



**MINUTES OF THE
OF THE VINEYARD TOWN COUNCIL
MEETING AND WORK SESSION
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
May 14, 2014 at 7:00 pm**

Present

Mayor Farnworth
Councilmember Julie Fullmer
Councilmember Dale Goodman

Absent

Councilmember Nate Riley
Councilmember Sean Fernandez

Staff Present: Building Inspector Doug Bezzant, Attorney David Church, Planner Nathan Crane, Water Operator Sullivan Love, Treasurer Jacob McHargue, Engineer Don Overson, Town Clerk/Recorder Pamela Spencer, Planning Commission Chair Wayne Holdaway

Others attending: Stan Ruggio, Residents James Booth, Darren Smith, Tristi Lee, & Tyler Jeffs. Pete Evans with Flagship Homes, Garrett Seely with Woodside Homes

The Vineyard Town Council held a Public Hearing and regular meeting on May 14, 2014 starting at 7:05 PM in the Vineyard Town Hall. The invocation was offered by Councilmember Goodman.

REGULAR SESSION – The meeting was called to order at 7:05 PM.

CONSENT ITEMS:

- a) Approval January 22, 2014 Minutes
- b) Approval February 12, 2014 Minutes

COUNCILMEMBER FULLMER MOVED TO APPROVE THE CONSENT ITEMS.
COUNCILMEMBER GOODMAN SECONDED. ALL IN FAVOR. MOTION CARRIED
WITH TWO ABSENT.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE

COUNCIL: Planning Commission Chair Wayne Holdaway – Mr. Holdaway mentioned that the Planning Commission approved the recommendation for the Ashley Acres subdivision being presented to Council tonight.

STAFF REPORT

Planner – Nathan Crane- Mr. Crane said that he heard they closed the loan for Megaplex and will be working 24/7 to complete it by November 2014

Engineer – Don Overson - JUB Engineers – Mr. Overson said that the Holdaway Road/400 South project is projected to be done by the end of May.

Water Operator Technician – Sullivan Love – Mr. Love had no new items to report

Attorney – David Church - Mr. Church was not present at this time

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

Treasurer – Jacob McHargue – Mr. McHargue stated that he made the final payment for the 575 South property.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer let the Council know that she hired a new receptionist and that there has been a change to the office hours.

COUNCILMEMBER’S REPORTS

Councilmember Riley – Councilmember Riley was not present at this meeting.

Councilmember Goodman – Councilmember Goodman said that he is working with Don Overson on getting an RFP for the park and green scape maintenance. Mr. Overson said that the developers are required to complete the landscaping as they build each subdivision. He mentioned that the contractor for Pod 3 of the Homesteads will make the changes to the median on Gammon Road along with installing the streetlights.

Councilmember Fullmer – Councilmember Fullmer mentioned that we received flyers for the upcoming Princess Festival and they are looking for someone to honor who has done something good in the community. She said the Youth Council is coming up with ideas for the Summer Celebration.

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

MAYOR’S REPORT – Mayor Farnworth had no new items to report

OPEN SESSION: *Citizen’s Comments*

Mayor Farnworth opened up the Public Session

Stan Ruggio said that he is looking at purchasing lot 56 in the Shores, which is a three-quarter acre lot that would only fit a large home on it. He said he would like the Council to allow the lot to be subdivided so he could put two houses on it.

Resident James Booth from the Shores handed Council a citizen statement with signatures stating their concerns about the WatersEdge Zoning and Development. Mayor Farnworth let Mr. Booth know that the statement and handout are now public record.

BUSINESS ITEMS:

8.1 DISCUSSION – 2014-2015 Preliminary Budget

Treasurer Jacob McHargue will present the preliminary budget for the 2014-2015 fiscal year.

Mr. McHargue presented the proposed budget for the 2014-2015 Fiscal Year. He went over the details of projected revenues and expenses. He compared the current year’s budget with the

proposed budget for next year. He explained that there will be a significant change in the fees for law enforcement; with the increase in traffic from the Megaplex and residents in the apartments we will need a full time deputy in the Town.

Mr. McHargue and Mr. Overson discussed the need for a used truck and other equipment. Mayor Farnworth suggested they surplus the tractor and get what they needed to take care of the Town's needs.

Mr. McHargue said that he has added a line item for road upkeep and repair. Councilmember Goodman mentioned that it is a good idea to start with the repair of the older roads and treat the newer roads within the next couple of years. He suggested that the Town adopt a transportation utility fee, at a low monthly cost to the residents.

Mr. McHargue said that the town would need to purchase another 100-acre feet of water with the growth of the town and additional park strip maintenance.

He mentioned that he will send Council the full budget for them to look over and give feedback. He said he will email to the other two councilmembers.

Mr. Church said that the Council needs to accept the tentative budget and set a Public Hearing date.

Motion: COUNCILMEMBER GOODMAN MOVED TO ACCEPT THE TENTATIVE BUDGET AS PROPOSED. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED WITH TWO ABSENT.

8.2 DISCUSSION AND ACTION – Landscaping for The Homesteads

Proposed changes to the landscaping plan for the Homesteads. The Mayor and Town Council will take appropriate action.

Mr. Crane explained that there were two minor changes to the landscaping. He said that clump grass would be replaced with sod to lower the maintenance costs. He said the other change is on the two to three foot space between the fence and sidewalk that it would be changed from sod to decorative rock due to watering concerns and maintenance costs. He stated that everything else remains the same as approved in the past. He said that staff feels the changes make sense for long-term maintenance costs.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FULLMER MOVED TO ACCEPT THE PROPOSED CHANGES TO THE HOMESTEADS LANDSCAPE PLAN. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED WITH TWO ABSENT.

8.3 DISCUSSION AND ACTION – Preliminary Plat Approval for Ashley Acres Subdivision

Shawn Herring with Vineyard Farms Development Company, LLC is requesting Preliminary Plat approval for the Ashley Acres Subdivision, located south of the Southwest corner of 400 South and 620 East. The Mayor and Town Council will take appropriate action.

Mayor Farnworth mentioned that the Planning Commission approved the recommendation to send the plat to Council with six stipulations. Mr. Crane said that the plat meets the zoning standards. He explained that there needs to be two intersections because of the placement of the land.

Mayor Farnworth said that there are concerns from residents that the same color of fence be put around it. He said that the sewer will run to the east, and that the water line is stubbed at 400 South and goes through the subdivision to the east.

Mayor Farnworth called for a motion.

MOTION: COUNCILMEMBER GOODMAN MOVED THAT THE TOWN ACCEPT THE FINDINGS AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT FOR ASHLEY ACRES SUBJECT TO THE SIX REFERENCED STIPULATIONS:

1. THE FINAL PLAT SHALL CONFORM TO THE PRELIMINARY PLAT DATE STAMPED MAY 6, 2014 EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. PRIOR TO FINAL PLAT APPROVAL, THE STREET NAMES AND ADDRESSING SHALL BE APPROVED BY THE TOWN ENGINEER AND TOWN PLANNER.
3. A FINAL LANDSCAPE PLAN SHALL BE REVIEWED PRIOR TO FINAL PLAT APPROVAL.
4. THE FINAL PLAT SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER AND TOWN PLANNER.
5. VERIFICATION OF THE STREET CROSS SECTION.
6. THE SAME FENCE SHALL BE INSTALLED ON ALL PERIMETER LOTS.

COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED WITH TWO ABSENT.

8.4 DISCUSSION AND ACTION – Public Safety Building

*The Mayor and Town Council will continue the discussion on the Public Safety Building.
The Mayor and Town Council will take appropriate action.*

Mayor Farnworth mentioned that he noticed they are grading the property. Mr. Overson said they will grade it for free, and charge \$500 for removal of the concrete, so it will be ready for the building.

Mayor Farnworth asked for any feedback. He said they pulled the old plans and it was going to be more costly than funds available. Mr. Overson said he was looking for a small architectural firm, but Councilmember Riley wanted to check with a firm he knew. Mr. Overson said that Councilmember Riley's firm was not able to do it for us.

Mayor Farnworth stated that it needs to look nice and conform to what the other public safety building is going to look like. Mr. Overson said that the biggest concern is that when he talked to the bigger firms they wanted about \$90,000 to design the building and that is our whole budget to build it. Mr. Overson said that Mr. Bezzant thought we could get a smaller firm that does home designs at a reasonable price. Council agreed to have Mr. Overson to get bids. Mr. Bezzant said he could talk to some firms. Mr. Overson said that he could give the smaller firms the original rendering and see what they can do to make the building meet some of the requirements.

8.5 DISCUSSION – A Review of Existing Park Use Requirements

The Mayor and Town Council will discuss possible changes to the park use regulations.

Mayor Farnworth mentioned that we have one park. Ms. Spencer said that we have one charge for the pavilion and do not charge for the park. Mayor Farnworth said he does not know of any municipalities that charge for the park. Mr. Church said there are some that charge for a small portion of the park to use for events such as Dog, RV, or Car Shows. He said that he does not know if it is a good or bad idea to allow them to do those kinds of things. Councilmember Fullmer mentioned that the Princess Festival will be using the entire park and that people can still

come to the park but they can't participate in the event without paying.

Mr. Church suggested that they go to the Council for large events and negotiate the fee for use and cleaning.

Mayor Farnworth asked the Council if they wanted to leave the Ordinance as it is and bring each special event to them for approval and to set a fee. Mr. Church suggested they adopt some parameters. The Council agreed to leave the Ordinance as it is and approve big events.

WORK SESSION

9.1 DISCUSSION – WatersEdge Development Concept Plans

The Mayor, Town Council, and staff will work with Flagship Homes and Woodside Homes on their concept plans for the WatersEdge Development. This session is continued from a previous work session.

Mayor Farnworth mentioned that there have been many discussions with citizens and they are still trying to make the right decision. He said that this is a work session and they cannot make a motion. He stated that if someone from the audience wants to make a comment he will call on them if it is appropriate, and if he does call on you please stand and state your name. He asked that they keep the comments to an equal amount of time and be respectful of everyone else's comments.

Mayor Farnworth said that Mr. Evans and Mr. Seely have come back with another plan and gave an overview of the changes made, which are B22 is at 20,000 sq. ft., B20 & 21 are at 15,000 sq. ft., B14 & B17 are at 10,000 sq. ft., B13 is 8,000 sq. ft. and a park at 18 acres. He said the numbers are still 2,411 units, with park space at 79.5 acres and the overall density is at 5.8 units to the acre.

Councilmember Goodman said that he has had a lot of input from citizens, and most of the concerns were not just the density, but also the blend of housing. He explained that across the State of Utah from the census, that detached housing is 68 percent with 27 percent attached and the County is similar in percentages. He said that he ran the numbers to see where they are now and where they are going to be with the WatersEdge Proposal. He mentioned that there will be no detached housing in the Geneva Town Center, and they do not know how many attached will really be in there. He explained the rest of the potential housing growth for the Town and it will be a combined total of about 67 percent attached and 34 percent detached which is opposite from the rest of the state. He asked why we want to be the apartment mecca in the state, and that we need to be a little closer to the rest of the state. He said it seems that we are way out of balance. He mentioned that if they allow no detached homes in the WatersEdge property they will still end up with 50/50, which in part is due to allowing 2000 units east of the tracks. He said if we take the max 4.0 on the Geneva property and the 2.5 on the sod farm, allow an additional 15 percent, and have 1,900 detached homes in the area we are at 58 percent attached and 41 percent detached so we are still out of balance.

Mayor Farnworth said that Vineyard has a different uniqueness than other areas and has only 3,400 acres to work with and that we need to come up with a balance and scenario to support ourselves.

Councilmember Goodman said that we need commercial, and nobody is going to come in here with at Grocery Store or Mall and assume that the only people shopping at their store live in Vineyard. He said that to say we have to have a certain mix is irrational. There are plenty of apartments east of Geneva Road and we do not have to have 70 percent of our housing apartments. Mayor Farnworth said that one thing holding off the economic base is that we do not have enough housetops in Vineyard. Councilmember Goodman said that Vineyard has the opportunity to become a destination, and we do not need an East LA in Vineyard.

Mayor Farnworth asked if with these details this plan flies out the door. Councilmember Goodman said that we think everything on the Geneva property is fine, but he does not think it

is. He said from the last meeting he was under the impression that 1,800 units is where we are to start, but we really need to start at 1,050 units without any Council action. We need to start with the 4.0 on Geneva and 1.5 on the sod farm property and then negotiate from there. He said that he does not think they have to have the density that is being proposed. He stated that he thinks they can have from 20,000 sq. ft. lots down to 4,500 sq. ft. lots and still come up with a good blend.

Councilmember Fullmer said that the real question is, does this plan work for us. She stated that they started offering amenities from the get go and if we wanted to take it back down to the numbers, then we are looking at a different plan. They came with higher density because they were offering amenities and what normally happens is that we start low and then we bargain for amenities but they came in with amenities from the get go. Mayor Farnworth said that if we want to go down to those starting numbers there are no amenities.

Councilmember Goodman said that he is not suggesting we hold at 1,050 units. Councilmember Fullmer said they she thinks they came in the other way with amenities already added.

Mayor Farnworth does not know if starting at 1,050 is going to work for the Town financially, and he does not see putting a 1,050 people in the homes and not have any parks or other amenities. Councilmember Goodman agreed, however they need to start low and work up with amenities.

Mayor Farnworth said that in his view with 12 years plus on the Council, they left the property in the zoning it was, but anticipated it was going to be higher density. He stated that they did not want to take the time to rezone it until they knew what that change was going to be. He mentioned that they always knew Geneva was going to be higher density, and that they were going to have something other than just house tops on that site.

Resident James Booth said that from the research they put together what the Council is talking about is the General Plan. He asked if the General Plan was at 1,065 rooftops, and when it went into place, if those 1,065 homes did not work, then why was that the General Plan. He said that he looked at the Zoning and the General Plan and they would protect his property values, and that is why he bought a home here.

Mayor Farnworth said the General Plan is a living document and changes constantly. Mr. Booth said he understands that the General Plan is a base line. He said that it should start there and if there are concessions then the amenities can come into place. He said from what he sees is that the concession from the developer do not balance out with what the Town would have to concede to increase the density to what they are asking for. He mentioned that at 50/50 we are already a unique community and you do not see those numbers of attached to detached anywhere else.

Mayor Farnworth mentioned that we do not have the square footage or acreage as other communities, and if you add four attached houses, the percentage goes way up. He said you need to understand that in any community the General Plan is a working document, it is at that time set at that period and is worked from that point. He said that is why they have the opportunity to ask of different zone.

Resident Darren Smith said that when you are talking about the number of residents that are needed to make it economically viable has anyone run those numbers to see what they are. Mayor Farnworth said that there are a lot of unknowns on the Geneva property and that there is a large portion of the property that needs to be cleaned up and we do not know how much we will end up with that is usable. Mayor Farnworth asked if they want a community that struggles or one that thrives. Mr. Smith said that he wants a community that thrives. Mayor Farnworth said that they are going to have to come up with a sensible balance so that their water bills are not \$180.00 a month. Mr. Smith said he plans to be here 20 years down the road. Mayor Farnworth said that when he first moved here he did not think anything was going to be developed here, and it was one unit to the acre everywhere and now there are more residents in the town. He said that when he took over as Mayor there was no way they could survive on that.

Councilmember Goodman said that we are not living in a bubble; we are not isolated with a wall around us, not letting anyone else come here to shop. He said that this will be a great destination place, and we do not need to carry the full burden of the rooftops by ourselves. He said the Megaplex is not coming to town because we have 200 residents in Vineyard; they are relying on the whole community to fill their seats. He said that you are telling us they are going to rely solely on the residents of Vineyard to survive.

Mayor Farnworth asked if we want to be a grandmother community to Orem, Lindon, and Provo, where we have them provide water, sewer, fire, and other services. He said that what he is hearing from Councilmember Goodman is that we do not need anybody in Vineyard and we will rely on other communities to support us. Councilmember Goodman said that we do not have to rely solely on Vineyard Residents to support our businesses. He said that we will not get a mall if they are going to rely solely on Vineyard Residents, and the Megaplex will not happen. Mayor Farnworth said we have to somehow build an economic base so we do not have to be a bedroom community.

Councilmember Goodman asked at what point we have enough water of our own that we do not have to buy from someone else. Mayor Farnworth said that we would not; we will always have to buy from Orem or CUWP. Councilmember Goodman stated that it does not matter how many rooftops we have, we will always have to buy water from someone else. Mayor Farnworth said that we are going to have to pay for the water, it is very expensive and we are underwater on the water and sewer costs. He mentioned that resident's water bills are being subsidized and that the Town pays \$167,000.00 a year to Orem. Mr. McHargue said that we are running at a \$100,000.00 loss and the more residents we get the less it will cost the Town. Councilmember Goodman asked how many residents we need to break even. Mr. McHargue said he did not know because he had not done the numbers. Mr. Church mentioned that the problem is where we get most of the water from Orem we had to take 500-acre feet, we own 35-acre feet of our own and the next block we have to take is 100-acre feet. Mr. Love mentioned that one rooftop is an acre-foot so 500 rooftops is 500 acre feet. Mr. Church said that the apartments will be calculated differently and we are taking the loss because Homesteads did not come in as fast as they were supposed to. He said that north of 400 North, we get water from CUWP and the minimum block size is smaller. Mr. Overson said that block is 10-acre feet at a time. Councilmember Goodman stated that the bottom line is we are always going to be buying water from someone else. Mr. Church said that we could buy water shares from wells but that would be more expensive.

Councilmember Goodman stated that we are never going to have our own treatment plant; we will always go through TSSD. Mr. Church said that we are retailers and not wholesalers. Councilmember Goodman said that there is a point where there is a sweet spot and we do not have to have 60 percent of the rooftops in the community attached in order to get that. Mr. Church said that what we buy and pay for water should not be a factor in the density. Mr. Overson stated that apartments use less water because they do not landscape around each lot. Mr. Church said that the water issue is speed of development not rooftops, and in order to catch up we need something faster because the Town Council did not raise the rates enough to make up the shortfall.

Resident Tristi Lee from the Shores said it seems like we are talking about extremes; all at once or nothing at all. She said that we are a limited, we have a small community and have only so much land, and it will only become more valuable. She asked, why don't we take the slow approach, and said that you can't stop and take it out once it is there.

Mr. Church stated that we do not control pace of the market. Homesteads got approval for 1,100 lots and you saw what the market did with the pace of that. He said that if we said we are going slow and only doing six lots when the market demanded 200, we would be doing six a day. He said that the type of home you build, the density etc. is a different issue than going slow, or fast, you can artificially say we are going slow by saying everything is agricultural, but all that means is you are going to fight with the landowner. He said that the market is going to set the demand, the church farm sold out because the market was there. He mentioned that it is easy to

say you are going to go slow if you are not the landowner or buyer and that there are a lot of things we do not control. He said that he wished we could say that every year we are going to have this many houses, but we cannot. He mentioned that they are estimating around 200 homes next year, or it could be ten, or 500, we do not know.

Ms. Lee said that the financial projections said that we have surpluses in certain places so it does not seem like we should go to the extreme of being aggressive in putting in all of these things that are going to skew the percentages. Mr. Church said we have 1,000 lots in the Homesteads left and tomorrow we could have a 1,000 people show up for building permits. Some things we do not control at all.

Councilmember Goodman said he was not implying that we have to hold at 1,050, but it is where we need to start because we do want parks and green space in the community. He said that it is the base line and we work up with a blend of housing types that are little more reasonable. He said we could go to the east side of the tracks and change it to 1,000 apartments. Mayor Farnworth said we could say no more apartments over there. He mentioned that they tried to do their due diligence with the school district as far as the RDA; we are supposed to be bringing in an economic base to meet any demand there. Councilmember Goodman stated that in working in American Fork he knows that economic base is not the rooftops, it is all commercial. He said they managed to do it with 17 percent attached and 83 percent detached, so we do not need 65 percent attached housing here in Vineyard. He said that we have things they do not with the Vineyard Connector, the lakefront etc. and they managed to prosper.

Councilmember Fullmer asked if we disapprove this plan and five other people come in with lower density plans we have to approve it with the zoning. Mr. Church said that we have an obligation to approve any subdivision that meets the Ordinances; we do not have an obligation to change our Ordinances.

Councilmember Fullmer said that is why we cannot control pacing. Mr. Church said that we forget how much we have already approved on the Homesteads, when we talk about slowing things down. Ms. Lee said it is not necessarily slowing things down, but to go to that extreme and approve so much more when we are talking about density.

Councilmember Fullmer said that she was not talking about density but reiterating the pace and that we cannot control it.

Mayor Farnworth said that he hears all the time that they did their homework, and yet they know that there are 1,100 hundred homes being built next to their homes. He said he understands, do we want to go crazy and increase the density over the Geneva property and the sod farm. He mentioned that the LDS church was not going to sell the property until they talked with Vineyard, and they did not do that. He said that we have a Developer that has a planned community with merit and the other side saying we do not want any more density than we have. He asked where is the sweet point they keep talking about.

Councilmember Fullmer asked if based on the 1,065 units and what the Zoning and Ordinances say, is detached, or can it be whatever they come in with. Mr. Crane said that it is all single family with the current zoning. Mayor Farnworth said that they are asking for a zone change so they can put attached homes with it.

Councilmember Fullmer said that if a builder comes in with a plan at a 1,065 and there are no parks, no fronting the money for the main road or giving us the roads they own, what kind of amenities are you looking for and the density to balance that out. Ms. Lee said that if they come down, it is reasonable, and they are detached, and not drag their property value down then sure. She said there is no reason they have to go to the extreme.

Mr. Booth said that in the long run the city could set aside the funds to purchase those amenities. He said he knows they cannot control the pace, we do not know that they are going to build the 1,065 homes this year. As the other subdivisions develop, they can set aside funds or use bonds and do not rely on the developer for that. He stated that if we are not getting a good balance between amenities and density, then we do not get a healthy community. He said that as it is now if the numbers are at 50/50 attached vs detached then we are way of out of whack

already. He suggested that they work with the developers, but make sure the community is done responsibly, is balanced, and has diversity.

Mr. Church said that theoretically, we can set aside funds, but practically we do not have enough sources of revenue. He said the property and sales tax would never be high enough to finance a park. He mentioned that the only way cities have successfully funded parks is either through aggressive impact fees, dedications from property owners in exchange for density, or gifts of ground from pioneer families etc. He said if we do a bond, property taxes triple and the vote would be 80/20 against it. Mayor Farnworth said we have tried to set aside money for the park and we do not have the money because there is other work that needs to be done. He said we will never have enough money to set aside for a park, especially if they are at \$300,000, \$400,000 or half a million dollars an acre. He stated that if you want a substantial park you need at least 20 acres. Mr. Booth said the General Plan looks better than the little parks etc., that is on their plan right now.

Mayor Farnworth said that they need to understand if we do not do anything in two years there will be 1,200 homeowners who have different attitudes than you and who have the weight to do what they want. He said the whole dynamic is changing in this town and we cannot guarantee what will change in four years.

Mr. Booth said what the residents are saying is let us do this responsibly and they don't want to give the impression that the Council is not doing their very best, but that they are very concerned about what is being proposed at this point. He said that there are 77 signatures on the petition and this is not what people in the Town of Vineyard want to see. Mayor Farnworth said they are trying to do this with the democratic process, and are we going to come to a point where we have to piece meal it and deal with 15 different developers, and do not know if we are going to get a better deal.

Resident Tyler Jeffs said that he is not opposed to the plan but disagrees with the structure of it and that it can be worked with. He mentioned his concern with the cost of law enforcement and if we add the transient nature of the apartments, one deputy will be running around like a one-man army. Mayor Farnworth said at what point do we want to just be a bedroom community, at what point could we afford the deputies. He said if you wipe out all of the attached and just have single family you will still need law enforcement.

Councilmember Fullmer asked Councilmember Goodman, where was he thinking about changing the density.

Councilmember Goodman said that if you take the 419 acres and subtract out the planned park space and the roads you end up with 308 acres. He said if you put six units per acre, you end up with around 1,800 units. He mentioned that he is not saying we want only six units per acre, we might want some areas that are two, some that are three, some that are eight units per acre. He said that you might have a small area near the Vineyard Connector that people could be part of the walkable community from the other side of the connector, and have a blend of 1,800 to 2,000 units and 90 percent be detached homes. He talked about an article in the paper stating that they predict by 2050 there will be another million people moving into Utah County, and we have the same amount of open space as Weber, Salt Lake and Davis Counties combined. He said the main thing they pointed out is that we need to understand that the type of people moving in will be between the ages of 30 and 60 with families and will want to live in a single family home with a yard on a quarter acre or more. He said that we are dealing with the Mormon community and that is how it is. He said that he can see a little bit of attached housing but we do not need to pile on more. He mentioned that we are stuck with 2,000 units on the Geneva property, but that does not mean we have to pile on more attached west of the tracks and why are we trying to pile more on here.

Mayor Farnworth said that we are trying to get a good blend of people, and that most people cannot afford quarter acre lots, and they need something to move into. Councilmember Goodman said that is why they will have 4,500 square foot lots.

Mr. Pete Evans with Flagship said that apartment and attached have been used synonymously throughout the discussion and they are not the same, there are some multi-family for rent products proposed at the Vineyard Connector and Main Street, but the balance of the attached product is for sale. He said that it is not fair to say we are creating an apartment master plan, because they are not. He mentioned that they are willing to look at the balance of the attached versus detached. He said that the direction they were taking initially was to put density on the Geneva site to drive up the economic dollars.

Mr. Evans said that they have had substantial conversations with some councilmembers and residents, it seems like there is no magic number that works for everyone. They propose looking at a redesign on the project, and that number one is to look at the balance of attached and detached, and the overall number would be based on what is currently allowed under the Ordinance on the rezone. He stated that they would essentially be asking for a rezone of the agricultural zone on the sod farm piece. He mentioned that there are four residential zones in the Zoning Ordinance, which are eight thousand, 10 thousand and 15 thousand square foot lot zones and the R-2-15 zone. He said that on the south half they would be requesting an R-1-10 with a blend, having lower density on the east side. He said the R-1-10 would work out to about three units per acre, times the 241 units per acre is 723 units. He said they would reduce the density on the south half, and look at the blended density and where that is. He said he knows there are concerns with the LeCheminant residents on the Duplex Mansion zoning directly to the north of them. Mr. Evans said on the north piece with the PD overlay is four to 12 density with an average of eight, and right now they are proposing a higher density and are willing to lower it to eight, so with 175 acres at eight units to the acre it would be 1,400 units. He said they would be reducing the north property by 260 units and the south by 25 to 50 units and that is around 300 units. He mentioned that is if there is a rezone to residential property on the south and an overlay on the north.

Mayor Farnworth asked Mr. Evans to repeat what he said. Mr. Evans said that Geneva property with the PD Overlay would be zoned for four to 12 units to the acre with an average of eight units to the acre with a total of 1,400 units of the north. He said that the reduction in density would drive a reduction in product type and reduce some of the attached product within the community especially on the north side. Mayor Farnworth stated that the number of units on south is 723. Mr. Evans said that would be driven by what lays out where and that would be a max.

Mayor Farnworth asked if anything stays the same on the map. Mr. Evans said they would propose to leave the southwest quadrant the same and work on the east side with the higher density uses. He stated that reducing the density on the already less dense areas will not move the needle very much and that the larger lot product to the west is already larger than what is to the south and is an effective buffer.

Mayor Farnworth asked if that would change the parks and trails. Mr. Evans said they would dedicate the pieces of Main Street that are not currently part of the right of way so that engineering can get going on the construction of Main Street and propose the parks and trails to be the same.

Mayor Farnworth said he can see the direction they are going but he is not sure it satisfies the questions and asked Mr. Evans to explain his comments regarding the attached and the detached. Mr. Evans said that in the process of taking the density out they will look at the balance between attached and detached product and by taking density out it will necessitate moving some of the attached to a detached product. He said he thinks that the problem would resolve itself now that they have some guidelines to look at.

Mr. Evans said when looking at the guidelines you need to compare zoning to zoning, because you are looking at an area that is zoned high density residential on the Geneva site and comparing it to the general population. Councilmember Goodman said that it is zoned high density but they do not have to approve anything over four units per acre. Mr. Evans said that it is discretionary but it is zoned in the table of uses for condominiums. Mr. Goodman said that he

has conferred with the Town Planner to make sure that what they are thinking is correct. He said that he is still in favor of a master planned community and that we get the best product. He mentioned that he deals with this on a daily basis in his job and knows what happens when you don't have a master planned community and have to deal with 20 different developers and the streets don't even align properly. He said that the first person in gets to do what they want and everyone else has to live with it and adapt. He stated that he does not think it is in their best interest to go that direction but that we do need to get the right blend. He added that it is impossible at this point to get back in balance to where we are like other communities as far as attached and detached housing go. He stated that we would need 10,000 detached units to counter what is on the other side of the tracks and that does not even consider what is north of the Vineyard Connector. He said that we will never be in balance but that he would prefer to not push further and further out of balance. He mentioned that we will have 2,000 apartments east of the railroad tracks and that is okay to some extent because we are a College community, with a portion of UVU in Vineyard. He mentioned that Provo and Orem are so high in their attached housing because there is a market for it, but we don't want to get any further out of balance than we already are.

Councilmember Goodman said that in the end it is going to be difficult when talking about law enforcement and we need more rooftops, but we need the right kind. He mentioned that with four story rentals they demand more attention per capita than single family homes and it is a result of the density and of the kinds of things that go on in those places. He said that he is not against having some attached housing and that he could rent home out his home; all of the residents could rent out their homes in The Shores. He said that he does not know where the magic number is, he just knows that they do not want any more rental properties. He stated that we will have enough rentals with units that are owned by individuals, and if we don't bring anymore rentals in with this development he would be happy.

Mayor Farnworth said he does not know you legislate that. Councilmember Goodman said that we could have half of the town as rentals, so we do not have to put in apartment complexes. Mayor Farnworth said that several Park City homes are rentals and there are areas changing to multi housing. Councilmember Goodman asked what is reasonable. Mayor Farnworth stated that we are going to be out of balance, and that our thoughts should not be built the on the criterion that we do not want to be like everyone else, but we need to do what is right for Vineyard. He said that he has to look at all aspects of the development and not just the density and rentals. He mentioned that when they started planning Vineyard, they had the idea that people could start with rentals and move up, and then return to a condominium as they get older.

Councilmember Fullmer said that she feels like if this is what we are looking at and that we have a bunch of builders come in, it would not be as great of a project. She said that if we are looking at not wanting as many attached homes and they are willing to look at it, then we need to see what they are willing to come up with. She asked Councilmember Goodman if 2,100 is not going to give us that number, then what is the number. Councilmember Goodman said that he was just calculating to come up with 1,800 units. He said that we could have a blend, if we want half-acre lots then we will need to have townhomes etc. but there is no way we can have all quarter acre lots. Councilmember Fullmer said if we want to come down from this number then we are going to have to have separate plans. She said if we think that a master plan is a good thing then let us see what they have or else we need to come up with something so they can move forward with it. Mayor Farnworth said that what he was hearing is 1,800 is not a good number. Councilmember Goodman said he does not know what the number is, if we want parks and other amenities we cannot get any of it at 1,065, it may need to be 1,800 or 2,000, but he does not know what that number is.

Mayor Farnworth said that he is trying to come up with direction for Mr. Evans and Mr. Seely. He asked them if they are will to go in and look at it and remove some of the attached homes and bring it down to 2,123 units with the combined north and south areas. He asked if 2,123 is a doable thing. Councilmember Fullmer suggested they cut the density to 2,100 if they

are looking at doing that; most of the people she was talked to said that 2,000 was what they were willing to see, and she is willing to look at that kind of a plan.

Mr. Booth said that you are starting at 1,065, if you add 600 units it is a 60 percent increase. He understands that you need to concede some density to get the amenities you want but to go to 2,000 homes it is a 100 % increase. If you are willing to double the units, make sure the community gets a lot more amenities. He said he would like to see more concession to get at that high of a number.

Mr. Crane suggested that they allow the developer to have the time to redesign the plan and see what they come up with in the details for housing and amenities.

Councilmember Goodman said that things have changed a lot since last July and it is definitely going in the right direction. He mentioned that if the current property owners say they are not interested in pursuing this anymore and end up selling it to 20 different developers then we will end up with no amenities. He said that is why he feels we want to stay with the master plan so we can have the amenities we want and get the right balance of amenities and density. He mentioned that he has talked with other planners beside Mr. Crane and they say there is no magic formula. He said that at the end of the day it is a gut feeling, is this satisfactory, we are the people that have to make that decision. He said that there would be a bunch of people that will not be happy and there will be about 80 percent of the people who could care less.

Mayor Farnworth said that the direction is that Mr. Evans and Mr. Seely follow what they said and if anyone has any more suggestions to contact them. He said that he was burned once before on a planned development and this company is willing to guarantee that we get the amenities before they get the density. He stated that he is concerned about the increment they would get off the RDA funds, the parks and the money used to buy them, that they will lose a huge amount in the RDA fund, and that the money could be used on some of the property they are not able to clean up and turn it into a major park. He said that after 25 years there will be no more RDA funds coming in.

Mayor Farnworth suggested that they have another work session in two weeks.

ADJOURNMENT

**COUNCILMEMBER GOODMAN MOVED TO ADJOURN THE MEETING.
COUNCILMEMBER FULLMER SECONDED THE MOTION.**

Meeting adjourned at 9:34 PM, The next regularly scheduled meeting is May 28, 2014

MINUTES APPROVED ON: November 12, 2014

CERTIFIED CORRECT BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER