

**MINUTES OF THE
VINEYARD REDEVELOPMENT AGENCY BOARD MEETING
Vineyard Town hall, 240 East Gammon Road, Vineyard, Utah
March 26, 2014, 7:44 PM**

PRESENT:

Chairman Randy Farnworth (*electronically*)
Board member Sean Fernandez
Board member Julie Fullmer (*electronically*)
Board member Dale Goodman
Board member Nate Riley

ABSENT:

Staff Present: Building Inspector Doug Bezzant, Attorney David Church, Planner Nathan Crane, UCSO Deputy Collin Gordon, Water Operator Sullivan Love, Treasurer Jacob McHargue, Engineer Don Overson, Town Clerk/Recorder Pamela Spencer

Others Attending: Pete Evans with Flagship Homes, Stewart Park with Anderson Geneva

The Vineyard Town Redevelopment Agency (RDA) held a board meeting on March 26, 2014 starting at 7:44 PM in the Vineyard Town hall.

Regular Session - The meeting was called to order at 7:44 PM.

MINUTES REVIEW AND APPROVAL - *October 23, 2013 and November 13, 2013*

BOARD MEMBER RILEY MOVED TO POSTPONE THE APPROVAL OF MINUTES UNTIL THE NEXT MEETING. BOARD MEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ON ABSENT.

BUSINESS ITEMS:

2.1 Discussion and Action – WatersEdge Master Plan Design Work

Pete Evans with Flagship Homes would like the RDA Board to approve JUB engineering to begin design work on Vineyard Road/400 North within the WatersEdge Master Plan. The RDA Board will take appropriate action.

Mr. Overson explained that JUB Engineering was approached about a month ago to do the design work on the WatersEdge project. He explained that he told the developer that he could not work directly for them. He said the developer then proposed to put money in an escrow account and have the RDA run the design for the roads.

Chairman Farnworth joined the meeting electronically at 7:46 PM.

Pete Evans with Flagship Homes explained that the Vineyard Road realignment and 400 North connection ran through the middle of the project. He said for the Main Street connection,

they were anxious to have engineering started on the Vineyard Road realignment. He said it was on Vineyard's Master Transportation Plan. He explained that they had submitted an application for RDA funding. He asked if they could front the money for the design of the road in order to get the road tied in with Main Street and start construction.

Mr. Church explained that their development still needed to be approved, but the road would be built regardless of the development. He said the developers wanted to get started on the roads no matter what happened with their project.

Mr. Overson said that JUB Engineers was currently in the process of designing Main Street. He reviewed the details of the road realignment and the portion that the developer was interested in building.

Mr. Church reminded the Council that the plan for the roads was consistent with what was committed to UDOT (Utah Department of Transportation) and UP (Union Pacific Railroad). He said the developer did not want to wait for Vineyard to build the roads on their project so they were willing to front the money to get it started now with the expectation that they would be reimbursed with RDA funds. Mr. Evans added that they realized it would be a while before their proposed project generated enough tax increment to pay the funds back, but they also realized there was a timing issue between when the project needed the facilities and when the funding was available.

Board member Fernandez wondered if the reimbursement would be tied to increment specifically generated from their project. Mr. Church talked about their current application. He said the developer was going through the planning process for their proposed project. He said the system improvements were never contemplated by the developer to be their responsibility. Mr. Church explained that Vineyard had no need for the system improvements unless the WatersEdge project was approved. Additionally, there was no guarantee that Vineyard would build the system improvements according to the developer's timing. He said their development would be the primary beneficiary of the improvements.

Mr. Evans explained that their request was only to be able to front the money, at risk, to have JUB Engineers start the road design on the Vineyard Road realignment and 400 North intersection.

Board member Riley said he wanted to see a draft agreement to ensure that it did not go beyond the scope as discussed. He was adamant that the agreement not be tied in with the construction of parks, etc.

Stewart Park with Anderson Development said they wanted to see Mill Road completed and other items considered for funding on their property as well. He said they might be starting environmental projects in the near future.

BOARD MEMBER RILEY MOVED THAT THE RDA BOARD ALLOW THE TOWN ATTORNEY AND TOWN ENGINEER TO DRAFT AN AGREEMENT BETWEEN THE RDA AND WATERSEDGE FOR THE DESIGN WORK FOR VINEYARD ROAD AND 400 NORTH, SUBJECT TO ADDITIONAL APPROVAL BY THE RDA BOARD. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

2.2 Discussion and Action – WatersEdge Master Plan Design Work

Pete Evans with Flagship Homes would like the RDA Board to approve JUB engineering to begin design work on the City Parks and other RDA facilities within the WatersEdge Master Plan at risk due to the fact that the master plan has not received final approval. RDA Board will take appropriate action.

Board member Riley explained that he first heard about the request for possible reimbursement today and immediately became uncomfortable with it. His understanding was that WatersEdge was responsible for the system improvements, at their cost, with no reimbursement. He felt he could not even consider approval without additional explanation.

Mr. Evans explained that normal neighborhood parks were typically associated with smaller scale projects. He said they were proposing more of a regional, town-wide park.

Board member Riley reviewed the history of density throughout the town and density credits. He said he looked at the density of the proposed project and considered additional density because of amenities the developer would build; parks, open space, trails, etc. He said there was never an idea of reimbursement for amenities that provided density credit. Board member Fernandez agreed and added that sewer was a limiting factor with density, but also that Vineyard wanted to keep some open space.

Mr. Evans said he didn't understand the density credit calculation, but felt that a large scale sports facility might not be under the same criteria.

Mr. Crane suggested that the density credit discussions take place at a different time. He said the Council needed additional details for the discussion. Mr. Church added that Vineyard should have more input regarding the regional park.

Mr. Evans agreed and said they were willing to withdraw the item from the agenda.

ADJOURNMENT -

The meeting adjourned at 8:11 PM. The Redevelopment Agency Board will schedule future meetings as necessary.

MINUTES APPROVED ON: July 9, 2014

CERTIFIED CORRECT BY: /s/ Pamela Spencer

P. SPENCER, TOWN CLERK/RECORDER