

**MINUTES OF A JOINT VINEYARD
CITY COUNCIL AND PLANNING COMMISSION MEETING
AND A REGULAR MEETING OF THE VINEYARD CITY COUNCIL**
City Council Chambers, 125 South Main Street, Vineyard, Utah
July 10, 2019 at 6:00 PM

City Council

Present

Mayor Julie Fullmer
Councilmember John Earnest
Councilmember Tyce Flake
Councilmember Chris Judd
Councilmember Nate Riley

Absent

Planning Commissioner

Present

Chair Cristy Welsh
Commissioner Anthony Jenkins
Commissioner Tim Blackburn
Commissioner Bryce Brady
Commissioner Jeff Knighton

Absent

Alternate Shan Sullivan

Staff Present: City Manager/Finance Director Jacob McHargue, Public Works Director/City Engineer Don Overson, Assistant City Engineer Chris Wilson, City Attorney David Church, Community Development Director Morgan Brim, Planning Commission Chair Cristy Welsh, City Planner Elizabeth Hart, City Recorder Pamela Spencer, Building Official George Reid, Water/Parks Manager Sullivan Love

Others Speaking: Residents Randy Gray, Cameron Hargis, Shelly Delaney, Jared Neilson, Michele Trotter, and Whitney, Ostebo Rosemary Holland

6:04 PM JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING

CALL TO ORDER/PLEDGE OF ALLEGIANCE/INVOCATION/INSPIRATIONAL THOUGHT

Mayor Fullmer opened the joint meeting at 6:04 PM. Councilmember Earnest lead the Pledge of Allegiance and gave the invocation.

Mayor Fullmer called for a motion to move the open session to the beginning of the joint meeting.

Motion: COUNCILMEMBER JUDD MOVED TO MOVE THE OPEN PUBLIC SESSION TO THE JOINT SESSION. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

OPEN SESSION – Citizens’ Comments (moved from the regular session)

Mayor Fullmer opened the public session.

Resident Randy Gray living in The Villas subdivision commented in regards to parking. He felt that the issue was a lot of the individuals living in the Preserve subdivision who were using their garages for storage and parking on their streets. He said that the issue was four unrelated individuals and not enough parking. He mentioned that the Sheriff’s deputies had been ticketing those vehicles which were parked to close to the intersection. He said that there could be up to 30 vehicles parked on the street in The Villas subdivision at any given time. He said that his concern was when cars trying to drive down the road while vehicles were parked on both sides of the road.

Resident Cameron Hargis living in The Meadows subdivision read a letter that he had received from code enforcement about the wetlands. He stated that he had not dumped anything in the wetlands and felt that there was a miscommunication. He asked that if the wetlands were federally protected property, why was there a motion to put together a skate park or a ropes course. Mayor Fullmer explained how the wetlands were delineated. She said that if the water was no longer in the area then the property could be classified as uplands and would no longer be federally projected. She stated that the city was not programming the property at this time. She explained that a student had done an open space project for school, which included developing the open space. She said that if the city were to decide to develop the area it would have to go through a public process. She mentioned that the City Council would be holding a work session at the next council meeting for the Elms and The Meadows subdivisions. Mr. Hargis mentioned that a selling point for the home he bought were the wetlands that could not be developed. Mayor Fullmer clarified that wetlands were delineated to specific areas.

MAYOR’S APPOINTMENTS (moved from the regular session)

7.1 Planning Commission Appointments.....3 Vacancies
Mr. Brim explained the re-appointing process for Planning Commissioner Tim Blackburn. Mayor Fullmer explained that she was reappointing Tim Blackburn for the term indicated and also appointing Tay Gudmundson and Jessica Welch as alternate Planning Commissioners to fulfill the remainder of the terms for Nate Carter and Stan Jenne. The City Councilmembers agreed with the appointments.

PUBLIC HEARING – Updated Vineyard General Plan (ORD 2019-04)

2.1 Community Development Director Morgan Brim will present the updated General Plan. The Vineyard General Plan 2019 is a comprehensive update of the City’s General Plan. This update includes new plans for the City’s roadway system, transit station, rail alignment, trails, open space, and park system. The Plan will include a revision of the Land Use and Moderate-Income Housing Plans; establish a new plan for economic development, public facilities & services, heritage & cultural resources and technology; and establish an action plan for implementation of the General Plan Element Chapters, Visions and Goals. The City of Vineyard is situated at the western edge of Orem City, south of Lindon City, and located on the northeast shoreline of Utah Lake. The mayor, City Council, and Planning Commission will hear public comment concerning the recommended updates to the Vineyard General Plan.

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

Motion: COUNCILMEMBER FLAKE MOVED TO OPEN THE PUBLIC HEARING AT 6:15 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer turned the time over to Community Development Director Morgan Brim.

Mr. Brim stated that the General Plan was a state code requirement. He explained that a lot had changed in Vineyard since the General Plan was first adopted in 2004. He mentioned that Vineyard was currently the fastest growing city in the nation. He said that since the adoption of the 2004 General Plan the city had become a city of the fifth class and had grown to over 13, 000 residents with the potential buildout of 37,000 residents. He reviewed other changes the would be coming to the city and why they needed to make changes to the General Plan.

Mr. Brim stated that the current Plan covered the all of the basics which included infrastructure, street plans, and land uses. He explained that the proposed General Plan was written to reflect the current industry and growth patterns. He said that they had added a chapter on heritage and cultural resources.

Mr. Brim said that there had been a lot of focus on the open space plan with the primary focus being on the lake front. He mentioned transportation, requirements for moderate income housing, and technology. He reviewed the events that led to this point in the General Plan process. He felt that proposed draft reflected the comments and concerns received from residents, staff, and other stakeholders.

Mr. Brim explained that the proposed General Plan had a Vision Statement and that each chapter had Element Objectives, Goals, and Strategies to help accomplish the goals and to support the overall vision of the community.

The Vision Statement read as follows:

We value our community identity but, at the same time, recognize that growth and change are inevitable. We embrace innovation and proactively manage growth and change. We place a priority on maintaining a high quality of life, long-term economic sustainability, and adding needed amenities and services to support our growing community. This General Plan Update, created with and for community residents and stakeholders, provides a current Vision for the city and the exciting future ahead.

Mr. Brim said that some of the plan highlights were:

- Preserving Vineyard's history
- Establishing a multimodal transportation system
- Establishing a diverse economy
- Providing diversity in housing options
- Interfacing urbanization with a revitalized lake front
- Connecting parks, natural open space, and the train station through a trail network
- Leveraging partnership with UVU
- Utilizing technology in delivery of public services
- Providing appropriate public services without breaking the bank
- Environmental sustainability through energy use and water-wise solutions

Mr. Brim said that staff was recommending approval of the proposed General Plan with one change. He said that the area that was part of The Links at Sleepy Ridge Golf Course should be listed as open space.

Mayor Fullmer called for public comments. Hearing none, she called for a motion to close the public hearing.

Motion: COUNCILMEMBER EARNEST MOVED TO CLOSE THE PUBLIC HEARING AT 6:29 PM. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer turned the time over to Planning Commission Chair Cristy Welsh.

2.2 The Planning Commission will discuss the updated Vineyard General Plan and possibly act to recommend approval of this plan, with or without amendments, to the City Council.

Chair Welsh thanked the City Council for approving the funding to work on the General Plan. She called for comments from the commission.

Commissioner Knighton stated that he was in support of the plan. He felt that they had gone through a thorough process and that the document was well put together and read well.

Commissioner Blackburn thanked the community for their involvement. He felt that the plan had holes in it and hoped to fill those holes as time went on. He also felt that the original General Plan was very out of date and needed to be changed. He said that he hoped to review the updated General Plan, with public input, every year or so. He said that it was a living document and a new beginning.

Commissioner Brady felt that it was good to see all the comments from the public. He said that he was excited about all of the parks and trails space. He said that Vineyard had changed significantly in the last 15 years. He agreed that it was a good living document. He recommended that residents attend meetings where the General Plan will be discussed.

Commissioner Jenkins said that there were dozens of goals listed but not everything would be a top priority. He felt that it was important for the residents to become familiar with the document to keep the city accountable. He said that the goals would get the city to where they wanted to be. He said that the plan was the easy part but the execution would be difficult.

Chair Welsh said that the General Plan was telling the story of where the city was going. She said that 80 percent of the original General Plan had been completed, and moving forward the new plan would be setting a new vision and story for the city. She said that she already saw things that were out of date.

Chair Welsh called for public comments.

Resident Shelly Delaney living in the Waters Edge development asked where residents could get a copy of the plan. Chair Welsh replied that they could find the proposed General Plan on the city's website in the agenda packet for tonight's meeting. There was a discussion about making a copy of the General Plan available on the main page of the website.

Resident Jared Neilson living in the Westbrook subdivision asked if the city could post, on the city's website, a list of proposed and ongoing projects or developments and their progress. He said that he would like to see a clear picture of what the projects looked like. Commissioner Blackburn agreed with Mr. Neilson. He felt that this was a growing process and that they needed to be more proactive. He also felt that the residents needed to be proactive in expressing what they wanted to see. Mayor Fullmer stated that there were lists of the capital projects on the website. She suggested that residents look at social media, the website, and the newsletters. Commissioner Brady mentioned that staff gave updates on projects during the Planning Commission meetings. Chair Welsh added that they were at the end of the meeting.

Resident Michele Trotter living in the Providence subdivision asked when Vineyard was going to get a grocery store. Councilmember Judd replied that staff and the council had done everything possible to reach out to grocery stores. He explained the process the stores went through to determine their locations. Mayor Fullmer mentioned that there were stores interested and they were in negotiations with landowners.

Rosemarie Holland living in the condominiums across from the country club suggested that the city include senior center condominiums, next to a grocery store, where parents could be close to their children.

Resident Whitney Ostebo living in the LeCheminant subdivision asked what was happening to the city's landscaping. Chair Welsh explained that the main issue was that they were building fast and some of that land's ownership had not been transferred to the city. Commissioner Brady stated that the second goal in the General Plan under parks was to maintain the parks and trails. Councilmember Judd explained that they had separated contracts to focus on maintenance. Chair Welsh suggested that residents report issues so the city was aware of them. Mayor Fullmer reiterated that things like this were the whole reason why they were redoing the General Plan. She asked that residents let the city know if they saw something.

Chair Welsh called for final comments about the proposed General Plan. Hearing none, she called for a motion.

Motion: COMMISSIONER JENKINS MOVED TO RECOMMEND APPROVAL OF THE PLAN WITH THE LAND USE MAP CORRECTION TO THE CITY COUNCIL. COMMISSIONER BRADY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR WELSH, COMMISSIONERS BLACKBURN, BRADY, JENKINS, AND KNIGHTON VOTED AYE. MOTION CARRIED UNANIMOUSLY.

Chair Welsh turned the time back to the City Council.

2.3 Upon a favorable recommendation from the Planning Commission, the mayor and City Council will discuss the updated Vineyard General Plan and possibly act to adopt this plan by Ordinance.

Mayor Fullmer called for comments.

Councilmember Judd asked about the timeframe for the review of the General Plan. Mr. Brim replied that it was on an annual basis. He said that as they identified items that needed to be reviewed, they would put them on a list to discuss at a previously set time. There was a discussion about the timeframe and ways to review the plan.

Councilmember Riley commented that he had lived in Vineyard for 26 years when there were only a few residents who participated. He felt that it was easier to follow the General Plan and that they could have followed the plan more closely if they had kept it out and read it more. He felt that what had allowed them to keep on track was having people who had served for a long time and were able to stay focused. He said that change was happening in all of the areas and it would more difficult to stay on task unless they made a concerted effort to do it. He expressed appreciation for the effort that had gone in to this update. He explained that when the past council had worked on the original plan, they had developers who wanted Vineyard to be the Kentucky of the west, with white picket fences, etc. The city also discussed being a bedroom community like Alpine and Highland, with half acre lots. They came to reality and determined that this was not what they wanted. He explained that, at the time, there were only handful of property owners and when they decided to sell their land the need for a General Plan got real. He said that they brought in experts and the plan started to take root. He said that now he could walk the trails and neighborhoods and feel that they had done a good thing. He said that there were still lots of challenges. He hated the fact that they had failed when it came to parking and felt that the city had been taken advantage of. He stated that he was proud to live in Vineyard and to be a part of the process. He said that the consultants told them that for the best long-term success it meant that they would have high density. He stated that he was grateful for the effort put in to get the General Plan to this point and felt that if they were to hit 80 percent of their goals then Vineyard would be a fantastic place to live.

Councilmember Judd felt that they needed to add the General Plan to the checklist for review of new developments. He felt that they could use this as a guide for the developers to help the city grow. He added that he was in full support of the plan.

Mayor Fullmer commented that it was long and exciting process. She said that they had done a lot of public outreach and as a result, public comments were added to the document. She felt that it was very easy to read and user friendly. She said that they also had input from other entities within the state and from outside the state. She mentioned the plans that went into creating trails and to make it the type of community that it was today. People had a say in the plan to build a beautiful community.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE PROPOSED ORDINANCE 2019-04 THE VINEYARD GENERAL PLAN WITH THE CONDITION THAT PARCEL 18:021:007 BE CHANGED FROM LOW DENSITY TO OPEN SPACE ON THE FUTURE LAND USE MAP. COUNCILMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTE AYE. MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 7:07 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTE AYE. MOTION CARRIED UNANIMOUSLY.

Present

Mayor Julie Fullmer
Councilmember John Earnest
Councilmember Tyce Flake
Councilmember Chris Judd
Councilmember Nate Riley

Absent

Staff Present: City Manager/Finance Director Jacob McHargue, Public Works Director/City Engineer Don Overson, Assistant City Engineer Chris Wilson, City Attorney David Church, Community Development Director Morgan Brim, Planning Commission Chair Cristy Welsh, City Planner Elizabeth Hart, City Recorder Pamela Spencer, Building Official George Reid, Water/Parks Manager Sullivan Love, Planning Commissioners Anthony Jenkins, Tim Blackburn, Bryce Brady, and Jeff Knighton.

Others Speaking: none

1. CALL TO ORDER

Mayor Fullmer called the Regular City Council meeting to order at 7:21 PM.

2. OPEN SESSION - Item moved to the joint session.

3. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Mayor Fullmer gave an update on the capital projects. She mentioned that the city was ready to start the Center Street Overpass but were waiting for Union Pacific to give their final approval.

4. STAFF, COMMISSION, AND COMMITTEE REPORTS

City Manager/Finance Director – Jacob McHargue – Mr. McHargue reported on attending the Utah Department of Transportation (UDOT) and transportation commission meetings. He said that the Utah Transit Authority (UTA) double track was now on various entities radar for completion. He mentioned that the mayor had done a great job of getting the word out to the various entities. Mayor Fullmer explained that part of the transportation tour that had Vineyard in it had been cut out, so she made a presentation about Vineyard's growth patterns and invited the commission to tour Vineyard. She reported that they would be coming to Vineyard for the tour. She said that the city had found a way to provide matching funds for some of the grants. She also sent a letter of support for the UTA to obtain funding for the double track that was not in the city but would affect the Vineyard FrontRunner station.

Mr. McHargue reported that the new budget year started July 1. He said that the Finance Department was wrapping up the 2019 budget and he would be presenting a year-end report to the council. He stated that weeds were on staff's radar and were discussed often. He explained that there had been sprays scheduled in April and May but were cancelled due to rain. He

mentioned that the Public Works Department was in the process of hiring staff for park maintenance and weed control.

Public Works Director/City Engineer – Don Overson – Mr. Overson had no new items to report.

City Attorney – David Church – Mr. Church had no new items to report.

Utah County Sheriff's Office – Sergeant Holden Rockwell – Sergeant Rockwell was excused.

Community Development Director – Morgan Brim & Planning Commission Chair – Cristy Welsh – Mr. Brim and Chair Welsh had no new items to report.

City Recorder – Pamela Spencer – Ms. Spencer had no new items to report.

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

Water/Parks Manager Sullivan Love – Mr. Love had no new items to report.

Clean Air Task Force – Resident Josh Gilman – Mr. Gilman had no new items to report.

5. DISCUSSION ITEMS

No items were submitted.

6. CONSENT ITEMS

6.1 Approval of the June 26, 2019 City Council Meeting Minutes

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE CONSENT ITEM 6.1. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

7. MAYOR'S APPOINTMENTS - Item moved to the joint session.

8. BUSINESS ITEMS

8.1 DISCUSSION AND ACTION – RAP Tax (Resolution 2019-09)

City Manager/Finance Director Jacob McHargue will present a resolution to place an Opinion Question on the November 5, 2019 Municipal General Election Ballot as to Whether or Not Vineyard should impose a Local Sales and Use Tax of One-Tenth (1/10) of One Percent (0.1%) to fund recreational amenities, park facilities, and cultural arts facilities and organizations in Vineyard. The mayor and City Council will act to approve (or deny) this request by resolution.

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

Mr. McHargue explained that the Recreation, Arts, and Park (RAP) tax was allowed by state code and added to the sales tax collected in the city. He said that for every \$10 spent, \$.01 would come back to the city in tax revenue. He explained that the tax revenue could be spent on recreation, cultural, botanical, zoological, and park facilities. It could be spent on capital improvements, maintenance, and ongoing operations. He further explained that the money could also be used to fund grants for non-profit organizations inside the city such as an arts program. He said that a lot of the residents were paying this type of tax in surrounding cities but Vineyard did not see any of the tax revenue. He explained that people who were shopping in Vineyard, regardless of if they were residents or not, would be paying this tax. He said that this tax would help keep up with open space maintenance and operation costs.

Mr. Church stated that this was an optional tax. He explained the process the city had to go through to put an opinion question on the ballot. He said that the revenue from the tax was limited to the items previously mentioned. He said the city anticipated that the tax revenue would increase over time. He explained that the General Fund was currently funding these projects and as the tax revenue increased, they would be able to remove them from the General Fund budget expenses. Mr. McHargue explained that if the city had been able to collect this tax last year, they would have been able to collect \$70,000 in revenue. Mr. McHargue said that the tax would be for a 10-year period and then would be required to go back on the ballot. He mentioned that Spanish Fork had collected \$600,000 in the past 12 months. Mr. Church stated that this tax was on the same items that people paid sales tax on. Mr. McHargue stated that the tax would go from 6.75 percent to 6.85 percent. Mayor Fullmer said that it would be collected from anyone who was buying things in the city. She felt that it was important that the residents knew they were not just raising taxes, they were bringing in revenue from anyone visiting the city.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO APPROVE RAP TAX RESOLUTION 2019-09 ALLOWING THE OPINION QUESTION TO GO ON THE BALLOT. COUNCILMEMBER RILEY SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

9. CLOSED SESSION

No closed session was held.

10. ADJOURNMENT

Mayor Fullmer called for a motion to adjourn the meeting.

Motion: COUNCILMEMBER JUDD MOVED TO ADJOURN THE MEETING AT 7:34 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND RILEY VOTED AYE. MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is August 14, 2019.

MINUTES APPROVED ON: August 14, 2109

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