



**MINUTES OF A VINEYARD
CITY COUNCIL MEETING**
City Council Chambers
125 South Main Street, Vineyard, Utah
January 26, 2022, at 6:00 PM

Present

Councilmember Tyce Flake
Councilmember Amber Rasmussen
Councilmember Mardi Sifuentes
Councilmember Cristy Welsh

Absent

Mayor Julie Fullmer

Staff Present: Interim City Manager George Reid, City Attorney Jayme Blakesley, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, Finance Director David Mortensen, Water Manager Sullivan Love, City Recorder Pamela Spencer, newly appointed City Manager Ezra Nair, Planning Commission Chair Jeff Knighton, Planning Commission Vice-Chair Bryce Brady, Planning Commissioners Tim Blackburn and Christopher Bramwell

Others Speaking: Ryan Bybee with Cadence Homes

1. CALL TO ORDER AND ELECTION OF A MAYOR PRO TEMPORE

City Recorder Pamela Spencer called the meeting to order at 6:00 PM. She then called for a nomination for a Mayor Pro Tempore.

Nomination: COUNCILMEMBER SIFUENTES NOMINATED COUNCILMEMBER FLAKE FOR MAYOR PRO TEMPORE. COUNCILMEMBER WELSH SECONDED THE NOMINATION. ROLL CALL WENT AS FOLLOWS: COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

2. INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

Mayor Pro Tempore Flake led the Pledge of Allegiance and gave the invocation.

3. WORK SESSION

No items were submitted.

REGULAR SESSION

4. PUBLIC COMMENTS

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

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

No reports were given.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

6.1.  Interim City Manager George Reid reported that staff was tracking bills in the State Legislature that would impact the Redevelopment Agency. He asked council to let staff know if there were any bills that they needed to look at. He mentioned that an offer had been accepted for the City Manager position. Councilmember Sifuentes thanked Mr. Reid for his service.

6.2.  Planning Commission Chair Jeff Knighton – Chair Knighton was absent at this time. Vice-Chair Bryce Brady reported that a representative from the State Bicycle Commission had given a presentation to the Planning and Bicycle Commission in a joint meeting last week. He said that they also discussed plans for a future bike park.

 Councilmember Welsh said that there had been questions about the construction going on near the new FrontRunner Station and explained that they were building a temporary parking lot for the station. She reported that the Heritage Trail System should be completed this year and would connect to the Lindon Trail. She reported that most of the play structure at Gammon Park should be installed by Friday.

7. CONSENT ITEMS

7.1. Approval of the January 12, 2022, City Council Minutes

7.2. Approval of a Special Event Permit for Layne Thompson

 Mayor Pro Tempore Flake called for a motion.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR PRO TEMPORE FLAKE, COUNCILMEMBERS RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

8. APPOINTMENTS

No names were submitted.

9. PRESENTATIONS/RECOGNITIONS/AWARDS

No items were submitted.

10. BUSINESS ITEMS

10.1 ► DISCUSSION AND ACTION – [City Administration \(Resolution 2022-01\)](#)

In accordance with the Vineyard Municipal Code 2.08.010 (c) the mayor and City Council will appoint a new city manager, “who shall be appointed on the basis of experience, and administrative and executive abilities and qualifications.” This appointment will be done by resolution.

Mayor Pro Tempore Flake had Mr. Nair introduce himself. He then called for a motion.

► **Motion:** COUNCILMEMBER WELSH MOVED TO APPROVE THE APPOINTMENT OF EZRA NAIR AS THE CITY MANAGER AND ALLOW THE MAYOR TO SIGN THE EMPLOYMENT AGREEMENT, RESOLUTION 2022-01. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE FLAKE, COUNCILMEMBERS RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

10.2 ► 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.) (This item was continued from the January 12, 2022, 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.

► Councilmember Welsh commented that she had enjoyed the discussions and the community’s engagement. She reviewed the items she liked about the plan:

- Parks and integrated trail system
- Traffic and connections
- Mitigation on accessory dwelling units and the parking plan
- Multi-generational housing
- They were good builders and produced good homes
- Community connectiveness

She stated her thoughts on the Neighborhood Plan. She said that the easy vote would be no, but the hard, right vote, would be to approve it.

► Councilmember Sifuentes said that she struggled with the density change to the General Plan. She felt that this was not the right place for high density housing. She stated that she was not going to vote this through today because she felt this was not what was best for the city.

► Councilmember Rasmussen stated that she was in line with Councilmember Welsh. She felt that Vineyard was ahead of other cities and that the city had diversity. She felt that this fell in line with a progressive city.

► Mayor Pro Tempore Flake felt that there was no perfect plan. He said that the council had been chosen to represent the needs of the city. He said that they had to recognize the needs of the developer, the landowner, the citizens, and the overarching needs of the city. He felt that this

development was not high density. He now realized that this job required long, hard bargaining to come up a compromise. He said that he was going to accept the development.

▶ Mr. Brim reviewed the changes to the development. He mentioned that the motion included conditions and reviewed those conditions.

▶ There was a discussion about the trails, bulb-outs, and interior setbacks. The determination was to add another condition to the motion: The total between both interior side yards shall not be less than 12 feet with no one side yard not being less than 5 feet for the estate lots.

▶ Councilmember Welsh mentioned that several residents reached out to her with concerns that if this were approved that the developer would sell the property to someone else. Ryan Bybee with Candence Homes stated, for the record, that he would not sell the property. City Attorney Jayme Blakesley stated that an assignment clause could be added to the development agreement to allow for city approval.

▶ There was a discussion about the connection of the connection of Main Street and 400 South and the phasing. Mr. Bybee asked that they be allowed to install the connection within the first two phases. The phasing discussion continued. Mayor Pro Tempore Flake suggested that they insert an agreement between the builder and the city engineer as to the road phase.

▶ Councilmember Rasmussen asked if the homes would be prepared for solar. Mr. Bybee replied that they any buyer could add solar to their home. He also mentioned that there was an option to add chargers in the garages.

▶ The additional conditions are as follows:

- 10 - The total combined width of the setbacks for adjacent interior Estate lots shall not be less than 12 feet with no single setback of less than 5 feet.
- 11- The development agreement shall include an assignment clause requiring city approval before the development agreement may be assigned to another developer, with the understanding that city approval may not be withheld, unreasonably.
- 5 – add: The developer and City Engineer shall agree to the timing of the 400 South and Main Street roadway improvement.
- 12 – The phasing plan shall be updated to show infrastructure phasing.

▶ Mayor Pro Tempore Flake called for further discussion. Hearing none, he called for a motion.

▶ **Motion:** COUNCILMEMBER WELSH MOVED TO ADOPT ORDINANCES 2022-01, 02, AND 03 AND THE HOLDAWAY FARMS NEIGHBORHOOD PLAN WITH THE CONDITIONS AS PRESENTED:

1. ADEQUATE PARKING SHALL BE ADDED TO THE ENTRANCE PARK.
2. ADDITIONAL PARKING SHALL BE ADDED TO ACCOMMODATE SITE VISITORS AND CLUB HOUSE USERS.
3. AN ACCESS PLAN SHALL BE PROVIDED FOR APPROVAL BY THE CITY ENGINEER TO ELIMINATE POSSIBLE TRAFFIC CUT THROUGHES FROM THE HOLDAWAY FARMS DEVELOPMENT INTO THE ELMS NEIGHBORHOOD.
4. THE PHASING PLAN SHALL BE UPDATED TO ENSURE PARK SPACE AND AMENITIES ARE PROVIDED TOWARD THE BEGINNING OR MIDDLE STAGES OF THE DEVELOPMENT.

5. THE PHASING PLAN SHALL PRIORITIZE THE INSTALLATION OF 400 SOUTH AND MAIN STREET WITHIN PHASE ONE OF THE DEVELOPMENT. THE DEVELOPER AND CITY ENGINEER SHALL AGREE TO THE TIMING OF THE 400 SOUTH AND MAIN STREET ROADWAY IMPROVEMENT.
6. THE PRELIMINARY TRANSPORTATION NETWORK AND STREET PLAN SHALL CLARIFY THE LOCATION AND LANDSCAPE DETAILS OF THE STREET MEDIAN FOR TRAIL CROSSINGS.
7. ALL PLANS WITHIN THE NEIGHBORHOOD PLAN SHALL BE CONSISTENT IN TERMS OF LAYOUT AND LOT NUMBER.
8. AT MINIMUM A THREE-CAR GARAGE SHALL BE PROVIDED FOR EACH ESTATE LOT.
9. CONDITIONS 1-8 SHALL BE ESTABLISHED AND DETAILED THROUGH THE FORTHCOMING DEVELOPMENT AGREEMENT.
10. THE TOTAL COMBINED WIDTH OF THE SETBACKS FOR ADJACENT INTERIOR ESTATE LOTS SHALL NOT BE LESS THAN 12 FEET WITH NO SINGLE SETBACK OF LESS THAN 5 FEET.
11. THE DEVELOPMENT AGREEMENT SHALL INCLUDE AN ASSIGNMENT CLAUSE REQUIRING CITY APPROVAL BEFORE THE DEVELOPMENT AGREEMENT MAY BE ASSIGNED TO ANOTHER DEVELOPER, WITH THE UNDERSTANDING THAT CITY APPROVAL MAY NOT BE WITHHELD UNREASONABLY.
12. THE PHASING PLAN SHALL BE UPDATED TO SHOW INFRASTRUCTURE PHASING.

COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR PRO TEMPORE FLAKE, COUNCILMEMBERS RASMUSSEN AND WELSH VOTED AYE. COUNCILMEMBER SIFUENTES VOTED NAY. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH THREE AYES, ONE NAY, AND ONE ABSENT.

11. CLOSED SESSION

No closed session was held.

12. ADJOURNMENT

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

Motion: COUNCILMEMBER WELSH MOVED TO ADJOURN THE MEETING AT 6:56 PM. MAYOR PRO TEMPORE FLAKE SECONDED THE MOTION. MAYOR PRO TEMPORE FLAKE, COUNCILMEMBERS RASMUSSEN, SIFUENTES, AND WELSH VOTED AYE. MAYOR FULLMER WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

MINUTES APPROVED BY CITY COUNCIL ON: February 9, 2022

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