MINUTES OF A WORK AND REGULAR SESSION
OF THE VINEYARD CITY COUNCIL MEETING
City Hall, 240 East Gammon Road, Vineyard, Utah
December 13, 2017 at 6:00 PM

Present	**Absent**
Mayor Pro Tem Tyce Flake	Mayor Randy Farnworth
Councilmember Dale Goodman (6:38 PM)	
Councilmember Julie Fullmer	
Councilmember Nate Riley	

Staff Present: City Manager/Finance Director Jacob McHargue, Public Works Director/Engineer Don Overson, Sergeant Holden Rockwell with the Utah County Sheriff's Department, Community Development Director Morgan Brim, City Recorder Pamela Spencer, Building Official George Reid, City Planner Elizabeth Hart, Planning Commission Chair Chris Judd

Others Present: Residents John Earnest and Tim Blackburn, Jeremy Terry with Ensign Development

WORK SESSION

Mayor Pro Tem Flake called the meeting to order at 6:00 PM. He gave the invocation.

OPEN SESSION – Citizens' Comments

Mayor Pro Tem Flake called for public comment. Hearing none, he closed the session.

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

Chair Judd reported on the items on the agenda along with recommendations by Planning Commission. He mentioned that Planning Commissioner Cristy Welsh would be the new Planning Commission Chair with Anthony Jenkins as vice-chair. He added that they would need two new Planning Commissioners.

MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS
No reports were given.

STAFF REPORTS
City Manager/Finance Director – Jacob McHargue – Mr. McHargue reported that he and Councilmember Fullmer had been meeting with different individuals and organizations. He said that they met with Alpine School District and discussed the district's plans along with the city's plans for the parking in front of Vineyard Elementary. He mentioned that there would be a

training session for newly-elected councilmembers and invited the current councilmembers and the new mayor to attend. He added that the council retreat was scheduled for January 19, 2018.

Public Works Director/Engineer – Don Overson – Mr. Overson reported that several of the engineering projects were on hold until the city decided which ones would be funded. He said that he had a meeting scheduled with UTA to discuss the Town Center Train Station. He mentioned that he had hired a couple of new public works employees. He reported that the other two city engineers had received their licenses this year, so there were now three Professional Engineers on staff. He mentioned that a contract was in place for snow removal.

City Attorney – David Church – Mr. Church was excused.

Utah County Sheriff's Department – Sergeant Holden Rockwell – Sergeant Rockwell had no new items to report.

Community Development Director – Morgan Brim – Mr. Brim reported that Mill Town West was moving forward with their site plan. They should start construction soon. The developer had announced that the Blue Lemon, Sub Zero Ice Cream and Chubby's would be located there.

He reported that they were working with the Heritage Commission and Planning Commission on the General Plan update.

He reported that a BYU class proved a "Small Area Plan" for the Geneva site. They provided a land use plan that could be found on the city's website under the planning page. He explained that the group took the Martin Snow and Anderson Geneva properties on the west and north side of the UVU property. He said that the plan provided a layout for uses that could complement UVU's uses.

He reported that they needed to add a note to the Geneva Retail Frontage plat that would state that "The access easement across the 11 lots will connect to the access points as determined by the UDOT/Geneva Access Management Plan." He added that the note would also include "or as approved by UDOT or the property owner." He said that the access points would be selected by the property owner and UDOT.

City Recorder – Pamela Spencer – Ms. Spencer reported on the election results. She invited everyone to attend the Swearing-in Ceremony scheduled to be held on January 2, 2018 at 12:00 noon at City Hall.

Building Official – George Reid – Mr. Reid presented his monthly building report. Highlights were:

- Total revenue for August $141,150
- Estimated revenue $108,638
- Fiscal year to date $770,186
- Units issued permits 60
- Total units occupied 2,967
- Population estimate (conservative) 11,534

Mr. Reid mentioned that this number did not include the 881 permits issued or the 50 permits that had been approved. He said that once they had been given Certificates of Occupancy the number of residents would increase to approximately 15,000.

- Building applications received 63
- Applications in review 86

•	Plans approved	58
•	Active construction sites	632
•	Total inspections	907

He anticipated that the level of inspections would stay about the same with the winter weather. He added that they had adequate staff to meet the inspection needs.

Mr. Reid gave an update on the basement finish for the Public Safety Building. He mentioned that labor was hard to find. He said that the contractor would not be starting the interior finish until after the first of the year. He explained that it would be on a more condensed schedule with less impact on staff. The completion date was scheduled for mid-March.

<u>Water/Sewer Operator Sullivan Love</u> – Mr. Love was excused.

DISCUSSION ITEMS
No items were submitted.

<u>REGULAR SESSION</u>

Mayor Pro Tem Flake opened the regular session at 6:21 PM.

MAYOR'S APPOINTMENTS
Heritage Commission...2 vacancies

Heritage Commission Chair Tim Blackburn presented two names for consideration as commission members: Briana Glanzer and Curt James. Council agreed to Chair Blackburn adding the two new commission members.

CONSENT ITEMS
a) Approval of the November 8, 2017 City Council Meeting Minutes
b) Approval of the November 21, 2017 City Council Special Session Minutes
c) Approval of the Geneva Retail Frontage Final Plat
d) Approval of The Lochs at Waters Edge Final Plat C and D
e) Approval of Purchases

Mayor Pro Tem Flake called for a motion.

Councilmember Riley asked if they needed to make note of the access comments from Mr. Brim. Mr. Brim stated that it was for informational purposes and that it was common to add additional language in the notes after approval.

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE THE CONSENT ITEMS, ADDING LANGUAGE TO ITEM C REGARDING COMMUNICATION WITH UDOT REGARDING ACCESS ON GENEVA ROAD. COUNCILMEMBER FULLMER SECONDED THE MOTION. MAYOR PRO TEM FLAKE, COUNCILMEMBERS FULLMER AND RILEY

VOTED AYE. MAYOR FARNWORTH AND COUNCILMEMBER GOODMAN WERE ABSENT. THE MOTION CARRIED WITH TWO ABSENT.

BUSINESS ITEMS

10.1 DISCUSSION AND ACTION – <u>Preliminary and Final Approval of the 575 South Subdivision Plat C</u>

Telos Properties LLC is requesting approval of the preliminary and final 575 South Subdivision Plat C. The mayor and City Council will take appropriate action.

Mayor Pro Tem Flake turned the time over to Community Development Director Morgan Brim.

Mr. Brim explained that on the Zoning Map they had rezoned the frontage on Geneva Road to Commercial. Mr. Brim stated that this would allow Telos to use the land to expand their site. He explained that the plan was to use the site for retail which would provide jobs and training skills for the Telos students. He mentioned the setback issues.

Councilmember Fullmer asked about amending the setbacks. Mr. Brim explained that the Regional Commercial setbacks required 25 feet on the front and 20 feet on the back. He said that an amendment to the code could state that if a commercial use was adjacent to a noncommercial use it could have a reduced setback.

Councilmember Riley asked about the concept drawing mentioned in the staff report. Mr. Brim displayed the concept plan for everyone to view.

Councilmember Riley asked if they were going to have to look at adding additional width to 575 South. He felt that they needed to be careful in placing a building too close to a corner which could impact the line-of-sight. Mr. Brim explained that the concept plan provided the building envelope. He said it was not just the building footprint, but could incorporated frontage for patio space. He explained the "Clearview" requirements in the code. There was a discussion about the property and city boundaries.

Chair Judd mentioned that they had had additional discussions in terms of the restaurant space, parking lot, etc., to determine what could go on that site and the visual outlooks.

Councilmember Fullmer asked if the plan was showing the street or a sidewalk. Chair Judd replied that it was a sidewalk. Mr. Brim mentioned that it was a concept plan. Mr. Judd stated that the Planning Commission was trying to push the buildings closer to the street and have the parking in the back.

Mr. Overson explained that in the negotiations with the LDS Church, to acquire the 575 South property, they gave the city enough property for a full width for 3-lane road. He stated that it would be what a collector road would be, minus the park strip and sidewalk. He said that the Telos plan included the park strip and sidewalk. He felt that they would not have to widen the road with the way things were being laid out.

Councilmember Riley asked if there was a similar conversation for the other parcel. Chair Judd replied that the Cook family was retaining ownership. Mr. Brim explained that it would stay an agricultural use for now.

Chair Judd mentioned that there were access questions. Jeremy Terry with Ensign Development explained that there was a handshake on access to the back parcel through the Telos property. He added that the land user intended to move in the next few years.

Mayor Pro Tem Flake called for further questions. Hearing none, he called for a motion.

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE THE PRELIMINARY AND FINAL PLAT FOR THE 575 SOUTH SUBDIVISION PLAT C WITH THE PROPOSED CONDITIONS AS PRESENTED. COUNCILMEMBER FULLMER SECONDED THE MOTION. MAYOR PRO TEM FLAKE, COUNCILMEMBERS FULLMER AND RILEY VOTED AYE. MAYOR FARNWORTH AND COUNCILMEMBER GOODMAN WERE ABSENT. THE MOTION CARRIED WITH TWO ABSENT.

Councilmember Goodman entered the meeting at 6:38 PM.

10.2 DISCUSSION AND ACTION – Preliminary and Final Plat for the Eastlake at Geneva Industrial Business Park Phase 11

Robert Tubman, MS Properties, is requesting approval for a preliminary and final plat for the property located on the west end of 1750 North. The mayor and City Council will take appropriate action.

Mayor Pro Tem Flake turned the time over to Mr. Brim.

Mr. Brim explained the applicant's request. He stated that it included the future road dedication of 1750 North. He said that there was a proposal to connect 1750 North to Pioneer Lane.

Mayor Pro Tem Flake called for questions. He felt that the largest benefit was the dedication of the road. Mr. Brim said that in the BYU plan they recommended creating a truck route. He felt it would be a good idea to establish a truck route to separate, as best they could, the retail, academic, and residential traffic from the heavy truck traffic.

Mayor Pro Tem Flake felt that this subdivision would further the industrial development. Mr. Brim said the he received a lot of Requests for Proposals (RFP) from EDCUtah which were for manufacturing facilities. He said that it had been tough pursuing them because of lack of infrastructure. He stated that this subdivision would open up opportunities to go after these types of companies.

Mayor Pro Tem Flake called for further questions. Hearing none, he called for a motion.

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE THE PRELIMINARY AND FINAL EASTLAKE AT GENEVA BUSINESS INDUSTRIAL PARK PHASE 11 PLAT WITH THE CONDITIONS STIPULATED. COUNCILMEMBER GOODMAN SECONDED THE MOTION. MAYOR PRO TEM FLAKE, COUNCILMEMBERS FULLMER, GOODMAN, AND RILEY VOTED AYE. MAYOR FARNWORTH WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

CLOSED SESSION

No closed session was held.

Councilmember Riley stated for the record that he wanted to publicly thank Mayor Farnworth and Councilmember Goodman for their service in the community. He said that when he started

14 years ago he felt that they were dealing with hard issues, but this past year had made him realize how difficult it could be to serve the public. He commented that in his first election he won with 17 votes. He felt that he could not state adequately how much he appreciated the extended service of Mayor Farnworth and also Councilmember Goodman's service. He commended both of them and thanked them for all that they had done. He stated that it had been a pleasure to serve and work with them.

Mayor Pro Tem Flake echoed his comments. He said that he wished the mayor had been able to attend tonight's meeting, but was glad that Councilmember Goodman was in attendance. He stated that it was as lot of work and that there were tough decisions to be made that were not always popular. He complimented Mayor Farnworth and Councilmember Goodman on their well-served terms.

ADJOURNMENT

Motion: MAYOR PRO TEM FLAKE ADJOURNED THE MEETING AT 6:47 PM. MAYOR PRO TEM FLAKE, COUNCILMEMBERS FULLMER, GOODMAN, AND RILEY VOTED AYE. MAYOR FARNWORTH WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

The next regularly scheduled meeting is January 10, 2018.

MINUTES APPROVED ON: January 10, 2018

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