



**MINUTES OF A VINEYARD
CITY COUNCIL MEETING**
City Council Chambers
125 South Main Street, Vineyard, Utah
November 10, 2021 at 6:00 PM

Present

Councilmember John Earnest
Councilmember Tyce Flake
Councilmember Chris Judd
Councilmember Cristy Welsh

Absent

Mayor Julie Fullmer

Staff Present: Interim City Manager George Reid, City Engineer Naseem Ghandour, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, Planning Technician Cache Hancey, Finance Director David Mortensen, Water Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Bryce Brady

Other Speaking: Jason Boal with Snell & Wilmer L.L.P.; Steve Hutchings and Eric Towner with X Development; Residents Tim Blackburn, Emily McLean, and Mardi Sifuentes

1. CALL TO ORDER AND ELECTION OF MAYOR PRO TEMPORE

City Recorder Pamela Spencer will call the meeting to order and then call for a nomination and roll call vote from the City Council to elect a mayor pro tempore to preside over the City Council meeting. She will then turn the time over to the newly appointed mayor pro tempore.

Due to Mayor Fullmer's absence, City Recorder Pamela Spencer opened the meeting at 6:00 PM and called for a nomination to elect a mayor pro tempore.

Nomination and motion: COUNCILMEMBER JUDD NOMINATED COUNCILMEMBER EARNEST AS MAYOR PRO TEMPORE. COUNCILMEMBER WELSH SECONDED THE NOMINATION. ROLL CALL WENT AS FOLLOWS: COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED WITH ONE ABSENT.

Ms. Spencer turned the time over to Mayor Pro Tempore John Earnest.

2. INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Councilmember Judd gave the invocation and led the Pledge of Allegiance.

► **WORK SESSION**

3.1 Development Agreement

Community Development Director Morgan Brim will lead a discussion about a proposed development agreement with X Development. No action will be taken at this time.

► Mr. Brim explained the reason for the development agreement.

► Jason Boal with Snell and Wilmer reviewed the development agreement. He said that time was of the essence and brought forward what he felt was an optimistic timeline that would start today. He mentioned that this development was tied to the Top Golf development.

► Mayor Pro Tempore Earnest asked who would be allowed to access the commercial areas. Mr. Boal replied that the retail space had yet to be determined. He said that the purple areas were amenities for residents and the red areas were commercial. There was a discussion about the timeline.

► Councilmember Judd asked if the widening of Geneva Road would take away some of the open space. Eric Towner with X Development replied that he did not know what the plans were for Geneva Road. There was a discussion about the open space, trail placement, and emergency and maintenance access.

► Councilmember Welsh asked about the residential amenities. Mr. Towner replied that they would have a leasing office, executive office suites, a gym, a pool, hot tub, etc.

► There was a discussion about the short-term rental units.

► Councilmember Welsh mentioned that she would like to see more retail in this development. There was a discussion about the amount of retail.

► Councilmember Welsh asked if they would be willing to allow overnight parking for other residents in the city. Mr. Towner replied that it would have a larger parking requirement. He mentioned that the project would be self-sustaining. There was further discussion about parking.

► Councilmember Judd asked about section 6 of the development agreement specific to the processing of development applications and expediting the process. City Attorney Jayme Blakesley replied that the developer would need to follow the standard development process. There was a discussion about the agreement.

► Mayor Pro Tempore Earnest asked when Topgolf would be built. Mr. Towner replied that they were working with the general contractors on timing and expected to break ground next summer. They would break ground on Topgolf before the rest of the development.

► Councilmember Judd asked about short-term use in Addendum 1 and the option to convert those units. There was a discussion about the addendum for short-term rentals.

► Councilmember Judd asked about section 2.4, which referred to the project being included with Topgolf. There was a discussion about tying Topgolf and The Yard developments together. Mr. Towner explained that there would be a significant amount done on Topgolf before they would break ground on the multi-family units.

► Mr. Brim explained that the parking stalls were the minimum requirements under the code. They would have to have a parking analysis done under the agreement. There was a discussion about having a parking study done.

► Councilmember Welsh asked who would own the residential units and if the owners could use them as short-term rentals. Mr. Hutchings replied that they would maintain ownership of the rental units.

► Councilmember Flake stated that he wanted to see the economic impact. He was interested in the short-term rentals but wanted to see the legal side.

► Mr. Towner reviewed their timeline. Mr. Brim felt that they could be ready for a public hearing in December.

3.2 2022 Summer Celebration

Interim City Manager George Reid will lead a discussion about the 2022 Summer Celebration. No action will be taken at this time.

► Interim City Manager George Reid explained that staff planned to hold a traditional summer celebration on June 2, 3, and 4, 2022. There was a discussion about the entertainment and activities they could have, using the entire park and certain streets. There was also a discussion about the budget. Mr. Reid felt that they needed to make some decisions to determine how they wanted to allocate the funds.

► Resident and Heritage Commission Chair Tim Blackburn, living in The Sleepy Ridge subdivision, asked that the Heritage Commission be allowed to give input on the celebration, focusing on Vineyard's heritage. There was a discussion about what to call the event and where they could hold the heritage portion.

► Resident Emily McLean, living in the Maples, mentioned that she looked forward to having a the headliner and did not want it removed from the event. There was a discussion about available talent.

► There was a discussion about the Heritage Foundation contributing and getting donations to help with the heritage portion of the event. Councilmember Welsh proposed continuing with the Heritage Day, the stage setup, and asking for donations. There was an additional discussion about the budget.

► Resident Mardi Sifuentes, living in The Maples subdivision, stated that she liked the idea of calling the event "Vineyard Heritage Days."

► Council agreed to go ahead with the headliner, increasing the Heritage portion of the budget, and determining the event's name at a later date.

4. ► PUBLIC COMMENTS

Mayor Pro Tempore Earnest called for public comments. Hearing none, he closed the public comments session.

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

► Councilmember Welsh reported that the redistricting maps were adopted in a special session of the State Legislature and had split Vineyard for the House Representatives but not the Senate.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

6.1 ► Interim City Manager George Reid recognized the veterans who worked for the city and thanked them for their service. He then gave his quarterly report for the Building Department. He mentioned that building had slowed while transitioning into the city center phase, but they were still in line with the budgeted amounts.

6.2 ► Planning Commission Chair Bryce Brady reported that the Planning Commission had approved Conditional Use Permits for a daycare in The Hamptons and CMC Rock, a concrete processing facility. He said that the Planning Commission felt that the Clegg Farm development did not meet the intent of the General Plan and reported that the developer would bring a revised plan to the Planning Commission on November 17.

► Councilmember Welsh asked if a daycare fell under the same code as a preschool. Mr. Brim explained that the code allowed for commercial daycares and that a home-based daycare needed a Conditional Use Permit. There was a discussion about daycares, preschools, and how conditional permitting worked.

6.3 ► Planning Technician and Code Enforcement Officer Cache Hancey gave a quarterly report on code enforcement. He mentioned that he had recently attended a conference on code enforcement. Mr. Blakesley explained the state code restrictions for short-term rental enforcement. There was a discussion about short-term rentals.

6.4 ► City Engineer Naseem Ghandour requested to present at the next city council meeting.

7. CONSENT ITEMS

7.1 Approval of the October 27, 2021 City Council Meeting Minutes

Mayor Pro Tempore Earnest called for a motion.

► **Motion:** COUNCILMEMBER JUDD MOVED TO APPROVE CONSENT ITEM 7.1. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR PRO TEMPORE EARNEST, COUNCILMEMBERS FLAKE, JUDD, AND WELSH VOTED AYE. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

8. APPOINTMENTS

8.1 No names were submitted.

9. DISCUSSION/PRESENTATIONS

9.1 No items were submitted.

10. BUSINESS ITEMS

10.1 ► DISCUSSION AND ACTION – 2022 Meeting Schedule

City Recorder Pamela Spencer will present the recommended City Council meeting schedule for the 2022 calendar year. The mayor and City Council will take appropriate action.

City Recorder Pamela Spencer presented the 2022 schedule. She noted that that if the City Council wanted to change the date and time, it would have to be done by ordinance.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE THE SCHEDULE AS PRESENTED. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR PRO TEMPORE EARNEST, COUNCILMEMBERS FLAKE, JUDD, AND WELSH VOTED AYE. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

10.2 ► PUBLIC HEARING – Holdaway Farms Development

(This item is being postponed until the December 8, 2021 meeting.)

General Plan Land Use Map Amendment, Zoning Text Amendment, Zoning Map Amendment, and Neighborhood Plan Applications for the site known as the Clegg Farm, located west of the current 400 South Main Street termination, Parcel Numbers 18:021:0009 and 18:015:0163.

There was a brief discussion about continuing the public hearing.

► **Motion:** COUNCILMEMBER WELSH MOVED TO CONTINUE ITEM 10.2 HOLDAWAY FARMS DEVELOPMENT AND THE PUBLIC HEARING TO THE NEXT CITY COUNCIL MEETING. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE EARNEST, COUNCILMEMBERS FLAKE, JUDD, AND WELSH VOTED AYE. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

11. CLOSED SESSION

No closed session was held.

12. ADJOURNMENT

Mayor Pro Tempore Earnest called for a motion to adjourn the meeting.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:46 PM. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR PRO TEMPORE EARNEST, COUNCILMEMBERS FLAKE, JUDD, AND WELSH VOTED AYE. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

MINUTES APPROVED ON: December 8, 2011

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