

**MINUTES OF THE VINEYARD TOWN  
WORK SESSION AND COUNCIL MEETING  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
January 14, 2015, 6:00 PM**

**6:00 PM WORK SESSION**

**PRESENT:**

Mayor Randy Farnworth  
Councilmember Dale Goodman

**ABSENT:**

Councilmember Julie Fullmer  
Councilmember Sean Fernandez  
Councilmember Nathan Riley

**Staff Present:** Attorney David Church, Planner Nathan Crane, Treasurer Jacob McHargue,  
Town Clerk/Recorder Pamela Spencer

**Others Attending:**

**6:00 PM –**

Vineyard staff discussed current development and impact fees. Mayor Farnworth reviewed staff reports and agenda items. He mentioned that the Councilmember responsibilities were being reviewed and reorganized. Mayor Farnworth and staff discussed Vineyard's water supply, storage, and usage.

The work session adjourned at 6:55 PM.

**7:03 PM COUNCIL MEETING**

**PRESENT:**

Mayor Randy Farnworth  
Councilmember Sean Fernandez  
Councilmember Julie Fullmer (*electronically*)  
Councilmember Dale Goodman  
Councilmember Nathan Riley

**ABSENT:**

**Staff Present:** Attorney David Church, Planner Nathan Crane, Water Operator Sullivan Love,  
Treasurer Jacob McHargue, Town Clerk/Recorder Pamela Spencer, Planning Commission Chair  
Wayne Holdaway

**Others Attending:** Resident Tim Blackburn; Jim Sullivan and Andrea Olsen with Interplan; Jim Carter with Logan Simpson Design; Matthew Idema with Kimley Horn; Kelly Gillman and Susie Petheram with CRSA; Jake Young, John Janson, Steve Pastorik, and Aric Jensen with Civil Solutions Group, Stewart Park with Anderson Geneva

**Regular Session** - The meeting was called to order at 7:03 PM. The invocation was offered by Councilmember Goodman.

**CONSENT ITEMS:**

- a) Approval of minutes for September 24, 2014
- b) Approval of minutes for October 8, 2014
- c) Approval of minutes for October 22, 2014
- d) Approval of minutes for November 12, 2014
- e) Approval the Mayor to sign the addendum to the Recycling Contract

Mayor Farnworth asked for comments. Councilmember Fullmer hoped to remove the October 22, 2014 minutes from the Consent Items because she had a question and wanted to listen to the recording.

Councilmember Riley asked about the addendum for the Recycling Contract. Mayor Farnworth explained that the motion from a previous meeting was unclear. He wanted to make sure the Council gave approval to sign the contract.

Mayor Farnworth called for a motion.

**Motion:** COUNCILMEMBER FERNANDEZ MOVED TO APPROVE ALL THE CONSENT ITEMS, EXCEPT FOR THE OCTOBER 22, 2014 MINUTES. COUNCILMEMBER GOODMAN SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

**PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:**

Planning Commission Chair Wayne Holdaway had no new items to report.

**STAFF REPORT:**

Planner – Nathan Crane – Mr. Crane reported on two apartment projects, a town home project, and multiple application meetings. He reported that Maverick submitted permits for the southwest corner of Mill Road and Geneva Road.

Public Works Director /Engineer– Don Overson – Mr. Overson was not present at the meeting.

Attorney – David Church – Mr. Church gave an update regarding the negotiation with the rail spur. He said Union Pacific was not accepting the appraisal submitted from Anderson Development for the new spur line. He said the railroad was still working on coming to an agreement.

Utah County Sheriff Department – Collin Gordon – Deputy Gordon was not present at the meeting.

Treasurer – Jacob McHargue – Mr. McHargue mentioned that a budget report and purchasing report were given to the Council. He handed out a copy of the retreat agenda.

Town Clerk/Recorder – Pamela Spencer – Ms. Spencer asked the Council to bring the Personnel Policy Manual to the retreat. She asked the Council to contact her if they were interested in attending Local Officials' Day. She gave the Council a report on the calls in Vineyard for 2014 from Deputy Gordon.

### **COUNCILMEMBER'S REPORTS:**

Councilmember Fernandez – Councilmember Fernandez mentioned that the Local Officials' Day would be held on January 28, 2014. He talked about posting legislative information on the Vineyard website.

Councilmember Fullmer – Councilmember Fullmer reported that the Vineyard on Ice in December was a success. She said there was a great turnout and good feedback from residents. She reported that she and Ms. Spencer had been working on Facebook and the website and would be meeting soon to discuss a monthly media plan concerning events, updates, and notifications for the year. She mentioned that the website and Facebook had been good tools for the community. She hoped to get photos for the website of the Council and staff during the retreat. She thought there would be a good turnout for Local Officials' Day. She said Youth Council Registrations were getting turned in. Councilmember Fullmer mentioned that Mr. McHargue and Ms. Spencer were generating reports for last year's events and budgets in order to plan for 2015 events. She said Sean from T3 would be getting back to her shortly to discuss whether or not the annual duathlon would be hosted in Vineyard again. She said she also talked to Ron Hatfield from the Princess Festival. She said they were revamping their show during 2015, but hoped to contract with Vineyard to host the festival in 2016.

The Council asked about the process of allowing Youth Council members to go to Local Officials' Day. Councilmember Fullmer explained that she sent an application to the current members of the Youth Council. She also posted the Youth Council application on Facebook. She felt that youth wanting to attend Local Officials' Day, paid for by Vineyard, should be a participant of the Vineyard Youth Council. She said those who were interested in attending should contact her or Ms. Spencer. Councilmember Riley said youth had approached him and were interested in attending, but might not know the process. Councilmember Fullmer said she would send the Council the packet for Youth Council registration and Local Officials' Day information via email so they could forward the information to those who were interested.

Councilmember Goodman – Councilmember Goodman mentioned that the next Utah Lake Technical Committee meeting would be held in February. He stated that Mr. Overson was working on an application for the MS4 designation. He mentioned that American Fork has been successful and would help Vineyard with the process.

Councilmember Riley – Councilmember Riley mentioned that 620 East had large potholes due to construction traffic. He wondered if it could be fixed with fill material. He said residents from the Shores Subdivision were concerned about mud on Center Street from construction. Mayor Farnworth explained that staff was trying to get developers to clean it up. Mr. Love mentioned that contractors were being contacted about getting a machine to scrape the roads.

#### **MAYOR'S REPORT :**

Mayor Farnworth mentioned that changes would be made to the Councilmember assignments. He stated that he had a meeting next Tuesday at Vineyard regarding the Fisher property. He asked that the meeting be posted as a special Council meeting. He said there was a concern about 620 East and no sidewalks. He said kids were being dropped off and then running across the street to get to the school. The Council discussed the private property area and talked about ideas to increase safety.

#### **OPEN SESSION: Citizen's Comments**

Resident Tim Blackburn talked about snow removal on Lake View Drive. He said a lot of the same cars were consistently parked on the street causing snowplows to go around them. This kept the roads from being completely cleared. He asked about the town policy. Mr. Church explained that Vineyard did not have an ordinance that made it illegal to park in the road during winter months. He talked about parking ordinances in other cities and said Vineyard could adopt a parking ordinance if the Council felt the need exceeded the inconvenience to residents. Mr. Blackburn pointed out that the road was narrow to begin with and thought that an ordinance would make the roads safer during winter months or snowstorms. Mayor Farnworth said that snow removal was mentioned in a recent newsletter. He said it would be discussed at the Council retreat.

Planning Commission Chair Wayne Holdaway mentioned that teenagers walked on the south side of 400 South after being dropped off there by the bus. He said they then walked down the middle of the street. Mayor Farnworth said he would talk to Mr. Overson about asking the bus to drop the kids off on the north side.

#### **BUSINESS ITEMS:**

##### **8.1 Discussion and Action – Quit Claim Deed for Pod 10 of the Homesteads**

*Town Engineer Don Overson will explain the boundary adjustments needed for Pod 10 of the Homesteads. The Town Council will approve (deny) Resolution 2015-01 giving the Mayor approval to sign the Quit Claim Deed.*

Mayor Farnworth explained there were errors on the plat that were not caught until now. Mr. Church explained that it was about 6,000 square feet on the deed for the wetlands that was

not matching the subdivision lines. He said it was simply a matter of squaring up the lots and that the quit claim deed would match the plat that had already been approved.

Mayor Farnworth asked for additional comments. Hearing none, he called for a motion.

**Motion:** COUNCILMEMBER GOODMAN MOVED TO APPROVE RESOLUTION 2015-01 AND AUTHORIZE THE MAYOR TO SIGN THE QUIT CLAIM DEED. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

## **8.2 Discussion and Action – Interview and Selection of Firms for the Transit Center and Lake Oriented Mixed Use Design Standard**

*Nathan Crane will present the applicants Interplan, CRSA, and Civil Solution Group to be interviewed by The Mayor and Town Council. The Mayor and Town Council will take appropriate action.*

Mr. Crane explained that staff prepared an RFP (request for proposal) under the direction of the Council. He said the top three firms would provide presentations.

### Interplan

Mr. Tim Sullivan with Interplan introduced himself and the other members in attendance. Interplan. Ms. Andrea Olsen talked about the history of the company. Mr. Sullivan said they had a good grasp on applying the transit element. Mr. Jim Carter mentioned that LSD (Logan Simpson Design) understood the history and formation of Vineyard. He mentioned that he worked with Mr. Crane to develop the General Plan and implementing ordinances. He said they understood the dynamics and relationships among Vineyard and the RDA (Redevelopment Agency). Mr. Sullivan talked about his experience. Mr. Matthew Idema with Kimley Horn talked about the projects they worked on. Mr. Sullivan said they understood the transit concepts and the history, the transit market, and the strengths of the area. He talked about the elements of a successful walkable and transit oriented project.

Mayor Farnworth asked how they would make areas divided by the train tracks more user friendly. Mr. Sullivan said it had been a lot of his practice to work with cities with huge physical barriers to overcome. He talked about using at-grade crossings, bridges, underpasses, and circulator systems. Mr. Carter explained that many cities in the west had to retrofit existing urban environments with existing major linear dividers, like freeways and major highways. He said Vineyard development could be done similarly.

Mayor Farnworth wondered if they were envisioning anything similar to the Gateway Center in Salt Lake City. Mr. Sullivan explained that uses could be mixed in a number of different ways, vertically and horizontally. He talked about the Gateway project and the public and private sectors of the development.

Councilmember Fernandez wondered what their experience had been working with developers and how they handled challenges. Mr. Sullivan talked about their experience with developers in the public and private sectors. He found that developers were mostly looking for clarity. Mr. Carter said they tried to develop visual design standards.

Mayor Farnworth wondered how they would incorporate the history of the steel mill. Mr. Carter said they had a number of archeologists at LSD that specialized in historic structures and historic interpretation. He said there were things about the mill and the history of how it came about that would be important to capture as part of the design of the project.

Mayor Farnworth thanked them for their presentation.

### CRSA

Mr. Kelly Gillman and Ms. Suzie Petheram with CRSA introduced themselves and their team. He said their proposal included a detailed schedule, with an optional public outreach process. Ms. Petheram talked more about the public outreach process. Mr. Gillman talked about developing a vision that everyone would understand, with illustrations and graphics. Ms. Petheram discussed the plan that might be given to Vineyard and the overlay system that they would use.

Councilmember Riley talked about the dynamics of Vineyard. He said residents might want to see different things develop. He wondered how they would blend the vision of new residents with the Council's desire to preserve the heritage. Mr. Gillman explained that while the public outreach was important, it would not be done without the proper interaction with the Council and steering committee. He talked about the public opinion process and helping the public know their role in the process. Ms. Petheram talked about understanding priorities from the Council before getting public opinion.

Councilmember Riley asked about their experience. Ms. Petheram talked about their work with the Day Break project and the area around the Farmington commuter rail station.

Mayor Farnworth asked them what they saw as the values of Vineyard. Mr. Gillman said the natural setting was important with the lake and the mountains, access to the community around Vineyard, the growing highway network, the commuter rail opportunity, and the university property. He said a mix of uses near commuter rail was a unique opportunity.

Mayor Farnworth stressed the importance of keeping the historical element of the area, but also the desire to be innovative. He thanked them for their presentation.

### Civil Solutions Group

Mr. Jake Young with (CSG) Civil Solutions Group introduced himself and talked about their company Mission Statement. He said they did principle-centered work. Mr. John Jansen talked about the people who would be the main members of the team and their experience. Mr. Young said their approach was all about place-making. He talked about the public and private partnership, the holistic perspective, the long-term view, having high standards and paying attention to detail.

Mr. Janson talked about their experience in Sugarhouse, West Valley City, Cache County, Tremonton City, Pleasant View, and North Ogden. He talked about the proposal and recommended that Vineyard convene a group of developers to look at the big ideas. He talked about the different approaches for design guidelines.

Mr. Young talked about Coeur d'Alene and the connection between the city and the lake. He thought Vineyard had the same opportunity. He talked about their process.

Mr. Jansen said they believed that they had more experience with writing and administering ordinances than other groups. He said they loved to do planning work and thought they could meet the goals of Vineyard.

Mayor Farnworth asked for any comments or questions. Hearing none, he thanked CSG for coming.

Mayor Farnworth asked if Mr. Crane had more to add. Mr. Crane suggested that the Council consider who they would be working with and who would be doing the actual work. He said it was important to get the product that the Council wanted.

Councilmember Riley said he felt like the big-picture vision about what was possible was missing from the presentations. He wanted someone to sell him a big-picture idea that they could agree with. He voiced concern with not being able to fully envision the potential of the area and not knowing the questions to ask. He wanted someone to give him an idea of what was possible.

Mayor Farnworth felt like this was the first step. Mr. Crane said that the different groups did not want to dictate a solution. He pointed out that each group had a different approach in working with Vineyard to find out what the Council wanted. Mr. Crane did not think any group would specifically tell him things that could be done. Mr. Crane explained that whichever group was chosen, one of their roles would be to draw from the Council, Planning Commission, and citizens to figure out the vision. He talked about the process after a group was chosen.

Councilmember Fernandez wondered if there was a group that Mr. Crane thought would work best. Mr. Crane said it depended on the goals of the Council.

Councilmember Goodman said they could not expect any group to present the vision of Vineyard without meeting with the Council first. He said there were obvious things like the steel plant, the lake, the mountains, and the historical aspect, but there was a lot more to it than that. He said you don't ask them to come in with something already produced. He thought that any of the groups had the ability to accomplish what Vineyard wanted, but the Council needed to decide who could do it the best. He did not expect anyone to come with a finished product.

The Council agreed that they wanted to make Vineyard a unique place that people want to come to.

Mr. Park with Anderson Geneva said they appreciated that the town was taking a proactive approach, but they were surprised that they, as the master developer and property owner, had not been involved in the discussions. He thought the Council knew them well enough to know they had multiple discussions about the property. He said they would appreciate being involved in the process, with the decisions and things that were done. He said they were in discussions and under contract with a group that had experience in building transit-oriented developments.

Mayor Farnworth thanked Mr. Park for his comments and said Anderson Geneva would be involved with whomever the Council decided to choose for the project.

#### **ADJOURNMENT :**

**Motion:** COUNCILMEMBER FERNANDEZ MOVED TO ADJOURN THE MEETING AT 9:15 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL WERE IN FAVOR. THE MOTION CARRIED UNANIMOUSLY.

Next regularly scheduled meeting is January 28, 2014.

MINUTES APPROVED ON: February 25, 2015

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