

MINUTES OF THE VINEYARD TOWN COUNCIL MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
July 13, 2016 at 7:30 PM

Present

Absent

Mayor Randy Farnworth
Councilmember Nate Riley
Councilmember Tyce Flake
Councilmember Julie Fullmer
Councilmember Dale Goodman

Staff Present: Public Works Director/Engineer Don Overson, Building Official George Reid, Community Development Director Morgan Brim, Planning Commission Chair Chris Judd, Town Clerk/Recorder Pamela Spencer, Records Management Assistant Kelly Kloepper, Finance Director Jacob McHargue, Treasurer Christian Peterson, Town Water/Sewer Operator Sullivan Love, Utah County Sheriff Deputies Collin Gordon and Garrett Dutson.

Others in attendance: Residents Saia Uluave and Kevin Mehner, Planning Commissioner and resident Anthony Jenkins, former resident Candice Peterson, Gerald Anderson with Anderson Geneva, Eric Gaoiran with Cottonwood Partners, John and Janet West with Cottonwood Partners, Jeff Walker with Anderson Development, Stewart Park with Anderson Geneva, and Brandon Watson and Curtis Leavitt with Edge Homes.

7:30 PM REGULAR SESSION

Mayor Farnworth opened the session at 7:30 PM. Councilmember Fullmer offered the invocation.

CONSENT ITEMS:

- a) Approval of the June 22, 2016 meeting minutes
- b) Approval of the June 23, 2016 Joint meeting minutes
- c) Final approval for The Preserve at WatersEdge Townhomes Plat C
- d) Final approval for The Preserve at WatersEdge Condominiums Plat C

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEMS AS NOTED. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Chris Judd

Chair Judd reported that at last week's Planning Commission meeting, they held two public hearings on the rezoning on Geneva Road, and the rezoning for a small subdivision on Holdaway Road. He also told Council about the new By-laws that the Planning Commission has drafted, that would be presented for Council approval at a future meeting. Councilmember Fullmer asked Chair Judd if there was anything significant about these items. Chair Judd replied that the Geneva Road project was requesting a rezone because Regional Commercial did not allow warehouse space. The proposed subdivision was located in two different zones. The applicants were requesting that it be rezoned to all R-2-15. Chair Judd mentioned that there was a question as to whether subdivisions were allowed to enter on to Holdaway Road.

COUNCILMEMBERS' REPORTS

Councilmember Dale Goodman -- Councilmember Goodman explained that Northern Utah Environmental Resources Agency (NUERA), which was a group of landfill and transfer station operators. NUERA wanted to purchase the Bayview landfill from South Utah Valley Solid Waste District. As he understood it, it would be a good deal for long-term security for the disposal of solid waste. The board at North Pointe Solid Waste Special Service District would be making that decision in August. Mayor Farnworth commented that St George owns their own landfill and that other cities' landfills were running out of space.

Councilmember Tyce Flake – Councilmember Flake had no new items to report.

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

Councilmember Julie Fullmer – Councilmember Fullmer reported that Administrative Assistant Neeley Rimal's committee was working on logos for the rebranding project. Councilmember Fullmer mentioned that she and Mr. McHargue were working with the state library to see what options might be available for Vineyard residents.

MAYOR'S REPORT -- Mayor Farnworth reported that Bus Rapid Transit (BRT) was a controversial issue and recommended that the Council learn about it.

STAFF REPORTS

Public Works Director /Engineer– Don Overson – Mr. Overson reported that the walls were going up for the Public Safety Building, and that he expected it to be ready in December. He then detailed the current landscaping and construction projects on Main Street. He explained that he would be getting the Center Street overpass plans soon and that he would get those to Council for review. He reported that the "No Parking" signs on Mill Road seemed to be helping.

Councilmember Goodman suggested that the town look into getting a dedicated right-turn lane on the southbound 800 North off ramp from I-15. He expressed concern that the traffic was often backed up on the off ramp because of eastbound traffic, and that it would only get worse. Mr. Overson said he would talk to Teri Newell at UDOT about it. Mayor Farnworth asked that he also follow up with UDOT about freeway signage.

Mayor Farnworth commented that he had not been getting as many complaints about mosquitoes recently and Mr. Overson agreed that the spraying had been effective.

Attorney – David Church – Mr. Church asked Council to look through the Property Exchange Agreement that he received from Union Pacific as part of the rail spur removal.

Utah County Sheriff's Department – Deputy Collin Gordon – Deputy Gordon said that by the next Town Council meeting he expected to have the 2nd Quarter Law Enforcement Activity Report to them. He introduced the new full-time deputy for Vineyard, Deputy Garrett Dutson. Deputy Dutson introduced himself to Council, staff, and residents.

Community Development Director – Morgan Brim – Mr. Brim explained that he had been working with Brandon Stocksdales from Orem City after their joint meeting with Vineyard. He mentioned that Orem City was applying for an EPA grant, which would fund the planning for redeveloping property on Orem's side of Geneva Road. He added that because Geneva Road was also Vineyard's corridor, it was of interest to the town. He told the Council that he would keep them updated on the plan.

Finance Director – Jacob McHargue – Mr. McHargue reported that he and staff were finalizing the 2015-2016 Fiscal Year Budget. He also reported that they were doing interviews and filling new positions.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer introduced Kelly Kloefer as the new Records Management Assistant.

Building Official – George Reid – Mr. Reid reported that the Plans Examiner position had not been filled, so he and his staff were three weeks out on plan reviews. He said that they would be posting a position for a part-time permit technician to allow Patricia Abdullah, the full-time permit technician, more time to work on plan reviews.

He reported that he had a meeting with Orem Fire Marshal Bret Larsen the previous day and that they discussed how the new contract would work. Coy Porter, the Utah State Fire Marshal, was also present at the meeting. The meeting went well and Mr. Reid predicted that Vineyard would have a very good working relationship with Orem Fire.

OPEN SESSION: *Citizens' Comments*

Saia Uluave, a resident representing several residents living on Zen Road in the Garden subdivision, said that his backyard borders the Flagship WatersEdge Parkside development. He presented parcel maps for reference. He explained that before selecting his home he had looked at the county parcel maps, which showed a gap in between the two developments. Mr. Overson and Mr. Brim met with him and other concerned residents last Thursday. Mr. Uluave requested to be on the agenda for the next Council meeting so that he and the other residents could express their concerns. He asked Council to reconsider this issue. He believed that Flagship might be extending development beyond their property line. Mayor Farnworth explained that this was a private issue. The Town of Vineyard did not have jurisdiction since it was not public, but private property.

Mayor Farnworth turned the time over to David Church. Mr. Church explained that when developers present the subdivision plat to the town, they also must present a title report, which shows ownership. A developer cannot plat land that they do not own. Sometimes there are survey gaps and overlaps. Towns do not have the power to resolve survey disputes. All the town could do was review their legal description and ensure that the recorded plat matches what they own. He said that if the developer does not own the land behind the Garden subdivision then it cannot be platted. He added that they could tell Mr. Uluave where his ownership ends but not who owns the property beyond his lot because they had not yet seen the title report. If there were to be an unowned gap, then private property owners could sort it out, but if there is no gap, then we have to allow them to plat it. He added that to determine who owns the land, you cannot trust

the County maps, but need to look at the surveys on the ground. The surveyors will stake the ground and then the town gets a title report that shows who owns the property. Mr. Uluave responded that at last week's meeting, they were told that it was a mistake on the plat. He asked for proof that it was a mistake and why it was not corrected. Mr. Church responded that this was very common and that by looking at the surveys we could determine the owner. Mr. Uluave requested that nothing be approved on the disputed land until this was resolved. Mr. Church explained that we will get a legal description and title report from the landowner, and then their surveyors stake the ground to match that legal description. Mayor Farnworth offered as an example that his property dispute went back to the 1800s, and it was not resolved until they were required to provide documentation in order to develop the property. Mr. Uluave reiterated his and his neighbors' request to be added to the next agenda. Mayor Farnworth said that they would discuss it.

Mayor Farnworth asked for more comments. Hearing none, he closed the open session.

BUSINESS ITEMS – There were no business items.

ITEMS REQUESTED FOR FUTURE AGENDAS

(Requests for future agenda items are to be submitted to the Town Clerk/Recorder the Friday before a Town Council meeting. If there will be a cost to the town, projects and event requests must be submitted with a fiscal impact analysis or report.)

- *Planning Commission By-laws* – Mr. Brim directed Council to the By-laws and explained that by Code the Planning Commission was required to have them.
- *Public Safety Building Change Order*
- *Public Hearing – 720 South Geneva Road (scheduled for July 27 if approval recommended by Planning Commission.)*
- *Public Hearing – Rezone – 275 South Holdaway Road (scheduled for July 27 if approval recommended by Planning Commission.)*

Council agreed to put these items on the next Town Council agenda. The Public Hearings are to be added following recommendation by the Planning Commission.

CLOSED SESSION – No closed session was held.

ADJOURNMENT

Mayor Farnworth called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:04 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is July 27, 2016.

MINUTES APPROVED ON: July 27, 2016

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