



**MINUTES OF THE
VINEYARD TOWN COUNCIL MEETING
Vineyard Town hall, 240 East Gammon Road, Vineyard, Utah
April 23, 2014 at 7:00 pm**

Present

***Mayor Randy Farnworth
Councilmember Dale Goodman
Councilmember Julie Fullmer
Councilmember Nathan Riley
Councilmember Sean Fernandez***

Absent

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

Others in Attendance: Wayne Holdaway –Planning Commission Chair; Pete Evans with Flagship Homes; Ryan Hales with Hales Engineering; Mike Hutchings with Anderson Geneva; Residents: Tyce Flake, Cami Plumb, Don Cosney, Daniel Pace, Jerilyn Pace, Jeremy Hansen, Darren Smith, Matt Serrao, JaNae Riley, Cumorah Holdaway, Robert Holdaway, Jack Holdaway, David Robins, Aaron Ostler

The Vineyard Town Council held a public hearing and regular meeting on April 23, 2014 starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Councilmember Fernandez.

Regular Session – The meeting was called to order at 7:00 p.m.

CONSENT ITEMS:

- a) Approval January 8, 2014 Minutes
- b) Final Plat Approval for LeCheminant at Vineyard Phase 3
- c) Approval to allow Councilmember Fullmer full rights to any social media for the Town

Mayor Farnworth asked for any consent items to be discussed, there were none. Mayor Farnworth called for a motion to approve the consent items.

COUNCILMEMBER FERNANDEZ MOVED TO APPROVE THE CONSENT ITEMS AS LISTED ON THE AGENDA. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:

Mayor Farnworth asked if Town Council and Wayne Holdaway Planning Commission Chair would like to recommend a liaison from the planning commission to attend Town Council meetings. Mr. Holdaway agreed to attend Town Council meetings and Town Council agreed.

STAFF REPORT

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

Don Overson – JUB Engineers – Mr. Overson reported that there is a discrepancy on the Shores Subdivision, when the plat was created it took the wrong boundary line and the lots go into the asphalt on the trail. He mentioned that they are looking at how to fix the trail, the original developers took out bankruptcy and they are now in negotiation with a second developer. The Owell walls were never

completed and he is talking with the Homesteads Development to get them done. He discussed where the walls were to be completed to and what was currently done. They are going to have to remove some of the trail to correct the walls.

Mayor Farnworth asked Mr. Overson to give them an update on the Holdaway Road project. Mr. Overson reported that the Holdaway Road project is running about two weeks behind with a delay from Rocky Mountain Power in moving the power poles.

Councilmember Riley asked if they would be speaking with the individual homeowners. Mr. Overson said once the curb is in they will start working with the homeowners.

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

David Church – Attorney Mr. Church reported on a letter dated February 20, 2104 from Union Pacific Railroad in regards to the removal of the railroad spur line that runs along Geneva Road. It is the Town's and the landowner's desire to have it removed. Mr. Church stated that the Railroad was originally working with Anderson and could not come to an agreement; Vineyard stepped in to work with the Railroad. The letter states the terms with Anderson and want to know if we will agree to them. Mr. Church said that the town will not agree to their pricing and that we have an agreement to get appraisals for the property we need to purchase. Mr. Church asked for approval to go ahead and retain an appraiser and asked Council to give him responses on any of the deal points they have questions on. Mr. Church mentioned that he does not like how they are handling the environmental conditions and he does not understand the town paying \$143,000.00 for the loss of the track, he has no problem with leaving the easements for the fiber optics. Mayor Farnworth stated that Sue Hronek would want to hear from them soon. Mr. Church explained that UDOT would only accept the agreement if they like it and if it is too pricey they will not accept it.

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

Jacob McHargue –Treasurer – Mr. McHargue gave the Council a copy of the preliminary budget for the 2014/2015 fiscal year to look over in preparation for a future Public Hearing. He mentioned that there is no need for a revision for the current year's budget at this time.

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

OPEN SESSION:

Mayor Farnworth called for Citizen's comments.

Resident Janae Riley had two items, first she wanted to know if they were going to put streetlights on 400 South west of the Orem Park to the corner of Holdaway Road, and second how long are they going to have to wait to clean up and work on their properties. Mayor Farnworth explained that it would be mid-May for the road completion. He stated that no lights were in the budget for the historical part of the road. Ms. Riley mentioned that it seems logical to put the lights in before the road is finished. She also mentioned that the road is a foot higher than before the construction began. Mr. Overson said that he could look at where to place streetlights and that there needs to be power to install them. Mayor Farnworth asked if other residents want them. Mr. Overson mentioned that they need to understand that the south side of 400 South is unimproved. When it is developed the developer will be required to install streetlights, sidewalk and park strip, so the only lights missing are on the north side of the road.

Councilmember Fernandez asked if there is any budget left in the current project. Mr. Overson said that the budget is tight on the project. Mayor Farnworth said that we could talk with the Treasurer and see if we have any budget for them. Mr. Overson said that it would take around \$9,000.00 plus installation to put in three lights. Mayor Farnworth said that it was his understanding that they did not want lights on the Historical part of the road and was not sure where they would put the lights with the easement already tight. Mr. Overson will get information for the next council meeting.

Mayor Farnworth called for further comments hearing none he closed the session

BUSINESS ITEMS:

6.1 PUBLIC HEARING – Zoning Ordinance Change – Planning Commission

The Vineyard Town Council is requesting an amendment to the Zoning Ordinance Section 303 Vineyard Town Planning Commission to create new regulations regarding composition of the Planning Commission. The Mayor and Town Council will take appropriate action.

Mayor Farnworth opened the Public Hearing at 7:24 pm by explaining that the original ordinance did not align with what they were doing on the planning commission. It states that commissioners cannot be employees from the town and that would eliminate the crossing guards from serving on the commission. Mayor Farnworth mentioned that if they have three alternates they can stay on top of the issues and that they should be compensated for the meetings they attend. He turned the time over to Nathan Crane. Mr. Crane had no further discussion on the ordinance. He mentioned that the planning commission is recommending approval.

Mayor Farnworth called for discussion, hearing none he called for a motion.

COUNCILMEMBER FULLMER MOVED THAT THE TOWN ACCEPT THE FINDINGS AND ADOPT THE ORDINANCE AMENDING SECTION 303 OF THE VINEYARD TOWN ZONING ORDINANCE RELATING TO THE COMPOSITION OF THE PLANNING COMMISSION. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION.

The Mayor called for further comment, hearing none he called for a roll call vote.

COUNCILMEMBER GOODMAN, COUNCILMEMBER FULLMER, COUNCILMEMBER FERNANDEZ, COUNCILMEMBER RILEY, AND MAYOR FARNWORTH VOTED IN THE AFFIRMATIVE. MOTION CARRIED UNANIMOUSLY.

6.2 PUBLIC HEARING - Zoning Ordinance Change – General Plan

Woodside Homes of Utah is requesting to amend the General Plan, to change the Land Use Designation for 244 acres, from Low Density Residential, to Mixed Use Residential. The Mayor and Town Council will take appropriate action.

6.3 PUBLIC HEARING – Zoning Ordinance Change – Chapter 7

Woodside Homes of Utah is requesting to amend Chapter 7 Special Purpose Districts by adding the WatersEdge Zoning. The proposed project will allow for 2,414 homes on 419 acres. The Mayor and Town Council will take appropriate action.

6.4 PUBLIC HEARING – Zoning Ordinance Change - WatersEdge Zoning District–

Woodside Homes of Utah is requesting to rezone 419 acres from HDR-1 (High Density Residential) and A-1 (Agricultural) to Water's Edge Zoning District. The Mayor and Town Council will take appropriate action.

Councilmember Riley asked to open the public hearings for business items 6.2, 6.3 and 6.4 for WatersEdge. He stated that where these items are related it would be hard to separate them in terms of the discussion. Mr. Church agreed they could motion to open them together because they are related.

Mayor Farnworth called for a motion to open the public hearings at 7:29 pm.

COUNCILMEMBER RILEY MOVED TO OPEN THE PUBLIC HEARINGS FOR ITEMS 6.2, 6.3 AND 6.4 TO BE HELD TOGETHER. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION.

Mayor Farnworth stated there will be three minutes for each resident to comment and asked that they remain civil. Nathan Crane reviewed the current general plan, which is a Mixed Use Residential (MUR) and split the project into two different parts. MUR allows four to twelve units per acre with an average of eight units per acre; any increase in density above four units per acre is at the discretion of the

Council based on superior product design, amenities, open space, and so forth. The second part is called the Sod Farm area, it has a little bit of Lake Oriented Mixed Use (LOMU), and is designated as low density residential with wetlands as open space, low density residential is zero to two and one half units per acre. LOMU identifies two activity areas at the discretion of the Council and that the area will be built vertically, the rest of the area will remain open with views to the lake. He pointed out the road corridors, the North end is the Vineyard Connector, the new Vineyard Road is a relocation of the old Vineyard Road, Main Street, and 400 North. When the general plan was updated, we already knew what the zoning was for Sleepy Ridge, The Homesteads, and Geneva sites, wanted to reserve areas for low density residential, and knew the land use category was different from the General Plan, which included the Homesteads. The planned housing distribution is for medium density residential from two point five to four, a small part, 15 percent in low density residential, some high density and medium high density of four to twelve units to the acre. A balance of housing is important throughout the city. The Geneva area is planned for medium to high density, the sod farm area is primarily large lots, with open space of 63 acres. Unit type verses acreage will change the unit numbers. Zoning on the sod farm is A-1 with one unit per five acres; HDR-1 is a holding zone to allow the town to negotiate with developers within that category of zero to two and a half. HDR-1 is four to twelve units to the acre with an average of eight units at the council's discretion.

Mr. Crane discussed the sizes of the other developments currently being built in the town. UVU under contract for another 125 acres. He said on Edgewater, Bach homes, Vineyard apartments, LeCheminant, Homesteads, the density is three point four units to the acre and the sod farm units are proposed at three point three. Three other projects spoke with Mr. Crane and Mr. Overson for potential apartments or town homes with nothing submitted yet. There is a cap of 2000 units and as of today, they have approved just over 1000 units.

Mr. Crane went over the proposed master plan for WatersEdge. There is a mix of product types, which includes multi-family units with town homes; wetlands area delineation still needs Army Corps of Engineering's approval. Private club houses, a five acre community park which the town will own and maintain, a 13 acre sports park, trails, neighborhood parks about one acre each, a three acre lake park which would require participation from the owner to the north. Mix of housing 2414 units combined with multi-family town home, cluster single family, duplex family mansions, and small, medium and large lot single family. He said it is estimated that there will be 8,000 to 10,000 people living in this development; this was calculated by taking the total number of units divided by acres, only half the acreage was counted because they are requesting assistance from the RDA for the sports and community parks. Councilmember Goodman asked if the wetlands were included. Mr. Crane stated that overall, they are at 5.97 units to the acre; the Geneva site is 9.64 and the sod farm is 3.3 units to the acre.

Mr. Crane showed slides of how the housing analysis is broken out. He explained housing types by acres. Proposed housing on Geneva by acre, 17 percent multifamily, 21 percent is town homes, 53 percent is attached product, with small and medium lots and cluster products with 9.6 units to the acre. The sod farm 30 percent of land is large lot 8,000 plus, 47 percent as medium lot, 10 percent as small lot, 6 percent as cluster and 7 percent as duplex mansion. Higher density is focused primarily adjacent to the railroad track.

Mr. Crane explained the lot size and product type in each area of the WatersEdge Master Plan, the project overall and how it is broken down, is town homes and multi-family 29 percent, cluster project eight percent, large lot 16 percent, medium 13 percent and small 34 percent.

Mr. Crane mentioned that the medium high density is four to twelve units to the acre, that doesn't mean everything is at four or twelve, you can have a variety. He went over the comparisons of attached vs. detached by acreage and unit type. Open space is distinguished between active and passive; active is the area kids can play on and is 45 percent of open space. Community and Urban parkways are wider entrance into the community landscaping adjacent the right of ways, staff's concern are the added cost of water and maintenance, and wetland is 32 percent. Originally planned 1800 units, proposed is just over 2400 units.

Mr. Crane stated that one of the key issues is the contract with TSSD for the number of units in the town without purchasing additional capacity. Mr. Overson explained that there are 7,666 ERUs allowed to discharge through TDDs. In 2008 for land use for the Geneva site he ran a calculation and it was double the amount for the TSSD. Took what was originally planned for the sod farm and the Geneva site, and calculated based on the WatersEdge plan we are taking less than originally planned for the sewer. At some point in time we will need to add more capacity or build our own treatment plant. If we can keep within the original calculations or less extends it out before we have to do that. Councilmember

Riley asked how close we are to the ERU use. Mr. Overson explained that the original study doubles it to 13,940 ERUs to completely build out the city. The gross calculation for the sod farm originally had 244 acres and calculated for 781 ERUs. He said with the land use projected the acreage dropped to 171 and the ERUs drop from 781 to 773, with the Geneva site acreage it was originally 175 acre, with 1666 ERUs, with new land use projected it dropped to 142 acres and the ERUs to 1244. This calculation is done by removing the roads and park areas.

Mr. Overson discussed the Traffic Impact Study that was done on 400 South and Geneva Road. This traffic study does not address congestion at the park and the traffic light on 400 south. The study concluded that there are no improvements necessary until 2020.

Ryan Hales with Ryan Hales Engineering explained the traffic study. They did there counts and added the park traffic. The park traffic creates a worst-case condition, which doubled the IT standard, and traffic conditions, added in the 1086 units planned on the west side of the track. They ran the study with the gates down for the commuter or freight trains. He spoke with Adam Lowe, the traffic signals engineer and asked to meet as a group to see what else can be done. They receive several more calls for that signal than any other in Utah County. One recommendation was a second left turn lane. The will try to make timing adjustments, however there is a process they have to follow. It will work when the trains are not coming through. When the arms go down it takes 47 seconds for the commuter rail train. The gates close for 24 seconds before the train gets to the crossing, seven seconds to clear the crossing and another 12 seconds for the arms to go back up. Freight trains go at a slower speed with arms down for a longer period. The problem is when a commuter train is coming as well, it keeps the gates down longer.

Mr. Hales spoke with UDOT about the Vineyard Connector and by October 15, 2014 the first phase will be done. The second phase will be completed by October 15 of 2015. They are looking at 100% competition by 2020 with some additional improvements. There are four primary improvements, the first one is the dual north bound left turn lanes on the Geneva Road and 400 South, The second item is two receiving lanes between Geneva and Vineyard Rd, the third item is dual east bound left turn lanes at the intersection on Vineyard and 400 South. To create a high functioning T intersection it would channelize the approach to the intersection's receiving lane. Last recommendation is on the north end of the project, the east west roadway that ties in to Main Street, putting in a roundabout. Mr. Hales would like to meet with Mr. Overson and Mr. Lowe and discuss the solutions presented.

Councilmember Riley mentioned that in the current Homesteads development there are projected to be 1086 units. He asked how many trips per day they are calculating with that many units. Mr. Hales said that every single family home would generate one trip per day. Councilmember Riley asked in the current conditions when we add another 1000 trips we could potentially add 25 percent per day on top of that, how do we get there. Mr. Hales said that they would not have all of those trips hitting at once before the connector is completed.

Mayor Farnworth asked if the recommendation failure still 2020. Councilmember Riley commented that with the current conditions it is failing now, you sit at the light for two lights, trying to go north. Councilmember Fernandez mentioned that it makes no sense to wait on the left hand turn, and that the left and right turns should be able to flow. He recommended that when waiting for a train the left turn could be in flashing mode and the right turn overlap.

Councilmember Goodman asked about channelizing on Vineyard and 400 South with the distance to Geneva Road there is not enough room if someone is in the channel and someone wanting to turn right they will never get across, you need 5 times the space. Mr. Hales said that if they put in the dual turn lanes it will shorten the stacking distance in half. Mr. Crane explained how the intersection works in Pleasant Grove near The Purple Turtle.

Mayor Farnworth mentioned that it comes down to timing on how the development comes in and how fast they build, and that it is failing now with the arms down and there is a timing issue on development. Mr. Hales said that it works with the arms up. Councilmember Goodman said that if there is too much traffic they could not get off Vineyard road. Mr. Overson mentioned that he has been watching the intersection and that stacking for the left turn light goes past Vineyard Road and people trying to turn on/off Vineyard Road cannot get out. He has seen it go to the last entrance into the park. He is concerned about the intersection; they would like to see them go from Center to Vineyard to 400 South to move out of Vineyard and it can't happen with traffic at the park or people picking up kids at the elementary. Councilmember Goodman mentioned that with so many people parking on the street during the athletic events it doubles the amount of traffic. Mayor Farnworth has spoken with Orem and they have taken the games and spread them out and have cut down the amount of games at the park.

Councilmember Riley asked as if when they looked at the study and the options did they consider in regard the overpass at Center Street how that impacts the situation. Mr. Hale said that they knew it was planned and it will diminish some of the traffic, they didn't take it into consideration with this study because they were primarily looking at the effect of the north and south traffic flow. When the overpass goes it will negate some of the pressure.

Mr. Crane mentioned that the reason for finalizing the traffic study and the timing of Vineyard Connector is to see if there is anything that needs to be done as a result of this project. He has received emails from residents and the Planning Commission held a work session and two public hearings and recommended denial of the project for the following reasons: density does not conform with the general plan, didn't have information on TSSD or the Traffic study to understand the full impact of the project.

Mr. Crane had some things for the Council to consider, this project is different from what was the original planned specifically on the sod farm. Council needs to decide what are we getting as a town to allow the increase in density, is their master plan in the best interest of the town, does it implement the general plan, is this type of development appropriate for Vineyard? What is the impact on the town services, will the proposed development standards ensure quality development now and in the future? Will the Master Plan provide a variety of house products needed for the long term sustainable of the city and is envisioned by the General Plan. Staff did include a number of stipulations for your consideration. There are three options, you can continue to request additional information and be specific, do you want to look at the traffic study, you can deny the request, or approve the request with stipulations.

Mr. Crane turned the time over to Pete Evans with Flagship Homes. Mr. Evans introduced himself and mentioned that they are co-planning with Woodside homes. They have been working on this project for about a year. He said they came with an original plan and held a Public Open House at the Town Hall, which included a work session. They hired planning experts to go over the comments they received and to determine what they felt people wanted to see in their community and homes. Mr. Evans explained that they came up with several plans for the property that would fit in with the overall plan for Vineyard. He explained the current plans for developments surrounding their property. They worked on the project for a long time, looked at the goals and the driving issues they had in designing this project. They drafted out what the project and community would look like. They submitted at least three different plans to the town and lowered the density. With the changes requested they took out the school and church sites, reduced one park, increased another park. They spread the density over the lots in the southwest quadrant of the plan with the majority now 10,000 to 20,000 sq. ft. lots with some 6,300 sq. ft. lots. They checked with consultants on what the RDA and tax increments would create, the estimates are about 68 million in total tax increment over the RDA period. He explained the elements designed into the Master Plan; in the center is a large regional sports park, skate board, soccer, baseball that are appropriate in the larger park, the smaller parks are five acres. Mr. Evans showed examples of other parks they have developed. There are two club houses planned for residents of the community, swimming pools and work out facilities, The community will be connected with a series of trails. They anticipate a Raised Boardwalk over the wetlands and an opportunity for a beachfront restoration project. Mr. Evans concluded that this Master Plan represents a good compromise; it provides a higher quality of life for the residents and community with different types of buyers, a lot of park space, an opportunity to use the trails, and more retail. Mr. Evans asked for their approving vote.

Mayor Farnworth called for questions from the Council.

Councilmember Riley asked Mr. Evans to summarize the decrease in units from the original plan and where it is at today. Mr. Evans stated that the original plan had about 3,400 units and now has 2,400 units. The change in units on the south quarter had to do more with shifting density rather than losing density, there is more density near the railroad tracks and less closer to the lake.

Mayor Farnworth asked about the lake front pod it says there are 28 lots, when are they anticipating building there. Mr. Evans mentioned that the current phasing plan puts the development further down the road.

Mayor Farnworth called for any other questions from the council and staff. Mayor Farnworth asked if there was a possibility of moving the 5.7 park and combining it with the 13.2-acre park and have one larger park. Mr. Evans felt it was important to have a park on the other side of Main Street where it will be a busy road. Mayor Farnworth asked if they could move the 8,000 lots by the 10,000, replace the 6,000 with the 8,000, and move the 6,000. Councilmember Goodman asked why they had the 6,000 sq. ft. lots where they did. Mr. Evans said they felt 6,000 would use the park more, the people on 8,000 would

use the wetlands more. Mayor Farnworth asked Mr. Overson if it would be cheaper for maintenance with one park rather than two. Mr. Evans feels that someone on a half-acre lot would make use of a park. He said they wanted to orient the 8,000 sq. ft. lots to the open space and the sports park, it makes sense to swap the lots to blend from east to west. Mayor Farnworth said that the emails he got was a concern that the larger lots needed to be closer to the lake. He stated that the density is already set on the Homesteads and the Shores.

Councilmember Fernandez asked if they could move the wetlands next to the B12 area, can they be utilized along with the park and can they move the B12 area and make a bigger park. Mr. Evans said that the wetlands are not just unbuildable for housing, but The Army Corps of Engineering says it is not available for anything.

Councilmember Goodman asked why the wetlands were included in the calculation. Mr. Evans said that part of the discussion was to improve the wetlands and make them an amenity. Mr. Crane mentioned that the zoning and general planning preserves the wetlands as a priority. Mayor Farnworth said that one of the concerns is they need to have the amenities secured. Mr. Crane said they plan to install all amenities in the first phase. Mr. Evans said that they have plans to install the amenities, as the town is able to develop plans. If there is going to be a town park, they want input from the town on the design and have it installed quickly. Councilmember Goodman asked about the sports park, softball diamond, how much space it takes and when it will be opened. Mr. Crane said that it depend of the dimensions, 13 is a small park the Orem park on 400 South is around 40 acres.

Mayor Farnworth opened the session for public comments.

Resident and Planning Commission Chair Wayne Holdaway mentioned that he is in favor of the development because there is no where you can put everything together in one unit with trails etc., the disadvantage is the developer will sell off the land in parcels and we would have no idea what will go in there, they have told us what the products and roads are going to be.

Resident Robert Holdaway said that he is skeptical because there is a wetland that goes through the development and is not buildable. He wanted to know if that acreage was included in the ratio of the units and felt that the developer was trying to use it to up their ratios. If the density is too high we are going to have to build our own sewer plant and he wanted to know what the calculation is for the sewage. Mayor Farnworth said that Mr. Overson went over the calculations earlier. Mr. Overson said that with the land use plan for Geneva we will have to buy more sewer units. We need to get the units per acre down to stay within limitations. Mayor Farnworth mentioned that we are going to have to stay on top of it and one of the most important things we have to provide is public safety.

Resident Cumorah Holdaway asked about the developer taking out the school and the churches. Mr. Evans said they removed them from the actual plan because the request was to use that acreage to make larger lots. They anticipate that the LDS Church will want at least two buildings in the plan. They are not setting aside any ground for the churches or the schools. They had a meeting with the school district and if this is where they want a school they will purchase the land they need. The larger lots will stay, so the town gets to keep the larger lots and the facilities designated to go in that area. Recommendation from the Planning Commission was to take that land and use it to make larger lots and have them purchase the property if they want it. Mayor Farnworth mentioned that they gave the LDS Church the opportunity to set aside property; they said they would not sell the land until they notified the town so they could set aside land for what they wanted. They never notified the town and sold the property without setting any aside.

Resident and Planning Commissioner Daniel Pace stated he was part of the commission that voted to recommend denial of the proposal, there are some good qualities to the plan with trails, parks and overall nice community, where we tend to diverge from the point is adding the higher density zones on the sod farm. There is a general fear to offend the developer, that is not a good enough reason to accept the development. Mr. Pace said he feels the Commission was forced to vote on the development and that is why it was voted down. He mentioned that he spoke with several residents in the Shores and not one person was in favor of the proposed development. He feels it is very dangerous to assume what the general public wants.

Resident Aaron Ostler from Sleepy Ridge subdivision asked why make something that is already too high density with even more density. Mr. Ostler stated that we already have traffic issues at 400 South, it will create too much congestion. He said people like living in Vineyard with the open fields;

higher density does not make sense. Mr. Ostler said he looked at the pie charts and they are calling large lots 8,000 Sq. Ft. and up and to him that is medium.

Resident Jeremy Hansen from the Shores stated that he loves the plan as far as the flow but that it is way over density. Large lot is .188 per acre and that is not a large lot in his opinion. Mr. Hansen said he moved his family down here because of the beautiful area and nice neighborhoods, and the density will restrict opportunity for live in neighborhoods where .1 acres is the average size. Mr. Hansen stated that if you widen the lots it will be better.

Resident Jack Holdaway from Holdaway Road agreed that the density is too high. He mentioned that they already had one developer go bankrupt, the park site is too small and what can be put in there. Is there room for a soccer park or is it for picnics? Mr. Holdaway wanted to know if parking comes out of the park size.

Resident Jerilyn Pace from the Shores said that this is been a rural place where people can have dogs and a trampoline and that is why she wanted to live in Vineyard. Ms. Pace agrees that there needs to be mixed use but, for a well and safe community it needs to be larger lots and be a place where people want stay for more than a couple of years.

Resident Cami Plumb from LeCheminant said that she has concerns with the high density of the plan. She mentioned that her lot size is .1 acres and they are jam packed together and anything closer would affect the feel of the town. Ms. Plumb said so many people move here because Vineyard is special, has a sense of community, and is beautiful. She feels we could find a master plan that would incorporated that. She said she doesn't feel that the high density would go along with the Vineyard that she loves. Ms. Plumb said she has concerns with the pace of growth. She lived in the Las Vegas area during the housing bubble; they were turning out homes too quickly to keep up with things like sewer and traffic. She said that it outpaced the demand for homes and it did crazy things to home values. She is concerned that if the development goes too fast what will it do to her home value.

Resident Tyce Flake from the Shores said they moved there in December because they loved the openness. He stated that he has two problems with the plan, he thinks that the traffic plan is a disaster, there is no hope of solving the 400 South issue and the state does not have money to rebuild it and neither does Vineyard. He wanted to know if the center street over pass is a dream or an actual plan. Mayor Farnworth said it is an actual plan. Mr. Flake mentioned that his granddaughter plays on the fields on 400 South, when you travel the road it is a disaster unless you are there at 7:00 am in the morning or after 6:30 in the evening. On the days, you are playing on the fields it is a major hazard for life and limb with all of the cars parked on the roads. He asked where we are going to put the kids that want to play sports in the new development on a 5 to 10 acre park. Mr. Flake wanted to know what we did with the wide streets.

Resident Dave Robins from Holdaway Road said that the developers are here to develop and make money and put as many homes in one area as possible. The developer came in, presented a very high-density plan, and then said they are cutting back and look at how good we are. He mentioned that they spent years trying to create a community that is a nice livable community where people want to come, raise a family and stay. Mr. Robins mentioned other problems such as roads and utilities that come with higher densities. The Town has gone through developers, promises have been made and densities were increased to help the promises come to fruition and they have not happened. There is no Fire House; there is no bridge over Center Street or any parks. Over the years, they have tried to help the developers to build a town. Mr. Robins thinks that making the areas the way they are now, where is the town going to have those dream homes where people are going to stay. He said it is not in this plan with the multi units and smaller lots. Mr. Robins said he feels the town is shortsighted to approve a plan like this as quick as it has come through. They said they have worked on it for a year and it has not come to the town for discussion except in the last month. He said he does not believe they have come to the town with what they wanted to see. As representatives, we need to be able to create a livable town.

Resident Matt Serrao from LeCheminant mentioned that he is in a high density zone and has a dream of moving closer to the lake. He stated that if high density is what is planned for that area, then there is no reason to have those dreams. He would like to see the diversity with the larger lots so he has the opportunity to move to a bigger home near the lake.

Resident Darren Smith said that he is concerned about the overall density. What attracted him to the area is it had a rural feel. He said he understands that things are going to fill in and develop but it needs to be done in a way to keep it with a rural feel and not an urban nightmare.

Mike Hutchings with Anderson Geneva said that they think it is a good plan for the area. He said as he does his math regarding density for the 175 acres is HDR-1 with four to twelve units to the acre. If they do it right they could get 12 units to an acre with up to a 2100 units. Councilmember Riley said it is

with an average of eight units to the acre. Councilmember Goodman said that the council must approve anything more than more than four.

Mr. Hutchings stated that with the right amenity package it could bonus up to get the density. He said that the sod farm parcel has a master plan of 3.2 units per acre and it comes to 777 units. With the 2100 units max on the HDR-1 and then 777 units on the sod farm it comes to 2877 units. It seems that the proposal for 2400 units is within the confines of the Master Plan. With the HDR-1 zoning for that 175 acres, he rejects the idea that this is in anyway high density. Mr. Hutchins said the housing is in conformity with the current zoning on the 175 acres.

Resident Don Cosney from Holdaway Road wanted to know how we maintain the public safety and what it costs the town.

Resident Jeremy Hansen from the Shores stated that if they include the wetlands area to pump up the numbers and they are calling 8,000 sq. ft. large lots it, is a hard pill to swallow. He said that small lots people come and go a lot more than larger lot homes and it affects public safety.

Resident JaNae Riley on 400 South said she had a meeting with Jack Bowler from Orem City about taking over Orem soccer, which would hike the prices up. She said Mr. Bowler wants to set up a plan and present it to the planning commission, to show how he could make just as much money on this ground as the proposed development could by putting down grass and make it a profitable business. He would bring people from out of state for Soccer, Lacrosse or any other tournaments without the traffic problems this would make. Ms. Riley said we need to look at other possibilities for open space. She said that when her dad was on the planning commission the question was “are we going to have half, three quarter or whole acre lots”. Ms. Riley said that she thinks this is an atrocity and we need to broaden the vision and get back to the town that was originally planned. Vineyard needs to look at other ideas.

Mayor Farnworth called for further public comment, hearing none he closed the public hearing at 8:14 pm

Mayor Farnworth said we don't have the revenues to run the town, if you want open parks and trails we have to come up with a plan that produces those revenues. He stated that when he started as Mayor 12 years ago there was no light at the end of the tunnel. We were able to get the power plant and RDA funding but, these will not give the revenue needed, we need to have some kind of economic base. The density cannot stay at one, two, four units to the acre, we cannot live on housetops, it is a big issue to move forward on. Mayor Farnworth stated that he feels the councilmembers have the town's best interest at heart. We will never go back to the rural look; we need to have some kind of give and take. Mayor Farnworth asked them to be patient with them and they will do their best. He said Homestead is three and a half to the acre already and we cannot change it. He recommended that Mr. Evans comes up with larger lots closer to the lake. There has to be some kind of density in the town, but where do we put it. Mayor Farnworth mentioned that the land sold around his home and he will be an acre and a half surrounded by half acre lots. Mayor Farnworth asked if the council had any questions they would like to discuss.

Councilmember Goodman was on the Planning Commission last year when Flagship first brought the proposal. He said it seemed way out there, he likes the idea of a master planned community. Councilmember Goodman stated that he has worked in Public Works for a long time, and has watched communities grow without any plan. There is no connectivity, sometimes roads don't even connect. Councilmember Goodman likes the look with what has been presented, but he has concerns with the traffic impact. Tying 400 South to Sleepy Ridge has created more traffic to the intersection. He believes the density is still too high and agrees with the Mayor that we need to have a mix and that we are never going back to a rural community. He said the developers have a right to develop within the cities plan unless we want to change that plan. Until they come up with something that makes him say yes let's change the plan he is not ready to move forward with the development. He stated that TSSD, traffic and overall density is a concern.

Councilmember Fernandez shared the same concerns; he has been through this process before with people saying it is okay but not in my backyard and everyone that is new to the town has come into my back yard and it has not been a bad thing. Moving forward there are going to be some changes and we need to deal with them. We need to make the town successful, and it requires housetops to bring in the large commercial and retail. He said that there will be issues with traffic and he hopes everyone will keep their minds open and eyes out; we are going to have something different than half acre lots to make the town successful.

Councilmember Riley appreciates the feedback and the recommendation is to move forward with continued discussion. We have a lot of feedback to go through and see how it fits and the way to do that is to continue the discussion as the recommendation for the council.

Councilmember Goodman realizes as developers they want to move forward, it isn't in anyone's interest to drag this out forever. He does not know if there is a better way to come up with a final plan that is palatable. He said that maybe we need to get together to come up with a final plan that will help the development move faster. Mayor Farnworth suggested they have a work session.

Councilmember Fullmer agreed, thinks it is workable and they will take the feedback, and put it into a new plan at a work session.

Mayor Farnworth said that he has complete confidence in the contracted staff, we are not a fully staffed town and we started the town on septic tanks and wells; there was no other infrastructure except electricity and phones. We brought it from that era to this era. When he moved to the town there were only four dairy farms and 27 houses and now there are just over 700 residents, no dairy farms and we infrastructure through the Geneva site and the town. We are finishing one of the last loops on the Geneva property and the sewer line on Holdaway Road. We have come a long way and do not want to destroy our ability to have a good town, we've worked too hard. The professional staff will not let us get to the point where our water and sewer fail us. Mayor Farnworth said that the Council can make the right decision. He that the homes south of the golf course in Orem are eight to twelve units to the acre. We need to make sure that we come up with a mix.

COUNCILMEMBER RILEY MOVED THAT THE TOWN COUNCIL CONTINUE THE DISCUSSION FOR ITEMS 6.2, 6.3 AND 6.4 FOR WATERSEDGE. COUNCILMEMBER GOODMAN SECONDED THE MOTION.

Mayor Farnworth called for further discussion, there was none.

ALL PRESENT VOTED IN FAVOR. MOTION CARRIED UNANIMOUSLY.

6.5 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.

COUNCILMEMBER FERNANDEZ MOVED TO TABLE AGENDA ITEM 6.5 AND MOVE 6.7 TO THE END OF THE AGENDA. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTIONED CARRIED UNANIMOUSLY.

6.6 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 turned the time over to Don Overson. Mr. Overson stated that he was waiting to hear back from the architect committee. Councilmember Riley said that the architect committee does not single out architects so they are not an option we can use, so we need to find another way to bring the cost down. He mentioned that Daniel Pace on the Planning Commission has experience and mentioned some things that could bring the cost down and keep some of the aesthetic look to it.

Mr. Overson said that we need to have plan that shows utility locations, etc. and that the lot cannot be graded until we know where those things need to go. Councilmember Fernandez asked if the site needs to be surveyed. Mr. Overson said that is has already been done; we already have it stubbed into the lot we just need to take it from the stub to where it will be in the building. Councilmember Fernandez asked Doug Bezzant our Building Inspector if we can use a residential architect to do this for us. Mr. Bezzant said that as long as they are a licensed architect they could do the work. Mayor Farnworth called for further discussion. There was none

6.8 DISCUSSION AND ACTION – Meter Change Out Fee

Sullivan would like the Mayor and Town Council to discuss the charging of a fee to change out a water meter. The Mayor and Town Council will take appropriate action.

Mayor Farnworth mentioned that they put one-inch meters in homes on Holdaway road and that there is a different cost between the one-inch and the three quarter inch meters. He has had residents

contact him wanting to go to a three quarter inch meter. He turned the time over to Sullivan Love -Town Water Operator Technician.

Mr. Love explained that they decided the larger lots needed a one-inch meter. There are homes on smaller lots and residents requesting to go back to the three quarter inch. Before he changes out the meters he wanted to get the Council's opinion and see if they wanted to charge a fee to make the change. He explained the charges in the consolidated fee schedule and suggested a \$50.00 charge.

Councilmember Fernandez asked if the meters can be reused and how long it takes to change them out. Mr. Love said that it takes about 30 minutes and they can be reused.

Councilmember Riley asked Councilmember Goodman what American Fork charges. Councilmember Goodman said they do not really have that happen very often. He mentioned that they do not have a real cost because they can reuse the meter and it is customary for the town to absorb the cost.

Councilmember Riley stated that we changed the billing rate and should absorb the cost. Councilmember Fernandez asked what if everyone decides to do the same thing. Mr. Church suggested they just change the billing and not change the meter unless they ask to have it changed.

Councilmember Goodman suggested they talk to the people and give them a time limit to change it. Mr. Church said to change out the meter when they need the one-inch meter as long as we let them know. Mr. McHargue asked if that would change the rate for others using one-inch meters. Mr. Church said no, they come in to sign up for the meter they need. Mr. Love said no other residents are using one-inch meters. Mr. Bezzant said the best solution is to change out the meters as they need them. Mr. Overson explained that the different costs are to offset the cost of replacing the meter. Mr. Love said the bigger meters were installed because the lot sizes were larger and the original intent was if their well runs dry will they need the one-inch meter to water their land.

Mayor Farnworth called for a motion.

MAYOR FARNWORTH MOVED TO LEAVE THE ONE-INCH METERS IN PLACE AND THE PEOPLE THAT OWN THE ONE-INCH METERS BE ALLOWED GO DOWN TO THE THREE QUARTER INCH METER'S BASE RATE AND THE TOWN WILL CHANGE THE METERS AT THEIR LEISURE.

Mayor Farnworth called for a second. Mr. Love asked for clarification that all of the residents would go to a three quarter inch base rate. Mr. Church said that it may be a safe assumption but they need to understand if they are using a lot of water and their meter breaks and we put a three quarter inch meter in they may not get the same water. They need to evaluate how much water they are actually using and if they need a one-inch meter to stay on the one-inch billing.

Councilmember Riley asked to include that they need to at least request the change. Mayor Farnworth asked if it would take the liability away from the town. Mr. Church said that we assumed they needed a one-inch meter and now everyone else is using three quarter inch meters, they are not using that much water so they do not need the one-inch meter.

MAYOR FARNWORTH AMENDED HIS MOTION TO INCLUDE THAT THE RESIDENTS NEED TO REQUEST THE BILLING CHANGE. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

6.9 DISCUSSION AND ACTION – PacifiCorp request to paint curb

PacifiCorp is requesting permission to paint the entrance to the plant and the curb for 20 feet either side of the entrances red as a reminder to the trucks that parking their vehicles there is a violation and creates difficulties in both the plant operation and safety. The Mayor and Town Council will take appropriate action.

Mayor Farnworth explained the letter received from PacifiCorp requesting permission to paint the curb. He asked if the road is public. Mr. Church said it is a Vineyard Road and they need permission from the town. Deputy Collin gave a brief history on the problem with trucks delivering to the pipe plant blocking the entrance to the power plant. He has spoken with PacifiCorp and the pipe plant about signage and the laws regarding blocking driveways. The pipe plant is sending out notifications to all of the companies delivering to their plant.

Mayor Farnworth asked the Council if they want to go ahead and allow them to paint. Councilmember Goodman asked if there is a line of sight issue for people trying to leave and not being

able to see traffic on the road where the trucks are parked. Deputy Gordon said there is but the law does not cover from a driveway, it does cover it if the curb is painted red. Mr. Overson said that sight distance is an issue, they are also bringing big rigs and they don't have the ability to make the turn onto the road because the trucks are parked so close to the drive. Having them park 20 feet back would give them better access as well as sight distance

Mr. Love mentioned that there is a fire hydrant between their two entrances could they paint that as well. Deputy Gordon said he pointed that out to them.

Mayor Farnworth called for a motion.

COUNCILMEMBER FULLMER MOVED TO ALLOW PACIFICORP TO PAINT THEIR CURB 20 FEET.

Councilmember Fernandez requested that they paint where the fire hydrant is. Councilmember Goodman asked if that was an additional 20 feet. Deputy Gordon thought it was 10 feet on each side.

COUNCILMEMBER FULLMER AMENDED THE MOTION TO INCLUDE THE FOOTAGE THAT COVERS THE FIRE HYDRANT. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

6.10 DISCUSSION AND ACTION – Recycling Program

The Mayor and Town Council will discuss the results from the Recycling Program Survey. The Mayor and Town Council will take appropriate action.

Mayor Farnworth mentioned that they had received information on the recycling and asked if they want to move forward with it. He asked Mr. McHargue when the contract is up on the garbage. Mr. McHargue thought it was two more years. Mayor Farnworth said that we need to get into negotiations to get credit at North Pointe and be billed directly from them to get a better price.

Councilmember Riley thinks it is premature, unless we want to have central locations. He said that to mandate to the residents that everyone is going to participate is premature.

Mayor Farnworth said that we are paying a higher rate for garbage and thinks they should wait until they can negotiate to get a better rate and then move it into recycling.

Councilmember Riley said people need to understand that the garbage that goes to North Pointe gets recycled.

Councilmember Fullmer asked how to educate the residents. Mayor Farnworth said Public meetings and letters. He said that it is a good source of revenue and it does get shipped to Trans Jordan dump.

Mayor Farnworth called for a motion

COUNCILMEMBER RILEY MOVED TO TABLE IT FOR ANOTHER MEETING.

COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

6.11 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 the park is in a state of limbo because we have not put the contract out to bid. He mentioned that Don Overson and Councilmember Goodman looked at the contract and they felt it needed to be amended.

Mr. Overson felt we could get a better price and felt it was good to put an RFP (Request for Proposal) out and be more specific with what we are doing. Councilmember Goodman said so the bidders know that there are mediums, roundabouts and parking strips to be landscaped and maintained. and was a good time to redo it and sent it out to bid. He mentioned they could add in doing some of the landscaping in some of the islands as part of the process so they don't have to go back out to bid. Mayor Farnworth said that while they are working on the contract he asked Mr. McHargue to get someone temporary to make the park look nice.

COUNCILMEMBER FERNANDEZ MOVED TO GO OUT TO BID TO FIND A NEW CONTRACTOR DO OUR PARK MAINTENANCE AND THAT WE HAVE STAFF PUT TOGETHER THE CRITERIA FOR THAT RFP AND THAT WE HIRE SOMEONE TEMPORALLY TO COME IN AND MAINTAIN THE PARK UNTIL WE GET A CONTRACT WITH SOMEBODY. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL IN FAVOR. MOTION CARRIED UNANIMOUSLY.

6.7 DISCUSSION AND ACTION – Traffic Control – This is continued from an earlier Town Council meeting.

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.

Mayor Farnworth asked where they are on the traffic survey. Mr. Overson explained that he was given the task to do the studies for 400 South, Holdaway Road and the intersection in Sleepy Ridge, because of the construction on Holdaway road he prefers to wait until the roads are complete to get decent numbers. He said that he has the study arranged for possibly the middle of May. They will leave the counters out for three to four days to get some good numbers and we can leave them out longer if necessary. He said they will do a warrant study on the 400 South and Holdaway Road and a regular study on the other intersection.

Mayor Farnworth asked that the traffic study be posted Facebook. Councilmember Fullmer mentioned that the people are waiting for a some kind of action like stops signs. She said they need a different report with lowering the speed limit and the traffic study. Mayor Farnworth said that they put the stop sign out, but people did not want it in their front yard.

COUNCILMEMBER’S REPORTS:

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

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

Mayor Farnworth asked Mr. Church if the Mayor and the Mayor Pro-tem are absent can the Council vote to choose a member to chair the meeting. Mr. Church said yes they can choose from among those present to chair the meeting.

Councilmember Goodman – Councilmember Goodman had no new items to report

Councilmember Fullmer – Councilmember Fullmer handed out information on using free media and having a contest with the residents for the new logo, using Twitter, Facebook and cleaning up our website. Mayor Farnworth asked where she was at with the Youth Council. Councilmember Fullmer said that she has meet with a several people, they are getting back to here. She said that the Easter Egg Hunt was a success and that the Youth Council is in the process of planning the Summer Celebration. Mayor Farnworth asked who was going to provide fencing for the Princess Festival. Councilmember Fullmer said that Ron Hatfield will have his personnel take care of everything they need. Mayor Farnworth asked Councilmember Goodman and Mr. Overson to have the park under contract and maintained before for the festival begins. Mr. Love asked if the lot has been graded for overflow parking. Mr. Overson said that Skip Dunn and Mike Olsen gave the okay to use the lot across from the park on Holdaway Road as parking. Councilmember Fullmer mentioned that the Festival is asking the Town to find a young lady that has done something good in the community to acknowledge at the Festival.

MAYOR’S REPORT:

Mayor Farnworth reported that they already discussed North Pointe Solid Waste Special Service District. He mentioned that they had not had a Mountainland Association of Governments or a Council of Governments meeting. He stated that he will be out town for the Utah Lake Commission meeting on Thursday 7:30 am and asked Councilmember Goodman to attend the meeting. Councilmember Riley will be attending the Economic Development Corporation Utah meetings. Mayor Farnworth asked if Mike

Hutchings or Kelly Pfost knew if they have closed on the Megaplex. Mr. Hutchings said to the best of his knowledge the closing will be on Friday.

CLOSED SESSION - Mayor and Town Council may vote to go into a closed session to discuss personnel issues pursuant to Utah Code 52-4-205.

Mayor Farnworth called for a motion to go into a closed session

COUNCILMEMBER FERNANDEZ MOVED TO GO INTO A CLOSED SESSION FOLLOWING THE RDA MEETING TO DISCUSS PERSONNEL ISSUES. COUNCILMEMBER FULLMER SECONDED THE MOTION.

Mayor Farnworth called for a roll call vote

COUNCILMEMBER RILEY, COUNCILMEMBER FERNANDEZ, COUNCILMEMBER FULLMER COUNCILMEMBER GOODMAN, AND MAYOR FARNWORTH VOTED IN THE AFFIRMATIVE. MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT- Mayor Farnworth called for a motion to adjourn the meeting.

COUNCILMEMBER FERNANDEZ MOVED TO ADJOURN THE MEETING. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY. MEETING ADJOURNED AT 10:18 PM.

Next regularly scheduled meeting is May 14, 2014

MINUTES APPROVED ON August 27, 2014

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