



**MINUTES OF A SPECIAL SESSION
OF THE VINEYARD CITY COUNCIL
December 6, 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 Eric Ellis, City Attorney Jayme Blakesley, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Finance Director David Mortensen, Community Development Director Morgan Brim, Planner Cache Hancey, Public Works Director Naseem Ghandour, Environmental Utilities Manager Sullivan Love, City Recorder Pamela Spencer

Others speaking:

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

Mayor Fullmer called the meeting to order at 11:00 PM.

2. CONSENT ITEMS

- 2.1 Approval of the November 8, 2023, City Council Meeting Minutes
- 2.2 Approval of an addendum to the Sage Government Solutions

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE CONSENT ITEMS AS NOTED, 2.1 AND 2.2 AS PRESENTED. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

3. APPOINTMENTS

3.1 Planning Commission

Mayor Fullmer, with the advice and consent of the council, will appoint new members to the Planning Commission.

Mayor Fullmer reviewed the appointment of Nathan Steel to the Planning Commission and then called for a motion.

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

4. BUSINESS ITEMS

4.1 DISCUSSION AND ACTION – 2023 Municipal General Election Canvass and Certification

The City Recorder Pamela Spencer will present the results of the 2023 Municipal General Election. The mayor and City Council will sit as the Board of Canvassers to certify the results of the 2023 Municipal General Election.

City Recorder Pamela Spencer explained that they needed to extend the canvass to the December 13, 2023 City Council meeting due to a tie vote in one of the elimination rounds and the triggering of a recount of the election.

Motion: COUNCILMEMBER SIFUENTES MOVED TO EXTEND THE CANVASS OF THE 2023 GENERAL ELECTION TO THE DECEMBER 13, 2023, CITY COUNCIL MEETING. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

4.2 DISCUSSION AND ACTION – Zoning Text Amendment – Medical and Commercial Uses (Ordinance 2023-30) *(A Public Hearing will be held for this item during the Joint Planning Commission and City Council meeting.)*

The addition of Medical and Commercial uses is proposed for the Flex Office Industry (FOI), Industrial Zone (I-1), Regional Commercial (RC), and Downtown Vineyard – Town Center (TC) Districts. The sections of the Zoning Code under consideration will include:

- VZC15.12.050 District Use Table
- Special Purpose Zoning District 3 – Downtown Vineyard (Town Center)

The mayor and City Council will act to adopt (or deny) this request by ordinance.

Mayor Fullmer said that the amendment from the Planning Commission was a conditional use for heliports and vertiports. Mr. Brim recommended the council approve a carve out for the hospital heliports. A Permitted Use for heliports and vertiports on all medical facilities and a conditional use on all other instances.

Motion: COUNCILMEMBER WELSH MOVED TO ADOPT ORDINANCE 2023-30 MEDICAL AND COMMERCIAL USES WITH STATED AMENDMENTS:

A PERMITTED USE FOR HELIPORTS AND VERTIPORTS ON ALL MEDICAL FACILITIES AND A CONDITIONAL USE ON ALL OTHER INSTANCES. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

4.3 DISCUSSION AND ACTION - Homesteads Pod 1 Live/Work Development Agreement (Resolution 2023-50) *(This item was postponed from the November 8, 2023, City Council Meeting.) (A Public Hearing will be held for this item during the Joint Planning Commission and City Council meeting.)*

Community Development Director Morgan Brim will present the Homesteads Pod 1 Live/Work Development Agreement. The Mayor and City Council will act to adopt (or deny) this request by resolution.

City Attorney Jayme Blakesley read the proposed amendments from Planning Commission:

1. Section 2 add: Site plans for the project shall be informed by analysis performed by a qualified transportation engineer of the parking locations, orientation, and site circulation relative to pedestrian and bicyclists movement on adjacent streets, sidewalks, and trails.
2. Section 8 add a restriction to the live work units: businesses within the live/work units shall have not more than two nonresident employees working at the business concurrently.

There was a brief discussion about the amendments. Add language to the second amendment: unless otherwise authorized by the Homeowners Association.

Motion: COUNCILMEMBER FLAKE MOVED TO ADOPT RESOLUTION 2023-50 HOMESTEADS POD 1 LIVE/WORK DEVELOPMENT AGREEMENT AS AMENDED. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

4.4 DISCUSSION AND ACTION - East Geneva Land Donation and Development Agreement (Resolution 2023-51) *(A Public Hearing will be held for this item during the Joint Planning Commission and City Council meeting.)*

Anderson Geneva, LLC, is requesting approval of a land donation and development agreement between Vineyard City, Utah, The Vineyard Redevelopment Agency, and Anderson Geneva, LLC, for the following parcel numbers: 17:019:0047, 38:437:0001, 38:437:0002, 17:022:0006, and 46:870:0004. The Mayor and City Council will act to adopt (or deny) this request by resolution.

Motion: COUNCILMEMBER RASMUSSEN MOVED TO CONTINUE RESOLUTION 2023-51(4.4) TO THE NEXT MEETING. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

5. ADJOURNMENT

Mayor Fuller called for a motion to adjourn the meeting.

COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 11:10 PM. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, SIFUENTES, AND WELSH VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: December 13, 2023

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