

**MINUTES OF THE
VINEYARD TOWN COUNCIL MEETING
Vineyard Town hall, 240 East Gammon Road, Vineyard, Utah
March 26, 2014 7:00 PM**

Present

Mayor Pro-Tem Sean Fernandez
Councilmember Julie Fullmer (*electronically*)
Councilmember Dale Goodman
Councilmember Nate Riley

Absent

Mayor Randy Farnworth

Staff Present: Building Inspector Doug Bezzant, Attorney David Church, Planner Nathan Crane, UCSO Deputy Collin Gordon, Water Operator Sullivan Love, Treasurer Jacob McHargue, Engineer Don Overson, Town Clerk/Recorder Pamela Spencer

Others Attending: Residents Robert and Cumorah Holdaway, Lindon Business Park Property Manager Cleave Brock

The Vineyard Town Council held a regular meeting on March 26, 2014 starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Councilmember Goodman.

REGULAR SESSION – The meeting was called to order at 7:00 PM

MINUTES REVIEW AND APPROVAL -

COUNCILMEMBER FERNANDEZ MOVED TO TABLE THE APPROVAL OF MINUTES UNTIL THE NEXT COUNCIL MEETING. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: None

STAFF REPORTS –

Planner – Nathan Crane – Mr. Crane had no items to report.

Don Overson - JUB Engineers – Mr. Overson had no items to report.

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

David Church Town Attorney – Mr. Church had no items to report.

Collin Gordon - Utah County Sheriff's Department – Deputy Gordon had no items to report.

Jacob McHargue - Treasurer – Mr. McHargue mentioned that a budget revision needed to be scheduled for the next Council meeting.

Pamela Spencer - Town Clerk/Recorder – Ms. Spencer had no items to report.

OPEN SESSION: Citizen's Comments (Please see note below)

Lindon Business Park Property Manager Cleave Brock explained that Owner Larry McComb asked him to attend the Council meeting. They were concerned that the landscaping, curbs and gutters on the north side of 200 South in Lindon were not going to be required on the south side of the road in Vineyard. Mr. Brock showed pictures of the landscaping on his property. He asked the Council to require the same landscaping on the south as was required on the north side of the road. Councilmember Fernandez explained that when the power plant was first proposed and approved there were issues with the wetlands in the area. He explained that approvals came from the Army Corps of Engineers only if the curb and gutter were not constructed at the time. Councilmember Fernandez recalled that funds were given to the town to build the curb and gutter after the issues were resolved.

Mr. Church added that Vineyard did not have the same restrictions for industrial property as Lindon did. He explained that the property line ran down the middle of the road. Mr. Church explained that the power plant did deposit money for the road improvements, but Vineyard did not want to have it improved until the road was rebuilt.

Mr. Overson mentioned that he talked to Lindon about the road and was waiting for someone to get back with him.

BUSINESS ITEMS:

6.1 DISCUSSION AND ACTION – Final Plat Approval for Edgewater at Geneva Phases 4 and 5

Mike Miller with Vollkommen Construction is requesting Final Plat Approval for Edgewater at Geneva Phase 4 and 5 located on the Northeast corner of 400 North and Mill Road. The Mayor and Town Council will take appropriate action.

Mr. Crane described the units and design and explained that it was the same as the preliminary plat approval.

Councilmember Riley asked about the concrete wall on the east boundary. Mr. Crane reviewed the wall details and other fencing planned for the project.

Councilmember Fernandez asked for additional questions or comments. Hearing none, he called for a motion.

COUNCILMEMBER RILEY MOVED TO ACCEPT THE FINDINGS AND APPROVE THE FINAL PLAT APPROVAL FOR EDGEWATER AT GENEVA PHASES 4 AND 5 SUBJECT TO FOUR STIPULATIONS:

1. THE RECORDED PLAT SHALL CONFORM TO THE FINAL PLAT DATE STAMPED MARCH 14, 2014 EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. 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 MAY LIVE IN A UNIT.
3. THE PROPERTY OWNER SHALL ESTABLISH AN IRREVOCABLE MAINTENANCE FUND BY THE CC&R'S TO ENSURE MAINTENANCE OF THE PRIVATE STREETS CONCURRENTLY WITH FINAL PLAT RECORDATION. IN ADDITION, ALL PRIVATE STREETS SHALL BE CONSTRUCTED TO MEET TOWN DESIGN STANDARDS.
4. THE RECORDED PLAT SHALL BE REVISED AS DETERMINED BY THE TOWN ENGINEER AND TOWN PLANNER.

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

COUNCILMEMBER FERNANDEZ MOVED TO DISCUSS BUSINESS ITEM 6.5 NEXT ON THE AGENDA. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

6.5 DISCUSSION AND ACTION – Traffic Control

The Mayor and Town Council will discuss the results from the Traffic Control Survey for the following intersections - Holdaway Road and 400 South; Lake View Drive and 475 South. The Mayor and Town Council will take appropriate action.

Councilmember Fernandez asked for public comment.

Resident Cumorah Holdaway who lives on the corner of 400 South and Holdaway Road thought that the corner was an accident waiting to happen. She said traffic going down 400 South was fast and too dangerous. She said within 20 minutes she counted 28 cars speeding past and thought something needed to be done before there was an accident. Ms. Holdaway talked about the children who walk from the Subdivision along 400 South and cross the street to get to the bus during the busiest time for traffic. She suggested adding a 3-way stop at the Holdaway Road intersection.

Councilmember Riley reviewed the results of the traffic survey.

Councilmember Fullmer mentioned that the Lake View Drive intersection became more dangerous due to people backing into the intersection.

Councilmember Fernandez said he also saw the kids walking from the subdivision in the morning to catch the bus. He thought that it made sense to add a cross walk at the Holdaway Road intersection as well as stop signs. Mr. Overson explained that a cross walk would be painted once the final striping was done on the road.

Councilmember Goodman was concerned that there would be a crosswalk where there was no stop sign. He thought a crosswalk at that location should not be painted unless it was accompanied by stop signs.

Staff and residents discussed ways to keep the students safer. Crossing guards were suggested.

Resident Mr. Robert Holdaway understood that the Council voted for a 3-way stop. He wondered why only one was put in. He suggested speed bumps or having the sheriff issue tickets. Councilmember Fernandez explained that one stop sign was installed prior to the Council

vote. He said there were concerns by citizens so the Council choose to re-evaluate their decision.

Deputy Gordon mentioned that deputies collected data at different times of the day. He said the highest speed reported on Lake View Drive was 36 mph, which he thought was very high for the type of road. He said he had seen speeds exceed 40 mph on 400 South. He had no opinion regarding the stop signs and said they would enforce whatever Vineyard decided. He said deputies would continue to patrol the roads at different times of the day. Deputy Gordon also mentioned that he scheduled to have the radar trailer parked on 400 South in the near future. Councilmember Fernandez mentioned that it was nice to have the unit there all the time, because people slowed down when they saw it.

The Council discussed postponing the discussion until all Councilmembers could be present. Councilmember Goodman was concerned and thought something needed to be done before the next meeting. After discussing various options, it was decided to continue the discussion at the next meeting. Additionally, the town would work on installing additional speed limit signs, installing "Children at Play" signs, taking care of weed control, and installing the flashing school signs.

COUNCILMEMBER RILEY MOVED TO POSTPONE BUSINESS ITEMS 6.2, DISCUSSION – A REVIEW OF EXISTING PARK USE REQUIREMENTS; 6.3, DISCUSSION AND ACTION – PUBLIC SAFETY BUILDING; AND 6.4, DISCUSSION AND ACTION – RECYCLING PROGRAM; UNTIL THE NEXT COUNCIL MEETING. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

COUNCILMEMBER'S REPORTS:

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

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

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

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

MAYOR'S REPORT:

Mayor Farnworth was not present at the meeting.

ADJOURNMENT –

The meeting adjourned by consent at 7:44 PM. The next regular meeting will be held April 9, 2014.

MINUTES APPROVED ON July 9, 2014

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