



MINUTES OF A VINEYARD CITY COUNCIL MEETING

This meeting was held electronically, via Zoom,
due to the COVID-19 gathering restrictions
July 22, 2020 at 6:00 PM

Present

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

Absent

Staff Present: City Manager Jacob McHargue, Assistant City Engineer Chris Wilson, City Attorney David Church, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planner Elizabeth Hart, Building Official George Reid, Water/Parks Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Anthony Jenkins, Planning Commissioner Amber Rasmussen

Others Speaking: Residents David Lauret and Burton Hohman

6:00 PM REGULAR SESSION

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

Mayor Fullmer opened the meeting at 6:00 PM. Councilmember Welsh led the Pledge of Allegiance and gave the invocation.

2. PUBLIC COMMENTS

Mayor Fullmer called for public comments.

Ms. Spencer read a public comment from Resident Lynette Evans asking that the council consider increasing the library reimbursement for residents to the full amount charged by the Orem City Library. Mr. McHargue mentioned that residents can get a Utah County Bookmobile card for free. The bookmobile comes to the city every other Monday and includes access to the state's online library, where they can download and read e-books or listen to audiobooks. He said that if residents wanted to get actual books, they could request them and the bookmobile would bring them when they came to the city. Mayor Fullmer suggested that the city do a social media post about how to get a bookmobile card and how to use the state site.

Mayor Fullmer asked for follow-up on the comment that was made last week about parking restrictions. Mr. McHargue said that he had sent Mr. Stovall the newly adopted code, which tells him how to request restrictions within his subdivision.

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

3. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

Councilmember Welsh reported that she had been able to tour the Geneva cleanup site, which should be finished soon. She felt that the Corrective Action Management Unit (CAMU) was being built to a high standard. She mentioned that if anyone had any questions or concerns, they could go to the website Genevarestoration.net. Mayor Fullmer added that residents could follow the progress on the Department of Environmental Quality's website.

Councilmember Earnest reported that there was a slight increase in COVID-19 cases, but the hospitals still had the capacity for coronavirus patients. He felt that Utah County was a pretty great place to live. He said that residents needed to be wise and do their best to make the right decisions even with the misinformation that was out there.

Mayor Fullmer reported that the Center Street Overpass was coming along smoothly. The process of adding Utah Department of Transportation (UDOT) to the rail spur removal agreement was going well and it should be turned over Union Pacific (UP) soon. The FrontRunner station was in the bid process, but they were waiting for a signal arm update review to be completed by UP. She reported that the city was working on getting the funding to complete the Vineyard Connector.

4. STAFF, COMMISSION, AND COMMITTEE REPORTS

City Manager Jacob McHargue – Mr. McHargue reported that the North Pointe Solid Waste Special Service District's manager was retiring and that they would be conducting interviews in August to replace him. He said that the city had received reports from a group called Recycle Coach, which was an app that coordinated with callers in each city about which types of materials were recyclable and where they could take materials that were not collected in the regular cans. North Pointe was looking to work with Recycle Coach on behalf of their contract cities. He mentioned that the app would also remind residents when their garbage and recycling days were. He said that there would be an additional cost to the city if North Pointe decided to use them.

Mr. McHargue reported that the Parade of Homes would be held July 23 – August 8. There would be in-person and virtual tours of the homes.

Mr. McHargue reported that he had been meeting with Utah County on a plan for use of the CARES Act dollars. He said that the county had created a form that the cities felt was more restrictive than the federal agreement, and they were working with them to come up with something they could all agree on. He said that he should be able to present a list of allowed expenditures to the council soon.

5. DISCUSSION

No items were submitted.

6. CONSENT ITEMS

- 6.1** Approval of the July 8, 2020 City Council Meeting
- 6.2** Approval of the HA5 Application Budget
- 6.3** Approval of Lakefront Town Center Phase 1E Condo Plat O
- 6.4** Approval of Lakefront Town Center Phase 1E Condo Plat OO

- 6.5 Approval of Lakefront Town Center Phase 1E Condo Plat PP
- 6.6 Approval of Lakefront Town Center Phase 1E Condo Plat Q
- 6.7 Approval of Lakefront Town Center Phase 1E Condo Plat R
- 6.8 Approval of Lakefront Town Center Phase 1E Condo Plat S
- 6.9 Approval of Lakefront Town Center Phase 1E Condo Plat T
- 6.10 Approval of Lakefront Town Center Phase 1E Condo Plat U
- 6.11 Approval of Lakefront Town Center Phase 1E Final Townhomes Subdivision Plat
- 6.12 Approval of Final Lakefront Town Center Phase 1F Condo Final Plat L
- 6.13 Approval of Lakefront Town Center Phase 1F Condo Final Plat M
- 6.14 Approval of Lakefront Town Center Phase 1F Condo Plat N
- 6.15 Approval of Lakefront Town Center Phase 1F Final Townhomes Subdivision Plat
- 6.16 Approval of Hampton E Final Plat
- 6.17 Approval of Hampton F Final Plat

Mayor Fullmer called for questions or a motion.

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

7. MAYOR'S APPOINTMENTS

7.1 Councilmember Appointments

Mayor Fullmer stated that she needed to postpone this item to a future meeting.

7.2 Bicycle Commission – 5 members – these appointments are made with the advice and consent of the council.

Ms. Spencer read the recommended names for the Bicycle Commission, which were: Caden Rhoton, Mike Houston, Burton Hohman, Andrew Terry, and Anthony Jenkins.

Councilmember Welsh asked about the objectives of the commission. Ms. Hart replied that they would be discussing the objectives listed in the resolution at their first meeting. She added that they would be a part of the grant writing process for the Active Transportation Plan. Mr. McHargue mentioned that Ms. Hart had been working hard to get Vineyard designated as a bicycle friendly community and this commission would be a part of that process.

Councilmember Earnest asked if the commission would include discussions on other modes of non-vehicular transportation. Ms. Hart replied yes. Mayor Fullmer added that the commission would participate on the Active Transportation Board in the state and region. She said the group would be able to focus on the things that the city did not have time to work on with active transportation.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER JUDD MOVED TO ACCEPT THE APPOINTMENT OF THE FIVE (5) MEMBERS OF THE BICYCLE COMMISSION AS PRESENTED. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8. BUSINESS ITEMS

8.1 DISCUSSION AND ACTION – Text Amendment to the Zoning Code and Zoning Map Amendment (Ordinance 2020-05) *(A public hearing for this item was held on June 24, 2020.) (This item was continued during the June 24, 2020 City Council meeting and sent back to Planning Commission during the July 8 City Council meeting for further review.)*

Community Development Director Morgan Brim will present a request for a zoning code text amendment. The applicant is proposing the creation of a new zoning district; Neighborhood Commercial (NC) within the Vineyard Zoning Ordinance Section 15.12 Establishment of Districts and Zoning Tables. The applicant is also seeking to apply the new Neighborhood Commercial (NC) district to the property located at 600 S. Geneva Road, Vineyard, Utah 84059 (Parcel Number 53:589:0002) consisting of 1.05 acres, currently zoned Regional Commercial (RC). The mayor and City Council will act to adopt (or deny) these requests by ordinance.

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

Mr. Brim said that in the last meeting, where they discussed this proposal, the council expressed some concerns about the allowance of multi-family housing in the NC District, giving the potential for more apartment type units. He explained that he had worked with the council and the developer, and they all agreed to add a new definition called Clinical Support Housing. He read the definition for the record: “Clinical Support Housing: Residential housing whose occupancy is restricted to persons who are registered or employed as a patient, student, or staff member associated with the clinical or educational program of the facility or campus in which the housing unit or dormitory is located.” Mr. Brim explained that this would allow for a Telos type academy to have support housing on site. He added that code still limited the square footage. He said that Planning Commission was recommending approval.

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

Councilmember Welsh expressed concern that if they changed the zoning to state that the residents had to be a patient, medical staff, or student that it would stay with the property forever. She asked if this would be a restrictive use if the property ever changed ownership. Mr. Brim replied that it would not restrict it, but they were adding a clinical support housing category to the zoning code.

Motion: COUNCILMEMBER JUDD MOVED TO ADOPT ORDINANCE 2020-05 FOR THE NEIGHBORHOOD COMMERCIAL TEXT AND ZONING MAP AMENDMENT. COUNCILMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8.2 PUBLIC HEARING – Zoning Text Amendment Section 15.34.060 Accessory Dwelling Units (Ordinance 2020-09) *(this item was continued from the July 8, 2020 City Council meeting.)*

The city is proposing a zoning ordinance amendment to Section 15.34.060 Accessory Dwelling Units to establish minimum lot size, parking and other development standards. The mayor and City Council may act to adopt (or deny) this request by ordinance.

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

Mr. Brim said that this ordinance was presented last year and was sent back to the Planning Commission for further discussion. He explained that this change was not to allow something that was not allowed before. This code currently allowed ADUs in any single-family home as long as they could meet the parking and space requirements. He said that they had received ADU requests on some very small single-family lots and the problem was that they were adding the density of a townhome and having to remove landscaping to meet the parking requirements. He explained that the goal was to maintain the characteristics of the single-family neighborhood. He said that the original change was to make the minimum lot size 6,000 square feet. It was then suggested the size be 5,200 square feet. The Homesteads development, especially The Cottonwoods, were building homes with three (3)-car garages, which would give them plenty of onsite parking. He said that raising the minimum lot size to 5,200 square feet would eliminate about half of the single-family homes from having an ADU. He said that another change was to clarify the unit size. The code change reads: "Unit size: Accessory dwelling units shall ~~not exceed the lesser of~~ ~~not exceed the greater of~~ 50% of the size of the principle dwelling unit or 1,200 square feet." He said that they increased the parking requirement to five (5) onsite parking spaces to help the overall capacity. He said that they added tandem parking requirements which stated that tenant parking could not be tandem with the owner. Another amendment was adding a business license requirement, which would give the city the ability to do inspections and manage the ADU inventory. This license would be renewed biennially. He reviewed the areas in the city where ADUs would be allowed.

Mayor Fullmer asked how would it affect those people who already had ADUs. Mr. Brim replied that they would be vested but would have to get a business license. They could continue using the ADU unless they stopped using it for a certain amount of time. Mr. McHargue clarified that they would be vested if they had applied for an ADU as of today. Mr. Brim said that if they had an active building permit, to include an ADU, they would have six months to apply for an ADU permit. After today, everyone else would have to follow the new permit process.

Mayor Fullmer asked what things would preserve the character of the single-family home areas. Mr. Brim replied that lot size was a factor in that. The smaller the lot, the harder it would be to add an ADU without having an impact on the neighborhood. If the front yard was narrow, parking would take away from the green space.

Mayor Fullmer asked if the city would shut down any homes that had an ADU use but had not gone through the ADU process. Mr. Brim replied that if they had an illegal ADU, they never had a legal right to have an ADU and would not be allowed to get a permit. Mr. McHargue explained that this was because the city would not be able to perform an inspection on the construction of the ADU. Building Official George Reid explained that even if they had finished their basement legally with a second kitchen, they were required to sign an occupancy restriction form so they would not be allowed to rent out the basement without going through the ADU process.

Mayor Fullmer asked how this process would affect the housing shortage in the state and Vineyard's impact on it. Mr. Brim replied that it would drop down the availability in the city but should only affect those homes that should not have had an ADU anyway because of their lot size. He said that they were trying to make it so that people who wanted an ADU would purchase lots that would fit an ADU. He felt that it would not take that much out of the housing inventory.

Councilmember Judd felt that Vineyard had done more than their fair share of providing affordable housing. He said that one overall concern from residents was density. He felt that they had plenty of every type of housing in the city. Mr. McHargue explained that the housing report only asked whether or not ADUs were allowed in the city, which gave the city a credit towards their housing requirement. Mayor Fullmer agreed that there was ample housing diversity.

Mayor Fullmer called for a motion to go into a public hearing.

Motion: COUNCILMEMBER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 6:48 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for public comments.

Resident Amber Rasmussen living in The Meadows subdivision asked if this would further impact lower-income people who are already struggling to live here or prevent them from coming at all. She felt that it was unfortunate if it limits the type of people who could move here. Mr. Brim replied that, compared to other cities, Vineyards' housing stock provided a healthy range of rental products. He added that ADUs helped to offset peoples' mortgages. He felt that Vineyard had done a wonderful job of providing a wide range of housing products.

Mayor Fullmer said that Ms. Rasmussen had asked what the lowest rent was in the city. Mr. Brim replied that he thought it was around \$1,100 a month. Councilmember Judd mentioned that they had been talking for years about a housing shortage. He said that Vineyard was a place where people wanted to live and because of this demand, the prices were going to be higher. He felt that as they looked at the city as a whole, they were helping. He said that it would restrict certain areas, but they needed to look at safety issues and how ADUs would artificially increase the density.

Resident David Lauret living on Holdaway Road felt that this would help with density creep. Mayor Fullmer felt that one of the main reasons for doing this amendment was because of the issue with parking not being able to be maintained on the smaller lots. Mr. McHargue said that if potential owners had a clear code that they could see, such as required lot size for an ADU, they would know before they purchased the home or property.

Councilmember Welsh felt that the 5,200 square footage was a good compromise. She was in favor of moving forward.

Mayor Fullmer asked the council how they felt with the cutoff date being today. Councilmember Judd said that he was in favor of protected rights and felt that having a cutoff date was important.

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

Motion: COUNCILMEMBER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 6:56 PM. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Mayor Fullmer called for further comments or a motion.

Councilmember Judd expressed concerns with continued parking complaints and asked what plans they had to manage it. Mr. McHargue said that City Attorney David Church had said that they did not ask people who were legally parked on the street where they lived. Mr. Church reiterated that they could not ask people, who were legally parked, where they lived. He said that they could encourage people to park on their own lots and that the only way to enforce the parking would be to have parking restrictions for everyone. Mr. Brim said that they had added

the tandem parking onsite to make it easier to park onsite. Councilmember Judd asked if they could require the onsite parking to be near the ADU. Mr. Brim replied that most of them tried to put parking as close to the ADU as possible. Mayor Fullmer felt that not all of the lots would have the ability to do that, and requiring parking to be close to the entrance would be difficult.

Councilmember Earnest said that most of the places where this was possible were not the same places where there were parking issues, so they were not as dire of a circumstance. He felt that this was the right balancing act with what they were trying to accomplish. Councilmember Judd felt that there was a potential for parking issues down the road. He said that they wanted to restrict it enough that it did not change the overall look of the community. There was a discussion about parking requirements in certain subdivisions, property rights, and providing more affordable housing. Mr. Brim explained that the new code would require a site plan designating the parking. He said that the fifth stall would add more parking on the site. Councilmember Earnest asked if they could hold the owner to using the fifth parking spot for the ADU. Mr. Brim replied no. The discussion continued.

Mr. Church felt that the city needed to identify why they felt that on-street parking was a problem because parking on a public street, where it was legal, should not be a problem. He said that the other issue he saw, was allowing ADUs but making it so restrictive that homeowners would not get permits which would cause more problems.

Mayor Fullmer asked Mr. Church for his opinion on taking out the smaller lot sizes. Mr. Church felt that some lots were too small for two families to live on. He felt that the issue with parking was the number of drivers in the home not the lot size. He said that having a minimum lot size made sense to make it look and feel like a single-family home. He felt that parking should not be the issue for ADUs. Councilmember Judd felt that it did change the single-family feel and would have unintended consequences. He also felt a 5,200 square foot lot was too small for an ADU. Mr. Church said that it was a larger restriction from what the current code allowed. Councilmember Judd stated that he liked the 6,000 square foot lot restriction.

There was a discussion about increasing the requirement to 6,000 square foot lots. Mr. Brim explained that Glen Pettit had asked the city to drop the lot restriction to 5,200 square feet, for the construction of their homes to allow ADUs. The discussion continued.

There was a discussion about the homes that currently had a building permit. Mr. Church explained that Mr. Pettit could not change his lot sizes and was already building homes with the premise that the homeowners could add an ADU if they wanted to. Mr. Brim mentioned that Mr. Pettit was already including three (3) car garages.

Mayor Fullmer read additional public comments.

Mr. Lauret suggested they change the square footage to 6,534, which was .15 acres.

Ms. Rasmussen said it would be unfortunate to reinforce a system that requires wealth to gain wealth, but the density concerns make sense in some ways.

Resident Burton Hohman asked if they could allow smaller ADUs on smaller lots. The 6,000 lot with a max size of 1,200 square feet, a 5,200 lot with a max size of 800 square feet, and a 4,000 lot with a max size of 500 square feet. Mr. Reid replied that it worked well in theory, but was hard to enforce because it was too easy to make the ADU bigger without approval. Mr. Brim felt that the more complex they made the ordinance, the harder it would be to enforce it. He did not want to make it too complex and harder for the city to administer.

Councilmember Judd said that he could see where the 5,200 made sense and stated that he would like an update from staff in six (6) months to see how it was working. Councilmember Flake agreed and noted that they were in the same place without a perfect answer. He felt that this compromise was a logical next step to check it in six (6) months.

Mayor Fullmer asked for advice from Mr. Church. Mr. Church felt that they should move forward with the motion.

Mayor Fullmer called for a motion.

Motion: COUNCILMEMBER FLAKE MOVED TO ADOPT ORDINANCE 2020-09 AMENDING SECTION 15.34.060 ACCESSORY DWELLING UNITS PROVISIONS WITH A CONDITION THAT CURRENT APPLICANTS WITH ACTIVE BUILDING PERMITS, AS OF JULY 22, 2020, INTENDED TO ESTABLISH AN ACCESSORY DWELLING UNIT, WILL BE GOVERNED UNDER THE ACCESSORY DWELLING UNIT CODE IN PLACE PRIOR TO THIS AMENDMENT, WILL BE GIVEN UNTIL JANUARY 21, 2021 TO SUBMIT AN ACCESSORY DWELLING UNIT PERMIT. APPLICANTS THAT HAVE NOT APPLIED FOR A BUILDING PERMIT WITH THE INTENTION TO ESTABLISH AN ACCESSORY DWELLING UNIT WILL BE REQUIRED TO FOLLOW THE PROVISIONS AS AMENDED IN ORDINANCE 2020-09. COUNCILMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8.3 DISCUSSION AND ACTION – Amending Resolution 2020-05 (RES 2020-12)

City Planner Elizabeth Hart will present proposed changes to the Bicycle Commission Creation resolution. Changing the term from four years to two years, adding a secretary appointment, and minor text amendments. The mayor and City Council will act to adopt (or deny) this request by resolution.

Mayor Fullmer turned the time over to City Planner Elizabeth Hart.

Ms. Hart explained that this resolution had been approved in May and she had since been directed to change the length of terms from four (4) years to two (2) years. Other amendments to the resolution were adding a secretary appointment, changing committee to commission and making some grammatical changes.

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

Motion: COUNCILMEMBER JUDD MOVED ADOPT RESOLUTION 2020-12. COUNCILMEMBER EARNEST SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8.4 DISCUSSION AND ACTION – Approval North Waters Edge Clubhouse and Park Dedication Final Plat

Flagship Homes is requesting approval of the North Waters Edge Clubhouse and Park Dedication Final Plat. The mayor and City Council will take appropriate action.

Mayor Fullmer turned the time over to City Planner Elizabeth Hart.

Ms. Hart explained that this was the dedication plat for the Penny Springs Park and that the city would be taking over the park and parking lot. The clubhouse would stay with the Homeowners Association. Ms. Hart mentioned that there would be a shared maintenance agreement for the public parking. She said that there were originally three (3) conditions in the report but was asked to remove the first one. The remaining conditions were:

1. Signature blocks are added to the plat for Woodside Homes.
2. The applicant is subject to all federal, state, and local laws.

Councilmember Judd asked what the punch list items were. Ms. Hart replied that for the Planning Department, the developer needed to plant extra trees and landscaping. There were concerns about the slide being metal, and the city wanted a coating on it so it did not get too hot. Mr. McHargue felt that there were no outstanding conflicts with the developers on the punch list. He said that there were still a handful of items that would be addressed in the next week. Councilmember Judd asked about bonding for these items. Mr. McHargue replied that because this was backed by the Redevelopment Agency they did not need to bond. Mr. Reid mentioned that they were also waiting for the Building Department corrections to be completed. Mr. Church said that this was a reimbursable item and they would not be accepting things for reimbursement until they were done right.

Mayor Fullmer called for further questions or a motion.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE THE NORTH WATERS EDGE CLUBHOUSE AND PARK DEDICATION FINAL PLAT WITH THE FOLLOWING TWO (2) CONDITIONS:

1. SIGNATURE BLOCKS ARE ADDED TO THE PLAT FOR WOODSIDE HOMES.
2. THE APPLICANT IS SUBJECT TO ALL FEDERAL, STATE, AND LOCAL LAWS.

COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

8.5 DISCUSSION AND ACTION – Minor Plat Amendment Application

The mayor and City Council will consider a proposal for a minor plat application in the Westbrook subdivision. They will take appropriate action.

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

Mr. McHargue explained that the Devan and Kelcie Beck owned a lot in the Westbrook subdivision that backed to the trail and had had some drainage issues because the trail was four (4) feet above the grade. He said that staff and the developer had worked with the Becks, and the best solution was to allow them to build a retaining wall on a new property line. He said that the Becks were willing to construct the retaining wall with a fence in exchange for the property. He said that the other option was for the city to construct the retaining wall on the current property line.

Mayor Fullmer called for questions.

Councilmember Earnest asked what the cost of the project was, compared to the cost of property. Mr. McHargue replied that the property was dedicated to the city and they could not give it to the Becks. He said that the city had to dedicate the property back to the developers, and then the developers could deed it to the Becks. The cost of the retaining wall would be more than the cost of the property. There was a discussion about the process.

Motion: COUNCILMEMBER JUDD MOVED TO APPROVE ITEM 8.5 AND ALLOW STAFF TO WORK WITH THE PROPERTY OWNERS FOR THE CONSTRUCTION OF AN ENGINEERED RETAINING WALL IN EXCHANGE FOR THE PROPERTY THAT HAS BEEN IDENTIFIED AND ALLOW STAFF TO WORK WITH THE DEVELOPERS TO EXCHANGE THE PROPERTY AFTER THE PROJECT IS COMPLETE. COUNCILMEMBER WELSH 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 EARNEST MOVED TO ADJOURN THE MEETING AT 7:36 PM. COUNCILMEMBER WELSH SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

The next regularly scheduled meeting is August 12, 2020.

MINUTES APPROVED ON: August 12, 2020

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