

**MINUTES OF THE VINEYARD TOWN
WORK SESSION AND COUNCIL MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
February 25, 2015, 6:00 PM**

6:00 PM WORK SESSION

PRESENT:

Mayor Randy Farnworth
Councilmember Julie Fullmer

ABSENT:

Councilmember Sean Fernandez
Councilmember Dale Goodman
Councilmember Nathan Riley

Staff Present: Attorney David Church, Planner Nathan Crane, Sheriff Deputy Collin Gordon, Deputy Treasurer Jacob McHargue, Public Works Director Don Overson, Recorder Pamela Spencer

Others Attending:

6:00 PM –

Mayor Farnworth discussed the agenda items for the public hearings and regular session.

7:00 PM COUNCIL MEETING

COUNCILMEMBERS PRESENT:

Mayor Randy Farnworth
Councilmember Sean Fernandez (7:15 PM)
Councilmember Julie Fullmer
Councilmember Nathan Riley

ABSENT:

Councilmember Dale Goodman

Staff Present: Attorney David Church, Planner Nathan Crane, Sheriff Deputy Collin Gordon, Planning Commission Chair Wayne Holdaway, Water Operator Sullivan Love, Public Works Director Don Overson, Recorder Pam Spencer

Others Attending: Residents Mr. Tyce Flake, Mr. James Booth, Chris Judd, and Matt Kohl, Bill West with Knight Construction, Don Lilyquist with Maverik

Regular Session - The meeting was called to order at 7:00 PM. The invocation was offered by Councilmember Fullmer.

CONSENT ITEMS:

- a) Approval of minutes for December 10, 2014
- b) Approval of minutes for January 14, 2015
- c) Approval for Public Works Director to sign the MS 4 Permit

Mayor Farnworth asked for a motion to approve the consent items.

Motion: COUNCILMEMBER RILEY MOVED TO APPROVE THE CONSENT ITEMS. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED WITH TWO ABSENT.

PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:

Planning Commission Chair Wayne Holdaway reported that the Planning Commission had a discussion on the commercial buildings being discussed at tonight's meeting. He said they were trying to have the architecture match some of the apartment buildings.

STAFF REPORT:

Planner – Nathan Crane – Mr. Crane reported that he needed to know who would attend the TAC (Technical Advisory Committee) tour on March 6th for the grand opening of the Megaplex.

Public Works Director /Engineer– Don Overson – Mayor Farnworth explained that Mr. Overson handed out a public works task list. He encouraged the Council to contact Mr. Overson if they had questions.

Mr. Overson asked about the Utah Valley Earth Forum stewardship application survey and asked if there were any questions or comments. The Council was fine with sending it in.

Councilmember Riley asked about the timeframe of the temporary road during the Vineyard Road construction. Mr. Overson gave an update on the construction and said the temporary road would be in place until mid May. He said Main Street to the Vineyard Connector would be open sometime in May or June.

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. Mayor Farnworth said that most of the graffiti had been cleaned up in the park. Councilmember Riley asked about getting the graffiti cleaned up on the brick wall behind Ashley Acres. Deputy Gordon said TAG (Teens Against Graffiti) could be contacted.

Treasurer – Jacob McHargue – Mr. McHargue reported that the recycling program was moving forward. He said information would be sent out with the March newsletter.

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

COUNCILMEMBER'S REPORTS:

Councilmember Riley – Councilmember Riley mentioned that he attended the Utah County Economic Development meeting where Zions Bank and Lehi City did a presentation on using tax

increment finance. He said the economic development director from Lehi City talked about how they used CDA's to incentivize development around Thanksgiving Point.

Councilmember Fernandez arrived at the meeting at 7:15 PM.

Councilmember Fernandez – Councilmember Fernandez mentioned that he had been reporting updates on the legislature to the Council and staff. He asked that if there was anything that they wanted discussed in the League's Monday meetings to let him know.

Councilmember Fullmer – Councilmember Fullmer handed out a tentative schedule for the Youth Council Swearing-In Event to be held on Friday, February 27. She acknowledged Woodside Homes and Flagship Homes as sponsors of the event. She mentioned that she asked Mr. Overson to contact UDOT (Utah Department of Transportation) about getting more signage on I-15 for Vineyard.

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

MAYOR'S REPORT :

Mayor Farnworth mentioned that he had no reports for any meetings this month. He said he reviewed the Council assignments and mentioned that he brought Public Utilities and Computer Systems in the office. The Council assignments were as follows:

- Councilmember Fernandez - TSSD (Timpanogos Special Service District), ULCT (Utah League of Cities and Towns)
- Councilmember Riley - Economic Advisory Board, Utah Lake Technical Committee
- Councilmember Goodman - Planning and Zoning, Public Works
- Councilmember Fullmer - Youth Council, Branding and Special Events, Orem Community Hospital Board

Mayor Farnworth explained that changes were made in the office. There were now three divisions. He said Mr. Overson would oversee public works, which included maintenance, upkeep, buildings, roads, and utilities. Mr. McHargue would oversee the management of the office and finance. Ms. Spencer would oversee the records. He said they were interviewing for someone who could be at the front desk in the mornings.

OPEN SESSION: Citizens' Comments

Mayor Farnworth asked for public comment.

Planning Commission Chair Wayne Holdaway said there were no yield signs on the roundabouts and wondered if that created a liability. Mr. Overson said that roundabouts did not typically need yield signs. He said the standard practice was that drivers would yield left. He said if yield signs were posted drivers would stop and think that they needed to yield both ways. He preferred not to post yield signs unless instructed to do so by the Council.

Councilmember Riley wondered if there was any signage that should be posted. Mr. Overson said he could post a sign showing how a two-lane roundabout worked. Residents Mr.

Tyce Flake and Mr. James Booth discussed possible signage. Mr. Overson said he would work with them to determine the best signage for the roundabout.

Resident Mr. Chris Judd asked about school flashing lights. Mr. Overson said he could not get Orem City to respond so lights would be installed only on the Vineyard side of the road next week, weather permitting.

BUSINESS ITEMS:

8.1 Public Hearing – Amendment of 2014-2015 Fiscal Year Budget - Resolution 2015-03

The Mayor and Town Council will hear comments from the residents of Vineyard on the proposed amendment to the 2014-2015 Fiscal Year Budget. The Mayor and Town Council will take appropriate action.

Mayor Farnworth explained that amended budgets were handed out at the last council meeting. He asked for a motion to open the public hearing.

Motion: COUNCILMEMBER RILEY MOVED TO OPEN THE PUBLIC HEARING AT 7:31 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Mr. McHargue explained that revenue accounts were brought closer to what the actuals were. He said the public safety building was not initially budgeted correctly so he added some transfers between funds as well as appropriations. He said the main reason for the budget adjustment was due to the public safety building and the restrooms. He said the Holdaway Road sewer project was completed and he needed to make a transfer from the RDA (Redevelopment Agency) to the sewer project.

Mayor Farnworth asked for questions or comments. Councilmember Riley pointed out that Vineyard was 66.7 % through the fiscal year, had received 82 % of projected revenues, and expended 34% of what was budgeted.

Resident Mr. Matt Kohl asked where the bulk of the revenues came from. Mayor Farnworth said they came from property taxes.

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

Motion: COUNCILMEMBER RILEY MOVED TO CLOSED THE PUBLIC HEARING AT 7:34 PM. COUNCILMEMBER FERNANDEZ SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Motion: COUNCILMEMBER RILEY MOVED TO AMEND THE 2014-2015 FISCAL YEAR BUDGET AND APPROVE RESOLUTION 2015-03. COUNCILMEMBER FULLMER SECONDED THE MOTION. MAYOR FARNWORTH, COUNCILMEMBER FERNANDEZ, COUNCILMEMBER FULLMER, AND COUNCILMEMBER RILEY WERE IN FAVOR. NONE WERE OPPOSED. THE MOTION CARRIED WITH ONE ABSENT.

8.2 Public Hearing – Maverik Convenience Store

The applicant is requesting approval for a conditional use permit for a Maverik Convenience Store to be located on the southwest corner of Geneva Road and Mill Road. The Mayor and Town Council will take appropriate action.

Mr. Crane explained that the application was for a Conditional Use Permit, Development Plan, and Site Plan approval for a Maverik Convenience Store. He reviewed the details of the application. He mentioned that there were two access points and said it was important to note that the Mill Road access may have a median once the overpass was built in order to restrict access to right in/right out. Mr. Crane said Vineyard was one of two sites currently to have the new design of the building and showed visuals of how it would look when completed. He mentioned that the Planning Commission was concerned about the canopy and asked that it be upgraded. He pointed out areas on the building for possible expansion.

Councilmember Fernandez asked about approvals for the Geneva Road access. Mr. Crane said the applicant would provide approvals from UDOT before Vineyard released the permit. Mr. Don Lilyquist with Maverik mentioned that they talked to UDOT and they were assured that the access on Geneva Road was permitted. He said they would include the permit with their plans. He also mentioned that they would add "Vineyard" to the wall located in the landscaped area, as requested by the Planning Commission. He mentioned that he asked the architects to create a screening for Redbox machines and ice machines. He described the screen technique used.

Mayor Farnworth wondered if there was a security issue with watching the screening area. He also wondered what effect two entrances would have on store security. Mr. Lilyquist said they felt that the screening area was designed in a way that it would not create a safety concern. He said people walking into the store would be able to clearly see the area. He said two entrances made security easier because of the location of the cash wrap.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO OPEN THE PUBLIC HEARING AT 7:46 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Mr. Kohl said he was concerned with the potential traffic and asked if the entrance from Geneva Road would be shared. Mr. Overson explained that it would be shared with another commercial pad. Mayor Farnworth pointed out that traffic could be restricted to right in/right out access in the future.

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

Motion: COUNCILMEMBER FERNANDEZ MOVED TO CLOSE THE PUBLIC HEARING AT 7:49 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Mayor Farnworth asked for additional comments from the Council.

Councilmember Fernandez said it looked like a good design. He wondered if the design worked with the vision of the area and other development in the same location. Mr. Crane said that it had been previously discussed and that it would match. He said Maverik would use the

same materials, but the colors and shape would be different. He explained that there would not be as much cohesion as seen in the buildings to the west of the Megaplex. Mr. Lilyquist explained that the board and back would be the only areas on the building that matched the Megaplex. He said this was one of the first stores with the new design and because the president was enthusiastic for the new store design he did not want to match the Megaplex. Mr. Lilyquist felt like they blended very well with the immediate neighbors.

Councilmember Riley asked about the timetable for the project. Mr. Lilyquist explained the timing for approvals and said that the store would open approximately 130 days after they broke ground.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO APPROVE THE REQUEST FOR THE DEVELOPMENT PLAN, SITE PLAN, AND CONDITIONAL USE PERMIT FOR THE MAVERIK CONVENIENCE STORE SUBJECT TO THE FOLLOWING STIPULATIONS AS RECOMMENDED BY THE PLANNING COMMISSION:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN AND LANDSCAPE PLAN DATED JANUARY 30, 2015, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
4. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
5. THE FINAL LANDSCAPE PLANS SHALL BE REVIEWED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE FINAL LANDSCAPE PLANS SHALL INCLUDE A DETAIL SHOWING THE REQUIRED PARKING SCREENING ALONG MILL ROAD. THE LANDSCAPE BUFFER SHALL COMPLY WITH SECTION 2008.3.
6. A PLAT AMENDMENT SHALL BE RECORDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
7. UDOT SHALL APPROVE THE ACCESS ONTO GENEVA ROAD PRIOR TO ISSUANCE OF A BUILDING PERMIT.
8. ALL LIGHTING SHALL BE FULLY SHIELDED. LIGHT LEVELS SHALL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE.
9. ALL OUTDOOR ITEMS (ICE MACHINE, REDBOX, NATURAL GAS CONTAINERS, ETC.) SHALL BE SCREENED BY A SOLID CONCRETE WALL.
10. THE GAS CANOPY SHALL MATCH THE CANOPY SHOWN ON EXHIBIT B.
11. THE ELEVATIONS SHALL MATCH THE EVALUATIONS SHOWN ON EXHIBIT C.

COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

8.3 Public Hearing – Steele Pointe

The applicant is requesting approval for a site plan and conditional use permit for an office/warehouse manufacturing building to be located on Lots 3 and 4 of the East Lake Industrial Business Park, Phase 7. The Mayor and Town Council will take appropriate action.

Mr. Crane reviewed the details of the application. He said the owner intended to own the site and lease the spaces. He said the Planning Commission recommended approval.

Councilmember Fernandez asked about the elevations of the building. Mr. Crane showed photos of the design.

Councilmember Fullmer asked about the CC&R's. Mr. Crane explained that he did not address them because it did not involve Vineyard. Mr. Bill West said it was their intent to meet the CC&R's.

Councilmember Riley wondered if it was possible for one tenant to use an entire building. He mentioned that the Director of the Utah County Economic Development recently said that Utah County did not have enough spec buildings. Mr. West said the intent was to divide the buildings up, although, they could be opened up to meet the needs of the community.

Mayor Farnworth asked for additional comments. Hearing none, he called for a motion to open the public hearing.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO OPEN THE PUBLIC HEARING FOR STEEL POINTE AT 8:04 PM. COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Planning Commission Chair Wayne Holdaway wondered if they would change fencing and the access to the trails on the north. Mr. Crane explained that the Planning Commission discussed the kind of fencing that should be along the trail and hoped to have some kind of metal or wrought iron. The Council discussed different fencing types. Mr. West said that they preferred to have some kind of open fencing for security reasons on the trail. Deputy Gordon agreed with the open fencing. He said secluded areas on public trails created public safety issues. The Council agreed with having some type of open fencing.

Motion: COUNCILMEMBER FERNANDEZ MOVED TO CLOSE THE PUBLIC HEARING AT 8:08 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

Mayor Farnworth asked for further questions.

Councilmember Riley wondered what kind of signage would be on the street. Mr. Crane said he envisioned a multi-tenant monument sign. He said it would probably be similar to the WinCo sign.

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

Motion: COUNCILMEMBER FERNANDEZ MOVED TO APPROVE THE REQUEST FOR THE SITE PLAN AND CONDITIONAL USE PERMIT FOR THE STEELE POINTE PROJECT SUBJECT TO THE FOLLOWING STIPULATIONS, AS RECOMMENDED BY THE PLANNING COMMISSION:

1. THE SITE PLAN SHALL CONFORM TO THE SITE PLAN, ELEVATIONS, AND LANDSCAPE PLAN DATED FEBRUARY 13, EXCEPT AS MODIFIED BY THESE STIPULATIONS.
2. ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT.
3. IN ACCORDANCE WITH SECTION 1416 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE SITE PLAN SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
4. IN ACCORDANCE WITH SECTION 1514 OF THE TOWN OF VINEYARD ZONING ORDINANCE, THE APPROVAL OF THE CONDITIONAL USE PERMIT SHALL EXPIRE IN (180) DAYS IF A BUILDING PERMIT HAS NOT BEEN ISSUED.
5. THE CIVIL CONSTRUCTION DRAWINGS SHALL MEET ALL REQUIREMENTS AS DETERMINED BY THE TOWN ENGINEER.
6. ALL PARKING SHALL BE SCREENED.
7. A SOLID METAL GATE SHALL BE USED FOR THE TRASH ENCLOSURE.

WITH THE ADDITION OF:

8. INSTALLATION OF A WROUGHT IRON FENCE OR SIMILAR ALONG THE TRAIL.

COUNCILMEMBER FULLMER SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED WITH ONE ABSENT.

ADJOURNMENT :

Motion: COUNCILMEMBER FERNANDEZ MOVED TO ADJOURN THE MEETING AT 8:13 PM. COUNCILMEMBER RILEY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

Next regularly scheduled meeting is March 11, 2015.

MINUTES APPROVED ON April 22, 2015

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