



MINUTES OF A REGULAR CITY COUNCIL MEETING

City Council Chambers
125 South Main Street, Vineyard, Utah
August 9, 2023, at 6:00 PM

Present

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

Absent

Staff Present: City Manager Ezra Nair, City Attorney Jayme Blakesley, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Chief Building Official Cris Johnson, Finance Director David Mortensen, Community Development Director Morgan Brim, Planners Cache Hancey and Anthony Fletcher, Public Works Director Naseem Ghandour, Admin Intern Bradley Day, Environmental Utilities Manager Sullivan Love, City Recorder Pamela Spencer

Others speaking: Matti Bybee with Hazel Avenue Boutique, Residents Jordan Christensen, and Eileen Erickson; Fire Chief Mark Sanderson and Assistant Fire Chief Shaun Hirst with the Orem Fire Department; David Robertson with Lewis Robertson and Burningham; Karla Mata with X Development

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

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

2. WORK SESSION

No items were submitted.

3. PUBLIC COMMENTS

- Mayor Fullmer called for public comment.
- Matti Bybee with Hazel Avenue Boutique mentioned that she would like to start doing farmers markets and partner with Vineyard to put on some amazing events for the community.
- Jordan Christensen, living in The Preserve subdivision, expressed concerns with parking at The Yard development, pedestrian crossings and bicycle safety.

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

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

► Mayor Fullmer thanked Fire Chief Mark Sanderson and Assistant Fire Chief Saun Hirst with the Orem Fire Department for being there tonight. Chief Sanderson stated that he wanted the residents to recognize the efforts made by the fire department and the city in making the right decision for the location of a fire station in Vineyard.

► Councilmember Rasmussen reported on the success of the community gardens and asked people not to take produce from them if they were not theirs. She mentioned that there was a community stand for sharing produce.

► Councilmember Sifuentes reported that there was a library drop box for residents to return library books. She mentioned that there would be a concert and drone show on September 11th. Mayor Fullmer noted that there would also be speakers in observance of Constitution Month. Councilmember Sifuentes reported that fall soccer would be starting soon. She also reported on the Alpine School District's board meeting regarding a proposed tax increase.

► Councilmember Welsh reported that the Youth Council would host a "Drive-in" movie and a recruitment night for youth ages 12 to 18 on August 14. She mentioned they would formalize the Youth Council to provide mentorship and leadership training for future leaders through civic engagement. Mayor Fullmer reviewed some opportunities the Youth Council could take advantage of.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

5.1 ► City Manager Ezra Nair reported that the city had signed a contract for a sail shade study and design with installation scheduled for next year. He said that there would be nightly road closures for construction on Main Street and Vineyard Connector (800 North), that Timpanogos Special Service District (TSSD) would be reorganizing into an independent organization, and that speed limit changes would take effect next Tuesday. There was a discussion about the timing of the speed limit changes.

5.2 ► City Recorder Pamela Spencer reported that the candidate filing period had started and would run until Tuesday. She also noted that there would be a candidate orientation on August 17.

5.3 ► Economic Development Director Morgan Brim reported that the Planning Commission had reviewed the Zoning Text amendment for hotel parking in the RMU Building District. A discussion ensued.

6. CONSENT ITEMS

6.1 Approval of the July 26, 2023, City Council Meeting Minutes

6.2 Approval of a Bid Award for an Economic Development Consultant (Resolution 2023-38)

6.3 Approval of a Staffing Plan Adjustment - Public Works Tech

6.4 Approval of a Special Event Permit Fee Waiver for a vendor show hosted by Mattisyn Bybee

► Mayor Fullmer called for a motion. Councilmember Rasmussen requested that 6.4 be removed for discussion.

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO APPROVE CONSENT ITEMS 6.1, 6.2, AND 6.3. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► 6.4 Approval of a Special Event Permit Fee Waiver for a vendor show hosted by Mattisyn Bybee

► Councilmember Rasmussen stated that she wanted to see a farmers' market and requested that they waive all the fees. A discussion ensued.

► Ms. Bybee explained how the event would run and that she would like to see more farmers' market events. There was a discussion about the cost for the event and the rental fees.

► Mayor Fullmer called for additional comments or a motion.

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO APPROVE ITEM 6.4 WITH FULL FEE WAIVER. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

7. APPOINTMENTS

7.1 With the advice and consent of the City Council, Mayor Fullmer will appoint Bradley Fagg to the Vineyard Art, Recreation and Parks, Cultural, and Heritage (ARCH) Commission.

► Mayor Fullmer reviewed the appointment and then called for a motion.

► **Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE APPOINTMENT AS PRESENTED. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

8. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

8.1 Update on Water and Sewer Bond Issuance

David Robertson with Lewis Robertson and Burningham (LRB) will present an update on the water and sewer bonds.

► Mayor Fullmer turned the time over to David Robinson with Lewis Robertson and Burningham (LRB).

► Mr. Roberson reviewed the bond process and explained that they would close on the bonds next week.

9. BUSINESS ITEMS

9.1 ► PUBLIC HEARING – Consolidated Fee Schedule (Resolution 2023-37)

Admin Intern Bradley Day will present recommended amendments to the Consolidated Fee Schedule. The mayor and City Council will act to adopt (or deny) this request by resolution.

► Mayor Fullmer called for a motion to open the public hearing

► **Motion:** COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 6:33 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► Mr. Day reviewed the recommended Consolidation Fee Schedule amendments. There was a discussion about the rental fees for pavilions and fields and having a written policy that would prevent ambiguity regarding refunding. For instance, notice would be required 48 hours before the day of reservation to receive a full refund.

► Mayor Fullmer called for public comment. Hearing none, she called for a motion to close the public hearing.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 6:42 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

► Mayor Fullmer called for comments from the council.

► Councilmembers Rasmussen and Welsh requested that they add clarifying language for rental fees.

► **Motion:** COUNCILMEMBER WELSH MOVED TO ADOPT RESOLUTION 2023-37 AS PRESENTED WITH CHANGES MENTIONED PREVIOUSLY. COUNCILMEMBER FLAKE SECONDED THE MOTION.

CITY ATTORNEY JAYME BLAKESLEY CLARIFIED THE CONDITIONS IN THE MOTION: THE CITY MANAGER OR HIS DESIGNEE ESTABLISH A POLICY FOR DETERMINING WHEN TO REDUCE FEES AND WHAT TO CHARGE.

ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9.2 DISCUSSION AND ACTION – Purchase Approval for a Parking Master Plan Task Order

Planner Cache Hancey will present two recommendations for approval of a Parking Master Plan Consultant. The mayor and City Council will take appropriate action.

► Mayor Fullmer turned the time over to Planner Cache Hancey.

- ▶ Mr. Hancey reviewed the planning services contract task order for the Parking Master Plan.
- ▶ There was a discussion about the Parking Master Plan process.
- ▶ Resident Eileen Erickson, living in the Sleepy Ridge subdivision, asked about the community open house. Mr. Hancey reviewed the public process.
- ▶ There was a discussion about the two options and the timelines.
- ▶ **Motion:** COUNCILMEMBER FLAKE MOVED TO TAKE THE \$96,460 FROM THE FISCAL YEAR 2023 BUDGET AND THE \$71,000 FROM THE FISCAL YEAR 2024 BUDGET AND START THE STUDY (OPTION 1) AND AUTHORIZE CITY MANAGER TO INITIATE THE TASK ORDER. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9.3 DISCUSSION AND ACTION – Zoning Text Amendment (Ordinance 2023-26)

(This item was postponed from the June 26, 2023 City Council meeting.)

Planner Cache Hancey will present a proposed Zoning Code amendment to the VZC Section 15.38.030 Parking Requirements to modify the off-street parking requirements for hotels or motels. The mayor and City Council will act to adopt (or deny) this request by ordinance. *(A public hearing was held on the item during the June 26, 2023 City Council meeting.)*

- ▶ Mayor Fullmer turned the time over to Planner Cache Hancey.
- ▶ Mr. Hancey reviewed the Zoning Code changes made to the amended ordinance since the last meeting.
- ▶ There was a discussion about the code amendment.
- ▶ Mr. Blakesley recommended wording changes to the text amendment. A discussion ensued about the wording: “A parking reduction of not greater than 5% may be approved by the Community Development Director upon receiving a parking study, completed by a qualified professional with demonstrated experience in conducting parking studies (a “parking expert”) that, in the opinion of the Community Development Director, demonstrates a parking reduction is justified. A parking reduction of greater than 5% may be approved by the Planning Commission on the same basis.” The discussion continued.
- ▶ Karla Mata with X Development expressed her concerns about limiting it to five (5) percent. Mayor Fullmer recommended changing the number to 10% for city-wide hotel parking, excluding downtown. The discussion continued.
- ▶ Mayor Fullmer called for additional comments or a motion.
- ▶ Councilmember Sifuentes liked the recommended changes.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE ORDINANCE 2023-26 MODIFYING OFF-STREET PARKING REQUIREMENTS FOR HOTELS AND MOTELS CITY-WIDE, WITH THE LANGUAGE PROPOSED BY LEGAL COUNSEL.

“A PARKING REDUCTION OF NOT GREATER THAN 10% MAY BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR UPON RECEIVING A PARKING STUDY, COMPLETED BY A QUALIFIED PROFESSIONAL WITH DEMONSTRATED EXPERIENCE IN CONDUCTING PARKING STUDIES (A “PARKING EXPERT”) THAT, IN THE OPINION OF THE COMMUNITY DEVELOPMENT DIRECTOR, DEMONSTRATES A PARKING REDUCTION IS JUSTIFIED. A PARKING REDUCTION OF GREATER THAN 10% MAY BE APPROVED BY THE PLANNING COMMISSION ON THE SAME BASIS.”

COUNCILMEMBER SIFUNETES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

10. CLOSED SESSION

No closed session was held.

11. ADJOURNMENT

► Mayor Fullmer called for a motion to adjourn the meeting.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETIN AT 7:33 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: August 30, 2023

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