

**MINUTES OF A WORK SESSION WITH STAFF,
PUBLIC HEARINGS AND A REGULAR MEETING OF
THE VINEYARD TOWN COUNCIL
Town Hall 240 East Gammon Road, Vineyard
August 26, 2015 at 6:00 pm**

6:00 PM WORK SESSION

PRESENT

Mayor Randy Farnworth
Councilmember Dale Goodman
Councilmember Nate Riley

ABSENT

Councilmember Sean Fernandez
Councilmember Julie Fullmer

Staff Present: Public Works Director Don Overson, Town Planner Nathan Crane, Attorney David Church, Sheriff's Deputy Collin Gordon, Treasurer Jacob McHargue, Town Clerk/Recorder Pamela Spencer, Planning Commission Chair Wayne Holdaway, Town Water Technician Sullivan Love.

Others Present: Residents Chris Judd, Angela Kohl, and Doug Drury.

6:00 PM

Mayor Farnworth, Town Council, and Staff discussed and agreed that the hiring of staff was an internal process. They discussed the pros and cons of hiring our current Planner full-time or the hiring of a temporary Planner until a decision could be made on a long-term solution. Councilmember Riley liked the idea of hiring a contracted Planner instead of hiring a Planner on contract from another city.

Mayor Farnworth discussed the agenda with Council and Staff.

7:00 PM REGULAR MEETING

PRESENT

Mayor Randy Farnworth
Councilmember Sean Fernandez
Councilmember Dale Goodman
Councilmember Julie Fullmer (electronically 7:02 PM)
Councilmember Nate Riley

ABSENT

Staff Present: Public Works Director Don Overson, Town Planner Nathan Crane, Attorney David Church, Sheriff's Deputy Collin Gordon, Treasurer Jacob McHargue, Town Clerk/Recorder Pamela Spencer, Planning Commission Chair Wayne Holdaway, Town Water Technician Sullivan Love.

Others Present: Residents Chris Judd, Angela Kohl, Doug Drury, and James Noble, and Nathan Paxman; Stewart Park with Anderson Development; Steve Pruitt with Equiwest Inc., Jamie Evans with Evans Grader and Paving, Contractor Cal Workman, Jeremy Searle with Hales Engineering.

Regular Session – The meeting was called to order at 7:00 PM. The invocation was offered by Councilmember Goodman.

CONSENT ITEMS:

- a) Approval of June 10, 2015 Minutes

- b) Approval of June 24, 2015 Minutes
- c) Approval of August 24, 2015 Special Session Minutes
- d) Approval of Final Plat for WatersEdge Phase 3A
- e) Approval of Final Plat for WatersEdge Phase 5A

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED TO APPROVE THE CONSENT ITEMS. MAYOR FARNWORTH SECONDED THE MOTION. ALL IN WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:

Planning Commission Chair Wayne Holdaway – Chair Holdaway reported that on Business Item 8.4, Planning Commission felt that having a drive-thru parallel to Geneva road should be discussed at a later date.

STAFF REPORTS

Public Works Director /Engineer– Don Overson - Mr. Overson reported that the opening of Main Street would be delayed two weeks. He said that due to the inclement weather, the rest of the micro surfacing had been moved to September 4 and that someone would be contacting the residents to let them know of the change. He added that information had been posted on Facebook.

Attorney – David Church – Mr. Church updated Town Council on the removal of the rail spur. He stated that the costs presented from Union Pacific (UP) were not acceptable to the Town. He said that the Town wanted credit against the purchase price for the value of the land purchased from Anderson Geneva as replacement, which had been valued at just under \$2,000,000. He explained that UP said they wanted \$7,000,000 for the purchase of the land and required the Town to give them the land for the new right-of-way. He said that UP's appraisal came back at just over the \$16,000,000 that UDOT was willing to loan the Town. He stated that they recommended that UP get a new number and have a report ready for the first Town Council meeting in September.

Utah County Sheriff's Department – Collin Gordon – Deputy Gordon had no new items to report. Mayor Farnworth thanked him for getting the inmates out to help clean up the town.

Planner – Nathan Crane – Mr. Crane reported that the Town Center project is moving forward and would be presented to the Planning Commission next week. He stated that one concern might be the percentages of residential compared to nonresidential. He said that about 15 applications had been received for Planning and Development.

Treasurer – Jacob McHargue – Mr. McHargue mentioned that the budget and purchasing reports were in the Dropbox. He stated that they are in the process of hiring three (3) new positions. He reported that they met with Senator Hatch's office to receive information about applying for the TIGER grant.

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

COUNCILMEMBERS' REPORTS

Councilmember Dale Goodman – Councilmember Goodman reported that the Council met as the Canvassing Board to certify the Primary Election Votes.

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

Councilmember Sean Fernandez – Councilmember Fernandez reported that during the TSSD board meeting they discussed the budget. He said that he sat in on a webinar with Utah League of Cities and Towns (ULCT) where Senator Hutchings discussed House Bill 348 corrections.

Councilmember Nate Riley – Councilmember Riley commented that it was good to meet with Senator Hatch's staff. He said that he was disappointed with the information received and felt that it would be an uphill climb to get funding. Mayor Farnworth mentioned that they would be setting up meetings to try to work with UTA and UDOT. Mr. McHargue said that they spoke with Cindy Gooch after the meeting and she felt that if they were to have a good Bus Rapid Transit (BRT) plan in place they could receive some of the grant money for the Center Street Overpass.

MAYOR'S REPORT - Mayor Farnworth reported that they had a meeting scheduled with Orem on September 8. He mentioned that the Town Planner had accepted a new position with Highland and they were in the process of contracting with an interim planner.

OPEN SESSION: *Citizens' Comments*

Mayor Farnworth opened the public session. Hearing none, he closed the public session.

BUSINESS ITEMS:

8.1 DISCUSSION AND ACTION – Traffic Calming Committee Report

The Traffic Calming Committee will report on their discussions and any recommended solutions. The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to resident Chris Judd from the Traffic Calming Committee.

Mr. Judd gave the background on the Traffic Calming Committee and turned the time over to resident Doug Drury.

Mr. Drury discussed adding more speed limit signs, having mobile radar speed signs, and suggested where they could be placed. He discussed the approximate cost and how they could be moved to areas of concern. Mr. Overson explained that the signs would be placed in the park strip between the curb and sidewalk. Mr. Drury mentioned that according to studies they looked at, that speed humps were only three (3) percent effective. Councilmember Riley asked in regards to the speed signs if the committee was unanimous on installing them. Doug reported that they were. Mr. Judd stated that was what most people wanted originally.

Mr. Judd turned the time over to resident Alison Carlile.

Ms. Carlile reported on the Golf Course intersections around the loop. She said that they were suggesting stop signs for the golf carts and a crosswalk painted on the road. Mr. Judd mentioned that the Sheriff's office could give the golfers a ticket if they do not stop. Mr. Overson stated that they might need to get permission in a couple of places from the Golf Course.

Mr. Judd turned the time over to resident Nathan Paxman.

Mr. Paxman reported that they tried to target any areas that they felt might have issues. He said that one issue was tight turns and suggested that they include warning signs and a dotted center line to

make drivers aware that it was a tight turn and to help reduce their speed. Councilmember Riley asked if there was a concern with on street parking and if people park around those corners. Mr. Overson mentioned that they have painted the curbs on the curves red.

Resident Dave Kimball living in the Lakes at Sleepy Ridge subdivision stated that the speed limit in Orem is 25 miles per hour and then the signs change to 20 miles per hour in Vineyard and he does not slow down and had never received a speeding ticket.

Resident James Noble asked if the road from 400 South that connects to Lake View Drive had any types of lines. Mr. Judd said that would be a discussion later in the presentation.

Mr. Judd said that there were no speed limit signs on 475 South and that they need to install one to match the rest of the road. He said that the intersection on 400 South and Lake View Drive would take a lot of money to fix. He mentioned that it was currently designed as a roundabout and would not be safe for walking or biking. He suggested that they paint a median at that corner until it is developed.

Mr. Drury stated that where the two stone barriers were that they thought there was an agreement to purchase the land and straighten out that stretch of road.

Mr. Judd said that Ms. Carlile mentioned that there were no safe routes to school for Vineyard Elementary School children on the loop. Ms. Carlile said that she rode bikes with her children to school today and that it was a complete disaster because of the weeds and the breaks in the sidewalk. She stated that she would not allow her children to ride their bikes to school for a while. She said that the ideal route would be 400 South to the school, but because of where the sidewalk was located it was a tight road and people were not seeing it.

Mr. Overson explained that the Town needed to meet with the Vineyard Elementary and get a safe route to school in each subdivision to improve the routes. Councilmember Goodman asked if it was for the school to designate. Mr. Judd said that the Alpine School District lists the safe routes on their website. Town Attorney Dave Church explained that there was a State law that has a process that involves the school district, the municipality and parents that meet as a committee to establish recommended safe routes to school. He said that the old routes were listed on the school's website and that they needed to get the school, the parents, and the town to establish a safe route. Mr. Judd stated that more needed to be done with the crossing on 400 South to make it safer for the children.

Mr. Overson explained that there was funding available through UDOT to install sidewalks, crosswalks, etc. He said that they needed an approved safe route established and then they can apply for funding to install them.

Jeremy Searle with Hales Engineering said that UDOT had just announced the funding and that applications were due by October 1. Councilmember Riley mentioned that the elementary had a new principal who was eager to meet with Vineyard. Mr. Judd asked what the process would be to get this accomplished. Mr. Overson said that he would initiate that process and he mentioned that the weeds in the park strips would be cut down as soon as the new bush cutter was delivered. Deputy Gordon suggested that the inmates come and take care of the weeds.

Mr. Noble asked why from 400 South to Lake View Drive they could not paint it. Mr. Judd suggested that they paint it to create a visual lane and a crosswalk crossing Lake View Drive on 400 South.

Mr. Noble said the road was bad enough that he would not allow his children to ride their bikes there. He suggested moving the crosswalk to 475 South for sight distance with an ADA ramp.

Mr. Judd suggested they install dead end signs at the cul-de-sacs because people quickly turn in and come back out. He explained that they used the original cost of the speed humps and tried to stay within those costs but were slightly over.

Mr. Kimball said that this was a proposal that helps the entire community in Sleepy Ridge.

Councilmember Goodman asked if the corner of 475 South at the T-intersection there was no stop of movement. Mr. Overson replied that there was a stop sign on the Orem side and suggested that they

move the crosswalk north of that intersection so the crosswalk would not affect the movement to the left. He mentioned that there was a conflict with a driveway.

Councilmember Fernandez asked if the additional speed limit signs, the crosswalk potentials and the additional painting of the curb were included in the fee proposal. Mr. Overson replied that everything except the speed limit signs was included. He said that putting crosswalks in would be inexpensive and the concrete bases for the radar signs would have to be done professionally but that the rest could be done by the Town. Mr. McHargue mentioned that the regular speed limit signs were inexpensive.

Councilmember Riley felt that the committee had done an amazing job and offered to make the motion.

Motion: COUNCILMEMBER RILEY MOVED THAT THE TOWN COUNCIL ACCEPT THE SLEEPY RIDGE TRAFFIC CALMING COST PROPOSAL AND AUTHORIZE STAFF TO MOVE FORWARD WITH THE RECOMMENDED INSTALLATIONS WITH THE ADDITION OF THE EXTRA STOP SIGNS.

Councilmember Fernandez suggested adding that they meet with the elementary school. Mayor Farnworth and Councilmember Riley felt that it was a discussion for another time. Councilmember Riley suggested they use the current committee to accomplish it.

COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

8.2 PUBLIC HEARING – Columbia Mill Works Conditional Use Permit and Site Plan Approval

Joel Pilling with Columbia Mill Works is requesting a Conditional Use Permit and Site Plan approval for a 34,000 sq. ft. office warehouse building, located at 426 E and 456 E. 1750 N. Vineyard, in the I-1 Zone.

Mayor Farnworth explained the recommendation and turned the time over to Town Planner Nathan Crane.

Mr. Crane gave a brief explanation of the development and he said that it was a duplicate of the Columbia Millworks building on the other side of the street.

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

Motion: COUNCILMEMBER RILEY MOVED TO OPEN THE PUBLIC HEARING AT 7:52 PM. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

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

Motion: COUNCILMEMBER GOODMAN MOVED TO CLOSE THE PUBLIC HEARING AT 7:53 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED THAT THE TOWN COUNCIL ACCEPT THE FINDINGS AND APPROVE THE REQUEST FOR SITE PLAN AND A CONDITIONAL USE PERMIT FOR AN OFFICE WAREHOUSE IN THE I-1 ZONING DISTRICT SUBJECT TO THE EIGHT STIPULATIONS RECOMMENDED BY THE PLANNING COMMISSION:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED JULY 31, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
 2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
 3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN 180 DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
 4. IN ACCORDANCE WITH SECTION 1514 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE CONDITIONAL USE PERMIT SHALL EXPIRE IN 180 DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
 5. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
 6. PRIOR TO ISSUANCE OF A BUILDING PERMIT, A CROSS ACCESS EASEMENT FOR THE EAST DRIVEWAY ON 1750 NORTH SHALL BE RECORDED.
 7. THE FINAL LANDSCAPE PLANS SHALL BE REVISED TO MEET THE MINIMUM PLANTING REQUIREMENTS IN CHAPTER 20 LANDSCAPING.
 8. ALL TRASH ENCLOSURES SHALL INCLUDE A SOLID OPAQUE METAL GATE.
- COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

8.3 PUBLIC HEARING – R-Mill Conditional Use Permit and Site Plan Approval

Jared Anzures, Agent authorized by owner Ryan Poelman is seeking approval of a Conditional Use and Site Plan applications for two (2) office warehouse buildings to be built on a 6.73 acre parcel, located at 517 E. and 543 E. 1600 N. in Vineyard in the I-1 Zone.

Mayor Farnworth explained the recommendation and turned the time over to Town Planner Nathan Crane.

Mr. Crane gave a brief explanation of the development.

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

Motion: COUNCILMEMBER FERNANDEZ MOVED TO OPEN THE PUBLIC HEARING AT 7:56 PM. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

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

Motion: COUNCILMEMBER GOODMAN MOVED TO CLOSE THE PUBLIC HEARING AT 7:57 PM. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER RILEY MOVED THAT THE TOWN COUNCIL ACCEPT THE FINDINGS AND APPROVE THE REQUEST FOR SITE PLAN APPROVAL AND A CONDITIONAL USE PERMIT FOR AN OFFICE WAREHOUSE IN THE I-1 ZONING DISTRICT SUBJECT TO THE SEVEN STIPULATIONS RECOMMENDED BY THE PLANNING COMMISSION:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED JULY 31, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
 2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
 3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN 180 DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
 4. IN ACCORDANCE WITH SECTION 1514 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE CONDITIONAL USE PERMIT SHALL EXPIRE IN 180 DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
 5. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
 6. ALL DRIVEWAYS SHALL BE SHARED OR SEPARATED BY A MINIMUM OF 150 FEET FROM INSIDE CURB TO INSIDE CURB.
 7. THE WATER LINE SHALL BE LOOPED AS REQUIRED BY THE TOWN ENGINEER.
- COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

8.4 PUBLIC HEARING – MS Properties Conditional Use Permit and Site Plan Approval

Rob Tubman with MS Properties, Vineyard Properties of Utah LLC is requesting approval of a Site Plan and a Conditional Use Permit for an office/warehouse-manufacturing building located at 331 E. and 371 E. 1750 North in the I-1 Zone.

Mayor Farnworth explained the recommendation and turned the time over to Town Planner Nathan Crane.

Mr. Crane gave a brief explanation of the development.

Councilmember Fernandez asked about the parking requirements. Mr. Crane said that the Town had a general requirement and that they have the ability to address any uses as they are requested.

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

Motion: COUNCILMEMBER GOODMAN MOVED TO OPEN THE PUBLIC HEARING AT 8:01 PM. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Resident James Noble asked what was the distance between the wetlands and the development with the loading dock. Mr. Overson explained that the lot was sloped towards the street and that they were not allowed to discharge any storm water into it. He stated that there would be a 10 to 20-foot differential between the property and the wetlands and that they were required to have a fence along the back. He said that there were very few things that could affect the wetlands and that Lindon had a trail on the backside.

Stewart Park with Anderson Development commented that the projects had gone through their HOA approval before coming to the Town for approval. He said that all three (3) of the buildings would add to the value of the industrial park.

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

Motion: COUNCILMEMBER RILEY MOVED TO CLOSE THE PUBLIC HEARING AT 8:04 PM. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO ACCEPT THE FINDINGS AND APPROVE THE REQUEST FOR SITE PLAN APPROVAL AND CONDITIONAL USE PERMIT FOR AN OFFICE WAREHOUSE IN THE I-1 ZONING DISTRICT SUBJECT TO THE SEVEN STIPULATIONS RECOMMENDED BY THE PLANNING COMMISSION:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED JULY 31, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN 180 DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
4. IN ACCORDANCE WITH SECTION 1514 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE CONDITIONAL USE PERMIT SHALL EXPIRE IN 180 DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
5. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
6. CROSS ACCESS AGREEMENTS SHALL BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. ALL PARKING SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 20 LANDSCAPING AND CHAPTER 19 PARKING OF THE VINEYARD TOWN ZONING ORDINANCE.

COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

8.4 DISCUSSION AND ACTION – Development and Site Plan Approval for Vineyard Gateway

The applicant is seeking approval for a four-building retail shopping center with a total square footage of 21,986. The proposed project will be located at the Northwest corner of Mill Road and Geneva Road.

Mayor Farnworth explained the recommendation and turned the time over to Town Planner Nathan Crane.

Mr. Crane gave a brief explanation of the development. He mentioned that the uses had not been identified for the credit union building. He turned time over to Steve Pruitt with Equiwest Inc.

Mr. Pruitt stated that they tried to get something with more curb appeal that would be attractive enough for the town and that would help tenants attract customers. He said that this was a more expensive design, not a stick frame building and that it had an intergraded color block highlighted with stone accents on the columns. He explained that the design had a breezeway and covered canopies along the walkways. He said that they designed a water feature with an actual catch basin and an outdoor patio along the south side of Mill Road entry. He mentioned that north of the credit union

building the landscaping would be redone and included park benches. He stated that they stayed in compliance with code for the materials.

Mr. Crane explained that on plan the dotted lines were the overhangs and canopies. He went over a couple of the stipulations recommend by Planning Commission.

Councilmember Fernandez asked if all of this was a rental plan. Mr. Pruitt replied that is was and added that they had submitted a subdivision plan. He said that they overlaid it with a subdivision and concurrently with a declaration of covenants, easements, conditions, and restrictions.

Councilmember Fernandez asked if this was something that needed to be added to the stipulations. Mr. Crane replied that it should be done before the Certificate of Occupancy was issued. Mr. Pruitt said that it had already been done, sent to the County, and would be coming to the town for approval.

Councilmember Riley felt that they had changed what he had expected and added that they talked about a bigger use on that corner. He asked for input from the Planning Commission.

Mr. Judd said that his concern was if the town could determine what the owner puts on the property if they meet their requirements. He mentioned that they had to come back and get a Conditional Use Permit and that he was not a fan of a drive-thru. Mayor Farnworth said that his idea was that there would be an entrance sign.

Councilmember Riley expected bigger uses than a strip mall. He appreciated all of the extra architectural amenities but was worried about the potential for vacancies and that it was not the look and feel he would like to have had. Mayor Farnworth said that they gave the Maverik permission to build and asked what could come in that was different. Councilmember Riley stated that there were conversations of different uses instead of a shopping complex and he could not compare it to the Maverik.

Mr. Holdaway said that there were so many apartments and that they needed to have the local stores such as a beauty store. He added that it would be a positive area and have few vacancies because of the location. Councilmember Riley stated that there was a place for this type of development in Vineyard, such as around the Megaplex, but was uncomfortable with it being on that corner.

Contractor Cal Workman said that they had the opportunity to drive the development in that area, but when they allowed for the subdivision of the corner property into smaller lots, the strip mall became a good use of the parcel. Mr. Pruitt stated that they could not put anything larger in the area and still meet the code requirements. He said they used the same standards as the Maverik and that this was a sizable investment and added that he did not want it to fail. The way it was situated so was that there could be an integration with the rest of the land as it was developed with access to Mill Road and the rest of the properties. He felt that the Center Street overpass was necessary for these developments.

Mr. Crane stated that the Council was to approve the architectural design and site lay out and not what types of business would go into the development. Mayor Farnworth liked the look of the strip mall. He asked Mr. Overson if they could go vertical. Mr. Overson replied that they could not because of the parking requirements and landscaping setbacks. Mayor Farnworth said that he would like to see it succeed and did not want to discourage the tax base that would come from it.

Mr. Pruitt stated that communication was ongoing with the property owners to the west.

Councilmember Fernandez asked if the developer could come up other options. Mr. Pruitt mentioned that he had looked at about 20 different site plans with the primary purpose to make it successful. He said that there are certain things that drive a development, and make it so that the tenants will succeed. He explained that they were limited by the curb cut installed by UDOT on Geneva Road, the access on Mill Road and the access to the property on the north. He said that what it came down to was economics, which was what drives the development.

Councilmember Fernandez hoped that they would understand the Council's point of view and make it a unique area. Mr. Pruitt said that it would not look like other developments in the surrounding cites.

Councilmember Fernandez asked if they could include a feature like a large Vineyard sign. Mr. Pruitt explained that they had already made a commitment to install a large reflective sign and a wall.

Mr. Park stated that they worked with the developer and they agreed to put in a large entry feature that would be about 16 feet high with the @Geneva logo and incorporated the Vineyard name into it. He hoped that people would have the feeling that they have driven into something different. He said that this was a perfect corner for a fast food store and that they worked out the development to make it something people would be proud of. Mr. Pruitt added that they had two other parcels in escrow and were trying to create a village setting that had the same architectural thread throughout.

Councilmember Riley said that going back to when the applicant came in and asked to subdivide the lot that they lost the opportunity to have a larger development on that property. He said that it was a critical eye that needed to look at it and that they had talked for years that this area would be something different. He stated that he appreciates the design and the integration, but moving forward they would be taking a critical look at other subdivision requests. He agreed that it met all of the stipulations and there was very little they could do about it. He said that the next time someone wants to come in and subdivide a large lot they would need to take a hard look at the request.

Councilmember Fullmer asked if they could come back with additional designs and different visuals, and revisit it. Mr. Pruitt said that the discussion was not the look of the building but the size of the building. He said that they had already maximized what could go on the lot size.

Mr. Crane reminded the Council that they had approval of the architectural designs. Mayor Farnworth asked what other pictures would make this look better other than a model of the building.

Councilmember Riley said that when he saw the plans they received black and white copies of the planters.

Mayor Farnworth asked if they could push the issue forward. He said that they have the box and the building and cannot go higher, and what are they going to achieve by pushing this off.

Mr. Noble asked if the water feature was big enough for children to play in and suggested that they make it big enough so that children could play in it. Mr. Pruitt explained that it was a small feature and that they did not want to create a liability. He added that it would be at eye level as you drive in and adjacent to an outdoor patio. He said that unless they wanted to give up some of the required landscaping then there was not enough ground. He stated that they were following the State Code and were entitled to approval. Mr. Crane reminded the Council that the way the code was written there was a provision that they could review the architecture.

Councilmember Goodman stated that this was disappointing to what they had envisioned. He said that it met all of the conditions and the only thing that could be done was the architecture. He felt that there was not much point in stretching it out further.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED TO ACCEPT THE FINDINGS AND APPROVE THE DEVELOPMENT PLAN AND SITE PLAN SUBJECT TO THE TWELVE STIPULATIONS RECOMMENDED BY THE PLANNING COMMISSION:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED JULY 31, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN 180 DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
4. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.

5. THE FINAL LANDSCAPE PLANS SHALL BE REVIEWED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE FINAL LANDSCAPE PLANS SHALL INCLUDE A DETAIL SHOWING THE REQUIRED PARKING SCREENING ALONG MILL ROAD. THE LANDSCAPE BUFFER SHALL COMPLY WITH SECTION 2008.3.
 6. THE PUE SHALL BE ABANDONED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 7. UDOT SHALL APPROVE THE ACCESS ONTO GENEVA ROAD PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 8. ALL LIGHTING SHALL BE FULLY SHIELDED. LIGHT LEVELS SHALL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE.
 9. ALL CROSS ACCESS AGREEMENTS SHALL BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 10. ALL ARCHITECTURE WITHIN THE CENTER SHALL BE CONSISTENT INCLUDING THOSE OF FRANCHISES IN MATERIAL, COLOR, AND ARCHITECTURAL DESIGN. THE ELEVATIONS SHALL BE APPROVED BY THE PLANNING COMMISSION AND TOWN COUNCIL.
 11. ALL DRIVE-THRUS SHALL INCLUDE A PORTE-COCHÈRE THAT COVERS THE DRIVE THRU WINDOWS AND A MINIMUM THREE FOOT WALL THAT MATCHES THE BUILDING TO SCREEN THE DRIVE THROUGH LANE FROM MILL AND GENEVA ROAD.
 12. SIGNAGE ON THE CORNER SHALL BE APPROVED BY THE TOWN.
- MAYOR FARNWORTH SECONDED THE MOTION. COUNCILMEMBERS FERNANDEZ AND FULLMER WERE OPPOSED. MOTION CARRIED 3-2.

8.5 DISCUSSION AND ACTION – Amendment to the Beer License Code (Ord 2015-)

Town Attorney David Church will present a proposed amendment to the Beer License Code. The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to Attorney David Church.

Mr. Church explained the old code and that they needed to amend the code to take out the provision that if you sold gasoline you could not sell beer. He said that the definitions in the Zoning Ordinances did not match the Municipal Code's so he changed the Municipal Code's to match the Zoning Ordinance and made a few other small changes. He recommended that they adopt the amended code.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO APPROVE THE AMENDMENTS MADE TO THE BEER LICENSE. COUNCILMEMBER RILEY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FARNWORTH, COUNCILMEMBER FERNANDEZ, COUNCILMEMBER FULLMER, COUNCILMEMBER GOODMAN, AND COUNCILMEMBER RILEY VOTE AYE. MOTION CARRIED UNANIMOUSLY.

8.6 DISCUSSION AND ACTION – Public Safety Building

Public Works Director/Engineer Don Overson and Treasurer Jacob McHargue will present options for the Public Safety Building. Mayor and Town Council will take appropriate action.

Mayor Farnworth explained the need for moving forward on building the new building. He mentioned that the other options were a mobile building or renting an office space. He stated that the decision was to move on the Public Safety Building and use the old house for plan reviews, etc., in the meantime. He said that it would only get more expensive to build. Mr. McHargue said that they

met with an engineering firm about the design and helical piers were the least expensive option. He explained that the main cost savings would be going from a suspended concrete floor to a wood floor and that the engineering firm did not recommend it.

Councilmember Riley said that he wanted to be able to lock down the price and not have additional costs from loose ends. Mr. Overson said that they would not know the costs until it is bid and that during the construction there were always fluctuations. He mentioned that they have the architects estimate on costs and one construction bid. He said that the plans are almost finished and that he could put it out to bid within a week and come back to Council with better numbers. He also mentioned that the architect's bid was around \$700,000 and that they are usually on the high end.

Councilmember Riley said that he spoke to the project manager of the new LDS Stake Center who mentioned that construction costs are up 15 to 30 percent. He said that he was in favor of moving forward with the project but wanted to know if it was going to be \$700,000 or \$900,000. Mayor Farnworth said they needed to give Mr. Overson the go ahead to get the project out to bid.

Councilmember Riley felt that they had dramatically changed the building from what the originally design was. He said that if the bid came back too high then maybe they would need to look at it and change the design. Mr. Overson mentioned that they had already spent \$50,000 on the design and layout and if they had him change the building, he would have to start over.

Mayor Farnworth said that if they were to make it smaller it would be inefficient and that it would increase the cost to add onto it. Mr. Overson stated that the biggest jump in cost was adding the basement, which triggered the different type of floors. He explained that the reason for adding the basement was that they would have outgrown the building within a year. He said that they could add a basement for a third of the cost of the main floor and have double the workspace.

Mayor Farnworth asked Council if they wanted to authorize staff to get bids and reminded them that if they kept putting it off the cost would increase.

Councilmember Goodman stated that the best time to bid the project was when work slows down during the winter and early spring and added that now was the best time of year to bid a project. He asked Mr. Overson if they could have it ready to go out for bid in a week or two. Mr. Overson said that he was waiting for redlines to come back so he could get the final plan, but he was concerned as to what the architect's schedule might be.

Councilmember Goodman asked how much time he needed to get the bids back. Mr. Overson said that he needed to give the contractors two (2) to three (3) weeks, or possibly a month, to get the bids back to him so he can get it back to Council.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO AUTHORIZE STAFF TO GET BIDS FOR THE PUBLIC SAFETY BUILDING. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

8.7 DISCUSSION AND ACTION – Staffing

Staff is requesting approval of the reorganization of the Finance Department (This item was continued from the July 22, 2015 meeting.) The Mayor and Town Council will take appropriate action.

Mayor Farnworth turned the time over to the Town Treasurer Jacob McHargue.

Mr. McHargue mentioned that since the morning assistant left, the afternoon assistant had been filling in. He explained that the State had requirements for separation of duties and he felt that this was a good time to come into compliance with those requirements. He requested combining two positions, with the morning being the administrative assistant and in the afternoon being the finance assistant or

Treasurer. He said that with the requirements for the treasurer position it would not be realistic for a Councilmember to take over the position, as it would take at least 20 hours a week.

Councilmember Riley asked if, when Mr. McHargue mentioned earlier in the meeting that they were in the process of hiring three (3) new positions, he was not replacing the morning office assistant.

Mr. McHargue replied that the three (3) positions were in Public Works. He said that in the last meeting the Council had questions on the pay for that position. He explained that they could pay the administrative assistant salary and have that person fill a dual role.

Councilmember Goodman asked if it would become a full-time position. Mr. McHargue replied that they could combine both positions.

Councilmember Riley said that he was not sure why the separation of duties required 15 to 20 hours a week. He said that his understanding was that they needed someone that was not involved in the day to day activities to be a third set of eyes to oversee those transactions. Mr. McHargue explained the separation of duties and the types of ways that this could be accomplished. He mentioned that the Town had never been in compliance, even when the treasury was in the Council.

Mayor Farnworth stated this information came from the ULCT Book of Powers and Duties and from speaking with the Town Attorney David Church.

Councilmember Riley said they discussed that they needed to see what the financial impact was, part time vs full time. He felt that they did not clearly identify what the duties would be and if they had budgeted for it. Mr. McHargue said that they had budgeted for an additional part-time position and that the only financial impact would be the benefits for a full-time position. He said that the financial impact would be an additional \$8,400 a year.

Councilmember Riley suggested that Council should be able to see what the financial impact would be upfront. Mayor Farnworth said that he had discussed this with Mr. McHargue. Councilmember Riley said that the Council was not privileged to have all of those conversations. Mr. McHargue agreed to give a financial impact report to Council with any hiring requests.

Councilmember Goodman asked if the only thing unbudgeted for was the insurance. Mr. McHargue replied that all other benefits were in the budget except for the insurance.

Councilmember Riley asked if there would be enough separation in the types of responsibilities and duties and to hire two separate people or does it make sense to bring the two jobs together. Mr. McHargue said that they could separate the position but his concern was in hiring a finance person who was qualified to do the work and willing to work part-time. Councilmember Riley asked if they were looking at hiring someone full-time in finance were they talking more than \$15.00 an hour. Mr. McHargue explained that this was an entry-level position and he would be looking for someone with finance experience, maybe someone who was going to school.

Councilmember Goodman asked if there was space for a second person. Mr. McHargue said that they would have to coordinate schedules because they would be sharing the same space. Mr. McHargue said that there was space for two (2) people at the front counter and that there would only be two (2) people at the desk for four (4) hours a day.

Mr. McHargue mentioned that they did not receive as many applications as hoped for when filling the part-time position the last time. He recommended hiring the full-time position.

Councilmember Goodman asked if there was any reason someone could not do both jobs. Mr. McHargue felt that they would be able to find someone to do both positions and then after they are hired they would be able to determine how to separate their day.

Mayor Farnworth asked Council how they wanted to proceed.

Councilmember Riley felt that they should move forward with hiring a fulltime person. Mayor Farnworth felt that if they had a full-time person then there would be two people in the treasury department to fill in when one was gone.

Mayor Farnworth called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED TO APPROVE THE REORGANIZATION OF THE FINANCE DEPARTMENT TO AUTHORIZE THE HIRING OF A FULL-TIME PERSON TO

PROVIDE COVERAGE AT THE FRONT DESK AND IN THE TREASURER CAPACITY. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED UNANIMOUSLY.

8.8 DISCUSSION AND ACTION – MOU or Interlocal Agreement with Utah County in regards to the 2015 General Election

Staff is requesting approval for the Mayor to sign a Memorandum of Understanding (MOU) or Interlocal Agreement to then be presented to the Utah County Clerk and Commissioners as an agreement to possibly include the County's Special Election Ballot on the Vineyard Municipal Ballot with recommendations as to how this could be accomplished. The Mayor and Town Council will take appropriate action.

This item was postponed until Utah County gives staff further information.

ITEMS REQUESTED FOR NEXT AGENDA

Mr. Overson requested that the Rocky Mountain Power Franchise agreement be put on an agenda. Jamie Evans requested to be put on the agenda for next month.

CLOSED SESSION

The Mayor and Town Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of:

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property
- (e) strategy sessions to discuss the sale of real property

Motion: COUNCILMEMBER GOODMAN MOVED TO MOVE INTO A CLOSED SESSION AT 9:27 PM FOR THE DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL AND A STRATEGY SESSIONS TO DISCUSS THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY.

COUNCILMEMBER RILEY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FARNWORTH, COUNCILMEMBER FERNANDEZ, COUNCILMEMBER FULLMER, COUNCILMEMBER GOODMAN, AND COUNCILMEMBER RILEY VOTE AYE. MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Meeting adjourned at 10:30 PM. Next regularly scheduled meeting is September 9, 2015

MINUTES APPROVED ON: September 23, 2015

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