

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

Present

Mayor Randy Farnworth
Councilmember Sean Fernandez
Councilmember Julie Fullmer
Councilmember Dale Goodman
Councilmember Nate Riley

Absent

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

Others Attending: Bob Van Engelenhoven of PacifiCorp/Rocky Mountain Power, Planning Commissioner Wayne Holdaway, Planning Commissioner Angela Kohl, and Planning Commissioner Daniel Pace, Resident Tim Blackburn, Builder Bryan Hansen

The Vineyard Town Council held a public hearing and regular meeting on February 26, 2014 starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Councilmember Fullmer.

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

MINUTES REVIEW AND APPROVAL - The Council reviewed the minutes from the December 11, 2013 meeting. Mayor Farnworth asked for discussion or comments. Hearing none, he called for a motion.

COUNCILMEMBER FULLMER MOVED TO APPROVE THE MINUTES FROM THE DECEMBER 11, 2013 MEETING AS WRITTEN. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

STAFF REPORTS –

Planner – Nathan Crane – Mr. Crane reported that the Woodside project was moving forward. Mayor Farnworth mentioned that he recently had two meetings with Woodside and also with Mr. Miller. He said development was starting to get busy.

Don Overson - JUB Engineers – Mr. Overson gave an update on the Holdaway Road Project. He said they found that the pipe carrying water from the Orem park was perforated and originally installed with a reverse grade. He said it was corrected. Councilmember Riley asked if the town would talk with Orem City about sharing the cost of making the corrections. Mr. Overson stated that Orem knew they were going to share the cost. He said the town didn't want to wait for negotiations with Orem City because the drainage was affecting Vineyard residents. He said they would be meeting with Orem about proportionate costs.

Mayor Farnworth mentioned that Holdaway Road residents were concerned about the project encroaching on their property. Mr. Church said he and Mr. Overson had looked at the

County plat maps. He said the construction was only three feet off the asphalt, which was an appropriate right of way. Mr. Church said they would review each concern. Mr. Overson mentioned that they looked at the recorded right of way and showed a 30-foot width. He said the town was well within the 30-foot right of way. Councilmember Riley thought the issue was a matter of communication. Mr. Overson explained that they spoke with each resident before the construction started. He said sometimes the impact was shown by measuring or actually putting a stake showing the location of the road.

Councilmember Fernandez entered the meeting at 7:10 pm.

Councilmember Riley spoke of his experience with the 400 South construction. He said a stake showed the location of the road, but not where the excess gravel spilled over on his property. He said he had several residents talk to him about their concerns. He felt the town needed to be communicating with residents. Mayor Farnworth said he thought JUB had been diligent in speaking with the residents. Mr. Overson suggested that residents speak with him directly about the property lines.

Sullivan Love – Water/Sewer Operator Technician – Mr. Love had no items to report. Mayor Farnworth mentioned that new water rates were in place but the billing system had a malfunction. He said there were about 20 accounts that were mistakenly charged late fees. Jacob McHargue explained that the problem had been corrected.

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

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

Jacob McHargue - Treasurer – Mr. McHargue briefly reviewed the Town budget.

Pamela Spencer - Town Clerk/Recorder – Ms. Spencer had no items to report. Mayor Farnworth went over the amount of work coming into the office and that staff was doing a good job keeping up with the workload.

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

Resident Wayne Holdaway wondered if residents could pave their driveways to the road when the Holdaway Road construction was completed. Mr. Overson said they definitely could.

BUSINESS ITEMS:

6.1 DISCUSSION – Lakeside 2 Power Plant Project Update

Bob Van Engelenhoven of PacifiCorp/Rocky Mountain Power will update the Mayor and Town Council on the status of the Lakeside 2 Power Plant.

Mayor Farnworth asked if the Power Plant was finished with the testing. Mr. Van Engelenhoven explained that they were finished venting steam. He gave an update regarding the Lakeside 2 Power Plant. He explained that March and April were scheduled to be tuning months with fuel to air ratios. He said performance testing and final testing would be done in May and they hoped to be fully functional by May 30. He mentioned that he would still be at the plant until the end of the year.

Mr. Van Engelenhoven mentioned that the agreements for the Lindon heritage trail were signed and that construction would begin in April.

Council Member Riley asked if Mr. Van Engelenhoven could submit a document telling about their experience working with Vineyard. He hoped the document could assist with future economic development efforts. Mr. Van Engelenhoven did not see any problem with submitting it. He explained that it would come from Rocky Mountain Power.

Councilmember Riley mentioned a letter sent to the town during Phase 1 development describing willingness to assist with funding options. Mr. Van Engelenhoven explained that the initial developer was a company called Summit. He said he could forward their information. Mr. Love wondered if the offer was made during franchise tax negotiations. Mr. Van Engelenhoven explained that the franchise came from Rocky Mountain Power. He would have Kathy Hoffman contact the town.

6.2 DISCUSSION – Open and Public Meetings Training

Vineyard Attorney, David Church, will present annual training on Open and Public Meeting procedures and requirements. This training will be attended by the Town Council as well as members of the Planning Commission. This training is provided annually pursuant to Section 52-4-104 of the Utah State Code.

Town Attorney, David Church, presented required annual training on the Open and Public Meetings Act to members of the Town Council and Planning Commission. Mr. Church reviewed elements of the Open and Public Meetings Act, including;

- constitution of a quorum
- convening of a meeting
- noticing requirements
- written minutes requirements
- audio recording requirements
- motions
- public comment record
- requirement to establish an annual meeting schedule
- special meetings
- executive session requirements and procedures
- adoption of rules of procedure
- No texting to Councilmembers during a meeting

Mr. Church explained that training would be repeated annually as required by Utah State Law.

6.3 PUBLIC HEARING – Amendment to the Zoning Ordinance to create new regulations for signs

The Mayor and Town Council will hear comments from the residents of Vineyard on the proposed amendment to the Zoning Ordinance to create new regulations for signs. The Mayor and Town Council will take appropriate action.

Mayor Farnworth opened the public hearing at 7:45 pm and asked Mr. Crane to review the details of the Zoning Ordinance Amendment.

Mr. Crane explained the current sign ordinance. He proceeded to discuss the changes and reviewed each section of the proposed amendment.

Councilmember Fullmer asked about garage sale signs and how long they could be posted. Mr. Crane explained that garage sale signs could be put up 24 hours in advance and had to be taken down the day after.

Councilmember Riley asked about freeway signs. Mr. Crane reviewed the regulations for large freeway signs and said they were designed to be located on the Vineyard Connector and Geneva Road. He pointed out that single tenant freeway signs would not be permitted. He said no traditional freeway billboards were permitted.

Councilmember Fullmer asked about the difference between a "Relief Society" sign and a garage sale sign. Mr. Crane explained that it was an A-frame sign as opposed to the small pre-printed garage sale signs.

Mr. Crane explained that the amendments were liberal with what commercial centers could do. He said it allowed for a decent amount of signage, but required that the signage looked nice.

Resident Tim Blackburn said that some larger cities allowed multilevel buildings to hang signs that were designed to cover the whole side of the building. He felt they were unsightly. Mr. Crane explained that wall signs were limited to the amount of space it would cover on the wall side of a building. He said the amendments were suggested based on experience, but might need to be addressed again in the future.

Mayor Farnworth asked about the process at Pleasant Grove and wondered if they had a full-time employee to review the signs and enforce rules. Mr. Bezzant said they had a full-time employee during the summer. He explained the process in Pleasant Grove and said garage sale and personal signs became a real problem.

COUNCILMEMBER RILEY MOVED TO CLOSE THE PUBLIC HEARING AT 8:13 PM
COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR.
THE MOTION CARRIED.

Mayor Farnworth asked for additional comment or discussion from the Council. Hearing none, he called for a motion.

COUNCILMEMBER FULLMER MOVED THAT THE TOWN COUNCIL ACCEPT THE FINDINGS AND ADOPT THE ORDINANCE APPROVING THE PROPOSED AMENDMENT AS RECOMMENDED BY THE PLANNING COMMISSION.
COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. MAYOR FARNWORTH AND COUNCILMEMBER FERNANDEZ, COUNCILMEMBER FULLMER, COUNCILMEMBER GOODMAN, AND COUNCILMEMBER RILEY WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED UNANIMOUSLY.

6.4 DISCUSSION AND ACTION – Larry H Miller Megaplex

The proposed Geneva Mill Megaplex will include a 13 screen 77,674 square foot movie theater. The site is part of a 24 acre commercial shopping center. The Mayor and Town Council will take appropriate action.

Mr. Crane explained the details of the Geneva Mill Megaplex site plan approval request. He showed how the Megaplex could fit onto the Geneva site.

Councilmember Fernandez asked if there would be access from Geneva Road to the site. Mr. Crane explained that access from Geneva Road could not happen until railroad issues were resolved.

Mr. Crane explained the design of the Megaplex with 13 screens and about 77,000 square feet. He talked about access to the site and mentioned that the site would include 470 park spaces with possible overflow parking options for big events. He talked about the parking layout and design. He reviewed the floor plan of the building and mentioned that a tower would be 99 feet

tall. He said the developer would get the appropriate approvals for the tower. He talked about the design of the building and proposed signage.

Councilmember Riley wondered how the size compared with other Megaplex theaters in the area. Bryan Hansen explained that the Centerville Megaplex was about 105,000 square feet and Valley Fair Megaplex was about 125,000 square feet. He said the Vineyard Megaplex would be like a condensed version of the Centerville Megaplex.

Mr. Crane mentioned that there would be stipulations to tie in some of the architectural elements with additional phases to give continuity of the development. He said the developer wanted to start construction next month. He mentioned that there might be alterations on a property line in the future but would be handled administratively.

Councilmember Fernandez wondered if storm drainage would be handled on site and if street lighting matched the town standards. Mr. Overson said the developer was required to have a detention on site. Mr. Crane explained that the light poles looked a little different, but that they met the standards of the town.

Councilmember Riley wondered if any fencing would be on the property. Mr. Crane explained that fencing was not planned for the property.

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

COUNCILMEMBER RILEY MOVED TO APPROVE THE DEVELOPMENT PLAN AND THE SITE PLAN FOR THE GENEVA MILL MEGAPLEX SUBJECT TO THE FOLLOWING EIGHT STIPULATIONS AS RECOMMENDED BY THE PLANNING COMMISSION:

1. THE DEVELOPMENT SHALL CONFORM TO THE SITE PLAN, ELEVATION PLAN, AND LANDSCAPE PLAN DATE STAMPED FEBRUARY 14, 2014, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. DEVELOPMENT PLANS AND SITE PLANS SHALL BE APPROVED SEPARATELY BY THE TOWN COUNCIL FOR PHASES 2-4.
3. FINAL LANDSCAPE PLANS FOR PHASE I SHALL BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
4. ALL PROPOSED BUILDINGS, INCLUDING THOSE OF FRANCHISE USES, IN PHASES 2-4 SHALL INCLUDE THE MATERIALS, COLORS, AND ARCHITECTURAL CHARACTERISTICS SHOWN ON THE ELEVATION PLAN.
5. ALL FOUR PHASES COLLECTIVELY, SHALL MEET THE MINIMUM ZONING ORDINANCE REQUIREMENTS INCLUDING BUT NOT LIMITED, PARKING, LANDSCAPING, OPEN SPACE, ETC.
6. A FINAL PLAT SHALL BE RECORDED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PRIOR TO OR CONCURRENT WITH RECORDATION OF THE FINAL PLAT, COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) SHALL BE RECORDED FOR THE SITE. THESE CC&RS SHALL ADDRESS DESIGN STANDARDS FOR ARCHITECTURE, LANDSCAPING, MAINTENANCE, AND CROSS ACCESS. A COPY OF THE RECORDED CC&RS SHALL BE SUBMITTED TO THE TOWN.
7. CULINARY WATER SHALL BE PROVIDED AS DETERMINED BY THE TOWN ENGINEER.
8. THE SITE SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN PLANNER AND TOWN ENGINEER.

COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED UNANIMOUSLY.

6.5 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 explained that Ms. Spencer was able to find the original renderings of the Public Safety Building and layout. He showed the renderings and mentioned that they were considering putting the building to the south of the property. Referring to the original architecture and elevation plans, Mayor Farnworth thought it would be too expensive to build it according to the original design. He suggested making a nice looking building now and matching the elevation to the public safety building when it was built.

Mr. Overson said he looked into finding an architect and most architects charged as much as was available in the total budget. He said that he looked into using smaller firms and explained that the smaller firms charged less, but tend to not be as creative. He asked the Council if they had architects in mind. Councilmember Riley mentioned the local architectural association. He said he would be willing to contact them. Mr. Bezzant suggested checking with university architectural departments. Mr. Overson voiced concern because of the limited time frame of the project.

Councilmember Riley wondered what the most expensive portions of the project were. Mr. Overson explained that the fascia design and construction costs needed to be simplified. He said the original architect told him it would cost about \$90,000 to design the building. He mentioned that a site plan and grading plan were already finished. He said he would ask the Homestead developer to go ahead with the grading plan. The Council agreed.

Councilmember Fullmer wondered what the fallback plan was if an architect was not found. Mayor Farnworth explained that a nice-looking wooden exterior would be used.

The Council agreed that the discussion for the Public Safety Building should be continued at the next meeting when additional information could be reviewed.

COUNCILMEMBER'S REPORTS:

Councilmember Fernandez – Councilmember Fernandez reported that he had a list of bills from the Utah League of Cities and Towns (ULTC) Legislative Policy Committee showing what they supported and which ones they are opposed to. He would give it to the Town Clerk so it could be posted on the Vineyard website. He said he had not yet seen any legislation regarding the railroad crossing.

Councilmember Riley – Councilmember Riley reported that he met with Mr. Crane and Ms. Henkel regarding Economic Development and discussed how the town might be more proactive. He said they discussed whether Vineyard was a regional or local player in economic development. He mentioned that MAG (Mountainland Association of Governments) was in the final stages of an economic development plan and that Vineyard had not participated in the plan in any way. He said the County-wide economic development website would launch in mid-May. He said he went to the EDCUtah meeting today and talked about some of the growth happening in cities to the south. He said he was hoping to become much more proactive with the economic development. Mayor Farnworth asked Councilmember Riley to include Councilmember Fullmer because she was involved with the town branding.

Councilmember Goodman – Councilmember Goodman reported that there were two separate accidents at the Gammon Road and Sunset Drive intersection. He discussed the details and mentioned that the area had poor visibility. He wondered if the island could be removed or if reflectors could be installed until something more could be done. After considering options and considering residents' opinions, the Council agreed that the island should be removed.

Councilmember Goodman said he was working on the Public Works Director job announcement and should be finished tomorrow. Councilmember Riley mentioned the weed problem near the sidewalks on Gammon Road from the Shores. He wondered what could be done. The Council discussed asking Mike Olsen to help maintain the weeds. They also discussed the possibility of having the Sheriff bring a crew to help with the weeds. Mr. Bezzant said he would look into getting a brush cutter.

Councilmember Fullmer – Councilmember Fullmer reported that she was working on organizing the Youth Council. She said three people would meet with Mayor Farnworth next week.

Councilmember Fullmer said she was working with Ms. Henkel regarding the RFP (Request for Proposal) and talking with other cities regarding their experiences with branding.

MAYOR'S REPORT:

Mayor Farnworth mentioned that someone approached the town about moving the Princess Festival to Vineyard. He discussed the details of the request. He mentioned that it might conflict with the Lil' Sports League. The Council discussed possible parking issues.

Mayor Farnworth reported that he met with Flagship regarding a recent copper theft. He said people needed to keep watch for mischievous behavior.

Mayor Farnworth reviewed costs of stop signs. He said solar stop signs were about \$2,100 as opposed to \$60 for each regular stop sign. Councilmember Goodman suggested using the flashing stop signs first then replacing them later with regular stop signs.

Councilmember Fernandez left at 9:06 pm.

Discussion ensued. Mr. McHargue was asked to look into ordering four regular stop signs, six three-way signs, and four strobe stop signs.

ADJOURNMENT –

The meeting adjourned at 9:11 PM. The next regular meeting will be held March 12, 2014.

MINUTES APPROVED ON June 11, 2014

CERTIFIED CORRECT BY _____
P. SPENCER, TOWN CLERK/RECORDER