MINUTES OF A VINEYARD
CITY COUNCIL MEETING
City Council Chambers
125 South Main Street, Vineyard, Utah
January 12, 2022 at 6:00 PM

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Present	**Absent**
Mayor Julie Fullmer	
Councilmember Tyce Flake	
Councilmember Amber Rasmussen	
Councilmember Mardi Sifuentes	
Councilmember Cristy Welsh	

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, Finance Director David Mortensen, Water Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Bryce Brady, Planning Commissioners Tim Blackburn, and Christopher Bramwell

Others Speaking: Bronson Tatton with Anderson Gevena; Jeff Speck with Jeff Speck LLC; Residents Stuart Lewis, Aubrey Bills, Christopher Bramwel; Ryan Hales with Hales Engineering;

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

Mayor Fullmer opened the meeting at 6:00 PM. Councilmember Sifuentes led the Pledge of Allegiance and gave the invocation.

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.

Mr. Ghandour explained that this was a two-lane roadway project expanding the Vineyard Connector to 1600 North with a pedestrian crossing. He reviewed the Utah Department of Transportation's (UDOT) schedule and the direction given by the council at a November work session. He then presented updates to the roadway layout and the pedestrian bridge. He turned the time over to Bronson Tatton with Flagship Homes/Anderson Geneva.

Councilmember Sifuentes asked why they decided to go with a two-lane road. Mayor Fullmer explained that it was a state decision, and to get the funding, they had to reduce the project.

Mr. Tatton reviewed their suggested layout of the road alignment and the bridge. The bridge would be a two-lane road with the bike and pedestrian lanes, with minimal landscaping along the edges.

Jeff Speck with Jeff Speck LLC reviewed the layout of the Downtown Vineyard development and the Vineyard Connector expansion. He expressed concerns about the Connector separating the development. He reviewed the different connections over the Connector and explained the need for a road going over the Connector to the lakefront.

Mayor Fullmer called for questions from the council. She asked Mr. Ghandour what direction he was looking for from the council. He said that he was looking for guidance on what type of crossings they wanted to see. Mayor Fullmer asked Mr. Speck if it mattered where the greenspace was located. Mr. Speck replied that the ideal plan was to have a sociable greenspace near the crossing. He felt that if they could not landscape it, it would have to be a paved plaza and it would be rarely used. Mr. Ghandour noted that the landscaping would be up to the council and would depend on water use. Mr. Speck gave an example from the Georgia Institute of Technology (Georgia Tech). There was a discussion about the options for the bridge.

Mr. Tatton reviewed the recommended grade change and design. There was a discussion about adding amenities and how to grade the slope. Mayor Fullmer stated that she favored a two-way road, keeping it slow and pedestrian-friendly.

Councilmember Welsh felt that the plan made sense. She liked having the green space on one side and favored bike and pedestrian lanes and wanted to see the extra forty-foot width now. Mayor Fullmer wanted to see concept drawings of the total span. Councilmember Welsh expressed concern with the cost of redesigning the roads on the west side and how they would fund them. There was a discussion about greenspace.

Councilmember Flake agreed that they needed to have the road. He felt that adding greenery would be difficult and expressed concern with the width of the pedestrian section. He wanted to see more concept drawings. There was a discussion about the bike and pedestrian lanes.

Councilmember Rasmussen felt they needed the road but would like to see more designs.

Councilmember Sifuentes agreed with the road.

Mr. Ghandour stated that he would bring back additional designs for review.

2.2 <u>Tuition Reimbursement</u>

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

Mr. Reid explained that the tuition reimbursement program the council adopted in August of 2021 had been unfunded, and the budget adjustment was scheduled for the next council meeting. He reviewed the program and mentioned that seven employees were currently pursuing additional education. The amount in the budget amendment was $7,500 for the remainder of this fiscal year, and next year it would rise to $14,000.

- Council was in support of the project.

- There was a discussion about how the reimbursement would work.

REGULAR SESSION

3. PUBLIC COMMENTS

- Mayor Fullmer opened the public comments session.

- Stuart Lewis, living in the Parkside subdivision, felt that the city did not need additional affordable housing and expressed concerns with the density of the Holdaway Farms Development.

- Aubrey Bills, living in the Elms subdivision, expressed concerns with traffic mitigation, on-street parking, taking the property owned by the Church of Jesus Christ of Latter-day Saints out of the rezoning, and the phasing plan for the parks. She also expressed concern with the road connections into her neighborhood. There was a discussion about the Main Street connection to the Lakes at Sleepy Ridge subdivision.

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

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Mayor Fullmer reported on bills in the legislature that would affect local government. She then gave the city councilmembers their assignments.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

5.1 - Interim City Manager George Reid reported on projects starting in Vineyard such as the FrontRunner station, the Vineyard Connector extension, the rail spur removal, etc. He also mentioned that the legislative session would start next week.

5.2 - Planning Commission Chair Bryce Brady had no new items to report.

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 Special Session Minutes

Mayor Fullmer called for a motion.

- **Motion:** COUNCILMEMBER WELSH MOVED TO APPROVE THE CONSENT ITEMS. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

7. APPOINTMENTS

7.1 Vineyard Planning Commission…….....3

With the advice and consent of the City Council, Mayor Fullmer will appoint Christopher Bramwell as a sitting Planning Commissioner and Marcus Jessop and Kristal Price as alternate Planning Commissioners. Their four-year term begins January 2022.

Mayor Fullmer explained the selection process. She said that she would like to appoint Christopher Bramwell as a seated member for a four-year term. Alternate members would be Marcus Jessop, who would be filling the remainder of Amber Rasmussen's term, and Kristal Price, who would be filling the remainder of Jessica Welch's term. Christopher Bramwell introduced himself.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE MAYOR'S APPOINTMENTS TO THE PLANNING COMMISSION AS PRESENTED. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

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.

Mayor Fullmer explained the appointment of Katelyn Jensen and Kristal Price as co-advisors for the Vineyard Youth Council.

Motion: COUNCILMEMBER WELSH MOVED TO APPROVE THE MAYOR'S APPOINTMENTS OF THE VINEYARD YOUTH COUNCIL CO-ADVISORS AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

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.

Mayor Fullmer explained the appointment of Martina Huntington.

Motion: COUNCILMEMBER WELSH MOVED TO APPROVE THE MAYOR'S APPOINTMENT TO THE BICYCLE COMMISSION AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8. PRESENTATIONS/RECOGNITIONS/AWARDS

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

Mr. Reid explained the certification and recognized Mr. Mortensen for his accomplishment.

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.

- Mr. Brim reviewed the process. He mentioned that the applicant had updated the traffic impact analysis and that the parking permit program would be approved through the development agreement.

- Ryan Bybee with Cadence Homes turned the time over to Ryan Hales with Hales Engineering. Mr. Hales presented the results of the traffic study and the parking requirements.

- Mayor Fullmer called for questions or comments from the council.

- Councilmember Welsh asked about the estate lots having two-and three-car garages. Mr. Bybee replied that the single-family homes would have three-car garages.

- Councilmember Flake applauded the developers for the changes they had made. He felt that the roads were well planned, and that the architecture was delightful. He expressed concerns that this was the last single-family home development and thought it needed to be perfect. He felt that the development needed to be a broadly different community in the form of housing. He explained that there would only be up to seventy half-acre lots in the city and several multi-family units. He said that there was no other place in Vineyard for families to move up. He wanted to see an additional ten half-acre lots added to the development. He stated that he would prefer to continue the discussion and explore alternatives.

- Councilmember Sifuentes stated that her views were similar to Councilmember Flake's and felt that Vineyard had done a good job of representing 5,000, 6,000, and 7,000 square foot lots and multi-family homes. She expressed concern about residents leaving Vineyard because they wanted to move up but could not get property. Mr. Bybee stated that this development was less dense than Councilmember Sifuentes had listed. She said that she did not like the alley-loaded homes and did not want to see lots smaller than a quarter acre.

- Councilmember Rasmussen asked for a trail cut through a particular section of the development and that they reduce the retirement piece and add one-third and half-acre lots. She wanted four pickleball courts, animal rights for the larger lots, and the church property not rezoned. She added that she liked the alley-loaded homes.

- Mayor Fullmer asked about increasing the parking stalls at the trailhead north of the development. Mr. Bybee explained where the parking was. Mayor Fullmer asked about reprograming the Eastside Park for a cemetery. Mr. Brim replied that they could add it to the development agreement. There was a discussion about the use of the parks.

Mayor Fullmer asked about where they would add ten additional half-acre lots. Mr. Bybee replied that the hard part was trying to achieve a balance. He said that they had compared this to other master plans approved in Vineyard. He said that putting in half-acre lots along the shoreline would close access to the lake and make it an exclusive neighborhood. He felt it would be a tricky balance. Mayor Fullmer said they could discuss the compromises now or sit down next week and work them out.

Mr. Bybee stated that this had been worked on for a year and was not their starting point. He felt that they had already cut down the density and needed to know how much more they needed to give up. There was a discussion about what the development should look like.

Mayor Fullmer stated that she was not sure they would reach an agreement tonight. She felt they should meet again this week and bring it back to the council.

Councilmember Welsh stated that she was prepared to make a motion.

Councilmember Rasmussen asked how many third-acre lots there were. Mr. Bybee replied that there were sixteen lots.

COUNCILMEMBER WELSH MOVED TO CONTINUE THE PROPOSED ORDINANCES AND THE HOLDAWAY FARMS NEIGHBORHOOD PLAN TO THE NEXT MEETING. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, 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 WELSH MOVED TO GO INTO A CLOSED SESSION IMMEDIATELY FOLLOWING THE REDEVELOPMENT AGENCY BOARD MEETING TO DISCUSS THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

11. ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:16 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Motion to Adjourn the Closed Session: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE CLOSED SESSION AT 9:53 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED BY CITY COUNCIL ON: January 26, 2022

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