

**MINUTES OF A  
REGULAR CITY COUNCIL MEETING**

City Council Chambers  
125 South Main Street, Vineyard, Utah  
October 9, 2024, at 6:07 PM

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**Present**

Mayor Julie Fullmer  
Councilmember Sara Cameron  
Councilmember Jacob Holdaway  
Councilmember Amber Rasmussen  
Councilmember Mardi Sifuentes

**Absent**

**Staff Present:** City Manager Eric Ellis, City Attorney Jayme Blakesley, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Chief Building Official Cris Johnson, Community Development Director Morgan Brim, Senior Planner Cache Hancey, Planner Anthony Fletcher, Public Works Director Naseem Ghandour, Environmental Utilities Manager Sullivan Love, Communications Manager Jenna Ahern, Executive Assistant Natilee Allen, Environmental Utilities Devan Peterson, City Recorder Pamela Spencer, and Deputy Recorder Tony Lara, Orem Fire Chief Marc Sanderson

**Others Speaking:** Chris Bramwell with the State office of Data Privacy; residents Natalie Harbin, Daria and Russell Evans, Karen and Kim Cornelious, and Ann Hellewell

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

Mayor Fullmer opened the meeting at 6:07 pm. Councilmember Sifuentes gave the invocation and led the Pledge of Allegiance.

**2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**

Mayor Fullmer gave a brief update on the Frontrunner quiet zones. She thanked staff for their quick response in getting Vineyard into compliance.

Mayor Fullmer explained that the council had appointed Natalie Harbin as a new Planning Commissioner during the September 25, 2024 City Council meeting and invited her to say a few words. City Recorder Pamela Spencer swore in Natalie Harbin as a Planning Commission member.

48 **3. WORK SESSION**

49 **3.1. Privacy, Cybersecurity, and IT Services Update**

50 Executive Assistant Natilee Allen will present an update on Privacy, Cybersecurity,  
51 and IT Services.  
52

53 Executive Assistant Natilee Allen presented on Privacy, Cybersecurity, and IT Services. She  
54 invited Chris Bramwell to explain the privacy process. Ms. Allen continued her presentation.  
55 Councilmember Rasmussen invited everyone to attend a privacy academy next week  
56

57 Councilmember Holdaway asked about the cost for Ms. Allen to be certified and how much for  
58 the RFP. Ms. Allen replied that the certification was being funded through the state. City  
59 Manager Eric Ellis explained that the contract would come before the council for approval.  
60

61 **3.2. Discussion on Sister Cities**

62 Community Development Director Morgan Brim gave a presentation on sister cities.  
63

64 Councilmember Holdaway commented that he had a bad experience with sister cities and  
65 felt they should be doing the research through zoom instead of traveling to any cities.  
66

67 Councilmember Cameron requested to hear from other cities that had sister cities.  
68 Councilmember Rasmussen working with them and benefit from them. Mayor Fullmer explained  
69 that they were looking at the Innovation center and bringing economic development to Vineyard.  
70  
71

72 **4. PUBLIC COMMENTS**

73 Mayor Fullmer called for public comments.  
74

75 Daria Evans, living in The Villas subdivision, thanked Mr. Brim and the Planning  
76 Commission for answering her questions that she had during the previous Planning Commission  
77 meeting. She had question about an article that came out in the Daily Herald from the mayor. She  
78 wanted to know where the innovation campus would be located and who would be paying for it.  
79 She asked where the solution to pump steam, hot water, or chilled water to buildings had been  
80 used. She also asked about exploring the role of advanced nuclear, small nuclear reactors and  
81 where they would be placed and who the national leaders were she mentioned in the article. She  
82 also asked about the exploring large-scale battery storage systems and where they would be  
83 putting them.  
84

85 Karen Cornelious, living in the Villas subdivision, commented on the same article Ms. Evans  
86 quoted from. She also asked about the Public Safety Master Plan and expressed concerns about  
87 taxes. She felt that residents were being kept in the dark and stressed that things should be shared  
88 publicly. She asked about benefits from the World Trade Organization membership. Wants to  
89 learn more from coming to council meetings. She expressed he concerns about a comment at  
90 Planning Commission that there was too much parking at the new Church of Jesus Christ of  
91 Latter-day Saints Stake Center.  
92



Ann Hellewell, living in the Lakefront development, expressed concerns with parking issues in the Lakefront. She felt that the Homeowners Association parking passes were useless.

Kim Cornelius, living in The Villas subdivision, expressed concern with election procedures and ranked choice voting.

Councilmember Cameron reviewed the parking issues. She mentioned that there would be a roundtable discussion on November 5 at 7 PM in the City Council Chambers. Mr. Ellis added that they were working on a Parking Master Plan and policies for varied neighborhoods, and also a less expensive parking management plan.

Mayor Fullmer explained that the council would be voting on ranked choice voting in early 2025.

Mayor Fullmer suggested that the council hold a work session to talk about the Daily Herald article. She explained that a lot of these things came out in small moments and that was why she puts an article in the news. She also mentioned that they were working at multiple levels and with the State's plan for nuclear energy.

## **5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

Mayor Fullmer moved this item to the end of the meeting.

## **6. STAFF, COMMISSION, AND COMMITTEE REPORTS**

Mayor Fullmer moved this item to the end of the meeting.

## **7. CONSENT ITEMS**

### **7.1. Approval of the September 25, 2024, City Council Meeting Minutes**

### **7.2. Cross Connection Control Requirements (Ordinance 2024-12)**

The Cross Connection Control Ordinance protects Vineyard City's water supply from contamination by regulating backflow prevention.

### **7.3. Bid Award for Pavement Preservation (Resolution 2024-29) Fiscal Impact: \$350,000, Approved in the FY24 Budget (Transportation)**

Mayor Fullmer called for a motion to approve the consent items.

Councilmember Holdaway asked to pull item for discussion 7.3.

**Motion:** COUNCILMEMBER HOLDAWAY MOVED TO APPROVE CONSENT ITEMS 7.1 AND 7.2. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

139 **7.3 Bid Award for Pavement Preservation (Resolution 2024-29) Fiscal Impact:**  
140 **\$350,000, Approved in the FY24 Budget (Transportation)**

141 Councilmember Holdaway asked for clarification on the bid process. Public Works Director  
142 Naseem Ghandour explained pavement preservation and the bidding process. Mr. Ellis explained  
143 the procurement process. A discussion ensued.  
144

145 Mayor Fullmer called for a motion.  
146

147 **Motion:** COUNCILMEMBER RASMUSSEN MOVED TO APPROVE CONSENT ITEM  
148 7.3 AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL  
149 CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON,  
150 HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED  
151 UNANIMOUSLY.  
152  
153

154 **8. APPOINTMENTS/REMOVALS**

155 No appointments were made.  
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157

158 **9. BUSINESS ITEMS**

159 **9.1. Public Hearing: Zoning Text Amendment to allow for pharmacy drive-thrus**  
160 **within the Downtown Vineyard (Town Center) Special Purpose Zoning Code**  
161 **(Ordinance 2024-13)**

162 Applicant is proposing a zoning text amendment to allow for pharmacy drive-thrus in  
163 the Vineyard Downtown area as a permitted use.  
164

165 Mayor Fullmer called for a motion to open the public hearing  
166

167 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO OPEN THE PUBLIC HEARING  
168 AT 7:00 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR  
169 FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND  
170 SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.  
171

172 City Planner Anthony Fletcher gave a brief background on the request and then reviewed the  
173 zoning text amendment. He mentioned that Planning Commission had recommended approval.  
174

175 Mayor Fullmer asked about the conditional use permit. Mr. Fletcher explained that  
176 conditions would be the same and assessed the same. Mr. Brim further explained that they would  
177 follow all of the standards and Planning Commission could mitigate the effects on surrounding  
178 properties.  
179

180 Mayor Fullmer called for public comment.  
181

182 Russell Evans, living in The Villas subdivision, expressed concerns with access and felt that  
183 it should be from more than one direction. A discussion ensued.  
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Mayor Fullmer called additional public comments. Hearing none, she called for a motion to close the public hearing.

**Motion:** COUNCILMEMBER RASMUSSEN MOVED TO CLOSE THE PUBLIC HEARING AT 7:08 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Councilmember Holdaway expressed concern about building the right access. A discussion ensued.

Councilmember Sifuentes stated that she wanted to allow a drive-thru pharmacy. Mayor Fullmer agreed. Mr. Brim added that the Planning Commission had expressed the same concerns and that was why they added the last standard. The discussion continued.

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO ADOPT ORDINANCE 2024-13 COUNCILMEMBER CAMERON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, RASMUSSEN, AND SIFUENTES VOTED YES. COUNCILMEMBER HOLDAWAY VOTED NO. THE MOTION CARRIED FOUR TO ONE.

## **9.2 Public Hearing: Rezone of Lot 6545 (New Fire Station Lot) in the Cottonwoods Neighborhood from R-1-8 to Public Facilities (Ordinance 2024-14)**

Vineyard City staff has proposed the zone change for the fire station property from residential (R-1-8) to Public Facilities.

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

**Motion:** COUNCILMEMBER RASMUSSEN MOVED TO OPEN THE PUBLIC HEARING AT 7:13 PM. COUNCILMEMBER CAMERON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Senior Planner Cache Hancey reviewed the zone change to public facilities for the fire house.

Mayor Fullmer asked about the zoning if they vacated the fire house. Mr. Hancey explained that they would rezone it back to residential use and grandfather the setback in. A discussion ensued. Mr. Blakesley explained that they could only keep the same zoning through a development agreement. The discussion continued.

Mayor Fullmer called for public comments.

Ms. Evans asked about the garage not being in compliance. Mr. Hancey explained that the size of the garage was for the fire apparatus. Ms. Evans asked about the city potentially setting a precedence. Mr. Blakesley explained that this would be a legal no-conforming use. Mayor Fullmer asked if the council would not be obligated to approve amendment like this for other developments. A discussion ensued.

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

**Motion:** COUNCILMEMBER SIFUENTES MOVED TO CLOSE THE PUBLIC HEARING AT 7:20 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

Councilmember Sifuentes asked about signage on the lot so that new residents were aware of the fire house. Mr. Hancey replied that they were reviewing options.

Councilmember Holdaway expressed concern with setting a precedence. Mr. Hancey explained that the fire house was in compliance with the exception of the setback for the garage. A discussion ensued.

Mayor Fullmer called for a motion.

**Motion:** COUNCILMEMBER RASMUSSEN MOVED TO ADOPT ORDINANCE 2024-14 AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, HOLDAWAY, RASMUSSEN, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

### **9.3 Public Hearing: Rezone of 145 N Geneva Road from Regional Mixed Use (RMU) to Geneva Road Mixed Use (GRMU) District. (POSTPONED)**

Steve Pruitt has requested for a zoning map amendment for his property (two parcels) located at 145 N. Geneva Road be rezoned from Regional Mixed Use (RMU) to Geneva Road Mixed-Use (GRMU). **THIS ITEM HAS BEEN POSTPONED TO A LATER DATE DUE TO THE NEED FOR A ZONING TEXT AMENDMENT TO ACCOMPANY THE ZONING MAP AMENDMENT.**

Mr. Hancey gave a brief update that the applicant withdrew their application, so the public hearing was cancelled.

## **5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

Councilmember Sifuentes reported that she and Councilmember Cameron had participated in a Utah Valley University public event encouraging students to vote. She mentioned to watch for items on the ballot that would be mailed this coming Monday. She reported that Deliberate Spa held their grand opening. She also reported, for economic development, that Mountain America would be holding their grand opening soon. She noted that Vidor Garage doors in Orem was interested in partnering with Vineyard and that Texas Roadhouse in Orem had created a community corner which included Lindon, Vineyard and Orem. Mr. Brim added that the city was creating a GIS mapping system with locations of businesses in the city and suggested that the council use it to introduce themselves to businesses.

Councilmember Cameron had no items to report beyond what she reported earlier.

283 Councilmember Rasmussen reported that she had attended the One Utah Summit which  
284 focused primarily on energy. She reported that Boo-A-Palooza would be on October 21 from  
285 5:30 to 7:30 pm at Grove Park. She mentioned that staff had toured the lake shore with Forestry  
286 Fire and State Lands (FFSL) and that the Community Garden would closing next week.  
287

288 Councilmember Holdaway asked about the tour with FFSL and the plan for the beachfront  
289 and what would be allowed. Mr. Blakesley explained that there was litigation in regard to the  
290 “Public Trust Doctrine” and that the city would be working with FFSL to make sure the plans  
291 respected the doctrine. A discussion ensued. Councilmember Holdaway asked if the property  
292 along the lakeshore was city or state owned, and if the legalities had been determined. Mr.  
293 Blakesley did not have answer right now. A discussion ensued.  
294

295 Councilmember Holdaway asked about the cost and maintenance of the new “City App”  
296 which was just launched and how they would address cyber security concerns. Mr. Ellis  
297 explained that the Communication and Economic Development teams would be maintaining it  
298 and that all cyber security would be initiated.  
299

300 Councilmember Holdaway explained that he was reviewing the RDA documents and then  
301 presented Alpine School District stats for tax increment received from cities, broken down per  
302 student. He expressed concern with the city’s contribution vs other cities contributions. He also  
303 expressed concern about the potential district split and how cities would have to make up for it  
304 because of the RDA. He asked if anyone wanted to discuss the RDA. Mayor Fullmer noted that  
305 they had already had different discussions about the RDA and asked Councilmember Holdaway  
306 to share the documents with the council and the RDA director for assessment. A discussion  
307 ensued. Councilmember Holdaway wanted to know if there were contingency plans if there was  
308 a district split. Councilmember Sifuentes explained that she had been in talks with other cities’  
309 council members and the plans to move forward. Mayor Fullmer suggested that they wait until  
310 after the election to form a subcommittee. Councilmember Sifuentes stated that she would share  
311 what she learned from additional meetings.  
312

313 Councilmember Holdaway asked about using RDA funds to build a fire department and city  
314 hall. Mr. Blakesley replied that he would get him the information.  
315

316  
317 **6. STAFF, COMMISSION, AND COMMITTEE REPORTS**  
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319 Mr. Ellis reported that the council had approved \$92,000 for IT services and mentioned that  
320 there would be a groundbreaking for the fire house.  
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323 **10. CLOSED SESSION**

324 No closed session was held.  
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327 **11. ADJOURNMENT**

328 Mayor Fullmer adjourned the meeting at 7:48 pm.  
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331 **MINUTES APPROVED ON:** \_\_\_\_\_  
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334 **CERTIFIED CORRECT BY:** *Pamela D. Spencer*  
335 **PAMELA SPENCER, CITY RECORDER**  
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