MINUTES OF A WORK AND REGULAR
SESSION OF THE VINEYARD CITY COUNCIL MEETING
240 East Gammon Road, Vineyard, Utah
June 14, 2017 at 6:00 PM

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

Staff Present: Planning Commission Chair Chris Judd, City Manager/Finance Director Jacob McHargue, Public Works Director/Engineer Don Overson, City Attorney David Church, Community Development Director Morgan Brim, City Recorder Pamela Spencer, Building Official George Reid, and Water/Sewer Operator Sullivan Love

Others Present: Resident and Planning Commissioner Cristy Welsh, resident and Heritage Commission Chair Tim Blackburn, residents Anthony Jenkins, David Lauret, and Jessica Colyar, Assistant Superintendent with Alpine School District, Rob Smith, Stewart Park with Anderson Geneva

6:00 PM WORK SESSION

Mayor Farnworth opened the work session at 6:00 PM. The invocation was given by Councilmember Flake.

PRESENTATION:
ALPINE SCHOOL DISTRICT – Rob Smith, Assistant Superintendent with Alpine School District will update the council on projects within the School District.

Mayor Farnworth turned the time over to Rob Smith, Assistant Superintendent with Alpine School District.

Mr. Smith handed out a Stakeholder’s Report and a Spirit of Excellence pin to the mayor and council.

Mr. Smith reviewed the Stakeholder’s Report. Highlights were:

- AP results – 5,073 tests taken 3,768 tests passed, 11,304 credit hours earned
- State 2016 SAGE results – Alpine School District (ASD) outperforms the state in language arts by 5%, mathematics 7% and science 8%
- Graduation – ASD leads in most categories at 91 %. From 9th grade through graduation.
- The percentage of students reading at grade level by third grade is the greatest predictor of graduation rates and the number of prison facilities needed. Mr. Smith stated that ASD would be working on improving the reading scores in elementary schools.
- Bond passed

- Fiscal health – received a AAA rating. This allows them to get better rates when they issue bonds.

Mr. Smith said that he would like to come to a meeting once a year a give the council a presentation. He asked the council if they had any questions for him.

Mayor Farnworth mentioned that the ASD had purchased property in the WatersEdge for an elementary school. He asked if Mountain View High School (MVHS) would be able to accommodate the growth in Vineyard. Mr. Smith replied that Vineyard was in the boundary for MVHS and that the bond allowed for a major project for MVHS. There was a discussion about parking at the school.

Mayor Farnworth asked about the safe routes to school. Mr. Overson replied that he needed to talk with Vineyard Elementary again. He mentioned that the installation of the flashing lights was on schedule, along with the changes in the configuration of the intersection. Mr. Smith felt that the improvements at Vineyard Elementary would be an improvement for safety. Mr. Overson mentioned that there would be 20 to 25 extra parking stalls. He said the that they were also working on bike lanes, etc.

Mr. Judd asked about the timeline for the new school. Mr. Smith replied that the school board was looking at boundary changes first. He stated that the two charter schools had taken some of the students. He said the they were looking at a two to five-year timeframe for building the new school. He explained that it would be determined by enrollment.

Councilmember Fullmer asked what the enrollment was at Vineyard Elementary. Mr. Smith replied that enrollment for last year was 1,014, so they grew by 14 students. He said that next year they were projected to have 1,091 which would be up about 77 students. He explained how they do their projections.

Mayor Farnworth asked about staffing their teachers. Mr. Smith replied that ASD had not had a problem with recruiting and retaining teachers. He mentioned that there was a shortage nationwide. He said that they look at the number of students that declare teaching as a major in college. He added that the number of students today is about half of what it was about five years ago. He said that they offer teachers a higher dollar amount. He explained that 73% of teachers were women and usually young women that only teach until they have families or their significant others graduate and find jobs. He mentioned that they have a hard time keeping Speech and Language Pathologists and Psychologists because of heavy caseload. Positions in Special Education units have a higher turnover, along with Secondary Mathematics.

Councilmember Fullmer mentioned that UVU was opening behavioral, speech pathology, and reading courses, etc. Mr. Smith stated that UVU had been a great partner to work with.

OPEN SESSION – *Citizens' Comments*

Mayor Farnworth opened the public session.

Resident Anthony Jenkins living in the LeCheminant subdivision thanked the city for the bike lanes on the roadways. He thanked those residents who declared their candidacy and invited those candidates that were not attending the public meetings to come.

Resident David Lauret living on Holdaway Road expressed concern that the city was allowing a lot of units in the Homesteads area and wanted to know where they were going to route the traffic. He said that he had noticed that the Center Street Overpass was not on the plans and asked what the timeline was for the overpass. Mr. Brim replied that the Zoning Map was different from other types of maps and only showed the zones. He said that the Road Map would show road connections. He added that the General Plan and other maps would show the overpass. Mayor Farnworth stated that the city was working to get the funding to build the overpass. He added that it was a shovel-ready project. Mr. Lauret asked how much the overpass would cost and how much money the city currently had to put towards it. Mayor Farnworth replied that it would cost $10 to $12 million to build. Mr. McHargue said that they had just over a $1 million in the Impact Fees Fund. Mr. Lauret asked if there was plan to get the rest of the money in the next year. Mayor Farnworth replied that they were working on other funding sources. Mr. Lauret asked how long it would take to get the money if they were just relying on impact fees. Mayor Farnworth replied that it would take 10 to 20 years. Mr. Lauret asked if they realistically felt that they would have the additional funds. Mayor Farnworth replied that they were working hard on it and that it would not be public information until the funds were secured. Mr. McHargue explained the partnership between the city and RDA. He added that there were other funds that they could use.

Councilmember Fullmer mentioned that there was a developer working on the road that would connect into the overpass.

Mr. Lauret felt that if the overpass did not happen soon and the city was still allowing the units to be built that there would be over 500 cars on the roads. He said that he was already seeing more traffic on Holdaway Road than it was intended to handle. He said that with the big trucks going down the road at 30 to 40 miles an hour it was dangerous. Mayor Farnworth explained that the city was working on connecting 400 South to Main Street. He said that if they slow down building the residential, then economic development would not come into the city and then the tax payers would have to pay more.

Mr. Lauret asked if they could put up signage on Holdaway Road. Mayor Farnworth asked what needed to be done. Mr. Overson said that they would have to do a warrant study. Councilmember Fullmer recommended that he fill out a form online. Mayor Farnworth reiterated that there were studies which had to be done.

Mr. Lauret stated that he had no problem with the big trucks that were accessing the developments on Holdaway Road. He said that his concern was with the trucks traveling through on Holdaway Road to other developments.

Mr. Lauret said that when he was looking at the Zoning Map he noticed that there was no land set aside for churches and schools. Mayor Farnworth replied that that was a private issue. He said that they met with the school district and the LDS Church before the land was purchased by developers and recommended that they keep some of the land and they did not do it. Councilmember Fullmer explained that it was zoned to allow them but they had to purchase the land. Mr. Judd stated that the city could not arbitrarily zone someone else's ground. He explained that if a church or school district purchased the land then they could have it zoned to allow it.

Mr. Church clarified that the number of units allowed in the zones were the maximum the developer would be allowed to build. He stated that the developer could sell to churches and schools. He explained that the city could not say to a private landowner that they had to hold their land for churches and schools.

Jessica Colyar living in The Maples asked when the sidewalk would be completed on Main Street and about 270 North. Mr. Overson replied that the developer was waiting to bring in fill material. He said that it should be completed by September. Councilmember Fullmer recommended that she send the developer a letter letting them know that school was still in session.

Ms. Colyar asked if on the green space area that was by The Maples subdivision they could turn the sprinklers off during the evening so that residents could use the grass area. Mr. Overson replied that it was part of the detention pond and they were trying to keep it green. Mr. Love explained that it was computer controlled and he just needed to know when they wanted to use it. He mentioned that the grass was installed last fall and needed to be rooted.

Ms. Colyar added that she appreciated the addition of the biking lanes on the roads.

Mayor Farnworth called for further comments. Hearing none, he closed the public session.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL – Planning Commission Chair Chris Judd – Chair Judd reported that the Zoning Map was on the agenda for approval at tonight's meeting. He mentioned the that they had received good comments from residents. He briefly reviewed the map. He said that Planning Commission recommended it for approval as proposed.

Chair Judd reported that The Alloy Apartments were adding additional parking. He said that they approved the Preliminary Plat for Pod 2 of the Homesteads. He mentioned that it had passed for recommendation to City Council with a split vote. He explained that the Fire Marshal wanted a second access point. He said the it was approved with a fire lane on the south end of the development accessing into Orem. He said that the issue with having the access point next to the street that came into the pod was that it would still act as one access point. He felt that it needed two entrances to the subdivision to prevent problems.

Councilmember Fullmer asked what the issue was with the access points. Chair Judd replied that the developer was told to keep access points off of Holdaway Road. He felt that it created a problem with safety. Mr. Overson said that he had a meeting set with Orem to discuss the issue. Councilmember Fullmer asked what the Fire Marshal said about the fire lane access. Chair Judd replied that the Fire Marshal only stated that they had to have an access point. Mayor Farnworth asked about installing crash gates. Mr. Church said that Orem had a public road stubbed to the property and felt it would be odd for a city to say they could not connect. He said that they would work with Orem, but there would be no guarantee. Mayor Farnworth mentioned that there was to be a crash gate on 400 South and Lake View drive. Mr. Church recommended that they have a crash gate there until all of the road system was completed. There was a discussion about adding crash gates. Councilmember Fullmer felt that they should designate the area as a road to allow the fire fighters access into the development. Chair Judd mentioned that Commissioner Kohl was a fire fighter who stated that they hated crash gates. There was further discussion about crash gates.

Chair Judd reported that there had been questions about when the 18-acre and 6-acre parks would be open. Mr. Overson replied that the developer was hoping to have the splash pad in the 18-acre park open by the end of August. He said that the 6-acre park had a way to go. He explained that they needed to grade the park and build the irrigation pond and pump station. They were hoping to have it open next spring.

HERITAGE COMMISSION UPDATE – Commission Chair Tim Blackburn
Chair Blackburn stated that when driving through Sleepy Ridge he appreciated seeing the American flags. He felt that the original settlers of the area must be very proud. He doubted that they foresaw the day that there would be streets lined with flags. He also felt that the way to give back to the community was to remember the heritage the settlers gave to the city.

Chair Blackburn reported that the first Annual Heritage Day Commemoration was held on May 13. He estimated that there were between 800 and 1,000 people in attendance throughout the course of the event.

Budget	$1,876
Spent	$1,787
Remainder	$ 89

Chair Blackburn explained that the city gave an additional $11 so the commission could pay $100 to the gentleman that provided the mini trains. He said that there were hundreds of dollars in donations made by individuals, businesses, and corporations in support of the event.

Chair Blackburn mentioned that it was the kind of event where families could come and relax. He said the commission's goal was to continue this in the future to help residents better appreciate the heritage of Vineyard. He said that they wanted residents to focus on the past and how we can build on it for the future. He said the next event was scheduled for May 12, 2018, which was the Saturday closest to the day Vineyard was incorporated. He added that it was always subject to weather conditions. He said that the commission was hopeful that they could get a budget to start planning for next year's event. He said the they had projected a budget of $2,500. He added that they would continue to generate funds through donations. He said that there were many people who gave time and financial resources in addition to the developers that contributed.

Mr. Overson felt it would help Public Works if they started planning sooner so they could be better prepared. He said that the event had outgrown Gammon Park and hoped that they could look at places where the event could be held that would allow for enough parking with room to grow. Chair Blackburn said that they would be starting their general planning in September, and be ready to send out invites in January. He suggested that the event could be spread throughout the city. Councilmember Fullmer recommended that they could bring staff together with the Heritage Commission so they could work on obtaining sponsors. Chair Blackburn mentioned that the commission had a list of about 95 potential sponsors that they could ask for donations.

Mr. McHargue commended the Heritage Commission for doing a great job in a short time frame. He said that with the amount of sponsorships they were able to get it was still treated it like a city event. He explained that there was as Special Event permit process that they would be using for future events.

MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS
Councilmember Fullmer reported that the Summer Celebration would be held at the end of the month. She said that the Hospital Board meeting would be this month.

STAFF REPORTS
<u>City Manager/Finance Director – Jacob McHargue</u> – Mr. McHargue reported that the controlled burn on the lake shore had been completed. He added that all of the debris piles from the lake cleanup had been taken care of. Mr. Judd asked if the lake cleanup would be an annual event. Mr. McHargue replied that he was looking into it. Councilmember Fullmer felt that they wanted

to keep it as an annual event. She added that it was a good partnership with the Utah Lake Commission.

Mr. McHargue reported that the Summer Celebration would be on June 29 at Seven Peaks Water Park. Vineyard residents could get in any time after noon and then from 7-9 PM the park would be reserved for Vineyard residents only. He said that there would be signage and social media posts, etc.

Mr. McHargue reported that the new website was now live.

Public Works Director/City Engineer – Don Overson – Mr. Overson reported that the Main Street and Center Street striping plan had been completed. The Town Center Road location and grading plan had been started. He said that a geotechnical company would doing a geotechnical report on the roads and areas where they would be using fill. He said the they would also be providing the fill specifications for the ORA, crushed concrete, and blast furnace materials they would be using for fill. He said that he hoped to discuss the locations for the building pads, parking structures, etc., with Anderson Geneva.

Mr. Overson reported that he spoke with Central Utah Water Conservancy District (CUWCD) who would be drilling three new wells: two would be located in The Alloy apartments and one in The Vine apartments. He said they would also be building a water line to be installed by 2019 that would connect these wells to the wells farther to the north.

Mr. Overson reported that the spur relocation project was still at a standstill. He said that there was a request by Geneva Nitrogen to meet with the city in regards to the spur title right-of-way and cost liability issues.

Mr. Overson reported that the Mill Road street lighting installation was underway. He mentioned that Black & McDonald was still completing the lighting in WatersEdge.

Mayor Farnworth asked for a report on the power to the developments. Mr. Overson stated that they were in the bid process. He mentioned that Central Utah Water Project (CUP) was trying to find a location for a power substation and possibly help with some of the costs to bring the power to the city.

City Attorney – David Church – Mr. Church reported that it appeared that Geneva Nitrogen was attempting to negotiate with Vineyard at the same time they were in negotiations with Union Pacific Railroad (UP). He stated the Ms. Hronek with UP would check with their engineering department and get back to him with an answer. He added that the updated agreement had not come back from UP's engineering department
Mr. Church reported that he had combined all of the amendments to the Homestead Development agreement into one document and restated the entire agreement. He said that he added when paragraphs of the agreement were amended and which exhibits were no longer relevant. He then added changes for what the council and staff had recommended and the developer had needed to agree to. He stated that the developer's attorney had asked the city to wait to approve it until he had time to review the document.

Mr. Church reported that there was a minor issue with The Forge. He said that the council originally consented to Cottonwood Partners' bank taking an interest in the agreement as part of the loan documents. He said that Cottonwood Partners had refinanced and needed approval to sign a new consent for the bank taking an interest in the agreement. He asked council if this matter could be handled administratively. He mentioned that they would like the paperwork completed by June 23. Council agreed that it could be taken care administratively because it had been approved previously.

Utah County Sheriff's Department – Deputy Collin Gordon – Deputy Gordon was excused.

Community Development Director – Morgan Brim – Mr. Brim reported that he and Mr. McHargue would be meeting with EDCUtah to discuss becoming members. He reported that there had been two building permits submitted for the property west of the Megaplex and east of the roundabout. He mentioned that the developer was in negotiations with Blue Lemon and some other restaurants. He said that the city would be getting a new dance studio (Jive) which would be located adjacent to Anytime Fitness.
Mr. Brim reported that staff had met with the developers for The Forge and had discussed projects that were coming along. He anticipated that in the near future the city would be receiving applications and more details.

City Recorder – Pamela Spencer – Ms. Spencer reported that the candidate filing period had ended that there would be a Primary Election. Please check the website for the list of candidates. She reminded residents to check their voter registration because every vote counts. She stated that it would be an all vote by mail election and to watch for the ballots and not throw them away. Mr. Church reminded the candidates to watch the timeline for the Financial Disclosure Statements, because there will be no forgiveness if they are late. Ms. Spencer would have to remove their name from the ballot. Ms. Spencer explained that if she had to remove a name then any votes for the candidate would not count. Mayor Farnworth commented that the packet was complete with details and dates.

Building Official – George Reid – Mr. Reid had no new items to report.

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

DISCUSSION ITEMS

No items were submitted.

ITEMS REQUESTED FOR FUTURE AGENDAS

No items were submitted.

7:24 PM REGULAR SESSION

Mayor Farnworth opened the regular session at 7:24PM.

MAYOR'S APPOINTMENTS

No items were submitted.

CONSENT ITEMS

a) Approval of the May 24, 2017 City Council Meeting Minutes

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEM. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

BUSINESS ITEMS

13.1 DISCUSSION AND ACTION – <u>Final 2017-2018 Fiscal Year Budget (Res 2017-03)</u>

> City Manager/Finance Director Jacob McHargue will present the final 2017-2018 Fiscal Year Budget and the certified tax rate. The mayor and City Council will act to approve by resolution the final budget and set the certified property tax rate for the 2017-2018 Fiscal Year. A public hearing was held on this item during the May 24, 2017 City Council meeting.

Mayor Farnworth turned the time over to City Manager/Finance Director Jacob McHargue.

Mr. McHargue stated that there were small changes to the budget because the certified tax rate came back at .004015, which was slightly up from last year. He said that the property tax revenue was $185,000 higher than budgeted for, bringing the new number $1.725 million. He explained that there would be no additional expenditures so the funds would be transferred to the Capital Projects Fund. He said that he increased the budget for the basement finish to $310,000 to allow for contingencies. Mr. Church stated that he had reviewed the contracts and the law on the remodel of the building and felt that they could do it as a change order.

Mayor Farnworth asked the council if they had any questions. Hearing none, he called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED TO APPROVE THE FINAL 2017-2018 FISCAL YEAR BUDGET AS PRESENTED AND ADOPT THE CERTIFIED TAX RATE. COUNCILMEMBER FULLMER SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER, AND GOODMAN VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

13.2 PUBLIC HEARING – **<u>Amendments to the Consolidated Fee Schedule (Res 2017-04)</u>**

> The mayor and City Council will hear public comment regarding amendments to the Consolidated Fee Schedule. The mayor and City Council will act to approve (or deny) by resolution the amended Consolidated Fee Schedule.

Mayor Farnworth asked council if they had any questions. Hearing none, he called for a motion to open the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 7:28 PM. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

Mayor Farnworth called for public comment. Hearing none, he called for a motion to close the public hearing.

Motion: Councilmember Flake moved to close the public hearing at 7:28 PM. Councilmember Fullmer seconded the motion. All present were in favor. Motion carried unanimously.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE BY RESOLUTION THE AMENDED CONSOLIDATED FEE SCHEDULE. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER, AND GOODMAN VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

13.3 PUBLIC HEARING – <u>Zoning Ordinance and Zoning Map Amendments</u> (ORD 2017-05)

Economic Development Director Morgan Brim will present the amendments to the Zoning Ordinance and the Zoning Map. The mayor and City Council may act to approve (or deny) this request by ordinance.

Mayor Farnworth turned the time over to Economic Development Director Morgan Brim.

Mr. Brim briefly reviewed the changes to the Zoning Map and amendments to the Zoning Ordinance. He explained that this was Phase 2 of the Zoning Ordinance amendments. Highlights were:

- Adopting the amended Zoning Map
- Consolidating the Use Tables from Chapter 32 into Chapter 6
- Chapter 16 - reference to the District Use Tables
- Administrative changes for town to city
- Clear view standards - graphic added for clarification
- Chapter 17 - align it with the Building Code
- Standards for self-storage - Design standards to make it mixed use and require landscaping, internal storage.
- Chapter 30 - consolidated the definitions from 32 and added new definitions – every use in the table have definitions
- Removing Chapter 32 and relocating the standards into Chapter 6

Mr. Brim explained that the Planning Commission had discussed it at several meetings and held a public hearing during the Planning Commission meeting last week. Planning Commission recommended approval of the changes. He explained the process they went through to notice the changes and allow all affected entities to respond.

Mr. Brim stated that staff was recommending a few changes. The changes were that Hotels and Warehouse Clubs be a permitted use. He added that they would be allowed in the Regional Mixed Use and Industrial Zones.

Mayor Farnworth called for a motion to open the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 7:37 PM. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

Mayor Farnworth called for public comment.

Mr. Judd asked if they were defining hotels as exterior or interior corridor. Mr. Brim replied that they were interior. He added that motels were allowed as a conditional use. Mr. Judd asked if they lost anything from changing it from a conditional to a permitted use because of the amount of use. Mr. Brim explained that they were in the process of amending the Site Plan Code and that would be where they would set the standards for landscaping and what could be on site. He said that the conditional use permit gave them a higher level of scrutiny. Mr. Judd asked how long it would take to amend the Site Plan Code. Mr. Brim replied that it could be about a six-month process. Councilmember Fullmer asked if the Site Plan Code would cover any type of commercial use. Mr. Brim replied that it would cover multifamily and commercial use.

Stewart Park with Anderson Geneva mentioned that motels were a conditional use. Councilmember Fullmer asked what were the different levels of scrutiny. Mr. Brim explained that they could not deny a conditional use permit. He stated that they could only add conditions to mitigate impacts that might be detrimental to the public health, safety and welfare. He said that with a permitted use they could make the developer meet the standards of the code but not add standards.

Councilmember Fullmer asked if they could approve the amendments with the condition that they would follow the amended Site Plan Code. Mr. Brim explained that if someone were to apply now they could only use the code that was in place. Mr. Judd asked if the Site Plan Code would be so defined that they would call out Hotels. His concern was losing the ability to define the standards. He asked if that amount of detail would extend the amount of how much it would take to do the analysis. Mr. Brim replied that the common practice was to have a standard to make the process faster. Mr. Judd asked why they could not approve the original code amendments tonight and then approve the permitted use amendment after the Site Plan Code amendments were approved. Mr. Brim said that they could keep the Hotel and Warehouse Clubs as conditional use, update the standards, and then make the permit amendments.

Mr. Park explained that they had been working on the changes with Mr. Brim for about six months. He said the they did not see why a big box was a permitted and a warehouse club was a conditional use. He said if UVU were to build a convention center then they would need a hotel. Developers might be less inclined to build if they had to get a conditional use permit.

Mayor Farnworth called for further comment. Hearing none, he called for a motion to close the public hearing.

Motion: COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 7:48 PM. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

Mayor Farnworth asked if the council wanted to approve the amendments as originally presented and work on the additional code amendments. Councilmember Fullmer asked for an example of big box vs a warehouse club. Mr. Brim explained that Costco was a warehouse club requiring a membership and Walmart was a big box store. Councilmember Flake stated Sam’s Club vs Walmart.

Mayor Farnworth asked if the issue was motel vs hotel. Mr. Park felt that a hotel should be permitted use. Mr. Brim explained that if they did not have someone coming in to develop then they could get the Site Plan Code amendments adopted and add the permitted use later. Councilmember Fullmer asked what the benefits would be to keep it as a conditional use. Mr. Brim replied that it would keep it at a higher level of scrutiny where they could add conditions such as hours of operation, lighting, traffic, landscaping, etc., that could help mitigate some type of detrimental impact.
He added that a conditional use requires a public hearing and allows to public to voice concerns, which could take longer.

Mayor Farnworth stated that the idea was to incentivize to get businesses to come to Vineyard. Mr. Brim said that from a developer standpoint the permitted use was a better standard. The conditional use would cost more and take longer. Mr. Judd expressed concern as a Planning Commissioner that if they did not have the Site Plan Code amended and a developer applied, then the city could be missing something during the gap between the amendments being approved. Councilmember Flake asked if they could pass the amendment and include "at the time the Site Plan Code is completed." Mr. Brim recommended keeping it a conditional use until the Site Plan Code amendments were completed. Mr. Park said that there were areas in the RMU Zones that were ready to build on. Councilmember Fullmer felt comfortable waiting to change the permitted uses. Mr. Brim said that there was a current Site Plan Ordinance but it needed to be amended. Mr. Judd said that if council were to pass the permitted changes that Planning Commission would work on the Site Plan Code as quickly as possible.

Councilmember Fullmer said that she had seen times when they thought it was a good project but wished they could have made some changes. Mr. Judd gave an example of a drive-thru that could have been done better. Mayor Farnworth felt that they could not catch everything. He felt that there would be no problems if they passed the additional changes and then worked quickly to get the Site Plan Code amendments done.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FULLMER MOVED TO ADOPT THE ORDINANCE AS ORIGINALLY PROPOSED. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FARNWORTH, COUNCILMEMBERS FLAKE, FULLMER, AND GOODMAN VOTED AYE. COUNCILMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

13.4 DISCUSSION AND ACTION – <u>Public Safety Building Basement Finish</u>

Building Official George Reid will present the proposed design for finishing the public safety building. (This item was continued from the May 24, 2017 City Council meeting.)

Mayor Farnworth turned the time over to Building Official George Reid.

Mr. Reid explained that Mr. Church researched the contract and found that the remodel could be done through a change order. He mentioned that there had been a discussion regarding the technology at the last meeting. Mayor Farnworth stated the Mr. McHargue had set aside money for technology and was also looking into grant options.

Mayor Farnworth called for further discussion.

Councilmember Fullmer asked about the covering over the stairs. Mr. Reid replied that staff felt that the canopy and maintenance would be sufficient for the use. He said that it was not an access stairway. Councilmember Flake asked if it would be an emergency-only exit. Mr. Reid replied in the affirmative and added that it would have a controlled-access gate at the top of the stairs.

Councilmember Goodman asked if there would be a sidewalk leading to the stairs. Mr. Reid replied that the stairs would tie into the existing sidewalk. Councilmember Fullmer mentioned that they talked about the table and the electronics and asked where they were on it. Mr. Reid said that there was not much decided on the table. He said that they had talked about options such as modular-style cabinetry. Mr. McHargue mentioned that Ms. Spencer had a bid and money in the General Fund allocated for the technology. He added that it would not come out of the building remodel budget.

Councilmember Fullmer asked if with the changes there would be a space that council could meet with people. Mr. Reid said that there would be a couple of vacant offices for the time being, but with the rate they were adding positions it would be limited. He explained that they would be keeping the conference room in the basement. He added that if Mr. Overson were to relocate then his office could be used as a small conference room.

Councilmember Fullmer asked about keeping things open in the basement. Mr. Reid said that they could have a screen behind the council table for trainings, as well as monitors at the council table and screens on the pillars.

Councilmember Fullmer asked what would happen to the building that council was currently using when they move the chambers to the new building. Mr. Reid said that the current use was an assembly and "B" use, so Building Code wise, they would not have to retrofit it for a public use.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FULLMER MOVED TO APPROVE THE REQUEST AND ALLOW MR. REID TO GO AHEAD WITH THE CHANGE ORDER.

Councilmember Goodman asked if they had set an amount. Mr. Reid replied that there was a "not to exceed" amount of $243,750 for the building and $50,000 for the parking lot, for total of $293,750. Mr. McHargue said that he had allowed for a contingency and if there was a need it would come back to council.

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

CLOSED SESSION
No closed session was held.

ADJOURNMENT

Mayor Farnworth called a motion to adjourn the meeting.

Motion: COUNCILMEMBER GOODMAN MOVED TO ADJOURN THE MEETING AT 8:06PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED WITH ONE ABSENT.

The next regularly scheduled meeting is June 28, 2017.

MINUTES APPROVED ON: June 28, 2017

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