MINUTES OF THE VINEYARD TOWN
WORK SESSION AND COUNCIL MEETING
Vineyard Town hall, 240 East Gammon Road, Vineyard, Utah
October 8, 2014, 6:20 PM

6:00 PM WORK SESSION

PRESENT:	ABSENT:
Mayor Randy Farnworth	Councilmember Sean Fernandez
Councilmember Julie Fullmer	
Councilmember Dale Goodman	
Councilmember Nathan Riley	

Staff Present: Attorney David Church, Planner Nathan Crane, Deputy Treasurer Jacob McHargue, Public Works Director/Engineer Don Overson, Deputy Recorder Kinsli Preston

Others Attending:

6:20 PM –

Mr. Overson mentioned that the park bathroom would be replaced this winter. He said projects were slowing down because of the weather. Staff and Councilmembers discussed issues relating to the Eastlake Subdivision.

Mr. Crane talked about current planning and potential building projects. He mentioned that he recently walked through the Edgewater project. He said they made changes to floor plans. Staff and Councilmembers discussed the Edgewater Development.

Councilmember Fullmer mentioned that there was some discussion on Facebook regarding the traffic study. She discussed feedback received regarding speeding and parking. She said residents were not happy about the situation and she encouraged Staff and Council to read the public comments. Mayor Farnworth encouraged residents to participate in upcoming discussions in Council meetings.

Mr. Church, Councilmembers and Staff discussed current and upcoming agreements.

Mr. McHargue discussed what would be reported in the Council meeting.

The work session adjourned at 7:00 PM.

7:05 PM COUNCIL MEETING

PRESENT:	ABSENT:
Mayor Randy Farnworth	Councilmember Sean Fernandez
Councilmember Julie Fullmer	
Councilmember Dale Goodman	
Councilmember Nathan Riley	

Staff Present: Planner Nathan Crane, Deputy Treasurer Jacob McHargue, Public Works Director/Engineer Don Overson, Deputy Recorder Kinsli Preston

Others Attending: Planning Commission Chair Wayne Holdaway, Resident Keith Holdaway, Resident Chris Judd, Resident Tim Blackburn, Resident Sherry Teschner, Bart Brockbank from R2R Ventures

Regular Session - The meeting was called to order at 7:05 PM. The invocation was offered by Councilmember Riley.

CONSENT ITEMS:

a. Approval of minutes for April 30, 2014
b. Approval of minutes for August 13, 2014

Motion: COUNCILMEMBER FULLMER MOVED TO CONTINUE THE APRIL 30, 2014 MINUTES TO ANOTHER MEETING AFTER THEY HAD BEEN FULLY REVIEWED AND TO APPROVE THE MINUTES FROM THE AUGUST 13, 2014 MEETING. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:

Planning Commission Chair Wayne Holdaway reported that a recommendation for a Zoning Ordinance amendment to increase the maximum number of residential units from 2000 to 2009 had been approved. He mentioned that the Water's Edge development was discussed and 47 new units were approved along with a narrow road on the plat.

STAFF REPORT:

Planner – Nathan Crane – Mr. Crane mentioned that the Megaplex was still going forward and hoped to meet the November 14, 2014 deadline.

Public Works Director /Engineer– Don Overson – Mr. Overson mentioned that TSSD (Timpanogos Special Service District) was accepting green waste again. He reported that Pod 10 would be submitted for approval soon. He reviewed current building projects within Vineyard. Mr. Overson reported that the park restrooms would be demolished during the winter and new ones installed by spring.

He said the public safety building could be started as soon as the Council approved the layout.

Attorney – David Church – Mr. Church was not present at the meeting.

Utah County Sheriff Department – Collin Gordon – Deputy Gordon was not present at the meeting.

Treasurer – Jacob McHargue – Mr. McHargue mentioned that a purchasing summary was included in the Council's packet. He said he would submit monthly reports. He reported that he had been working with LYRB (Lewis Young Robertson & Burningham, Inc.) on the RDA finances.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer was not present at the meeting.

COUNCILMEMBER'S REPORTS

Councilmember Fernandez – Councilmember Fernandez was not present at the meeting.

Councilmember Fullmer – Councilmember Fullmer had no new items to report. Mayor Farnworth mentioned that she would receive a purchasing summary. Mr. McHargue mentioned that they were thinking of holding the Christmas Party at Brick Oven on December 3. Councilmember Fullmer asked that a notice be sent out so people could save the date. The Council approved of the Christmas Party plans.

Councilmember Goodman – Councilmember Goodman had no new items to report.

Councilmember Riley –Councilmember Riley had no new items to report.

MAYOR'S REPORT :

Mayor Farnworth reported that North Pointe was in the process of reconfiguring their entrance points. He said drivers would need to follow detour signs because of construction. Mayor Farnworth reported that MAG (Mountainland Association of Governments) would hold meetings in three different points. Anyone wanting to be involved in the meetings would need to look for information on the MAG website. Mayor Farnworth reported that economic development on the Geneva site was moving forward. He said certificate of occupancy for the town homes would start to be issued next week.

OPEN SESSION: Citizen's Comments

Resident Keith Holdaway wondered about the progress on the abandoned houses. Mayor Farnworth explained that a formal letter was being sent to Mr. Church to find out what legal action could be taken. Mr. Overson explained that they were also coordinating with Utah County to see what could be done. Councilmember Riley wondered if a time frame could be established for action to be taken. He said it was a blighted area and was a big deal. Mr. Overson said he would try to get Utah County to respond within two weeks. Mayor Farnworth said it was difficult to commit to a timeframe because other entities were involved.

Resident Tim Blackburn said there was a mow strip that was currently being uncared for. He explained that the street and mow strip were in Vineyard, but the house was in Orem. Mr. Overson said the mow strip maintenance was included in next year's budget. Mr. Blackburn mentioned that a couple months ago he suggested painting corners red in the Sleepy Ridge Subdivision. He volunteered to buy the paint and paint the corners himself. Mayor Farnworth mentioned that the Warrant Study would be addressed at the meeting tonight. He said the town already had the paint and needed to decided how far down the street to paint it.

Resident Chris Judd wanted to reiterate Mr. Blackburn's comments and concerns about the mow strip and the study. Mayor Farnworth explained that the issues were also a concern for Vineyard. He said traffic issues could be discussed now that the Warrant Study was received. Mr. Judd wondered if the Vineyard fire marshal and Orem Fire Department were coordinating and approving street widths in new development. Mayor Farnworth said that they were.

Resident Sherry Teschner asked for an update on Vineyard's public safety department. Mayor Farnworth explained that a public safety building was being planned, although a police office or fire station would not currently be part of it.

BUSINESS ITEMS:

8.1 Public Hearing – <u>An Amendment to the Town of Vineyard Zoning Ordinance Section 734.3.1 Ordinance No. 2014-06</u>

Bart Brockbank with R2Ventures is requesting an amendment to the Town of Vineyard Zoning Ordinance Section 734.3.1 to increase the maximum number of residential units from 2,000 to 2,009 contingent upon construction of commercial buildings. The Mayor and Town Council will take appropriate action.

Mr. Crane reviewed the background and the details of the Zoning Ordinance amendment. He asked the Council to consider the impact to TSSD. He said staff thought the developer's commitment to constructing a commercial building prior to the nine additional units being occupied was valuable to try to accelerate sales tax, etc.

Councilmember Goodman wondered how likely it was that other developers would request a unit increase. Mr. Crane explained that it was difficult to predict, but said it could happen.

Councilmember Goodman wondered why a cap was in place. Mr. Crane explained that a cap allowed Vineyard to make the decision about additional units.

Councilmember Riley talked about the maximum number of units stipulated by TSSD. He mentioned that units from another area in Vineyard could be reduced because of the limitations from TSSD.

Mayor Farnworth turned the time over to Bart Brockbank from R2R Ventures. Mr. Brockbank described the location of the extension to their development. He stated that they owned 65 acres of commercial development. He said house tops were a main concern for commercial/retail owners. He said one of the things they were doing to attract retailers, was to show them current development in Vineyard. He explained that they had been contacted by hotel chains, fast food chains, and large drug stores.

Councilmember Fullmer wondered if nine more units would make that much difference. Mr. Brockbank explained that it was already plotted out before they knew there was a cap. He said retailers liked to see 10,000 rooftops before they agreed to build. He explained that every little bit helped create the vision of the development. He talked about the needed temporary access on 400 North.

Discussion ensued regarding current and potential residential units throughout Vineyard and the impact of the requested nine additional units.

Motion: MAYOR FARNWORTH MOVED TO OPEN THE PUBLIC HEARING AT 7:53 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Mayor Farnworth asked for public comment or concerns. Hearing none, he asked for a motion.

Motion: COUNCILMEMBER FULLMER MOVED TO CLOSED THE PUBLIC HEARING AT 7:54 PM. MAYOR FARNWORTH SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Motion: COUNCILMEMBER FULLMER MOVED TO APPROVE ORDINANCE 2014-06 AND INCREASE THE MAXIMUM NUMBER OF RESIDENTIAL UNITS TO 2,009. COUNCILMEMBER GOODMAN SECONDED THE MOTION. MAYOR FARNWORTH AND COUNCILMEMBER FULLMER, COUNCILMEMBER GOODMAN, AND COUNCILMEMBER RILEY WERE IN FAVOR. COUNCILMEMBER FERNANDEZ WAS NOT IN ATTENDANCE. THE MOTION CARRIED WITH ONE ABSENT.

8.2 Discussion and Action – <u>Development and Site Plan and Preliminary Plat Approval for Edgewater at Geneva Phase 12</u>

R2R Ventures is requesting approval of the development plan, site plan and preliminary plat for Edgewater at Geneva Phase 12. The Mayor and Town Council will take appropriate action.

Mr. Crane explained the details of the development and site plan and preliminary plat approval request. He said there would be 67 units. He explained that primary ingress and egress would be from Mill Road and that the development met the parking requirements. He said there would be no parking in the alleys. Mr. Crane explained that the roads within the development were private and maintained by the HOA (home owner's association). He talked about the fire hydrant placements and dumpster locations. He mentioned that the Planning Commission recommended approval subject to the stipulations defined in the staff report.

Mayor Farnworth asked for additional questions or comments. Hearing none, he called for a motion.

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE THE DEVELOPMENT AND SITE PLAN AND PRELIMINARY PLAT OF EDGEWATER AT GENEVA PHASE 12 SUBJECT TO THE FOLLOWING 13 STIPULATIONS AS RECOMMENDED BY THE PLANNING COMMISSION:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED SEPTEMBER 29, 2014, EXCEPT AS MODIFIED BY THESE STIPULATIONS.

2. THE LOCATION OF WATER AND SEWER LINES IN RELATION TO LOT LINES AND BUILDING FOUNDATIONS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AND BUILDING DIVISION WITH THE CIVIL IMPROVEMENT PLANS TO ENSURE ADEQUATE SPACING AND APPROPRIATE LOCATIONS.

3. POTENTIAL HOMEBUYERS SHALL BE INFORMED BY CC&R'S, AFFIDAVIT, AND POSTED NOTICE IN THE MODEL HOME SALES OFFICE OF THE FOLLOWING:

    A. OWNERSHIP AND MAINTENANCE OF PRIVATE STREETS.

    B. RESPONSIBILITY FOR REPAIRING PRIVATE STREETS AFTER UTILITY MAINTENANCE.

    C. PARKING RESTRICTIONS FOR RESIDENTS AND VISITORS.

    D. OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR ALL COMMON AREAS.

    E. THE PROXIMITY OF THE RAILROAD.

    F. NO MORE THAN FOUR UNRELATED PERSONS MY LIVE IN A UNIT.

4. THE PROPERTY OWNER SHALL ESTABLISH AN IRREVOCABLE MAINTENANCE FUND BY THE CC+R'S TO ENSURE MAINTENANCE OF THE PRIVATE STREETS. IN ADDITION, ALL PRIVATE STREETS SHALL BE CONSTRUCTED TO MEET TOWN DESIGN STANDARDS.

5. A NOTE SHALL BE ADDED TO THE FINAL PLAT AND THE COVENANTS, CONDITIONS, AND RESTRICTIONS STATING THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STREETS INCLUDING REPAVING THE PRIVATE STREETS AFTER A LEAK OR BREAK IS REPAIRED.

6. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN AND PRELIMINARY PLAT SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.

7. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.

8. THE FINAL LANDSCAPE PLANS SHALL BE REVIEWED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

9. A COMPREHENSIVE SIGN PLAN ADDRESSING PRIVATE DRIVE SIGNAGE, BUILDING ADDRESSING AND PERMANENT DIRECTIONAL SIGNAGE SHALL BE SUBMITTED AND APPROVED PRIOR TO FINAL PLAT APPROVAL. ALL SIGNS SHALL BE UNIFORM IN THEME AND APPEARANCE.

10. THE FIRE MARSHALL SHALL APPROVE THE LOCATION OF ALL FIRE HYDRANTS PRIOR TO APPROVAL OF THE CIVIL CONSTRUCTION PLANS.

11. PARKING SHALL BE PROHIBITED ON ALL STREETS AND ALLEYS EXPECT IN DESIGNATED AREAS.

12. A SIX FOOT CONCRETE WALL SHALL BE INSTALLED ALONG THE EAST BOUNDARY OF THE SITE. THE WALL SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR HOMES IN THE ADJACENT PHASE.
13. A 3 FOOT LANDSCAPED BERM AND SPLIT RAIL FENCE SHALL BE INSTALLED ALONG MILL ROAD.

COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Mr. Crane mentioned there would be an Edgewater grand opening held this Saturday and the Council could walk through the units.

8.3 Discussion and Action – <u>Warrant Study</u>

The Mayor and Town Council will discuss the Warrant Study completed on 400 South and Lake View Drive, and any items to be implemented. The Mayor and Town Council will take appropriate action.

Mr. Overson explained that there were two studies done; a stop sign study and a speed study. He explained that the stop sign study concluded that the major roads, 400 South and Lakeview Drive, carried too much traffic to put a stop sign on all three corners. The recommendation was to leave the stop signs as they currently were so there would not be an interruption in travel.

Mr. Overson explained that the speed study concluded there was a speeding problem on 400 South. He reviewed the speeding rates on each road included in the study. He said the study indicated that something needed to be done on 400 South, but that it was up to Vineyard to determine what would be done.

Councilmember Riley thought that given all the evidence, 25 mph (miles per hour) was not a safe speed for Lakeview Drive and said that action needed to be taken. Mr. Overson agreed and talked about possible options for the Council to consider:

1. change nothing and allow parking on Lakeview Drive
2. additional signing at a lower speed
3. instruct the sheriff to be more rigid with ticketing

Ms. Teschner was not in favor of speed bumps and suggested adding a stop sign on 400 South.

Mr. Judd said he saw the need for speed reduction and suggested lowing it to 20 mph with more signage. He thought it would be good for residents to see that the town was doing something, and to hold speeders accountable.

Councilmember Goodman mentioned that he had read studies suggesting that drivers actually sped up between speed bumps so they slowed down only for a short piece of the road.

Mayor Farnworth wondered if Mr. Love had information about Carterville Road in Orem. Mr. Love explained that snow removal was a problem with speed bumps, along with damage to equipment and vehicles if they were improperly marked.

Mr. Judd wondered why a three-way stop was not suggested as an option in the study. Mr. Overson explained the three things considered by the study; number of traffic accidents, number of cars, and site distances for stopping. He said the location failed on all three items.

Councilmember Fullmer suggested doing something visual, like lowering the speed limit with additional signs. She thought that if parking was permitted on the road to help slow traffic, the space in front of the mailboxes needed to be regulated.

Mr. Overson suggested that if the speed limit was lowered on Lakeview Drive, a speed trailer be temporarily installed along with asking the sheriff to give warnings the first three or four day, then ticketing.

Mr. Judd asked how much it would cost to place signs with flashing lights. Mr. McHargue explained that it was about a $10,000 difference. Mr. Love added that it would also attract vandalism because of the flashing lights.

Councilmember Fullmer wondered what could be done about 400 South. Mr. Overson said he recently became aware that there was no 25 mph sign going east from Lakeview Drive. He suggested adding speed limit signs along with school crossing signs in both locations.

Councilmember Goodman asked Mr. Overson to check the pricing on amber lights for the cross walk near the school. Mr. Overson said he would.

Motion: COUNCILMEMBER FULLMER MOVED THAT VINEYARD STAFF TAKE THE FOLLOWING ACTIONS:

1. LOWER THE SPEED LIMIT ON LAKEVIEW DRIVE TO 20 MPH
2. INSTALL ADDITIONAL SPEED LIMIT SIGNS ON LAKEVIEW DRIVE, LOCATIONS AT THE DISCRETION OF THE PUBLIC WORKS DEPARTMENT
3. PLACE THE SPEED TRAILER TEMPORARILY ON LAKEVIEW DRIVE
4. DISCUSS WITH LAW ENFORCEMENT ISSUING SPEEDING WARNINGS INITIALLY, THEN TICKETING
5. INSTALL A CONCRETE PAD BY THE MAILBOXES WITHIN THE SLEEPY RIDGE SUBDIVISION
6. INSTALL TWO 25 MILE PER HOUR SPEED LIMIT SIGNS ON 400 SOUTH, LOCATIONS AT THE DISCRETION OF THE PUBLIC WORKS DEPARTMENT
7. INSTALL TWO FLASHING WARNING CROSSING SIGNS, ONE ON EACH SIDE OF 400 SOUTH, LOCATIONS AT THE DISCRETION OF THE PUBLIC WORKS DEPARTMENT
8. PAINT CURBING RED WITHIN THE SLEEPY RIDGE SUBDIVISION, THE SHORES SUBDIVISION, AND ON 400 SOUTH
9. ALL COMPLETED WITHIN THE NEXT TWO WEEKS

COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

8.4 Discussion – <u>Training/School Reimbursement Policy</u>

Jacob McHargue will present information pertaining to the training/school reimbursement policy that is part of the Personnel Policies and Procedures Manual.

Mr. McHargue mentioned that Vineyard currently had a reimbursement policy. He explained that the RDA could potentially pay for all, a portion, or none of employee training.

Mayor Farnworth wondered if the RDA and Town policies could be integrated. Mr.

McHargue explained that having the RDA participate in employee reimbursement would not change the town's policy.

Councilmember Riley recommended to not involve the RDA. He considered the reimbursement policy to be a town expense, not an RDA administrative expense. He did not think members of the TEC (Taxing Entity Committee) envisioned education reimbursement to be included as an administrative expense. Councilmember Riley thought it best to keep it as a town policy and not find a way to justify using RDA funds.

Mayor Farnworth, Councilmember Fullmer, and Councilmember Goodman agreed that the employee reimbursement policy should stay only as a town expense.

8.5 Discussion and Action – MS4 Permit Contract

Don Overson is requesting the Council to allow the Mayor to sign a contract with Forsgren Associates Inc. to prepare a Storm Water Management System Permit and Notice of Intent as required by the State EPA. The Mayor and Town Council will take appropriate action.

Mayor Farnworth explained that Vineyard was now considered an MS4 town. He explained that it meant that Vineyard be brought into the State mandates of cities which would affect almost all public works areas.

Mr. Overson explained that Vineyard had 90 days to submit the MS4 Permit. He said he was not able to work on the permit full time. He said he spoke with three firms that he thought could handle the contract and Forsgren had the lowest bid. Mr. Overson explained that he submitted a waiver to the State. The waiver was considered, then denied. Mr. Overson said that the MS4 designation required the Council to approve ordinances and implement a storm water fee. He said Vineyard would need to employ a full time employee in the future in charge of only storm water.

Motion: COUNCILMEMBER RILEY MOVED TO AUTHORIZE THE MAYOR OR DON OVERSON TO CONTRACT WITH FORSGREN TO PREPARE A STORM WATER MANAGEMENT SYSTEM PERMIT AND NOTICE OF INTENT. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

FUTURE AGENDA ITEMS:

Mayor Farnworth mentioned that a CUP Water Storage discussion would be on a future agenda.

Councilmember Goodman asked that an update be given regarding the Town Center Zone and other areas on the Geneva property.

Mr. Overson thought it was necessary to start discussions with UTA regarding the station.

ADJOURNMENT :

Motion: COUNCILMEMBER GOODMAN MOTIONED TO ADJOURN THE COUNCIL

MEETING AT 9:05 PM. MAYOR FARNWORTH SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Next regularly scheduled meeting is October 22, 2014.

MINUTES APPROVED ON: January 14, 2015

CERTIFIED CORRECT BY: /s/ Kinsli Preston
K. PRESTON, DEPUTY RECORDER