MINUTES OF A VINEYARD CITY COUNCIL MEETING
City Council Chambers
125 South Main Street, Vineyard, Utah
March 11, 2020 at 6:02 PM

Present	**Absent**
Mayor Julie Fullmer	
Councilmember John Earnest	
Councilmember Tyce Flake	
Councilmember Chris Judd	
Councilmember Cristy Welsh	

Staff Present: City Manager Jacob McHargue, Public Works Director/City Engineer Don Overson, Assistant City Engineer Chris Wilson, Assistant Finance Director/Treasurer Mariah Hill, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planner Elizabeth Hart, Water/Parks Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Anthony Jenkins, Planning Commissioners Bryce Brady, Jessica Welch, and Amber Rasmussen

Others Speaking: Residents Dennis Frank, Angela Trego, Thomas Call, and David Lauret; Pete Evans, Nate Hutchinson, Bronson Tatton with Anderson Geneva and Flagship Homes

6:02 REGULAR SESSION

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

Mayor Fullmer opened the meeting at 6:02 PM. Councilmember Judd led the pledge of allegiance and gave the invocation.

2. PUBLIC COMMENTS

Mayor Fullmer called for public comments.

Resident Dennis Frank living in the Cascade subdivision and bishop of the Geneva Heights 8th Ward, The Church of Jesus Christ of Latter-day Saints, asked the council when Penny Springs Park would be open for use. He would like his ward members, especially the children ages 3 to 8, to be able to use it for activities. He mentioned that he had spoken with Bronson Tatton with Flagship Homes, who did not have an answer for him. Mayor Fullmer asked Bishop Frank to leave his contact information so staff could contact him.

Resident Angela Trego living in the Parkside subdivision requested that the city, when reviewing the new Town Center plans, make sure there was enough parking. She mentioned that they also

look at lighting because Vineyard was a unique community where it had darker skies than most communities. She wanted the council to make sure that they had downcast lighting in the Town Center. She also asked that the city work with the Provo Airport so that the flight paths did not go over their neighborhoods. Councilmember Flake replied that the flight paths were already set to go over the lake.

Resident Thomas Call living in the Edgewater Townhomes asked about opening 400 North to parking. He said that people were having to walk several hundred feet to get to their building, which was a safety concern, and his friends did not want to live in Vineyard because of the parking issues. Mayor Fullmer asked if the management company talked about parking lots. Mr. Call replied that the clinic being built may be shared parking, but during construction it was not available. Mayor Fullmer explained that as a city they had been facilitating meetings with the Homeowners Associations.

Mayor Fullmer called for further comments. Hearing none, she closed the public session.

3. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Councilmember Flake gave an updated legislative report. He mentioned that the city had the power to allow golf carts on the roads in the city. There were changes to what cities could do in regards to our nuisance ordinance. He reported that there was a bill regulating electric vehicles.

Councilmember Earnest reported that he asked staff to upload the most recent Centers for Disease Control and Prevention (CDC) Coronavirus (COVID-19) report to the city's social media and website. He added that there would be more information coming and that it would be updated regularly. He reminded everyone to use good hygiene, refrain from touching your face, etc. He said that Senator Romney gave a report that stated that each year normal flu kills .5 percent of the people who contract it. The coronavirus was 2.5 percent. He emphasized that people not panic, and recommended that they be intelligent, be wise, and move forward. Mayor Fullmer felt that the key was prevention, to do what you can, stay home if you feel sick, and if you have the coronavirus, quarantine yourself. She said that most of Americans would not get the virus. People who had suppressed immune systems, preexisting conditions, or respiratory issues would be the most at risk. She reminded those who do contract the virus to please call their doctor before leaving home to seek treatment.

4. STAFF, COMMISSION, AND COMMITTEE REPORTS

Sergeant Rockwell introduce his supervisor, Lieutenant Wayne Keith. Lieutenant Keith said that the Utah County Sheriff, undersheriff, and his supervisor Dave Oliver were there to serve the city. He felt that they had put some of their best people forward to take care of Vineyard. Councilmember Judd thanked the Sheriff's Office and felt the they were doing awesome.

City Manager/Finance Director – Jacob McHargue – Mr. McHargue reported that he had been attending the Legislative Policy Committee meetings at the State Legislature. He said that a lot of the bills they were concerned about had either been amended or looked like they did not have a lot of momentum. He mentioned that the fringe gambling bill (SB 214 Gambling Machine and Sweepstakes Amendments), that the Utah League of Cities and Towns was in favor of, needed support from the council.

He reported that city staff would be going around on Tuesday, March 17 delivering door hangers for the U.S. Census. He explained that the Census was important to the city and if we undercounted, then the city would lose out on money. He further explained that the Census

provided a true count every 10 years and then the other years, they estimated the population through building permits. Staff felt that this year's Census would be crucial to funding in the city so they were being proactive with reaching out to the residents in high density housing. He mentioned that the city would not have access to the Census data so people did not have to worry about the city taking action on accessory dwelling units, etc., if they responded to the Census. Mayor Fullmer emphasized that because Vineyard was a growing city in need of infrastructure, the Census data would be critical, since it would also affect transit and transportation funding. Mr. McHargue said that staff would like help with distributing the door hangers and placing yard signs.

Mr. McHargue reported that the next race was scheduled for March 21 and would include a 5K and a 10K, which included a leprechaun chase.

Mr. McHargue reported that staff was working on the Fiscal Year 2020-2021 Budget.

Mayor Fullmer mentioned that the Utah Transit Authority (UTA) was moving forward with the meeting for the FrontRunner station. She said that the Center Street Overpass was progressing and should be open this year. She also mentioned that a UTA bus route would be coming to the city. She reported that the beach project received funding from the county and that the Vineyard Connector funding discussions were ongoing.

Councilmember Judd asked for an update on Penny Springs Park. Mr. McHargue explained that the developer had been given a list of items that needed to be finished and the city was waiting to get feedback. Mr. Love said that he was working with Mr. Tatton and that some of the work needed to be done in better weather and they would be working on it soon. They usually did not receive irrigation water until April 15. He further explained that it was Flagship's decision to not open the park last fall. Councilmember Welsh asked that they put an update on social media. Bronson Tatton with Flagship Homes agreed with Mr. Love that they needed better weather and the water to be turned back on in order to finish the items on the list.

5. PROCLAMATION

5.1 Mayor Fullmer will proclaim the last Friday in April as Arbor Day.

Mayor Fullmer proclaimed the last Friday in April as Arbor Day. The City Council agreed.

6. CONSENT ITEMS

6.1 Approval of the February 26, 2020 City Council Meeting Minutes
6.2 Approval of the Municipal Wastewater Planning Program Annual Report

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE CONSENT ITEMS 6.1 AND 6.2. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

7. MAYOR'S APPOINTMENTS

No names were submitted.

8. BUSINESS ITEMS

8.1 DISCUSSION AND ACTION –Municipal Park Code Amendment (ORD 2020-01)

Assistant Finance Director/Treasurer Mariah Hill will present amendments to the Municipal Code 13.12.120 Reservation And Rental Of City Parks And Facilities. The mayor and City Council will act to approve (or deny) this request by Ordinance.

Mayor Fullmer turned the time over to Assistant Finance Director/Treasurer Mariah Hill.

Ms. Hill explained that they needed to adjust the language on the rental of the fields and pavilions to include all city facilities and allow the Sheriff's deputies to kick out those groups using the fields without permission. There was a discussion about the different groups that could be using the fields. Ms. Hill mentioned that there were four fields in the Vineyard Grove Park but they would only be renting out three fields at a time. The discussion continued. Mr. Love explained that if someone had reserved a field, staff would prepare the field for them.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO ADOPT THE MUNICIPAL PARK CODE AMENDMENT, ORDINANCE 2020-01. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8.2 DISCUSSION AND ACTION – Final Plat Approval of the 1600 North Extension Road Dedication

Senior Planner Elizabeth Hart will present a request for final plat approval of the 1600 North Extension Road Dedication Plat. The mayor and City Council will take appropriate action.

Mayor Fullmer called for a motion to continue this item.

Motion: COUNCILMEMBER JUDD MOVED TO CONTINUE BUSINESS ITEM 8.2 FINAL PLAT APPROVAL OF THE 1600 NORTH ROAD DEDICATION TO THE NEXT MEETING. COUNCILMEMBER FLAKE SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8.3 PUBLIC HEARING – Zoning Code Text and Map Amendments (Ordinance 2020-02)

Community Development Director Morgan Brim will present Zoning Code text and map amendments to the Special Purpose Districts Town Center Title 3. This request comes from Anderson Geneva the owners of the property. This is for discussion only.

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

Motion: COUNCILMEMBER JUDD MOVED TO OPEN THE PUBLIC HEARING FOR THE ZONING CODE TEXT AND MAP AMENDMENTS (ORDINANCE 2020-02) AT 6:33 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER,

COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

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

Mr. Brim explained that staff had received the application for the proposed amendments about three weeks ago. He said the it had been reviewed by staff, Planning Commission, and City Council, and they were now in the process of getting a final version and writing the preamble for the ordinance. He explained that they were still working through some issues so Planning Commission continued the public hearing until March 18, 2020. He recommended that City Council make a motion to continue the public hearing until March 25, 2020.

Mayor Fullmer turned the time over to Pete Evans with Anderson Geneva.

Mr. Evans gave an overview and comparison between the two plans. He said that the main changes had to do with walkability, which was the goal. He said that they had redesigned some to the road and block structure, redistributed some of the open space, and reprogrammed some of The Promenade to create a more attractive environment throughout the entire project. He explained some of the changes:

The Promenade was redistributed so that there was a second promenade to the north. The main promenade was broken into activity nodes.

Moving east to west:

- Transit plaza - transit and retail oriented
- Market Street - reduction in width to frame the space
- Entertainment district around the traffic square
- Civic Park area
- Lake front open park area blending with the Lake Front uses

Moving North

- Modified the office area and redistributed it to the south to be more focused in the Transit Oriented District (TOD)
- Residential
- Additional green space

Mr. Evans reviewed some of the changes made to the code.

- Building mix: removed some of the restrictions and then they added them back in and kept the ratios the same. One of the concessions made was to double the amount commercial non-residential use that would be required before the ratios went away. The approved code was 500,000 square feet of commercial and they changed it to one million square feet while the ratios were in effect.
- Extended the lakefront commercial to the north
- Building heights – had taken off the restrictions on the lakefront commercial, but the feedback was to limit it in some way, so that there was not a visible wall barrier. The change was to allow a three-story maximum in the area with no more that 30 percent going to six stories. There was a discussion about how the story heights would work.
- Amenity requirements - originally removed the amenity requirements. They were proposing that in the multifamily housing development of over 50 units they would be required to include the following:
    - 1/8-mile access to residents two of the following:
        - secure bicycle storage, community gathering area, playgrounds, barbecues, or pocket parks

- 1/4-mile access to residents three of the following:
  - fitness center, swimming pool, splash pad, basketball, tennis, plaza, or hot tub

There was discussion about the distances. Mr. Evans said that the goal would be to ensure that there were the proper levels of amenitization, and give the developer the flexibility to consolidate some of those amenities. There was a discussion about where the amenities would be located. Mr. Evans reminded the council that this was not a stand-alone project. He added that the original concept was to sell off small blocks to individual developers and that was not the case now. He said that he understood that the city wanted to make sure there were amenities for the residents but reminded them that they would also have access to the Town Center amenities.

Councilmember Earnest asked if parking was still a priority. Mr. Evans replied that they had not changed what was proposed in the code.

Mr. Evans turned the time over to Bronson Tatton with Anderson Geneva.

Mr. Tatton said that there were open space concepts in the original 2015 code and this latest draft of the Town Center Development Code included new open space concepts. He explained that The Promenade would be a sequence of spaces going towards the lake. He said that they had identified desired programming elements which they were calling a wish list. Once the code was adopted, they would go through a concept and design development process and would like to include input from the city. They would then have additional work sessions, site plan approval, and permitting. He said that the schedule on completing the Lake Promenade would be to build the roads as soon as possible, work on the open space areas during the winter, and complete the work next spring or summer. They hoped to have them open in the fall of 2021 or spring of 2022. He added that Anderson Geneva would like to be involved in the water front improvements through the grant the city just received. He mentioned that Geneva Park was a little bit of an unknown because of the environmental cleanup.

Mr. Evans said that there had been discussions about what would go in the Lake Promenade. He said that there was a base level of improvements required by the code but they wanted to highly amenitize The Promenade so that it was a magnet feature for the region.

Mayor Fullmer called for questions from the public.

Resident David Lauret living on Holdaway Road asked if every building which had a residential use would have enough parking to accommodate the residents. Mr. Evans replied that buildings not been designed but there would be parking allocated to each unit that would meet the code, and some of it may be in the parking structures. Councilmember Earnest asked if some of the parking would be for business in the daytime and for residents in the evening. Mr. Lauret asked if there would be parking spaces for people who wanted to come from outside of the development. Nate Hutchinson with Anderson Geneva said that they had included twice as many roads and streets as the original plan had so there would be about 2,500 additional street parking stalls. He explained that the reason there were parking issues in the city now was because there were a lot of properties sold off to investors as rental units with additional renters. He said that the biggest issue was how they would enforce parking. They could enforce it with permits. He emphasized that parking would be critical to the longevity and the viability of the project, and that the developer was as interested as anyone that parking not become an issue because if it did, then nobody would come. He added that they had enough land, that if parking became an issue, they could increase it. Councilmember Earnest commented that he could get to the lake promenade from the trails connected to his subdivision. Mr. Hutchinson felt that they were

creating a unique project in Utah from a walkability standpoint. He said that they felt the walkability would take off but that they needed to make sure that the development still worked as a normal auto-oriented community.

Resident and Alternate Planning Commissioner Amber Rasmussen said that she had mentioned several times that she wanted to see sustainability aspects included in the plan, but had not heard any plans. Mr. Evans replied that they had been asked to include it in the code revision. He said that they would include a statement that the project was encouraged to look at those kinds of solutions. He mentioned that Mr. Tatton was a landscape architect and was interested in finding ways to conserve water, use natural ways to treat stormwater runoff, etc., and incorporate them into the plan. Mayor Fullmer mentioned that the council had also had discussions about adding sustainability into the code as well. Mr. Brim said that the Economic Development Corporation of Utah sends out Request for Information (RFI) to companies moving into or expanding in Utah and one of the main criteria was sustainability elements. Ms. Rasmussen wanted to make sure that it was integrated into the residential areas as well.

Resident and Planning Commissioner Bryce Brady mentioned that Utah had a high rate of depression and suicide and felt that there should be more activities such as skate parks, bouldering, etc., where people can to do things by themselves, meet other people, and feel a sense of community. Mayor Fullmer replied that they would keep that in mind when planning the parks.

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

Motion: COUNCILMEMBER FLAKE MOVED TO CLOSE THE PUBLIC HEARING AT 7:13 PM. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for comments from the council.

Councilmember Judd asked for feedback from the Planning Commission.

Planning Commission Chair Anthony Jenkins explained that they continued the public hearing to the next Planning Commission meeting. He said that they had touched on most of the concerns that the Planning Commission had shared. He felt the that they had covered a lot of ground. Councilmember Judd asked about parking. Chair Jenkins replied that they had had the same public concerns on parking and how people outside the community would get there.

Councilmember Judd asked Chair Jenkins about the “every 50 units or more amenities requirements.” Chair Jenkins replied that this was new to him and they would be considering it at the next Planning Commission meeting.

Councilmember Earnest asked how they were going to come up with a solution for the bugs in Vineyard. Mayor Fullmer felt that the improvements they would be making to the beach would help abate the bugs. She also saw the city and developments helping with the abatement.

Councilmember Judd asked staff if there was anything that the council needed to be aware of. Mr. Brim replied that they needed to work out the parking issues. He said that the current code allowed for shared parking which would be public. There was a discussion about parking and how much they would need.

Councilmember Welsh remarked that when she would see the parking in urban communities, she was concerned. She said that she now understood that there was a safety barrier with the cars. She also liked the idea of adding amenities such as skate parks, bouldering, etc., to help some of the residents whose needs might otherwise not be met. She mentioned the sustainability that was brought up. She felt that any developer coming into the city should be going through the General Plan and looking at the sustainability chapter. She also felt that one main concern was bringing people from the outside in. She mentioned the trail system and expressed concern about people crossing Main Street safely. She asked about the 30 percent of buildings that could go up to six stories on the lakeshore. Her concern was if some were to build a huge hotel it could take up the entire 30 percent and did we want that. Mr. Evans replied that theoretically it could happen, but felt that the scenario was unlikely. There was a discussion about the requirement. Councilmember Welsh suggested that they discuss it and maybe add it to the code to break it up.

Councilmember Flake said that he wanted to see a definition of where the view corridors were. Mr. Evans agreed.

Councilmember Welsh left the meeting at 7:27 PM.

Councilmember Earnest mentioned Station Park in Farmington, Utah, which was a walkable mall with restaurants, a grocery store, and other amenities. He asked if that was what they were envisioning. Mr. Hutchinson replied that the goal was to have the "Vineyard Station" be the premier project in the whole state. Mr. Evans replied that those types of walkable, connected, mixed-use projects were what they were patterning this development after, adding that none of the other projects in Utah were on the scale of what they were proposing here in Vineyard.

Mr. McHargue said that, from a staff perspective, the process was to compile comments and send them to DPZ. He asked that council get their comments to staff as soon as possible.

Councilmember Judd asked about Utah Valley University shown as a district on the map. Mr. Evans replied that they would take it out. Councilmember Judd said that the Town Center Mixed Use (TCMU) District, showed single purpose office buildings, and he wanted to see pictures of what they would look like. Mr. Evans replied that they removed the pictures because they did not match the code.

Councilmember Judd expressed concern with the use of the word "encouraged" in the code. He felt that they should either require something or take it out. Mr. Evans replied that they took the encouraged items very seriously. There was a discussion about using the word "encouraged." Councilmember Judd suggested that where they listed street trees, they should refer to the tree manual instead. He asked about the diagrams for street types. Mr. Evans replied that they would need to match the fire code. Councilmember Judd asked about the 50 units within 1/8 and 1/4 mile and why were they using 50 units and not looking at it overall or block by block. Mr. Hutchinson felt that it would be acceptable to change the code to say "every multifamily unit within this proximity and has access to…". There was a discussion about how to track the access in the development.

Councilmember Judd felt that they should that they should get improvement and amenities in an agreement now. Mr. Evans replied that they were already in the current code and in the revision. There was a discussion about the amenities and incentives. Mr. Hutchinson felt that everything in the code was getting better.

Councilmember Judd asked that they have a presentation on the code changes. Mr. Brim suggested that they add graphics with examples to help people understand the number of amenities.

Councilmember Flake really wanted to see the revised version of the code posted and notified to the public, just like the city did for meetings.

Mr. Brim mentioned that Ms. Spencer would a have a redline version of the code for the public. Ms. Spencer asked them to get her the revisions as soon as possible. Mr. Evans replied that they appreciated everything that the staff had done to help them on the code revisions.

Mayor Fullmer called for further questions. Hearing none, she called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO CONTINUE THE PUBLIC HEARING UNTIL MARCH 25. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE 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 FLAKE MOVED TO ADJOURN THE MEETING AT 7:48 PM. COUNCILMEMBER JUDD SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is March 25, 2020.

MINUTES APPROVED ON: April 1, 2020

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