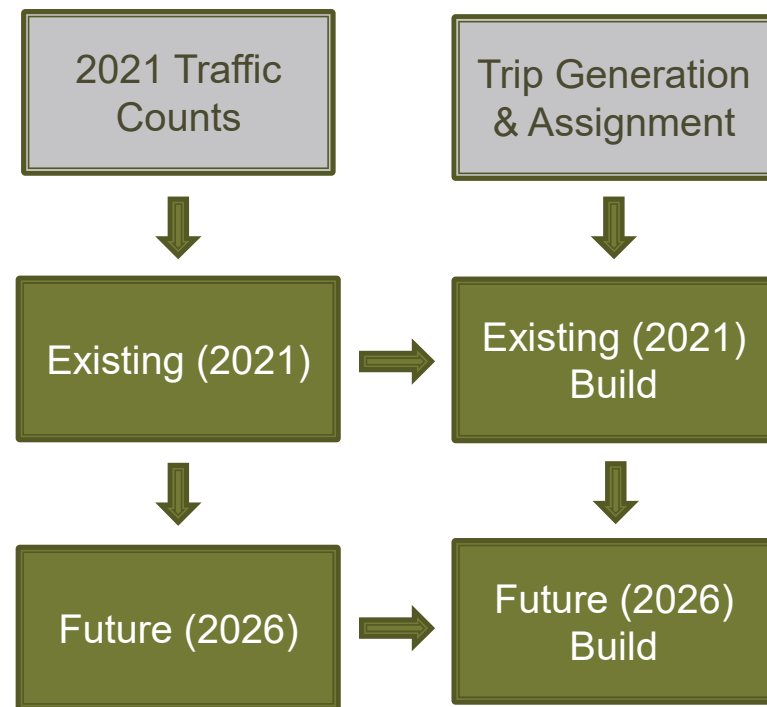
**HALES**  **ENGINEERING**  
innovative transportation solutions

# What is a Traffic Impact Study (TIS)?

- A traffic impact study assesses the adequacy of the existing and/or future transportation network to accommodate predicted trips generated by a proposed development
- States/counties/cities have standard guidelines for traffic impact studies and acceptable thresholds for traffic congestion at intersections

# Analysis Process

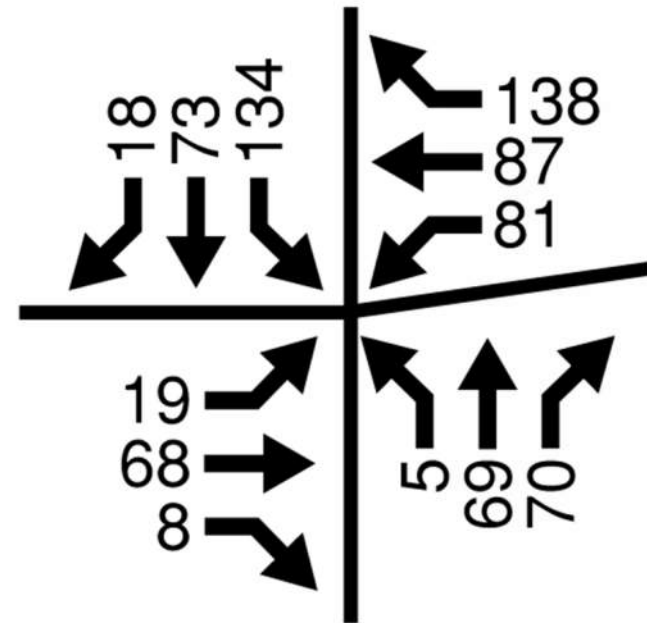
- Counts are collected to generate existing conditions on the roadway network
- Travel demand forecasts are used to grow traffic volumes on the roadway network to future conditions
- Trip generation data is collected nationwide for different land uses to approximate the amount of traffic generated by the development
- The trip generation is added on top of the existing traffic volumes to calculate anticipated traffic with the project built into the roadway network



# Turning Movement Count Example

- Counts taken during the morning and evening peak hours at intersections likely to be significantly impacted by the project
  - 300 West / Center Street
  - Main Street / Center Street
  - Holdaway Road / Center Street
  - Lake View Drive / 400 South
  - Holdaway Road / 400 South
  - 30 West / Lake View Drive
- All turning movements collected to see traffic trends in the area

Main Street / Center Street (PM)



# Trip Generation – Holdaway Farms (80/20 Split)

- Trip generation data compiled and collected nationwide by the Institute of Transportation Engineers (ITE) for various land uses
- Data used for Holdaway Farms specific to:
  - Single-family detached housing
  - Senior adult housing – single family (80% of senior housing occupied by seniors)

Trip Generation Vineyard - Holdaway Farms			
Land Use <sup>1</sup>	# of Units	Unit Type	Trip Generation
			Total
AM Peak Hour			
Single-Family Detached Housing	196	DU	138
Senior Adult Housing - Single-Family	102	DU	40
TOTAL			178
PM Peak Hour			
Single-Family Detached Housing	196	DU	188
Senior Adult Housing - Single-Family	102	DU	46
TOTAL			234
1. Land Use Code from the Institute of Transportation Engineers (ITE) <i>Trip Generation</i> , 11th Edition, 2021.			
SOURCE: Hales Engineering, January 2022			







# Trip Assignment

- Trip Assignment based on existing traffic trends from counts
- 5% on 300 West
- 35% on Center Street
  - 70% heading east on Center Street
  - 30% heading north on Main Street
- 60% on 400 South
  - 5% via Lake View Drive



# Level of Service

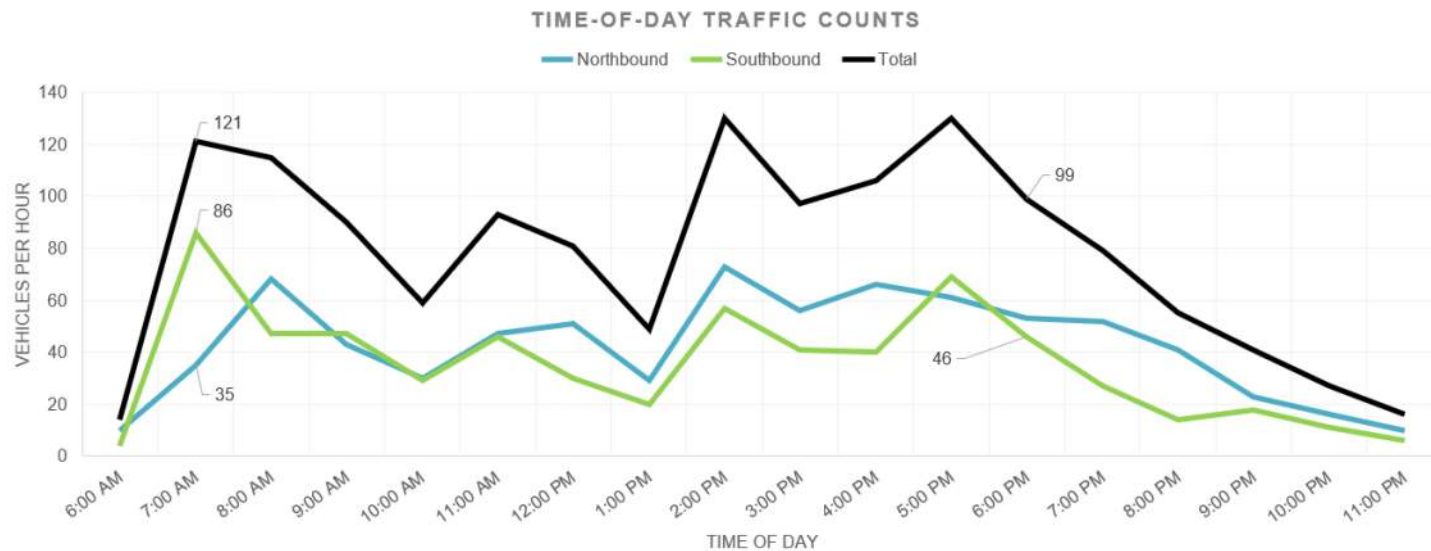
- Grades are given to intersections based on the average delay per vehicle (A-F)
- All intersections anticipated to operate at excellent levels of service in morning and evening peak hour in existing and future (5-year) conditions
  - Main Street / Center Street – A
  - 300 West / Center Street - A
  - Lake View Drive / 400 South – a
  - 30 West / Lake View Drive - a

LOS	Description of Traffic Conditions	Average Delay (seconds/vehicle)	
		Signalized Intersections	Unsignalized Intersections
A	 Free Flow / Insignificant Delay	≤ 10	≤ 10
B	 Stable Operations / Minimum Delays	> 10 to 20	> 10 to 15
C	 Stable Operations / Acceptable Delays	> 20 to 35	> 15 to 25
D	 Approaching Unstable Flows / Tolerable Delays	> 35 to 55	> 25 to 35
E	 Unstable Operations / Significant Delays	> 55 to 80	> 35 to 50
F	 Forced Flows / Unpredictable Flows / Excessive Delays	> 80	> 50

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual (HCM)*, 6<sup>th</sup> Edition, 2016 Methodology (Transportation Research Board)

# Holdaway Road Traffic Data

- ADT – 1,416 vehicles per day
  - Morning Peak Hour (7:30 – 8:30am) – 174 vehicles
  - Evening Peak Hour (5:15 – 6:15pm) – 141 vehicles
  - Approximately 30-40 vehicles use Holdaway Farms as a cut-through for school



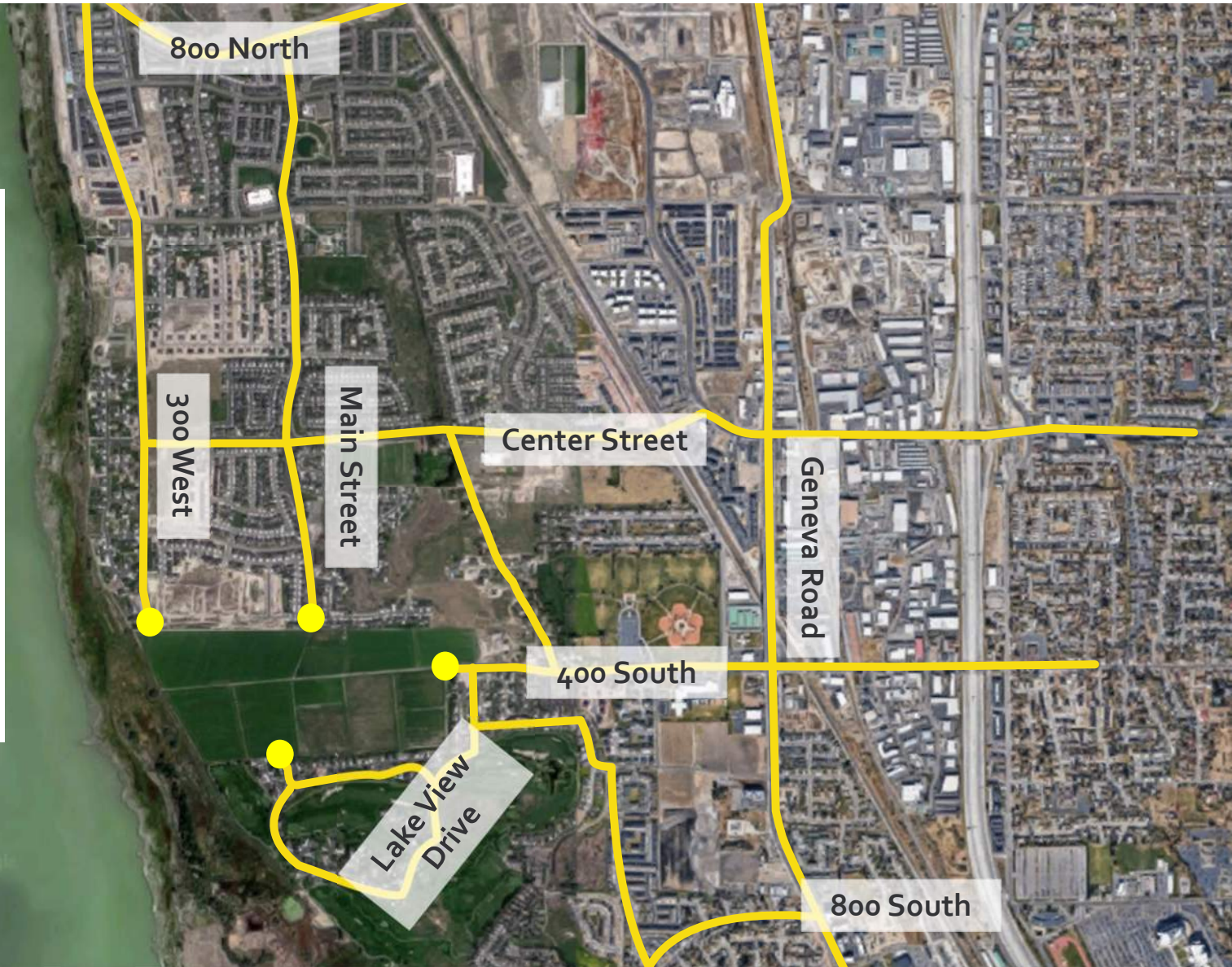
# Current School Traffic



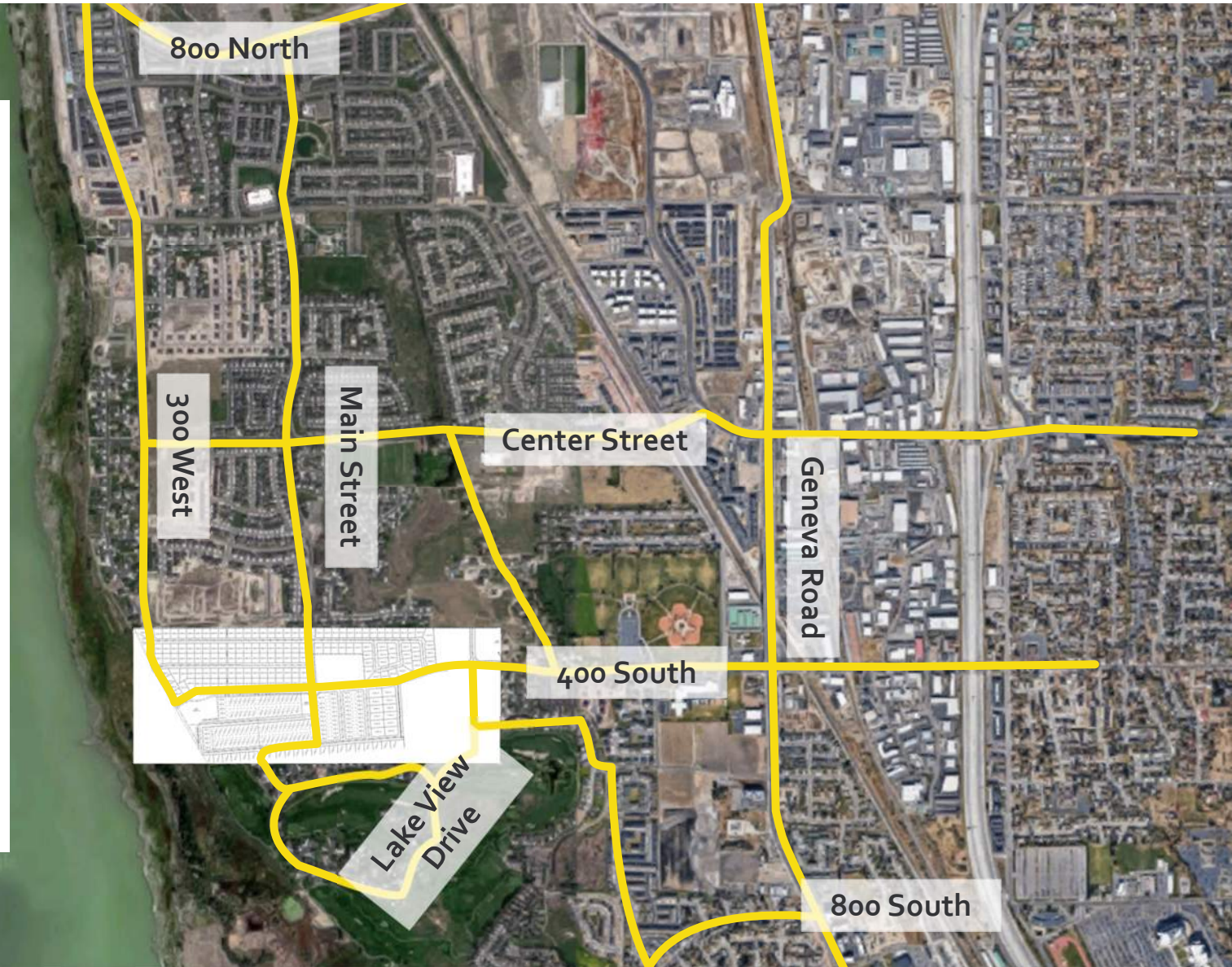
# School Traffic with Holdaway Farms



- Currently all communities surrounding Holdaway Farms have limited options in and out
- Lake View Drive can only access via the northeast
- Main Street and 300 West can only access via center street



- With Holdaway Farms Constructed:
  - Lake View Drive and Sleepy Ridge can go north without having to go to Holdaway Road or Geneva Road
  - Main Street can go south to 400 South or to the Sleepy Ridge Community
- Traffic is more spread out and not limited to 400 South, Center Street, Geneva Road, and Holdaway Road for north/south Connectivity



# Parking

- Vineyard City code requires:
  - 4 parking stalls per single-family detached lot
    - Development has 3-car garages in all units with 3 spaces available in the driveway (6 total).
  - 2.5 parking stalls would be required for active adult lots in pursuance with city code amendment
    - Development has 2-car garages in all units with 1 more space provided in driveway (3 total).

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\*Note: Village and Estate Lots will have 2-car to 4-car garages with at least 2 spaces available in the driveways of the units with 2-car garages (at least 4 and up to 6 spaces total).

# Questions?