



**NOTICE OF A MEETING OF THE VINEYARD
REDEVELOPMENT AGENCY BOARD
March 8, 2017 – 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, March 8, 2017, starting at approximately 6:00 PM or as soon thereafter as possible following the City Council meeting in the Vineyard City Hall; 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

Agenda

1. CONSENT AGENDA:

- a) Approval of the December 21, 2016 meeting minutes

2. BUSINESS ITEMS:

2.1 DISCUSSION AND ACTION – 1050 North Roadway, North South Site Road & Walmart Property Buy-down

(15minutes)

Anderson Geneva, LLC submitted an RDA application by on Friday, July 1, 2016 regarding improvements to property located on the northwest corner of Geneva Road and Vineyard Connector. This application includes the following requests:

1. Buy-down the purchase of the property to incentivize a new Walmart Super Store;
2. Construction of roadway 1050 North from Geneva Road to Mill Road; and
3. Construction of Walmart Retail Road from Vineyard Connector to proposed 1050 North Road.

The RDA Board will take appropriate action. (This item was continued from the 8/10/2016 and 8/24/2016 meetings.)

3. ITEMS REQUESTED FOR NEXT AGENDA

(Requests for future agenda items are to be submitted to the City Clerk/Recorder the Friday before a City Council meeting. If there will be a cost to the city, project and event requests must be submitted with a fiscal impact analysis or report.)

Item

Requested by

- Residential Permanent Service
Contract between Rocky Mountain
Power and Vineyard
- Budget Adjustment

Public Works Director / Engineer
Don Overson

City Manager / Finance Director

4. ADJOURNMENT

The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Clerk at least 24 hours before the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard City Hall, the Vineyard city website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: March 7, 2017

CERTIFIED (NOTICED) BY: /s/ Pamela
Spencer PAMELA SPENCER, CITY RECORDER



COMMUNITY DEVELOPMENT

TO: RDA Board
FROM: Don Overson, Morgan Brim & Jacob McHargue
DATE: March 8, 2017
RDA REQUEST: 1050 North Roadway, North South Site Road & Walmart Property Buy-down

Introduction:

This memorandum is intended to provide the Redevelopment Board ("Board") guidance in their consideration of an RDA application submitted by Anderson Geneva, LLC on Friday, July 1, 2016 regarding improvements to property located on the northwest corner of Geneva Road and Vineyard Connector. This application included the following six requests:

1. Remediate site and ground contamination;
2. Remediation of contaminated ground water;
3. Removal of subterranean concrete material;
4. Buy-down the purchase of the property to incentivize a new Walmart Super Store;
5. Construction of roadway 1050 North from Geneva Road to Mill Road; and
6. Construction of Walmart Retail Road right in/right out (RIRO) from Vineyard Connector to proposed 1050 North Road.

The board already approved items 1 - 3, covering the of remediation and concrete removal efforts. During the meeting on March 8th, the applicant is requesting the board to approve items 4-6.

Walmart Land Buy-Down:

In reviewing item four regarding a land buy-down of the subject property as an incentive for the construction of a new Walmart Super Store, staff has found that the Geneva Urban Renewal Area Plan ("Plan") does not delineate clear support for this type of economic incentive. However, the plan prioritizes, with the assistance of the land owner, remediation efforts and "back bone" infrastructure. Additionally, the RDA has agreed to fund remediation efforts, which, when completed will provide added value to the subject property. If the RDA approves this request, they will be paying the land owner back for the value that remediation, and infrastructure (if approved), added to the property. As stated below, staff recommends that the board allocate its resources to funding essential back-bone infrastructure like the proposed 1050 North and not fund the proposed property buy-down.

1050 North Road:

The city has reviewed the request for funding to cover construction costs of 1050 North from Geneva Road to Mill Road and have concluded that the request meets the criteria outlined in the RDA plan regarding back-bone infrastructure. Section 13 of the RDA Plan states "Agency funds used for public infrastructure will focus on "backbone" infrastructure necessary to promote and provide for economic and community development within the Project Area." The proposed 1050 North Road will serve as an important link beyond the retail site on the northwest corner of the Vineyard Connector and Geneva Road, serving the future UVU north campus and light industrial properties to the north. The applicant originally requested 1050 North to be constructed as a five-lane road, however the traffic study

conducted by Hales Engineering concluded that only three lanes be used. Staff is therefore recommending approval of this request for a three-lane road.

Walmart Retail Road:

The traffic study by Hales Engineering (Jan, 2017) proposes a retail road from the Vineyard Connector heading north to a future 1050 North. Another alignment shows the Retail Road routing further to the north and connecting into a future 1200 North. At the southern intersection of the Retail Road and the Vineyard Connector a right-in/right-out design is proposed as UDOT will not permit a full intersection or signalization at this point in their right-of-way. The traffic study recommends that this road contain three lanes, but does not conclude it will serve any regional significance; being used mainly by travelers to the retail property. Staff does not believe the proposed Retail Road meets the criteria for Backbone infrastructure outlined in the RDA plan and recommends denial of this request.

Recommendations

1. Deny request to buy-down land.
2. Approve the request for funding of 1050 North for three lanes from Geneva Road to the future Mill Road extension.
3. Deny request for funding of the Walmart Retail Road.
4. Add the following roads to the Vineyard Road Master Plan:
 - a. 1200 North (3 lanes)
 - b. 1050 North (3 lanes)
 - c. Mill Road extension with five lanes north to 1600 North
 - d. The right in/right out (RIRO) on Geneva Road and Vineyard Connector should be added to the master plan but not be funded by the RDA.