



MINUTES OF A SPECIAL SESSION OF THE CITY COUNCIL MEETING

City Council Chambers
125 South Main Street, Vineyard, Utah
August 30, 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, Parks and Recreation Director Brian Vawdrey, Special Event Manager Anna Nelson, Recreation Coordinator Ginger Kellems, Admin Intern Bradley Day, Environmental Utilities Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Bryce Brady

Others speaking: Ryan Hales and Josh Gibbons with Hales Engineering, Residents Randy and Julie Gray, Emma Moss, Alison Felshaw, Daria Evans, Caden Rhoton, Elizabeth Hart, Alec Green, and Sherrie Kaye Miller

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

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

2. WORK SESSION

2.1 Transportation Master Plan

Ryan Hales and Josh Gibbons with Hales Engineering will present an update to the Transportation Master Plan.

- Mayor Fullmer turned the time over to Josh Gibbons with Hales Engineering.
- Mr. Gibbons gave an update on the transportation master Plan.
- Mayor Fullmer asked about the road types in the downtown area. Mr. Gibbons explained how they would work.

► Mr. Gibbons continued his presentation. There was a brief discussion about congestion on Mill Road and 400 North going over the railroad. ► Mayor Fullmer asked about 400 North, Ryan replied that they were discussing the need to go over the railroad.

► The presentation continued.

► Councilmember Welsh mentioned that there were concerns about the intersection at 170 N and Vineyard Loop Rd. Mr. Ghandour replied that they were installing a mid-block crossing just north of the club house on Vineyard Road. A discussion ensued.

► Councilmember Sifuentes asked about the center street bridge. Mr. Gibbons said that they were going to look at the configuration of the road. Mr. Hales explained that they were looking at the issue with Mill Road and Geneva. A discussion ensued.

► Councilmember Flake asked about the road after the Vineyard Connector. Mr. Gibbons replied that they were working with MAG and UDOT. Mayor Fullmer explained that Vineyard had submitted to MAG and UDOT for high priority. They will find out in mid-October.

► Mr. Blakesley explained what the plan meant for funding in the city. He said that the most important is establishing the level of service standards the city will use and how they will be able to collect funds to support the networks. He explained we have the need for support of the public nature of the service. Encouraged them to expand their matrix beyond the level of service. He said other cities are using multi-modal concurrency. He explained what that was. He felt that the metric should expand to include more than automobiles.

► Mayor Fullmer asked when they would like the council to approach them with additional feedback for the next phase.

► Mayor Fullmer asked about the red sections on 800 North. Would they recommend UDOT to add an underpass. Mr. Gibbons said that they could look at adding other types of intersections. Mayor Fullmer wanted to have a map cohesive to the things they said since they are going to start developing.

► Mayor Fullmer asked for further comments and there were none.

3. PUBLIC COMMENTS

► Mayor Fullmer called for public comments.

► Resident Randy Gray, living in The Villas subdivision. He acknowledged all the work that the city had done to help the senior citizens. He mentioned that there had been a meeting that the city had held in The Villas. He mentioned the results of the Alpine School District Board meeting regarding raising taxes and the effect it had on senior citizens.

► Resident Emma Moss, living in the Bridge Port subdivision, felt adding a 4-way stop at the Bridge Port intersection would create a safety issue. She proposed that they use a hawk light or beacon. She discussed the benefits of using the light or beacon. Councilmember Welsh said that she had requested a study for that area. A discussion ensued.

► Resident Alison Felshaw, living in the Preserves subdivision, suggested that the city add a round-about in the area at Vineyard Loop Road and Main. Mayor Fullmer responded that the city is examining that along with other ideas.

► Resident Daria Evans, living in The Villas subdivision, expressed concerns about theft in the gardens and why fences had not been installed. Councilmember Rasmussen replied that they are working on getting fencing. A discussion ensued. Ms. Evans asked about the locations for the fire station. Mayor Fullmer explained that they were moving the item to a future meeting and did not have an answer for tonight. Ms. Evans expressed concerns with the new Utah City video. Mayor Fullmer explained that the video was not what would be presented to the city. They were talking about excitement. She recommended that they come to the meetings when they do the presentations. Ms. Evans commented on the differences in subdivision and asked why there was no continuity on the streets. Mr. Brim replied that the Lakefront subdivision had private streets and the city had no control over them. Mr. Ghandour explained the snow plowing process, private streets vs. city streets and the reason for the width of streets. Ms. Evans asked when the sun sails would be installed at Grove Park. Mr. Nair replied that they had just received the design and they would be installed in October or November. He explained they would be taken down in the winter, they will be up next summer. Ms. Evans asked when the grocery store would be announced. Mayor Fullmer replied that they were hoping to announce it in the next week.

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

4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

► Councilmember Rasmussen talked about the community garden concerns. She mentioned that if there is excess produce, please use the vegetable stands.

► Councilmember Sifuentes reminded everyone about the Patriotic program on 9/11. She reported that youth volleyball sign ups were happening, soccer and a race were coming up. Mayor Fullmer gave additional information. Mardi library board met and set up bylaws and will continue to not charge fees.

► Welsh reported that they would be having a VYC meeting, ARCH commission meetings.

5. STAFF, COMMISSION, AND COMMITTEE REPORTS

5.1 ► City Manager Ezra Nair reported on the shade sails and park improvements. He gave an update on the construction projects. He mentioned that the GFOA Budget Document would be completed next month.

6. CONSENT ITEMS

6.1 [Approval of the August 9, 2023, City Council Meeting Minutes](#)

6.2 [Approval of TSSD Reorganization to TSD \(Resolution 2023-39\)](#)

6.3 [Approval a Task Order for CRSA to Complete a Fire Station Cost Analysis](#)

6.4 [Approval of Municipal Code amendment to Section 2.14.080 Campaign Signs \(Ordinance 2023-28\)](#)

► Mayor Fullmer called for a motion.

► **Motion:** COUNCILMEMBER WELSH MOVED TO APPROVE THE CONSENT ITEMS AS PRESENTED BUT REMOVE CONSENT ITEM 6.3 TO A FUTURE MEETING. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

APPOINTMENTS

6.5 ARCH COMMISSION

With the advice and consent of the City Council, Mayor Fullmer will appoint Jarom Sidwell and Elizabeth Shelley to the ARCH Commission.

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

► **Motion:** COUNCILMEMBER WELSH 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.

City Recorder Pamela Spencer swore in Ms. Shelley.

7. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

7.1 PROCLAMATION

Constitution week

► Mayor Fullmer read the proclamation.

8. BUSINESS ITEMS

8.1 PUBLIC HEARING – Zoning Code Text Amendments (Ordinance 2023-27)

Planner Cache Hancey will present proposed Zoning Code text amendments to the VZC Section 15.12.060-Dimensional Standards Table to increase the maximum building height in the RMU District. The mayor and City Council will act to adopt (or deny) this request by ordinance.

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

► **Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING AT 7:16 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer turned the time over to Planner Cache Hancey.

► Mr. Hancey reviewed the recommended Zoning Code text amendments for building heights. Morgan Brim recommended that it be limited to lot specific and non-residential buildings. Brian Bird explained the height and what the view looked like now and what it would look like with the additional height. Mr. Hancey continued his presentation. Councilmember Sifuentes asked for clarification on the balloon colors. Mr. Bird explained that the top green balloon was 70 feet, and the top yellow balloon was 60 feet.

► Mayor Fullmer called for public comments.

► Caden Rhoton, living in the Cottonwoods, asked if there would be any retail as part of the buildings. Mr. Bird replied that the plan was 4 levels of office. He said that he had a lot to the south where they were trying to incorporate retail. They anticipated selling to businesses who wanted to own their own office space.

► Ms. Evans expressed her concerns with the view heights and if they amended the code, they should amend the view protection plan in the General Plan. She read the view protection plan. Mayor Fullmer asked what she felt the loss was if they allowed the increase. Ms. Evans felt that they should adhere to the current code. Mayor Fullmer explained that the code and General Plan were living documents and are being updated constantly to fit the vision of the city.

► Resident Liz Hart, living in the Edgewater subdivision, requested that they deny the request and that staff put together a qualitative analysis. She stated that they had not asked the residents how they would be impacted by the height of the building. She felt that the additional height would affect her mental health. She felt the increase in space meant more people and more cars. She said there was no mention of the General Plan in the staff report. She said there needed to be an analysis of the General Plan. She spoke about the last sentence of RMU purpose statement stating development should be compatible with surrounding existing planned land uses and questions how the amendment can implement best practices? She felt that not enough information had been provided.

► Resident Julie Gray, living in the Villas subdivision, asked if the office space would be rental for businesses. Councilmember Sifuentes replied that they were going to sell office spaces. Mr. Brim added that the code did not stipulate ownership vs rentals. Ms. Gray asked if parking would be built into the business centers. Mr. Brim replied that the code had parking space requirements. Ms. Gray expressed concern for the future of the city and how it fit into the scheme. She asked what the projected population would be. Mr. Brim replied that it would be market based. A discussion ensued. She asked about the units in the downtown area. Mayor Fullmer explained that units under discussion were next to the Dairy Queen.

► Resident Alec Green, living in the Edgewater subdivision, explained the logistics of having the additional height for the building. He explained that the townhomes had ice-standing issues in the winter and the buildings would add additional issues. He reviewed the location of the sun in the winter if the building was within 150 feet it would disturb natural light. Property damages for everyone on the south line and general misery. He asked that the city conduct a deeper impact study.

There was a discussion about the setbacks of the buildings. Mr. Hancey reviewed the concept plan for the site. He reviewed that there is 120 feet from the corner of the building to the nearest residential and 93 feet from the fence line was on the plan. Mr. Hancey explained that this is the 5th plan that they have reviewed. Previous plans had pretty intense impact and explained that this is not the final plan. Morgan Brim explained that the height of the townhomes are most likely 28 35 feet.

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

► **Motion:** Councilmember Flake moved to close the public hearing, councilmember Sifuentes seconded the motion.

There was a discussion about the motion. The motion was struck.

► Ryan Pullman property owner felt that the sunlight would block them no matter the height being 60 feet or 70 feet. He requested that they take a vote. Councilmember Sifuentes stated that she was disappointed by the Planning Commission meeting discussing this item. Mr. Pullman continued to discuss the building heights.

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO CLOSE THE PUBLIC HEARING AT 7:52 PM. COUNCILMEMBER CRISTY 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.

► Mayor Fullmer called for a motion. Councilmember Welsh expressed her thoughts on the height of the buildings. Councilmember Rasmussen agreed to vote no. Councilmember Sifuentes was a no. Councilmember Flake wanted more information.

Motion: COUNCILMEMBER WELSH MOVED TO DENY ORDINANCE 2023-27 AS PRESENTED. COUNCILMEMBER RAMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. COUNCILMEMBERS FLAKE VOTED NO, THE MOTION CARRIED 4 TO 1.

8.2 DISCUSSION AND ACTION – Sign Code Amendments – (Ordinance 2023-17)

Planner Cache Hancey will present a Zoning Text Amendment to amend Section 15.23.120 Signs. The mayor and City Council will act to adopt (or deny) this request by Ordinance. *(A public hearing was held on this item during the April 26, 2023 City Council meeting and then continued to a future meeting.)*

► Mayor Fullmer turned the time over to Planner Cache Hancey. Mr. Hancey stated that he would not be doing the presentation.

► Mr. Brim reviewed the recommended Zoning Code text amendments sign code. Councilmember Sifuentes asked if the city would be protected on the style of the wrap. Mr. Blakesley said that they could restrict the sign to renderings being built on the site and businesses involved. Mr. Brim noted that it had already been included. The review continued. Discussion about adding commercial only to the code. Add private buildings in the commercial areas. State that murals were not permitted on single-family buildings. Adding wall art and murals shall not be permitted on single-family structures. The review continued.

► Mayor Fullmer called for comments from the council.

Mayor Fullmer called for a motion.

► **Motion:** COUNCILMEMBER FLAKE MOVED TO ADOPT ORDINANCE 2023-17, AS PRESENTED WITH NOTED CHANGE FOR SINGLE-FAMILY HOUSING. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

8.3 DISCUSSION AND ACTION – Water Tank Mural Approval

Special Events Manager Anna Nelson will present the recommendation from the ARCH Commission for the water tank mural design. The mayor and City Council will take appropriate action.

- Mayor Fullmer turned the time over to Special Events Manager Anna Nelson.
- Ms. Nelson reviewed the process that the ARCH Commission had taken to this point.
- Mayor Fullmer called for comments from the council.
- Councilmember Flake wanted to see a match of the font used by the city. Councilmember Sifuentes wanted to add the word “city.” Mayor Fullmer explained that the name of the city was Vineyard.

Councilmember Sifuentes reviewed the points she liked but wanted to see the steel workers removed. Ms. Nelson stated there would be no hard lines. Mayor Fullmer asked if the ARCH commission had discussed doing the Geneva Resort. Building on history by bringing the resort back to the area. Councilmember Welsh said the commission felt that the steel mill was a major part. Councilmember Rasmussen preferred the third rendering.

Mayor Fullmer asked for any further comments or discussion.

- Councilmember Sifuentes reiterated that she would like to change the people in the image. A discussion ensued. Mayor Fullmer wanted to remove two people in the front. Sherrie Kaye thought they had talked about the actual ladle in the picture. The discussion continued.
- Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE ARTWORK FOR THE WATERTANK MURAL WITH THE THIRD RENDERING WITH THE AJUSTMENT TO THE FONT FOR VINEYARD, BEING VINEYARD’S FONT THAT IS ON OUR VINEYARD LOGO AND FOR THE STEEL MILL IMAGE FROM THE FIRST RENDERING ON TO THE THIRD RENDERING WITH TWO PEOPLE NOT FOUR.

There was a discussion about the motion. Resident and ARCH Commission member Sherrie Kaye Miller mentioned that the ARCH Commission requested a different tractor in the mural.

► **Amended Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE ARTWORK FOR THE WATERTANK MURAL WITH THE THIRD RENDERING WITH THE AJUSTMENT TO THE FONT FOR VINEYARD, BEING VINEYARD’S FONT THAT IS ON OUR VINEYARD LOGO AND FOR THE STEEL MILL IMAGE FROM THE FIRST RENDERING ON TO THE THIRD RENDERING WITH TWO PEOPLE NOT FOUR. INCLUDING THE CHANGE TO THE TRACTOR BEING THE HISTORICAL VINEYARD COMMUNITY TRACTOR. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

9. 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):

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO GO INTO A CLOSED SESSION DIRECTLY AFTER THIS MEETING IN THE CITY COUNCIL CHAMBER 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 YES. THE MOTION CARRIED UNANIMOUSLY.

10. ADJOURNMENT

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

► **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO ADJOURN THE MEETING AT 8:22 PM COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: September 27, 2023

CERTIFIED CORRECT BY: /s/Heidi Jackman
HEIDI JACKMAN, DEPUTY RECORDER