

**MINUTES OF THE
VINEYARD TOWN COUNCIL MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
August 13, 2014, 7:02 PM**

Present:

Mayor Randy Farnworth
Councilmember Sean Fernandez
Councilmember Julie Fullmer
Councilmember Dale Goodman

Absent

Councilmember Nate Riley

Staff Present: Attorney David Church, Planner Nathan Crane, Deputy Collin Gordon, Water Operator Sullivan Love, Treasurer Jacob McHargue, Public Works Director/Engineer Don Overson, Town Clerk/Recorder Pamela Spencer

Others Attending: Resident Tyce Flake, Resident Tim Blackburn, Jim Price with Mountainland Association of Governments, Richard Nielson with the Utah County, Lars Anderson with PEC

The Vineyard Town Council held a regular meeting on August 13, 2014 starting at 7:02 PM in the Vineyard Town hall. The invocation was offered by Public Works Director/Engineer Don Overson.

REGULAR SESSION – The meeting was called to order at 7:02 PM

CONSENT ITEMS:

- a. Final Plat Approval for Homesteads Pod 3 Phases 3-6

Mayor Farnworth asked if any consent items needed to be pulled off for discussion. Hearing that there were none, he called for a motion.

Motion: COUNCILMEMBER GOODMAN MOVED TO APPROVE THE CONSENT ITEM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:

None

STAFF REPORT:

Planner – Nathan Crane – Mr. Crane mentioned that he had a site plan for one apartment complex. He reported that another developer was talking him about building on the Geneva property as well. He said there was a lot of activity on the Homestead site for house plans.

Public Works Director /Engineer– Don Overson - Mr. Overson reported that they were able to get the sprinklers fixed in the park. He said the Center Street landscaping project had been approved and was moving forward.

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

Utah County Sheriff Department – Collin Gordon – Deputy Gordon had no new items to report.

Treasurer – Jacob McHargue – Mr. McHargue requested a Council discussion regarding recycling during the September 10th meeting. The Town Council agreed.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer had no new items to report

COUNCILMEMBER’S REPORTS:

Councilmember Dale Goodman – Councilmember Goodman mentioned that the referendum for the WatersEdge Ordinance would not be going through because it was not submitted to the County.

Mayor Farnworth asked what areas were left that needed detailed planning. Mr. Crane mentioned that the I-1 Zone on the Geneva site, the Town Center, and the Clegg property still needed in depth planning. He said that the developers for the WatersEdge area still needed to submit all the plats and site plans for the property. Mr. Crane mentioned that the Regional Mixed Use Zone also needed planning.

Councilmember Fullmer – Councilmember Fullmer said she scheduled a meeting with several college students regarding branding. She mentioned that she received several emails regarding the speed limit on 400 South and Lake View Drive and wondered if there was an update. Mr. Overson explained that the results from the traffic study would be coming soon.

Councilmember Fullmer reported that residents had called her regarding overgrown weeds, sod that had not been installed, and cars parked on lawns within the Sleepy Ridge Subdivision. She said residents wanted to know what Vineyard was going to do about the problems since there was no long a homeowners association for the subdivision. She wondered if the Council could discuss the possibility of parking on one side of the road. Mayor Farnworth asked to add the discussion to the September 10th agenda. The Town Council agreed.

Councilmember Fernandez – Councilmember Fernandez said that TSSD was no longer accepting green waste. Councilmember Goodman added that North Pointe was not accepting green waste either and mentioned that he would meet with them tomorrow.

Councilmember Fernandez reported that the ULCT (Utah League of Cities and Towns) was getting ready for the next legislative session and that the ULCT Convention would be held September 10th -12th.

Councilmember Riley – Councilmember Riley was not present at the meeting.

MAYOR’S REPORT:

Mayor Farnworth had no new items to report.

OPEN SESSION: Citizen's Comments

Mayor Farnworth asked for public comment. Resident Tyce Flake talked about six foot weeds that were covering stop signs. Mr. Overson explained that the tractor would be fixed tomorrow and that weeds would be cut soon.

Resident Tim Blackburn wondered if there were plans to widen 400 South where it was currently narrowed west of Holdaway Road. Mr. Overson explained that the road would be widened when the Clegg property was built out, unless the town wanted to purchase more right of way. He said the town had not yet purchased the right of way because the Cleggs needed access to their fields. Mr. Blackburn thought the road posed safety issues due to lack of signage. He wondered if a sign noticing the narrowed road could be posted. Councilmember Fullmer mentioned that residents also wondered if reflectors could be posted. Mr. Overson said he would look into it.

Mr. Blackburn asked about the one-sided parking within the Sleepy Ridge Subdivision. He wondered if corners could be designated as no parking zones due to safety hazards. Council discussed parking within the subdivision. Mr. Overson said he would look at the situation and suggested painting the curb near corners red. Councilmember Goodman mentioned that on-street parking was also an issue in the Shores Subdivision. The Council asked Mr. Overson to present a plan for parking in the different subdivisions.

Mr. Blackburn wondered what was happening with the previously discussed Heritage Committee. He said he thought it was a great idea but was told there was no support for the committee. Mayor Farnworth thought that Mr. Grant Holdaway was heading the committee. Councilmember Fernandez understood that Councilmember Riley was going to follow-up with Mr. Holdaway. He said he would check with Councilmember Riley.

BUSINESS ITEMS:

8.1 DISCUSSION AND ACTION – Lake Shore Trail

Jim Price with Mountainland Association of Governments and Richard Nielson with Utah County will be presenting on the Lake Shore Trail. The Mayor and Town Council will take appropriate action.

Lars Anderson with PEC said they worked with Utah County, Orem City, and MAG. He said MAG was the funding source and Orem City and Utah County were sponsors. Mr. Anderson gave a presentation about the trail and alternative routes. He said the project area was the Powell Slough east of Utah Lake in Orem, Vineyard and Utah County. He said the trail would eventually go to the Intermodal Center in Orem. He explained that Utah County would manage the vegetation on the trail. Mr. Anderson presented the preferred alignment but mentioned that it could be changed. He presented the three alternatives for the trail and talked about the opposition to the Central Trail option.

Mr. Anderson reviewed property ownership and mentioned that there were disputes over property by the lake. He said the main owners were the Cleggs, Holdaways, Orem City and Utah County. He said both private property owners and the BLM were claiming ownership of the property on the northern portion of the trail area. He said they did not yet have permission from all the land owners.

He reviewed the Environmental Reviews and explained that two more years of surveys were required due to an endangered plant.

Councilmember Fernandez wondered what their plan was for dealing with the private property owners. Mr. Nielson said they would need to purchase right of ways from which ever landowner was impacted. He said they were not able to do eminent domain for the trail.

Councilmember Fullmer asked about the Western Option and the impact on wetlands. Mr. Anderson explained that the impact on wetlands was less for Vineyard, but more for Orem. He said the overall impact would be more, unless they went to a boardwalk, which would increase costs. Councilmember Fullmer asked specifics about the claimants. Mr. Anderson explained that both entities laying claim to property would need to approve the right of way or the trail would not be built. He talked about the reasons why most of the property owners accepted the western most alignment.

Mr. Nielson explained that the County had been working on the Provo River to Jordan River trail concept for 25 years. He said portions of it had been built and explained what was needed to create a continuous trail.

Councilmember Fernandez said he was not opposed to the trail and supported it. He thought the issues with property owners could be worked through. He said he was glad it was happening and looked forward to the day when the trail was all connected.

Mr. Anderson said that to date, the trail was split between Orem and Vineyard jurisdiction. He asked for guidance of how to proceed. Mayor Farnworth asked the Council to think about the trail and discuss more during the September 10th meeting.

8.2 DISCUSSION AND ACTION – **Modify The Standard Cross Section**

The Mayor and Town Council will discuss the modification of the standard cross sections. This is a continuation from the July 9, 2014 meeting. The Mayor and Town Council will take appropriate action.

Mr. Overson presented the current standard. He reminded the Council that the concern was on-street parking while allowing for other cars to pass. He presented options of modified cross sections. He explained that one option removed the park strip and the other option was to have a 60-foot right-of-way by adding asphalt. He mentioned that developers were not happy with the concept because it would take frontage off the sellable property.

Councilmember Fernandez said he felt safer with the wider width.

Mayor Farnworth thought that the roads would calm down once the construction was done.

Councilmember Fullmer thought one of the big issues was that cars were swerving around each other, regardless of how fast they were going. She did not think the end of construction would help things settle down.

Councilmember Goodman wondered what it would cost to maintain. He was in favor of a curb, gutter, and sidewalk with trees behind the sidewalk. He agreed that more width was needed if allowing cars to park on streets. He suggested being more aggressive about what trees were permitted in the park strips. Mr. Crane mentioned that having an approved tree list required strong enforcement because local suppliers would not have the list. He pointed out that homeowners probably would not consult a list before planting.

The Council discussed each cross section option, park strips, and potential issues from trees.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO KEEP THE 56-FOOT RIGHT OF WAY AND MAKE THE MODIFICATION TO WIDEN THE ASPHALT WIDTH FROM A 13-FOOT LANE TO 15-FOOT LANE, SHRINK THE PARK STRIP FROM 8 FEET TO 6

FEET, AND CREATE A LIST OF TREES THAT WOULD GROW BEST WITHIN THE MODIFIED PARK STRIP. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

8.3 DISCUSSION – **Building Height Requirements – Table of Standards – Zoning Ordinance**

Don Overson is requesting a change to the Building Height requirements on the Table of Standards as part of the Zoning Ordinance.

Mr. Overson explained there was a residential home that was recently built high. He explained that the Zoning Ordinance was vague in defining the height. Mr. Overson asked the Council to allow staff to go through the process to amend the Zoning Ordinance to make it clear. He explained that the Ordinance allowed various interpretations and wanted to create some clarity. He also wanted to add wording about what kind of footings could be put in.

The Council agreed that the Zoning Ordinance should be clarified.

8.4 DISCUSSION AND ACTION – **Town Hall Parking Lot**

Don Overson will present the options for repair or repaving the Town Hall Parking Lot. The Mayor and Town Council will take appropriate action.

Mr. Overson explained that the parking lot was cracking, and would continue to do so, due to construction. He talked about patching the road at no extra cost, putting on a \$10,000 overlay that would start cracking again in a couple years, or redoing the parking lot for \$38,000.

Councilmember Goodman wondered if the current town hall building would be torn down in the future or if it would be used for something else. Mayor Farnworth talked about the condition of the building and thought that it would still be used for 4 - 10 more years.

The Council discussed the benefits of each option and the future use of the building and parking lot. They agreed that they did not want to completely replace the parking lot.

Mayor Farnworth mentioned that he needed to meet with the treasurer to determine if funds were available.

Motion: COUNCILMEMBER FERNANDEZ MOVED THAT THE TOWN OBTAIN BIDS FOR AN OVERLAY ON BOTH PARKING LOTS AT THE PARK AND AUTHORIZE THE MAYOR TO MAKE THE FINAL DECISION TO PROCEED OR NOT. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

8.5 DISCUSSION AND ACTION – **Warranty and Service Agreement**

Don Overson will present the Extended Warranty and Service Agreement for the Lift Station Generators. The Mayor and Town Council will take appropriate action.

Mr. Overson explained that the lift station had two backup generators with warranties that would expire soon. He explained that the generators would need to be serviced by a certified repairman. He thought the warranty would be the best way to maintain the generators. He said the generators were key to giving people adequate service. He thought it was money well spent. Mr. Overson explained that it was a standard contract.

The Council and staff discussed the length of use of the generators.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO AUTHORIZE THE MAYOR TO SIGN THE WARRANTEE AND SERVICE AGREEMENT FOR THE LIFT STATION GENERATORS. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

ADJOURNMENT –

The Council meeting adjourned by consent at 8:30 PM.

MINUTES APPROVED ON: October 8, 2014

CERTIFIED CORRECT BY: /s/ Pamela Spencer
P. SPENCER, TOWN CLERK/RECORDER